



# REPORT TO COUNCIL 15

## City of Sacramento

915 I Street, Sacramento, CA 95814-2604  
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Staff Report  
**March 25, 2008**

Honorable Mayor and  
Members of the City Council

Continued to 4-1-08

**Title: Modifications to the 2030 General Plan Goals and Policies and Land Use and Urban Form Map**

**Location/Council District:** Citywide/All

**Recommendation:** Adopt a **Resolution** reaffirming acceptance of the 2030 General Plan Goals and Policies and Land Use and Urban Form Map, including minor modifications to be considered for analysis in the 2030 General Plan Environmental Impact Report.

**Contact:** Robert Cunningham, Assistant Planner, 808-5894; Tom Pace, Long Range Planning Manager, 808-6848.

**Presenters:** Tom Pace, Long Range Planning Manager, 808-6848.

**Department:** Planning

**Division:** Long Range Planning

**Organization No:** 4912

### **Description/Analysis**

**Issue:** On June 12, 2007, Council accepted the recommended draft Preferred Land Use Alternative (now titled "Land Use and Urban Form Map") and on December 4, 2007, Council accepted the draft 2030 General Plan Goals and Policies. These documents were developed through an extensive community outreach effort and with the input of neighborhood groups, developers and the City boards and commissions. The General Plan Advisory Committee (GPAC) also provided valuable guidance. Since those acceptances, modifications to the goals, policies, and map have been suggested by staff and various outside sources.

### Land Use and Urban Form Map

Staff has carefully reviewed each requested change to the Land Use and Urban Form Map. In addition, the Long Range Planning Division has performed additional analysis of the Map and concluded that some modifications could be made to minimize future conflicts with the city's Zoning Ordinance and ensure that the intent of the General Plan is realized. The internal analysis also resulted in new designations for some neighborhoods in the Central City and part of the 65<sup>th</sup> Street Transit Village Area. The changes to the Land Use and Urban Form Map resulting

from the requests and internal analysis are described in detail in Attachment 1 (Background) and mapped in Attachment 3, Exhibit A.

### Goals and Policies

There have also been modifications to the draft goals and policies since they were reviewed and accepted by the Council on December 4, 2007. Most are minor modifications made to clarify or consolidate policies and streamline the implementation of the plan, including updates to the development guidelines of the land use designations.

Other changes were made in the Draft Land Use and Urban Design Element to strengthen policies addressing special study areas and planned development, sustainable development and the preservation of traditional neighborhoods.

Policies in the Historic and Cultural Resources Element have also been modified to better emphasize the importance of preservation to the City, to call attention to the need to inventory significant historic and cultural sites, and to add an educational component.

More information on key policy changes is provided in Attachment 1: Background. The changes related to Special Study Areas and Planned Developments are included as Exhibit B while the complete 2030 General Plan Goals and Policies section is included as Exhibit C.

### Next Steps

During the months of March and April 2008, staff will be refining the 2030 General Plan text, adding graphics and developing an implementation plan. The implementation plan will outline how to achieve the goals set forth in the document including recommendations for changes to the City Code and ordinances, and guidelines that provide specific direction on how the City will develop over time. The plan will also include a set of indicators that the City will use to measure the performance of the 2030 General Plan over time.

The public review draft of the 2030 General Plan and the Draft Environmental Impact Report (EIR) will be available in May 2008. Both the Final 2030 General Plan and Final EIR will be available in late Fall 2008.

A “Community Convention” is also being planned to provide the community and stakeholders with an update of the 2030 General Plan and to show appreciation for their participation in the development of the City’s new General Plan. This event will take place in May 2008.

**Policy Considerations:** The proposed modifications are consistent with both the City’s overall Strategic Plan goal and the General Plan Vision of becoming “the most livable city in America”. They are also consistent with the Smart Growth Principles adopted by Council in 2001, the Preferred Blueprint adopted for the region by the Sacramento Area Council of Governments (SACOG) in 2004, and the Vision and Guiding Principles adopted by the Council in 2005.

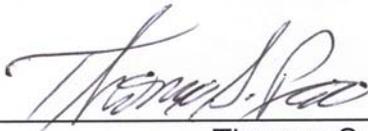
**Environmental Considerations:** Staff will begin the environmental review process for the new General Plan once Council has accepted the goals and policies and directs the staff to proceed with the preparation of an Environmental Impact Report (EIR).

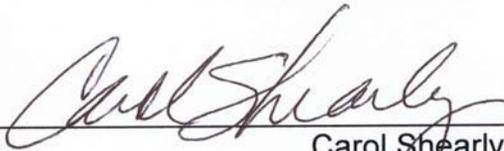
**Commission/Committee Action:** The Planning Commission reviewed the current proposals for updates to the Land Use Map and Goals and Policies on March 6, 2008. Their comments were supportive of the changes and are reflected in the recommendations of this report. Their specific recommendations are listed in an attachment.

**Rationale for Recommendation:** The proposed modifications to the Preferred Land Use Alternative and the Land Use Element will streamline the implementation of the General Plan by eliminating inconsistencies and redundancies. At the same time, it will serve to better reflect the Vision and Guiding principles of the 2030 General Plan.

**Financial Considerations:** None at this time.

**Emerging Small Business Development (ESBD):** No goods or services are being purchased under this report.

Respectfully Submitted by:   
Thomas S. Pace  
Long Range Planning Manager

Approved and recommended by:   
Carol Shearly  
Director of Planning

Recommendation Approved:

  
Ray Kerridge  
City Manager

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## ATTACHMENT 1

### BACKGROUND

Since the Council's acceptance of the Draft Preferred Land Use Alternative in June 2007, modifications have been suggested by various sources as well as through an internal analysis by the Long Range Planning Division. In addition, since Council's acceptance of the 2030 General Plan Goals and Policies in December of 2007, several modifications have been made. Staff supports and recommends the adoption of the following proposed modifications to the Land Use and Urban Form Map and to the 2030 General Plan Goals and Policies:

#### **Modifications to Land Use and Urban Form Map based on outside requests**

Staff has carefully reviewed each request and supports the following proposed modifications. See accompanying maps – Attachment 3, Exhibit A.

1. Central Business District (Map 1 of 9). Expand the Central Business District (CBD) from 15<sup>th</sup> Street eastward to 16<sup>th</sup> Street between "K" and "O" Streets, excluding the area where the historic Firestone building is located. This would change the land use from Urban Corridor High (7 story maximum) to the CBD designation which has no height restrictions. The purpose of the CBD expansion is to be consistent with the Capitol Area Development Authority's proposed 15 story building at 16<sup>th</sup> and "N" Streets, and to incorporate the new Marriott Hotel and the existing East End Project. The expansion will be combined with protection of historic properties in the area.
2. Raley Boulevard, North of Interstate 80 (Map 2 of 9). Expand the Employment Center Low Rise designation on Raley Boulevard westward, replacing a portion of the area that is currently designated Suburban Low Density residential. This modification was requested by the Department of Economic Development to preserve a larger portion of the existing industrial land use in order to retain and attract business to that area.
3. Sacramento Housing Authority Property – New Helvetia and River Oaks (Map 3 of 9). Increase the proposed residential density of the New Helvetia and River Oaks housing communities from Traditional Neighborhood Medium Density (8-17.9 du/ac) to Traditional Neighborhood High Density (18-32 du/ac) to better match existing zoning and accommodate the Housing Authority's plans for the repositioning of these properties.
4. Sacramento Housing Authority Property – Dos Rios (Map 4 of 9). Increase the proposed residential density of the Dos Rios housing community from Traditional Neighborhood High Density (18-32 du/ac) to Urban Center Low (12-120 du/ac) to better match existing zoning and accommodate the Housing Authority's plans for the repositioning of this property.

There were two additional requested changes that staff determined did not merit support. They are as follows:

1. "W" Street between 21<sup>st</sup> and 29<sup>th</sup> Street. Change the proposed Traditional Neighborhood Medium Density (21 du/ac) to either the Urban Neighborhood Medium Density (33-100 du/ac) or Urban Corridor High (33-100 du/ac). Clark Kayler, a property owner believes the noise generated from Highway 50 is not compatible for the low density residential designation. Staff concluded that the proposed designations would be incompatible with the current character of the area.
2. Bruceville Road and Cotton Lane. Change the designation from Suburban Neighborhood Medium 7-14.9 (du/ac) to Urban Neighborhood Medium (33-100 du/ac). The purpose of this

change would be to meet the level of ridership needed to make the Regional Transit Light Rail Line proposed in this area to be more competitive for funding. As most of the area is already built-out or in the pipeline for development, staff concluded that the remaining area would be too small for the designation change to have a significant effect on the level of transit ridership.

### **Modifications to the Land Use and Urban Form Map based on internal analysis**

The following modifications have been suggested by Long Range Planning staff based on internal analysis.

1. Central City Traditional Neighborhoods (Map 5 of 9). In the Preferred Land Use Alternative approved by Council on June 12, 2007, the neighborhoods of Newton Booth and Boulevard Park/Marshall School/New Era Park were designated Traditional Neighborhood High Density while Richmond Grove was designated Urban Neighborhood Low Density to reflect the wide variety of uses and mean average density in these areas. However, upon a more detailed analysis in conjunction with community input, it was found that the majority of parcels are developed as single-family homes or duplexes within the density range of Traditional Neighborhood Medium Density. The neighborhoods were changed to this designation, with accompanying policy language (**LU 4.3.2** and **LU 4.3.3**) to protect the historic diversity of the areas.
2. 65<sup>th</sup> Street Transit Village (Map 6 of 9). The areas surrounding the proposed CSUS Faculty and Staff Village development were changed from Urban Neighborhood Medium Density and Employment Center (Low Rise) to Employment Center (Mid Rise) to retain existing employment opportunities in this area and to support an emerging City/CSUS partnership to create an incentive for investment by technology firms to locate in the area. This modification was developed by Long Range Planning staff in conjunction with the Department of Economic Development.
3. Miscellaneous Citywide Modifications for Zoning Consistency (Maps 7-9 of 9). These modifications are spread throughout the city and will serve to minimize future conflicts between the Land Use and Urban Form Map and the city's Zoning Ordinance. In each case, changes have been made to ensure that areas where minimal change is proposed in the General Plan actually have land use designations that correspond to existing zoning. These discrepancies were cleaned up by making the modifications shown Maps 7-8 (Northern Section and Southern Section). The entire citywide Land Use and Urban Form Map with all requested, internal and miscellaneous changes is shown as Map 9 of 9.

### **Modifications to the 2030 General Plan Goals and Policies**

#### **Land Use and Urban Design Element**

Significant changes were made in the Draft Land Use and Urban Design Element to strengthen policies addressing special study areas and planned development, sustainable development and the preservation of traditional neighborhoods.

1. Special Study Areas and Planned Developments. There have been additional changes to several policies in the Land Use and Urban Design Element regarding Special Study Areas outside the City limits. Special Study Areas are defined as those areas outside the General Plan policy area that require further study prior to designating land uses and growth allocations. The new policy language clarifies the City's role in potential new growth in these Special Study Areas (Natomas Joint Vision Area, East Area, Arden Arcade, Fruitridge/Florin Unincorporated Area, and the Town of Freeport). The policies call for collaborative planning and revenue sharing with the

County and other agencies, balancing infill with new growth over the long term, and comprehensive planning for such areas using specific plans and other planning tools to ensure that key community and regional benefits are achieved as the result of future growth and expansion. These policies have been modified further than what is presented in the 2030 General Plan Goals and Policies in Attachment 3, Exhibit C. See Attachment 3, Exhibit B for more details.

2. Sustainable Development. New policies in the Land Use and Urban Design Element define the City's role as a regional leader in promoting sustainable development:

**LU 1.1.4 – Regional Leadership.** The City shall take an active role as the regional leader in the promotion of sustainable forms of growth and development.

**LU 2.6.5 – Existing Structure Reuse.** The City shall encourage the retention of existing structures and promote their adaptive reuse and renovation with green building technologies to retain the structures embodied energy, make it more energy efficient, and limit the generation of waste.

**LU 2.6.6 – Green Building Retrofit.** The City shall promote the retrofitting of existing structures with green building technologies/practices and encourage structures under renovation to be built to a green building standard, such as Leadership in Energy and Environmental Design (LEED).

**LU 4.5.3 – Green Neighborhoods.** The City shall encourage new development to build to a green neighborhood rating standard and apply for certification in a green neighborhood system (e.g., LEED-ND).

**LU 8.1.5 – LEED Standard for City-Owned Buildings.** The City shall ensure that all new or renovated City-owned buildings are energy efficient and meet, at a minimum, LEED (Leadership in Energy and Environmental Design) Silver or the equivalent standard.

3. Central City Traditional Neighborhoods. In conjunction with the modifications to the Land Use and Urban Form Map described above, staff developed two new policies to protect the historic character and diversity of Central City neighborhoods.

**LU 4.3.2 – Traditional Neighborhood Densities.** The City shall preserve the existing diversity of housing types and densities on each block of Traditional Neighborhoods, even if individual lots have been developed at a lower or higher density than otherwise permitted by the Land Use and Urban Form Designation subject to the following:

- The density of new development on existing vacant lots shall comply with the density of the applicable land use and urban form designation.
- Replacement of existing housing stock shall not result in an increase in density.

**LU 4.3.3 – Single Family Housing in Traditional Neighborhoods.** The City shall encourage the retention of existing single-family dwellings in Traditional Neighborhoods and discourage rezoning of single-family districts into multifamily districts.

### **Historic and Cultural Resources Element**

The draft goals and policies of the Historic and Cultural Preservation Element were modified to better emphasize the importance of preservation to the City, to call attention to the need to inventory significant historic and cultural sites, and to add an educational component. The most important modifications follow:

**Goal HCR 1.2** – Identify and preserve the City’s historic and cultural resources to enrich our sense of place and our understanding of the City’s prehistory and history.

**HCR 1.2.1** – Identification. The City shall identify individual significant historic and cultural resources as well as areas for potential Historic Preservation Overlay Zones to provide adequate protection of these resources.

**HCR 1.3.1** – Education. The City shall act as a conduit and provide information to the public on Sacramento’s historic and cultural resources and preservation programs through the North Central Information Center, educational institutions, and the City’s website in order to promote the appreciation, maintenance, rehabilitation, and preservation of Sacramento’s historic and cultural resources.

### **Miscellaneous Administrative Changes**

The entire Goals and Policies section of 2030 General Plan has been comprehensively updated with corrections, clarifications, and consolidation of redundancies to improve the implementation of the General Plan.

These include modifications to the development guidelines of the Land Use and Urban Form Designations. In some cases, the density ranges have been expanded to improve consistency with the city’s Zoning Ordinance. In addition to the density ranges incorporated into the current draft Land Use and Urban Design Element Goals and Policies, the range of Urban Corridor Low will be changed from 20 – 60 units per acre to 20 – 110 units per acre. Lastly, the minimum Floor-Area-Ratios (FAR) have been lowered in the Center and Corridor designations to prevent undue hardship on property owners during the transition to development of higher density and intensity expected in the 2030 General Plan.

## **ATTACHMENT 2**

### **Planning Commission Comments – March 6, 2008**

New growth needs to be considered relative to the needs of the city. Greenfield growth should not adversely impact infill goals; additionally, the city should develop a clear set of criteria for determining whether any given greenfield/new growth development is justified.

The city should create a checklist for development – similar in concept, though not necessarily identical to LEED-ND. This checklist should be brought before Commission and Council and used to evaluate new development.

The city should establish citywide design review, rather than limit design review to a few neighborhoods.

The city should focus on neighborhood gateways and transitions between neighborhoods. There is discussion of city gateways but not neighborhood gateways.

There should be a summary or index of all goals and policies that focus on sustainability, since they are scattered through the different Elements.

Social equity must be considered in all planning decisions, and should be more clearly emphasized in land use and urban design policies.

**ATTACHMENT 3  
RESOLUTION NO.**

Adopted by the Sacramento City Council

**MODIFICATIONS TO THE 2030 GENERAL PLAN GOALS AND POLICIES AND LAND USE  
AND URBAN FORM MAP**

**BACKGROUND**

- A. The 2030 General Plan will provide the direction for the City's future growth and development and will replace the existing 1988 General Plan.
- B. The 2030 General Plan Land Use and Urban Form Map, which will provide direction for new development, is consistent with Council's adopted vision, values and smart growth principles, and was developed based on information gathered from various workshops, meetings, and reports.
- C. The 2030 General Plan Land Use and Urban form Map is based on a set of land use and urban form designations included in the Goals and Policies section of the 2030 General Plan Land Use and Urban Design Element.
- D. The City Council accepted the Preferred Land Use Alternative on June 12, 2007.
- E. The 2030 General Plan goal, policies, and community plans are consistent with Council's adopted vision, values, smart growth principles and are based on information gathered from several community workshops, meetings, and reports.
- F. The City Council accepted the 2030 General Plan Goals and Policies on December 4, 2007.

**BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL  
RESOLVES AS FOLLOWS:**

- Section 1. The City Council reaffirms its June 12, 2007, decision to accept the Draft Preferred Land Use Alternative with the proposed modifications as shown in Exhibit A and reaffirms its December 4, 2007 to accept the General Plan draft Goals and Policies with the proposed modifications as shown in Exhibit C and directs staff to proceed with the preparation of an Environmental Impact Report (EIR) for the 2030 General Plan.



**DRAFT** Central Business District Modification

**Legend**

Proposed CBD Extension

**Land Use Designations**

**Rural**

Rural Neighborhood

**Suburban**

Suburban Neighborhood Low

Suburban Neighborhood Medium

Suburban Neighborhood High

**Traditional**

Traditional Neighborhood Low

Traditional Neighborhood Medium

Traditional Neighborhood High

**Urban**

Urban Neighborhood Low

Urban Neighborhood Medium

Urban Neighborhood High

**Centers**

Suburban Center

Traditional Center

Regional Commercial

Urban Center Low

Urban Center High

Central Business District

**Corridors**

Suburban Corridor

Urban Corridor Low

Urban Corridor High

**Other Districts**

Employment Center (Low Rise)

Employment Center (Mid Rise)

Industrial

Special Study Areas

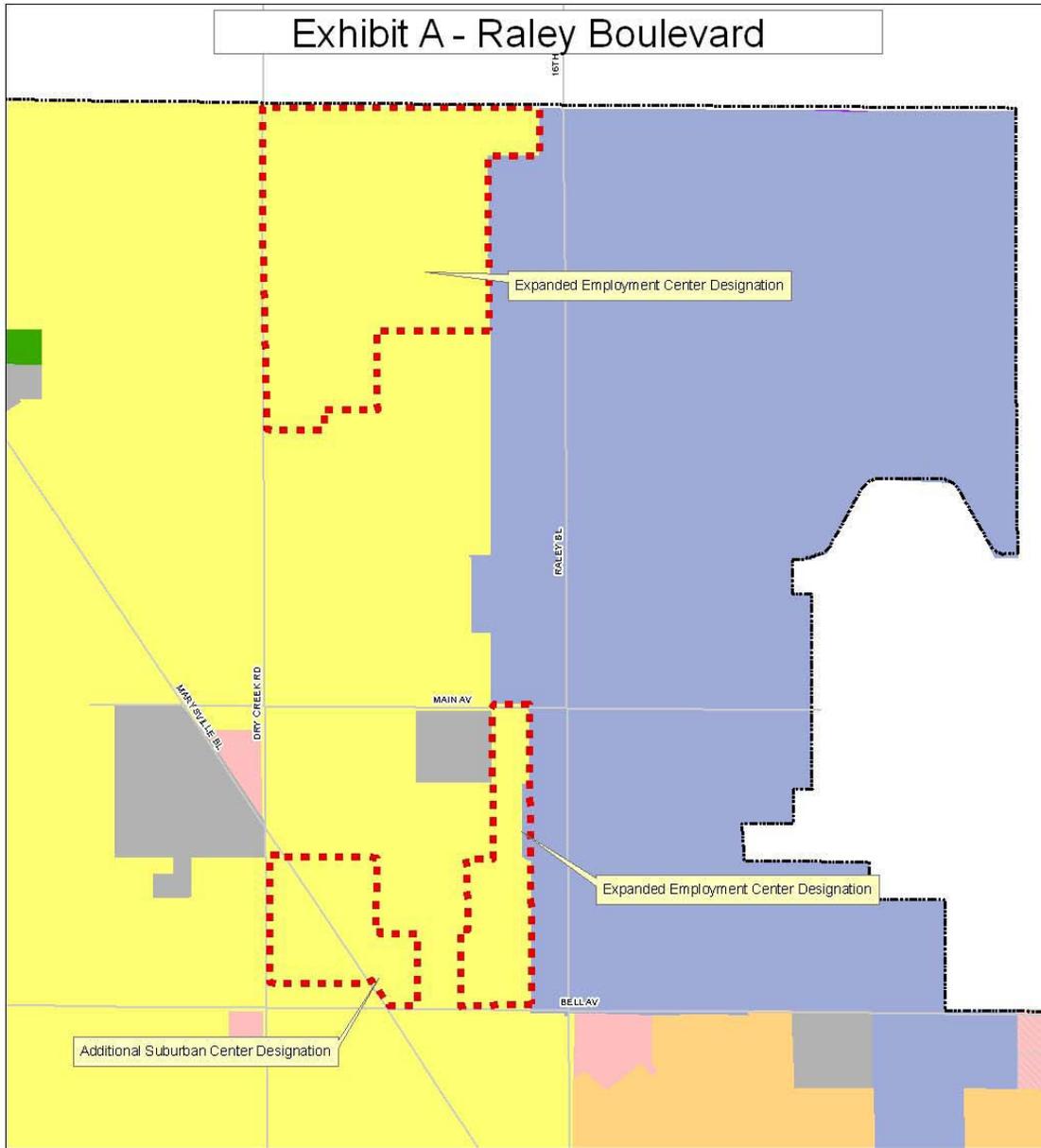
Planned Development

Public

Parks

Open Space





**DRAFT** Raley Boulevard Industrial & Residential

**Legend**

City Boundary

**Land Use Designations**

**Rural**

Rural Neighborhood

**Suburban**

Suburban Neighborhood Low

Suburban Neighborhood Medium

Suburban Neighborhood High

**Traditional**

Traditional Neighborhood Low

Traditional Neighborhood Medium

Traditional Neighborhood High

**Urban**

Urban Neighborhood Low

Urban Neighborhood Medium

Urban Neighborhood High

**Centers**

Suburban Center

Traditional Center

Regional Commercial

Urban Center Low

Urban Center High

Central Business District

**Corridors**

Suburban Corridor

Urban Corridor Low

Urban Corridor High

**Other Districts**

Employment Center (Low Rise)

Employment Center (Mid Rise)

Industrial

Special Study Areas

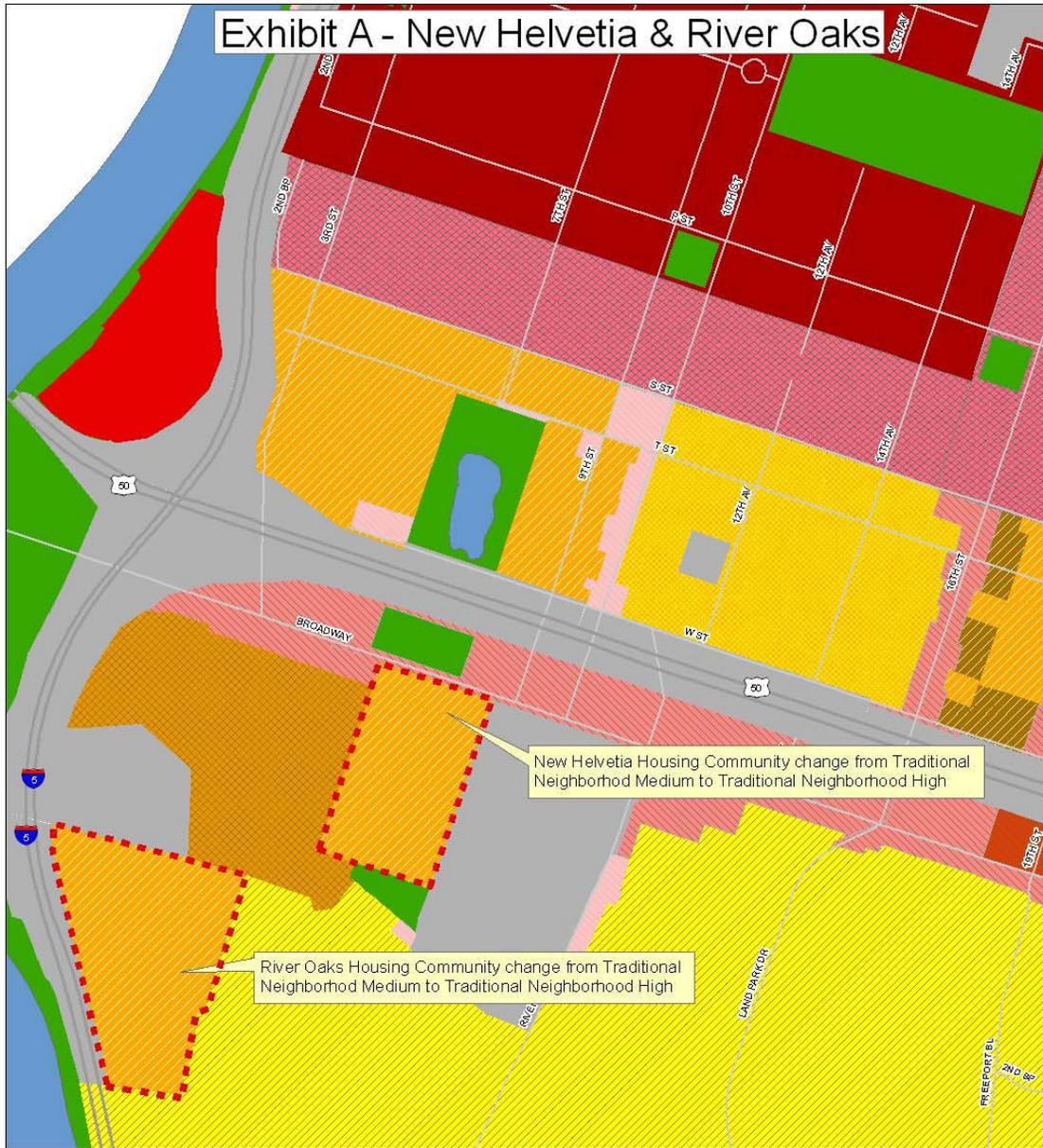
Planned Development

Public

Parks

Open Space





Proposed Sacramento Housing Authority Land Use Changes

<b>Land Use Designations</b>			<b>Urban DRAFT</b>		<b>Corridors</b>		
<b>Rural</b>			Urban Neighborhood Low	Suburban Corridor	Urban Corridor Low	Employment Center (Low Rise)	
Rural Neighborhood	Urban Neighborhood Medium	Urban Corridor High	Urban Neighborhood High	Urban Center Low	Employment Center (Mid Rise)	Industrial	
<b>Suburban</b>			<b>Centers</b>		Special Study Areas	Planned Development	
Suburban Neighborhood Low	Suburban Center	Regional Commercial	Traditional Center	Urban Center High	Public	Parks	
Suburban Neighborhood Medium	Traditional Center	Urban Center Low	Traditional Neighborhood Low	Central Business District	Open Space		
Suburban Neighborhood High	Traditional Neighborhood Medium		Traditional Neighborhood High				



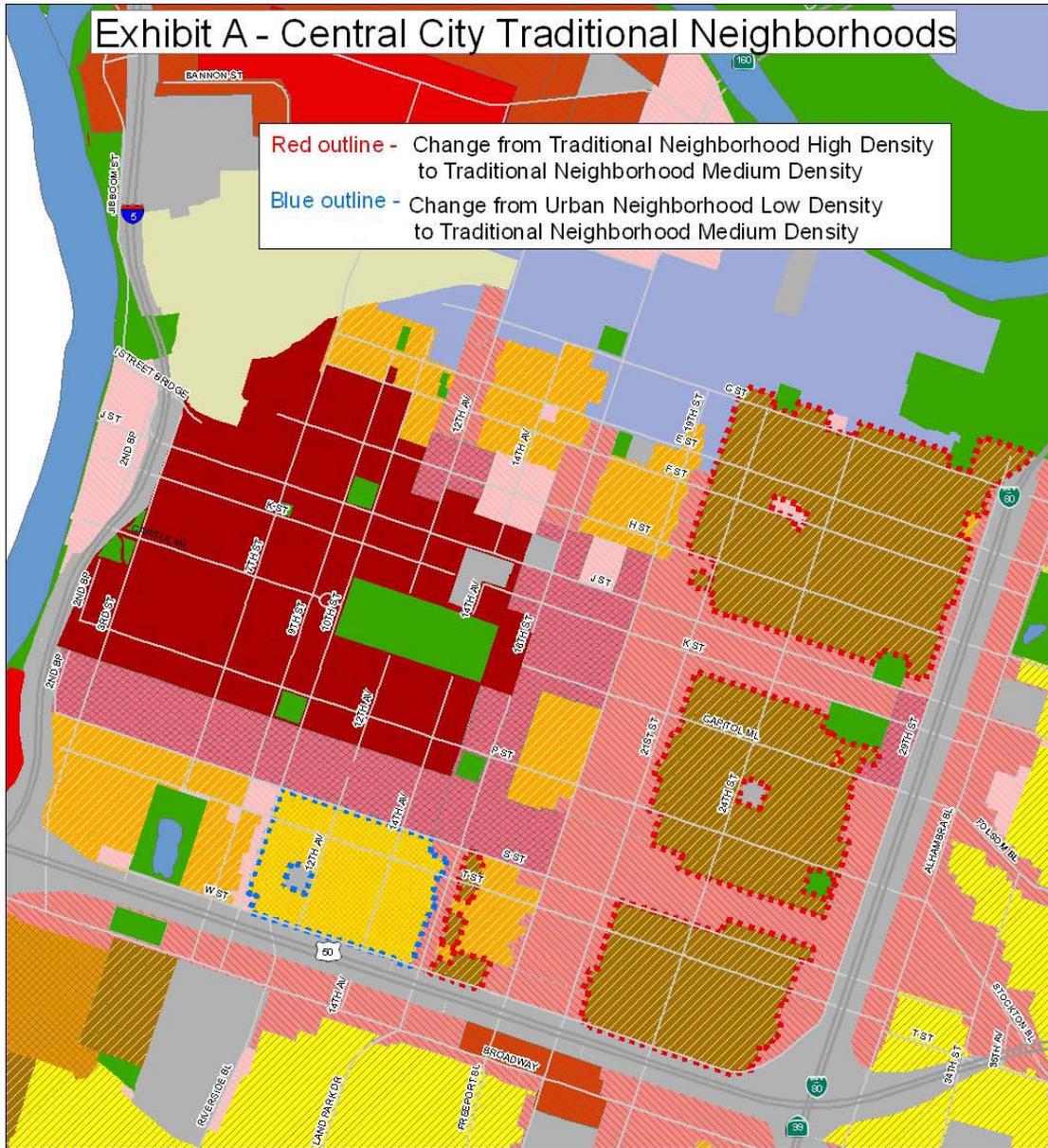
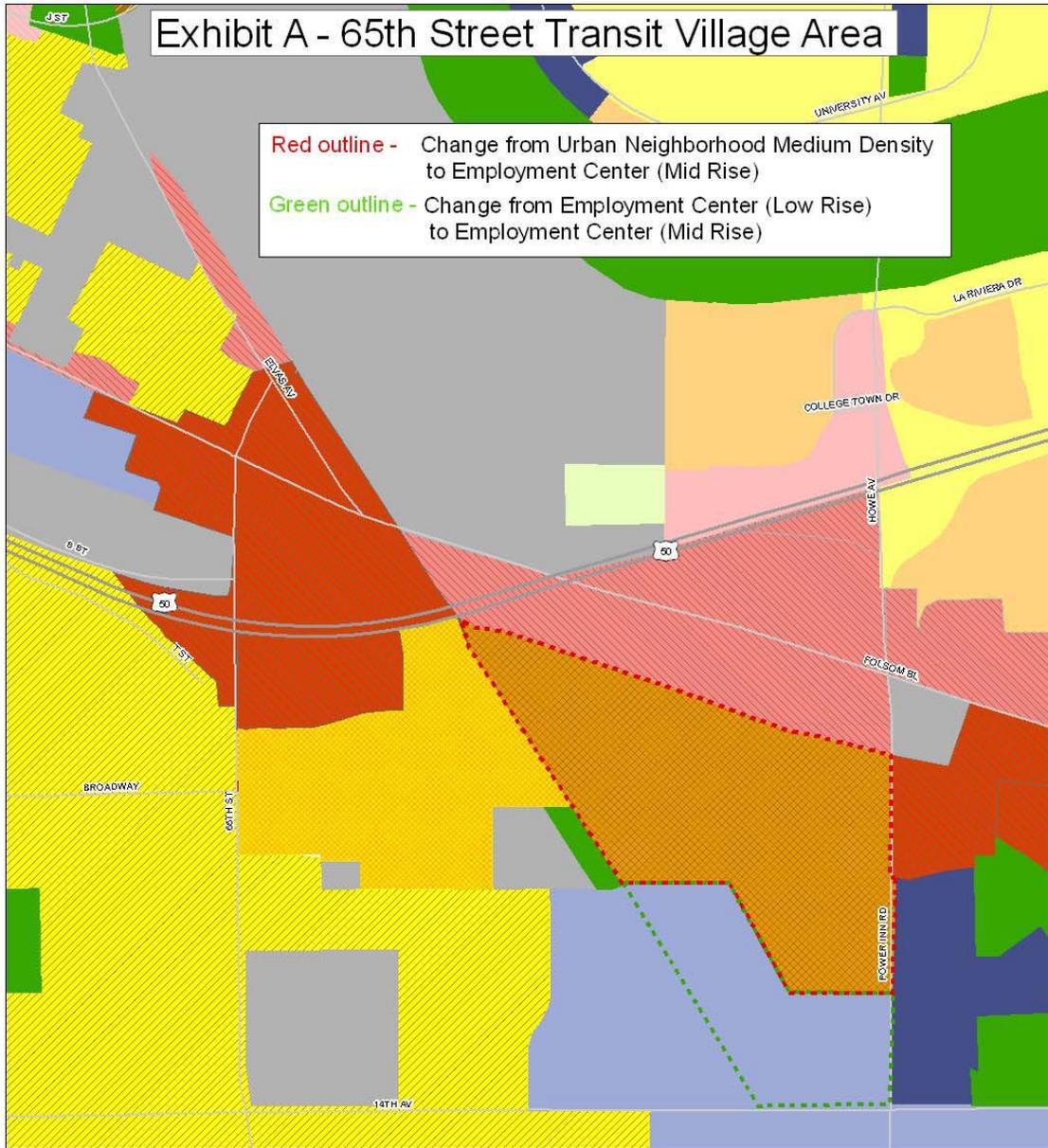


Exhibit A - Central City Traditional Neighborhoods

Red outline - Change from Traditional Neighborhood High Density to Traditional Neighborhood Medium Density  
 Blue outline - Change from Urban Neighborhood Low Density to Traditional Neighborhood Medium Density

Proposed Central City Traditional Neighborhood Changes

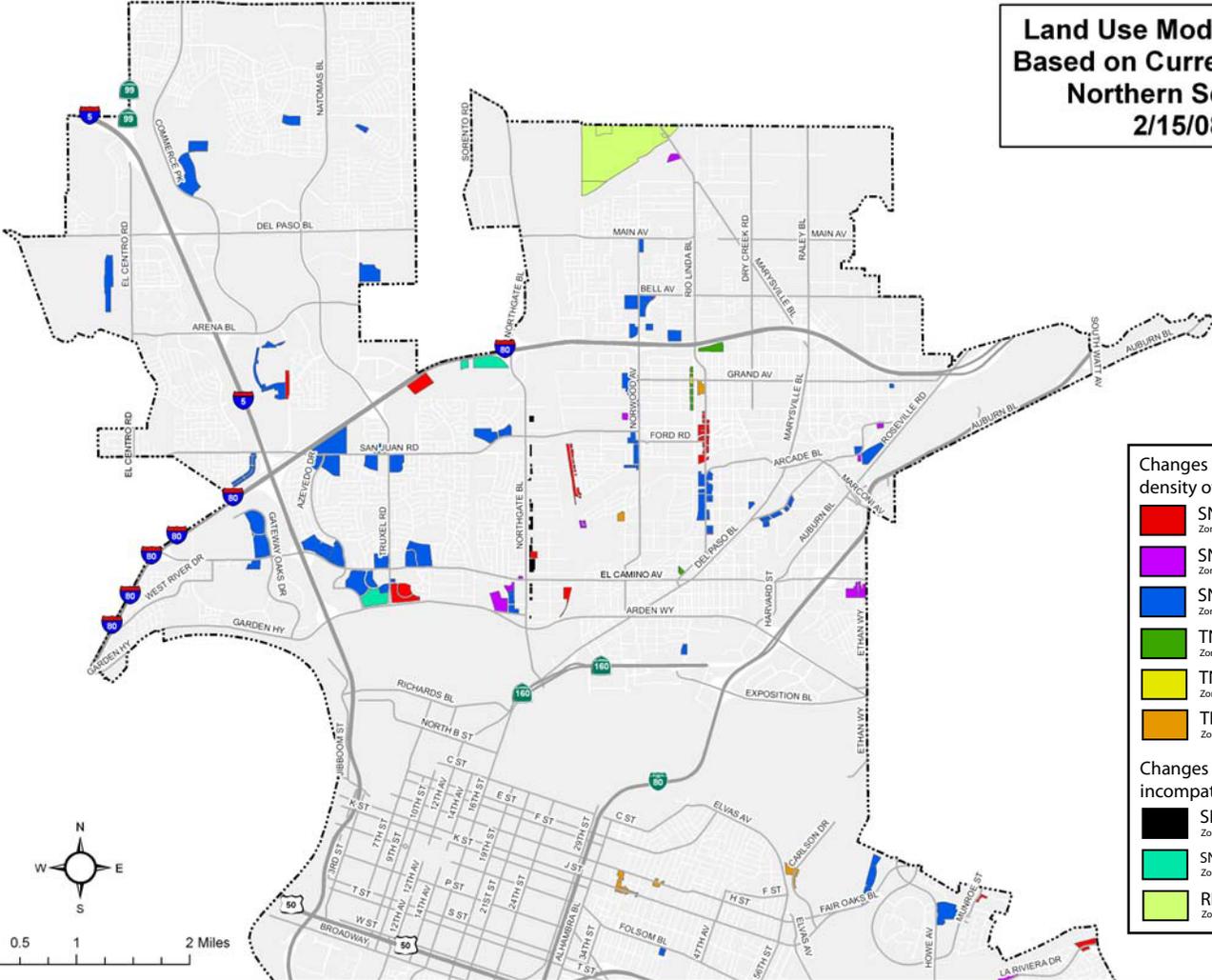
<b>Land Use Designations</b>		<b>Urban DRAFT</b>		<b>Corridors</b>		
<b>Rural</b>		Urban Neighborhood Low	Urban Neighborhood Medium	Suburban Corridor	Urban Corridor Low	
Rural Neighborhood		Urban Neighborhood High	Urban Center High	Urban Corridor High		
<b>Suburban</b>		<b>Centers</b>		<b>Other Districts</b>		
Suburban Neighborhood Low		Suburban Center	Traditional Center	Employment Center (Low Rise)	Employment Center (Mid Rise)	
Suburban Neighborhood Medium		Regional Commercial	Urban Center Low	Industrial	Special Study Areas	
Suburban Neighborhood High		Urban Center High	Central Business District	Planned Development	Public	
<b>Traditional</b>				Parks	Open Space	
Traditional Neighborhood Low						
Traditional Neighborhood Medium						
Traditional Neighborhood High						



Proposed 65th Street Transit Village Area Changes

<b>Land Use Designations</b>		<b>Urban <span style="color: red;">DRAFT</span></b>		<b>Corridors</b>		
<b>Rural</b>		Urban Neighborhood Low	Urban Neighborhood Medium	Suburban Corridor	Urban Corridor Low	
Rural Neighborhood		Urban Neighborhood High	Suburban Center	Urban Corridor High	Urban Corridor High	
<b>Suburban</b>		<b>Centers</b>		<b>Other Districts</b>		
Suburban Neighborhood Low		Traditional Center	Regional Commercial	Employment Center (Low Rise)	Employment Center (Mid Rise)	
Suburban Neighborhood Medium		Urban Center Low	Urban Center High	Industrial	Special Study Areas	
Suburban Neighborhood High		Central Business District		Planned Development	Public	
<b>Traditional</b>				Parks	Open Space	
Traditional Neighborhood Low						
Traditional Neighborhood Medium						
Traditional Neighborhood High						

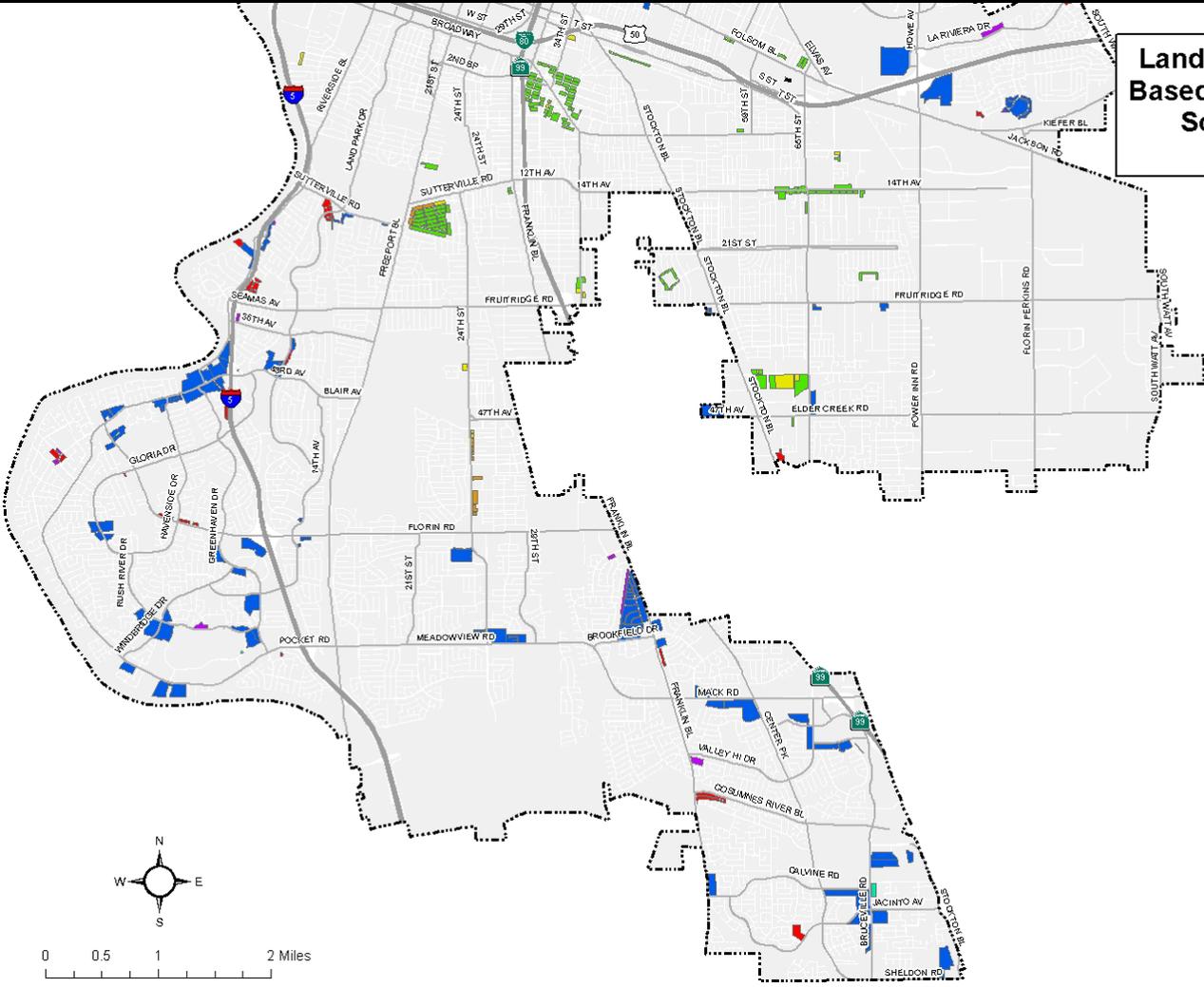
**Land Use Modifications  
Based on Current Zoning  
Northern Section  
2/15/08**



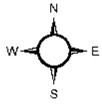
- Changes based on maximum density of existing zoning:
- SNLD to SNMD  
Zones: R-2 and R-2A
  - SNLD to SNHD  
Zones: R-2B and R-3
  - SNMD to SNHD  
Zones: R-2B and R-3
  - TNLD to TNMD  
Zones: R-2, R-2A and R-2B
  - TNLD to TNHD  
Zones: R-3, R-3A and R-3B
  - TNMD to TNHD  
Zones: R-3 and R-3A
- Changes based on incompatible land uses:
- SNLD to SCor  
Zone: RMX
  - SNLD/SNMD/RC to EC (LR)  
Zone: OB
  - RR to OS  
Zones: A, A-OS and R-1A



**Land Use Modifications  
Based on Current Zoning  
Southern Section  
2/15/08**

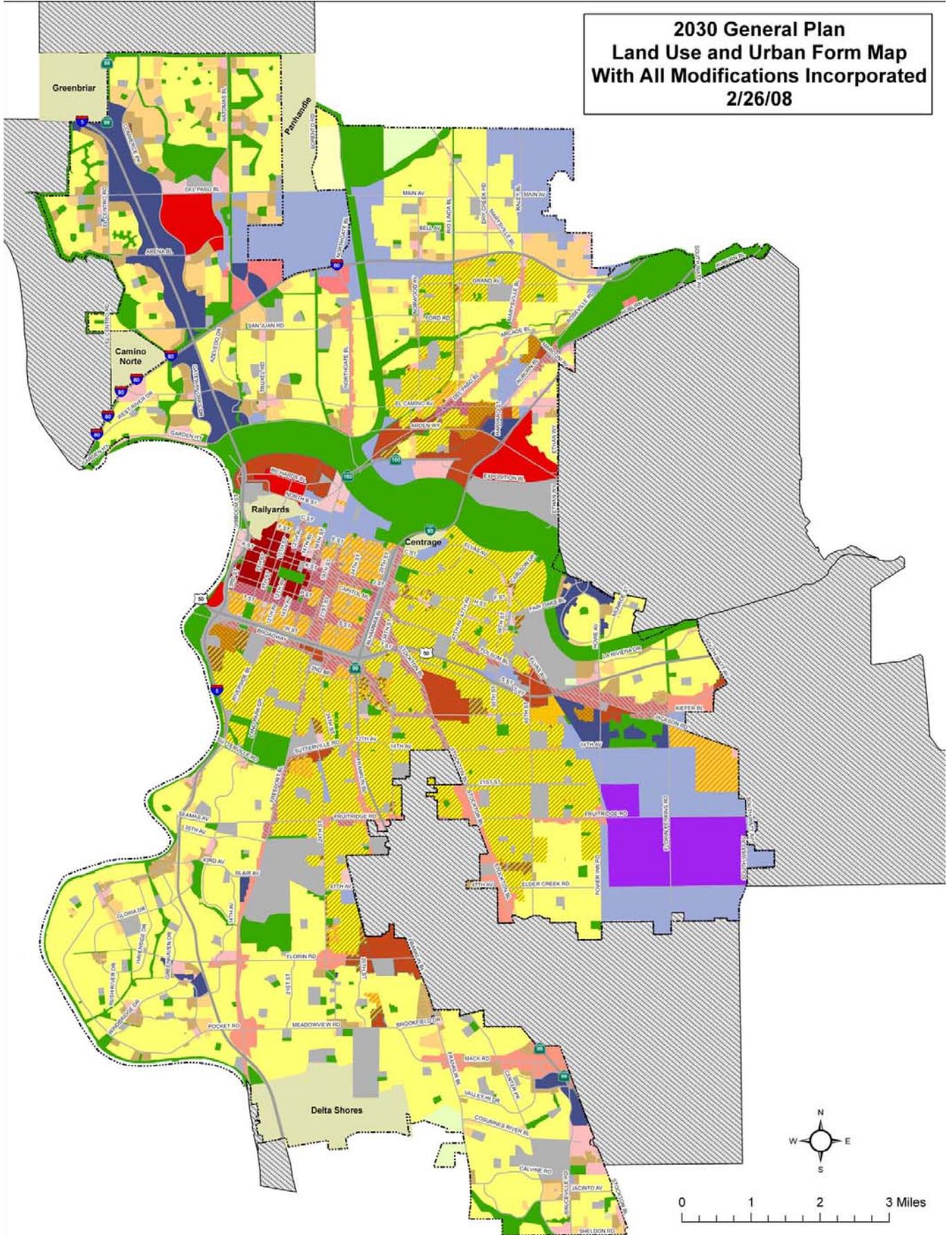


- Changes based on maximum density of existing zoning:**
- SNLD to SNMD  
Zones: R-2 and R-2A
  - SNLD to SNHD  
Zones: R-2B and R-3
  - SNMD to SNHD  
Zones: R-2B and R-3
  - TNLD to TNMD  
Zones: R-2, R-2A and R-2B
  - TNLD to TNHD  
Zones: R-3, R-3A and R-3
  - TNMD to TNHD  
Zones: R-3 and R-3A
- Changes based on incompatible land uses:**
- EC (LR) to UCntLow  
Zone: RMX
  - SNHD to EC (LR)  
Zone: OB



0 0.5 1 2 Miles

**2030 General Plan  
Land Use and Urban Form Map  
With All Modifications Incorporated  
2/26/08**



Land Use Designations			
<b>Neighborhoods</b>			
<b>Rural</b>			
Rural Residential			
<b>Suburban</b>			
Suburban Low Density Residential			
Suburban Medium Density Residential			
Suburban High Density Residential			
<b>Traditional</b>			
Traditional Low Density Residential			
Traditional Medium Density Residential			
Traditional High Density Residential			
<b>Urban</b>			
Urban Low Density Residential			
Urban Medium Density Residential			
Urban High Density Residential			
<b>Centers</b>			
Suburban Center			
Traditional Center			
Regional Commercial			
Urban Center Low			
Urban Center High			
Central Business District			
<b>Corridors</b>			
Suburban Corridor			
Urban Corridor Low			
Urban Corridor High			
<b>Other Districts</b>			
Employment Center (Low Rise)			
Employment Center (Mid Rise)			
Industrial			
Special Study Areas			
Planned Development			
Public			
Parks			
Open Space			

## **Exhibit B**

### **POLICIES FOR SPECIAL STUDY AREAS**

The following are Staff's proposed changes to policies in the Land Use and Urban Design Element dealing with potential new growth in Special Study Areas. Text shown in strikethrough is the policy language that was included in the 2-15-08 version that was circulated to the TAC, GPAC, several City Commissions, and other stakeholders for review.

#### **LU 1 – Growth and Change**

**LU 1.1.9 Balancing Infill and New Growth.** The City shall maintain a balanced growth management approach by encouraging infill development within the existing Policy Area where City services are in place, and by phasing City expansion into Special Study Areas where appropriate.

**LU 1.1.10 New Growth.** The City shall continue to plan for future expansion and new growth in Special Study Areas, in order to ensure that regional growth is adequately accommodated and served by the City, particularly where it cannot be absorbed in infill areas.

*Cross Reference: see section LU 10 for additional policies on Special Study Areas.*

~~**LU 1.1.9 — Greenfield Development and County Coordination.** The City shall manage development in greenfield areas, designated Special Study Areas, through agreements with the County of Sacramento that define the role of each agency and the benefits required from annexation and development. (IGC)~~

~~**LU 1.1.10 — Greenfield Development Criteria.** The City may approve development in greenfield areas (designated Special Study Area) subject to the following:~~

- ~~• A Sphere of Influence amendment shall be approved by the Local Agency Formation Commission and the General Plan shall be amended to indicate the extent of the planned development area;~~
- ~~• Prior to acceptance of annexation applications, a community plan for the entire special study area has been prepared and adopted by the City. As a part of the community plan preparation the City shall:~~
  - ~~○ prepare an Economic Development Plan showing at a minimum how new development will substantially enhance the creation of a full range of jobs for residents;~~
  - ~~○ develop a financing plan to ensure that proposed development will pay for the construction and maintenance of all required public infrastructure and services, including but not limited to: roads, utilities, flood control facilities, public transit, parks, libraries and police and fire facilities;~~
  - ~~○ determine how proposed development shall provide for acquisition and maintenance of open space and habitat lands (e.g., one-mile buffer along the Sacramento River and a one-mile average width community separator from the Sutter County line); and~~
  - ~~○ determine what additional citywide amenities will be required;~~

- ~~Prior to annexation, the City shall adopt a revenue sharing agreement with the County and other affected agencies as needed;~~
- ~~Concurrent with annexation, a specific plan and pre-zoning shall be adopted for each development project; and~~
- ~~Prior to subdivision approvals the City shall require:~~
  - ~~the Regional Transit Master Plan applicable to the subject specific plan be fully funded and all rights of way dedicated (e.g., an the area shall not develop until all funding for development and operation of the Transit Plans for the Community served has been secured).~~
  - ~~flood protection be provided pursuant to the rules and requirements of those agencies responsible for the protection of the area being developed; and~~
  - ~~habitat conservation plans and/or other applicable local, State and Federal permits issued by wildlife agencies. (RDR/MPSP/IGC)~~

~~**LU 1.1.11 Greenfield Development Phasing.** The City shall control the phasing of development in greenfield areas by requiring the following:~~

- ~~As a condition of annexation and pre-zoning, a development agreement shall be entered into between the City and the developer. The development agreement shall, among other things, provide for the dedication of all lands required for public purposes, including but not limited to public transit, parks, utilities and other public facilities~~
- ~~Each approved specific plan shall require that the development pay its own way, including provisions for construction of all required infrastructure and financing for ongoing maintenance and operations of public facilities;~~
- ~~Building permit issuance shall be phased in coordination with meeting General Plan infrastructure and public facilities policies, applicable facilities master plan requirements and any additional public facilities requirements identified through the community and specific planning process. (MPSP/RDR)~~

## **LU 10 - Special Study Areas and Planned Development**

**Goal 10.1 Growth and Change beyond the Policy Area.** Comprehensive planning for growth and change in Planned Development and Special Study Areas that is consistent with the Regional Blueprint principles and the City's vision and guiding principles, and provides key regional and community benefits as a result of potential annexation and development.

**LU 10.1.1 Special Study Areas and Interagency Coordination.** The City shall engage in cooperative planning with the County of Sacramento, school districts, LAFCo, and other public agencies to ensure that mutual benefits can be derived from potential future development of Special Study Areas adjacent to the City's boundaries. *(IGC)*

**LU 10.1.2 Comprehensive Planning for Special Study Areas.** The City shall require that Special Study Areas and Planned Development Areas be planned comprehensively, subject to the following processes, prior to City annexation and development:

- Amendment of the General Plan, including completion of a new Community Plan chapter

where applicable<sup>1</sup>;

- Approval of a Sphere of Influence amendment by the Local Agency Formation Commission (LAFCo) where applicable<sup>2</sup>
- Completion and adoption of Master Plans, Specific Plans and Development Agreements, as appropriate, in order to establish the timing, phasing, costs, and responsible parties associated with development in the area to be annexed.

**LU 10.1.3 Regional and Community Benefits.** The City shall require that key regional and community benefits are achieved as the result of potential annexations and development approvals in any Special Study Area or Planned Development Area, consistent with the goals and policies outlined in this Plan.

Examples include, but are not limited to, the following:

- A mix of land uses that results in a full range of jobs, housing, amenities, services, and open space, resulting in complete neighborhoods and dynamic centers that have strong linkages with the city and region;
- Transportation systems, including transit and roadways, are substantially improved and expanded, in a manner that provides enhanced mobility for all sectors of the community and benefits regional air quality.
- Sustainable infrastructure and community facilities, where adequate land is provided for such facilities, and construction and on-going maintenance are funded by proposed development;
- Conservation of open space, including important agricultural lands, sensitive habitat areas and wildlife corridors, and other undeveloped areas that serve as buffers or “greenbelts” for public use.
- Net fiscal benefits are achieved by both the City and County, with minimal impacts to special districts

**LU 10.1.4 Planned Development.** The City shall require areas designated Planned Development on the Land Use and Urban Form Diagram be developed consistent with the General Plan’s Vision and Guiding Principles and obtain a General Plan Amendment to designate the area consistent with the proposed project using the appropriate designations contained in the Land Use and Urban Design Element. *(RDR)*

~~**Goal 10.1—Special Study Areas and Planned Development.** Provide a planning system that promotes the enhancement of the entire city, whether through reinvestment and design of existing Planned Development Areas or the study of adjacent Special Study Areas to create vibrant mixed-use areas of the city with integrated transit services.~~

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<sup>1</sup> The Fruitridge/Florin Unincorporated Area is already within the Fruitridge/Broadway Community Plan area, Freeport is already within the South Area Community Plan, and the unincorporated portion of Arden Arcade is within the Arden Arcade Community Plan boundary. Natomas Joint Vision Area and East Area would require new Community Plan chapters.

<sup>2</sup> Freeport and Fruitridge/Florin are already within the City’s Sphere or Influence.

~~**LU 10.1.2 Special Study Area.** The City shall require the preparation and adoption of a Community Plan, General Plan Amendment (GPA), and a specific plan or master development plan prior to development of any land within an area designated as Special Study Area as follows:  
(RDR)~~

- ~~• For each area designated Special Study Area the City will update or adopt a Community Plan for the area, modify the General Plan Land Use and Urban Form Diagram to designate all lands within the Community Plan Area using the Land Use and Urban Form designations described in this General Plan, and adopt any General Plan Amendments needed to maintain internal General Plan consistency.~~
- ~~• For each new proposed development in an area designated as a Special Study Area, a specific plan or master development plan covering the proposed development area will be required prior to any project approvals in that area.~~
- ~~• Development and funding of the specific plan or master development plan will be the responsibility of the land owner(s) or authorized development representative.~~

**Exhibit C**

**DRAFT 2030 GENERAL PLAN GOALS AND POLICIES**

## 2030 Sacramento General Plan FINAL DRAFT POLICIES

### LAND USE and URBAN DESIGN (LU)

As a healthy, growing city, Sacramento's focus is on how to accommodate growth and change while preserving and enhancing the qualities and characteristics that make it such a desirable place to live. The City recognizes that the quality of life in Sacramento is dependent on both creating and preserving attractive buildings, streets, and public spaces that facilitate and enrich the life of the community, and on creating a compatible and complementary mix of residential, employment, commercial and service uses that can sustain a vibrant economy, a healthy environment, and a vital social life. In recognition of their interdependence, policies addressing land use and urban design are combined in this element to ensure that the physical forms and patterns of future development advance the City's desire for a higher quality of life and a more sustainable future.

## GROWTH and CHANGE (LU 1)

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Growth and Change policies provide for strategic growth and change that preserves existing viable neighborhoods and targets new development to infill areas that are vacant or underutilized areas, new “greenfield” areas. Changes proposed to established areas focus on enhancing the quality of life through improved connectivity with other parts of the City, greater access to amenities, enhanced safety, and greater housing and employment choices.

### Goals

**LU 1.1 Growth and Change.** Support sustainable growth and change through orderly and well-planned development that provides for the needs of existing and future residents and businesses, ensures the effective and equitable provision of public services, and makes efficient use of land and infrastructure.

### Policies

**LU 1.1.1 Compact Development.** The City shall take an active role as the regional leader of sustainable development and encourage compact, higher-density development that conserves land resources, protects habitat, supports transit, reduces vehicle trips, improves air quality, conserves energy and water, and diversifies Sacramento’s housing stock. *(RDR)*

**LU 1.1.2 Building Intensity and Population Density.** The City shall regulate the levels of building intensity and population density according to the standards and land use designations set out in the General Plan and the Sacramento City Code. Within these designations, cumulative development shall not exceed 650,000 persons and 474,000 employees by 2030. *(RDR/PSR)*

**LU 1.1.3 Growth and Change Evaluation.** The City shall review and adjust the General Plan’s land use, population, and employment capacities every five years, subject to the evaluation of their impacts. *(RDR)*

**LU 1.1.4 Regional Leadership.** The City shall take an active role as the regional leader in the promotion of sustainable forms of growth and development. *(IGC)*

**LU 1.1.5 Leading Infill Growth.** The City shall facilitate infill development through active leadership and the strategic provision of infrastructure and services and supporting land uses. *(MPSP)*

**LU 1.1.6 Infill Development.** The City shall promote and provide incentives (e.g., focused infill planning, zoning/rezoning, revised regulations, provision of infrastructure) for infill development, redevelopment, and growth in existing urbanized areas to enhance community character, optimize City investments in infrastructure and community facilities, support increased transit use, promote pedestrian- and bicycle-friendly neighborhoods, increase housing diversity, ensure integrity of historic districts, and enhance retail viability. *(RDR/MPSP)*

**LU 1.1.7 Infill Below the Minimum.** The City shall allow renovations and expansions of existing development on existing parcels that fall below the allowed minimum

RDR-Regulation & Development Review; MPSP-Master Plans, Strategies, and Programs; FB-Financing and Budgeting; PSR-Planning Studies and Reports; SO-City Services and Operations; IGC-Inter-governmental Coordination; JP-Joint Public-Private Partnerships; PI-Public Information

density and floor area ratio (FAR) provided they do not demolish the existing structure. (RDR)

- LU 1.1.8 Annexation Prior to City Services.** Prior to the provision of City services to new unincorporated areas, the City shall require those unincorporated properties be annexed into the city, or that a conditional service agreement be executed agreeing to annex when deemed appropriate by the City. (RDR)

**Cross Reference:** See the Utilities Element for additional policies on the provision of infrastructure facilities and services

- LU 1.1.9 Greenfield Development and County Coordination.** The City shall manage development in greenfield areas, designated Special Study Areas, through agreements with the County of Sacramento that define the role of each agency and the benefits required from annexation and development. (IGC)

**Note:** Policies LU 1.1.10 and LU 1.1.11 below are currently under review by City staff and will be modified in future drafts.

- LU 1.1.10 Greenfield Development Criteria.** The City may approve development in greenfield areas (designated Special Study Area) subject to the following:

- A Sphere of Influence amendment shall be approved by the Local Agency Formation Commission and the General Plan shall be amended to indicate the extent of the planned development area;
- Prior to acceptance of annexation applications, a community plan for the entire special study area has been prepared and adopted by the City. As a part of the community plan preparation the City shall:
  - prepare an Economic Development Plan showing at a minimum how new development will substantially enhance the creation of a full range of jobs for residents;
  - develop a financing plan to ensure that proposed development will pay for the construction and maintenance of all required public infrastructure and services, including but not limited to: roads, utilities, flood control facilities, public transit, parks, libraries and police and fire facilities;
  - determine how proposed development shall provide for acquisition and maintenance of open space and habitat lands (e.g., one-mile buffer along the Sacramento River and a one mile average width community separator from the Sutter County line); and
  - determine what additional citywide amenities will be required;
- Prior to annexation, the City shall adopt a revenue sharing agreement with the County and other affected agencies as needed;
- Concurrent with annexation, a specific plan and pre-zoning shall be adopted for each development project; and
- Prior to subdivision approvals the City shall require:
  - the Regional Transit Master Plan applicable to the subject specific plan be fully funded and all rights-of-way dedicated (e.g., an the area shall

- not develop until all funding for development and operation of the Transit Plans for the Community served has been secured).
- flood protection be provided pursuant to the rules and requirements of those agencies responsible for the protection of the area being developed; and
  - habitat conservation plans and/or other applicable local, State and Federal permits issued by wildlife agencies. *(RDR/MPSP/IGC)*

**LU 1.1.11 Greenfield Development Phasing.** The City shall control the phasing of development in greenfield areas by requiring the following:

- As a condition of annexation and pre-zoning, a development agreement shall be entered into between the City and the developer. The development agreement shall, among other things, provide for the dedication of all lands required for public purposes, including but not limited to public transit, parks, utilities and other public facilities
- Each approved specific plan shall require that the development pay its own way, including provisions for construction of all required infrastructure and financing for ongoing maintenance and operations of public facilities;
- Building permit issuance shall be phased in coordination with meeting General Plan infrastructure and public facilities policies, applicable facilities master plan requirements and any additional public facilities requirements identified through the community and specific planning process. *(MPSP/RDR)*

## CITYWIDE LAND USE and URBAN DESIGN (LU 2)

Citywide Land Use and Urban Design policies articulate a vision for a sustainable city comprised of livable residential neighborhoods and distinctive and vibrant centers and corridors that incorporate more compact mixed use development, energy- and resource-efficient buildings and landscapes, effective public transit, attractive pedestrian-friendly streets, and a robust urban forest. The policies promote development that utilizes the city's natural and cultural assets as keys to enhancing Sacramento's position as an attractive place to live and work and a unique destination to visit. Additionally, these policies promote uses that equitably support the diverse needs of Sacramento's residents including opportunities for commerce, employment, recreation, education, culture, entertainment, and civic engagement.

### Goal

**LU 2.1 City of Neighborhoods.** Create a city of diverse, distinct, and well-structured neighborhoods that meet the community's needs for complete, sustainable, and high-quality living environments, from the historic downtown core to well-integrated new growth areas.

**Cross Reference:** See the LU 4, *Neighborhoods* for additional policies on residential development and neighborhood design.

### Policies

**LU 2.1.1 Neighborhoods as a Basic Unit.** Recognizing that Sacramento's neighborhoods are the basic living environments that make-up the city's urban fabric, the City shall strive through its planning and urban design to preserve and enhance their distinctiveness, identity, and livability from the downtown core to well integrated new growth areas. (RDR/MPSP)

**LU 2.1.2 Protect Established Neighborhoods.** The City shall preserve, protect, and enhance established neighborhoods by providing sensitive transitions between these neighborhoods and adjoining areas, and requiring new development, both private and public, to respect and respond to those existing physical characteristics—buildings, streetscapes, open spaces, and urban form—that contribute to the overall character and livability of the neighborhood. (RDR)

**LU 2.1.3 Complete and Well-structured Neighborhoods.** The City shall promote the design of complete and well-structured neighborhoods whose physical layout and land use mix promote walking to services, biking and transit use; foster community pride; enhance neighborhood identity; ensure public safety; are family-friendly and address the needs of all ages and abilities. (RDR)

**LU 2.1.4 Neighborhood Centers.** The City shall promote the development of strategically-located (e.g., accessible to surrounding neighborhoods) mixed-use neighborhood centers that accommodate local-serving commercial, employment, and entertainment uses; provide diverse housing opportunities; are within walking distance of surrounding residents, and are efficiently served by transit. (RDR)

**LU 2.1.5 Neighborhood Enhancement.** The City shall promote infill development, redevelopment, rehabilitation, and reuse efforts that contribute positively (e.g., architectural design) to existing neighborhoods and surrounding areas. (RDR)

**Goal**

**LU 2.2 City of Rivers.** Preserve and enhance the Sacramento’s riverfronts as signature features and destinations within the city and maximize riverfront access from adjoining neighborhoods to facilitate public enjoyment of this unique open space resource.

**Policies**

**Cross Reference:** See the *Environmental Resources Element* for additional policies on rivers, waterways, and riparian habitat.

**LU 2.2.1 World-Class Rivers.** The City shall encourage development throughout the city to feature (e.g., access, building orientation, design) the Sacramento and American Rivers and shall develop a world-class system of riverfront parks and open spaces that provide a destination for visitors and respite from the urban setting for residents. (MPSP)

**LU 2.2.2 Waterway Conservation.** The City shall encourage the conservation and restoration of rivers and creeks within the urbanized area as multi-functional open space corridors that complement adjoining development and connect the city’s parks and recreation system to the Sacramento and American Rivers. (RDR/MPSP)

**LU 2.2.3 Improving River Development and Access.** The City shall require new development along the Sacramento and American Rivers to use the natural river environment as a key feature to guide the scale, design, and intensity of development, and to maximize visual and physical access to the rivers. (RDR/MPSP)

**Goal**

**LU 2.3 City of Trees and Open Spaces.** Maintain a multi-functional “green infrastructure” consisting of natural areas, open space, urban forest, and parkland, which serves as a defining physical feature of Sacramento, provides visitors and residents with access to open space and recreation, and is designed for environmental sustainability.

**Policies**

**Cross Reference:** See the *Education, Recreation, and Parks and Environmental Resources Elements* for additional policies on parks, open space, and urban forests.

**LU 2.3.1 Multi-functional Green Infrastructure.** The City shall strive to create a comprehensive and integrated system of parks, open space, and urban forests that frames and complements the city’s urban areas. (MPSP)

**LU 2.3.2 Adjacent Development.** The City shall require that development adjacent to parks and open spaces complements and benefits from this proximity by:

- Preserving physical and visual access;
- Requiring development to front, rather than back, onto these areas;

- Using single-loaded streets along the edge to define and accommodate public access;
- Providing pedestrian and multi-use trails;
- Augmenting non-accessible habitat areas with adjoining functional parkland; and
- Extending streets perpendicular (i.e., along edges) to parks and open space and not closing off visual and/or physical access with development. (RDR)

**Goal**

**LU 2.4 City of Distinctive and Memorable Places.** Promote community design that produces a distinctive, high-quality built environment whose forms and character reflect Sacramento's unique historic, environmental, and architectural context, and create memorable places that enrich community life.

**Policies**

**Cross Reference:** See ER 7, *Aesthetic Resources* for additional policies on maintenance and protection of significant visual and aesthetic resources that contribute to the identity and character of Sacramento.

**LU 2.4.1 Unique Sense of Place.** The City shall promote quality site, architectural and landscape design that incorporates those qualities and characteristics that make Sacramento desirable and memorable including: human-scaled blocks, figurative parks and open spaces, tree-lined streets, and varied architectural styles. (RDR)

**LU 2.4.2 Responsiveness to Context.** The City shall promote building design that respects and responds to the local context, including use of local materials where feasible, responsiveness to Sacramento's climate, and consideration of cultural and historic context of Sacramento's neighborhoods and centers. (RDR)

**LU 2.4.3 Enhanced City Gateways.** The City shall ensure that public improvements and private development work together to enhance the sense of entry at key gateways to the city to create a unique and well-defined identity for Sacramento's various entries. (JP)

**LU 2.4.4 Iconic Buildings.** The City shall encourage the development of iconic public and private buildings in key locations to create new landmarks and focal features that contribute to the city's structure and identity. (RDR /MPSP)

**LU 2.4.5 Distinctive Urban Skyline.** The City shall encourage the development of a distinctive urban skyline that reflects the vision of Sacramento with a prominent central core that contains the city's tallest buildings, complemented by smaller urban centers with lower-scale mid- and high-rise development. (RDR /MPSP)

**Goal**

**LU 2.5 City Connected and Accessible.** Promote the development of an urban pattern of well connected, integrated, and accessible neighborhoods corridors, and centers.

**Policies**

**Cross Reference:** See the *Mobility Element* for additional policies on pedestrianways, bikeways, transit, roadways, and other modes of transportation.

**LU 2.5.1 Connected Neighborhoods Centers, and Corridors.** The City shall require that new development, both infill and greenfield, maximizes connections and minimizes barriers between neighborhoods corridors, and centers within the city. (RDR)

**LU 2.5.2 Overcoming Barriers to Accessibility.** The City shall strive to remove and minimize the effect of natural and manmade barriers to accessibility between and within existing neighborhoods corridors, and centers. (MPSP/RDR)

#### Goal

**LU 2.6 City Sustained and Renewed.** Promote sustainable development and land use practices in both new development and redevelopment that provide for the creation, repair, and transformation of Sacramento into a sustainable urban city while preserving choices (e.g., where to live, work, and recreate) for future generations.

#### Policies

*Note: Sustainability policies are threaded throughout the General Plan policies in all elements of the Plan.*

**LU 2.6.1 Sustainable Development Patterns.** The City shall promote compact development patterns and higher-development intensities that use land efficiently, reduce pollution and the expenditure of energy and other resources, and facilitate walking, bicycling, and transit use. (RDR)

**LU 2.6.2 Redevelopment and Revitalization Strategies.** The City shall employ a range of strategies to promote revitalization of distressed, under-utilized, and/or transitioning areas, including:

- Targeted public investments;
- Development incentives;
- Redevelopment assistance;
- Public-private partnerships;
- Revised development regulations and entitlement procedures; and
- Implementation of City or SHRA sponsored studies and master plans. (MPSP/RDR/FB/JP)

**LU 2.6.3 Sustainable Building Practices.** The City shall promote sustainable building practices that incorporate a “whole system” approach to designing and constructing buildings that are integrated into the building site, consume less energy, water and other resources, and are healthier, safer, more comfortable, and durable. (RDR)

**LU 2.6.4 Reduced Automobile Dependence.** The City shall encourage development that reduces automobile dependence and promotes more sustainable (e.g., more energy efficient, less polluting) modes of transportation, such as walking, bicycling, and transit use. (MPSP)

**LU 2.6.5 Existing Structure Reuse.** The City shall discourage the demolition of existing structures and promote their adaptive reuse and renovation with green building technologies to retain the structures embodied energy, make it more energy efficient, and limit the generation of waste. [RDR]

**LU 2.6.6 Green Building Retrofit.** The City shall promote the retrofitting of existing structures with green building technologies/practices and encourage structures under renovation to be built to a green building standard (e.g., LEED-ED). *[RDR]*

**LU 2.6.7 Green Building Rating Program.** The City shall maintain a green building rating program (e.g., LEED/GreenPoint Rated) with standards for private residential and commercial development and provide incentives such as reduced fees, expedited entitlement processing, and density bonuses for new construction. *(RDR/MPSP)*

**LU 2.6.8 Heat Island Effect.** The City shall seek to reduce the “heat island effect” by promoting such features as reflective roofing, green roofs, light colored pavement, and urban shade trees and reducing the un-shaded extent of parking lots. *(RDR)*

**Cross Reference:** See ER 3, Urban Forest for additional policies on the city’s urban forests.

**Goal**

**LU 2.7 City Form and Structure.** Require excellence in the design of the city’s form and structure through development standards and clear design direction.

**Policies**

**LU 2.7.1 Development Regulations.** The City shall promote design excellence by ensuring City development regulations clearly express intended rather than prohibited outcomes and reinforce as well as inhibit quality design. *(RDR)*

**LU 2.7.2 Design Review.** The City shall require design review that focuses on achieving appropriate form and function for all new and redevelopment projects to promote creativity, innovation, and design quality. *(RDR)*

**LU 2.7.3 Transitions in Scale.** The City shall require that the scale and massing of new development in higher-density centers and corridors provide appropriate transitions in building height and bulk that are sensitive to the physical and visual character of adjoining neighborhoods that have lower development intensities and building heights. *(RDR)*

**LU 2.7.4 Public Safety and Community Design.** The City shall promote design of neighborhoods, centers, streets, and public spaces that enhance public safety and discourage crime by providing street-fronting uses (“eyes on the street”), adequate lighting and sight lines, and features that cultivate a sense of community ownership. *(RDR)*

**LU 2.7.5 Development Along Freeways.** The City shall promote high quality development character of buildings along freeway corridors and protect the public from the adverse effects of vehicle-generated air emissions, noise, and vibration, using such techniques as:

- Requiring extensive landscaping and trees along the freeway fronting elevation;
- Establish—a consistent building line, articulating and modulating

building elevations and heights to create visual interest;

- Include design elements that reduce noise and prevent the intrusion and provide for proper filtering, ventilation, and exhaust of vehicle air emissions. (RDR/MPSP)

**LU 2.7.6 Walkable Blocks.** The City shall require new development and redevelopment projects to create walkable, pedestrian-scaled blocks that incorporate publicly-accessible mid-block pedestrian routes and include appropriately scaled sidewalks for the intended use and anticipated pedestrian use. (RDR)

***Cross Reference:** See M2, Walkable Communities for additional policies on pedestrian facilities.*

**LU 2.7.7 Buildings that Engage the Street.** The City shall require buildings to be oriented to and actively engage and complete the public realm through such features as building orientation, build-to and setback lines, façade articulation, ground-floor transparency, and location of parking. (RDR)

**LU 2.7.8 Screening of Off-street Parking.** The City shall reduce the visual prominence of parking within the public realm by requiring most off-street parking to be located behind or within structures or otherwise fully or partially screened from public view. (RDR/MSPS)

#### Goal

**LU 2.8 City Fair and Equitable.** Ensure fair and equitable access for all citizens to employment, housing, education, recreation, transportation, retail, and public services, including participation in public planning for the future.

#### Policies

**LU 2.8.1 Equitable Distribution of Uses and Amenities.** The City shall strive to ensure that that desirable uses and neighborhood amenities are distributed equitably throughout the city and strive to remove undesirable uses from existing neighborhoods. (RDR/MSPS)

***Cross Reference:** See the LU 8, Public Quasi-Public for additional policies on the equitable distribution of public facilities.*

**LU 2.8.2 Public Facilities and Services.** The City shall strive to equitably distribute public facilities, improvements, and services throughout the city, with priority given to remedying existing deficiencies in blighted or under-served neighborhoods. (MPSP)

**LU 2.8.3 High-Impact Uses.** The City shall avoid the concentration of high-impact uses and facilities in a manner that disproportionately affects a particular neighborhood, center, or corridor to ensure that such uses do not result in an inequitable environmental burden being placed on low-income or minority neighborhoods. (RDR)

**LU 2.8.4 Housing Type Distribution.** The City shall promote an equitable distribution of housing types for all income groups throughout the city and promote mixed-income

RDR-Regulation & Development Review; MPSP-Master Plans, Strategies, and Programs; FB-Financing and Budgeting; PS

***Cross Reference:** See the Housing Element for additional policies on the equitable distribution of house types.*

developments rather than creating concentrations of below-market-rate housing in certain areas. *(RDR/MPSP)*

**LU 2.8.5 Jobs Housing Balance.** The City shall encourage a balance between job type, the workforce, and housing development to reduce the negative impacts of long commutes and provide a range of employment opportunities for all city residents. *(RDR/MPSP)*

**LU 2.8.6 Community Outreach.** The City shall strive to engage all segments of the community in planning decisions, including non-English-language speakers, the elderly, youth, working parents, low-income residents, and other similar special needs groups. *(PI)*

## LAND USE and URBAN FORM DIAGRAM: OVERVIEW (LU 3)

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Land Use and Urban Form diagram overview section includes the Land Use and Urban Form Diagram as well as an overview of urban form guidelines and State planning law requirements for general standards of population density and building intensity and allowed uses for the various land use designations in the plan.

The General Plan includes a diagram and set of designations that combine direction for both land use and urban form. The system includes components that address legal requirements for allowed uses and population density and building intensity, as well as urban form criteria for the different neighborhoods, centers, and corridors throughout the city. These components work together to define allowed uses and building intensities as well as the overall role of each area of the city, whether it's for living (neighborhoods), gathering and employment (centers), travel and commerce (corridors), preservation (open space), or a unique role (other district) such as a college.

### **Land Use & Urban Form Designations and Development Standards**

State planning law requires general plans to establish “standards of population density and building intensity” as well as allowed uses for the various land use designations in the plan (Government Code Section 65302(a)). Each of the land use and urban form designations describes existing and future uses in terms of 1) urban form guidelines, 2) allowed uses, and 3) development standards.

### **Urban Form Guidelines**

Urban form describes key physical form characteristics envisioned for each designation. Urban form is intended to inform future development by ensuring that all parties (i.e., developers, the City, and the public) share a common understanding of the characteristics that contribute to good design and consider the implications of individual project design on the form and character of the community as a whole.

These elements or formal qualities include characteristics such as the height and bulk of buildings, the location of buildings on their lots, the relationship of buildings to streets, the height of buildings relative to adjacent neighborhoods, and the location and character of parking and pedestrian facilities. **These guidelines are recommendations not required standards like allowed uses and development standards.**

### **Allowed Uses**

These descriptions outline the range of uses that are allowed within each designation.

### **Development Standards**

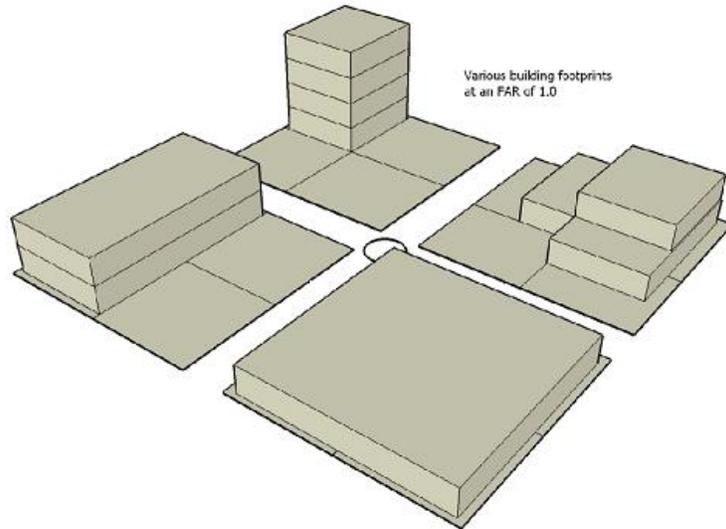
These are legal standards of density for residential uses (i.e., minimum and maximum dwelling units per acre) and standards of building intensity for non-residential and mixed-use (i.e., minimum and maximum floor area ratio). These standards are stated differently for residential and non-residential development. Following are explanations of how these standards operate.

Standards of building density for residential uses are stated as the allowable range of dwelling units per net acre. Standards of population density for residential uses can be derived by multiplying the

maximum number of dwelling units per net acre by the average number of persons per dwelling unit assumed for the applicable residential designation (e.g., two persons per dwelling unit).

Standards of building intensity for non-residential uses such as mixed-use, commercial, and industrial development are stated as floor-area ratios (FARs). In the case of mixed use developments that include residential uses, the FAR includes residential building square footage.

A floor-area ratio is the ratio of the gross building square footage (excluding parking structures) on a lot to the net square footage of the lot (or parcel). For example, on a lot with 10,000 net square feet of land area, a FAR of 1.00 will allow 10,000 square feet of gross building floor area to be built, regardless of the number of stories in the building (e.g., 5,000 square feet per floor on two floors or 10,000 square feet on one floor). On the same 10,000-square-foot lot, a FAR of 0.50 would allow 5,000 square feet of floor area, and a FAR of 0.25 would allow 2,500 square feet. The diagram above shows how various building configurations representing a FAR of 1.00 could cover a lot.



**General Plan Land Use/Urban Form Diagram**

DRAFT

**RDR**-Regulation & Development Review; **MPSP**-Master Plans, Strategies, and Programs; **FB**-Financing and Budgeting; **PSR**-Planning Studies and Reports; **SO**-City Services and Operations; **IGC**-Inter-governmental Coordination; **JP**-Joint Public-Private Partnerships; **PI**-Public Information

## Land Use &amp; Urban Form Designations

Land Use and Urban Form Designation	Guidelines Building Height (Number of Stories) <sup>(1)</sup>	Standards			
		Minimum Density (dwelling units per acre)	Maximum Density (dwelling units per acre)	Minimum Floor Area Ratio (FAR)	Maximum Floor Area Ratio (FAR)
<b>Neighborhoods</b>					
Rural Residential <sup>(3)</sup>	1-3	0.25	3.0	-	1.50
Suburban Neighborhood Low Density <sup>(3)</sup>	1-3	3.0	8.0	-	1.50
Suburban Neighborhood Medium Density <sup>(3)</sup>	1-3	7.0	15.0	-	1.50
Suburban Neighborhood High Density <sup>(2) (3)</sup>	1-3	15.0	30.0	0.35	1.50
Traditional Neighborhood Low Density <sup>(3)</sup>	1-3	3.0	8.0	-	1.50
Traditional Neighborhood Medium Density <sup>(3)</sup>	1-3	8.0	21.0	-	1.50
Traditional Neighborhood High Density <sup>(2) (3)</sup>	1-3	18.0	36.0	0.50	1.50
Urban Neighborhood Low Density <sup>(2) (3)</sup>	2-4	12.0	36.0	0.50	1.00
Urban Neighborhood Medium Density <sup>(2) (3)</sup>	3-8	33.0	101.0	1.50	4.00
Urban Neighborhood High Density <sup>(2) (3)</sup>	4-24	101.0	250.0	2.00	8.00
<b>Centers</b>					
Suburban Center <sup>(2)</sup>	1-4	15.0	36.0	0.25	2.00
Traditional Center <sup>(2)</sup>	1-4	15.0	36.0	0.30	2.00
Regional Commercial <sup>(2)</sup>	1-6	32.0	80.0	0.25	3.00
Urban Center Low <sup>(2)</sup>	2-7	20.0	150.0	0.40	4.00
Urban Center High <sup>(2)</sup>	2-24	24.0	250.0	1.75	8.00
Central Business District <sup>(2)</sup>	4+	61.0	450.0	3.00	10.00
<b>Corridors</b>					
Suburban Corridors <sup>(2)</sup>	1-4	15.0	36.0	0.30	2.00
Urban Corridor Low <sup>(2)</sup>	2-6	20.0	60.0	0.40	3.00
Urban Corridor High <sup>(2)</sup>	3-8	33.0	150.0	0.35	6.00
<b>Other Designations</b>					
Employment Center Low Rise	1-3	-	-	0.35	1.00
Employment Center Mid Rise <sup>(2)</sup>	3-12	18.0	60.0	0.50	2.00
Industrial	-	-	-	0.10	1.00
Public/Quasi-Public	-	-	-	-	-
Open Space	-	-	-	-	-
Special Study Area	-	-	-	-	-
Planned Development	-	-	-	-	-

<sup>(1)</sup> Height guidelines are an urban form guidelines, not land use standards.

<sup>(2)</sup> Residential development (i.e., density) is included in mixed-use FAR.

<sup>(3)</sup> Neighborhood support uses (schools, parks, libraries, community centers, and childcare/elderly care facilities) are also allowed.

RDR-Regulation & Development Review; MPSP-Master Plans, Strategies, and Programs; FB-Financing and Budgeting; PSR-Planning Studies and Reports; SO-City Services and Operations; IGC-Inter-governmental Coordination; JP-Joint Public-Private Partnerships; PI-Public Information

## NEIGHBORHOODS (LU 4)

Neighborhood policies provide for the protection, maintenance, and enhancement of Sacramento's residential neighborhoods, assuring that new development complements and reinforces their unique characteristics through sensitive infill and transitions in scale from adjacent centers and corridors. They provide for residential neighborhoods that contain a diversity of housing types and for the development of more complete neighborhoods that incorporate supporting and complementary uses such as neighborhood-serving commercial, schools, parks, community meeting facilities, and comparable uses.

**Cross Reference:** See the Housing Element for additional policies related to residential development and housing.

### Rural Residential

Rural Residential has a limited role in Sacramento's future. Rural neighborhoods contribute to variety and choice in housing and lifestyle. However, given the inefficient use of land and infrastructure, this development pattern limits its future to a few areas of the city. Rural neighborhoods are the preferred residential designation to provide "buffers" and serve as a physical transition between Sub-Urban and Traditional Neighborhoods and the city's outer edges that abut open space.

#### Rural Residential Urban Form Guidelines

Key urban form characteristics of the Rural Neighborhood that should be preserved, enhanced, and/or introduced include:

- Large parcels relating to the size and shape of older agricultural landholdings;
- Large residential lots with low building coverage (e.g., less than 10 percent);
- Building heights that generally range from 1 to 3 stories;
- Buildings are sited centrally within the parcel with deep front, side, and rear setbacks;
- Generally straight, narrow streets designed to accommodate lower traffic volumes generated by low-density development (i.e., not designed to urban standards); and
- Rural street improvement standards that include:
  - compacted shoulders and open drainage swales with limited curb and gutter improvements;
  - minimal or no street lights;
  - no on-street parking lanes;
  - paved and/or compact aggregate pedestrian/multi-use trails separated from and aligned along one side of the public roadway (rather than sidewalks on both sides of roadway); and
  - large street trees scaled to the open character of the rural landscape and set back from the roadway

#### Rural Residential Development Standards

This designation provides for the following uses:

- Single family detached residential uses normally associated with urban/rural interface areas;
- Accessory second units;
- Limited neighborhood-serving commercial uses; and
- Compatible public, quasi-public, and special uses.
  - Minimum Density                      0.25 Units/Net Acre

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- Maximum Density                    3.0 Units/Net Acre
- Maximum FAR                        1.5 FAR

### Suburban Neighborhoods

The suburban neighborhood designations (low, medium, and high) will continue to be the predominant residential development pattern in existing neighborhoods. As a result, the magnitude of change anticipated for these areas is substantially less than what is anticipated for the commercial corridors and centers that serve them. Changes proposed in areas identified as suburban neighborhoods are more subtle, focusing on how to enhance the quality of such areas by improving characteristics such as connectivity, pedestrian safety, neighborhood character, and housing choice.

#### Suburban Residential Urban Form Guidelines

Key urban form characteristics envisioned for the suburban neighborhood designations include:

- Predominantly single-family residential scale;
- Higher-density uses near centers or major transit routes;
- Lot coverage that generally does not exceed 60 percent;
- Building heights that generally range from 1 to 3 stories for all suburban neighborhood designations;
- A street system that provides distribution of traffic and route flexibility;
- Neighborhood parks within walking distance of local residents;
- A range of housing types/designs consistent with existing forms and patterns;
- Street design that balances pedestrian and bicycle use with vehicular circulation by incorporating traffic-calming measures and more attractive and functional pedestrian/bicycle facilities; and
- Consistent patterns of street trees that provide shade and enhance character and identity.

#### Suburban Neighborhood Low Density Development Standards

This designation provides for low intensity neighborhood uses including:

- Single family detached and attached units;
- Accessory second units;
- Limited neighborhood-serving commercial uses; and
- Compatible public, quasi-public, and special uses allowed.
  - Minimum Density                    3.0 Units/Net Acre
  - Maximum Density                    8.0 Units/Net Acre
  - Maximum FAR                        1.5 FAR

#### Suburban Neighborhood Medium Density Development Standards

This designation provides for medium density uses and higher intensity uses including:

- Small lot single family units (single family detached, duplexes, condominiums, townhomes);
- Accessory second units;
- Multifamily dwellings;
- Limited neighborhood-serving commercial uses; and
- Compatible public, quasi-public, and special uses allowed.
  - Minimum Density                    7.0 Units/Net Acre
  - Maximum Density                    15.0 Units/Net Acre
  - Maximum FAR                        1.5 FAR

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Suburban Neighborhood High Density Development Standards

This designation provides for multifamily housing and predominantly residential mixed-use development in areas served by major transportation routes and facilities, and near major shopping areas, including:

- Condominiums, townhomes and apartments;
- Mixed-use neighborhood-serving commercial; and
- Compatible public, quasi-public, and special uses allowed.
  - Minimum Density            15.0 Units/Net Acre
  - Maximum Density         30.0 Units/Net Acre
  - Minimum FAR                0.35 FAR
  - Maximum FAR                1.5 FAR

**Traditional Neighborhood**

Traditional neighborhoods and the characteristics associated with this form are highly desirable and expected to be highly sought after in the future. Many existing traditional neighborhoods are well-established and generally well-preserved, thus, changes to these areas will be relatively modest. Conversely some traditional neighborhoods, such as Oak Park, have many of the key formal characteristics of a traditional neighborhood, but have declined over time. These neighborhoods will experience more substantial change related to rehabilitation of units, infill development, and streetscape improvements. Changes proposed in these traditional neighborhoods will focus on preserving and restoring the quality of such areas by protecting and enhancing features such as scale and quality of housing, neighborhood character, and housing choice. It should be noted that the diversity of development in Traditional Neighborhoods sometimes falls below or above the allowed density standards. The City expects to retain this diversity. It is also anticipated that future greenfield development areas will be planned with attributes that emulate the traditional neighborhood form and character and include adequate neighborhood-serving uses.

Traditional Neighborhood Urban Form Guidelines

Key urban form characteristics of low, medium, and high density residential development in traditional neighborhoods include:

- Predominantly single-family residential scale and that includes a mix of single family units, second units, duplexes, tri-plexes, four-plexes, and apartments;
- Lot coverage that generally does not exceed 70 percent;
- Building heights that generally range from 1 to 3 stories for all traditional neighborhood designations;
- A highly interconnected street system that facilitates flow of traffic, connectivity, and route flexibility;
- Pedestrian-scale blocks that are easy to navigate;
- A comprehensive, integrated, and interconnected pedestrian/bicycle system;
- Neighborhood services, transit, parks and schools within walking distance of local residents;
- Limited garages and curb cuts along the street frontage with rear, alley, and side garage access common;
- Diverse architectural designs consistent with the neighborhoods forms and patterns;
- Street design that balances pedestrian and bicycle uses and safety with vehicular circulation;

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- Traffic-calming measures, sidewalks with parkways (e.g., planting strips), and more attractive and functional pedestrian/bicycle facilities; and
- Dense street tree canopy that provides shade and enhanced neighborhood character and identity.

*Traditional Neighborhood Low Density Development Standards*

This designation provides for moderate intensity neighborhood uses, including:

- Single family detached duplex, tri-plex, and four-plex units;
- Accessory second units;
- Limited neighborhood-serving commercial uses; and
- Compatible public, quasi-public, and special uses allowed.
  - Minimum Density            3.0 Units/Net Acre
  - Maximum Density            8.0 Units/Net Acre
  - Maximum FAR                1.5 FAR

*Traditional Neighborhood Medium Density Development Standards*

This designation provides for uses between lower and higher intensity uses, including:

- Small-lot single family units (duplexes, condominiums, townhomes);
- Multifamily dwellings;
- Limited neighborhood-serving commercial uses; and
- Compatible public, quasi-public, and special uses allowed.
  - Minimum Density            8.0 Units/Net Acre
  - Maximum Density            21.0 Units/Net Acre
  - Maximum FAR                1.5 FAR

*Traditional Neighborhood High Density Development Standards*

This designation provides for multifamily housing and predominantly residential mixed-use development in areas served by transit (i.e., bus/light rail) and facilities, and near local shopping/gathering areas, including:

- Condominiums, townhomes and apartments;
- Mixed-use neighborhood-serving commercial uses; and
- Compatible public, quasi-public, and special uses allowed.
  - Minimum Density            18.0 Units/Net Acre
  - Maximum Density            36.0 Units/Net Acre
  - Minimum FAR                0.5 FAR
  - Maximum FAR                1.5 FAR

**Note:** Residential densities are only required for single use residential projects. Residential development that is constructed as part of a mixed use project is only be required to be built within the allowed floor area ratio (FAR) range.

## Urban Neighborhood

While the area proposed for Urban Neighborhoods is relatively small compared to the other neighborhood form categories, Urban Neighborhoods will play a significant role in Sacramento's future. The city's continued growth as a regional center for business, culture and entertainment increases the demand for and interest in urban residential living. Urban Neighborhoods are highly active areas where of people live, work and recreate seven-days a week and around the clock. As the city continues to grow, new Urban Neighborhoods will

be developed in urban centers outside the Central City.

Urban Neighborhood Urban Form Guidelines

Key urban form characteristics of low, medium, and high density residential development and support uses in urban neighborhoods include:

- Buildings that establish a consistent setback from street that produces a pleasing definition to the public right-of-way (e.g., sidewalk, parkway strip, and street);
- Building façades and entrances that directly address the street and have a high degree of transparency (i.e., numerous windows) on street-fronting façades;
- Building heights that generally range from:
  - 2 to 4 stories for Low Density,
  - 3 to 8 stories for Medium Density, and
  - 4 to 24 stories for High Density;
- Lot coverage that generally does not exceed 80 percent;
- An interconnected street system that provides for traffic and route flexibility;
- Vertical and horizontal integration of complementary non-residential uses;
- Off-street parking that is integrated into the buildings or placed in separate parking structures;
- Minimal or no curb cuts along street fronts and façades;
- Side or rear access to parking and service functions;
- Broad sidewalks appointed with appropriate pedestrian amenities/facilities;
- Street design that integrates pedestrian, bicycle, and vehicular use and incorporates traffic-calming features and on-street parking;
- Consistent planting of street trees that provide shade and enhance character and identity; and
- Public parks and open space areas within walking distance of local residents.

Urban Neighborhood Low Density Development Standards

This designation provides for high intensity neighborhood uses, including:

- Small-lot single family attached or detached units;
- Duplexes, townhomes, and condominiums;
- Accessory second units;
- Mixed-use neighborhood-serving commercial; and
- Compatible public, quasi-public, and special uses.
  - Minimum Density 12.0 Units/Net Acre
  - Maximum Density 36.0 Units/Net Acre
  - Minimum FAR 0.5 FAR
  - Maximum FAR 1.0 FAR

**Note:** Residential densities are only required for single use residential projects. Residential development that is constructed as part of a mixed use project is only be required to be built within the allowed floor area ratio (FAR) range.

Urban Neighborhood Medium Density Development Standards

This designation provides for uses between lower and higher intensity uses, including:

- Small-lot single family attached or detached units;
- Duplexes, condominiums, and townhomes;
- Multifamily dwellings;
- Mixed-use neighborhood-serving commercial; and
- Compatible public, quasi-public, and special uses.
  - Minimum Density 33.0 Units/Net Acre

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- Maximum Density 101 Units/Net Acre
- Minimum FAR 1.5 FAR
- Maximum FAR 4.0 FAR

**Note:** Residential densities are only required for single use residential projects. Residential development that is constructed as part of a mixed use project is only be required to be built within the allowed floor area ratio (FAR) range.

Urban Neighborhood High Density Development Standards

This designation provides for multifamily housing in areas served by public transportation and facilities, including:

- Condominiums, townhomes, and apartments
- Mixed-use neighborhood-serving commercial; and
- Compatible public, quasi-public, and special uses.
  - Minimum Density 101.0 Units/Net Acre
  - Maximum Density 250.0 Units/Net Acre
  - Minimum FAR 2.0 FAR
  - Maximum FAR 8.0 FAR

**Note:** Residential densities are only required for single use residential projects. Residential development that is constructed as part of a mixed use project is only be required to be built within the allowed floor area ratio (FAR) range.

## Comparison of Neighborhood Type Urban Form Guidelines

Neighborhood Types	Predominant Building Types	Lot Size	Building Coverage	Setbacks/ Building Placement	Block Pattern	Street Width/ Orientation	Primary Vehicular Loading	On-Street Parking	Pedestrian Realm
Rural Residential	Single-Family House	Very Large – Large	Low: <10%	Large Front, Side and Rear Yards	Interconnected Large Blocks	Narrow / Vehicular	Front	No	Minimal Public Improvements With Private Landscape Amenities
Suburban Neighborhood	Single-Family House	Medium	Medium: <60%	Large Front and Rear Yards with Medium Side Yards	Interconnected Medium to Pedestrian-Scaled Blocks	Wide – Moderate / Balanced	Front or Alley	Optional	Medium-Width Zone With Street Trees
Traditional Neighborhood	Small-lot Single-Family House, Townhouses, and Multi-Family Residences	Medium – Small	Medium – High: <70%	Medium to Small Front Yards with Small Side Yards with Consistent Setbacks	Highly Interconnected Pedestrian-Scaled Blocks in Grid Pattern	Narrow / Balanced	Alley / Side Street	Yes	Medium – Wide Zone With Densely Placed Street Trees
Urban Neighborhood	Townhouses and Multi-Family Residences	Small	High: <80%	Minimal or No Front and Side Yards with Consistent Setbacks	Highly Interconnected Pedestrian-Scaled Blocks in Grid Pattern	Moderate – Narrow / Balanced	Alley / Side Street	Yes	Wide Zone With Densely Placed Street Trees

*Note: This matrix compares the urban form of the four neighborhood types as established by the respective guidelines.*

*Source: WRT; September 2007*

**RDR**-Regulation & Development Review; **MPSP**-Master Plans, Strategies, and Programs; **FB**-Financing and Budgeting; **PSR**-Planning Studies and Reports; **SO**-City Services and Operations; **IGC**-Inter-governmental Coordination; **JP**-Joint Public-Private Partnerships; **PI**-Public Information

**Goal**

- LU 4.1**      **Neighborhoods.** Promote the development and preservation of neighborhoods that provide a variety of housing types, densities, and designs and a mix of uses and services that address the diverse needs of Sacramento residents of all ages, socio-economic groups, and abilities.

**Policies**

- LU 4.1.1**      **Mixed-use Neighborhoods.** The City shall promote neighborhood design that incorporates a compatible mix of residential and non-residential (e.g., retail, parks, schools) uses that address the basic daily needs of residents and employees. *(RDR)*

- LU 4.1.2**      **Neighborhood Amenities.** The City shall encourage community and civic facilities (parks, schools, places of assembly, libraries, community facilities) and commercial areas within all neighborhoods to enhance neighborhood identity and provide convenient access within walking and biking distance of city residents. *(RDR/MPSP)*

- LU 4.1.3**      **Walkable Neighborhoods.** The City shall encourage the design and development of neighborhoods that makes them more pedestrian-friendly including features such as short blocks; broad and well-appointed sidewalks (e.g., lighting, landscaping, adequate width); tree-shaded streets; buildings that define and are oriented to adjacent streets and public spaces; limited driveway curb cuts; paseos and pedestrian lanes; alleys, traffic-calming features; and convenient pedestrian street crossings. *(RDR/MPSP)*

**Cross Reference:** See the M2, *Walkable Communities* for additional policies on pedestrian facilities.

- LU 4.1.4**      **Alley Access.** The City shall encourage the use of alleys with safety by design to access individual parcels in neighborhoods in order to reduce the number of curb cuts, driveways, garage doors, and associated pedestrian/automobile conflicts along street frontages. *(RDR)*

- LU 4.1.5**      **Connecting Key Destinations.** The City shall promote better connections between residential neighborhoods and key commercial, cultural, civic, and recreational destinations for all travel modes. *(RDR/MPSP)*

- LU 4.1.6**      **Neighborhood Transitions.** The City shall provide for appropriate transitions between different land use and urban form designations along the alignment of alleys or rear lot lines and along street centerlines, in order to maintain consistent scale, form and character on both sides of public streetscapes. *(RDR)*

- LU 4.1.7**      **Connections to Open Space.** The City shall ensure that new and existing neighborhoods contain a diverse mix of parks and open spaces that are connected by trails, bikeways, and other open space networks and are within easy walking distance of residents. *(RDR/MPSP)*

RDR-Regulation & Development Review; MPSP-Master Plans, Strategies, and Programs; FB-Financing and Budgeting; PSR-Planning Studies and Reports; SO-City Services and Operations; IGC-Inter-governmental Coordination; JP-Joint Public-Private Partnerships; PI-Public Information

**LU 4.1.8 Neighborhood Street Trees.** The City shall encourage the strategic selection of street tree species to enhance neighborhood character and identity and preserve the health and diversity of the urban forest. (RDR/MPSP) [*Cross reference with Urban Forest section*]

**LU 4.1.9 Residential Diversity.** The City shall avoid concentrations of single use high-density multi-family residential uses (i.e., apartments) in existing or new neighborhoods. (RDR)

**Cross Reference:** See the Housing Element for additional policies related to residential development and housing.

**LU 4.1.10 Balanced Neighborhoods.** The City shall require new major residential development to provide a balanced housing mix that includes a range of housing types and densities. (RDR)

**LU 4.1.11 Senior Housing Development.** The City shall encourage the development of senior housing in neighborhoods that are accessible to public transit, commercial services, and health and community facilities. (RDR/MPSP)

**LU 4.1.12 Family-Friendly Neighborhoods.** The City shall promote the development of family-friendly neighborhoods throughout the city that provide housing that accommodates families of all sizes and provides safe and convenient access to schools, parks, and other family-oriented amenities and services. (RDR/MPSP)

**LU 4.1.13 Gated Communities.** The City shall discourage creation of gated communities in an effort to promote social cohesiveness and maintain street network efficiency, adequate emergency response times, and convenient travel routes for all street users. (RDR)

#### Goal

**LU 4.2 Suburban Neighborhoods.** Encourage the creation of more complete and well-designed suburban neighborhoods that provide a variety of housing choices and mix of uses that encourage walking and biking.

#### Policies

**LU 4.2.1 Enhanced Walking and Biking.** The City shall pursue opportunities to promote walking and biking in existing suburban neighborhoods through improvements such as:

- Introducing new pedestrian and bicycle connections;
- Adding bike lanes and designating and signing bike routes;
- Narrowing streets where they are overly wide;
- Introducing planting strips and street trees between the curb and sidewalk; and
- Introducing traffic circles, speed humps, traffic tables, and other appropriate traffic calming improvements. (RDR/MPSP)

**Cross Reference:** See the M2, Walkable Communities, M 3, Public Transit, and M 5, Bikeways for additional policies on pedestrian, transit, and bicycle facilities and services.

RDR-Regulation

Budgeting; PSR-Planning Studies and Reports; SO-City Services and Operations; IGC-Inter-governmental Coordination; JP-Joint Public-Private Partnerships; PI-Public Information

**LU 4.2.2 Enhanced Urban Forest.** The City shall pursue opportunities to enhance the urban forest in existing suburban neighborhoods by undertaking neighborhood street tree planting programs that introduce more trees into the public right-of-way, rather than depending on trees in private yards. Potential strategies include:

- Introducing new planting strips and street trees between the curb and sidewalk;
- Creating tree wells in existing sidewalks;
- Adding trees in new curb extensions and traffic circles; and
- Adding trees to public parks and greenways. (MPSP/SO)

**Cross Reference:** See the ER 3, Urban Forest for additional policies on the city's trees and urban forest management.

**LU 4.2.3 Suburban Infill and Secondary Units.** The City shall continue to support efforts to provide more varied housing opportunities in existing suburban neighborhoods through infill and intensification on existing available sites, and by allowing secondary units on single family lots (Second Unit Ordinance), and implementing deep lot provisions that allow for additional development on excessively large lots. (RDR)

#### Goal

**LU 4.3 Traditional Neighborhoods.** Retain the pedestrian-scale, pre-automobile form, and lush urban forest that typifies traditional neighborhoods and contributes to their special sense of place.

#### Policies

**Cross Reference:** See the Historic and Cultural Preservation Element for additional policies related to preservation of structures and neighborhoods.

**LU 4.3.1 Traditional Neighborhood Protection.** The City shall protect the pattern and character of Sacramento's unique traditional neighborhoods, including the street-grid pattern, architectural styles, tree canopy, and access to neighborhoods services and amenities. (RDR)

**LU 4.3.2 Traditional Neighborhood Densities.** The City shall preserve the existing diversity of housing types and densities on each block of Traditional Neighborhoods, even where the existing development does not conform to what is permitted by the land use and urban form designation subject to the following:

- The density of new development on existing vacant lots shall comply with the applicable land use and urban form designation's density.
- Replacement of existing housing stock shall not result in a net increase or decrease in density. (RDR)

**LU 4.3.3 Single Family Housing in Traditional Neighborhoods.** The City shall encourage the retention of existing single-family dwellings in Traditional Neighborhoods and discourage rezoning of single-family districts to multifamily districts. [New Policy per Long Range Planning 12/14/2007] (RDR)

RDR-Regulation & Development Review; MPSP-Master Plans, Strategies, and Programs; FB-Financing and Budgeting; PSR-Planning Studies and Reports; SO-City Services and Operations; IGC-Inter-governmental Coordination; JP-Joint Public-Private Partnerships; PI-Public Information

**Goal**

**LU 4.4 Urban Neighborhoods.** Promote vibrant, high-density, mixed-use urban neighborhoods with convenient access to employment, shopping, entertainment, civic uses (e.g., school, park, place of assembly, library, or community center), and services.

**Policies**

**LU 4.4.1 Well-defined Street Fronts.** The City shall require that new buildings in urban neighborhoods maintain a consistent setback from the public right-of-way in order to create a pleasing definition to the public sidewalk and street. (RDR)

**LU 4.4.2 Building Orientation.** The City shall require that building facades and entrances directly face the adjoining street frontage and include a high proportion of transparent windows facing the street in buildings with non-residential uses at street level. (RDR)

**LU 4.4.3 Building Design.** The City shall encourage sensitive design and site planning in urban neighborhoods that mitigates the scale of larger buildings through careful use of building massing, setbacks, facade articulation, fenestration, varied parapets and roof planes, and pedestrian-scaled architectural details. (RDR)

**LU 4.4.4 Ample Public Realm.** The City shall require that higher-density urban neighborhoods include small public spaces and have broad tree-lined sidewalks furnished with appropriate pedestrian amenities that provide comfortable and attractive settings to accommodate high levels of pedestrian activity. (RDR)

**LU 4.4.5 Parking and Service Access and Design.** The City shall require that, to the degree feasible, parking and service areas in urban neighborhoods be accessed from alleys or side streets to minimize their visibility from streets and public spaces. Curb cuts for driveways should not be allowed along the primary street frontage. (RDR)

**LU 4.4.6 Mix of Uses.** The City shall encourage the vertical and horizontal integration of a complementary mix of commercial, service and other non-residential uses that address the needs of families and other household types living in urban neighborhoods. Such uses may include daycare and school facilities, retail and services, and parks, plazas, and open spaces. (RDR)

**Goal**

**LU 4.5 New Neighborhoods.** Ensure that complete new neighborhoods embody the City's principles of Smart Growth and Sustainability.

**Policies**

**Cross Reference:** See LU 1, Growth and Change for additional policies related to city expansion, new growth, and development.

**LU 4.5.1 New Growth Neighborhoods.** The City shall ensure that new residential growth areas include neighborhoods that maintain a mix of residential types and densities, and that the residential mix will provide appropriate transitional features that integrate the area with adjacent existing neighborhoods and development. (RDR)

RDR-Regulation & Development Review; MPSP-Master Plans, Strategies, and Programs; FB-Financing and Budgeting; PSR-Planning Studies and Reports; SO-City Services and Operations; IGC-Inter-governmental Coordination; JP-Joint Public-Private Partnerships; PI-Public Information

- LU 4.5.2 Compact Neighborhoods.** The City shall encourage developers to create new residential neighborhoods that are pedestrian and bicycle friendly, are accessible by transit, and make efficient use of land and infrastructure by being compact with higher average densities. (RDR)
- LU 4.5.3 Green Neighborhoods.** The City shall encourage new development to build to a green neighborhood rating standard and apply for certification in a green neighborhood system (e.g., LEED-ND). [RDR]
- LU 4.5.4 New Neighborhood Core.** The City shall require all parts of new neighborhoods be within ½-mile of a central gathering place that is located on a collector or minor arterial and that includes public space, shopping areas, access to transit, and civic uses (e.g., school, park, , place of assembly, library, or community center). (RDR)
- LU 4.5.5 Traditional Grid.** The City shall require all new neighborhoods to be designed with traditional grid block sizes ranging from 300 to 400 feet in length. (RDR)
- LU 4.5.6 Connections to Transit.** The City shall require new neighborhoods to include transit stops that connect to and support a citywide transit system and are within a ½ mile walking distance of all dwellings. (RDR/MPSP)

**Cross Reference:** See the M 3, Public Transit for additional policies related to transit facilities and service.

## CENTERS (LU 5)

Center policies provide for the intensification, redevelopment, and revitalization of Sacramento's uniquely identifiable centers that are defined by their common functional role, mix of uses, density/intensity, physical form and character, and/or environmental setting as places for commerce, employment, entertainment, culture, and living. Pedestrian-oriented activities are encouraged with plazas, cafes, bookstores, and restaurants that draw a variety of people and offer a welcome setting. Policies accommodate development of property exclusively for commercial and employment uses (without housing) *and/or* mixed-use projects that integrate housing with retail, office, community facilities, and other uses within the same structure or on the same site. These areas also integrate community-serving uses, such as public meeting rooms and daycare facilities in key activity areas. Center policies ensure that their development is consistent with adjacent neighborhoods through the siting of buildings, transitions in scale, and land use mix.

### Suburban Center

Sacramento has numerous automobile-oriented suburban centers that represent a significant opportunity for transformation and enhancement. Because of the large amount of land dedicated to parking, new infill development can be added to surface parking areas and along adjoining public corridors to create more compact and consistent development that adds character and spatial definition to the centers. Parking can be relocated behind buildings and out of public view, while residential and office uses can be integrated into the suburban centers to create a more balanced mix of uses. Broad sidewalks with street trees and pedestrian zone amenities as well as public gathering places can be created to accommodate an active pedestrian component that offers connections and attraction to surrounding neighborhoods.

#### *Suburban Center Urban Form Guidelines*

Key urban form characteristics envisioned for suburban centers include:

- A compact development pattern with buildings sited near adjacent streets to add character and spatial definition to the public realm;
- Centrally-located gathering places that may include a small park or greenspace, outdoor restaurant/café seating, or other publicly accessible area that supports surrounding uses;
- Building façades and entrances with a high degree of transparency and on-street and internal street fronting façades;
- Building heights that generally range from 1 to 4 stories (taller heights are acceptable if supported by context and market);
- Lot coverage that generally does not exceed 60 percent;
- Integrated (vertical and horizontal) residential and office uses;
- Separated parking such as between buildings, pedestrian paths, and landscaping;
- Attractive pedestrian streetscapes both internally and externally with broad sidewalks appointed with appropriate landscaping, lighting, and pedestrian amenities/facilities;
- Convenient and attractive pedestrian connections from adjoining neighborhoods and transit;
- Streets designed to integrate and balance safe pedestrian, bicycle, and transit use with efficient vehicular traffic flow; and
- Attractive landscaping of public right-of-way with street trees and other plantings to enhance center character and identity.

**RDR**-Regulation & Development Review; **MPSP**-Master Plans, Strategies, and Programs; **FB**-Financing and Budgeting; **PSR**-Planning Studies and Reports; **SO**-City Services and Operations; **IGC**-Inter-governmental Coordination; **JP**-Joint Public-Private Partnerships; **PI**-Public Information

Suburban Center Development Standards

This designation provides for low density/intensity single use commercial development or horizontal and vertical mixed-use development that includes:

- Retail, service, office, and/or residential uses;
- Central public gathering places;
- Compatible public, quasi-public, and special uses; and
- Suburban Centers should be predominantly non-residential.
  - Minimum Density            15.0 Units/Net Acre
  - Maximum Density         36.0 Units/Net Acre
  - Minimum FAR                0.25 FAR
  - Maximum FAR                2.0 FAR

**Traditional Center**

Sacramento's traditional centers are a critical element of many sustainable, walkable traditional neighborhoods that accommodate uses that provide essential daily services retail needs within walking distance of the surrounding residents. Infill development in areas designated as traditional center can create additional character and spatial definition to traditional neighborhoods. Residential and office uses can also be integrated into traditional centers to create a more balanced mix of uses and additional job opportunities for surrounding residents. Sidewalks integrated with pedestrian amenities can also provide external linkages that accommodate an active pedestrian component and physical connections to adjoining neighborhoods.

Traditional Center Urban Form Guidelines

Key urban form characteristics envisioned for traditional centers include:

- Blocks that are small and rectangular, allowing for convenient pedestrian access from adjacent areas;
- Lot sizes that are relatively small and narrow, providing a fine-grained development pattern;
- Building heights that generally range from 1 to 4 stories (taller heights are acceptable if supported by context and market);
- Lot coverage that generally does not exceed 80 percent;
- Buildings that are sited at or near the sidewalk and typically abut one another with limited side yard setbacks;
- Building entrances are set at the sidewalk with preference for corner entrances when buildings are located on a corner lot;
- Rear alleys and secondary streets that provide vehicular and service access to reduce the need for driveways and curb cuts on the primary street;
- Parking that is provided on-street as well as in individual or shared lots at the side or rear of structures, or in screened parking structures;
- Building frontages that are transparent with pedestrian-scaled articulation and detailing;
- Sidewalks are moderately wide (e.g., 6-10 feet), and are furnished with street trees, outdoor seating areas, and other amenities that create inviting streetscapes; and
- The public streetscapes that serve as the center's primary open space, complemented by outdoor seating, plazas, courtyards and sidewalk dining areas.

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Traditional Center Development Standards

This designation provides for moderate density/intensity single-use commercial development or horizontal and vertical mixed-use development that includes:

- Retail, service, office, and/or residential uses; and
- Gathering places such as a plaza, courtyard, or park;
- Traditional Centers should be predominantly non-residential; and
- Compatible public, quasi-public, and special uses.
  - Minimum Density 15.0 Units/Net Acre
  - Maximum Density 36.0 Units/Net Acre
  - Minimum FAR 0.30 FAR
  - Maximum FAR 2.0 FAR

**Regional Commercial Center**

Sacramento has numerous regional commercial centers along major corridors and major freeway interchanges (Natomas Marketplace or Arden Fair). These centers represent a significant opportunity for transformation and enhancement to increase residential and employment. New infill development can be added to surface parking areas and along adjoining corridors to create a more compact development pattern that adds character and creates a regional destination for living, working, and shopping. Parking can be relocated to structures and behind building, while residential and office uses can be integrated into the regional commercial centers to create a more balanced mix of uses. Broad sidewalks with street trees and pedestrian amenities within the centers can create internal and external linkages to accommodate an active pedestrian component that promotes walking.

Regional Commercial Center Urban Form Guidelines

Key characteristics envisioned for regional commercial centers include:

- A development pattern with buildings sited up to internal streets and plazas that add character and spatial definition to the center;
- Centrally-located gathering places/plazas that are connected by pedestrian paths;
- Building façades and entrances that have a high degree of transparency and on street-fronting façades;
- Building heights that generally range from 1 to 6 stories (taller heights are acceptable if supported by context and market);
- Lot coverage that generally does not exceed 60 percent;
- Integration (vertical and horizontal) of residential and office uses into the centers;
- Parking that is located behind buildings or accommodated in parking structures;
- Internal pedestrian streetscapes with broad sidewalks appointed with appropriate landscaping, lighting, and pedestrian amenities/facilities;
- Convenient and attractive pedestrian connections from adjacent transit facilities;
- Internal streets designed to integrate and balance safe pedestrian, bicycle, and transit use with efficient vehicular traffic flow; and
- Attractive landscaping of public and internal right-of-ways with street trees and other plantings to enhance center character and identity.

**RDR**-Regulation & Development Review; **MPSP**-Master Plans, Strategies, and Programs; **FB**-Financing and Budgeting; **PSR**-Planning Studies and Reports; **SO**-City Services and Operations; **IGC**-Inter-governmental Coordination; **JP**-Joint Public-Private Partnerships; **PI**-Public Information

Regional Commercial Center Development Standards

This designation provides for large-scale, predominantly non-residential, regional shopping centers with a mix of uses that includes:

- Major retail stores, home improvement stores, offices, restaurants, and services;
- Multifamily units;
- Central public gathering places; and
- Compatible public, quasi-public, and special uses.
  - Minimum Density                    32.0 Units/Net Acre
  - Maximum Density                    80.0 Units/Net Acre
  - Minimum FAR                        0..25 FAR
  - Maximum FAR                        3.0 FAR

**Urban Center Low**

Sacramento's Urban Center Low provides for smaller urban areas throughout the city. Each center will include employment-intensive uses, a mix of housing, and a wide variety of retail uses including local shops, restaurants, and services that facilitate pedestrian access and travel. Urban Center Low will be located around light rail stations, along local arterials, and in other key areas of the city. Building heights for Urban Center Low will tend toward low and mid-rise (e.g., 2 to 10 stories) structures. Other characteristics, such as building orientation and height will take into account adjacent neighborhoods, such as stepping down building heights from mid-rise structures to adjacent lower density neighborhoods, to limit conflicts.

Urban Center Low Urban Form Guidelines

Key urban form characteristics envisioned for Urban Center Low include:

- Blocks are small and rectangular, allowing for convenient pedestrian access from adjacent areas;
- Lot sizes that are relatively small and narrow, providing a fine-grained development pattern;
- Building heights that generally range from 2 to 7 stories (taller heights are acceptable if supported by context and market);
- Building heights that step down to not more than one story higher at the property line than permitted in the adjacent neighborhood unless separated by a roadway, rail corridor, or other setback or buffer;
- Lot coverage that generally does not exceed 80 percent;
- Buildings sited at or near the sidewalk along the primary street frontage and typically abut one another with limited side yard setbacks;
- Building entrances set at the sidewalk along the primary street frontage;
- Rear alleys and secondary streets that provide vehicular and service access, with limited driveways and curb cuts on a primary street;
- Parking provided on-street as well as in individual or shared lots at the rear of structures, or in screened parking structures;
- Transparent building frontages with pedestrian-scaled articulation and detailing;
- Moderately wide sidewalks (e.g., 6-10 feet), furnished with street trees, public seating areas, and other amenities that create inviting streetscapes; and
- Public streetscapes that serves as the area's primary open space, complemented by semi-public plazas, courtyards and semi-public sidewalk dining areas.

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Urban Center Low Development Standards

This designation provides for high density/intensity single-use commercial or residential development or horizontal and vertical mixed-use development that includes:

- Retail, service, office, and/or residential uses;
- Gathering places such as a plaza, courtyard, or park;
- Centers should contain a balanced mix of residential and non-residential uses; and
- Compatible public, quasi-public, and special uses.
  - Minimum Density 20.0 Units/Net Acre
  - Maximum Density 150.0 Units/Net Acre
  - Minimum FAR 0.4 FAR
  - Maximum FAR 4.0 FAR

**Note:** Residential densities are only required for single use residential projects. Residential development that is constructed as part of a mixed use project is only be required to be built within the allowed floor area ratio (FAR) range.

**Urban Center High**

Sacramento's Urban Center High will provide thriving areas with concentrations of uses similar to downtown. Each center will include employment-intensive uses, high-density housing, and a wide variety of retail uses including large-format retail, local shops, restaurants, and services. These areas will include major transportation hubs with connections to public transit, major highways and local arterials, and facilitate pedestrian access and travel. Building heights in vary from low- to high-rise (e.g., 2 to 24 stories). Other characteristics, such as building orientation, frontage-type, access/parking, streetscape, and open space, are similar to those in the Downtown.

Urban Center High Urban Form Guidelines

Key urban form characteristics envisioned for Urban Center High include:

- A mix of low- and mid-rise buildings (2 to 24 stories) that creates a varied and defined skyline;
- Lot coverage that generally does not exceed 90 percent;
- Building heights that step down to not more than one story higher at the property line than permitted in the adjacent neighborhood unless separated by a roadway, rail corridor, or other setback or buffer;
- Buildings that are sited to positively define the public streetscape and public spaces;
- Building façades and entrances that directly address the street and have a high degree of transparency on street-fronting façades;
- An interconnected street system that provides greater distribution of traffic and route flexibility;
- Vertical and horizontal integration of residential uses;
- Public parks and open space areas within walking distance of local residents;
- Parking that is integrated into buildings or placed in separate structures;
- Minimal or no curb cuts along primary street façades, with side or rear access to parking and service functions;
- Broad sidewalks appointed with appropriate pedestrian amenities/facilities;
- Street design that integrates safe pedestrian, bicycle, transit and vehicular use and incorporates traffic-calming features and on-street parking; and

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- Consistent planting of street trees that provide shade and enhance character and identity.

#### Urban Center High Development Standards

This designation provides for high density/intensity single-use commercial or residential development or horizontal and vertical mixed-use development that includes:

- Retail, service, office, and residential uses;
- Gathering places such as a plaza, courtyard, or park;
- Centers should contain a balanced mix of residential and non-residential uses; and
- Compatible public, quasi-public, and special uses.
  - Minimum Density                    24.0 Units/Net Acre
  - Maximum Density                    250.0 Units/Net Acre
  - Minimum FAR                        0.75 FAR
  - Maximum FAR                         8.0 FAR

#### **Central Business District**

The Central Business District (CBD) is Sacramento's most intensely developed area. The CBD includes a mixture of retail, office, governmental, entertainment and visitor-serving uses. Built on a formal framework of streets and park spaces laid out for the original city. The vision for the CBD is a vibrant downtown core that will continue to serve as the business, governmental, retail, and entertainment center for the city and the region. A significant element in the future CBD includes new residential uses. Increasing the residential population will add vitality to the CBD by extending the hours of activity and the built-in market for retail, services, and entertainment.

#### Central Business District Urban Form Guidelines

Key urban form characteristics envisioned for the Central Business District include:

- A mixture of mid- and high-rise buildings that create a varied and dramatic skyline with unlimited heights;
- Lot coverage that generally does not exceed 90 percent;
- Buildings that are sited to positively define the public streetscape and public spaces;
- Building façades and entrances that directly address the street and have a high degree of transparency on street-fronting façades;
- An interconnected street system that provides for traffic and route flexibility;
- Vertical and horizontal integration of residential uses;
- Public parks and open space areas within walking distance of local residents;
- Parking that is integrated into buildings or placed in separate structures;
- Minimal or no curb cuts along primary streets;
- Side or rear access to parking and service functions;
- Broad sidewalks appointed with appropriate pedestrian amenities/facilities including sidewalk restaurant/café seating;
- Street design that integrates pedestrian, bicycle, transit and vehicular use and incorporates traffic-calming features and on-street parking; and
- Consistent planting of street trees that provide shade, and enhance character, and identity.

#### Central Business District Development Standards

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This designation provides for mixed-use high-rise development and single-use or mixed-use development that includes ground floor office/retail beneath residential apartments and condominiums. Uses include:

- Office, retail, and service uses;
- Condominiums and apartments;
- Gathering places such as a plaza, courtyard, or park;
- All development in this designation should have easy access to transit; and
- Compatible public, quasi-public, and special uses.
  - Minimum Density            61.0 Units/Net Acre
  - Maximum Density        450.0 Units/Net Acre
  - Minimum FAR            3.0 FAR
  - Maximum FAR            10.0 FAR

**RDR**-Regulation & Development Review; **MPSP**-Master Plans, Strategies, and Programs; **FB**-Financing and Budgeting; **PSR**-Planning Studies and Reports; **SO**-City Services and Operations; **IGC**-Inter-governmental Coordination; **JP**-Joint Public-Private Partnerships; **PI**-Public Information

**Goal**

- LU 5.1**      **Centers.** Promote the development throughout the city of distinct, well-designed mixed-use centers that are efficiently served by transit, provide higher-density, urban housing opportunities and serve as centers of civic, cultural, and economic life for Sacramento's neighborhoods and the region.

**Policies**

- LU 5.1.1**      **Diverse Centers.** The City shall encourage development of local, citywide, and regional mixed-use centers that address different community needs and market sectors, and complement and are well integrated with the surrounding neighborhoods. (RDR)

- LU 5.1.2**      **Centers Served By Transit.** The City shall promote the development and revitalization of commercial mixed-use centers that are located on existing or planned transit lines in order to facilitate and take advantage of transit service, reduce vehicle trips, and enhance community access. (RDR)

**Cross Reference:** See the M 3, Public Transit for additional policies related to transit facilities and service.

- LU 5.1.3**      **Cultural and Entertainment Centers.** The City shall actively support the development of cultural and entertainment facilities and events in the city's centers to attract visitors and establish a unique identity for Sacramento. (MPSP/IGC/JP)

**Cross Reference:** See the ERC 4, Arts and Culture and ERC 5, Museums, Zoos, and Other Major Attractions for additional policies on cultural and entertainment uses.

- LU 5.1.4**      **Major Retail and Office Development.** The City shall work with developers to
- LU 5.1.5**      develop major regional commercial and office projects in centers throughout the city to provide shopping and jobs for all city residents. (RDR/JP)

- LU 5.1.6**      **Vertical and Horizontal Mixed-use.** The City shall encourage the vertical and horizontal integration of uses within commercial centers and mixed-use centers, particularly residential and office uses over ground floor retail, in order to promote ground floor uses that engage the public and contribute to a more active and vibrant public realm. (RDR)

**Goal**

- LU 5.2**      **Suburban Centers.** Promote more attractive, pedestrian-friendly suburban centers that serve surrounding neighborhoods and businesses as local gathering places where people shop and socialize.

**Policies**

- LU 5.2.1**      **Suburban Centers and Destinations.** The City shall provide incentives (e.g.,

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rezoning, density bonuses, or housing by right) to transform existing auto-dominated suburban centers into neighborhood destinations by integrating residential, office, service, and civic uses (e.g., park, school, place of assembly, library, community facility) with retail uses and by adding public plazas and pedestrian amenities that will create people-oriented centers for living, working, and gathering. (RDR)

**LU 5.2.2 Enhanced Design Character.** The City shall encourage renovation, infill, and redevelopment of existing suburban centers that reduces the visual prominence of parking lots, makes the centers more pedestrian friendly, reduces visual clutter associated with signage, and enhances the definition and character of the street frontage and associated streetscape. (RDR/JP)

**LU 5.2.3 Public Space.** The City shall work with suburban centers to integrate pedestrian amenities, traffic-calming features, plazas and public areas, attractive streetscapes, shade trees, lighting, and open spaces within the existing center to create destinations for area residents to shop and gather. (RDR/JP)

#### Goal

**LU 5.3 Traditional Centers.** Promote traditional centers where people can shop and socialize within walking distance of surrounding neighborhoods.

#### Policies

**LU 5.3.1 Development Standards.** The City shall continue to support development and operation of centers in traditional neighborhoods by providing flexibility in development standards, consistent with public health and safety, in response to constraints inherent in retrofitting older structures and in creating infill development in established neighborhoods. (RDR)

#### Goal

**LU 5.4 Regional Commercial Centers.** Establish major mixed-use activity centers through development and reinvestment in existing regional commercial centers that are vibrant, regionally-accessible destinations where people live, work, shop, and congregate in a mix of retail, employment, entertainment, and residential uses.

#### Policies

**LU 5.4.1 Incorporating Mixed-use Development.** The City shall promote the introduction of mixed-use development in the city's existing regional commercial centers as a means of enhancing retail viability, establishing pedestrian-oriented shopping districts, creating more attractive buildings and public spaces, supporting transit viability, and reducing vehicle trips. (RDR)

**LU 5.4.2 Enhanced Design Character.** The City shall encourage redevelopment of existing regional commercial centers into dynamic mixed-use centers by replacing surface parking with structured parking, replacing parking area drive aisles with pedestrian-friendly shopping streets, infilling parking areas with multi-story mixed-use buildings, and creating attractive, well-appointed streetscapes and plazas. (RDR)

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**LU 5.4.3 Neighborhood Centers and Destinations.** The City shall encourage greater pedestrian and bicycle connections between redeveloped mixed-use regional commercial centers and surrounding neighborhoods. *(RDR/MPSP)*

**Goal**

**LU 5.5 Urban Centers.** Promote the development of high-density urban centers that are readily accessible by transit and contain a dynamic mix of retail, employment, cultural, and residential uses.

**Policies**

**LU 5.5.1 Urban Centers.** The City shall promote the development of a series of urban centers, as designated in the Land Use & Urban Form Diagram, that create significant opportunities for employment and commercial activity in areas outside of the Central Business District (CBD). *(RDR)*

**LU 5.5.2 Transit-oriented Development.** The City shall actively support and encourage mixed-use retail, employment, and residential development around existing and future transit stations *(RDR)*

**Goal**

**LU 5.6 Central Business District.** Promote the Central Business District (CBD) as the regional center of the greater Sacramento area for commerce, culture, and government.

**Policies**

**LU 5.6.1 Downtown Center Development.** The City shall encourage development that expands the role of the CBD as the regional center for commerce, arts, culture, entertainment, and government. *(RDR)*

**LU 5.6.2 Family-Friendly Downtown.** The City shall promote the CBD as a family-friendly area by requiring the development of a variety of housing types, daycare and school facilities, family-oriented services, and parks, plazas, and open spaces that will safely and comfortably accommodate those who wish to raise a family. *(RDR)*

**LU 5.6.3 Building Height Transitions.** The City shall maintain height standards for the CBD and adjoining transition areas that respond to the General Plan vision for a higher-density Central City and provide sensitive transitions to surrounding neighborhoods. *(RDR)*

**LU 5.6.4 Central City Redevelopment Projects.** The City shall work with the Sacramento Housing and Redevelopment Agency (SHRA) and private developers to ensure that redevelopment plans adopted for redevelopment areas surrounding the CBD (e.g., Railyards, River District, Docks Area, R Street) respect and respond to the urban patterns—streets, blocks, building heights, massing—and character established in the CBD, and do not undermine the physical centrality, visual primacy, or land use composition of the CBD. *(IGC/JP)*

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- LU 5.6.5 Cultural Facilities Downtown.** The City shall continue to support the existing concentration of cultural facilities in the CBD and encourage the development of additional facilities that promote the city as the regional and historic center for meeting and gathering. *(IGC/JP)*

***Cross Reference:*** See the ERC 4, *Arts and Culture* and ERC 5, *Museums, Zoos, and Other Major Attractions* for additional policies on cultural and entertainment uses.

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## CORRIDORS (LU 6)

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Corridor policies provide for the transformation of auto oriented commercial corridors to mixed-use, pedestrian-oriented environments. Policies promote corridors as community and neighborhood connectors, transportation routes, and energetic places for living that are a magnet for mixed-use development and residential uses, are defined by pedestrian oriented streetscapes, and frequented as local gathering places (i.e., cafes, restaurants, plazas). Development along corridors will be compatible with adjacent neighborhoods through the siting of buildings, transitions in scale, identifiable functional role, land use mix, density/intensity, physical form and character, and/or environmental setting. These areas will support surrounding neighborhoods and contribute to a more compact and consistent pattern of development.

Development adjacent to established neighborhoods will transition from higher intensity uses to lower intensities to limit impacts to residential areas.

### Suburban Corridor

Sacramento's suburban corridors are envisioned as auto-oriented, moderate-density retail, office, and residential corridors that support surrounding suburban neighborhoods. Low-rise buildings will line auto-oriented corridors with new development along the corridor contributing to a more compact and consistent pattern, with parking relocated to the side and rear of buildings. Residential uses will be integrated along the corridor, with limited street level frontages that are mixed with retail, neighborhood services, and restaurants. The streetscape will be appointed with landscaping, lighting, public art, and other amenities that support and enhance shopping and retail activities.

#### *Suburban Corridor Urban Form Guidelines*

Key urban form characteristics envisioned for suburban corridors include:

- A development pattern with moderate lot coverage, moderate side yard setbacks, and buildings sited near the corridor to create a varied but consistent street wall;
- Varied building heights that are generally 1 to 4 stories;
- Building heights that are highest at major intersections and lower when adjacent to neighborhoods unless near a major intersection;
- Lot coverage that generally does not exceed 50 percent;
- Building façades and entrances that directly address the street and have a high degree of transparency on street-fronting façades;
- Buildings with a high degree of pedestrian-oriented uses located at street level;
- Integrated (vertical and horizontal) residential uses along the corridors;
- Parking that is limited in the front of the building and located to the side or rear of buildings,
- Limited curb cuts along arterial streets, with shared access to parking and service functions;
- Attractive streetscape with sidewalks designed to accommodate pedestrian traffic, that includes appropriate landscaping, lighting, and pedestrian amenities/facilities; and
- Public and semi-public outdoor spaces such as plazas, courtyards, and cafes.

#### *Suburban Corridor Development Standards*

This designation provides for single-use commercial and residential development and horizontal and vertical mixed-use development that includes:

- Retail, service, office, and residential uses;

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- Gathering places such as a plaza or park;
- Large-scale development should include a mix of non-residential and residential uses with more intense development near major intersections; and
- Compatible public, quasi-public, and special uses.
  - Minimum Density 15.0 Units/Net Acre
  - Maximum Density 36.0 Units/Net Acre
  - Minimum FAR 0.30 FAR
  - Maximum FAR 2.0 FAR

**Note:** Residential densities are only required for single use residential projects. Residential development that is constructed as part of a mixed use project is only be required to be built within the allowed floor area ratio (FAR) range.

### Urban Corridor Low

Urban Corridor Low includes street corridors that have multi-story structures and more intense uses at major intersections, lower intensity uses adjacent to adjacent neighborhoods, and access to transit service, such as light rail or bus lines throughout. At major intersections nodes of intense mixed-use development will be bordered by lower intensity single use residential, retail, service, and office uses. Street level frontage of mixed use projects will be developed with pedestrian-oriented uses that may include cafes, neighborhood services, or specialty shops. The streetscape will be appointed with landscaping, lighting, public art, and other pedestrian amenities that support and enhance pedestrian activity including plazas, courtyards, or parks.

#### Urban Corridor Low Urban Form Guidelines

Key urban form characteristics envisioned for Urban Corridor Low includes:

- A development pattern with moderate lot coverage, limited side yard setbacks, and buildings sited up to the corridor to create a consistent street wall;
- More intense mixed-use development at intersections with stepped down residential uses in between;
- Building heights that are generally 2 to 4 stories;
- Building heights that are highest at major intersections and lower when adjacent to neighborhoods unless near a major intersection;
- Lot coverage that generally does not exceed 70 percent;
- Building façades and entrances that directly address the street;
- Buildings with pedestrian-oriented uses such as outdoor cafes located at the street level;
- Integrated (vertical and horizontal) residential uses along the corridors;
- Parking that is located to the side or behind buildings, or accommodated in parking structures;
- Limited number of curb cuts along arterial streets, with shared and/or rear alley access to parking and service functions;
- Attractive pedestrian streetscape with sidewalks designed to accommodate pedestrian traffic, that includes appropriate landscaping, lighting, and pedestrian amenities/facilities; and
- Public and semi-public outdoor spaces such as plazas, courtyards, and sidewalk cafes.

#### Urban Corridor Low Development Standards

This designation provides for horizontal and vertical mixed-use development and single-use

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commercial and residential development that includes:

- Retail, service, office, and residential uses; and
- Gathering places such as a plaza, courtyard, or park;
- Compatible public, quasi-public, and special uses; and
- Large-scale development should include a mix of non-residential and residential uses with more intense development near major intersections.
  - Minimum Density 20.0 Units/Net Acre
  - Maximum Density 60.0 Units/Net Acre
  - Minimum FAR 0.4 FAR
  - Maximum FAR 3.0 FAR

**Note:** Residential densities are only required for single use residential projects. Residential development that is constructed as part of a mixed use project is only be required to be built within the allowed floor area ratio (FAR) range.

### Urban Corridor High

Urban Corridors are street corridors in urbanized areas that frequently include multi-story structures and highly developed transit service, such as light rail or heavily patronized bus lines. Low- and mid-rise buildings will line corridors served by transit, with new development along the corridor contributing to a more compact and consistent pattern that relocates parking primarily to structures and to the rear of buildings. Street level frontages will be lined with retail and other pedestrian-oriented uses, such as restaurants spilling out onto broad sidewalks and plazas. The streetscape will be appointed with landscaping, lighting, public art, and other pedestrian amenities that support and enhance pedestrian activity.

#### *Urban Corridor High Urban Form Guidelines*

Key urban form characteristics envisioned for Urban Corridor High include:

- A compact development pattern with high lot coverage, limited side yard setbacks, and buildings sited up to the corridor to create a consistent and well-defined street wall;
- Building heights that are highest at intersections and stepped down in between;
- Building heights that are generally 3 to 8 stories ;
- Building heights that are highest at major intersections and lower when adjacent to neighborhoods unless near a major intersection;
- Lot coverage that generally does not exceed 80 percent;
- Building façades and entrances that directly address the street and have a high degree of transparency on street-fronting façades;
- Buildings with a high degree of pedestrian-oriented uses such as outdoor cafes and restaurant seating located at street level;
- Integrated (vertical and horizontal) residential uses along the corridors;
- Parking that is located behind buildings, integrated into buildings, or accommodated in separate parking structures;
- Limited number of curb cuts along arterial streets, with shared and/or rear alley access to parking and service functions;
- Attractive pedestrian streetscape with broad sidewalks designed to accommodate high levels of pedestrian traffic, that includes appropriate landscaping, lighting, and pedestrian amenities/facilities; and

**RDR**-Regulation & Development Review; **MPSP**-Master Plans, Strategies, and Programs; **FB**-Financing and Budgeting; **PSR**-Planning Studies and Reports; **SO**-City Services and Operations; **IGC**-Inter-governmental Coordination; **JP**-Joint Public-Private Partnerships; **PI**-Public Information

- Public and semi-public outdoor spaces such as plazas, courtyards, and sidewalk cafes.

*Urban Corridor High Development Standards*

This designation provides horizontal and vertical mixed-use development and single-use commercial and residential development that includes:

- Retail, service, office, and/or residential uses;
- Gathering places such as a plaza, courtyard, or park;
- Compatible public, quasi-public, and special uses; and
- Development should include a mix of non-residential and residential with more intense development near major intersections.
  - Minimum Density            33.0 Units/Net Acre
  - Maximum Density        150.0 Units/Net Acre
  - Minimum FAR            0.75 FAR
  - Maximum FAR            6.0 FAR

**Note:** Residential densities are only required for single use residential projects. Residential development that is constructed as part of a mixed use project is only be required to be built within the allowed floor area ratio (FAR) range.

RDR-Regulation & Development Review; MPSP-Master Plans, Strategies, and Programs; FB-Financing and Budgeting; PSR-Planning Studies and Reports; SO-City Services and Operations; IGC-Inter-governmental Coordination; JP-Joint Public-Private Partnerships; PI-Public Information

**Goal**

- LU 6.1**      **Corridors.** Support the development of major circulation corridors that balance their vehicular function with a vibrant mix of uses that contribute to meeting local and citywide needs for retail, services, and housing and provide pedestrian-friendly environments that serve as gathering places for adjacent neighborhoods.

**Policies**

- LU 6.1.1**      **Mixed-use Corridors.** The City shall create or improve mixed-use corridors by requiring compact development patterns that are oriented to and frame the street, establish a safe and comfortable environment for walking, and avoid encroachment upon adjacent residential areas. *(RDR)*

- LU 6.1.2**      **Transformed Corridors.** The City shall promote the transformation of major thoroughfares dominated by auto-oriented strip commercial uses to include a broader mix of uses, both horizontal and vertical, that provides opportunities for medium- and higher- density housing, while also addressing local and citywide demand for retail and services. *(RDR)*

- LU 6.1.3**      **Redeveloping Automobile-oriented Corridors.** The City shall promote redevelopment of existing automobile-oriented corridors and the upgrading of existing commercial development to create vibrant, mixed-use boulevards that balance efficient movement of motor vehicles with the creation of attractive pedestrian-friendly districts that serve the adjoining neighborhoods as well as passing motorists. *(RDR)*

- LU 6.1.4**      **Efficient Parcel Utilization.** The City shall promote the aggregation of small and irregular shaped parcels along corridors into larger development sites to facilitate their redevelopment. *(MPSP/JP)*

***Cross Reference:*** See the LU 1, *Growth and Change* for additional policies on infill development.

- LU 6.1.5**      **Corridor Uses.** The City shall encourage residential, mixed-use, retail, service commercial, and other pedestrian-oriented development along mixed-use corridors to orient to the front of properties with entries and stoops fronting the street. *(RDR)*

- LU 6.1.6**      **Higher Intensity Nodes.** The City shall generally direct higher-intensity land uses and taller buildings to major intersections along arterial roads to facilitate access, enhance transit service, and promote physical differentiation along the corridor. *(RDR)*

- LU 6.1.7**      **Conversion to Residential.** The City shall support proposals to convert non-residential properties along mixed-use corridors, between major intersections, to residential or mixed-use residential uses. *(RDR)*

RDR-Regulation & Development Review; MPSP-Master Plans, Strategies, and Programs; FB-Financing and Budgeting; PSR-Planning Studies and Reports; SO-City Services and Operations; IGC-Inter-governmental Coordination; JP-Joint Public-Private Partnerships; PI-Public Information

**LU 6.1.8 Sidewalks and Pedestrian Amenities.** The City shall require that sidewalks along mixed-use corridors are wide enough to accommodate significant pedestrian traffic

**Cross Reference:** See the M2, *Walkable Communities for additional policies on pedestrian facilities.*

and the integration of public amenities and landscaping. (RDR)

**LU 6.1.9 Shared Parking and Driveways.** The City shall encourage the creation of shared

**Cross Reference:** See the M6, *Parking for additional policies for parking.*

parking and driveways along arterial corridors in order minimize driveways and curb cuts. (RDR)

**LU 6.1.10 Corridor Transit.** The City shall encourage design and development along mixed-use corridors that promotes the use of public transit and pedestrian and bicycle travel and maximizes personal safety through development features such as:

- Safe and convenient access for pedestrians between buildings and transit stops, parking areas, and other buildings and facilities; and
- Roads designed for automobile use, efficient transit service as well as pedestrian and bicycle travel. (RDR/MPSP)

**LU 6.1.11 Enhanced Pedestrian Environment.** The City shall promote the transformation of existing automobile-dominated corridors into boulevards that are attractive, comfortable, and safe for pedestrians by incorporating:

- Wider sidewalks;
- On-street parking between sidewalk and travel lanes;
- Fewer curb cuts and driveways;
- Enhanced pedestrian street crossings;
- Building entrances oriented to the street;
- Transparent ground floor frontages;
- Street trees;
- Streetscape furnishings; and
- Pedestrian-scaled lighting and signage. (RDR/MPSP)

**Cross Reference:** See M 2, *Walkable Communities for additional policies on pedestrian improvements.*

**LU 6.1.12 Visual and Physical Character.** The City shall promote development patterns and streetscape improvements that transform the visual and physical character of typical automobile-oriented corridors by:

- Enhancing the definition of the corridor by locating buildings at the back of the sidewalk, and establishing a consistent street wall;

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- Introducing taller buildings that are in scale with the wide, multi-lane street corridors;
- Locating off-street parking behind or between buildings (rather than between building and street);
- Reducing visual clutter by regulating the number, size and design quality of signs;
- Removing utility poles and under-grounding overhead wires; and
- Adding street trees. *(RDR/MPSP)*

**LU 6.1.13 Differentiating the Corridor.** The City shall promote development patterns that break up long, undifferentiated corridors of commercial strip development by establishing distinct activity nodes or centers that are distinguished by features such as their primary tenants, mix of uses, scale and intensity of development, and architectural character. *(RDR)*

**LU 6.1.14 Compatibility with Adjoining Uses.** The City shall ensure that the introduction of higher-density mixed-use development along major arterial corridors is compatible with adjacent land uses, particularly residential uses, by requiring such features as:

- Buildings setback from rear or side yard property lines adjoining single-family residential uses;
- Building heights stepped back from sensitive adjoining uses to maintain appropriate transitions in scale and to protect privacy and solar access;
- Landscaped off-street parking areas, loading areas, and service areas screened from adjacent residential areas, to the degree feasible; and
- Lighting shielded and directed downward to minimize impacts on adjacent residential uses. *(RDR)*

**RDR**-Regulation & Development Review; **MPSP**-Master Plans, Strategies, and Programs; **FB**-Financing and Budgeting; **PSR**-Planning Studies and Reports; **SO**-City Services and Operations; **IGC**-Inter-governmental Coordination; **JP**-Joint Public-Private Partnerships; **PI**-Public Information

## EMPLOYMENT (LU 7)

Employment policies promote the city's position as a major regional and interstate employment center through continuation of existing operations, promotion of new industries, and improvements in job accessibility. They provide for the continued growth of the city's existing employment centers and encourage the reuse of underutilized, vacant, or obsolete industrial buildings with higher value uses. These policies provide for new manufacturing, research and development, flex space, industry incubators, professional office, and similar uses that range from high intensity, mixed use office centers, large business parks, warehousing, and distribution facilities to manufacturing and other heavy industrial areas. "Clean" industries are encouraged that feature light manufacturing, research and development, and high technology uses in business parks on sites with attractive architecture and landscaping to take advantage of the education and skills of the city's emergent population. Employment policies promote improvements in site planning to make employment areas accessible to pedestrians, bicyclists, and transit and encourage the integration of additional employment support uses such as retail, services, and in some cases, mixed-use residential areas.

### Employment Center Low Rise

Employment Center Low Rise (business parks) play an important role in the city by supporting businesses and providing employment. It is not anticipated that there will be any significant change in the form and character of areas designated Employment Center Low Rise in the foreseeable future. Changes are likely to be more subtle, including improvements in site planning to make these employment areas accessible to pedestrians, bicyclists, and transit and integration of additional support uses.

#### Employment Center Low Rise Urban Form Guidelines

Key urban form characteristics envisioned for employment center low rise areas include:

- Building heights that generally range from 1 to 3 stories;
- Lot coverage that generally does not exceed 60 percent;
- Building entrances oriented to the primary street frontage rather than to parking areas;
- Sidewalks along all streets to accommodate pedestrian movement, with connecting walkways from sidewalks into individual sites;
- Bicycle lanes along key roadways;
- Transit stops near business park entries;
- Location of surface parking behind or to the side of buildings rather than between primary street and primary street façade;
- Location of outdoor storage and production yards so that they are screened from public view by buildings, fencing and/or landscaping;
- Easily accessible support uses.

#### Employment Center Low Rise Development Standards

This designation provides for employment generating uses that generally do not produce loud noise or noxious odor including:

- Light industrial or manufacturing that occur entirely within an enclosed building;
- Flex-space (i.e., industrial structures converting to office or research and design uses);
- Office uses;
- Retail and service uses that provide support to employees; and
- Compatible public, quasi-public, and special uses.

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- Minimum FAR                      0.35 FAR
- Maximum FAR                     1.0 FAR

### Employment Center Mid Rise

Employment Center Mid Rise areas play a critical role in accommodating new businesses and the creation of new jobs. The combination of high-density buildings and low site coverage in existing employment centers provides the opportunity to infill these areas with complementary uses including retail, services, and residential, that will transform the existing single use areas into more self-sufficient mixed-use areas that reduce vehicle trips and vehicle miles traveled daily.

#### Employment Center Mid Rise Urban Form Guidelines

Key urban form characteristics envisioned for the employment center mid rise areas include:

- A more compact development pattern with buildings sited up to adjacent streets to add character and spatial definition to the public realm;
- Building heights that generally range from 3 to 12 stories (taller heights are acceptable if supported by context and market);
- Lot coverage that generally does not exceed 70 percent;
- Building façades and entrances that directly address the street and have a high degree of transparency on street-fronting façades;
- Greater integration (vertical and horizontal) of residential, retail, and service uses;
- Reduced areas of surface parking and greater use of structured parking that is integrated into buildings or accommodated in separate parking structures;
- Convenient and attractive pedestrian and vehicular connections from adjoining neighborhoods;
- Building entrances oriented to the primary street frontage rather than to parking areas;
- Sidewalks along all streets that accommodate pedestrian movement, with connecting walkways from sidewalk into individual sites;
- Bicycle lanes along key roadways;
- Transit stops within office parks; and
- Shuttle bus and/or public transportation that provide connections to retail shopping districts

#### Employment Center Mid Rise Development Standards

This designation provides for large mixed-use office/employment centers that include:

- Mid rise office complexes;
- Support retail and service uses, such as restaurants, dry-cleaners, gym/fitness centers, markets, hotels, and office services (printing/copying/shipping);
- Landscaped gathering places that include support uses;
- Residential uses as a supportive use adjacent to large employment center; and
- Compatible public, quasi-public, and special uses.

- Minimum Density                      18.0 Units/Net Acre
- Maximum Density                     60.0 Units/Net Acre
- Minimum FAR                         0.35 FAR
- Maximum FAR                         2.0 FAR

**RDR**-Regulation & Development Review; **MPSP**-Master Plans, Strategies, and Programs; **FB**-Financing and Budgeting; **PSR**-Planning Studies and Reports; **SO**-City Services and Operations; **IGC**-Inter-governmental Coordination; **JP**-Joint Public-Private Partnerships; **PI**-Public Information

## Industrial

Industrial designated areas represent the built form typically associated with manufacturing, warehousing, and other industrial activities. Development patterns associated with industrial uses can vary significantly, with block sizes typically large and varied in terms of shape. Industrial area street systems typically are designed to serve large blocks (i.e., rather than having uses that fit into a prescribed block and street pattern), and are characterized by a limited number of streets with few interconnections.

### *Industrial Urban Form Guidelines*

Key urban form characteristics envisioned for industrial areas include:

- Lot coverage highly variable and dependent upon the needs of a given activity;
- High building coverage high (e.g., 50-75 percent) or quite low (e.g., 25 percent or less) in areas where outdoor storage or production processes are the primary activity;
- Very large floorplates;
- Generally single story buildings, with ceiling heights typically quite high (the equivalent of 2- and 3-story buildings) to accommodate production and storage;
- Minimal setbacks;
- Front, side, and rear yards may serve as parking, storage, and/or service/loading areas;
- Building entrances generally oriented toward the parking lot with little or no relationship with the adjacent street;
- Minimal articulation, detailing, and fenestration;
- Rooftop equipment screening with parapets;
- Wide curb cuts and ample internal circulation space permit large trucks to enter and maneuver within individual parcels;
- On-street parking, sidewalks, and street trees typically are not provided, or only limited amounts; and
- Limited landscaping (e.g., around buildings or buffer yards at property lines).

### *Industrial Development Standards*

This designation provides for employment generating uses that may produce loud noise or noxious odor and tend to have a high volume of truck traffic. These uses include:

- Industrial or manufacturing that may occur within or outside a building;
- Office, retail and service uses that provide support to employees;
- This designation should not be located adjacent to a residential neighborhood or center without substantial buffers (employment center low rise, parks, greenways, or open space); and
- Compatible public, quasi-public, and special uses.
  - Minimum FAR                      0.10 FAR
  - Maximum FAR                      1.0 FAR

RDR-Regulation & Development Review; MPSP-Master Plans, Strategies, and Programs; FB-Financing and Budgeting; PSR-Planning Studies and Reports; SO-City Services and Operations; IGC-Inter-governmental Coordination; JP-Joint Public-Private Partnerships; PI-Public Information

**Goal**

**LU 7.1**      **Employment Centers.** Encourage employee-intensive uses throughout the city in order to strengthen Sacramento’s role as a regional and West Coast employment center and to encourage transit ridership and distribute peak hour commute directions.

**Policies**

***Cross Reference:*** See the Economic Development Element for additional policies related to employment growth.

**LU 7.1.1**      **Employment Intensive Uses.** The City shall encourage employee-intensive development for uses such as medical and professional offices, light industry, research, and skill training. (RDR)

**LU 7.1.2**      **Housing in Employment Centers.** The City shall promote compatible integration of housing in existing and proposed employment centers to help meet housing needs and reduce vehicle trips and commute times, where such development will not compromise the City’s ability to attract and maintain employment-generating uses. (RDR)

**LU 7.1.3**      **Accessory Support Uses.** The City shall require new employment centers and industrial development to incorporate such accessory uses as public open space amenities, transit amenities, child care facilities, and non-office retail uses based on the size and location of the development and the availability and capacity of existing accessory uses. (RDR)

**LU 7.1.4**      **Urban Design.** The City shall require that new and renovated employment center development is designed to accommodate safe and convenient walking, biking, and transit use, and provide an attractive, high-quality “campus environment,” characterized by the following:

- A highly inter-connected system of streets and walkable blocks;
- Buildings sited around common plazas, courtyards, walkways, and open spaces;
- Extensive on-site landscaping that emphasizes special, features such as entryways, and screens parking lots and service areas;
- A coordinated and well-designed signage program for tenant identification and way finding;
- Attractive streetscapes and lighting to promote pedestrian activity;
- Clearly-marked entrance drives, pedestrian routes, and building entries that minimize potential conflict between service vehicles, private automobiles, and pedestrians; and
- Facilities and services such as child care, cafes, and convenience retail that address employee needs. (RDR)

**Goal**

**LU 7.2**      **Industrial Development.** Maintain industrial districts that provide for the manufacturing of goods, flex space, and research and development that are attractive, compatible with adjoining non-industrial uses, and well-maintained.

RDR-Regulation & Development Review; MPSP-Master Plans, Strategies, and Programs; FB-Financing and Budgeting; PSR-Planning Studies and Reports; SO-City Services and Operations; IGC-Inter-governmental Coordination; JP-Joint Public-Private Partnerships; PI-Public Information

**Policies**

**LU 7.2.1 Industrial Growth.** The City shall encourage the protection, continued intensification, and expansion of existing industrial, warehousing, and distribution facilities and provide for new warehousing/distribution activities in select locations when found to be compatible with existing surrounding neighborhoods, to provide a range of employment opportunities for Sacramento's residents. (RDR)

**LU 7.2.2 Internal Movement.** The City shall require industrial uses proposed near existing and planned residential areas to be designed to limit the impacts of truck traffic on these residential areas. (RDR)

**LU 7.2.3 Industrial Uses Along Rivers.** The City shall prohibit new heavy industrial uses along the American River Parkway and prevent incompatible industrial development adjacent to the American and Sacramento Rivers. (RDR)

**LU 7.2.4 Industrial Conversion.** The City shall promote, when appropriate, the conversion of existing industrial, warehousing, and distribution facilities to flex space and business incubators (i.e., light industrial and research and development uses) that provide new jobs and comparable employment opportunities without the environmental impacts of traditional industrial uses. (RDR)

**LU 7.2.5 Industrial Development Design.** The City shall require that new and renovated industrial properties and structures incorporate high-quality design and maintenance including:

- Extensive on-site landscaping and buffers;
- Visual screening of areas used for outdoor storage, processing, and other industrial operations;
- Consistent architectural treatment of all building elevations;
- Consistent and well-designed signage;
- Control of on-site lighting, noise, odors, vibrations, toxic materials, truck access, and other factors that may impact adjoining non-industrial land uses; and
- Employee amenities, such as outdoor seating for employees. (RDR)

**LU 7.2.6 Property Maintenance.** The City shall encourage and, where subject to redevelopment, require owners of visually-unattractive or poorly-maintained industrial properties to upgrade existing structures and properties to improve their visual quality. (RDR)

**Cross Reference:** See the PHS 6, Code Enforcement for additional policies on property maintenance and regulation.

**LU 7.2.7 Hazardous Industries.** The City shall require industrial uses that use solvents and/or other toxic or hazardous materials to be sited in concentrated locations away from existing or planned residential, commercial, or employment uses and require the preparation of Hazardous Substance Management Plans to limit the possibility of contamination. (RDR)

**Cross Reference:** See the PHS 3, Hazardous Materials for additional policies on hazardous material use, transport, and disposal.

RDR-Regulation

Budgeting; PSR-Planning Studies and Reports; SO-City Services and Operations; IGC-Inter-governmental Coordination; JP-Joint Public-Private Partnerships; PI-Public Information

## PUBLIC/QUASI-PUBLIC (LU 8)

Public/Quasi-Public policies provide for a diversity of public and institutional uses including schools, parks, libraries, administrative, corporate yards, fire and police facilities, utility facilities, and similar uses that are located equitably throughout the city to support the needs of Sacramento's current and future residents and employees. The policies ensure that the city's public buildings, sites, and infrastructure are designed to be compatible in scale, mass, character, and architecture with the area where they are located. Collaborative and creative solutions are encouraged with non-City public agencies to design their structures and improvements to achieve a high level of visual and architectural quality that complements adjoining uses. Consolidation and collocation of public uses is encouraged including integration of parklands, schools, libraries, and community meeting facilities to enable them to serve as a centerpiece of community identity, as well as to maximize the efficient use of land.

### Public/Quasi-Public

The Public/Quasi-Public designation describes areas with unique and largely self-contained uses and urban form associated with Sacramento's public use areas, such as community centers, schools, and colleges. These areas provide a combination of public services, academic, administrative, and recreational facilities located within a well-appointed landscape setting. Most of these areas provide a public function and as a result, often include a significant amount of surface parking lots and structured parking to accommodate users of the facilities.

#### Public/Quasi-Public Urban Form Guidelines

Building forms vary due to the variety of activities, though most buildings tend to be fairly large floor-plate, multi-story structures containing meeting rooms, classrooms, offices, and research space. Generally, automobile access and parking are limited to the periphery of an activity in order to create a park-like pedestrian zone. Similarly, recreation facilities such as parks, greenways, stadiums, track, ball fields, and tennis courts are located on the perimeter of the public use.

Sacramento's existing public developments are generally built out, and it is assumed that their physical form will remain relatively unchanged in the future

#### Public/Quasi-Public Development Standards

This designation provides for public and quasi-public uses including:

- Government buildings;
- Public and private schools;
- Colleges;
- Religious facilities;
- Hospitals;
- Community centers;
- Cultural Facilities (e.g., museums);
- Airports;
- Parking structures;
- Transportation and utility facilities; and
- Other compatible public, quasi-public, and special uses.

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**Goal**

**Cross Reference:** See the M2, Walkable Communities for additional policies on pedestrian facilities.

**LU 8.1**

**Public/Quasi-Public.** Provide for governmental services and institutional, educational, cultural, and social facilities.

**Policies****LU 8.1.1**

**Public Places.** The City shall create vibrant public places in Sacramento's neighborhoods, centers, and corridors that serve as gathering places. (MPSP/SO)

**LU 8.1.2**

**Adequate Community Supporting Uses.** The City shall seek to ensure that schools, government administrative and operational facilities, fire stations and police facilities, religious facilities, cultural facilities, museums, interpretative centers, and hospitals are located throughout the city to provide places that serve the varied needs of the community, provide for community meeting places, and provide community and neighborhood landmark buildings and places. (MPSP/IGC/JP)

**LU 8.1.3**

**Adequate Sites.** The City shall proactively seek to acquire land throughout the city to provide for adequate parks and public facilities, particularly in infill areas where available land is scarce. (MPSP/SO)

**LU 8.1.4**

**Excellence in Public Projects.** The City shall lead by example, demonstrating design excellence in City projects, including buildings, parks, public rights-of-way, and City-subsidized redevelopment projects. (MPSP/SO)

**LU 8.1.5**

**LEED Standard for City-Owned Buildings.** The City shall ensure that all new or renovated City-owned buildings are energy efficient and meet, at a minimum, LEED (Leadership in Energy and Environmental Design) Silver or the equivalent standard (RDR/SO)

**LU 8.1.6**

**Architecture and Planning that Complements Adjoining Uses.** The City shall strive to ensure that the City-owned and privately owned public buildings, sites, and infrastructure are designed to be compatible in scale, mass, character, and architecture with the district or neighborhood in which they are located. (MPSP)

**LU 8.1.7**

**Compatibility of Non-City Public Uses.** The City shall encourage school and utility districts and other government agencies that may be exempt from City land use control and approval to plan their properties and design buildings at a high level of visual and architectural quality that maintains the character of the district or neighborhood in which they are located. (RDR/IGC/JP)

**Cross Reference:** See ERC 1, Education for additional policies for schools.

**LU 8.1.8**

**Green Public Buildings.** The City shall ensure that all new City-owned buildings are built or re-modeled to meet the standards for LEED Silver or better. (MPSP/SO)

**LU 8.1.9**

**Public Art.** The City shall promote the incorporation of public art in the design of the public realm to:

RDR-Regulation & Development Review; MPSP-Master Plans, Strategies, and Programs; FB-Financing and Budgeting; PSR-Planning Studies and Reports; SO-City Services and Operations; IGC-Inter-governmental Coordination; JP-Joint Public-Private Partnerships; PI-Public Information

- Add visual variety and richness;
- Delight, surprise, amuse, and inspire;
- Educate and inform;
- Engage and involve; and
- Celebrate Sacramento's heritage and environment. (RDR/MPSP)

**Cross Reference:** See ERC 4, Arts and Culture for additional policies on public art.

**LU 8.1.10 Co-location of Community Facilities.** The City shall promote the co-location of parks, schools, police and fire facilities, health services, and other community facilities to support community interaction, enhance neighborhood identity, and leverage limited resources. (MPSP/IGC/JP)

**LU 8.1.11 College Campus Development.** The City shall encourage colleges to integrate uses such as residential, retail, services, and other public facilities in and around their campuses to alleviate impacts created by college students and college employees on surrounding neighborhoods. (RDR/IGC/JP)

## OPEN SPACE, PARKS, and, RECREATION (LU 9)

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Open Space, Parks, and Recreation policies provide for the preservation, continued growth, and enhancement of Sacramento's rich resource of parklands, recreational areas, and surrounding open spaces (e.g., the American River Parkway). They promote the integration and connection of parklands and natural open spaces through greenways and trails that enhance the city's urban character and provide Sacramento's residents with opportunities to enjoy the natural environment, provide visual "relief" from urban development, protect significant plant and animal habitats, and protect development from natural environmental hazards. Additional policies promote enhancement of existing amenities, as well as development of new parks, greenways, and open spaces as character-defining resources that emphasize the retention of natural landforms and plant communities.

These policies provide for large developed parks and other areas primarily used for recreation within easy access of all city residents. These areas will be characterized by a high degree of open area, and a limited number of buildings connected through an integrated system of greenways. In urban areas of the city, smaller parks, plazas, and boulevard parks will provide for open space and recreation opportunities.

### Open Space

The Open Space designation includes areas that are intended to remain essentially open with limited or no development. This urban form type includes largely unimproved open spaces used primarily for passive recreation, resource protection, and/or hazard avoidance.

#### Urban Form

Open space is an important component of all urban areas that is essential to preserving natural features, establishing quality living environments, and maintaining boundaries and buffers between communities and non-compatible uses.

#### Development Standards

This designation provides for natural, managed, and cultivated open space, including:

- Natural parks;
- Woodlands;
- Habitat;
- Agriculture;
- Floodplains;
- Areas with permanent open space easements;
- Buffers between urban areas; and
- Compatible public, quasi-public, and special uses.

### Parks, Greenways, and Recreation Facilities

Parks, greenways, and recreation facilities include areas for large developed parks and other areas primarily used for recreation (smaller parks and recreation facilities are included as

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elements within other urban form types). Typically, these areas are characterized by a high degree of open area, and a limited number of buildings. Recreational facilities frequently include sports fields, playground equipment, picnic areas, sitting areas, concession businesses, open turf and natural areas, trails, and golf courses. Examples of this designation in Sacramento include regional parks, such as Granite, William Land, and the Bing Maloney Golf Course.

#### Urban Form

The intensive public use associated with parks, greenways, and recreation facilities often requires the provision of off-street parking facilities. Sports fields and other facilities may include lighting for evening use, and require the use of amplified sound systems for announcers or music. These uses can generate large crowds, and so care must be taken when locating these types of facilities near neighborhoods. The city's existing facilities have been established to serve the public's outdoor recreational needs, and are not expected to undergo significant changes in the coming years, except where new facilities will be added to increase usability or capacity.

#### Development Standards

This designation provides for public and private recreational opportunities to surrounding neighborhoods, communities, and the region including:

- Parks (such as pocket, neighborhood, community, and regional parks);
- Greenways and trails; and
- Golf courses and commercial recreation facilities with an emphasis on outdoor use are also allowed.

**Goal**

**LU 9.1**      **Open Space, Parks, and Recreation.** Protect open space for its recreational, agricultural, safety, and environmental value and provide adequate parks and open space areas throughout the city.

**Policies**

**Cross Reference:** See ERC 2, Parks and Recreation and EC 2, 3, and 4, Biological Resources, Urban Forest, and Agriculture for additional policies on open space, parks, and recreation.

**LU 9.1.1**      **Open Space Preservation.** The City shall limit, to the extent feasible, the wasteful and inefficient conversion of open space to urban uses and place a high priority on acquiring and preserving open space lands for recreation, habitat protection and enhancement, flood hazard management, public safety, water and agricultural resources protection, and overall community benefit. (RDR/MPSP)

**LU 9.1.2**      **New Parks and Open Spaces.** The City shall ensure that sufficient parks, open space, water corridor parkways, and trails are planned throughout the city, to ensure adequate facilities are available to existing and future residents. (RDR/MPSP)

**Cross Reference:** See ERC 2, Parks and Recreation for specific standards related to the provision of parks, open space, and recreation facilities.

**LU 9.1.3**      **Connected Open Space System.** The City shall ensure that new development does not create barriers to the connections among the various parts of the city's parks and open space systems. (RDR)

**LU 9.1.4**      **Open Space Buffers.** The City shall use traditional, developed parks and employ innovative uses of open space to "soften" the edges between urban areas and the natural environment. (RDR/MPSP)

**LU 9.1.5**      **Private Boat Docks and Marinas.** The City shall discourage development along the rivers of privately-owned boat docks and marinas that are not available to the general public. (RDR)

**Cross Reference:** See M 3, Public Transit for additional policies on private water transportation.

## SPECIAL STUDY AREAS and PLANNED DEVELOPMENT (LU 10)

Special Study Areas and Planned Development policies ensure that areas mostly on the edges of the City are developed through a process that addresses regional, local, and site specific issues. They also provide opportunities for the City to explore possible expansions into adjoining lands or where inter-jurisdictional cooperation is needed with the County and other entities to resolve issues regarding the nature, timing, extent of development, the appropriate mechanism to achieve flood protection and open space preservation, and other related challenges. Of particular concern will be the need to determine the timing and extent of development planned in the Natomas Joint Vision Area, including preservation of a one-mile open space buffer.

### Special Study Area

The Special Study Area designation is applied to six (Natomas Joint Vision Area, Arden-Arcade, Rosemont, East Area, Fruitridge/Broadway Unincorporated, and Freeport) potential annexation areas that may become part of the City in the future after additional studies have identified the fiscal and service delivery implications on City functions. The future land use and urban form for these areas will include a combination of several land use and urban form designations applied in conjunction with a General Plan amendment. (See Part 3 of the General Plan for a discussion of these areas.)

### Planned Development

The Planned Development designation is applied to five areas with pending projects that are in the development review process (Greenbriar, Panhandle, Camino Norte, Railyards, and Delta Shores) as of November 2007. Specific land use and urban form designations (i.e., designations outlined in this plan) will be applied to these areas once planning is complete and the City has approved the development.

### Goal

**LU 10.1 Special Study Areas and Planned Development.** Provide a planning system that promotes the enhancement of the entire city, whether through reinvestment and design of existing Planned Development Areas or the study of adjacent Special Study Areas to create vibrant mixed-use areas of the city with integrated transit services.

### Policies

**Cross Reference:** See LU 1, *Growth and Change* for additional policies on new development in Special Study Areas.

**LU 10.1.1 Planned Development.** The City shall require areas designated Planned Development on the Land Use and Urban Form Diagram be developed consistent with the General Plan's Vision and Guiding Principles and obtain a General Plan Amendment to designate the area consistent with the proposed project using the appropriate designations contained in the Land Use and Urban Design Element. (RDR)

RDR-Regulation & Development Review; MPSP-Master Plans, Strategies, and Programs; FB-Financing and Budgeting; PSR-Planning Studies and Reports; SO-City Services and Operations; IGC-Inter-governmental Coordination; JP-Joint Public-Private Partnerships; PI-Public Information

**LU 10.1.2 Special Study Area.** The City shall require the preparation and adoption of a Community Plan, General Plan Amendment (GPA), and a specific plan or master development plan prior to development of any land within an area designated as Special Study Area as follows: *(RDR)*

- For each area designated Special Study Area the City will update or adopt a Community Plan for the area, modify the General Plan Land Use and Urban Form Diagram to designate all lands within the Community Plan Area using the Land Use and Urban Form designations described in this General Plan, and adopt any General Plan Amendments needed to maintain internal General Plan consistency.
- For each new proposed development in an area designated as a Special Study Area, a specific plan or master development plan covering the proposed development area will be required prior to any project approvals in that area.
- Development and funding of the specific plan or master development plan will be the responsibility of the land owner(s) or authorized development representative.

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## SPECIAL USES (LU 11)

Special Use policies provide for special uses that fall within several Land Use and Urban Form designations.

### Goal

**LU 11.1 Special Uses.** Regulate the location and development of special uses throughout the city to minimize incompatibility with neighborhoods and other sensitive areas.

### Policies

**LU 11.1.1 Assembly Facilities.** The City shall encourage and support development of assembly facilities for social, cultural, educational, and religious organizations throughout the city. *(RDR)*

**LU 11.1.2 Medical Centers.** The City shall work with property owners of existing and planned medical centers to develop their hospital master plans to advance the City's economic development objectives, maintain definable medical districts, provide for compatibility with surrounding areas, and achieve cohesive and integrated land uses. *(RDR/IGC/JP)*

***Cross Reference:*** See PHS 4, *Emergency Response and Disaster Preparedness for additional policies on the provision of emergency care facilities.*

**LU 11.1.3 Artist Enclaves/Live Work Studios.** The City shall support and encourage the development, redevelopment, and conversion of certain areas of the city and existing buildings to create art districts, live-work studios, and affordable residential enclaves for artists and their families. *(RDR/MPSP)*

**LU 11.1.4 Airport Compatibility.** The City shall work with the Sacramento County Airport System (SCAS) and the Airport Land Use Commission to ensure that new development near any of the area's airports is compatible with airport operations. *(RDR/IGC)*

***Cross Reference:*** See M8, *Aviation for additional policies on aviation and airports.*

**LU 11.1.5 Consistency with Airport Land Use Commission Policies.** The City shall ensure that all development is consistent with the policies adopted by the SACOG Airport Land Use Commission. *(RDR)*

**LU 11.1.6 Deed Notice.** The City shall require that all new development within an airport defined over flight zones provide deed notices to future residents and property owners upon transfer of title concerning airport over flights and noise. *(RDR)*

**LU 11.1.7 Airport Related Land Uses.** The City shall encourage commercial and industrial developments requiring air service to locate near the vicinity of an airport. *(RDR)*

**LU 11.1.8 Care Facilities.** The City shall encourage the development of senior daycare

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facilities, assisted living facilities, hospice, child care, and other care facilities in appropriate areas throughout the city. (MPSP/RDR)

**LU 11.1.9 Child Care Supply.** The City shall consider the impact of residential and employment development projects on the supply of local child care and encourage the incorporation of on-site or off-site facilities, require in-lieu fees to provide facilities or require other measures to provide for affordable, quality child care. (RDR)

**LU 11.1.10 Childcare in Employment Centers.** The City shall encourage major employers to incorporate child care facilities and/or programs to help attract and maintain a productive work force and provide an accessible source of childcare to area employees. (RDR/JP)

**LU 11.1.11 Expanded Emergency Care Facilities.** The City shall support the efforts of the health care sector to provide expanded emergency health services throughout Sacramento, especially north of the American River. (RDR/JP)

**Cross Reference:** See PHS 4, *Emergency Response and Disaster Preparedness for additional policies on the provision of emergency care facilities.*

**LU 11.1.12 Farmers/Public Markets.** The City shall continue to support existing farmers markets and public markets and encourage the development of additional markets throughout the city to provide residents with access to fresh, local produce and convenient shopping. (RDR)

**Cross Reference:** See ER 4, *Agriculture for additional policies for agricultural uses and production.*

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# 2030 Sacramento General Plan FINAL DRAFT POLICIES & IMPLEMENTATION PROGRAMS

## HISTORIC and CULTURAL RESOURCES (HCR)

The City of Sacramento recognizes the importance of its historic and cultural resources, which create a distinct sense of place for residents and visitors, as well as provide the story that uniquely differentiates Sacramento from all other cities. These resources reflect the earliest days of pre-historic and historic settlement along the Sacramento and American Rivers, the city's role as a catalyst for the Gold Rush and as a key center of the western expansion of the United States, and establishment of the city as California's State Capital. Preservation of historic and cultural resources is important because cities with distinctly identifiable places and history are generally more livable for residents and more attractive to new businesses that sustain the economy. Preservation and adaptive re-use of historic structures also promote sustainability by reducing the need for new construction materials.

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## CITYWIDE HISTORIC AND CULTURAL PRESERVATION (HCR 1)

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Historic and Cultural Resources policies and strategies provide for identification, protection and assistance in the preservation of historic and cultural resources. The policies are intended to maintain a citywide program consistent with the State and Federal Certified Local Government program and with State laws and regulations related to cultural resources.

### Goal

**HCR 1.1 Comprehensive City Preservation Program.** Maintain a comprehensive, citywide preservation program to identify, protect and assist in the preservation of Sacramento's historic and cultural resources.

### Policies

**HCR 1.1.1 Certified Local Government.** The City shall maintain its status as a Certified Local Government (CLG) and use CLG practices as the key components of the City's preservation program. *(RDR/SO)*

**HCR 1.1.2 Preservation Office, Commission, and Program.** The City shall maintain a Preservation Office, Commission, and program to administer the city's preservation functions and programs. *(RDR/SO)*

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## IDENTIFICATION AND PRESERVATION (HCR 2)

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### Goal

**HCR 1.2** *Identification and Preservation of Historic and Cultural Resources. Identify and preserve the City's historic and cultural resources to enrich our sense of place and our understanding of the City's prehistory and history.*

### Policies

**HCR 1.2.1** **Identification.** The City shall identify individual significant historic and cultural resources as well as areas for potential Historic Preservation Overlay Zones to provide adequate protection of these resources. *(PSR)*

**HCR 1.2.2** **Applicable Laws and Regulations.** The City shall ensure compliance with City, State, and Federal historic preservation laws, regulations, and codes including the State Historical Building Code, to ensure adequate protection of historic and cultural resources. *(RDR)*

**HCR 1.2.3** **Consultation.** The City shall consult with the appropriate organizations and individuals (e.g., Information Centers of the CHRIS System, the Native American Heritage Commission, and Native American groups and individuals) to minimize potential impacts to historic and cultural resources. *(IGC/JP)*

**HCR 1.2.4** **Incentives and Enforcement.** The City shall develop and support regulatory (e.g. appropriate development and zoning standards), technical, and financial incentives (e.g., Federal, State, local, and private grants, loans, easements, tax credits) and enforcement programs to promote the maintenance, rehabilitation, preservation and interpretation of the city's historic and cultural resources. *(RDR/FB/SO)*

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**HCR 1.2.5 National, California, and Sacramento Registers.** The City shall pursue eligibility and listing for qualified resources including historic districts and individual resources under the appropriate register(s). (RDR/IGC/JP)

**HCR 1.2.6 Historic Resource Property Maintenance.** The City shall actively pursue maintenance and upkeep of historic resources to avoid the need for major rehabilitation and to reduce the risks of demolition, loss through fire or neglect, or impacts from natural disasters. (RDR/PI)

***Cross Reference:** See PHS 6, Code Enforcement for additional policies on code enforcement and the maintenance of buildings.*

**HCR 1.2.7 City-Owned Resources.** The City shall maintain all City-owned historic and cultural resources in a manner that is consistent with the U.S. Secretary of the Interior's Standards for the Treatment of Historic Properties. (SO)

**HCR 1.2.8 Early Review.** The City shall minimize potential impacts to historic and cultural resources by consulting with property owners, land developers, and the building industry early in the development review process. (RDR/JP/PI)

**HCR 1.2.9 Compatibility with Historic Context.** The City shall review proposed new development, alterations, and rehabilitation/remodels for compatibility with the surrounding historic resources and context. (RDR)

***Cross Reference:** See LU 2.4 for additional policies on development context.*

**HCR 1.2.10 Preservation of Contributing Elements.** The City shall promote the preservation, rehabilitation, restoration, and/or reconstruction of buildings and other contributing elements (e.g., historic landscapes, street lamps, signs) that define the historic character of the area. (RDR)

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- HCR 1.2.11 Adaptive Reuse.** The City shall encourage the adaptive reuse of historic resources when the original use of the resource is no longer feasible. Historic resources include resources listed or eligible for the National Register of Historic Places, California Register of Historical Resources, and/or Sacramento Register. *(RDR/SO)*
- HCR 1.2.12 Demolition.** The City shall consider demolition of historic resources as a last resort, to be permitted only if rehabilitation of the resource is not feasible; demolition is necessary to protect the health, safety, and welfare of its residents; or the public benefits outweigh the loss of the historic resource. *(RDR)*
- HCR 1.2.13 Archaeological or Paleontological Resources.** The City shall protect archaeological and paleontological resources. *(RDR)*

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## PUBLIC AWARENESS AND APPRECIATION (HCR 3)

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### Goal

**HCR 1.3 Public Awareness and Appreciation.** Foster public awareness and appreciation of Sacramento's historic and cultural resources.

### Policies

**HCR 1.3.1 Education.** The City shall act as a conduit and provide information to the public on Sacramento's historic and cultural resources and preservation programs through the North Central Information Center, educational institutions, and the City's website in order to promote the appreciation, maintenance, rehabilitation, and preservation of Sacramento's historic and cultural resources. *(PI)*

**HCR 1.3.2 Heritage Tourism.** The City shall work with agencies, organizations, property owners, and business interests to develop and promote Heritage Tourism opportunities as an economic development tool. *(IGC/JP)*

***Cross Reference:*** See ED 1, *Business Climate* for additional policies on tourism.

**HCR 1.3.3 Coordination with Other Entities.** The City shall coordinate with and support public, quasi-public, and private entities in their preservation programs and efforts. *(IGC/JP)*

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# 2030 Sacramento General Plan FINAL DRAFT POLICIES

## ECONOMIC DEVELOPMENT (ED)

The City of Sacramento recognizes the importance of increasing individual wealth and creating employment opportunities while at the same time generating sufficient revenues for the city to develop facilities and provide services and community amenities. A sustainable economy relies on a strong business climate, a supportive government sector providing good public services, a stable workforce, vibrant and growing neighborhoods and participatory leadership within the city and the region.

The growth provided for in Sacramento's General Plan presents a great opportunity to improve the city's quality of life, reshape its economy and enhance its role as a great place to work and do business. The city's economic development activities must take place within this context. The Economic Development Element is designed to respond to current trends in business activities and future changes in economic conditions as the city takes actions to achieve its vision as America's most livable city.

The economic development policies provide for the retention and expansion of existing businesses and attraction of new businesses increasing job opportunities for Sacramento's residents. The policies also address the development of an educated and skilled workforce through development of the skills of existing residents and the attraction of new residents.

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## BUSINESS CLIMATE (ED 1)

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Businesses provide the city with a healthy economy that enables the city to achieve many of its financial and economic goals. Businesses are an important source of the city's economic well-being.

### Goal

**ED 1.1 Business Climate.** Maintain a supportive business climate and a healthy, sustainable economy that increases the city's ability to expand existing businesses and attract and retain new businesses.

### Policies

**ED 1.1.1 City Image.** The City shall continue to promote Sacramento among its citizens and the wider business community as a livable community and an excellent place to do business. *(PI)*

**ED 1.1.2 Economic Development Strategy.** The City shall maintain and implement an Economic Development Strategy to support the city's prosperity and long term fiscal competitiveness. *(MPSP)*

**ED 1.1.3 Market Trends.** The City shall monitor industry and market trends and regularly provide current information to city policymakers and the business community. *(PSR/PI)*

**ED 1.1.4 Economic Development Partnerships.** The City shall partner with economic development organizations and businesses seeking to expand or locate in Sacramento. *(JP)*

**ED 1.1.5 Small and Startup Business Assistance.** The City shall provide incentives to existing small and startup businesses, including minority- and women-owned businesses, to facilitate their expansion and job creation. *(SO)*

**ED 1.1.6 Tourism and Related Businesses.** The City shall continue to work with the Sacramento Metro Chamber of Commerce, Sacramento Convention and Visitors Bureau (SVCB) and related businesses (hotels, restaurant, retail, and entertainment) to market Sacramento as a tourist destination and convention venue. *(JP/PI)*

**ED 1.1.7 Sustainable Businesses.** The City shall attract and retain long-term, economically sustainable businesses. *(JP)*

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## WORKFORCE (ED 2)

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In a knowledge-based economy, the skills of the local workforce are a region's greatest competitive resource and advantage. The city seeks to facilitate workforce skill development by coordinating with educators and leaders from the business community to meet the demand of the region's business community.

### Goal

**ED 2.1 Workforce.** Assist in preparing an educated, skilled and competitive workforce to match the employment needs of the region and its businesses.

### Policies

**ED 2.1.1 Higher Education and Local Economy.** The City shall work with local organizations such as Linking Education and Economic Development (LEED) in developing links between public and private providers of primary, secondary, and post-secondary education; and local businesses and industries to develop and promote educational programs relevant to the needs of the local economy. *(JP/PI)*

**ED 2.1.2 Attraction of Key Technical Institutions.** The City shall identify and seek to attract public and private technical institutions, such as those with specialized training programs in arts, trade and technical subjects to serve the workforce requirements of Sacramento businesses. *(JP)*

**ED 2.1.3 Retention of Local College Graduates.** The City shall encourage and actively support efforts by local educational institutions, businesses and public agencies to assimilate local college graduates into the city and regional workforce in order to reduce leakage to other employers outside the region. *(IGC/JP)*

**ED 2.1.4 Attract Skilled Workers.** The City shall work to improve the quality of life in the city to retain existing skilled workers and attract skilled workers from beyond the region. *(MPSP)*

RDR-Regulation & Development Review; MPSP-Master Plans, Strategies, and Programs; FB-Financing and Budgeting; PSR-Planning Studies and Reports; SO-City Services and Operations; IGC-Inter-governmental Coordination; JP-Joint Public-Private Partnerships; PI-Public Information

## PLACE (ED 3)

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The goal of this set of policies is to ensure that there are suitable areas and sites with adequate infrastructure throughout the city for new and expanding businesses including cutting edge technology and sustainable businesses. This includes proactively identifying and marketing areas of the city for economic growth and ensuring adequate infrastructure is in place to facilitate economic growth.

### Goal

**ED 3.1 Land, Sites and Opportunities.** Provide opportunities for expansion and development of businesses by ensuring availability of suitable sites, appropriate

**Cross Reference:** See the Land Use Element for additional policies related to growth and development.

zoning, and access to infrastructure and amenities.

### Policies

**ED 3.1.1 Land Supply Inventory.** The City shall maintain an adequate land supply to meet projected employment and retail land demand, including sites that are “shovel ready.” (MPSP/SO)

**ED 3.1.2 Opportunity Areas.** The City shall strategically market key opportunity areas identified in the City’s Economic Development Strategy and the General Plan. (PI)

**ED 3.1.3 Creation of Manufacturing Districts.** The City shall create and market manufacturing districts in one or more of the city’s opportunity areas to encourage growth in manufacturing businesses. (MPSP)

**ED 3.1.4 University Research Parks.** The City shall work with public and private universities to explore development of a technology/research park tied to educational institutions. (IGC/JP)

**ED 3.1.5 Businesses Working on Cutting Edge Technology.** The City shall work with universities, SACTO, and other groups to encourage businesses working with cutting edge technology to locate in Sacramento. (IGC/JP)

**ED 3.1.6 Business Improvement Districts.** The City shall continue to encourage formation and assist with implementation of business improvement districts

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(BIDs). (SO)

- ED 3.1.7 Infrastructure and Public Facilities.** The City shall continue to identify, construct, and maintain infrastructure systems and facilities required to promote and sustain a positive economic climate. (MPSP/SO)
- ED 3.1.8 Infrastructure Investments.** The City shall anticipate needs and coordinate city infrastructure investments with economic development opportunities. (MPSP/FB/SO)

RDR-Regulation & Development Review; MPSP-Master Plans, Strategies, and Programs; FB-Financing and Budgeting; PSR-Planning Studies and Reports; SO-City Services and Operations; IGC-Inter-governmental Coordination; JP-Joint Public-Private Partnerships; PI-Public Information

## PARTICIPATION and LEADERSHIP (ED 4)

The participation and leadership policies involve actions to leverage resources of entities throughout the city and region, to support and implement the goals of the City General Plan and Economic Development Element. This includes the integration of city departments to meet Sacramento's economic goals, as well as the city assuming a prominent leadership role in implementing key regional initiatives.

### Goal

**ED 4.1 Leadership.** Provide leadership in the city and the region in order to achieve the City's and the region's economic goals.

### Policies

**ED 4.1.1 City Role in Economic Initiatives.** The City shall provide leadership in key regional economic initiatives by actively participating in economic development programs such as the Partnership for Prosperity, the Metro Chamber's Economic Development Committee, Metro Pulse Program and other economic development initiatives. *(IGC/JP)*

**ED 4.1.2 Strong City and Business Relationship.** The City shall maintain a strong customer service orientation toward businesses. *(SO)*

**ED 4.1.3 Public/Private Partnerships.** The City shall support and encourage public/private partnerships and other efforts to implement the key development projects that meet the City's revitalization and redevelopment goals. *(IGC/JP)*

**ED 4.1.4 Regional Marketing Activities.** The City shall actively participate in regional marketing activities by coordinating its efforts with SACTO and other economic development agencies in the region. *(IGC/JP)*

**ED 4.1.5 Port of Sacramento.** The City shall work with the Port of Sacramento in expanding and improving port facilities to support the import and export needs of Sacramento businesses. *(IGC)*

**ED 4.1.6 Foreign Trade Zone.** The City shall assist the Port of Sacramento in becoming a Foreign Trade Zone. *(IGC)*

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# 2030 Sacramento General Plan FINAL DRAFT POLICIES

## MOBILITY (M)

The City of Sacramento recognizes the importance of developing a first class, well-balanced, efficient, multi-modal transportation network that minimizes impacts to the environment and to neighborhoods in achieving its vision as the most livable city in the nation.

Despite the desire for a balanced transportation system, auto is the dominant mode of travel today. Increasing congestion, sustainability goals, population growth, demographic shifts, reduced energy resources, and a limited ability to build new roads, point to the need for new transportation and land use practices that will result in a transportation system with increased travel choices.

The Mobility Element contains policies that will create a well-connected transportation network, support increased densities and a mix of uses in multi-modal districts, help walking become more viable for short trips, support bicycling for both short and long-distance trips, improve transit to serve highly frequented destinations, conserve energy resources, and do so while preserving auto mobility. The element also includes policies related to parking, goods movement, airports, and transportation funding. Achieving a balanced transportation system will require a greater investment in transit, pedestrian, and

The following guiding principle provides the vision for the mobility element.

Ensure the City's transportation's system supports and enriches the quality of life for present and future generations by improving mobility and accessibility through

bicycle infrastructure.

Cross Reference: *See the Land Use Element for additional policies regarding connectivity and the provision of pedestrian way bicycle transit and road facilities*

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## CIRCULATION SYSTEM (M 1)

Circulation System policies provide for increased transportation choices through the development of an integrated, multi-modal transportation system. A flexible Level of Service (LOS) standard will support the land use plan and require that enhanced infrastructure be provided to support transit, walking, and biking in multi-modal districts. The transportation network will be well-connected. Emerging technologies that promote a balanced transportation system will be supported.

### Goal

M 1.1 Overall Transportation System. **Provide a transportation system that is effectively planned, managed, operated, and maintained.**

### Policies

M 1.1.1 Right-of-Ways. **The City shall manage the use of transportation right-of-ways by all travel modes to best serve future travel demand. (SO)**

M 1.1.2 Travel System. **The City shall manage the travel system to ensure safe operating conditions. (SO)**

M1.1.3 Emergency Services. **The City shall coordinate the development and maintenance of all transportation facilities with emergency service providers to ensure continued emergency service operation and service levels. (IGC/JP)**

M 1.1.4 Facilities and Infrastructure. **The City shall effectively operate and maintain transportation facilities and infrastructure to preserve the quality of the system. (SO)**

### Goal

M 1.2 Multimodal System. **Provide expanded transportation choices to improve the ability to travel efficiently and safely to destinations throughout the city and region.**

### Policies

M 1.2.1 Multimodal Choices. **The City shall promote development of an integrated, multi-modal transportation system that offers attractive choices among modes including pedestrianways, public transportation, roadways, bikeways, rail, waterways, and aviation. (MPSP/SO)**

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M 1.2.2 LOS Standard. The City shall allow for flexible Level of Service (LOS) standards of significance. The flexible LOS standards will permit increased densities and mix of uses to increase transit ridership, biking, and walking, thereby reducing auto travel, air pollution and energy consumption.

- a. **Level of Service Standard for Multi-Modal Districts** – The City shall seek to maintain the following standards in multi-modal districts that are characterized by frequent transit service, enhanced pedestrian and bicycle systems, a mix of uses, and higher-density development. This shall include the Central Business District, areas within ½ mile walking distance of light rail stations, and mixed use corridors as designated by the City.
  - Maintain operations on all roadways and intersections at Level of Service E or better at all times, including peak travel times, unless maintaining this LOS would, in the City’s judgment, be infeasible and/or conflict with the achievement of other goals. Congestion in excess of Level of Service E may be acceptable, provided that provisions are made to improve the overall system and/or promote non-vehicular transportation as part of a development project or a City-initiated project.
  - Maintain multiple transit routes with headways of 30 minutes or less, and provide transit signage, shelters or benches at major transit stops or stations.
  - Provide an extensive and directly-connected sidewalk network within ½ mile walking distance of, and a direct sidewalk connection to, transit stops.
  - Provide appropriate bicycle facilities on roadways, preferably within ½ mile of development projects.
- b. **Base Level of Service Standard** – the City shall seek to maintain the following standards for all areas outside of multi-modal districts.
  - Maintain operations on all roadways and intersections at LOS D or better at all times, including peak travel times, unless maintaining this Level of service would, in the City’s judgment, be infeasible and/or conflict with the achievement of other goals. Congestion in excess of Level of Service D may be accepted, provided that provisions are made to improve the overall system and/or promote non-vehicular transportation as part of a development project or a City-initiated project. *(RDR)*

M 1.2.3 Multimodal Access. The City shall promote the provision of multimodal access to activity centers such as commercial and employment centers, airports, schools, parks, recreation areas, and tourist attractions. *(MPSP/SO)*

Goal

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- M 1.3 Barrier Removal. **Improve system connectivity by removing barriers to travel.**
- Policies
- M 1.3.1 Grid Network. **The City shall require all new residential, commercial, or mixed-use development that proposes or is required to construct or extend street(s) to develop a transportation network, preferably a modified grid that provides for a well-connected, walkable community. (RDR)**
- M 1.3.2 Complete Streets. **The City shall require large private developments (e.g., office parks, apartment complexes, retail centers) to provide internal complete streets that connect to the existing roadway system. (RDR)**
- M 1.3.3 Eliminate Gaps. **The City shall eliminate “gaps” in roadways, bikeways, and pedestrian networks.**
- a. **The City shall construct new multi-modal crossings of the Sacramento and American Rivers.**
  - b. **The City shall plan and seek funding to construct grade-separated crossings of freeways and rail lines to improve connectivity.**
  - c. **The City shall construct new bikeways and pedestrianways in existing neighborhoods to improve connectivity. (MPSP/SO)**
- M 1.3.4 Connections to Transit Stations. **The City shall provide connections to transit stations by identifying roadway, bikeway, and pedestrianway improvements to be constructed within ½ mile of major transit stations. (MPSP/SO)**
- M 1.3.5 Multi-Jurisdictional Transportation Corridors. **The City shall work with adjacent jurisdictions to identify existing and future transportation corridors that should be linked across jurisdictional boundaries so that sufficient right-of-way may be preserved. (IGC)**
- M 1.3.6 Regional Transportation Planning. **The City shall continue to actively participate in SACOG’s regional transportation planning efforts to coordinate priorities with neighboring jurisdictions. (IGC)**
- Goal
- M 1.4 Transportation Demand Management. **Decrease the dependence on single-occupant use of motor vehicles through Transportation Demand Management.**
- Policies

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- M 1.4.1 Increase Vehicle Occupancy. **The City shall work with transportation management agencies to encourage and support programs that increase vehicle occupancy including the provision of traveler information, shuttles, preferential parking for carpools/vanpools, transit pass subsidies, and other methods. (MPSP/PI)**
- M 1.4.2 Transit Subsidies. **The City shall encourage employers to provide transit subsidies, bicycle facilities, alternative work schedules, ridesharing, telecommuting and work-at-home programs, employee education, and preferential parking for carpools/vanpools. (JP/PI)**
- M 1.4.3 Transportation Management Associations. **The City shall encourage commercial, retail, and residential developments to participate in or create Transportation Management Associations. (JP/PI)**
- M 1.4.4 Off-Peak Deliveries. **The City shall encourage business owners to schedule deliveries at off-peak traffic periods. (JP/PI)**
- Goal
- M 1.5 Emerging Technologies. **Use emerging transportation technologies and services to increase transportation system efficiency.**
- Policies
- M 1.5.1 Facilities for Emerging Technologies. **The City shall assist in the provision of support facilities (e.g., need examples) for emerging technologies such as alternative fueling stations. (RDR/JP)**
- M 1.5.2 Use of Public Right-of-Way. **The City shall provide for the use of public right-of-way, including parking facilities at major transit stations and employment centers, for support facilities (e.g., need examples) in urban centers and other areas where appropriate. (RDR/SO)**
- M 1.5.3 Public-Private Transportation Partnerships. **The City shall provide incentives for and cooperation with public-private transportation partnerships (such as car sharing companies) to establish pilot programs within the Central City, in urban centers, in employment centers, and other appropriate districts. (IGC/JP)**
- M 1.5.4 Neighborhood Electric Vehicles. **The City shall encourage developments and street systems that support the use of Neighborhood Electric Vehicles (NEV). (RDR/JP)**

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## WALKABLE COMMUNITIES (M 2)

Walkable Communities policies support the goal of making Sacramento a model pedestrian-friendly city – the “Walking Capital”. Safe, walkable environments will be created through the provision of a continuous pedestrian network with sidewalks that are enjoyable to walk along. Residents will be encouraged to integrate walking into their daily activities to promote a healthier lifestyle and improve energy resource conservation goals.

### Goal

M 2.1 Integrated Pedestrian System. **Provide a universally-accessible, safe, convenient, and integrated pedestrian system that promotes walking.**

### Policies

M 2.1.1 Pedestrian Master Plan. **The City shall maintain and implement a Pedestrian Master Plan. (MPSP)**

M 2.1.2 Cohesive Network. **The City shall develop a cohesive pedestrian network of public sidewalks and street crossings that makes walking a convenient and safe way to travel. (MPSP)**

M 2.1.3 Continuous Network. **The City shall provide a continuous pedestrian network in existing and new neighborhoods that connects through blocks and sites, and connects buildings to each other, to the street, and to transit facilities. (MPSP)**

M 2.1.4 Building Design. **The City shall ensure that new buildings are designed to encourage walking. (RDR)**

M 2.1.5 Parking Facility Design. **The City shall ensure that new automobile parking facilities are designed to facilitate safe and convenient pedestrian access. (RDR)**

M 2.1.6 Housing and Destination Connections. **The City shall require new subdivisions and large scale development or major development to include safe pedestrian walkways that provide direct links between streets and major destinations such as bus stops, schools, parks, and shopping centers. (RDR)**

M 2.1.7 Pedestrian Awareness Education. **The City shall develop partnerships with local organizations to develop education materials and promote pedestrian awareness. (IGC/PI)**

M 2.1.8 Safe Pedestrian Crossings. **The City shall improve pedestrian safety at**

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intersections and mid-block locations by providing safe, well-marked pedestrian crossings. *(SO)*

- M 2.1.9 Speed Management Policies. **The City shall develop and implement speed management policies that support driving speeds on all city streets that are safe for pedestrians. *(RDR/PS)***
- M 2.1.10 Safe Sidewalks. **The City shall develop safe, convenient bicycle facilities to reduce the use of sidewalks by bicyclists to increase sidewalk safety for pedestrians. *(RDR) [Note: New policy based on GPAC discussion/request]***

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## PUBLIC TRANSIT (M 3)

Public Transit policies seek to foster increased transit use through the provision of new service lines or the extension of existing lines, increased frequency of service, and the provision of direct pedestrian and bicycle access to transit station areas. Increased transit use will further the City's efforts to become a more sustainable and energy efficient. Transit and land use will be tightly linked, with transit stations integrated into walkable, transit-oriented districts and neighborhoods. Plans will be developed for new transit service such as high speed rail, regional rail, bus rapid transit, streetcars, new bus routes between urban centers, and neighborhood bus service.

### Goal

M 3.1 Safe, Comprehensive, and Integrated Transit System. **Create and maintain a safe, comprehensive, and integrated transit system as an essential component of a vibrant transportation system.**

### Policies

M 3.1.1 Transit for All. **The City shall support a well-designed transit system that will meet the transportation needs of Sacramento residents and visitors including seniors, the disabled, and transit-dependent persons. (IGC)**

M 3.1.2 Maintain Services. **The City shall work with transit providers to maintain services within the city that are timely, cost-effective, and responsive to growth patterns and enhance inter-city transit where feasible. (IGC)**

M 3.1.3 Variety of Transit Types. **The City shall consider a variety of transit types including high speed rail, inter-city rail, regional rail, light rail transit, bus rapid transit, trolleys (streetcars), enhanced buses, express buses, local buses, neighborhood shuttles, and jitneys to meet the needs of residents, workers and visitors. (MPSP)**

M 3.1.4 Unified Traveler Information System. **The City shall work with Regional Transit and SACOG to support local transit providers in developing and maintaining a unified traveler information system. (IGC/PI)**

M 3.1.5 Safe System. **The City shall coordinate with Regional Transit to maintain a safe and rider-friendly environment near transit stations within the city. (IGC)**

M 3.1.6 Transit Amenities. **The City shall work with transit providers to incorporate features such as traffic signal priority, queue jumps, exclusive transit lanes to improve transit operations. (MPSP/SO/IGC)**

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- M 3.1.7 Light Rail and Bus Service. **The City shall support the enhancement and improvement of light rail and bus service. (IGC)**
- M 3.1.8 Demand-Responsive Service. **The City shall support the provision of demand-responsive service (e.g., paratransit) and other transportation services for those unable to use conventional transit. (IGC/JP)**
- M 3.1.9 New Facilities. **The City shall work with transit providers to identify alignments for light rail and bus route extensions and new station locations. (MPSP/IGC)**
- M 3.1.10 Right-of-Way Preservation. **The City shall assist Regional Transit in identifying and preserving rights-of-way suitable for light rail and bus rapid transit. (MPSP/IGC)**
- M 3.1.11 Direct Access to Stations. **The City shall ensure that projects located in the Central City and within ½ mile walking distance of existing and planned light rail stations provide direct pedestrian and bicycle access to the station area, to the extent feasible. (RDR)**
- M 3.1.12 Light Rail Extension to Airport and South Sacramento. **The City shall support the extension of light rail service to Sacramento International Airport and further extension in South Sacramento. (MPSP/IGC)**
- M 3.1.13 Streetcar Facilities. **The City shall support the development of streetcar lines in the Central City and other multi-modal districts. (MPSP)**
- M 3.1.14 Dedicated Bus Facilities. **The City shall support the provision of dedicated bus lanes and related infrastructure as appropriate. (MPSP)**
- M3.1.15 Developer Contributions. **The City shall require developer contributions for bus facilities and improvements. (RDR/FB)**
- M 3.1.16 Transit Extension Studies. **The City shall continue to support transit extension studies. (PSR)**
- Goal
- M 3.2 Long-Distance Passenger Rail Services. **Support long-distance passenger rail service.**
- Policies
- M 3.2.1 Passenger Rail Service. **The City shall encourage and promote passenger rail service to and through the Sacramento area. (IGC/PI)**

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- M 3.2.2 Sacramento Intermodal Transportation Facility. **The City shall support the development of the Sacramento Intermodal Transportation Facility. (MPSP/JP)**
- M 3.2.3 Transcontinental Passenger Rail Service. **The City shall support the continued provision of transcontinental passenger rail service to Sacramento by Amtrak. (IGC)**
- M 3.2.4 Capitol Corridor. **The City shall support Capitol Corridor and other regional rail service to downtown Sacramento. (IGC)**
- M 3.2.5 High Speed Rail Service. **The City shall support and advocate extension of High Speed Rail service to Sacramento. (MPSP/IGC)**
- Goal
- M 3.3 Private Transit Services. **Support private transit services to provide greater choices.**
- Policies
- M 3.3.1 Private Inter-City Bus Service. **The City shall promote the continued operation of private inter-city bus service. (JP/PI)**
- M 3.3.2 Taxi Service. **The City shall promote the continued operation of taxi service including the provision of dedicated, on-street loading spaces where appropriate. (MPSP/JP)**
- M 3.3.3 Private Water Transportation Services. **The City shall support the development of private water transportation services, where appropriate, along the Sacramento River by continuing to operate publicly-owned dock facilities. (MPSP/JP)**

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## ROADWAYS (M 4)

Roadway policies provide for streets that are designed to balance the diverse needs of pedestrians, bicyclists, transit riders, and motorists. Streets will be categorized according to both function and typology, considering the surrounding land use context. Street improvements will be designed to minimize environmental and neighborhood impacts.

### Goal

M 4.1 Roadway System. **Create a roadway system that will ensure the safe and efficient movement of people, goods, and services that supports livable communities.**

### Policies

M 4.1.1 Emergency Access. **The City shall develop a roadway system that is redundant to the extent feasible to ensure mobility in the event of emergencies. (MPSP)**

M 4.1.2 Balancing Community Impacts with Economic Development Goals. **The City shall evaluate and strive to balance impacts to the community with economic development goals when adding or modifying roads and bridges. (MPSP/PSR)**

M 4.1.3 Community Outreach. **The City shall continue to work with the community on an individual project basis to identify feasible solutions to lessen the impacts of arterial and collector improvements on local streets (PI)**

M 4.1.4 Partnerships with Other Agencies. **The City shall develop partnerships with agencies to inspect and maintain any new bridge facilities. (IGC)**

M 4.1.5 Bridge Crossings. **The City shall continue to work with adjacent jurisdictions affected by river crossings to establish the appropriate responsibility for planning, evaluation, design, funding, construction, and maintenance for those bridges. (IGC)**

### Goal

M 4.2 Complete Streets. **Provide complete streets that balance the diverse needs of diverse users of the public right-of-way. (SO)**

### Policies

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- M 4.2.1 Adequate Rights-of-way. **The City shall ensure that all new roadway projects and major reconstruction projects provide appropriate and adequate rights-of-way for all users including bicyclists, pedestrians, transit riders and motorists except where pedestrians and bicyclists are prohibited by law from using a given facility. (MPSP)**
- M 4.2.2 Pedestrian Facilities. **The City shall ensure that new streets in areas with high pedestrian activity levels (e.g., employment centers, residential areas, mixed-use areas, schools, etc.) support pedestrian travel by providing such elements as detached sidewalks, frequent and safe pedestrian crossings, large medians for pedestrian refuge, Class II bike lanes, frontage roads with on-street parking, and/or grade-separated crossings. (MPSP)**
- M 4.2.3 Adequate Street Tree Canopy. **The City shall ensure that all new roadway projects and major reconstruction projects provide for the development of an adequate street tree canopy. (MPSP)**
- M 4.2.4 Pedestrian and Bicycle Facilities on Bridges. **The City shall identify existing and new bridges that can be built, widened, or restriped to add pedestrian and/or bicycle facilities. (MPSP)**
- M 4.2.5 Multi-Modal Corridors. **The City shall designate multi-modal corridors in the Central City, within and between urban centers, along major transit lines, and/or along commercial corridors to receive increased investment for transit, bikeway and pedestrianway improvements. (MPSP)**
- M 4.2.6 Identify Gaps in Complete Streets. **The City shall identify streets that can be “more complete” either through a reduction in the number of travel lanes or conversions, with consideration for emergency vehicle operation. The City shall consider new bikeways, enhanced sidewalks, on-street parking, and exclusive transit lanes on these streets. (PSR)**

## Goal

- M 4.3 Neighborhood Traffic. **Enhance the quality of life within existing neighborhoods through the use of neighborhood traffic management techniques.**

## Policies

- M 4.3.1 Neighborhood Traffic Management Program. **The City shall continue its efforts to manage neighborhood traffic through the Neighborhood Traffic Management Program (NTMP). (MPSP/SO)**
- M 4.3.2 Neighborhood Traffic Management. **The City shall incorporate traffic control measures in new residential neighborhoods in an effort to manage**

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neighborhood traffic. *(RDR)*

M 4.3.3 Improvement Impacts on Residential Streets. **The City shall attempt to minimize the long term impacts of roadway improvements on existing residential streets through continued use of the Neighborhood Traffic Mitigation Program (NTMP).** *(SO)*

Goal

M 4.4 Roadway Functional Classification and Typology. **Develop an interconnected system of streets that allows travel on multiple routes by multiple modes.**

Policies

M 4.4.1 Roadway Network Development. **The City shall develop a roadway network that categorizes streets according to function and type, considering the surrounding land use context.**

#### Street Functional Classification

The City of Sacramento's streets are classified based on both function and typology. Figure 1 shows the functional classification of City roadways. The functional classification for the City's roadways is defined as follows.

- **Major Arterial:** High-speed/high-capacity roadways that provide access to regional transportation facilities. Access to parcels is a secondary function and should be limited to the extent feasible. Four-lane to six-lane arterials have right-of-way widths of approximately 100-120 feet. Boulevards have right-of-way widths of approximately 90-160 feet.
- **Minor Arterial:** A roadway that connects major facilities but has more access to parcels than a Major Arterial. Parking is allowed, but may be limited. Intersections with other arterials are signal controlled. Access is restricted, with no residential driveways except from multi-family units. Two-lane arterial streets have right-of-way widths of approximately 70-90 feet.
- **Collector:** Medium-speed, medium-volume roadways that provide access within and between neighborhoods. Connects residential uses to the major street system. Two-lane collector streets have right-of-way widths of approximately 60-85 feet.
- **Local:** Low-speed, low-volume roadways that provide direct access to abutting land uses. Serves the interior of a neighborhood. Two-lane local streets have right-of-way widths of approximately 50-60 feet.
- **Alley:** Provides rear access to residential and commercial uses and avoids garage and parking lot access from the street side not intended for general traffic circulation.

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### Street Typology

Street typologies expand upon the functional classifications to consider street context and non-auto travel modes. This definition ensures that street standards are not uniformly applied but consider a street's relation to surrounding land uses, appropriate travel speeds, and need to accommodate multiple travel modes. Table 1 lists the street types appropriate for each functional classification.

<i>Functional Class</i>	<i>Street Type</i>					
	<i>Residential Street</i>	<i>Main Street</i>	<i>Mixed-Use Street</i>	<i>Commercial Street</i>	<i>Industrial Street</i>	<i>Boulevard</i>
Major Arterial		✓	✓	✓	✓	✓
Minor Arterial	✓	✓	✓	✓	✓	✓
Collector	✓	✓	✓		✓	✓
Local	✓	✓	✓		✓	
Alley						

Most street types can be found in more than one functional class, and vice versa. Street design should consider both street function and street type when enhancements are made to the multi-modal street system. For example, a street that has an arterial function and a residential type will have different characteristics and design features than a residential street with a collector or local access function. Residential arterial streets serve longer distance trips than residential collector or local streets. As such, maintaining the through capacity should be a higher priority on a residential arterial than on a residential collector or local street. Similarly, a mixed-use collector street and an industrial collector street have different characteristics. A mixed-use collector emphasizes accommodating several transportation modes while an industrial collector emphasizes accommodating heavy trucks and automobiles.

- **Residential Streets:** Residential Streets serve two major purposes. As arterials, Residential Streets balance multi-modal mobility with land access. As collector or local streets, Residential Streets are designed to emphasize walking, bicycling, and land access. In both cases, Residential Streets tend to be more pedestrian-oriented than Commercial Streets.
- **Main Streets:** Main Streets serve retail and mixed land uses including downtown areas and neighborhood centers. Unlike Commercial Streets, Main

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Streets are designed to promote walking, bicycling, and transit with attractive streetscape and pedestrian-oriented design elements. Generally, Main Street activities are concentrated along a two- to eight-block area, but may extend further depending on the type of adjacent land uses and the area served. Narrower street widths can be used to reduce travel speeds on main street segments. An arterial main street segment will likely include additional travel lanes and turn pockets, wider sidewalks, curb extensions to reduce crosswalk widths, etc..

- **Mixed-Use Streets:** Mixed-Use Streets are located in high intensity mixed-use commercial, retail, and residential areas with substantial pedestrian activity. Alternative modes of travel are emphasized on Mixed-Use Streets with increased use of pedestrian, bicycle and transit design elements.
- **Commercial Streets:** The most common Commercial Streets are the strip commercial arterials. Strip commercial arterials typically serve commercial areas containing numerous small retail strip centers with buildings set back behind fronting parking lots. Strip commercial arterials have numerous intersections and driveways to access adjacent businesses.
- **Industrial Streets:** Industrial Streets are designed to accommodate significant volumes of large vehicles such as trucks, trailers, and other delivery vehicles. Because these areas are relatively low-density, bicycle and pedestrian travel is more infrequent than in other types of neighborhoods, but still should be accommodated.
- **Boulevards:** Boulevards are arterials that serve a gateway or civic purpose and should be considered for special treatments that include expansive landscaped medians, wide sidewalks, and on-street or off-street bike lanes. Traffic flow should be maintained and transit access optimized. An optional design element could include medians that separate travel lanes from parking access lanes, to reduce delays caused by on-street parking and provide an additional buffer for adjacent land uses. *(MPSP)*

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## BIKEWAYS (M 5)

Bikeways policies support an increase in trips taken by bicycling, given that 40 percent of all trips are two miles or shorter. The construction of a comprehensive citywide bikeway network, support facilities such as convenient and secure bicycle parking, and an educated driving public will facilitate increased bicycling.

### Goal

M 5.1 Integrated Bicycle System. **Create and maintain a safe, comprehensive, and integrated bicycle system and support facilities throughout the city that encourages bicycling that is accessible to all.**

### Policies

M 5.1.1 Bikeway Master Plan. **The City shall maintain and implement a Bikeway Master Plan. (MPSP)**

M 5.1.2 Appropriate Bikeway Facilities. **The City shall provide bikeway facilities that are appropriate to the street classifications and type, traffic volume, and speed on all right-of-ways. (MPSP)**

M 5.1.3 Conformance with Applicable Standards. **The City shall require all bikeways to conform to applicable Federal and State standards. (MPSP)**

M 5.1.4 Motorists and Bicyclists Conflicts. **The City shall seek innovative bikeway treatments to avoid conflicts between motorists and bicyclists. (MPSP/PI)**

M 5.1.5 Connections between New Development and Bicycle Facilities. **The City shall require that new development provides connections to and does not interfere with existing and proposed bicycle facilities. (RDR)**

M 5.1.6 Class II Bike Lane Requirements. **The City shall require Class II bike lanes on all new arterial and collector streets. (RDR)**

M 5.1.7 Connections between New Development and Bikeways. **The City shall ensure that new residential development projects provide a direct connection to the nearest bikeway along an arterial or collector street. (RDR)**

M 5.1.8 Conversion of Underused Facilities. **The City shall convert underused rights-of-way along travel lanes, drainage canals, and railroad corridors to bikeways wherever possible and desirable. (MPSP/SO)**

M 5.1.9 Bike Safety for Children. **The City shall support infrastructure and programs**

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that encourage children to bike safely to school. *(MPSP/SO)*

- M 5.1.10 Bike Facilities in New Developments. **The City shall require that larger new development projects (e.g., park-and-ride facilities, employment centers, educational institutions, recreational and retail destinations, and commercial centers) provide bicycle racks, personal lockers, showers, and other bicycle-support facilities. *(RDR)***
- M 5.1.11 Bicycle Parking at Transit Facilities. **The City shall coordinate with transit operators to provide for secure short-and long-term bicycle parking at all light rail and bus rapid transit stations, and bicycle racks at all major bus transfer stations. *(IGC/JP)***
- M 5.1.12 Public Information and Education. **The City shall promote bicycling through public information and education, including the publication of literature concerning bicycle safety and the health and environmental benefit of bicycling. *(PI)***
- M 5.1.13 Encourage Bicycle Use. **The City shall encourage bicycle use in neighborhoods where significant segments of the population do not drive and where short trips are most common. *(PI)***

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## PARKING (M 6)

Parking policies focus on providing sufficient parking for businesses, while protecting adjacent neighborhoods and the environment. Reduced parking requirements will be provided where appropriate to promote walkable communities and alternative modes of transportation. On-street parking use will be maximized through the use of parking management tools. Parking pricing will continue to be applied in appropriate locations.

### Goal

M 6.1 Managed Parking. Provide and manage parking such that it balances the citywide goals of economic development, livable neighborhoods, sustainability, and public safety with the compact multi-modal urban environment prescribed by the General Plan.

### Policies

M 6.1.1 Adequate Parking. The City shall ensure that adequate parking is provided, considering access to existing and funded transit, shared parking opportunities for mixed-use development, and implementation of Transportation Demand Management plans. *(RDR)*

M 6.1.2 Reduce Minimum Parking Standards. The City shall reduce minimum parking standards over time to promote walkable neighborhoods and districts and to increase the use of transit and bicycles. *(RDR/PSR)*

M 6.1.3 Identify Parking Deficiencies and Conflicts. The City shall monitor parking supply and utilization to identify deficiencies or conflicts as they develop. *(PSR) [Note: Please clarify which parts of the city are included and whether this applies to both public and private parking areas/facilities?]*

M 6.1.4 Reduction of Parking Areas. The City shall strive to reduce the amount of land devoted to parking through such measures as development of parking structures, the application of shared parking for mixed-use developments, and the implementation of Transportation Demand Management plans to reduce parking needs. *(RDR)*

M 6.1.5 Maximize On-Street Parking Turnover. The City shall implement parking management tools (including emerging technology) that maximize on-street parking turnover, where appropriate. *(RDR)*

M 6.1.6 Residential Permit Parking. The City shall manage the City's Residential Permit Parking (RPP) areas in a way that protects the residential character of the neighborhoods, ensures adequate parking availability for residents, and supports the needs of small, neighborhood-supporting businesses.

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*(RDR/SO)*

- M 6.1.7 Disincentives for Single-Occupant Vehicle Trips. **The City shall discourage single-occupant vehicle trips through parking supply and pricing controls in areas where supply is limited and alternative transportation modes are available. (RDR/SO)**
- M 6.1.8 Parking Cash-Out. **The City shall provide incentives for projects that unbundle parking costs (i.e., separate the cost of parking from lease payments) and offer a parking cash-out. (RDR) [Notes: Please clarify what kind/type of incentives would be given.]**

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## GOODS MOVEMENT (M 7)

Goods Movement policies support the movement of goods via rail, truck, marine (i.e., port) and air transportation modes. Programs to reduce the impacts of rail and truck operations on adjacent sensitive land uses are provided.

### Goal

**M 7.1 Safe Movement of Goods.** Provide for the safe and efficient movement of goods to support commerce in the city and region.

### Policy

**M 7.1.1 Efficient Goods Movement.** The City shall support infrastructure improvements and the use of emerging technologies that facilitate the clearance, timely movement, and security of trade, including facilities for the efficient intermodal transfer of goods between truck, rail, marine, and air transportation modes. *(MPSP)*

M 7.1.2 Goods Movement by Rail. **The City shall work with railroad operators to facilitate the transport by rail of goods through the city. *(JP)***

M 7.1.3 Minimize Freight Trains during Peak Hours. **The City shall work with railroad operators to coordinate schedules to keep freight trains out of Downtown during peak travel hours. *(JP)***

M 7.1.4 Grade Separations within Central City. **The City shall consider pursuing grade separations for at-grade freight crossings within the Central City. *(PSR)***

M 7.1.5 Train Noise Minimization. **The City shall work with railroad operators to minimize the impact of train noise on adjacent sensitive land uses. *(RDR/JP)***

M 7.1.6 Truck Traffic Route Designation. **The City shall designate official truck routes to minimize the impacts of truck traffic on residential neighborhoods and other sensitive land uses. *(MPSP)***

M 7.1.7 Truck Traffic Noise Minimization. **The City shall seek to minimize noise and other impacts of truck traffic, deliveries, and staging in residential and mixed-use neighborhoods. *(RDR) [Note: Would this be covered by the "Noise Ordinance"?)***

M 7.1.8 Port of Sacramento. **The City shall support the Port of Sacramento's proposed deep water dredging and facility expansion plan. *(IGC)***

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## AVIATION (M 8)

**Airport policies support general and commercial aviation, while protecting surrounding uses. Efficient ground connections to airport facilities will be provided.**

Goal

M 8.1 Aviation Facilities. **Promote general and commercial aviation facilities within the parameters of compatible surrounding uses.**

Policies

M 8.1.1 Aviation Services. **The City shall work with the County Airport System to plan for a full range of aviation services and promote airline service that meets the present and future needs of residents and the business community. (MPSP)**

M 8.1.2 Efficient Ground Connections. **The City shall promote efficient ground connections to its air transport facilities. (MPSP)**

M 8.1.3 Helicopter Use. **The City shall maintain designated areas for helicopter use. (RDR)**

**RDR-Regulation & Development Review; MPSP-Master Plans, Strategies, and Programs; FB-Financing and Budgeting; PSR-Planning Studies and Reports; SO-City Services and Operations; IGC-Inter-governmental Coordination; JP-Joint Public-Private Partnerships; PI-Public Information**

## TRANSPORTATION FUNDING (M 9)

Transportation Funding policies support the development of new locally controlled transportation funds for the construction, maintenance, management, and operation of the transportation system. Federal and state funding will continue to be pursued for projects that serve regional travel needs. The implementation of key transportation facilities will be advanced through bonding or innovative funding measures.

### Goal

M 9.1 Transportation Funding. **Provide sufficient funding to construct and maintain the transportation facilities needed to achieve the City’s mobility goals.**

### Policies

M 9.1.1 New Development Fees. **The City shall assess fees on all new development for all transportation modes to ensure that new development bears its fair share of the costs for new and expanded facilities. (RDR/FB)**

M 9.1.2 New Funding for Facility Maintenance. **The City shall develop new funding sources for maintenance of roadway, pedestrian, and bikeway facilities. (MPSP/FB)**

M 9.1.3 Dedicated Funding Sources. **The City shall investigate additional sources of funding and support the development of a stable, dedicated funding source at the state and national level for all modes to provide continuing maintenance, operation, and management of the city’s transportation network. (FB)**

M 9.1.4 Use of Pricing. **The City shall support the use of pricing (e.g., increasing parking costs), where appropriate, to maximize resources that can be used to fund new transportation facilities including roads and expanded transit service. (FB)**

M 9.1.5 Funding of Facilities for Urban Centers. **The City shall advance the implementation of transportation backbone facilities in the Central Business District and other urban centers through bonding and innovative funding measures. (FB)**

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# 2030 Sacramento General Plan FINAL DRAFT POLICIES

## UTILITIES (U)

The City of Sacramento recognizes the importance of and commits to the provision of adequate infrastructure and services in supporting the needs of residents and businesses and ensuring a high quality of life. Water, wastewater, stormwater drainage, solid waste, energy, and telecommunications systems will be expanded concurrent with new development and population and employment growth. Emphasis is placed on improving infrastructure in the downtown, in other urban centers and corridors, and around transit stations to support infill and intensified development consistent with priorities for “smart growth.”

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## CITYWIDE UTILITIES (U 1)

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Citywide Utilities policies provide for high quality and efficient utility services throughout the City. A level of service for all utilities will be established and utilities will be managed to meet the established level of service.. Utility policies shall promote the idea of sustainability and try to limit impacts to environmentally sensitive areas.

### Goal

**U 1.1 High-Quality Infrastructure and Services.** Provide and maintain efficient, high-quality public infrastructure facilities and services in all areas of the city.

### Policies

**U 1.1.1 Provision of Adequate Utilities.** The City shall continue to provide and maintain adequate water, wastewater, and stormwater drainage utility services in all areas of the city. *(MPSP/SO)*

**U 1.1.2 Citywide Level of Service Standards.** The City shall establish and maintain service standards [Levels of Service (LOS)] for water, wastewater, stormwater drainage, and solid waste services. *(MPSP/SO)*

**U 1.1.3 Sustainable Facilities and Services.** The City shall work to provide sustainable utility services and infrastructure in a cost-efficient manner. *(MPSP/SO)*

**U 1.1.4 Service Districts.** The City shall review existing/overlapping service districts and consider whether annexation, consolidation, and/or retention of existing service districts for drainage, wastewater, and solid waste is needed to increase efficiency and the quality of service and delivery. *(MPSP/PS)*

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- U 1.1.5**      **Timing of Urban Expansion.** The City shall phase the provision of new public facilities and services in conjunction with the approved urban development it is intended to service. *(MPSP/SO)*

**Cross Reference:** See LU 1, Growth and Change for additional policies related to the provision of infrastructure facilities for new development.

- U 1.1.6**      **Growth and Level of Service.** The City shall work with developers in a cooperative effort to assure adequate facilities and services are provided by new development to accommodate desired growth levels. *(JP)*

- U 1.1.7**      **Infrastructure Finance.** The City shall develop and implement a financing strategy and assess fees to construct needed water, wastewater, stormwater drainage, and solid waste facilities to maintain established service levels and to mitigate development impacts to these systems (e.g., pay capital costs associated with existing infrastructure that has adequate capacity to serve new development). The City shall also assist developers in identifying funding mechanisms to cover the cost of providing utility services in infill areas. *(MPSP/FB)*

- U 1.1.8**      **Infill Areas.** The City shall identify and prioritize existing and proposed infill areas for infrastructure programs. *(PS)*

**Cross Reference:** See LU 1, Growth and Change for additional policies related to infill development.

- U 1.1.9**      **Joint Use Facilities.** The City shall support the development of and incorporate joint use water, wastewater, drainage, and solid waste facilities in conjunction with schools, parks, golf courses and other suitable uses to achieve economy and efficiency in the provision of services and facilities. *(IGC/SO)*

- U 1.1.10**      **Compatible, Safe, and Attractive Utility Designs.** The City shall ensure that public utility facilities are designed to be safe, aesthetically pleasing, and compatible with adjacent uses. *(RDR/MPSP)*

- U 1.1.11**      **Underground Utilities.** The City shall require undergrounding of all publically owned and encourage undergrounding of privately owned utility lines in new developments and shall work with electricity and telecommunications providers to

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underground existing overhead lines. (RDR/IGC)

- U 1.1.12** **Impacts to Environmentally Sensitive Lands.** The City shall locate and design utilities to avoid or minimize impacts to environmentally-sensitive areas and habitats.

***Cross Reference:*** See ER 1, *Water Resources* and ER 2, *Biological Resources* for additional policies related to natural resource protection.

(MPSP/RDR)

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## WATER SYSTEMS (U 2)

Water System policies provide existing and future residents a reliable water supply by utilizing the City's water rights and maintaining long-term water supply plans, as well as by updating water rates and water development fees to cover maintenance and development of infrastructure. Water conservation policies will be implemented by the City to increase water use efficiency. Existing water infrastructure will be maintained and priority given to fund critical infrastructure in need of improvements, while new development will not be constructed until adequate infrastructure is in place.

### Goal

- U 2.1 High-Quality and Reliable Water Supply.** Provide water supply facilities to meet future growth within the City's Place of Use and assure a high quality and reliable supply of water to existing and future residents.

**Cross Reference:** See ER 1, *Water Resources for additional policies on water and water resources.*

### Policies

- U 2.1.1 Perfect Water Rights.** The City shall perfect and protect its existing water rights in perpetuity. *(SO)*
- U 2.1.2 Optimize Capacity.** The City shall optimize storage, treatment, and distribution capacity of its water systems. *(MPSP/SO)*
- U 2.1.3 Water Treatment Capacity and Infrastructure.** The City shall plan, secure funding for, and procure sufficient water treatment capacity and infrastructure to meet projected water demands. *(MPSP/FB/SO)*
- U 2.1.4 Priority for Water Infrastructure.** The City shall give high priority in capital improvement programming to funding rehabilitation or replacement of critical infrastructure that has reached the end of its useful life. *(FB)*
- U 2.1.5 Comprehensive Water Supply Plans.** The City shall prepare, implement, and maintain long-term, comprehensive water supply plans. *(MPSP)*

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**U 2.1.6 High Quality Service Provision.** The City shall provide water service that meets or exceeds State and Federal drinking water standards. (MPSP/SO)

**U 2.1.7 Water Supply During Emergencies.** The City shall, to the extent feasible, provide

***Cross Reference:** See PHS 4, Emergency Response and Disaster Preparedness for additional policies on emergencies preparedness.*

adequate water supply during emergency situations. (MPSP/SO)

**U 2.1.8 New Development.** The City shall ensure that water supply capacity is in place

***Cross Reference:** See LU 1, Growth and Change for additional policies related to the provision of services for new development.*

prior to granting building permits for new development. (RDR)

**U 2.1.9 Conservation Programs.** The City shall implement conservation programs that increase water use efficiency. (RDR/MPSP/SO)

**U 2.1.10 Landscaping.** The City shall continue to require the use of water-efficient landscaping in all new development. (RDR)

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## WASTEWATER SYSTEMS (U 3)

Wastewater System policies provide adequate and reliable sewer service by requiring master planned infrastructure for new developments to meet ultimate capacity needs and avoid future replacement. Plans will be developed and financing programs proposed for areas where services are or will soon be deficient. Wastewater outflows will be minimized and capacity will be developed and maintained to handle additional sewer flows from new development.

### Goal

**U 3.1 Adequate and Reliable Sewer and Wastewater Facilities.** Provide adequate and reliable sewer and wastewater facilities that collect, treat, and safely dispose of wastewater.

### Policies

**U 3.1.1 Sufficient Service.** The City shall provide sufficient wastewater conveyance, storage, and pumping capacity for peak sanitary sewer flows and infiltration. *(MPSP)*

**U 3.1.2 New Developing Areas.** The City shall ensure that public facilities and infrastructure are designed and constructed to meet ultimate capacity needs to avoid the need for future upsizing. For facilities subject to incremental upsizing, initial design shall include adequate land area and any other elements not easily expanded in the future. *(MPSP)*

***Cross Reference:*** See LU 1, Growth and Change for additional policies related to the provision of services for new development.

**U 3.1.3 Stormwater Infiltration Reduction.** The City shall develop design standards that reduce infiltration into new City-maintained sewer pipes. *(RDR/MPSP)*

**U 3.1.4 Combined System Rehabilitation.** The City shall continue to rehabilitate the Combined System to provide adequate wastewater collection, treatment, and disposal in areas served by this system. *(SO)*

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## STORMWATER DRAINAGE (U 4)

Stormwater drainage policies require construction of adequate storm drainage facilities and services.

### Goal

- U 4.1 Adequate Stormwater Drainage.** Provide adequate stormwater drainage facilities and services that are environmentally-sensitive, accommodate growth, and protect residents and property.

**Cross Reference:** See EC 2, *Flooding Hazards for additional policies on flooding and flood protection.*

### Policies

- U 4.1.1 Adequate Drainage Facilities.** The City shall ensure that all new drainage facilities are adequately sized and constructed to accommodate stormwater runoff in urbanized areas. (MPSP/RDR)

- U 4.1.2 Master Planning.** The City shall implement master planning programs to:
- Identify facilities needed to prevent 10-year event street flooding and 100-year event structure flooding,
  - Ensure that public facilities and infrastructure are designed pursuant to approved basin master plans, and
  - Ensure that adequate land area and any other elements for facilities subject to incremental sizing (e.g., detention basins and pump stations) are provided. (MPSP)

- U 4.1.3 Regional Stormwater Facilities.** The City shall coordinate efforts with Sacramento County and other agencies in the development of regional stormwater facilities. (IGC)

- U 4.1.4 Watershed Drainage Plans.** The City shall require developers to prepare watershed drainage plans for proposed developments that define needed drainage improvements per City standards, estimate construction costs for these

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improvements and comply with the City's NPDES permit. (RDR)

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## SOLID WASTE (U 5)

Solid Waste policies provide a wide range of programs and incentives to reduce waste, use recycled building materials, and recycle construction and landscaping waste. These policies are consistent with Sacramento's desire to be a more sustainable community by generating less solid waste. The use of disposable, toxic, or non-renewable products will be reduced and residents will be educated on the benefits of waste diversion and recycling. Facilities will be distributed throughout the city to avoid an over concentration in certain areas and will be compatible with surrounding land uses.

### Goal

- U 5.1 Solid Waste Facilities.** Provide adequate solid waste facilities, meet or exceed state law requirements, and utilize innovative strategies for economic and efficient collection, transfer, recycling, storage, and disposal of refuse.

**Cross Reference:** See LU 2.6 for additional policies on sustainable practices.

### Policies

- U 5.1.1 Landfill Capacity.** The City shall continue to coordinate with Sacramento County in providing long-term landfill disposal capacity. *(IGC)*
- U 5.1.2 Transfer Stations.** The City shall provide for adequate transfer station facilities to meet the city's demand. *(MPSP)*
- U 5.1.3 Equitably Distributed Facilities.** The City shall ensure that solid waste and recycling facilities are distributed equitably throughout the city, avoiding over concentration in areas that are well-served, and locating and designing them to be compatible with surrounding land uses (e.g., incorporate adequate buffers, site facilities appropriately to maintain the integrity of surrounding development). *(MPSP)*

**Cross Reference:** See LU 2.8 for additional policies on the equitable treatment of residents.

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- U 5.1.4 Residential and Commercial Waste Disposal.** The City shall continue to provide curbside trash and recycling collection service to single-family residential dwellings and offer collection service to commercial and multi-family residential development. *(SO)*
- U 5.1.5 Yard Waste and Street Sweeping.** The City shall continue to provide garden refuse yard waste collection service to single-family residential dwellings and provide street sweeping service to commercial and residential development. *(SO)*
- U 5.1.6 Neighborhood Clean Up Program.** The City shall continue sponsoring the Neighborhood Clean Up Program. *(SO)*
- U 5.1.7 Electronic Waste Recycling.** The City shall continue to coordinate with businesses that recycle electronic waste to provide convenient collection/drop off locations for city residents. *(SO)*
- U 5.1.8 Composting and Grasscycling Programs.** The City shall sponsor solid waste educational programs on backyard waste composting and grass cycling (i.e., mulching grass clippings back into the lawn). *(PI)*
- U 5.1.9 Diversion of Waste.** The City shall encourage recycling, composting, and waste separation to reduce the volume and toxicity of solid wastes sent to landfill facilities. *(MPSP/SO)*
- U 5.1.10 Recycled Materials in New Construction.** The City shall encourage the use of recycled materials in new construction. *(PI)*
- U 5.1.11 Recycling and Reuse of Construction Wastes.** The City shall require recycling and reuse of construction wastes, including recycling materials generated by the

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demolition and remodeling of buildings, with the objective of diverting ninety-five percent to a certified recycling processor. *(RDR)*

**U 5.1.12 Waste for Energy Generation.** The City shall continue to use waste (e.g., methane emissions from landfills) for energy generation. *(SO)*

**U 5.1.13 Waste Composting and Recycling for Landscapes.** The City shall sponsor educational programs and regarding the use of waste composting and yard waste recycling for landscapes in lieu of fertilizer. *(PI)*

**U 5.1.14 Disposable, Toxic, or Non-Renewable Products.** The City shall reduce use of disposable, toxic, or non-renewable products with City operations. *(SO)*

***Cross Reference:*** See PHS 3, *Hazardous Materials for additional policies on hazardous waste.*

**U 5.1.15 Sacramento Regional Recycling Market Development Zone.** The City shall support the Sacramento Regional Recycling Market Development Zone (SRRMDZ). *(IGC/JP)*

**U 5.1.16 Educational Programs.** The City shall sponsor public educational programs regarding the benefits of solid waste diversion and recycling and encourage residents and businesses to redistribute reusable materials (e.g., garage sales, materials exchange). *(PI)*

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## ENERGY RESOURCES (U 6)

Energy Resource policies require reductions in peak electric use and use of renewable energy to reduce Sacramento's dependence on non-renewable energy sources. Policies also provide incentives to construct new public and private development in accordance with green building rating standards (e.g., U.S. Green Building Council's Leadership in Energy and Environmental Design rating system and the Build It Green's GreenPoint Rated Program) and design requirements, and to retrofit older developments to increase energy efficiency. To further increase the City's environmental sustainability policies, buildings will be required to be designed and sited to maximize energy generation opportunities (e.g., solar) and require public education about resource conservation. Businesses that promote energy efficiency and renewable technologies will be recruited.

### Goal

- U 6.1 Adequate Level of Service.** Provide for the energy needs of the city and decrease dependence on non-renewable energy sources through energy conservation, efficiency, and renewable resource strategies.

**Cross Reference:** See LU 2.6 for additional policies on sustainable practices.

### Policies

- U 6.1.1 City Owned Facilities.** The City shall reduce the peak electric load for its facilities by 10 percent, compared to 2004, by 2015 through energy efficiency, shifting the timing of energy demands, and conservation measures. (SO)
- U 6.1.2 City Fleet Fuel Consumption.** By 2010, the City shall reduce its fleet's fuel consumption by 15 percent compared to the baseline year of 2003, and city operations shall be substantially fossil free (e.g., electricity, motor fuels). (SO)
- U 6.1.3 Energy Consumption of City Facilities.** The City shall encourage City facilities on a unit basis to consume 25 percent less energy by 2030 than the baseline year of 2005. (SO)

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- U 6.1.4 Energy Consumption Per Capita.** The City shall encourage residents and businesses to consume 25 percent less energy by 2030 than the baseline year of 2005. *(SO)*
- U 6.1.5 Electricity and Natural Gas Services.** The City shall continue to work closely with local utility providers to ensure that adequate electricity and natural gas services are available for existing and newly developing areas. *(IGC/JP)*
- U 6.1.6 Renewable Energy.** The City shall encourage the installation and construction of renewable energy systems and facilities such as wind, solar, hydropower, geothermal, and biomass. *(RDR/PI)*
- U 6.1.7 Solar Access.** The City shall ensure, to the extent feasible, that sites, subdivisions, landscaping, and buildings are configured and designed to maximize and protect solar access. *(RDR)*
- U 6.1.8 Other Energy Generation Systems.** The City shall promote the use of locally-shared solar, wind, and other energy generation systems as part of new planned developments. *(RDR/PI)*
- U 6.1.9 Green Businesses.** The City shall assist regional organizations in efforts to recruit businesses to Sacramento that research, develop, manufacture, utilize, and promote energy efficiency, conservation, and advanced renewable technologies such as waste-
- Cross Reference:** See ED 1, *Business Climate* for additional policies on attracting new businesses.
- to-energy facilities. *(IGC/JP)*
- U 6.1.10 Energy Rebate Programs.** The City shall promote energy rebate programs offered by local energy providers to increase energy efficiency in older neighborhoods and developments. *(IGC/JP/PI)*
- U 6.1.11 Energy Efficiency Improvements.** The City shall develop and implement energy efficiency standards for rental properties and provide incentives to property owners

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to make improvements necessary to meet minimum energy efficiency standards upon sale or change of lease of rental properties. *(RDR/MPSP)*

- U 6.1.12 Sustainable Development and Resource Conservation Education.** The City shall work with appropriate agencies to develop educational materials and activities for residents and developers regarding the objectives and techniques of sustainable development and resource conservation. *(IGC/JP/PI)*

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## TELECOMMUNICATIONS (U 7)

Telecommunications policies provide a wide range of innovative telecommunication systems and services to the entire city to attract and retain state-of-the-art businesses, provide access to residents, and for educational purposes. Telecommunication systems will be incorporated into public buildings and services, as well as into large-scale planned communities and office and commercial projects, to increase accessibility of information. Telecommunication infrastructure will be designed to be compatible with adjacent uses and to minimize visual impacts.

### Goal

- U 7.1 Telecommunication Technology.** Provide state-of-the-art telecommunication services for households, businesses, institutions, and public agencies in all parts of the city that connect Sacramento to the nation and world.

### Policies

- U 7.1.1 Access and Availability.** The City shall work with service providers to ensure access and availability of a wide range of state-of-the-art telecommunication systems and services for households, businesses, institutions, and public agencies throughout the city. *(JP)*
- U 7.1.2 Adequate Facilities and Service.** The City shall work with utility companies to retrofit areas that are not served by current telecommunication technologies and shall provide strategic long-range planning of telecommunication facilities for newly developing areas, as feasible. *(JP)*
- U 7.1.3 State-of-the-Art Technology.** The City shall encourage local industries, higher educational institutions, and other entities to support innovation in the design and implementation of state-of-the-art telecommunication technologies and facilities. *(IGC/JP)*
- U 7.1.4 Large Scale Developments.** The City shall establish requirements for the installation of state-of-the-art internal telecommunications technologies in new large

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**Cross Reference:** See LU 1, *Growth and Change* for additional policies related to infrastructure requirements for new development.

scale planned communities and office and commercial developments (e.g., wiring of all new housing and businesses). *(RDR)*

- U 7.1.5 Co-Location.** The City shall encourage compatible co-location of telecommunication facilities and shall work with utility companies to provide opportunities for siting telecommunications facilities on City-owned property and public right-of-ways. *(RDR/JP)*
- U 7.1.6 Access and Availability.** The City shall work with service providers to facilitate the access and availability of a wide range of state-of-the-art telecommunication systems and services for households, businesses, institutions, and public agencies throughout the city. *(JP)*
- U 7.1.7 Incorporation into Public Buildings and Uses.** The City shall establish requirements for the incorporation and accessibility of state-of-the-art telecommunication systems and services (e.g., internet) for public use in public buildings (e.g., libraries) and support the development of informational kiosks in public places and streetscapes (e.g., parks, plazas, shopping malls). *(RDR/PI)*
- U 7.1.8 Household Telecommunication Systems.** The City shall encourage the installation of telecommunications systems (e.g., internet) in every city household to facilitate resident access to information about public services, transit, emergencies, and other information. *(JP/PI)*
- U 7.1.9 City Operations/Public Services.** The City shall continue to use telecommunications to enhance the performance of internal City operations and the delivery of public services. *(SO)*

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# 2030 Sacramento General Plan FINAL DRAFT POLICIES & IMPLEMENTATION PROGRAMS

## EDUCATION, RECREATION, and CULTURE (ERC)

The City of Sacramento recognizes the importance of providing quality education, recreation and park, and cultural services in making Sacramento a great place to live and do business. Access to education, good jobs, active recreational opportunities, and participation in the arts enhances the City's livability for residents. In addition, a skilled workforce and an engaging cultural environment are important in attracting new industries to the community to keep the City's economy healthy.

### EDUCATION (ERC 1)

Education policies provide for the development of new schools commensurate with population growth that are accessible from every neighborhood. Opportunities for life-long learning are encouraged, enabling Sacramento's residents to obtain skills to meet the needs of evolving business sectors. Schools will be located and designed to serve as the centerpiece of neighborhood identity and activity.

#### Goal

**ERC 1.1 Efficient and Equitable Distribution of Facilities.** Provide efficient and equitable distribution of quality educational facilities for life-long learning and development of a highly-skilled workforce that will strengthen Sacramento's economic prosperity.

***Cross Reference:** See LU 8, Public/Quasi-Public for additional policies on schools and school locations.*

#### Policies

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- ERC 1.1.1 School Locations.** The City shall work with school districts at the earliest possible opportunity to provide school sites and facilities that are located in the neighborhoods they serve. *(IGC)*
- ERC 1.1.2 Joint Use Development.** The City shall work with school districts to explore opportunities for joint use development that integrates uses for recreation, cultural, and non-school related activities at new and existing facilities. *(IGC)*
- ERC 1.1.3 Locational Criteria.** The City shall continue to assist in reserving school sites based on each school district's criteria and on the City's locational criteria as follows:
- Locate elementary schools on sites that are safely and conveniently accessible, and away from heavy traffic, excessive noise, and incompatible land uses.
  - Locate school sites centrally with respect to their planned attendance areas *(Attendance areas will change with the addition of other schools and changing demographics)*.
  - Locate schools in areas where established and/or planned walkways, bicycle paths, or greenways link schools with surrounding uses.
  - Locate, plan, and design new schools to be compatible with adjacent uses.
- (RDR/IGC)*
- ERC 1.1.4 Schools in Urban Areas.** The City shall work with school districts in urban areas to explore the use of existing smaller sites to accommodate lower enrollments, and/or higher intensity facilities (e.g., multi-story buildings, underground parking, playgrounds on roofs, or parking areas). *(IGC)*
- ERC 1.1.5 Higher Education.** The City shall encourage and support the development, expansion, and upgrade of higher education facilities (e.g., community colleges, California State University, and private universities). *(IGC)*
- ERC 1.1.6 Higher Education and K-12 School Districts.** The City shall encourage higher education institutions to strengthen their links with local K-12 school districts to facilitate the transfer of students into these institutions. *(IGC)*
- ERC 1.1.7 Multi-University Campus.** The City shall cooperate with systems of higher education to explore the future possibility of a multi-university campus. *(IGC)*

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**ERC 1.1.8 Research and Development Parks with Universities.** The City shall support the growth of research and development parks and businesses associated with universities, which enhance the education and diversity of the Sacramento population. *(IGC)*

## **PARKS and RECREATION (ERC 2)**

Parks and Recreation policies provide for the development of new parklands, facilities, and programs throughout the city to enable access from every neighborhood. Policies provide for the maintenance of existing facilities. In higher density areas, such as downtown, small public places will be developed to support the lifestyle and needs of residents. In addition, Sacramento's riverfronts and natural open spaces will be linked to enhance opportunities for walking, bicycling, picnicking, participating in water sports, and appreciating natural open spaces and conservation areas. Access to a broad range of recreational activities is important to improving public health through exercise. The location of schools and their recreational facilities can serve as a focal point of neighborhood identity and activity. Parklands also help to sustain natural environmental resources by providing landscapes that absorb greenhouse gases, produce oxygen, and filter pollutants into the groundwater basin.

***Cross Reference:*** See LU 9, Open Space, Parks, and, recreation for additional policies on parks and recreation facilities and locations.

### **Goal**

**ERC 2.1 Integrated Parks and Recreation System.** Provide an integrated system of parks, open space areas, and recreational facilities that are safe and connect the diverse communities of Sacramento.

### **Policies**

**ERC 2.1.1 Complete System.** The City shall develop and maintain a complete system of parks and open space areas throughout Sacramento that provide opportunities for both passive and active recreation. *(MPSP/SO)*

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**ERC 2.1.2 Connected Network.** The City shall connect all parts of Sacramento through integration of recreation and community facilities with other public spaces and rights-of-way (e.g., buffers, medians, bikeways, sidewalks, trails, bridges, and transit routes) that are easily accessible by multiple modes of transportation. *(MPSP)*

**Goal**

**ERC 2.2 Parks, and Community and Recreation Facilities.** Plan and develop parks, community and recreation facilities, and services to enhance community livability and improve public health and safety; are equitably distributed to all parts of the city; and are responsive to the needs and interests of residents, employees, and visitors.

**Policies**

**ERC 2.2.1 Parks and Recreation Master Plan.** The City shall maintain and implement a Parks and Recreation Master Plan. *(MPSP)*

**ERC 2.2.2 Timing of Services.** The City shall ensure that the development of parks and community and recreation facilities and services keeps pace with development and growth within the city. *(MPSP/SO)*

**ERC 2.2.3 Service Level Goals.** The City shall develop and maintain parks and recreational facilities in accordance with the goals in Table ERC 1 below: *(MPSP/SO)*

Table ERC 1 Parks, Community Facility, and Recreation Facility Service Level Goals	
Park Types	Acres per 1,000 Residents
Neighborhood Serving: Urban plazas, pocket parks and/or Neighborhood Parks	2.5 acres
Community Serving: Community Parks	2.5 acres
Citywide/Regionally Serving: Regional Parks, Parkways, and/or Open Space	8.0 acres

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<b>Table ERC 1 Parks, Community Facility, and Recreation Facility Service Level Goals</b>	
Linear Parks/Parkways and Trails/Bikeways	0.5 linear miles
<b><u>Community Facilities</u></b>	<b># of Units</b>
Neighborhood Centers (Clubhouses)	One per neighborhood <sup>1</sup>
Multi-Use Recreation Complexes (including Community Centers)	One per Community Planning Area
<b><u>Recreation Facilities</u></b>	<b># of Units per Residents</b>
Aquatic Facilities:	
Play Pool/Water Spray Feature	One per 15,000
Outdoor Complex: Swimming and Wading Pool	One per 30,000
Off Leash Dog Parks (Neighborhood/Community)	One per 60,000
Picnic Areas (Large Group/Class I)	One per 30,000
Playgrounds: Tot Lots, Adventure Play Areas	One per 2,500
Skateboard Parks (Neighborhood/Community)	One per 35,000
Community Gardens	One per 50,000
Nature Interpretation Centers	Two total <sup>2</sup>
<b><u>Fields</u></b>	
Softball, including: Adult, Youth	One per 7,500 (total)
Lighted	One per 45,000
Baseball, including: Adult, Youth (Little League)	One per 7,500 (total)
Lighted	One per 45,000
Soccer, including: Bantam, Full Size	One per 7,500 (total)
Lighted	One per 30,000
<b><u>Courts</u></b>	
Volleyball	One per 10,000
Basketball, including Youth, High School	One per 5,000
Tennis	One per 10,000

[1] As defined by the service area of all public elementary schools.

[2] One north and one south of the American River.

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- ERC 2.2.5 Meeting Service Level Goals.** The City shall require new residential development to dedicate land, pay in lieu fees, or otherwise contribute a fair share basis to the acquisition and development of parks or recreation facilities to meet the service level goals in Table ERC 1. For development in urban, infill areas where land dedication is not feasible, the City shall explore creative solutions in providing park and recreation facilities that reflect the unique character of the area it serves. *(RDR/MPSP)*
- ERC 2.2.5 Cultural Heritage Gardens and Teen Centers.** The City shall provide adequate cultural heritage gardens and teen centers for residents of Sacramento. *(MPSP)*
- ERC 2.2.6 Facilities of Other Public Agencies.** The City shall consider the use of other public agencies' parks and recreation facilities within and near the city to help meet community recreation needs. *(MPSP/IGC)*
- ERC 2.2.7 Public Parkland Preservation.** The City shall ensure that any public parkland converted to non-recreational uses is replaced to serve the same community, consistent with California's *Public Park Preservation Act of 1971 (Public Resources Code Section 5401)*. *(RDR/MPSP)*
- ERC 2.2.8 Capital Investment Priorities.** The City shall give priority to the following parks and recreation capital investments:
- Acquiring land for or constructing parks and recreation facilities where adopted Service Level Goals are not being met.
  - Acquiring, restoring and preserving large natural areas for habitat protection and passive recreation use such as walking, hiking and nature study.
  - Acquiring and developing areas for recreation use and public access along the banks of the American and Sacramento Rivers.
  - Building and improving parks and facilities to ensure safety for users and adjacent properties.
- (MPSP/FB)*
- ERC 2.2.9 High-Density High-Rise.** The City shall require all large, high-density, high-rise residential projects (e.g., land use designations Central Business District, Urban Centers, Urban Corridors, and Urban Neighborhoods) to mitigate for the lack of private yards and access to nature through land dedication or payment of in-lieu fees for parkland and/or recreational facilities. *(RDR)*

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- ERC 2.2.10 Small Public Places for New Development.** The City shall allow new development to provide small plazas, pocket parks, civic spaces and other public gathering places, particularly in infill areas, to help meet recreational demands as described in Table ERC 2. (RDR)
- ERC 2.2.11 Range of Experience.** The City shall provide a range of small to large parks and recreational facilities. Larger parks and complexes should be provided at the city's edges and along the rivers as a complement to smaller sites provided in areas of denser development. (MPSP)
- ERC 2.2.12 On-Site Facilities.** The City shall promote and provide incentives such as density bonuses or increases in building height for large-scale development projects to provide on-site recreational amenities and gathering places that are available to the public. On-site private recreational facilities may be credited against the payment of parkland dedication in-lieu fees. (RDR)
- ERC 2.2.13 Compatibility with Adjoining Uses.** The City shall ensure that the location and design of all parks, recreation, and community centers are compatible with existing adjoining uses. (RDR)
- ERC 2.2.14 Surplus or Underutilized Land.** The City shall consider acquiring or using surplus, vacant, or underutilized parcels or abandoned buildings for public recreational use. (MPSP/FB)
- ERC 2.2.15 Youth “Friendliness.”** The City shall provide parks and facilities for youth between the ages of 10-18 to ensure safe gathering places for their recreation. (RDR/MPSP)
- ERC 2.2.16 Organized Sports Facilities.** The City shall develop facilities (e.g., multi-field complexes) for a variety of organized sports. (MPSP)
- ERC 2.2.17 Joint Use Facilities.** The City shall support the development of parks and recreation facilities to be located with public and private facilities (e.g., schools,

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libraries, and detention basins). *(IGC/JP)*

**ERC 2.2.18 Private Commercial Recreational Facilities.** The City shall encourage the development of private commercial recreational facilities to help meet recreational interests of Sacramento's residents, workforce, and visitors. *(RDR/JP)*

**ERC 2.2.19 Municipal Golf Courses.** The City shall maintain and reinvest in municipal golf courses, to foster a sense of community pride, ensure the City's courses remain competitive in the marketplace, and encourage play. *(SO/FB)*

**ERC 2.2.20 Responsiveness to Community.** The City shall work with affected neighborhoods in the design of parks and recreational facilities to meet the unique needs and interests of residents. *(PI)*

#### Goal

**ERC 2.3 Recreational Programs.** Support recreation and community service programs that promote wellness, fun, lifelong learning, skill development, personal enrichment, and positive relationships.

#### Policies

**ERC 2.3.1 Full Inclusion.** The City shall provide for full inclusion in programs at City facilities for people of diverse cultures, backgrounds, ages, gender, interests, languages, lifestyles, abilities, and socioeconomic status. *(MSPS/PI)*

**ERC 2.3.2 Interpretation and Celebration.** The City shall provide recreation programming, special events and venues, and educational opportunities that honor, interpret, and celebrate the diversity, history, cultural heritage, and traditions of Sacramento. *(MPSP/SO/PI)*

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**Goal**

**ERC 2.4 Rivers, Creeks, and Natural Resource Areas.** Provide positive recreational experiences and enjoyment of nature through the development, maintenance, patrol, and preservation of the rivers, creeks, and natural resource areas.

**Policies**

**ERC 2.4.1 Service Levels.** The City shall provide 0.5 linear miles per 1,000 population for linear parks/parkways and trails/bikeways. *(MPSP/SO)*

**ERC 2.4.2 Public Recreation Use.** The City shall work with regional partners, private land owners, and developers to manage, preserve, and enhance the Sacramento and American River Parkways for public recreational uses. *(IGC/JP)*

**ERC 2.4.3 Connections to Other Trails.** The City shall maintain existing and pursue new connections to local, regional, and State trails. *(MPSP/IGC)*

**ERC 2.4.4 Setbacks from Rivers and Creeks.** The City shall ensure adequate building setbacks from rivers and creeks, increasing them where possible to protect natural resources and increase public access for active and passive recreation. *(RDR)*

**Goal**

**ERC 2.5 Funding.** Secure adequate and reliable funding for the acquisition, development, rehabilitation, and maintenance of parks, community facilities, recreation facilities, trails, parkways, and open space areas.

**Policies**

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- ERC 2.5.1 Multiple Tools.** The City shall use a broad range of funding and economic development tools to ensure high-quality development, maintenance, and programming of the City parks and recreation system. *(FB)*
- ERC 2.5.2 River Parkways.** The City shall coordinate with Sacramento County and other agencies and organizations to secure funding to patrol, maintain, and enhance the American River and Sacramento River Parkways. *(FB/IGC/JP)*
- ERC 2.5.3 Property Acquisition.** The City shall secure funding for property acquisitions that can be accessed quickly to respond to opportunities. *(FB)*
- ERC 2.5.4 Capital Funding.** The City shall fund the costs of acquisition and development of city neighborhood and community parks and community and recreation facilities through land dedication, in lieu fees, and/or development impact fees. *(FB)*

## LIBRARIES (ERC 3)

Library policies provide for the expansion of resources and new facilities commensurate with population growth, which creates a civic environment with vast opportunities for self-learning and cultural and academic enrichment. Not only do libraries serve as a repository for books, music, and other resources, but they often serve as gathering places for readings, performances, and community events. In new development, they can be co-located with schools and parks to function as a centerpiece of neighborhood identity.

### Goal

- ERC 3.1 Adequate Library Facilities.** Provide adequate library facilities that enhance Sacramento's quality of life and create a civic environment with vast opportunities for self-learning and cultural and academic enrichment.

**Cross Reference:** See LU 8, *Public/Quasi-Public* for additional policies on libraries and library locations.

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**Policies**

- ERC 3.1.1 Adequate Services and Facilities.** The City shall ensure adequate library services and facilities are maintained for all residents. *(MPSP/SO)*
- ERC 3.1.2 Library Siting.** The City shall target the siting of libraries in higher-density and infill areas along major arterials and transit service routes to provide convenient access to Sacramento residents. *(MPSP)*
- ERC 3.1.3 Under-Served Areas.** The City shall give priority to the construction of new libraries in communities that are deficient in library services including the Pocket area, East Sacramento near 65th Street and Folsom Boulevard, North Highlands, and the South Area Community Plan area. *(RDR/MPSP)*
- ERC 3.1.4 Joint Use.** The City shall encourage joint use of library facilities with public and private agencies at locations such as school sites or community centers. *(SO/IGC/JP)*
- ERC 3.1.5 Facility Usage.** The City shall encourage the use of library facilities as additional venues for arts-related events and programs (e.g., book readings, concerts, art exhibitions, and others). *(MPSP/PI)*
- ERC 3.1.6 Multi-Functional Facilities.** The City shall support the evolution of libraries to transition as multi-functional facilities, cultural centers, and gathering places. *(MPSP/SO)*
- ERC 3.1.7 Educational Awareness.** The City shall promote public awareness of library facilities and services. *(PI)*
- ERC 3.1.8 Computer Technology and Access.** The City shall encourage use of computers and the Internet to access library sources and other information. *(SO/PI)*

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- ERC 3.1.9 Funding.** The City, in conjunction with the Sacramento Library Authority, shall explore methods of financing new library facilities and expanding and upgrading existing facilities. *(IGC/FB)*

## ARTS and CULTURE (ERC 4)

Arts and Culture policies support the diversity of first-class arts and cultural facilities and programs located in Sacramento. Art exhibitions, musical and dramatic performances, and similar events provide opportunities for the participation of residents, as well as attendance and appreciation. The inclusion of art in public places broadens the exposure and awareness of city residents and visitors and enhances and enriches the community culture and quality of life.

### Goal

- ERC 4.1 Diversity of Arts and Cultural Facilities and Programs.** Provide a diversity of first-class arts and cultural facilities and programs for people of all ages to improve knowledge of Sacramento's history, enhance quality of life, and enrich community culture.

**Cross Reference:** See LU 8, Public/Quasi-Public and ED 1, Business Climate for additional policies on tourism and cultural and entertainment uses.

### Policies

- ERC 4.1.1 Sacramento as the Region's Cultural Center.** The City shall partner with universities and educational institutions, libraries, arts and cultural organizations and facilities, and creative individuals and supporters to strengthen the region's network of cultural resources. *(IGC/JP)*
- ERC 4.1.2 Accessible Facilities and Programs.** The City shall encourage the development of arts and cultural facilities and programs that are accessible to all residents (e.g., affordable and accessible by various travel modes). *(MPSP/IGC/JP)*
- ERC 4.1.3 City-Owned Resources.** The City shall invest in City-owned arts and cultural resources and facilities, and make improvements as necessary. *(SO/FB)*

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- ERC 4.1.4 Downtown Venues for the Region.** The City shall explore opportunities to work with other jurisdictions in the region to support the development and expansion of regional performing arts venues in downtown Sacramento. *(IGC)*
- ERC 4.1.5 Convention Center.** The City shall expand Convention Center facilities and adjacent support uses (e.g., hotels and restaurants) to attract top-tier national and international events. *(SO/FB)*
- ERC 4.1.6 City Archives.** The City shall maintain and enhance the City Archives as a unique cultural resource for documenting the human experience in Sacramento. *(SO)*
- ERC 4.1.7 Conservation of Resources.** The City shall fund the conservation of its art and materials collection. *(FB)*
- ERC 4.1.8 Citywide Expansion of Resources.** The City shall encourage and support expansion of art and cultural events, festivals, activities, and performances throughout the city. *(SO/IGC/JP)*
- ERC 4.1.9 Partnerships to Increase Programs.** The City shall encourage partnerships among arts and cultural groups, community organizations, and the business community to develop arts and cultural educational activities and programming for all ages. *(IGC/JP/PI)*
- ERC 4.1.10 Programs for Children.** The City shall support programs and events that introduce children to the arts and provide positive outlets to explore their own talents and creativity for self-expression. *(MPSP/PI)*
- ERC 4.1.11 Retention of Artists.** The City shall encourage artists to live and work in Sacramento. *(P)*
- ERC 4.1.12 Community Center Theater.** The City shall support the Community Center

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Theater as a vibrant, attractive facility that provides first class programming. *(SO)*

- ERC 4.1.13 Maintenance of City-Owned Facilities.** The City shall allocate funding to the maintenance of City-owned arts and cultural facilities. *(FB)*
- ERC 4.1.14 Assistance for Non City-Owned Facilities.** The City shall support arts stabilization for private and non-profit arts and cultural organizations to maintain and expand their facilities, program, and events. *(FB/JP)*
- ERC 4.1.15 Grants and Donations.** The City shall support the efforts of non-profit, private, and community-based organizations to apply for public and private grants and encourage donations for arts and cultural activities. *(JP)*
- ERC 4.1.16 Cultural Institutions.** The City shall promote funding for integrated marketing opportunities and partnerships for cultural institutions. *(IGC/JP)*
- ERC 4.1.17 Contributions to Art in Public Places Program.** The City shall encourage private commercial development to contribute two percent of a project's total construction budget to the City's Art in Public Places program. *(RDR/JP)*
- ERC 4.1.18 Public Art in New Developments.** The City shall encourage private commercial development to include public art in all new buildings. *(RDR/JP)*

**Cross Reference:** See ED 1, Business Climate for a policy on tourism and related businesses.

## MUSEUMS, ZOOS, and OTHER MAJOR DESTINATION ATTRACTIONS (ERC 5)

Museums, Zoos, and Other Major Destination Attraction policies facilitate the continued

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operation and new development of diverse facilities and programs that are accessible to residents and maintain and strengthen Sacramento's role as the primary center of culture in the region. These major destination attractions provide important opportunities for residents and school children to learn about history, science, art, culture, wildlife species, and the environment.

## Goal

**ERC 5.1 Major Destination Attractions.** Maintain and strengthen Sacramento's traditional role as the regional center for major destination attractions.

## Policies

**ERC 5.1.1 Development and Expansion of Attractions.** The City shall support the development and expansion of museums, zoos, Sacramento and American River waterfronts, and other major destination attractions throughout Sacramento. *(RDR)*

**ERC 5.1.2 New Zoo.** The City shall support the relocation of the existing Sacramento Zoo to facilitate its expansion. *(MPSP)*

**ERC 5.1.3 Educational Activities.** The City shall support expanded educational activities at the city's cultural facilities (e.g., Fairytale Town, Sacramento Zoo, Discovery Museum Gold Rush History Center, Crocker Art Museum, Discovery Museum Science & Space Center, and performing arts venues). *(MPSP/JP)*

**ERC 5.1.4 Historic City Cemetery.** The City shall maintain and protect the Historic City Cemetery and support its use as a cultural and educational site. *(MPSP)*

**ERC 5.1.5 Old Sacramento Historic District.** The City shall maintain and protect the Old Sacramento Historic District, as defined in the 1967 Redevelopment Plan, while recognizing its importance for tourism and its role as a commercial district. *(RDR/MPSP)*

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- ERC 5.1.6** **Sacramento Marina.** The City shall support the enhancement of the Sacramento Marina as a recreational connection to the Sacramento River waterfront. *(MPSP/IGC/JP)*
- ERC 5.1.7** **Funding.** The City shall allocate funding for the on-going maintenance, renovation, and programming of City-owned museums, zoos, and other major destination attractions. *(SO/FB)*

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# 2030 Sacramento General Plan FINAL DRAFT POLICIES & IMPLEMENTATION PROGRAMS

## PUBLIC HEALTH and SAFETY (PHS)

The City of Sacramento is committed to sustaining the health and safety of its residents, labor force, and visitors and recognizes its importance in achieving its vision as the most livable city in the nation. Protection from the risks of natural and man-made hazards, crime, and disease are essential in establishing a sense of well-being for residents and important considerations in attracting new businesses to the city that will provide quality jobs.

### police services (PHS 1)

Police Service policies provide for education, forming relationships with the community, and the expansion of personnel and facilities commensurate with population growth to serve and protect the long-term health, safety, and well-being of all areas of the city. Cooperative programs with adjoining jurisdictions and state and federal agencies will continue to be implemented to facilitate prompt response for a major emergency or event. Cooperative relationships will be formed with community residents and businesses as a means to educate about potential risks and prevention techniques. Development applications will be reviewed for the layout and design of spaces and buildings to maximize safety, utilizing “crime prevention through design” principles.

#### Goals

**PHS 1.1 Crime and Law Enforcement.** Work cooperatively with the community, regional law enforcement agencies, local government and other entities to reduce current and future criminal activity, incorporate design strategies into new development, and provide quality police service that protects the long-term health, safety and well-being of our city.

#### Policies

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- PHS 1.1.1 Police Master Plan.** The City shall maintain and implement a Police Master Plan to address staffing and facility needs, service goals, and deployment strategies. *(MPSP)*
- PHS 1.1.2 Response Time Standards.** The City shall strive to achieve and maintain appropriate response times for all call priority levels to provide adequate police services for the safety of all city residents and visitors. *(MPSP)*
- PHS 1.1.3 Staffing Standards.** The City shall maintain optimum staffing levels for both sworn police officers and civilian support staff in order to provide quality police services to the community. *(MPSP)*
- PHS 1.1.4 Timing of Services.** The City shall ensure that development of police facilities and delivery of services keeps pace with development and growth in the city. *(MPSP/SO)*
- PHS 1.1.5 Distribution of Facilities.** The City shall expand the distribution of police substation type facilities to allow deployment from several smaller facilities located strategically throughout the city and provide facilities in underserved and new growth areas in order to provide appropriate response to all city residents. *(MPSP)*
- PHS 1.1.6 Co-Location of Facilities.** The City shall seek to co-locate police facilities with other City facilities, such as fire stations, to promote efficient use of space and provision of police protection services within dense, urban portions of the city. *(MPSP)*
- PHS 1.1.7 Development Review.** The City shall continue to include the Police Department in the review of development projects to adequately address crime and safety, and promote the implementation of *Crime Prevention through Environmental Design* strategies. *(RDR)*
- Cross Reference:*** See the Land Use Element for policies related to development design.
- PHS 1.1.8 Development Fees for Facilities and Services.** The City shall require development projects to contribute fees for police protection services and facilities. *(RDR/FB)*
- PHS 1.1.9 Technology to Improve Safety.** The City shall work in partnership with appropriate agencies to incorporate technology in public and private development to increase public and personal safety. *(RDR/MPSP)*
- PHS 1.1.10 Crime in Neighborhoods.** The City shall work with appropriate agencies and the community to reduce crime in neighborhoods that are experiencing higher levels of crime. *(IGC/JP/PI)*
- PHS 1.1.11 Communication with the Community.** The City shall maintain communication with the community to improve relationships and customer satisfaction, while continually exploring innovative means of communication. *(PI)*

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**PHS 1.1.12 Cooperative Delivery of Services.** The City shall work with local, State, and Federal criminal justice agencies to promote regional cooperation in the delivery of services. *(IGC)*

## **Fire Services (PHS 2)**

Fire Service policies provide for coordinated fire protection and emergency medical services that serve all areas of the city and support the needs of Sacramento residents and businesses. Policies ensure a safe and healthy community through providing for the expansion of fire personnel and facilities commensurate with population growth. Residents and businesses will be educated regarding potential risks and fire prevention techniques, while existing and new development will continue to be required to incorporate fire prevention and suppression measures.

### **Goal**

**PHS 2.1 Fire Protection and Emergency Medical Services.** Provide coordinated fire protection and emergency medical services that support the needs of Sacramento residents and businesses and maintains a safe and healthy community.

### **Policies**

**PHS 2.1.1 Fire Master Plan.** The City shall maintain and implement a Fire Department Master Plan to address staffing and facility needs and service goals. *(MPSP)*

**PHS 2.1.2 Response Time Standards.** The City shall strive to maintain appropriate emergency response times to provide optimum fire protection and emergency medical services to the community. *(MPSP)*

**PHS 2.1.3 Staffing Standards.** The City shall maintain optimum staffing levels for sworn,

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civilian, and support staff, in order to provide quality fire protection and emergency medical services to the community. *(MPSP)*

- PHS 2.1.4 Response Units and Facilities.** The City shall provide additional response units, staffing, and related capital improvements, including constructing new fire stations, as necessary, in areas where a company experiences call volumes exceeding 3,500 in a year to prevent compromising emergency response and ensure optimum service to the community. *(MPSP/SO/FB)*
- PHS 2.1.5 Timing of Services.** The City shall ensure that the development of fire facilities and delivery of services keeps pace with development and growth of the city. *(MPSP/SO)*
- PHS 2.1.6 Locations of New Stations.** The City shall ensure that new fire station facilities are located strategically throughout the city to provide optimal response times to all areas. *(MPSP)*
- PHS 2.1.7 Future Station Locations.** The City shall require developers to set aside land with adequate space for future fire station locations in areas of new development. *(RDR)*
- PHS 2.1.8 High Rise Development.** The City shall require that high rise structures include sprinkler systems and on-site fire suppression equipment and materials, and be served by fire stations containing truck companies with specialized equipment for high rise fire and/or emergency incidents. *(RDR)*
- PHS 2.1.9 Co-Location of Facilities.** The City shall seek to co-locate fire facilities with other City facilities, such as police stations, to promote efficient use of space and provision of fire protection and emergency medical services within dense, urban portions of the city. *(MPSP)*
- PHS 2.1.10 Advances in Technology.** The City shall invest in, and incorporate, future technological advances that enhance the City's ability to deliver emergency medical response, fire-rescue, and fire prevention services more efficiently and cost-effectively. *(SO)*

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**PHS 2.1.11 Regional Cooperative Delivery.** The City shall work with the various fire protection districts and other agencies to promote regional cooperative delivery of fire protection and emergency medical services. *(IGC)*

**PHS 2.1.12 Development Fees for Facilities and Services.** The City shall require development projects to contribute fees for fire protection services and facilities. *(RDR/FB)*

### Goal

**PHS 2.2 Fire Prevention Programs and Suppression.** The City shall deliver fire prevention programs that protect the public through education, adequate inspection of existing development, and incorporation of fire safety features in new development.

### Policies

**PHS 2.2.1 Education.** The City shall promote educational programs for the public related to safety issues, fire prevention, and emergency preparedness. *(PI)*

**PHS 2.2.2 Development Review for New Development.** The City shall continue to include the Fire Department in the review of development proposals to ensure projects adequately address safe design and on-site fire protection and comply with applicable fire and building codes. *(RDR)*

**PHS 2.2.3 Fire Sprinkler Systems.** The City shall promote installation of fire sprinkler systems for both commercial and residential use and in structures where sprinkler systems are not currently required by the City Municipal Code or Uniform Fire Code. *(RDR)*

**PHS 2.2.4 Water Supplied for Fire Suppression.** The City shall ensure that adequate water

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supplies, pressure, and infrastructure are available for fire-suppression throughout the city, especially in infill areas and newly developing areas. *(RDR/MPSP/SO)*

**Cross Reference:** See the U2, *Water Systems* for additional policies on water and water delivery infrastructure and services.

**PHS 2.2.5 Fire Safety Inspections.** The City shall continue to maintain a program consistent with requirements of State law to inspect buildings not under authority of the Office of the State Fire Marshall. *(MPSP)*

**PHS 2.2.6 Wildland Hazards on City-Owned Spaces.** The City shall continue to remove excessive/overgrown vegetation (e.g., trees, shrubs, weeds) and rubbish from City-owned property to prevent and minimize fire risks to surrounding properties. *(SO)*

**PHS 2.2.7 Wildland Hazards on Private Properties.** The City shall continue to require private property owners to remove excessive/overgrown vegetation (e.g., trees, shrubs, weeds) and rubbish to the satisfaction of the Fire Department to prevent minimize fire risks to surrounding properties. *(RDR)*

## hazardous materials (PHS 3)

Hazardous Materials policies continue practices for the documentation, monitoring, clean up, and re-use of hazardous materials and sites. In addition to their contribution to the safety and well-being of residents, businesses, and visitors to Sacramento, these actions also are important contributors to the reduction of surface and ground water pollution, air pollution, and greenhouse gases.

### Goal

**PHS 3.1 Reduce Exposure to Hazardous Materials and Waste.** Protect and maintain the safety of residents, businesses, and visitors of by reducing, and where possible, eliminating exposure to hazardous materials and waste.

### Policies

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- PHS 3.1.1 Investigate Sites for Contamination.** The City shall ensure buildings and sites are investigated for the presence of hazardous materials and/or waste contamination before development for which City discretionary approval is required. The City shall ensure appropriate measures are taken to protect the health and safety of all possible users and adjacent properties. *(RDR)*
- PHS 3.1.2 Hazardous Material Contamination Management Plan.** The City shall require that property owners of known contaminated sites work with Sacramento County, the State of California, and/or Federal agencies to develop and implement a plan to investigate and manage sites that contain or have the potential to contain hazardous materials contamination that may present an adverse human health or environmental risk. *(RDR)*
- PHS 3.1.3 Education.** The City shall continue to educate residents and businesses on how to reduce or eliminate the use of hazardous materials and products, and shall encourage the use of safer, non-toxic, environmentally-friendly equivalents. *(PI)*
- PHS 3.1.4 Household Hazardous Waste Collection Programs.** The City shall continue to provide household hazardous waste collection programs to encourage proper disposal of products containing hazardous materials or hazardous wastes. *(MPSP/SO)*
- PHS 3.1.5 Transportation Routes.** The City shall restrict transport of hazardous materials within Sacramento to designated routes. *(RDR/MPSP)*
- PHS 3.1.6 Clean Industries.** The City shall strive to maintain existing clean industries in the city, and discourage the expansion of businesses, with the exception health care and related medical facilities, that require on-site treatment of hazardous industrial waste. *(RDR)*

**Cross Reference:** See LU 7, *Employment for additional policies on clean industries that feature light manufacturing, research and development, and high technology uses.*

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**PHS 3.1.7 Compatibility with Facilities.** The City shall ensure that future development of treatment, storage, or disposal facilities is consistent with the County's Hazardous Waste Management Plan, and that land uses near these facilities, or proposed sites for the storage or use of hazardous materials, are compatible with their operation. *(RDR/IGC)*

## Emergency Response AND Disaster Preparedness (PHS 4)

Emergency Response and Disaster Preparedness policies focus on providing a high level of safety and protection for residents and businesses from natural disasters such as floods, earthquakes, urban and wildland fires, and terrorist acts. They continue cooperative agreements with adjoining jurisdictions and state and federal agencies that proscribe procedures for preparedness, response, and disaster recovery.

### Goal

**PHS 4.1 Response to Natural and Human-Made Disasters.** Promote public safety through planning, preparedness, and emergency response to natural and human-made disasters.

### Policies

**PHS 4.1.1 Multi-Hazard Emergency Plan.** The City shall maintain and implement the Multi-Hazard Emergency Plan to address disasters such as earthquakes, flooding, dam or levee failure, hazardous material spills, epidemics, fires, extreme weather, major transportation accidents, and terrorism. *(MPSP)*

**PHS 4.1.2 Post-Disaster Response.** The City shall plan for the continued function of critical facilities following a major seismic or geologic disaster to help prevent major problems during post-disaster response, such as evacuations, rescues, large numbers of injuries, and major clean up operations. *(MPSP/IGC/JP/PI)*

**PHS 4.1.3 Emergency Operations Center.** The City, in conjunction with other local, State, and Federal agencies, shall ensure operational readiness of the Emergency Operations Center (EOC), conduct annual training for staff, and maintain, test, and update equipment to meet current standards. *(SO/IGC)*

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- PHS 4.1.4 Emergency and Disaster Preparedness Exercises.** The City shall coordinate with local and regional jurisdictions to conduct emergency and disaster preparedness exercises to test operational and emergency plans. *(IGC)*
- PHS 4.1.5 Education Programs.** The City shall sponsor and support educational programs regarding emergency response, disaster preparedness protocols and procedures, and disaster risk reduction. *(PI)*
- PHS 4.1.6 Mutual Aid Agreements.** The City shall continue to participate in mutual aid agreements to ensure adequate resources, facilities, and other support for emergency response. *(MPSP/IGC)*

## public health AND human services (PHS 5)

Public Health and Human Service policies support the County of Sacramento as the principal provider of health and human service facilities and services. Programs to address the special needs of the disabled, homeless, and senior populations will be supported. A healthy and active lifestyle for Sacramento residents will be encouraged to improve overall public health.

### Goal

- PHS 5.1 Human Services and Healthy Communities.** Improve the provision of human services and promote public health and safety.

### Policies

- PHS 5.1.1 Facilities Location.** The City shall work with Sacramento County on identifying adequate sites for health and human services facilities within the city to ensure that such facilities are easily accessible, distributed equitably throughout the city in a manner that makes the best use of existing facilities, and are compatible with adjoining uses. *(RDR/IGC)*
- PHS 5.1.2 Co-Location.** The City shall encourage the integration of multi-use human service functions within existing and future facilities, where feasible. *(RDR/IGC)*

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- PHS 5.1.3 Disabled Population.** The City shall consider access to transit, housing, and social services when siting facilities to serve the city's disabled population. *(RDR/IGC)*
- PHS 5.1.4 Homeless Population.** The City shall work with public and private social service agencies to site facilities to address the human service needs of the city's homeless populations. *(IGC/JP)*
- PHS 5.1.5 Needs of Seniors.** The City shall work with the Sacramento County Health and Human Services Department to site facilities that meet basic needs of the city's senior resident population such as nutrition and healthcare and the provision of supportive services such as volunteer opportunities, youth mentorship, outreach, legal advice, advocacy, and case management. *(RDR/IGC)*
- PHS 5.1.6 Educational Programs.** The City shall work with Sacramento County to promote health education and awareness (e.g., obesity, asthma, nutrition, exercise), publicize Sacramento County's human service programs, educate the public about the unique needs and capabilities of members of special needs populations within the city (e.g., the disabled, elderly, non-English speaking, and low-income), and improve the efficacy of drug and alcohol abuse programs within the city. *(IGC/PI)*
- PHS 5.1.7 Healthy Communities.** The City shall encourage the planning of new communities and revitalization of existing urban areas to achieve improvements in overall public health by encouraging a healthier living environment that includes walkable neighborhoods, and access to recreation and open space, healthy foods, medical services, and public transit. *(RDR)*
- PHS 5.1.8 Pest/Vector Management.** The City shall coordinate with appropriate agencies to support pest/vector management (e.g., mosquito control) strategies and public education. *(IGC/PI)*
- PHS 5.1.9 Active Living.** The City shall promote active living (i.e., a lifestyle that incorporates physical activity into the routines of daily life) by establishing pedestrian and bicycle connections between neighborhoods, centers, corridors, and transportation facilities. *(RDR)*

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## code enforcement (phs 6)

Code Enforcement policies focus on enforcing code requirements and providing adequate code department facilities, services, and staffing. Properties with public nuisance violations and blighted or deteriorated conditions will not be permitted and substandard or dangerous buildings must be either repaired or demolished. Maintaining communication with residents and businesses is supported to develop public outreach, provide education, and to facilitate voluntary compliance with city ordinances. Core code enforcement services include preservation of existing housing stock, health and safety code response, safe and fair business operations, vehicle abatement, and ensuring well-maintained properties.

### Goal

**PHS 6.1 Compliance with Health and Safety Codes.** Improve the health, safety, and visual quality of the community by ensuring compliance with health and safety codes.

### Policies

**Cross Reference:** See the Historic and Cultural Preservation Element for additional policies on the protection and preservation of safe buildings.

**PHS 6.1.1 Code Enforcement Master Plan.** The City shall maintain and implement a Code Enforcement Master Plan to enforce code requirements and provide adequate code department facilities, services, and staffing. (MPSP)

**PHS 6.1.2 Facilities, Services, and Staffing.** The City shall provide facilities and staffing (i.e., code officers and building inspectors) to maintain an aggressive and visible code enforcement program. (SO)

**PHS 6.1.3 PHS 6.1.3 Code Requirements.** The City shall enforce code requirements to ensure that existing housing meets health and safety standards. (RDR)

**PHS 6.1.4 PHS 6.1.4 Public Nuisance.** The City shall require properties with identified public nuisance violations to eliminate or remove the conditions. (RDR)

**PHS 6.1.5 Abandoned Vehicles.** The City shall require removal of abandoned vehicles. (RDR)

**PHS 6.1.6 Graffiti.** The City shall require removal of graffiti that is in public view. (RDR)

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- PHS 6.1.7 Deterioration, Blight, and Deferred Maintenance.** The City shall not allow blight and deterioration of housing units resulting from deferred maintenance. *(RDR)*
- PHS 6.1.8 Substandard and Dangerous Buildings.** The City shall require all buildings that are identified as substandard or dangerous be either repaired or demolished. *(RDR)*
- PHS 6.1.9 Residential Rental Inspection.** The City shall require systematic inspection of all residential rental property. *(RDR)*
- PHS 6.1.10 Communication and Education.** The City shall work with residents, businesses, and community organizations in conducting public outreach and educational programs to promote voluntary compliance with City ordinances. *(IGC/JP/PI)*
- PHS 6.1.11 Safe and Fair Practices.** The City shall maintain safe and fair business operations and ensure the health and safety of the general public through enforcement of state and local health and safety statutes and codes. *(SO)*

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# 2030 Sacramento General Plan FINAL DRAFT POLICIES & IMPLEMENTATION PROGRAMS

## ENVIRONMENTAL RESOURCES (ER)

The City of Sacramento values environmental resources and is committed to the protection of its water, biological species and habitat, urban forest, agricultural land, mineral resources, air, and scenic amenities. Preservation of these environmental resources and maintenance of their quality is not only beneficial to current residents but is crucial to the sustainability of future generations.

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## WATER RESOURCES (ER 1)

Water Resource policies guide development and infrastructure practices to protect surface and groundwater water from the degradation of runoff and pollution. Clean water is essential in sustaining present and future generations, as well as fisheries, plants, and animals that are a part of the eco-system, and provide a resource for growing food.

### Goal

**ER 1.1**      **Water Quality Protection.** Protect local watersheds, water bodies and groundwater resources, including creeks, reservoirs, the Sacramento and American Rivers and their shorelines.

### Policies

**ER 1.1.1**      **Conservation of Open Space Areas.** The City shall conserve undeveloped open space areas and drainage canals for the purpose of protecting water resources in the City's watershed and the Sacramento and American rivers.

**ER 1.1.2**      **Regional Planning.** The City shall continue to work with local, State, and Federal agencies and private watershed organizations to improve water quality. *(IGC/JP)*

**ER 1.1.3**      **Stormwater Quality.** The City shall control sources of pollutants and improve and maintain urban runoff water quality through storm water protection measures consistent with the City's National Pollution Discharge Elimination System (NPDES) Permit. *(RDR/MPSP)*

***Cross Reference:*** See U 4, *Stormwater Drainage* for additional policies on stormwater collection and conveyance.

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- ER 1.1.4**      **New Development.** The City shall require new development to protect the quality of water bodies and natural drainage systems through site design, storm water treatment, and best management practices (BMPs). *(RDR/MPSP/SO)*
- ER 1.1.5**      **Post-Development Runoff.** The City shall impose requirements to control post-development peak storm water runoff discharge rates and velocities to prevent or reduce downstream erosion and protect stream habitat. *(RDR/MPSP)*
- ER 1.1.6**      **Construction Site Impacts.** The City shall continue to require construction contractors to comply with the City's erosion and sediment control and stormwater management and discharge control ordinances. *(RDR/MPSP)*
- ER 1.1.10**     **Watershed Education.** The City shall implement watershed awareness and water quality educational programs for City staff, community groups, the public, and other appropriate groups. *(PI)*

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## BIOLOGICAL RESOURCES (ER 2)

Biological Resource policies guide the location, design, and quality of development to protect important biological resources such as wildlife habitat, open space corridors and ecosystems. Conservation and protection of important biological resources contributes to human health and nurtures a viable economy.

### Goal

**ER 2.1**      **Natural and Open Space Protection.** Protect and enhance open space, natural areas, and significant wildlife and vegetation in the city as integral parts of a sustainable environment within a larger regional ecosystem.

### Policies

**ER 2.1.1**      **Resource Preservation.** The City shall encourage new development to preserve on-site natural elements that contribute to the community's native plant and wildlife species value and to its aesthetic character. *(RDR/MPSP)*

**ER 2.1.2**      **Conservation of Open Space.** The City shall continue to preserve and protect, and provide access to designated open space areas along the American and Sacramento Rivers, floodways, and undevelopable floodplains. *(MPSP/IGC)*

**ER 2.1.3**      **Natural Lands Management.** The City shall promote the preservation and restoration of contiguous areas of natural habitat throughout the city, and support their integration with existing and future regional preserves. *(RDR/IGC)*

**ER 2.1.4**      **Retain Habitat Areas.** The City shall retain plant and wildlife habitat areas where there is known sensitive resources (e.g., sensitive habitats, special-status, threatened, endangered, candidate species, and species of concern). Particular attention shall be focused on retaining habitat areas that are contiguous with other existing natural areas, and/or wildlife movement corridors. *(RDR/IGC)*

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- ER 2.1.5 Riparian Habitat Integrity.** The City shall preserve the ecological integrity of habitat areas, creek corridors, canals, and drainage ditches that support riparian resources by preserving native plants and removing invasive, non-native plants, to the extent feasible. If not feasible, the mitigation of all adverse impacts on riparian habitat shall comply with State and Federal regulations. *(RDR/IGC)*
- ER 2.1.6 Wetland Protection.** The City shall preserve and protect wetland resources including creeks, rivers, ponds, marshes, vernal pools, and other seasonal wetlands, to the extent feasible. If not feasible, the mitigation of all adverse impacts on wetland resources shall be required in compliance with State and Federal regulations protecting wetland resources, and if applicable, threatened or endangered species. *(RDR/IGC)*
- ER 2.1.7 Annual Grasslands.** The City shall preserve and protect grasslands and vernal pools that provide habitat for rare and endangered species to the extent feasible. If not feasible, the mitigation of all adverse impacts on annual grasslands shall comply with State and Federal regulations protecting foraging habitat for those species known to utilize this habitat. *(RDR/IGC)*
- ER 2.1.8 Oak Woodlands.** The City shall preserve and protect oak woodlands, and/or significant stands of oak trees in the city that provide habitat for common native, and special-status wildlife species, to the extent feasible. If not feasible, the mitigation of all adverse impacts on oak woodlands shall comply with the standards of the Oak Woodlands Conservation Act. *(RDR)*
- ER 2.1.9 Wildlife Corridors.** The City shall preserve, protect, and avoid impacts to wildlife corridors. If corridors are adversely affected, damaged habitat shall be replaced with habitat of equivalent value. *(RDR/MPSP)*
- ER 2.1.10 Habitat Assessments.** The City shall require pre-construction surveys and/or habitat assessments for sensitive plant and wildlife species for any project requiring discretionary approval. *(RDR)*

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- ER 2.1.13 Agency Coordination.** The City shall coordinate with State and Federal resource agencies (e.g., CDFG, Corps, USFWS) to protect areas containing rare or endangered species of plants and animals. *(IGC)*
- ER 2.1.14 Natomas Basin HCP.** The City shall continue to participate in and support the policies of the Natomas Basin Habitat Conservation Plan for the protection of biological resources in the Natomas Basin. *(RDR/IGC)*
- ER 2.1.15 Support HCP Efforts.** The City shall encourage and support regional habitat conservation plans such as the South Sacramento Habitat Conservation Plan to conserve and manage habitat for special-status species. *(RDR/IGC)*
- ER 2.1.16 Public Education.** The City shall support educational programs for residents and visitors to the city about the uniqueness and value of the natural resources, plants and wildlife in the region, and about how to manage development to preserve native wildlife populations. *(PI)*
- ER 2.1.17 Community Involvement.** The City shall encourage community volunteerism and stewardship to help protect and rehabilitate the area's natural resources. *(JP/PI)*

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## URBAN FOREST (ER 3)

Urban Forest policies sustain and enhance the City’s urban forest, a valuable environmental resource that distinguishes Sacramento as a “City of Trees” and greatly benefits city residents. Extensive tree canopies reduce the urban heat island effect and make streets and sidewalks more pleasant places to walk. Trees also absorb carbon dioxide and pollution and produce oxygen, improving air quality and human health.

### Goal

**ER 3.1 Urban Forest.** Manage the City’s urban forest as an environmental, economic, and aesthetic resource to improve Sacramento residents’ quality of life.

**Cross Reference:** See the Land Use Element and ERC 2, Parks and Recreation for additional policies on trees and maintenance of the urban forest.

### Policies

**ER 3.1.1 Urban Forest Management Plan.** The City shall maintain and implement an Urban Forest Management Plan. (MPSP)

**ER 3.1.2 Manage and Enhance.** The City shall continue to plant new trees, ensure new developments have sufficient right-of-way width for tree plantings, manage and care for all publicly-owned trees, and work to retain healthy trees. (RDR/MPSP/SO)

**ER 3.1.3 Trees of Significance.** The City shall require the retention of trees of significance (such as heritage trees) by promoting stewardship of such trees and ensuring that the design of development projects provides for the retention of these trees wherever possible. Where tree removal cannot be avoided, the City shall require tree replacement or suitable mitigation. (RDR/MPSP)

**ER 3.1.4 Visibility of Commercial Corridors.** The City shall balance the tree canopy of the urban forest with the need for visibility along commercial corridors. (RDR)

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- ER 3.1.5**      **Solar Access.** The City shall promote plantings and tree placement that recognizes the value of solar access for alternative energy systems. *(RDR/PI)*
- ER 3.1.6**      **Urban Heat Island Effects.** The City shall continue to promote plantings and tree placement that encourages adequate shading of rooftops, parking facilities, streets, and other facilities to minimize heat island effects. *(RDR/PI)*
- ER 3.1.7**      The City shall continue to participate in the coordinated tree planting program. *(MSPS)*
- ER 3.1.8**      **Public Education.** The City shall promote the importance and benefits of trees and of the urban forest through awareness, partnerships, and efforts that educate residents on the best methods of planting and maintaining trees. *(IGC/JP/PI)*
- ER 3.1.9**      **Funding.** The City shall provide adequate funding to manage and maintain the city's urban forest on City property including tree planting, training, maintenance, removal, and replacement. *(SO/FB)*

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## AGRICULTURE (ER 4)

Agriculture policies promote access to locally grown and organic food through urban agriculture, the creation and continuation of community and rooftop gardens, and the continued preservation of existing agricultural lands and operations outside of the city. Viable local food sources contribute to the long-term sustainability of Sacramento by providing food security in a future challenged by global climate change and uncertain energy supplies. Agricultural land also provides other benefits such as habitat, open space, and flood protection, as well as aesthetic value.

### Goal

- ER 4.1**      **Access to Locally-Grown and Organic Foods.** Support access to locally-grown and organic foods to Sacramento residents as a means of supporting local farmers, keeping agricultural lands in production promoting sustainable agricultural practices, reducing energy expended on food transport, and preserving Sacramento's agricultural heritage.

### Policies

***Cross Reference:*** See LU 9, Open Space, Parks, and Recreation for additional policies on agriculture.

- ER 4.1.1**      **Locally-Grown and Organic Foods.** The City shall provide venues for farmer's markets and encourage serving locally-grown and organic foods at City public facilities. (RDR/PI)
- ER 4.1.2**      **Community and Rooftop Gardens.** The City shall promote urban agriculture by supporting community and rooftop gardens and recognize their value in providing fresh food in urban areas in addition to their recreational, community building, landscaping, and educational value. (RDR/PI)

### Goal

- ER 4.2**      **Growth and Agriculture.** Support preservation and protection of agricultural lands and operations outside of the city for their value for open space, habitat, flood protection, aesthetics, and food security by working with surrounding jurisdictions.

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## Policies

- ER 4.2.1**      **Protect Agricultural Lands.** The City shall encourage infill development and compact new development within the existing urban areas of the city in order to minimize the pressure for premature conversion of productive agricultural lands for urban uses. *(RDR)*
- ER 4.2.2**      **Permanent Preservation.** The City shall work with Sacramento County, Natomas Basin Conservancy, and other entities to protect and permanently preserve a one-mile buffer outside of the city to preserve viable agricultural activities and as a community separator between Sutter and Sacramento Counties and along the Sacramento River. *(IGC/JP)*
- ER 4.2.3**      **Coordinate to Protect Farmland.** The City shall continue to work with Sacramento County and other adjacent jurisdictions to implement all existing conservation plans to preserve prime farmland and critical habitat outside the city. *(RDR/IGC)*
- ER 4.2.4**      **Development Adjacent to Agriculture.** The City shall require open space or other appropriate buffers for new development abutting agricultural areas to protect the viability of existing agricultural operations outside of the city and ensure compatibility of uses with residents in adjacent areas. *(RDR)*
- ER 4.2.5**      **Homeowner Notification.** The City shall require that purchasers of homes located in the vicinity of agricultural operations be provided notification of such activities by way of their deeds and/or escrow documentation. *(RDR/PI)*

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## MINERAL RESOURCES (ER 5)

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Mineral Resource policies provide for the protection of mineral resource zones, and the continued production of mineral resources that are compatible with adjoining uses.

### Goal

**ER 5.1 Conservation and Compatibility.** Conserve existing and newly-discovered aggregate deposits for environmentally- and community-sensitive extraction and reclamation, while ensuring compatibility between extraction activity and surrounding uses.

### Policies

**ER 5.1.1 Mineral Resource Zones.** The City shall protect lands designated MRZ-2, as mapped by the California Geological Survey, and continue to regulate activities consistent with the Surface Mining and Reclamation Act, mineral land classification information, and the California Environmental Quality Act. *(RDR)*

**ER 5.1.2 Ongoing Extraction Activities.** The City shall continue to support ongoing environmentally-sensitive mineral extraction activities within the city until these resources are depleted or extraction is no longer economically viable. *(RDR)*

**ER 5.1.3 Compatible Operations.** The City shall require current and future mineral extraction operations in designated MRZ-2 are compatible with and minimize impacts on adjoining uses. *(RDR)*

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## AIR QUALITY (ER 6)

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Air Quality improvements and the reduction of greenhouse gases are fundamental objectives that underlie policies throughout the General Plan. These provide land use/urban form, mobility, energy conservation, and similar strategies that reduce automobile trips, energy consumption, and pollution. Air Quality policies provide for the management of commercial and industrial uses and human activities to reduce emissions and pollution, improving human health.

### Goal

**ER 6.1 Improved Air Quality.** Improve the health and sustainability of the community through improved regional air quality and reduced greenhouse gas emissions that affect climate change.

### Policies

**ER 6.1.1 Maintain Standards.** The City shall work with the California Air Resources Board and the Sacramento Metropolitan Air Quality Management District to meet and maintain State and Federal ambient air quality standards. *(RDR)*

**ER 6.1.2 Emissions Reduction.** The City shall require development projects that exceed the SMAQMD ROG and NO<sub>x</sub> operational thresholds incorporate design or operational features that reduce emissions equal to 15 percent from the level that would be produced by an unmitigated project. *(RDR)*

**ER 6.1.3 Greenhouse Gas Reduction Goal.** The City shall work with the California Air Resources Board to comply with statewide greenhouse gas reduction goals as established in the Global Warming Solutions Act of 2006 for 2020 and any subsequent targets. *(RDR)*

**ER 6.1.4 Citywide Greenhouse Gas Assessment.** The City shall comply with pertinent State regulations to assess citywide greenhouse gas emissions for existing land uses and the adopted General Plan buildout. *(RDR)*

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- ER 6.1.5 Greenhouse Gas Reduction in New Development.** The City shall reduce greenhouse gas emissions from new development by discouraging auto-dependent sprawl and dependence on the private automobile; promoting development that is compact, mixed-use, pedestrian-friendly, and transit-oriented; promoting energy-efficient building design and site planning, and improving the jobs/housing ratio in each community. *(RDR)*
- Cross Reference: see LU-\_\_\_ for additional policies that reduce greenhouse gas emissions from new development..*
- ER 6.1.6 New Development.** The City shall review proposed development projects to ensure projects incorporate feasible measures that reduce constructional and operational emissions for reactive organic gases, nitrogen oxides, and particulate matter (PM10 and PM 2.5) through project design. *(RDR)*
- ER 6.1.8 Protect all Residents Equally.** The City shall ensure that all land use decisions are made in an equitable fashion in order to protect residents, regardless of age, culture, ethnicity, gender, race, socioeconomic status, or geographic location, from the health effects of air pollution. *(RDR)*
- ER 6.1.9 Development near Major Roadways.** The City shall require that new development with sensitive uses within 500 feet of a major roadway be designed with consideration of site and building orientation and incorporate appropriate technology for improved air quality, flow, ventilation, and filtration to lessen any potential health risks due to the project's proximity to the roadway. *(RDR)*
- ER 6.1.10 Coordination with SMAQMD.** The City shall coordinate with the Sacramento Metropolitan Air Quality Management District (SMAQMD) to ensure projects incorporate feasible mitigation measures if not already provided for through project design. *(RDR/IGC)*
- ER 6.1.11 Reduced Emissions.** The City shall promote reduced idling, trip reduction, routing for efficiency, and the use of public transportation, carpooling, and alternate modes of transportation for operating departments within the city. *(SO)*

RDR-Regulation & Development Review; MPSP-Master Plans, Strategies, and Programs; FB-Financing and Budgeting; PSR-Planning Studies and Reports; SO-City Services and Operations; IGC-Inter-governmental Coordination; JP-Joint Public-Private Partnerships; PI-Public Information

- ER 6.1.12 Fleet Operations.** The City shall continue to purchase low-emission vehicles for the City's fleet and to use available clean fuel sources for trucks and heavy equipment. *(SO)*
- ER 6.1.13 Zero-Emission and Low-Emission Vehicle Use.** The City shall encourage the use of zero-emission vehicles, low-emission vehicles, and car-sharing programs by requiring sufficient and convenient infrastructure and parking facilities in residential developments and employment centers to accommodate these vehicles. *(RDR/PI)*
- ER 6.1.14 Preference for Reduced-Emission Equipment.** The City shall give preference to contractors using reduced-emission equipment for City construction projects as well as for City contracts for services (e.g., garbage collection). *(SO/JP)*
- ER 6.1.15 Transportation Systems Management and Trip Reduction.** The City shall encourage 35 percent of all employees within the city use means other than a single occupant vehicle for their daily work commute. *(PI)*
- ER 6.1.16 Wood Stove/Fireplace Replacement.** The City shall promote the replacement of non-EPA certified fireplaces and woodstoves and encourage city residents to participate in SMAQMD's Wood Stove and Wood Fireplace Change Out Incentive Program. *(SO/JP)*
- ER 6.1.17 Employer Education Programs.** The City shall encourage employers to participate in SMAQMD public education programs. *(IGC/JP/PI)*
- ER 6.1.18 Air Quality Education.** The City shall educate the public about air quality standards, health effects, and efforts they can make to improve air quality in the Sacramento region. *(PI)*

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## AESTHETIC RESOURCES (ER 7)

Aesthetic Resources policies provide for the maintenance and protection of significant visual and aesthetic resources that contribute to the identity and character of Sacramento, through sensitive planning and design, maintenance, and code enforcement efforts.

### Goal

**ER 7.1**      **Visual Resource Preservation.** Maintain and protect significant visual resources and aesthetics that define Sacramento.

### Policies

**ER 7.1.1**      **Protect Scenic Views.** The City shall seek to protect views from public places to the Sacramento and American Rivers and adjacent greenways, landmarks, and urban views of the downtown skyline and the State Capitol along Capital Mall. *(RDR)*

**ER 7.1.2**      **Landscaping.** The City shall require new development be located and designed to visually complement the natural environment/setting when near the Sacramento and American Rivers, and along streams. *(RDR)*

**ER 7.1.3**      **Minimize Removal of Existing Resources.** The City shall require new commercial, industrial, and residential development to minimize the removal of mature trees, and other significant visual resources present on the site. *(RDR)*

- **ER 7.1.4 Standards for New Development.** The City shall seek to ensure that new development does not significantly impact Sacramento's natural and urban landscapes

*(RDR)*

**ER 7.1.5**      **Lighting.** The City shall minimize obtrusive light by limiting outdoor lighting that is

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misdirected, excessive, or unnecessary. *(RDR)*

**ER 7.1.6** **Glare.** The City shall require that new development avoid the creation of unsafe and incompatible glare through development design features. *(RDR)*

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**RDR**-Regulation & Development Review; **MPSP**-Master Plans, Strategies, and Programs; **FB**-Financing and Budgeting; **PSR**-Planning Studies and Reports; **SO**-City Services and Operations; **IGC**-Inter-governmental Coordination; **JP**-Joint Public-Private Partnerships; **PI**-Public Information

# 2030 Sacramento General Plan FINAL DRAFT POLICIES & IMPLEMENTATION PROGRAMS

## ENVIRONMENTAL CONSTRAINTS (EC)

The City of Sacramento is committed to the protection of life and property from the risks of natural and man-made hazards. A safe environment enhances residents' quality of life, contributes to a city's livability, and is important for attracting and retaining businesses that help to sustain a thriving economy.

***Cross Reference:*** See PHS 4, *Emergency Response and Disaster Preparedness for additional policies addressing emergency response and disaster preparedness for potential environmental constraints*

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## SEISMIC and GEOLOGIC HAZARDS (EC 1)

Seismic and Geologic Hazard policies protect the public from these hazards by requiring enforcement of safety standards, state-of-the-art site design and construction methods, and mitigation to minimize the impacts of new development. These policies also require that emergency and post-disaster response plans be regularly updated and implemented to ensure the continued safety of Sacramentans.

### Goal

**EC 1.1 Hazards Risk Reduction.** Protect lives and property from seismic and geologic hazards and adverse soil conditions.

### Policies

**EC 1.1.1 Review Standards.** The City shall regularly review and enforce all seismic and geologic safety standards and require the use of best management practices (BMPs) in site design and building construction methods. *(RDR)*

**EC 1.1.2 Geotechnical Investigations.** The City shall require geotechnical investigations to determine the potential for ground rupture, ground-shaking, and liquefaction due to seismic events, as well as expansive soils and subsidence problems on sites where these hazards are potentially present. *(RDR)*

**EC 1.1.3 Retrofit Critical Facilities.** The City shall promote the upgrade, retrofitting, and/or relocation of all existing critical facilities (e.g., hospitals, schools, police stations, and fire stations) and other important public facilities that do not meet current building code standards and are within areas susceptible to seismic or geologic hazards. *(RDR/SO/IGC)*

**Cross Reference:** See LU 8 Public/Quasi-Public, PHS1, Police Service, and PHS 2, Fire Services for additional policies addressing critical facilities

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## FLOODING HAZARDS (EC 2)

Flooding Hazard policies protect Sacramento residents by requiring maintenance of existing natural channel floodplain storage areas and by supporting the Sacramento Area Flood Control Agency (SAFCA) in implementing projects that will ultimately provide a 200-year level of flood protection or greater. New development will be evaluated for potential flood hazards prior to approval and will be set back a minimum distance from levees to minimize flooding risk. Flooding evacuation and rescue maps will be updated regularly. In addition, flooding hazard policies provide for protection from dam failure.

### Goal

**EC 2.1**      **Flood Protection.** Protect life and property from flooding.

***Cross Reference:** See U 4, Stormwater Drainage for additional policies addressing flood control measures*

### Policies

**EC 2.1.1**      **Interagency Flood Management.** The City shall work with local, regional, State, and Federal agencies to maintain an adequate information base, prepare risk assessments, and identify strategies to mitigate flooding impacts. *(MPSP/IGC)*

**EC 2.1.2**      **Interagency Levee Management.** The City shall work with local, regional, State, and Federal agencies to ensure new and existing levees are adequate in providing flood protection. *(IGC)*

**EC 2.1.3**      **Funding for 200-year Flood Protection.** The City shall continue to cooperate with pertinent local, regional, State, and Federal agencies in securing funding to obtain the maximum level of flood protection that is practical, with a minimum goal of achieving at least 200-year flood protection as quickly as possible. *(FB/IGC)*

**EC 2.1.4**      **Floodplain Storage Maintenance.** The City shall encourage the preservation of urban creeks and rivers in their natural state to maintain existing floodplain storage. *(IGC)*

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- EC 2.1.5 Floodplain Requirements.** The City shall regulate development within floodplains in accordance with State and Federal requirements and maintain the City’s eligibility under the National Flood Insurance Program. *(RDR)*
- EC 2.1.6 New Development.** The City shall require evaluation of potential flood hazards prior to approval of development projects, and require proponents of new development to submit drainage studies that adhere to City stormwater design requirements and incorporate measures to prevent on- or off-site flooding. *(RDR)*
- Cross Reference:** See LU 1, *Growth and Change* for additional policies addressing requirements for new development
- EC 2.1.7 Levee Setbacks for New Development.** The City shall prohibit new development within a minimum distance of 50 feet of the landside toe of levees. Development may encroach within this 50 foot area provided that “oversized” levee improvements are made to the standard levee section consistent with the Sacramento River Corridor Floodway Management Plan and local, regional, State and Federal standards. *(RDR)*
- EC 2.1.8 Dedication of Levee Footprint.** The City shall require new development adjacent to a levee to dedicate the levee footprint in fee to the appropriate public flood control agency. *(RDR/IGC)*
- EC 2.1.9 Oversized Levees for Infill Development.** The City shall support the construction of “oversized” levees that can increase levee stability and improve site characteristics, recreation, and river access where infill development and redevelopment occurs next to a levee. *(MPSP/IGC)*
- Cross Reference:** See LU 1, *Growth and Change* for additional policies promoting infill development
- EC 2.1.10 Siting and Design of Critical Facilities.** The City shall require that critical facilities and large public assembly facilities be located and designed to mitigate potential flood risk to ensure long term operation. *(RDR/SO/IGC/JP)*
- Cross Reference:** See LU 8, *Public/Quasi-Public* for additional policies addressing critical facilities
- EC 2.1.11 Levees Used to Access Developments.** The City shall prohibit new development from using levees for primary access. *(RDR)*
- EC 2.1.12 Roadway Systems as Escape Routes.** The City shall require that roadway systems for areas protected from flooding by levees be designed to provide multiple escape routes for residents in the event of a levee failure. *(RDR/MPSP)*

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- EC 2.1.13 Unobstructed Access to Levees.** The City shall provide unobstructed access, whenever feasible, on City-owned land to levees for maintenance and emergencies and require setbacks and easements for access to levees from private property. *(RDR/IGC)*
- EC 2.1.14 Comprehensive Flood Management Plan.** The City shall maintain, implement, update, and make available to the public the local Comprehensive Flood Management Plan. *(MPSP/IGC)*
- EC 2.1.15 Flooding Evacuation and Rescue Maps.** The City shall maintain, implement, update, and make available to the public current flood evacuation and rescue maps. *(MPSP)*
- EC 2.1.16 Flood Risk Notification.** The City shall annually notify owners of residential development protected from flooding by a levee and/or subject to inundation in the event of levee failure of the risk. *(PI)*
- EC 2.1.17 Dam Failure.** The City shall plan for the evacuation of people from areas subject to inundation from Folsom or Nimbus dam failure. *(MPSP/IGC/JP)*

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## NOISE (EC 3)

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Noise policies protect residents, businesses, and visitors from noise hazards by establishing exterior and interior noise standards. Higher exterior noise standards are allowed for residential infill projects and mixed-use developments, as long as the interior noise standard is maintained. Mixed-use projects will be required to mitigate for on-site noise sources to ensure compatibility of uses. These policies also require construction noise impacts to be mitigated and require the reduction of noise from vehicles and aircrafts to protect residents, businesses, and visitors.

### Goal

**EC 3.1**      **Noise Reduction.** Minimize noise impacts on human activity to ensure the health and safety of the community.

### Policies

**EC 3.1.1**      **Exterior Noise Standards.** The City shall require noise mitigation for all development where the projected exterior noise levels exceed those shown in Table EC 1, where feasible. *(RDR)*

**EC 3.1.2**      **Exterior Incremental Noise Standards.** The City shall require mitigation for new development that increases existing noise levels for noise-sensitive uses<sup>1</sup> by more than the allowable increment as shown in Table EC 2, where feasible. *(RDR)*

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<sup>1</sup> Land uses where intrusive noise can interfere with essential activities that take place there (e.g., sleep in residential areas, work-related conversation in offices).

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**Table EC 1  
Exterior Noise Compatibility Standards for Various Land Uses**

Land Use Type	Highest Level of Noise Exposure that is Regarded as "Normally Acceptable" <sup>1</sup> (L <sub>dn</sub> <sup>2</sup> or CNEL <sup>3</sup> )
Residential - Low Density Single Family, Duplex, Mobile Homes	60 dBA <sup>4,5</sup>
Residential - Multi-family	65 dBA
Urban Residential Infill <sup>6</sup> and Mixed-Use Projects <sup>7</sup>	70 dBA
Transient Lodging - Motels, Hotels	65 dBA
Schools, Libraries, Churches, Hospitals, Nursing Homes	70 dBA
Auditoriums, Concert Halls, Amphitheaters	Mitigation based on site-specific study
Sports Arena, Outdoor Spectator Sports	Mitigation based on site-specific study
Playgrounds, Neighborhood Parks	70 dBA
Golf Courses, Riding Stables, Water Recreation, Cemeteries	75 dBA
Office Buildings - Business, Commercial and Professional	70 dBA
Industrial, Manufacturing, Utilities, Agriculture	75 dBA

Source: *State of California General Plan Guidelines 2003*, Governor's Office of Planning and Research (October 2003).

Notes:

<sup>1</sup>As defined in the *Guidelines*, "Normally Acceptable" means that the "specified land use is satisfactory, based upon the assumption that any building involved is of normal conventional construction, without any special noise insulation requirements."

<sup>2</sup>L<sub>dn</sub> or Day Night Average Level is an average 24-hour noise measurement that factors in day and night noise levels.

<sup>3</sup>CNEL or Community Noise Equivalent Level measurements are a weighted average of sound levels gathered throughout a 24-hour period.

<sup>4</sup>dBA or A-weighted decibel scale is a measurement of noise levels.

<sup>5</sup>The exterior noise standard for the residential area west of McClellan Airport known as McClellan Heights/Parker Homes is 65 dBA.

<sup>6</sup>With land use designations of Central Business District, Urban Neighborhood (Low, Medium, or High) Urban Center (Low or High), Urban Corridor (Low or High).

<sup>7</sup>All mixed-use projects located anywhere in the City of Sacramento.

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<b>Table EC 2</b>			
<b>Exterior Incremental Noise Impact Standards for Noise-Sensitive Uses (dBA)</b>			
<b>Residences and buildings where people normally sleep<sup>1</sup></b>		<b>Institutional land uses with primarily daytime and evening uses<sup>2</sup></b>	
<b>Existing Ldn</b>	<b>Allowable Noise Increment</b>	<b>Existing Peak Hour Leq</b>	<b>Allowable Noise Increment</b>
45	8	45	12
50	5	50	9
55	3	55	6
60	2	60	5
65	1	65	3
70	1	70	3
75	0	75	1
80	0	80	0
<p>Notes:</p> <ol style="list-style-type: none"> <li>1. This category includes homes, hospitals, and hotels where a nighttime sensitivity to noise is assumed to be of utmost importance.</li> <li>2. This category includes schools, libraries, theaters, and churches where it is important to avoid interference with such activities as speech, meditation, and concentration on reading material.</li> </ol> <p>Source: Federal Transit Administration, <i>Transit Noise Impact and Vibration Assessment</i>, May 2006.</p>			

**EC 3.1.3 Interior Noise Standards.** The City shall require new development to include noise mitigation to assure acceptable interior noise levels appropriate to the land use type: 45 dBA Ldn for residential, transient lodging, hospital, nursing homes and other uses where people normally sleep; and 45 dBA Leq (peak hour) for office buildings and similar uses. (RDR)

**EC 3.1.4 Interior Noise Standards for Single Events.** The City shall require new development in areas subject to frequent, high-noise events (such as aircraft overflights and trains) to meet the following interior noise standards during single noise events: 50 dBA SEL<sup>2</sup> in bedrooms and 55 dBA SEL in other habitable rooms. In areas where high-noise events are especially frequent (e. g., near major truck routes),

<sup>2</sup> Sound Exposure Level or Single Event Level (SEL). A descriptor used to characterize the severity of short-duration sound events. SEL is the time-averaged, constant intensity, A-weighted sound level over a one-second reference time that would produce the same sound exposure as the actual time-varying sound over the actual exposure time. In practice, SEL is usually applied in situations where there are multiple sound events, each one having its own characteristic SEL.

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the City can require a more stringent standard of 45 dBA SEL in bedrooms unless it is demonstrated that sleep disturbance can be kept within acceptable limits at 50 dBA SEL. (RDR)

**EC 3.1.5 Operational Noise.** The City shall require mixed-use, commercial, and industrial projects to mitigate operational noise impacts to adjoining sensitive uses when operational noise thresholds are exceeded. (RDR)

**EC 3.1.6 Compatibility with Park and Recreation Uses.** The City shall limit the hours of operation for parks and active recreation areas in residential areas to minimize

*Cross Reference: See ERC 2, Parks and Recreation for additional policies on parks and recreation*

disturbance to residences. (RDR/SO)

**EC 3.1.7 Construction Noise.** The City shall require development projects subject to discretionary approval to assess potential construction noise impacts on nearby sensitive uses and to minimize impacts on these uses consistent with standards indicated in Table EC 2, to the extent feasible. (RDR)

**EC 3.1.8 Alternatives to Sound Walls.** The City shall encourage the use of design strategies and other noise reduction methods along transportation corridors in lieu of sound walls to mitigate noise impacts and enhance aesthetics. (RDR)

**EC 3.1.9 Residential Streets.** The City shall discourage widening streets or converting streets to one-way in residential areas where the resulting increased traffic volumes would raise ambient noise levels. (MPSP/SO)

*Cross Reference: See LU 4, Neighborhoods and M4, Roadways for additional policies on*

**EC 3.1.10 Vehicle Purchase.** The City shall purchase vehicles with low noise generation and maintain them to minimize noise. (SO)

## Goal

**EC 3.2 Airport Noise.** Minimize exposure to high noise levels in areas of the city affected by Mather, Executive, McClellan, and Sacramento International Airports.

*Cross Reference: See LU 8, Public/Quasi-Public and M 8, Aviation for additional policies related to airports and aviation*

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**Policies**

- EC 3.2.1 Land Use Compatibility.** The City shall limit residential development within the 65 dBA CNEL airport noise contour, or in accordance with plans prepared by the Airport Land Use Commission, and shall only approve noise-compatible land uses. *(RDR)*
- EC 3.2.2 Hazardous Noise Protection.** The City shall discourage outdoor activities or uses in areas outside the 65 dBA CNEL airport noise contour where people could be exposed to hazardous noise levels. *(RDR)*
- EC 3.2.3 Cooperative Noise Reduction.** The City shall work with the Sacramento County Airport Systems (SCAS) to monitor aircraft noise, implement noise-reducing operation measures (i.e., Fly Quiet, Fly Neighborly programs), and promote pilot awareness of noise sensitive land uses. *(IGC)*

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# City of Sacramento General Plan Update: Land Use and Urban Form



*City Council Presentation: March 25, 2008  
Modifications to the 2030 General Plan Goals and  
Policies and Land Use and Urban Form Map*

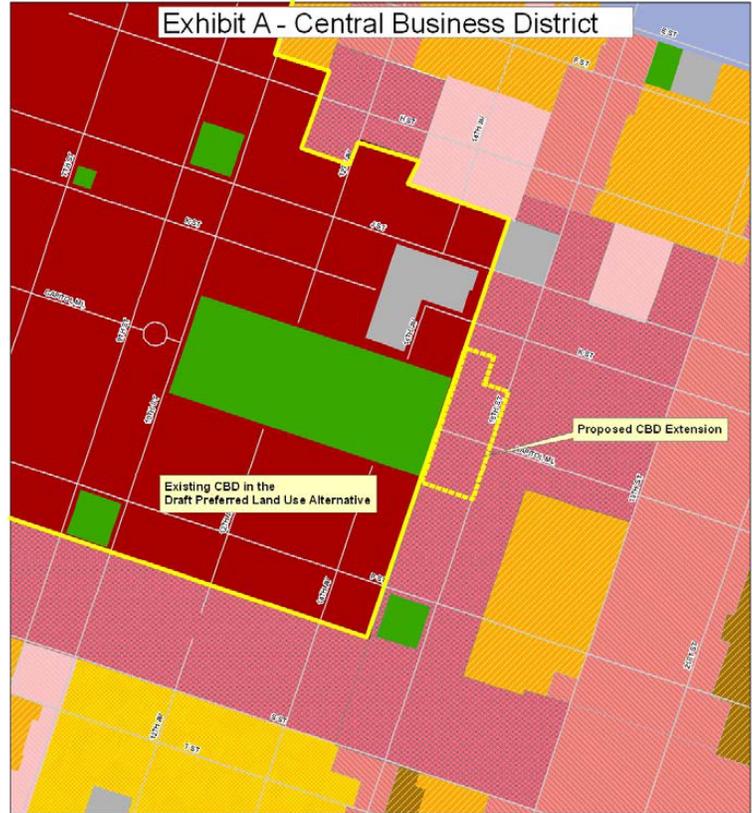
**1. Modifications to the Land Use and Urban Form Map**

**2. Modifications to the 2030 General Plan Goals and Policies**

## **Modifications to the Land Use and Urban Form Map**

- Outside requests from other agencies, property owners
- Internal Analysis: Re-evaluation
- Internal Analysis: Zoning Consistency

# Outside Requests CBD Expansion



Central Business District Modification

**Legend**

Proposed CBD Extension

**Land Use Designations**

**Rural**

Rural Neighborhood

**Suburban**

- Suburban Neighborhood Low
- Suburban Neighborhood Medium
- Suburban Neighborhood High

**Traditional**

- Traditional Neighborhood Low
- Traditional Neighborhood Medium
- Traditional Neighborhood High

**Urban**

- Urban Neighborhood Low
- Urban Neighborhood Medium
- Urban Neighborhood High

**Centers**

- Suburban Center
- Traditional Center
- Regional Commercial
- Urban Center Low
- Urban Center High
- Central Business District

**Corridors**

- Suburban Corridor
- Urban Corridor Low
- Urban Corridor High

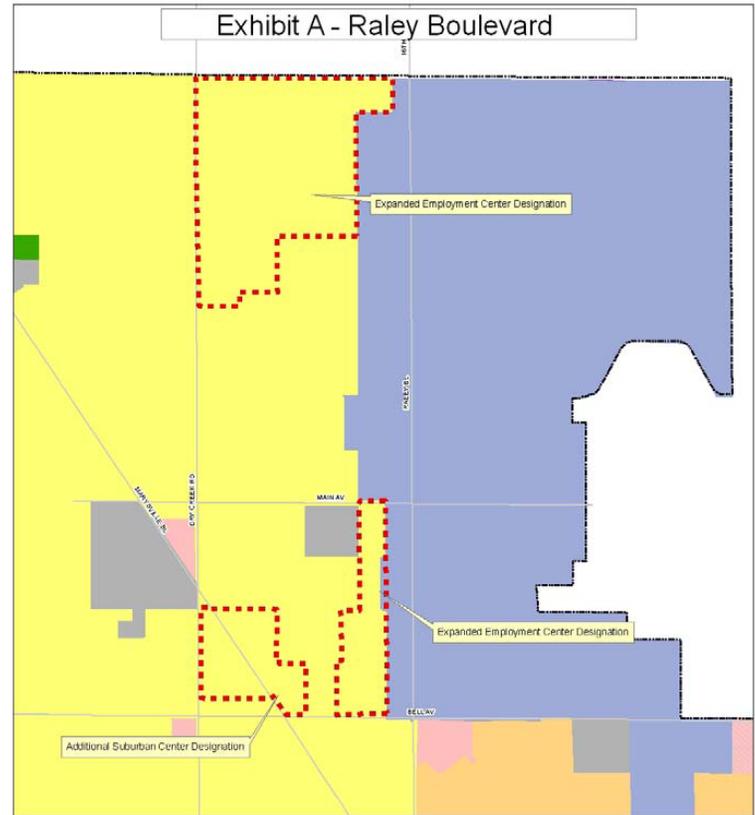
**Other Districts**

- Employment Center (Low Rise)
- Employment Center (Mid Rise)
- Industrial
- Special Study Areas
- Planned Development
- Public
- Parks
- Open Space

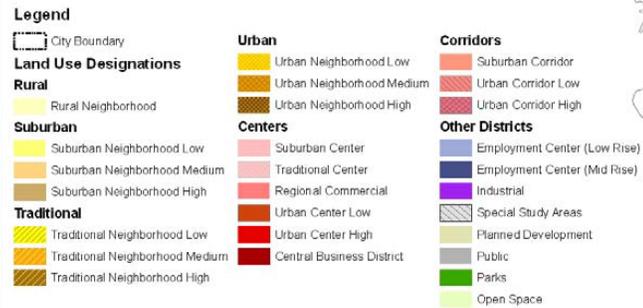


# Outside Requests

## Raley Boulevard



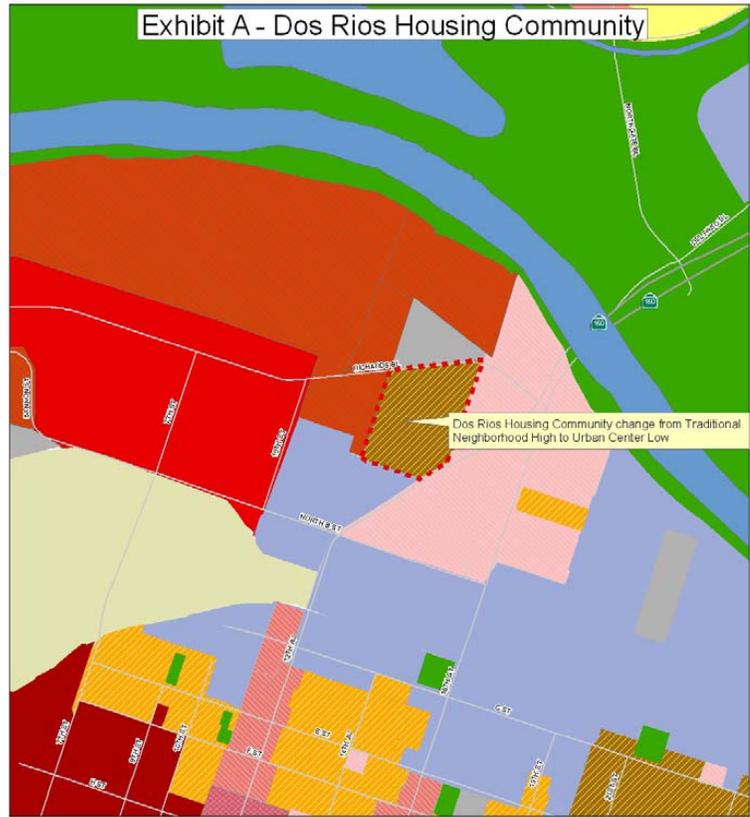
Raley Boulevard Industrial & Residential





# Outside Requests

## Dos Rios

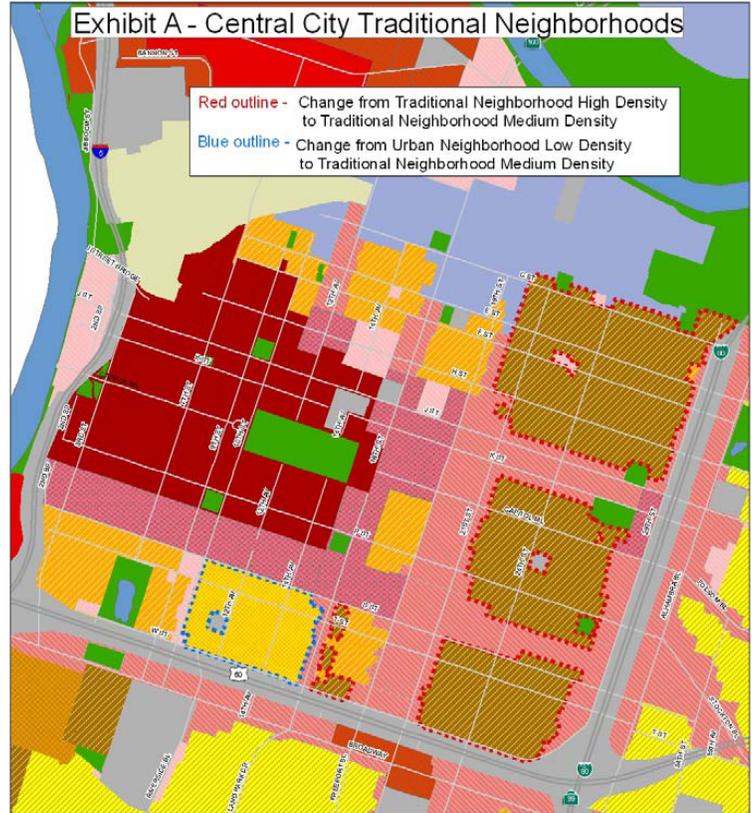


Proposed Sacramento Housing Authority Land Use Changes



# Re-evaluation

## Central City Traditional Neighborhoods

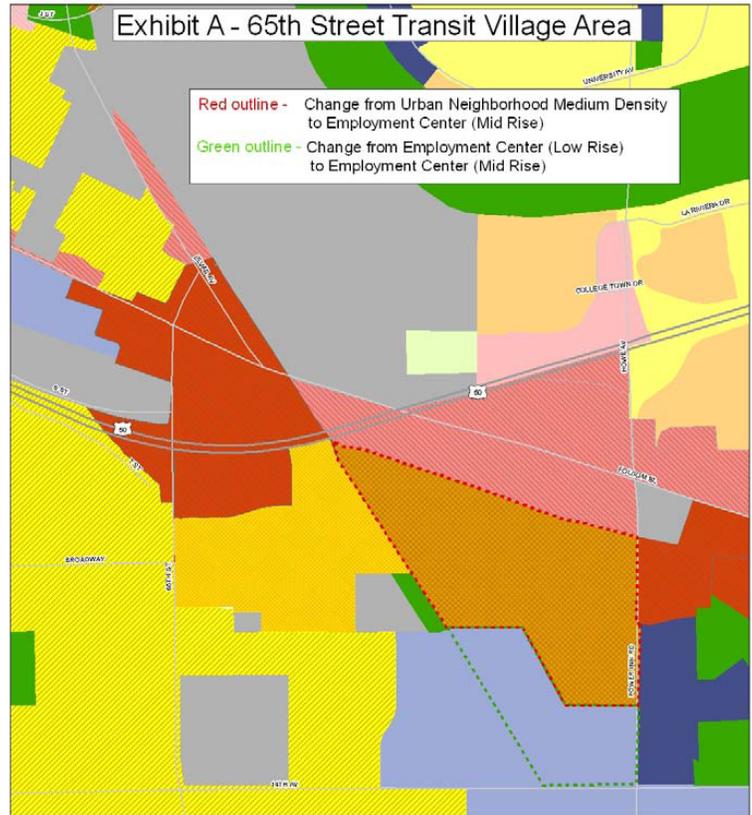


Proposed Central City Traditional Neighborhood Changes



# Re-evaluation

## 65<sup>th</sup> Street Transit Village

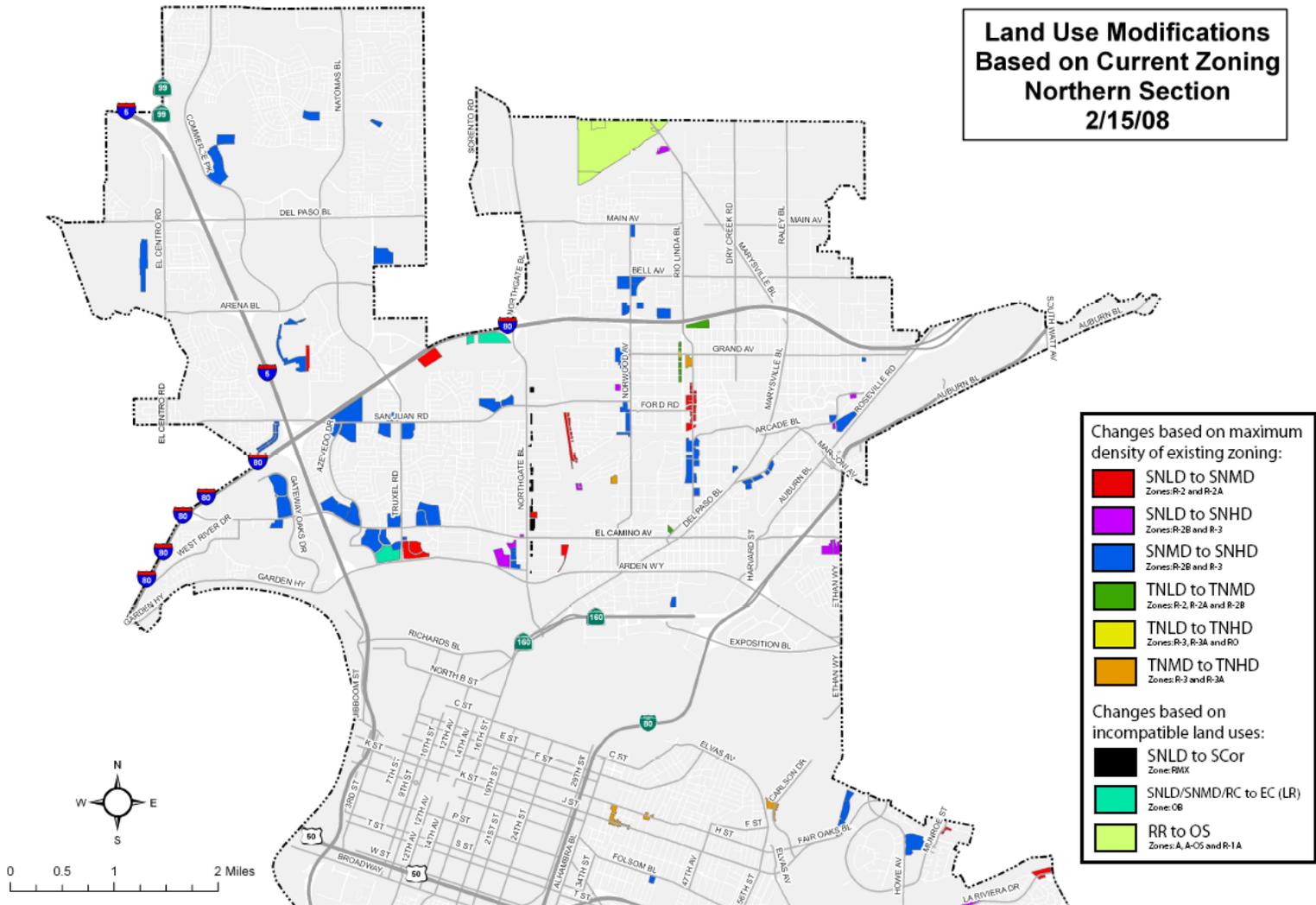


Proposed 65th Street Transit Village Area Changes

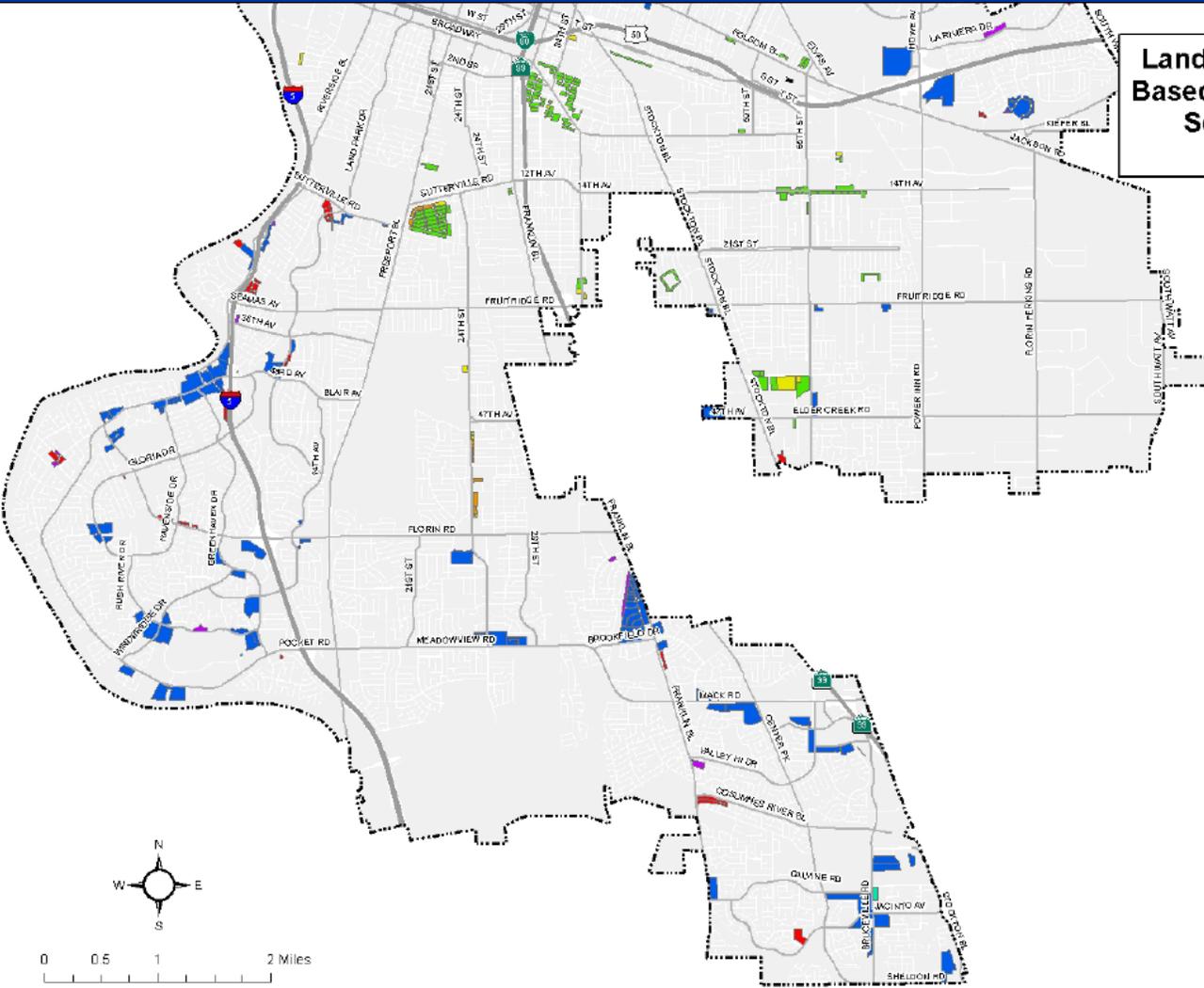
Land Use Designations	Urban	Comidors
<b>Rural</b>	Urban Neighborhood Low	Suburban Corridor
Rural Neighborhood	Urban Neighborhood Medium	Urban Corridor Low
<b>Suburban</b>	Urban Neighborhood High	Urban Corridor High
Suburban Neighborhood Low	<b>Centers</b>	<b>Other Districts</b>
Suburban Neighborhood Medium	Suburban Center	Employment Center (Low Rise)
Suburban Neighborhood High	Traditional Center	Employment Center (Mid Rise)
<b>Traditional</b>	Regional Commercial	Industrial
Traditional Neighborhood Low	Urban Center Low	Special Study Areas
Traditional Neighborhood Medium	Urban Center High	Planned Development
Traditional Neighborhood High	Central Business District	Public
		Parks
		Open Space



## Land Use Modifications Based on Current Zoning Northern Section 2/15/08



**Land Use Modifications  
Based on Current Zoning  
Southern Section  
2/15/08**

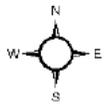


**Changes based on maximum density of existing zoning:**

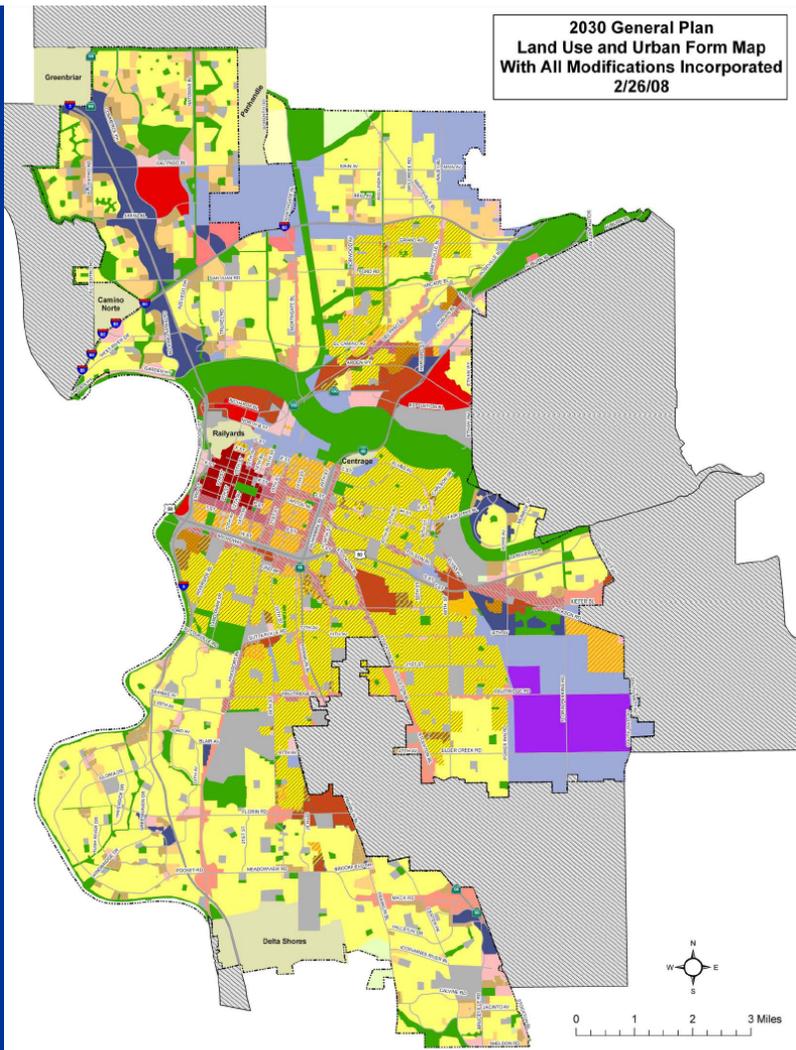
- SNLD to SNMD  
Zones: R-2 and R-2A
- SNLD to SNHD  
Zones: R-2B and R-3
- SNMD to SNHD  
Zones: R-2B and R-3
- TNLD to TNMD  
Zones: R-2, R-2A and R-2B
- TNLD to TNHD  
Zones: R-3, R-3A and R-3B
- TNMD to TNHD  
Zones: R-3 and R-3A

**Changes based on incompatible land uses:**

- EC (LR) to UCntLow  
Zone: RMX
- SNHD to EC (LR)  
Zone: O8



**2030 General Plan  
Land Use and Urban Form Map  
With All Modifications Incorporated  
2/26/08**



Land Use Designations				
<b>Neighborhoods</b>				
<b>Rural</b>				
Rural Residential	Traditional Low Density Residential	Suburban Center	Suburban Corridor	Special Study Areas
<b>Suburban</b>				
Suburban Low Density Residential	Traditional Medium Density Residential	Traditional Center	Urban Corridor Low	Planned Development
Suburban Medium Density Residential	Traditional High Density Residential	Regional Commercial	Urban Corridor High	Public
Suburban High Density Residential	Urban	Urban Center Low	Urban Center High	Parks
	Urban Low Density Residential	Urban Center High	Central Business District	Open Space
	Urban Medium Density Residential			
	Urban High Density Residential			
<b>Centers</b>				
<b>Corridors</b>				
<b>Other Districts</b>				
		Employment Center (Low Rise)		
		Employment Center (Mid Rise)		
		Industrial		

## **Modifications to the Goals and Policies**

- Special Study Areas and Planned Development
  - Clarifies the cities role in potential new growth outside boundaries
  - Policies call for collaborative planning and revenue sharing
  - Comprehensive planning, balancing infill and new growth

# Modifications to the Goals and Policies

- Sustainable Development
  - New policies define the City's role as a regional leader
    - Regional Leadership
    - Existing Structure Reuse
    - Green Building Retrofit
    - Green Neighborhoods
    - LEED Standard for City-Owned Buildings

## **Modifications to the Goals and Policies**

- Preservation of Traditional Neighborhoods
  - Retain current mix of densities
  - Protect single family housing to prevent speculation

## **Modifications to the Goals and Policies**

- Historic and Cultural Resources
  - Need to inventory significant historic and cultural sites
  - Adds educational component

# Modifications to the Goals and Policies

- Miscellaneous Administrative Changes
  - Corrections, clarifications, and consolidation of redundancies
  - Development Guidelines of Land Use and Urban Form Designations
    - Density ranges expanded to correspond to Zoning Ordinance
    - Minimum FARs lowered to reduce hardship to property owners