REPORT TO COUNCIL
City of Sacramento

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Public Hearing
December 2, 2008

Honorable Mayor and
Members of the City Council

Title: 2030 General Plan – Preliminary Action

Location/Council District: Citywide

Recommendation: Staff recommends the Council 1) open a public hearing, adopt a Resolution Declaring Intent to Override the Airport Land Use Commission's Findings of Inconsistency, and continue the public hearing to January 20, 2009; and 2) open a public hearing, review the 2030 General Plan and Master Environmental Impact Report (MEIR), and continue the public hearing to January 20, 2009.

Contact: Tom Pace, Long Range Planning Manager, 808-6848

Presenters: Tom Pace, Long Range Planning Manager

Department: Planning

Division: Long Range Planning

Organization No: 22001111

Description/Analysis

Issue:

Sacramento 2030 General Plan: In 2004, the Council initiated the process to create the 2030 General Plan to replace the existing 1988 General Plan. The 2030 General Plan serves as the land use and policy document that will guide the City's growth for the next 20 years. The importance of this document required an extensive public outreach effort and input from a number of sources including the Technical Advisory Committee (TAC), boards and commissions, the General Plan Advisory Committee (GPAC), outside agencies, and the City Council. Six overarching themes emerged from this participation and serve as the foundation for the 2030 General Plan:

- *Making Great Places* – provide opportunities for safe, affordable, and engaged communities
- *Growing Smarter* – provide incentives for developing inward and being clear about what the City expects from expanding into greenfield areas

- *Maintaining a Vibrant Economy* – create opportunities through a diversity of jobs, businesses, education and training
- *Creating a Healthy City* – endorse land use patterns that foster healthy lifestyles
- *Living Lightly* – reduce carbon emissions that contribute to climate change
- *Developing a Sustainable Future* – meet the needs of today without taking from future generations

Council has provided feedback and direction for the 2030 General Plan since its 2004 initiation, including the following key actions and milestones:

October 2005 – Adopted the Sacramento Area Council of Government's Blueprint Growth Allocations, thus demonstrating the City's commitment to accommodate the City's share of the Blueprint's growth projections in the 2030 General Plan.

November 2005 – Adopted the Vision and Guiding Principles for the 2030 General Plan.

March 2007– Directed staff to incorporate Community Plans into the 2030 General Plan.

July 2007 – Accepted the Preferred Land Use and Urban Design Diagram.

December 2007 – Accepted the recommended 2030 General Plan's goals and policies and the draft South Area Community Plan.

March 2008 – Directed that the proposed circulation maps and mobility policies to be included in the 2030 General Plan.

April 2008 – Accepted the Community Plan and Special Study Areas Chapters.

These actions, along with an extensive public outreach effort, led to the May 8, 2008, public release of the Draft 2030 General Plan. The comment period on the Draft 2030 General Plan closed on July 31. Staff has been compiling comments and providing responses and recommendations since that date (See Attachment 8). On November 18, 2008, staff presented a workshop to receive Council input on the public comments received and staff's response to those comments and proposed changes, as well as on the 65th Street/University Village Focused Opportunity Area concept. Issues raised at the November 18th meeting are summarized in Attachment 2, and supplemental material will provide staff's response.

The December 2, 2008 public hearing is the first of two hearing dates for City Council to consider and take final action on the 2030 General Plan.

More information on the background and content of the 2030 General Plan is found in Attachment 1 of this report.

Airport Land Use Commission Consistency Review: Pursuant to Public Utilities Code §21676, the City referred the proposed 2030 General Plan to the Airport Land Use Commission (ALUC) for a determination of consistency with the Comprehensive Land Use Plans (CLUPs) for Mather Field, Executive Airport, Sacramento International Airport, and McClellan Field. On October 20, 2008, ALUC staff provided its written review and conclusion that the proposed 2030 General Plan is consistent with the four adopted CLUPs with the exception of two identified incompatible uses and a category of uses that may or may not be compatible depending on the actual proposed development within certain land use designations near Executive Airport. The two identified incompatible uses involve (1) the Greenbriar project that is located within the Overflight Safety Zone of the Sacramento International Airport, and (2) the McClellan Heights/Parker Homes Special Planning District that is located within a restrictive noise contour of the McClellan Field CLUP.

The City Council, after a public hearing and after giving forty-five (45) days prior notice to the ALUC and Caltrans Division of Aeronautics, and upon a two-thirds vote, may overrule the ALUC, based on specific findings that the elements of the proposed 2030 General Plan found inconsistent by the ALUC are consistent with the public interest purposes stated in Public Utilities Code Section 21670. The City Council took this action recently for both the Greenbriar Project and the McClellan Heights/Parker Home SPD when these projects came before the City Council for approval in late 2007 and early 2008. However, because the 2030 General Plan involves re-adopting the same inconsistent land uses, adoption of the 2030 General Plan requires another "ALUC overrule" proceeding.

Staff recommends that the City Council adopt a resolution declaring its intent to overrule the ALUC's findings of inconsistency relating to the 2030 General Plan as stated in the ALUC's October 20, 2008 letter and directing staff to give the required 45 day notice to the ALUC and Caltrans Division of Aeronautics of the Council's intent. Staff will then return on January 20, 2009, for final approval to overrule the ALUC findings, and adopt the 2030 General Plan.

Policy Considerations: The recommended changes to the Draft 2030 General Plan are consistent with both the City's overall Strategic Plan goal and the 2030 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, and the Blueprint Growth Allocations adopted by the Council in 2005. And notably, the 2030 General Plan is consistent with the Council adopted Vision and Guiding Principles for the Plan, which call for the following: 1) a vibrant downtown and town centers; 2) energized commercial corridors; 3) expanded transportation choices; 4) safe and livable neighborhoods; and 5) sustainable development.

Environmental Considerations:

California Environmental Quality Act (CEQA)

The consideration and adoption of a new general plan is a "project" under the California Environmental Quality Act (CEQA), and an environmental impact report (EIR) has been prepared for the 2030 General Plan to satisfy CEQA requirements. In this case, a "Master EIR" has been prepared. CEQA provides that when a Master EIR has been prepared, subsequent projects that are within the scope of the MEIR may receive expedited environmental review.

The focus of the MEIR is cumulative development allowed under the 2030 General Plan, and cumulative impacts. Development assumptions have been identified in the MEIR that seek to base the impact analysis on a level of development that can reasonably be expected during the 2030 General Plan effective period. During the preparation of the MEIR, Environmental and Long Range Planning staff have been in close coordination, and an effort has been made to reduce impacts through general plan policy to the greatest extent possible. Once certified, the MEIR will be a reference point for many later projects.

Mitigation measures are identified in the MEIR to reduce impacts to a less than significant impact; however, significant and unavoidable impacts were identified for Air Quality, Biological Resources, Cultural Resources, Noise and Vibration, Public Utilities, and Transportation and Circulation. As with other CEQA documents, the presence of significant and unavoidable impacts imposes a requirement for adoption of a Statement of Overriding Considerations to approve the project.

The MEIR has been circulated for a 45-day public review and comment period pursuant to CEQA requirements, and has been posted online on the website maintained for environmental documents by Development Services Department, and the Long Range Planning website at www.sacgp.org. Copies of the Draft MEIR were provided to the Council in July of 2008, and the final MEIR in November 2008.

Twelve comment letters were received on the MEIR. The comment letters and responses to comments are included in the attached Final MEIR. The Final MEIR responds to all comments received on the Draft MEIR and revises text and/or analyses where warranted. Responses to comments have been sent to all who commented on the Draft MEIR.

Sustainability Considerations: The Draft 2030 General Plan is consistent with the City's Sustainability Master Plan goals to reduce dependence on the automobile, reduce greenhouse gas emissions, improve air quality, preserve open space, encourage community participation, and improve health of citizens.

Commission/Committee Action:

On November 13, 2008, the Planning Commission took action to forward to the City Council a recommendation to certify its Master Environmental Impact Report (MEIR) and adopt the Sacramento 2030 General Plan. This direction was accompanied by three changes to staff's recommendations that are listed in the Background (Attachment 1).

Rationale for Recommendation: The proposed changes to the Draft 2030 General Plan are consistent with the adopted Vision and Guiding Principles, the SACOG Blueprint Allocations, Smart Growth Principles and City's Strategic Plan. The 2030 General Plan is a state-required land use and policy document that will guide the City's growth in a sustainable manner for the next 20 years.

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 by: _____
Carol Shearly
Director of Planning

Recommendation Approved:

_____
Ray Kerridge
City Manager

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ATTACHMENT 1

Background
2030 General Plan

State law requires seven subject areas be covered in a General Plan: Housing, land use, circulation, noise, safety, open space, and conservation. The 2030 General Plan will go beyond this requirement by including additional subjects including economic development, public health, historic preservation, public facilities, community design and utilities. The draft Goals and Policies are organized by the following chapters, or "Elements":

- Land Use & Urban Design;
- Historic and Cultural Resources; and
- Economic Development;
- Housing
- Mobility;
- Utilities;
- Education, Recreation & Culture;
- Public Health and Safety;
- Environmental Resources.
- Environmental Constraints;

In 2004, the City Council initiated the process to create the 2030 General Plan which will replace the existing 1988 General Plan. In November 2005, the City Council adopted the Vision and Guiding Principles which affirmed "Sacramento will be the most livable City in America". The community was involved in the development of this Vision and its accompanying Principles by participating in focus group interviews and attending one or more of the 13 town hall forums held throughout the City in 2005. The 25 member General Plan Advisory Committee (GPAC) also played a key role in developing the Vision and Guiding Principles.

<u>2030 General Plan Resources</u>

A number of sources, listed below, informed the preparation of the 2030 General Plan:

- *The Technical Background Report* – Detailed the existing condition within the City and is used as the foundation document for the development of subsequent planning policies and programs. The Technical Background Report was accepted by the Council in November 2005.

- *The Vision and Guiding Principles* – Captured the City's key values and aspirations of the future. The vision, "Sacramento will be the most livable City in America", is directly tied to the Vision and Guiding Principles. In summary, these include: 1) a vibrant downtown and town centers; 2) energized commercial corridors; 3) expanded transportation choices; 4) safe and livable neighborhoods; and 5) sustainable development.
- *Planning Issues Report* – Conveyed key issues that are based on input from a variety of sources including the community, the General Plan Advisory Committee (GPAC), and City leadership. Key issues identified include smart growth, sustainability and livability, affordable housing, mixed-use/higher density development with a focus on infill, economic development, level of service for roadways, service standards for public facilities, alternative transportation modes, public safety, air quality, open space, natural resource protection, General Plan implementation, and streamlined permit processing.
- *City Leadership Workshop* – Provides insight to citywide and neighborhood specific issues and provides input necessary for the development of a Preferred Land Use Alternative. Key challenges identified during this workshop include infrastructure financing, regional consensus on smart growth, traffic and congestion, and protection and enhancement of neighborhood character.
- *General Plan Advisory Committee* – Provides comments on the development of the City's 2030 General Plan and assists city staff in ensuring full community participation during the update process. The Committee is comprised of twenty-five members, eight of whom were nominated by Council members.
- *The Technical Advisory Committee* – Shares and reviews information on the issues and policies specific to the various City Departments. This committee is comprised of staff from the City and the Sacramento Housing and Redevelopment Agency.
- *Preferred Land Use Alternative* – Serves as the basis of policies that address new development by designating desired features such as flexible/mixed use, urban development standards, a mix of densities, a streamlined permitting process, and the identification of community urban form and design.
- *Community Outreach* – Guides staff in developing policies that reflect the City's diverse communities' vision, values, desired development and the services that accompany growth. Outreach included over 2,300 participants in 27 town forums and participation by numerous community groups. Staff recently returned to the community to present the draft Goals and Policies at four open houses which were attended by 298 individuals.

Participants in the community meetings identified several issues that they feel need to be addressed in the 2030 General Plan. A partial list of these issues include:

- Improve public safety.
- Improve access to rivers and availability of park facilities.
- Expand access to public transit.
- Enhance bicycle and pedestrian facilities and make neighborhoods walkable.
- Locate higher density development in the downtown area, near transit stations, along commercial corridors and in sub-regional centers.
- Develop infill areas before expanding the City outwards.
- Transition building scale between existing and new communities.
- Distribute affordable housing throughout the City.
- Promote green buildings and sustainability.
- Preserve the airport use of the Executive Airport.

Community Plans

There are currently 11 community planning areas. The new General Plan will have only 10 Planning Areas as a result of merging the community plans for the Airport-Meadowview Area and a portion of the South Sacramento Area, creating the new South Area Planning Area. The balance of the adopted South Sacramento Planning Area that lies east of Highway 99 has been incorporated into the Fruitridge Broadway Planning Area.

Each of the 10 planning areas will have a Community Plan Chapter in the new General Plan. Only the South Area Community Plan will be comprehensively updated upon the adoption of the 2030 General Plan because it is the only Plan that has a budget for an update. At this point, the focus on the draft South Area Plan has been to revise the community profile, identify issues and develop policies. Staff will next develop language for the plan that captures the spirit, potential, and expectations of the area. Graphics, illustrations, pictures and other visual communication tools will also be added.

North Sacramento, North Natomas, South Natomas, the Central City, and the Pocket Area have existing adopted community plans in place. These plans will remain as adopted except for reformatting and integration into the new General Plan. To reduce redundancy, the goals and policies that are identified as being applicable to the entire city have been moved from the community plans and incorporated into the city-wide policy section of the General Plan. Those policies unique to the community planning area will be preserved in its Community Plan Chapter. The chapters for the adopted community plan areas will include a community profile, information on community issues, vision, land use and urban form designation, community policies and opportunity areas.

The chapters for the four planning areas that do not have community plans – Arden Arcade, Fruitridge/Broadway, Land Park, and East Sacramento – will include a basic community profile. No new vision statements or policies specific to these planning areas will be drafted because additional community outreach has not taken place for these chapters.

South Area Community Plan Chapter – A Model for Future Community Plans

The South Area Community Plan Chapter will be the long-term policy guide for the physical, economic, environmental growth and renewal of the community plan area. The Plan will guide how the South Area will grow and become a model for the City of Sacramento with employment opportunities, safe neighborhoods, pedestrian and bicycle-friendly streets, range of housing types, affordable housing, local gathering places for entertainment and retail, a transit-oriented development, and adequate public services and facilities.

New South Area Plan policies address the core opportunities and challenges the South Area faces in the future, including:

- Focusing Housing Code Enforcement in areas that suffer the worst dilapidation;
- Using the Phoenix Park revitalization effort as a model to address Distressed Neighborhood Revitalization;
- Actively supporting Employee Training and Job Growth in the health care industry; and
- Diversifying Housing Choices to provide an affordable mix of apartments, townhomes, and single-family houses.

The 2030 General Plan identifies fourteen key centers and corridors in the South Area that show the greatest potential for growth and expansion over the next 25 years including Kaiser Medical Center, Methodist Medical Center, existing and proposed light rail stations, Florin Road, Franklin Boulevard, Freeport Boulevard, Fruitridge Road, Mack Road, and Delta Shores.

Focused Opportunity Areas

During the 2030 General Plan land use analysis, seventy seven (77) opportunity areas were identified based on the following factors:

- The area's capacity and pressure for growth due to a concentration of vacant or underutilized land;
- The probability of property owners to cooperatively plan for change; and
- The ability to achieve multiple policy objectives such as redevelopment, transit-oriented development and economic development.

Five opportunity areas emerged as meriting a focused effort because the other projects either had planning activities underway, were recently approved or anticipated having some planning activity in the near future, or were substantially

complete. The five focused opportunity areas are the following: 1) Robla Area; 2) Richards Boulevard Area; 3) 65th Street/University Village; 4) Arden/Point West/Swanson Area; and 5) the Eastern Expansion Area. Council has since directed staff to focus on only those sites within the City limits. The Eastern Expansion area will be reviewed as a "Special Study Area" because it is outside the City limits.

Special Plan Areas

The Special Plan Areas is a land use designation that is applied to areas that are outside of the City limits, but directly effect the City. The Special Plan Areas include Arden Arcade Study Area, East Study Area, Fruitridge Florin Study Area, Natomas Joint Vision Study Area, and Town of Freeport Study Area. The City considers these as "study areas" because additional study would be needed to determine how these areas impact the City, and to identify any fiscal and service delivery implications.

Climate Change

Climate change is addressed throughout the 2030 General Plan to ensure that the Plan moves the City and our community towards sustainability. The Plan contains numerous policies and programs embedded in many of the Plan elements to achieve greenhouse gas reductions consistent with AB 32. Additionally, the MEIR contains both a qualitative and a quantitative impact analysis of development under the 2030 General Plan on global climate change. While the MEIR states that potential cumulative impacts of greenhouse gas emissions from development under the 2030 General Plan are too speculative for making a determination of significance, the MEIR identifies the General Plan policies and implementation measures that would help to reduce GHG emission, including an implementation program to create a Climate Action Plan by 2010 (See Draft MEIR p. 8-50 through 8-55).

There were a number of comments received regarding the adequacy of the MEIR and the 2030 General Plan in addressing this issue. The main concerns were the MEIR's lack of significance determination and application of mitigation to reduce the significant impact, including the development of a Climate Action Plan. On November 18, 2008, Council directed staff to work with the State Attorney General's office to come up with options to address these concerns.

Planning Commission – November 13, 2008

On November 13, 2008, the Planning Commission took action to forward to the City Council a recommendation to certify its Master Environmental Impact Report (MEIR) and adopt the Sacramento 2030 General Plan. This direction was accompanied by three changes to staff's recommendations:

1) Removal of Hazardous Materials Policy. Staff had originally recommended the following policy be added to the 2030 General Plan to address hazardous materials facilities:

> "The City shall review proposed facilities that would produce or store hazardous materials, gas, natural gas, or other fuels to identify, and provide feasible mitigation, for any risks. The review shall consider, at a minimum, the following: presence of seismic or geologic hazards; presence of hazardous materials; proximity to residential development and areas in which substantial concentrations of people would occur; and nature and level of risk and hazards associated with the proposed project."

The Planning Commission felt that the proposed language is similar to policies that already exists in city and state regulations, and is redundant and poses the risk of being misinterpreted as an additional layer of review. The proposed language was removed from the public comment matrix.

2) Central Business District Boundaries. The 2030 General Plan includes the Central Business District (CBD) that was expanded from "N" Street to "Q" Street, and Interstate 5 to 15th Street. Several residents who live within the proposed expansion area expressed concern that the CBD designation puts existing residential areas at risk of being replaced by office or higher density residential uses. In response to a recommendation from the Planning Commission, staff proposes limiting the extension of the CBD to the area east of 7th Street. The area west of 7th Street to Interstate 5 would be designated Urban Residential High except for the Public/Public Quasi and Park designations proposed for the Crocker Art Museum and adjacent park. The map of the new proposed boundaries is attached.

Staff is also proposing the addition of the following policy:

> **"Retention of Existing Downtown Residential Character**. The City shall support a mixed use, vibrant Central Business District by encouraging retention of existing residential units and ensuring replacement of residential units lost to demolition through residential construction in the immediate area."

3) Climate Change. Several comments made at the Commission meeting asserted the policies addressing climate change did not fully obligate the City to meet its climate change goals. Staff has developed language for the General Plan that is more binding, and therefore, demonstrates the City's commitment to addressing climate change, as shown below.

> "The Climate Action Plan, once adopted, shall be incorporated into the General Plan."

ATTACHMENT 2

Issues from November 18, 2008 Council Meeting

Council directed staff to address issues that were discussed, but not resolved, at the November 18th Council Meeting. A summary of the issues is provided below. **Staff will submit supplemental material that provides an update to these issues.**

1. Hazardous Materials Policy. In response to public input, staff recommended the following policy be added to the 2030 General Plan to address hazardous materials facilities:

> "**Removal of Hazardous Materials**. The City shall review proposed facilities that would produce or store hazardous materials, gas, natural gas, or other fuels to identify, and provide feasible mitigation, for any risks. The review shall consider, at a minimum, the following: presence of seismic or geologic hazards; presence of hazardous materials; proximity to residential development and areas in which substantial concentrations of people would occur; and nature and level of risk and hazards associated with the proposed project."

On November 13, 2008, the Planning Commission recommended removing the policy because codes and policies already exists in local and state regulations to address hazardous materials facilities, and therefore, is redundant and poses the risk of being misinterpreted as an additional layer of review.

Council directed staff to revisit this issue and explore alternate language to address local review of hazardous materials facilities.

2. Central Business District Boundaries. To address concerns about the Central Business District designation's impact on existing residential uses, staff proposed adding the following policy to the General Plan:

> **"Retention of Existing Downtown Residential Character**. The City shall support a mixed use, vibrant Central Business District by encouraging retention of existing residential units and ensuring replacement of residential units lost to demolition through residential construction in the immediate area."

Council was supportive of the concept this policy represents, but directed staff to consider a Councilmember's recommendation to maintain the Central Business District boundary as originally proposed, and to revise the policy language to recognize the City's commitment to sustainability as shown below:

> "The City shall support a mixed use, vibrant Central Business District by encouraging innovative mixed-use development resulting in development consistent with the SACOG Blueprint and Sacramento's commitment to environmental sustainability."

3. Climate Change. Staff reported that the analysis for the Draft Master Environmental Impact Report for the 2030 General Plan found the evidence of the Plan's impact on green house gas emissions to be too speculative at this time, and that no determination of significance could be made. Staff also reported that the State Attorney General's Office was supportive of many of the General Plan's policies and implementation measures, but does believe there is enough evidence to determine that the General Plan has a significant impact.

Council directed staff to work with the State Attorney General's office to come up with options to address the issues raised by the State Attorney General's office.

ATTACHMENT 3

Changes to the Land Use and Urban Form Diagram

Staff recommends a number of changes to the Land Use and Urban Form Diagram in order to ensure consistency with City codes, regulations and plans; recognize the prevailing density and character of existing neighborhoods; or respond to requests from other agencies, developers, landowners, or community members.

Staff has identified thirteen requested land use changes, along with a brief description for each request. Following the descriptions is a citywide map of the Land Use Diagram with all changes incorporated (Map 1 of 17) and individual maps of each recommended change.

The following requested changes have been reviewed and are recommended by staff:

- *Ben Ali*. Due to the existing low-density fabric, access difficulties, and lack of infrastructure in the Ben Ali neighborhood, the designation will be lowered from Suburban Neighborhood Medium Density to Suburban Neighborhood Low Density. (See Map 2 of 17)
- *Natomas Crossing*. Alleghany Properties LLC, the landowner, requested that the property just south of Arco Arena at the corner of Arena Boulevard and Truxel Road be changed from Urban Center High to Suburban Center to be more consistent with the existing North Natomas Community Plan land use designation and as a more viable and realistic designation given existing conditions in the area, while still allowing sufficient density to support future light rail service. (See Map 3 of 17)
- *Natomas Crossing Planned Development.* The property owners of 108 acres in the Natomas Crossing PUD requested the designation for the site be changed from Employment Center Mid Rise to Planned Development. Staff supports this request, because a development application for this site is currently under review. As with the other Planned Development sites, once a development project is approved by City Council, the 2030 General Plan will be amended to reflect the approved land uses. (See Map 4 of 17)
- *North Natomas.* Development Services staff identified several minor land use changes necessary for consistency with recent entitlement approvals. (See Map 5 of 17)
- *Correction of Central Business District Designation*. The shape of the CBD designation will be extended to include all parcels zoned C-3 as well as key parcels along "I" Street. Some parcels that are not part of the CBD, such as a portion of the Railyards and certain parks and public uses, will be changed to reflect their proper designations. The area west of 7th Street, between N and Q Streets, will be changed to "Urban Neighborhood High Density" to maintain residential uses in this area. (See Map 6 of 17)
- *Planned Development Areas: Railyards and Greenbriar.* The General Plan requires that locations with the Planned Development land use designation be given new designations when underlying development projects are approved. This has occurred in two Planned Development areas, Railyards and Greenbriar. These areas will be given new designations as appropriate based on their Specific Plans, as approved by Council. (See Maps 7 – 8 of 17)
- *Northeast Line Light Rail Stations.* Transit Village areas along the Northeast Light Rail Line, including Globe, Arden/Del Paso, Royal Oaks, Swanston, and Marconi Stations, were examined based on existing conditions and the previous Transit for Livable Communities

recommendations. In some cases the densities were lowered to provide more realistic development expectations, with the provision that the stations will be considered for more intense development when they are ready. (See Maps 9 – 11 of 17)

- *47th Avenue Light Rail Station.* Staff recommends changing the land use designation to the west of the station from Traditional Center to Employment Center Low Rise for consistency with existing viable industrial businesses. Policy language has been added to support a future transition to mixed use urban development when appropriate infrastructure and market conditions are in place. (See Map 12 of 17)

- *Regional Transit Maintenance Facility (Block between Capitol Ave, N St, 28th St, and 29th St).* RT intends to move their maintenance facility to a new location. Staff recommends that the land use designation of the existing facility be changed from Urban Corridor Low to Urban Corridor High for consistency with the adjacent Sutter General Hospital site and to encourage urban infill development in areas well served by transit. (See Map 13 of 17)

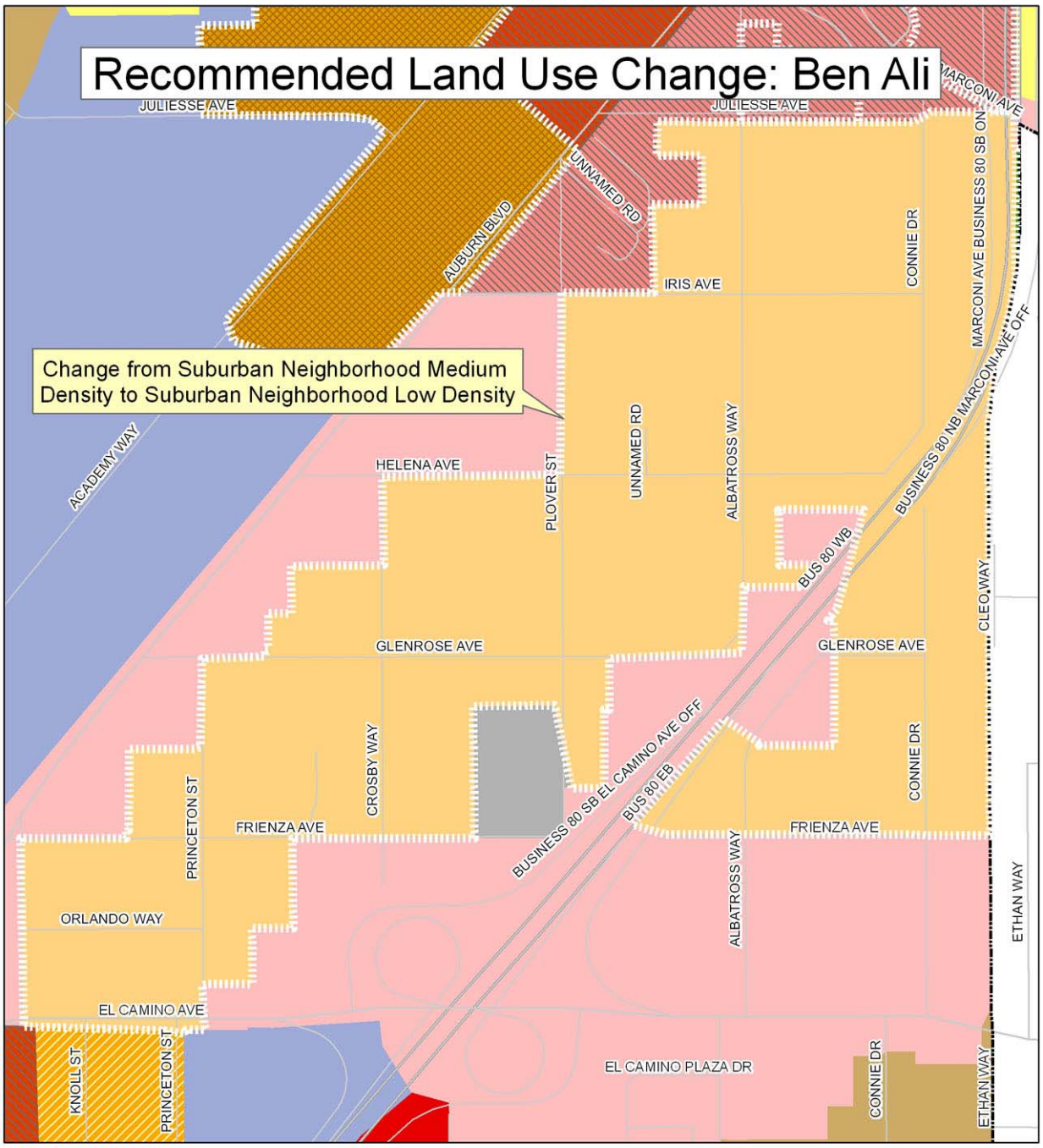
- *Crystal Creamery.* This project, located in the northeast portion of Alkali Flat, was approved by City Council on October 28, 2008. It includes a mixture of residential, office, live/work spaces, and ground floor retail. To accommodate this recent entitlement, staff recommends changing the land use designation from Employment Center Low Rise to Urban Neighborhood Low Density. (See Map 14 of 17)

- *Verizon Site (Administrative Correction).* The Verizon office building, located on Freeport Blvd just north of Stonecrest Ave, was incorrectly labeled as part of the Delta Shores Planned Development area. It falls just outside the proposed area of the Delta Shores Specific Plan, therefore staff recommends changing the designation to Employment Center Low Rise to be consistent with the existing low-scale office use on the site. (See Map 15 of 17)

- *7th Street Urban Edge (Conditional Recommendation).* An owner of property near 7th and "F" Streets requested two blocks fronting the east side of 7th Street be changed from the Traditional Neighborhood Medium designation to Urban Corridor High and Urban Corridor Low. The purpose of this request is to create a transition zone between the Railyards and the Alkali Flat neighborhood.

  Staff considers a transitional zone a beneficial buffer for the neighborhood. This buffer is also consistent with a previous version of the Railyards Specific Plan. However, there was initial concern due to a lack of public outreach for the change. Based on discussion at the October 16, 2008 Planning Commission meeting, staff proposed two modifications: 1) land use change to Urban Corridor Low; and 2) staff support is contingent upon receiving a letter of support for this land use change from the Alkali Flat Neighborhood Association. This letter of support was submitted on October 30, 2008; therefore, staff now supports the change. (See Map 16 of 17)

- *Florin Perkins Site (Administrative Correction).* The landowner of the Florin Perkins Site requested a land use change from Employment Center Low Rise to Industrial, which is not recommended by staff. Staff does, however, recommend an administrative correction that will replace Traditional Neighborhood Medium Density designation on the eastern portion of the public disposal facility with Employment Center Low Rise. (See Map 17 of 17)



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Land Use Designations

Rural
- Rural Neighborhood

Suburban
- Suburban Neighborhood Low
- Suburban Neighborhood Medium
- Suburban Neighborhood High

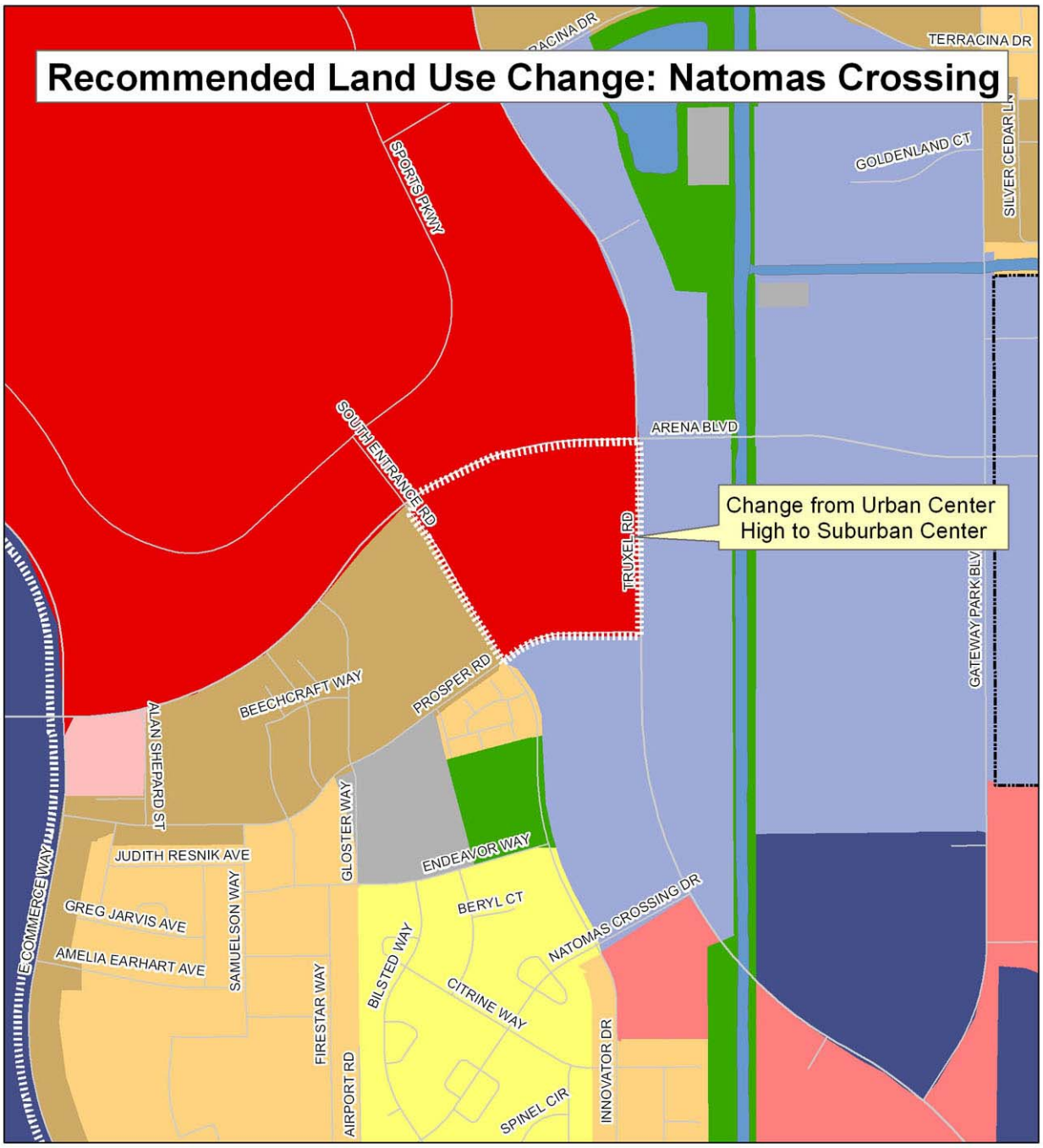
Traditional
- Traditional Neighborhood Low
- Traditional Neighborhood Medium
- Traditional Neighborhood High

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



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Land Use Designations

Rural
- Rural Neighborhood

Suburban
- Suburban Neighborhood Low
- Suburban Neighborhood Medium
- Suburban Neighborhood High

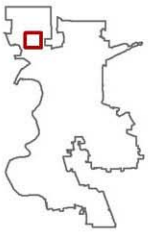
Traditional
- Traditional Neighborhood Low
- Traditional Neighborhood Medium
- Traditional Neighborhood High

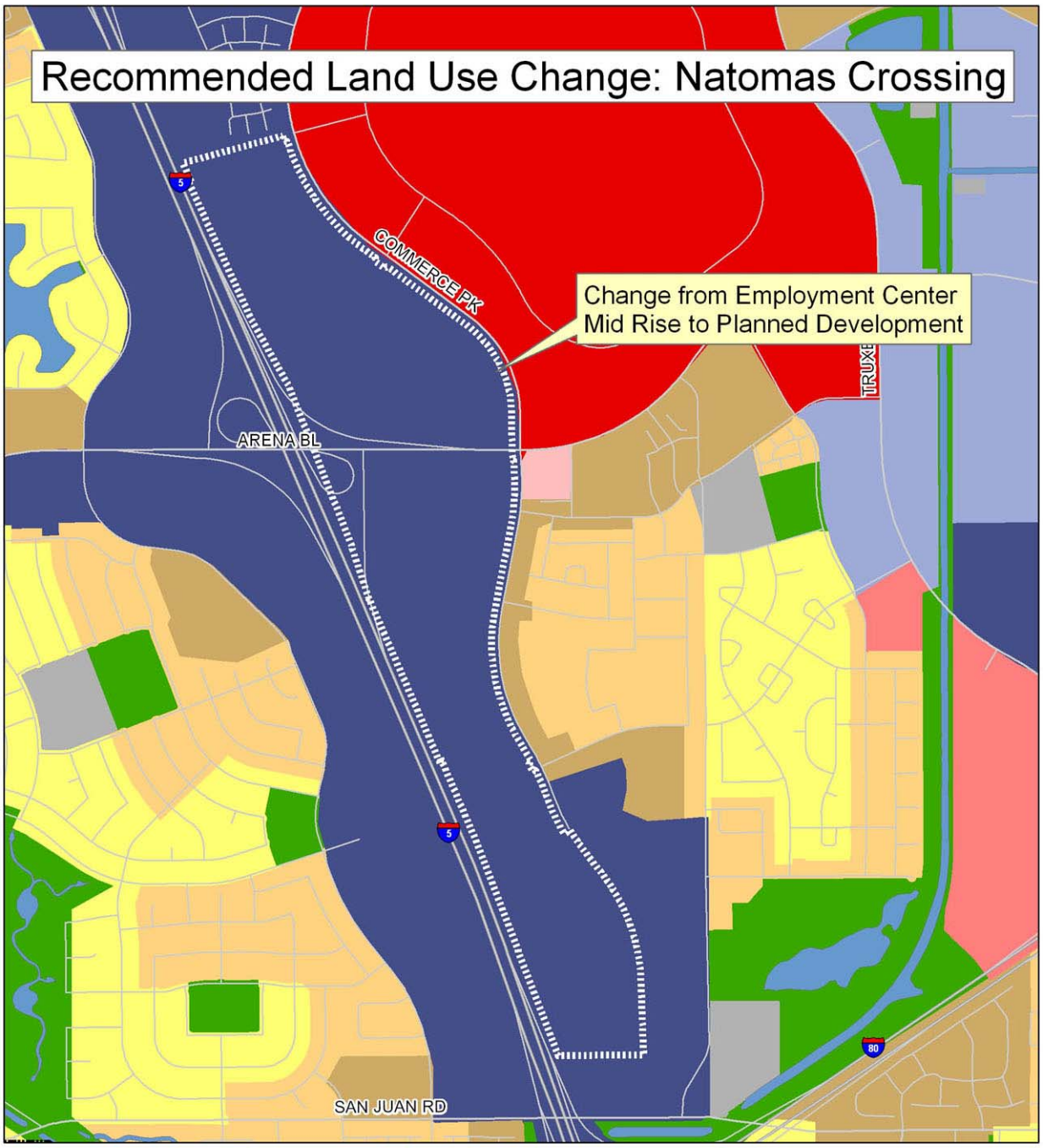
Urban
- Urban Neighborhood Low
- Urban Neighborhood Medium
- Urban Neighborhood High

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





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Land Use Designations

Rural
- Rural Neighborhood

Suburban
- Suburban Neighborhood Low
- Suburban Neighborhood Medium
- Suburban Neighborhood High

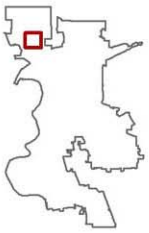
Traditional
- Traditional Neighborhood Low
- Traditional Neighborhood Medium
- Traditional Neighborhood High

Urban
- Urban Neighborhood Low
- Urban Neighborhood Medium
- Urban Neighborhood High

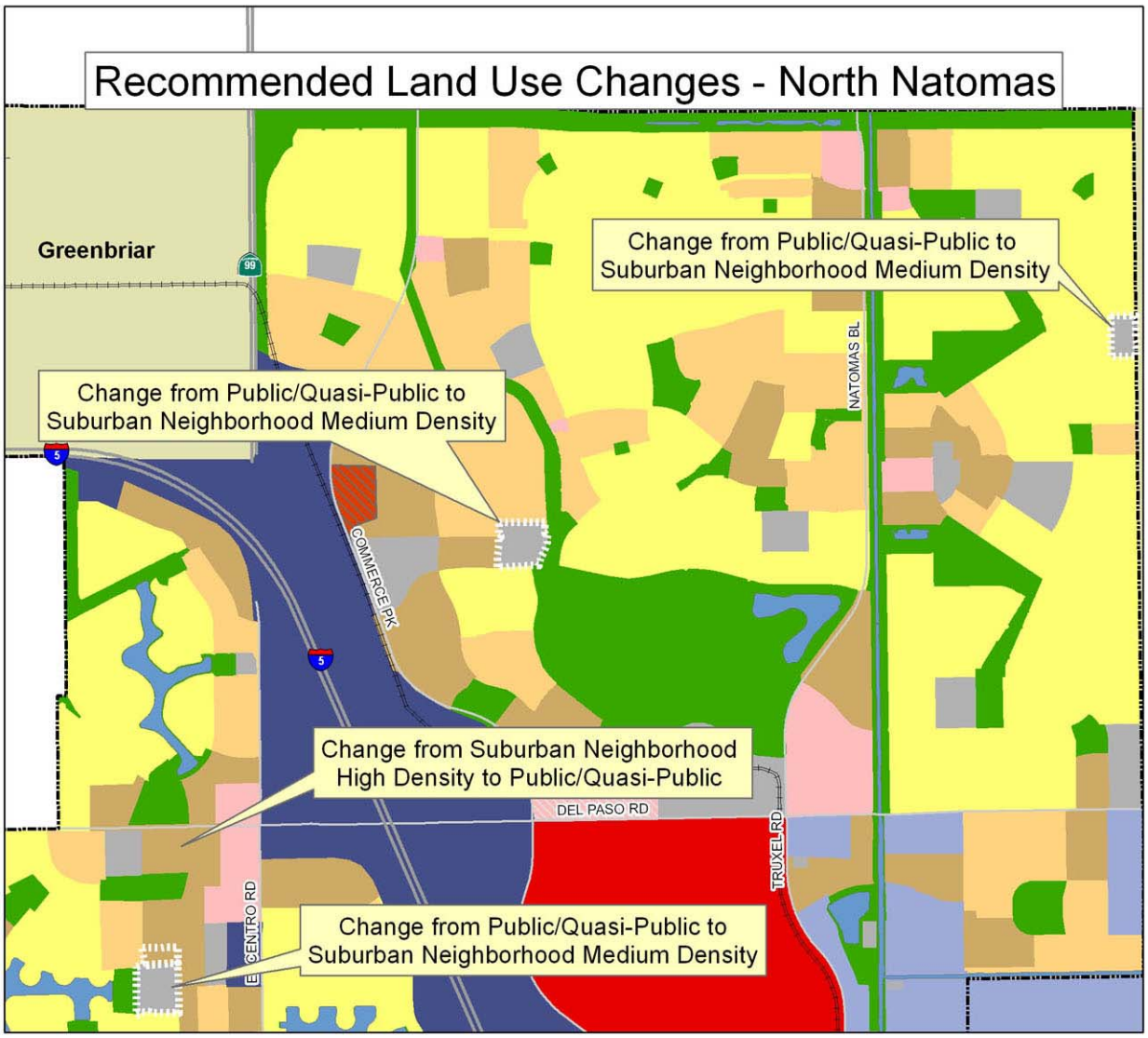
Centers
- Suburban Center
- Traditional Center
- Regional Commercial
- Urban Center Low
- Urban Center High
- Central Business District

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



Map 4 of 17



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Land Use Designations

Rural
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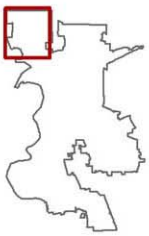
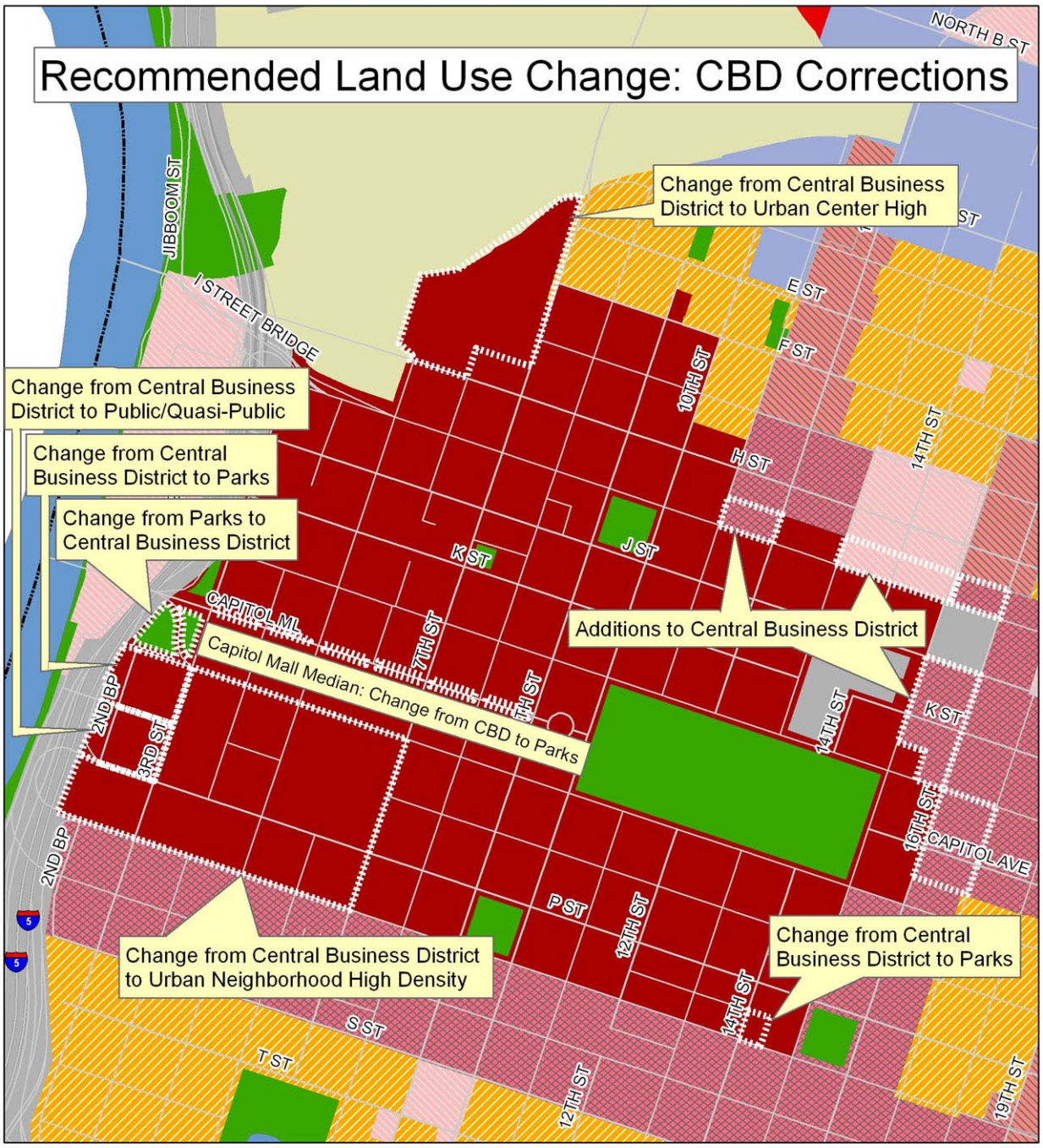


Map 5 of 17



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Land Use Designations

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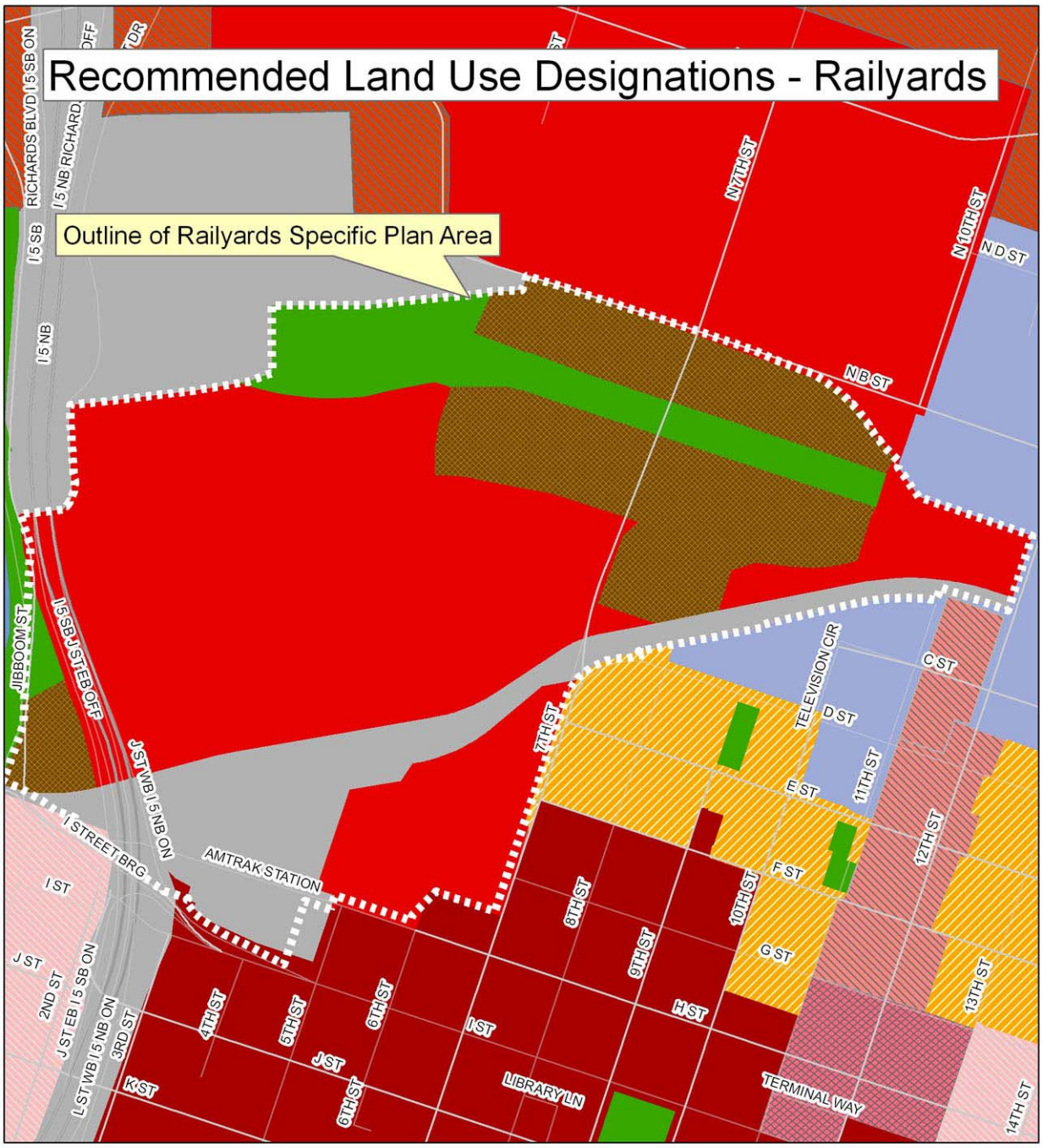

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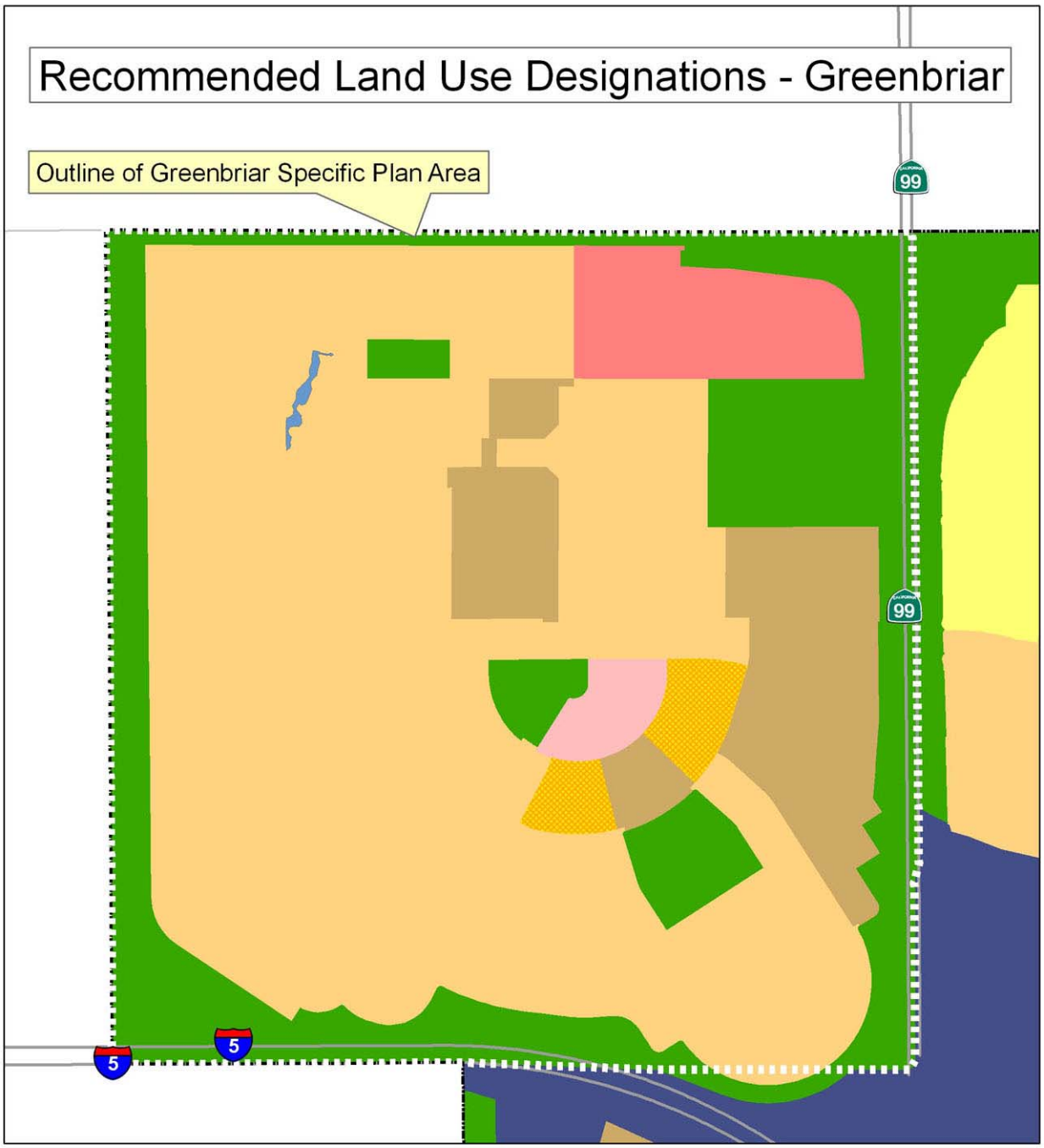
Recommended Land Use Designations - Greenbriar



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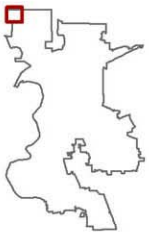

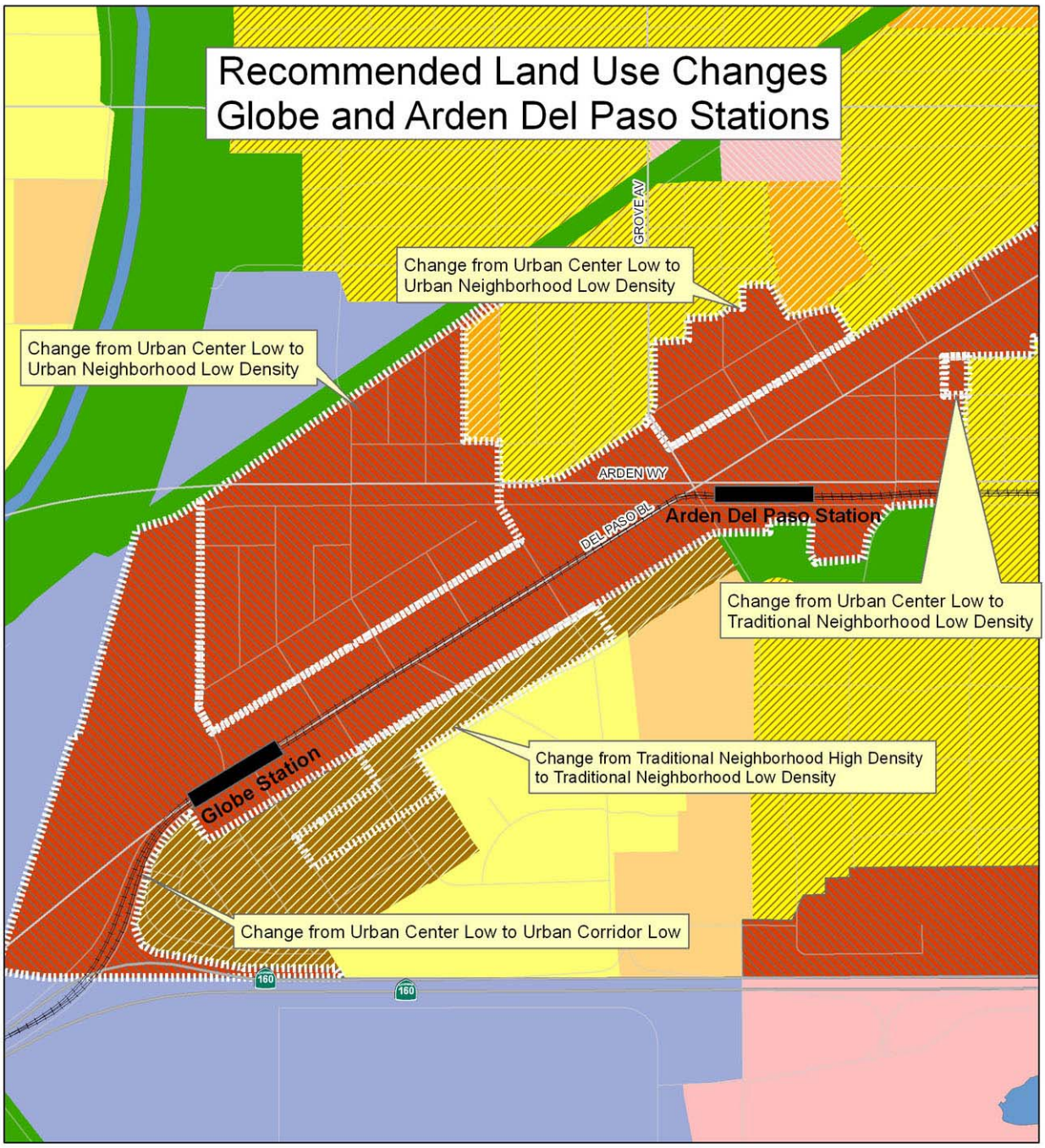

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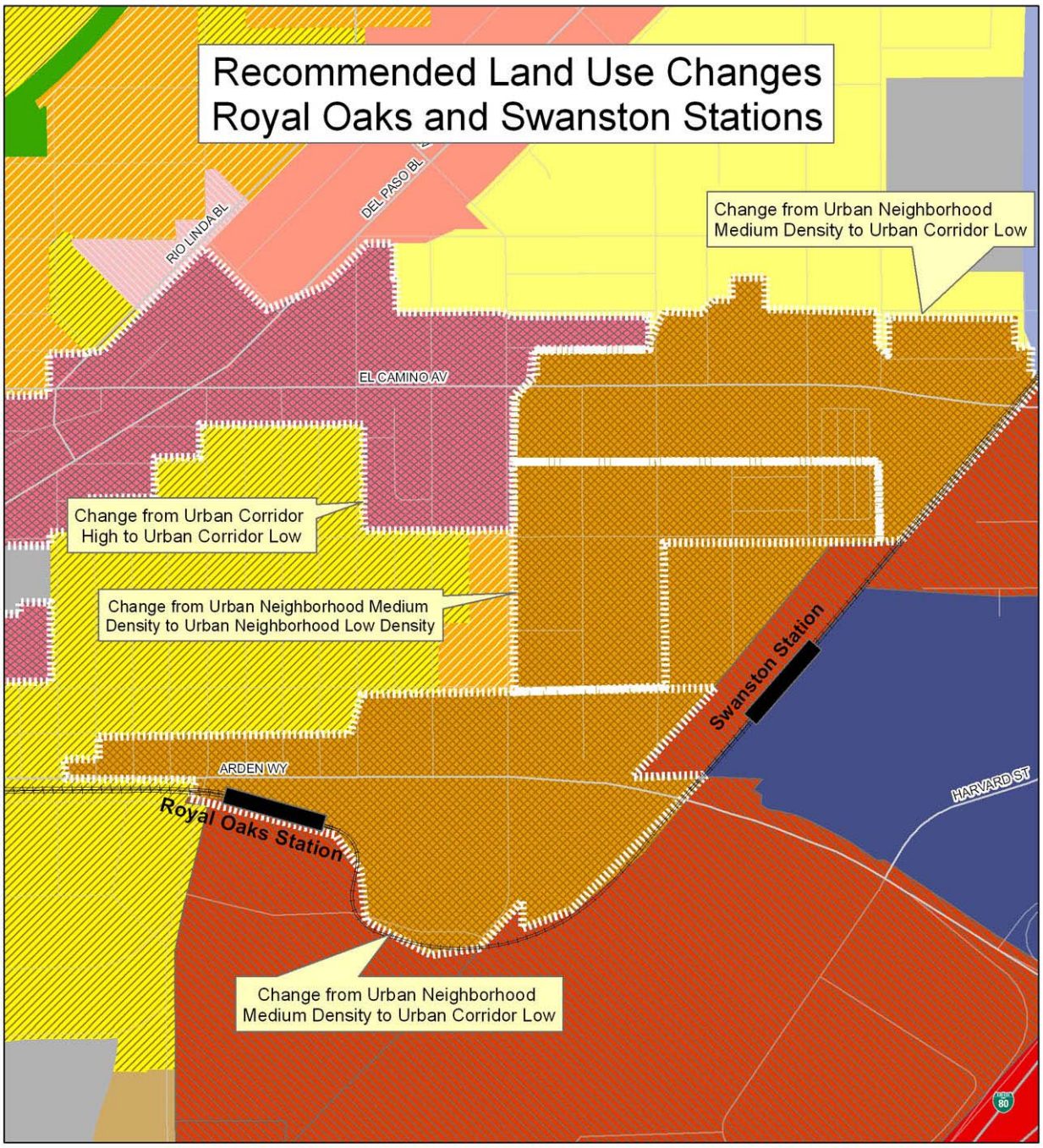

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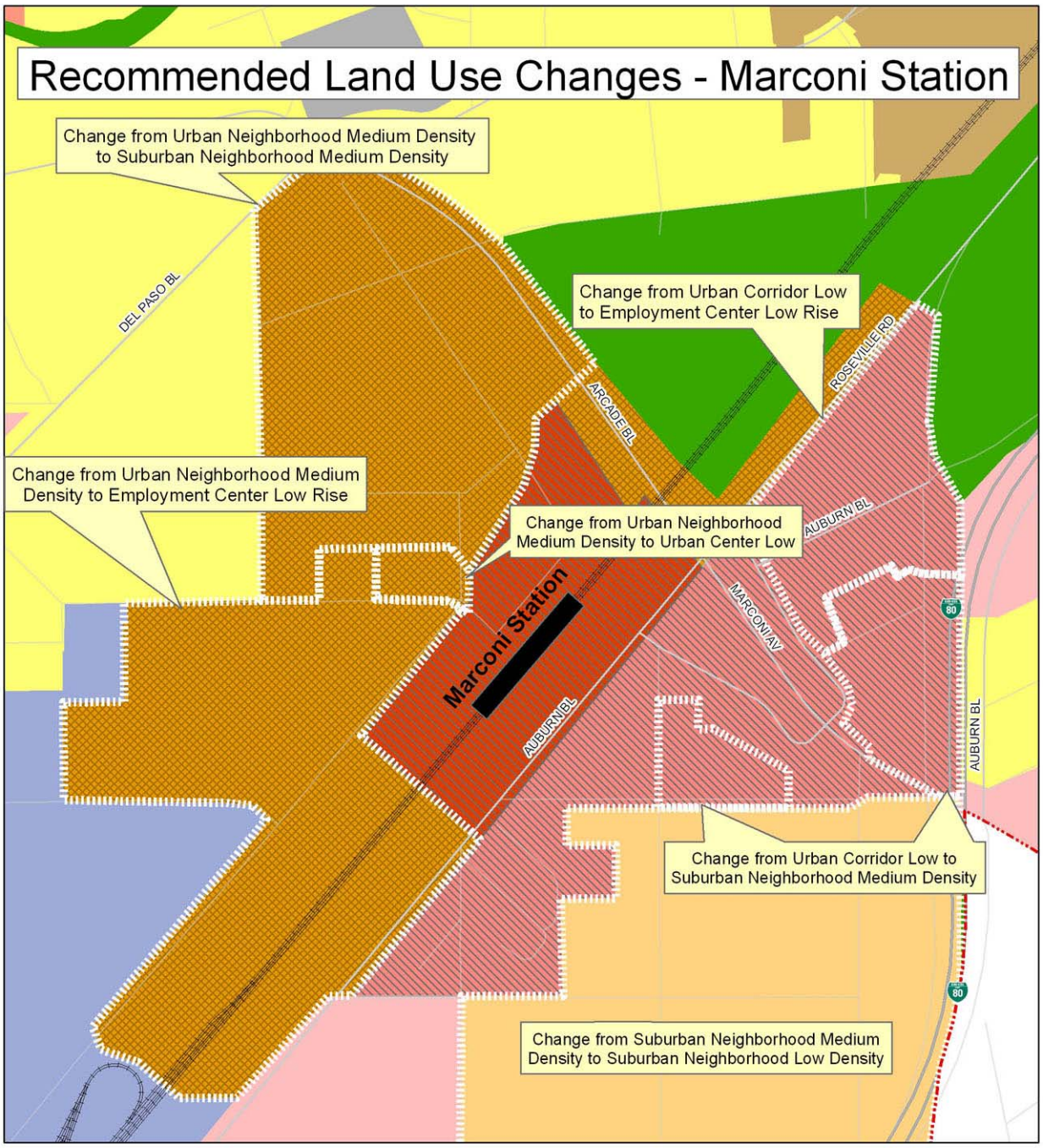

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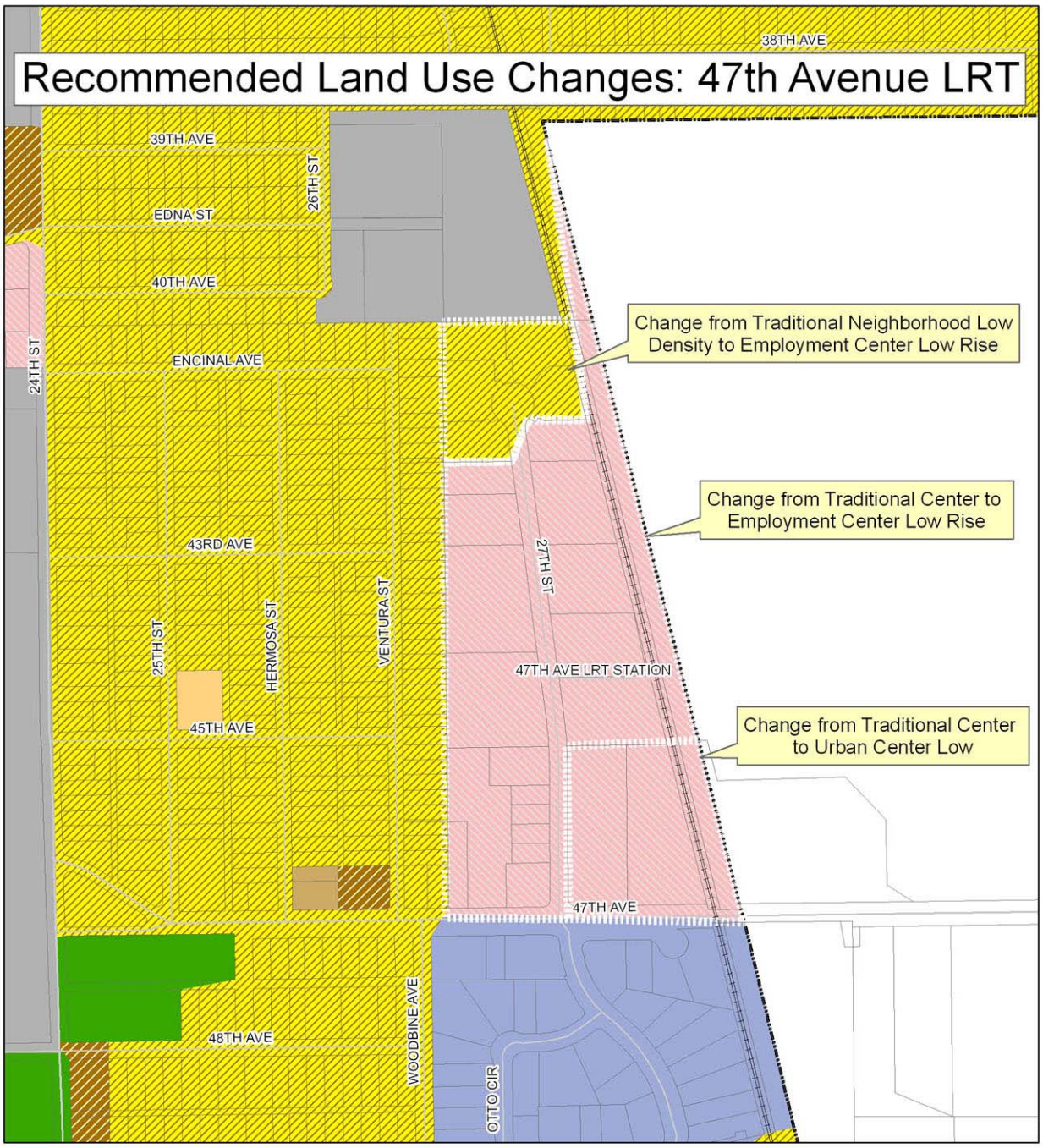

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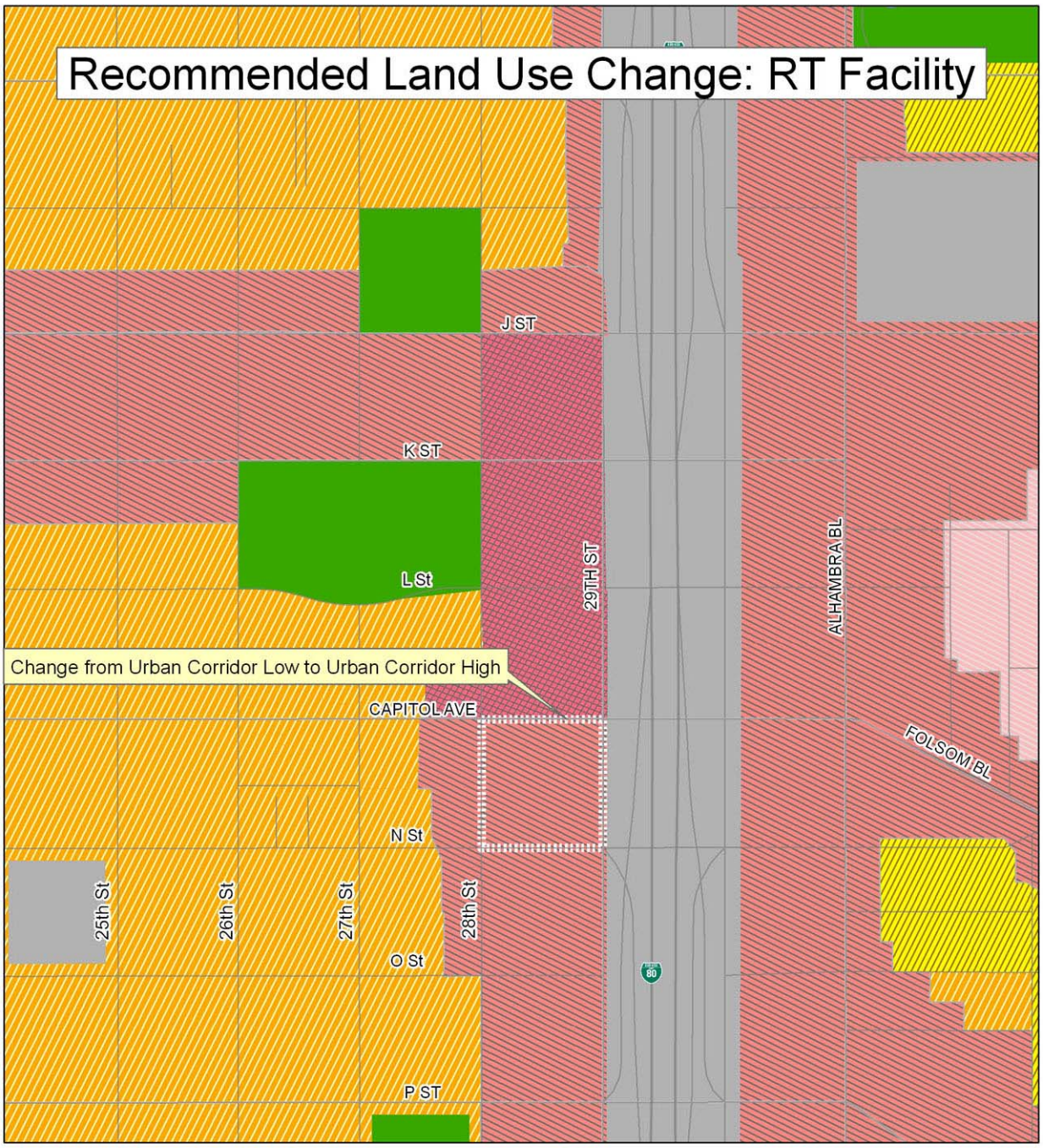

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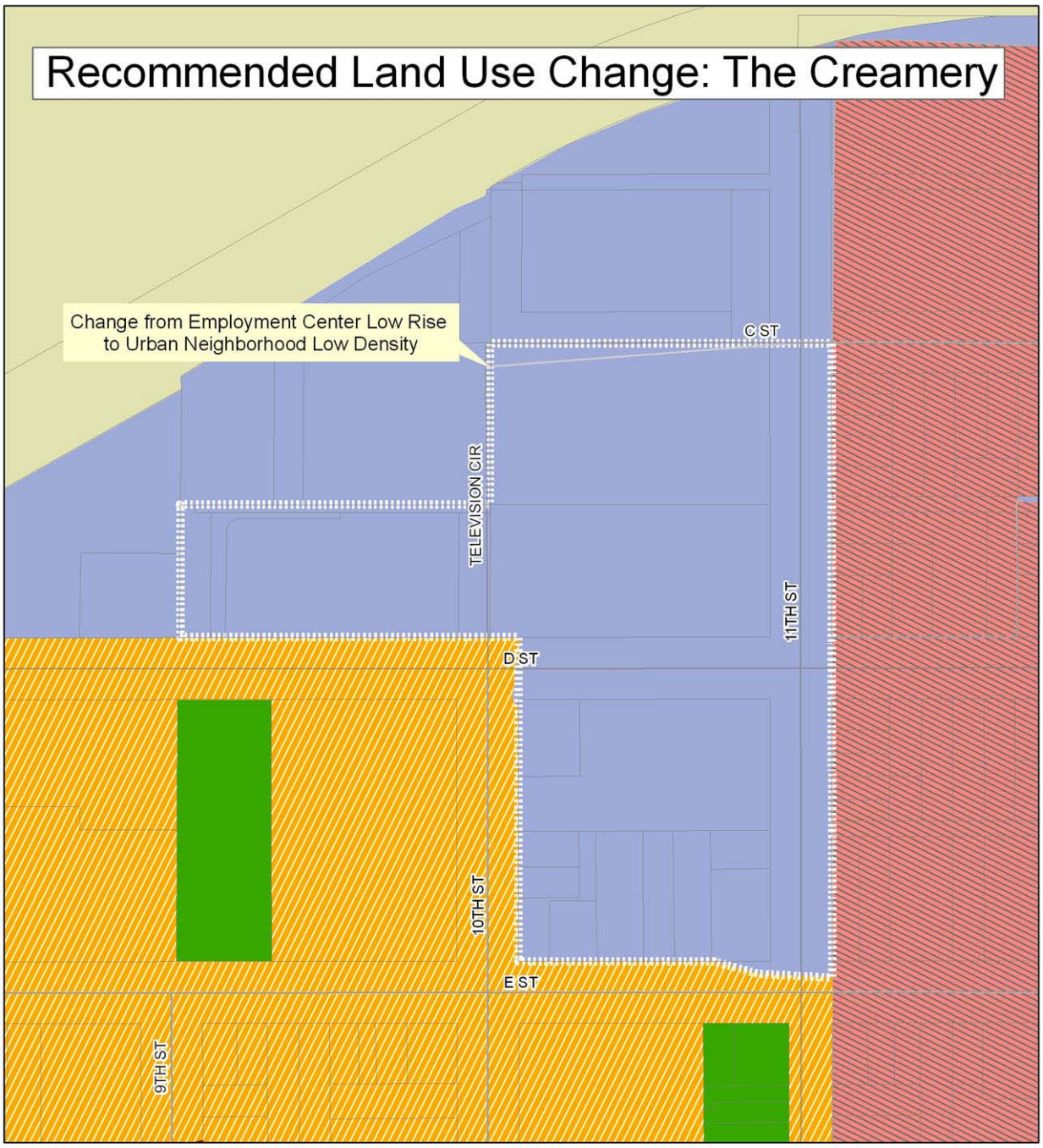

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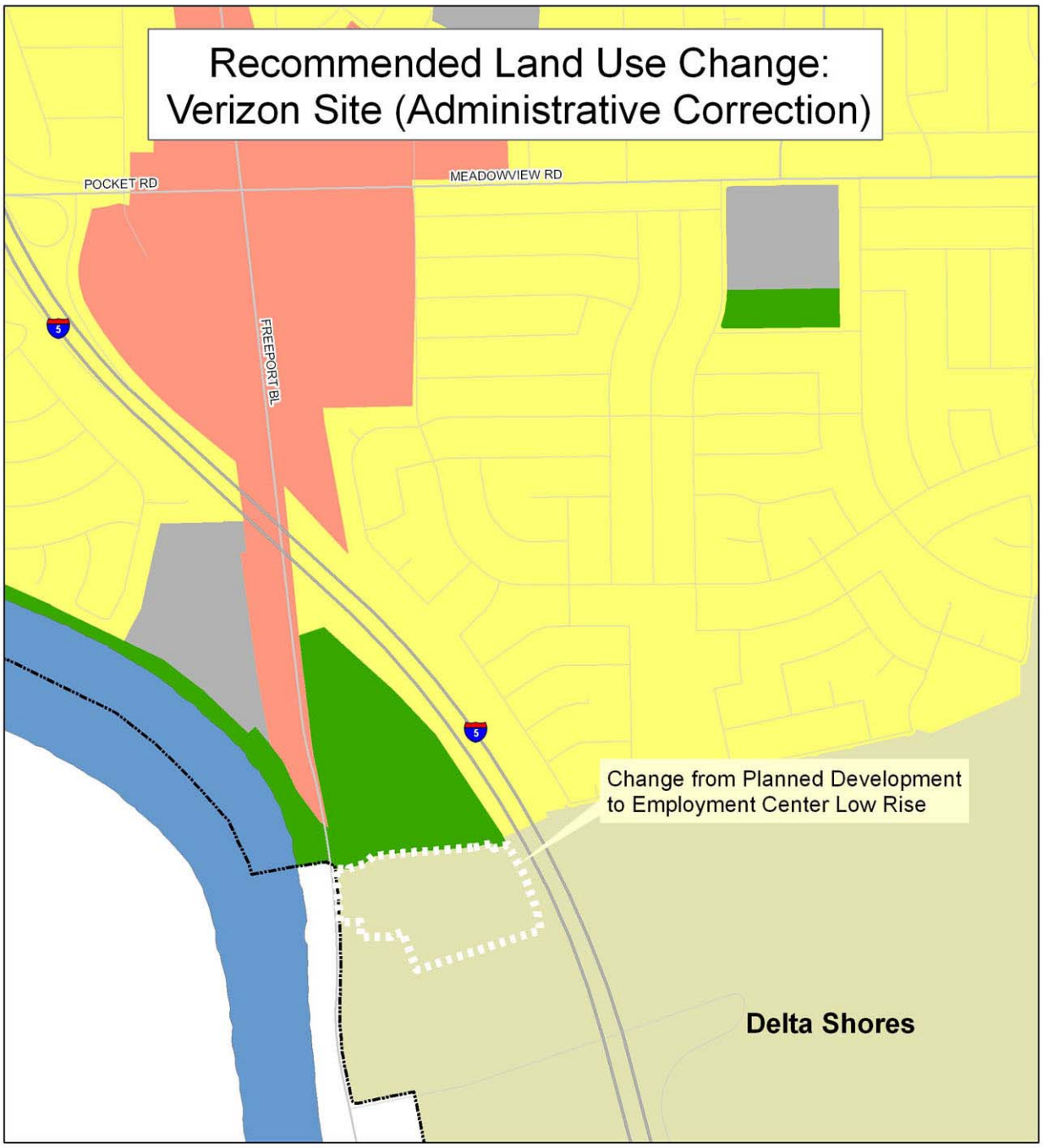

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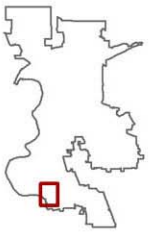
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