



City of Sacramento City Council

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915 I Street, Sacramento, CA, 95814
www.CityofSacramento.org

Meeting Date: 8/16/2011

Report Type: Staff/Discussion

Title: Green Development Code Update

Report ID: 2011-00606

Location: Citywide

Recommendation: Adopt 1) a Resolution initiating the Green Development Code and directing staff to prepare a comprehensive update to the city's zoning, subdivision and other development regulations; 2) a Resolution: authorizing the City Manager to submit an application for grant funding under the State Sustainable Communities Planning Grant Program in the amount of \$1,000,000; and 3) a Resolution: authorizing the City Manager to submit an application for grant funding under the Federal Community Challenge Planning Grant Program to secure funding in the amount of \$1,000,000.

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Presenter: Tom Pace, Planning Manager, (916) 808-6848, Community Development Department

Department: Community Development Dept

Division: Long Range Planning

Dept ID: 21001222

Attachments:

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- 1-Description/Analysis
 - 2-Background
 - 3-Resolution Initiating the Green Development Code
 - 4-Resolution Authorizing State Grant Submittal
 - 5-Resolution Authorizing Federal Grant Submittal

City Attorney Review

Approved as to Form
Sabina D. Gilbert
8/10/2011 11:14:02 AM

City Treasurer Review

Prior Council Financial Policy Approval or
Outside City Treasurer Scope
Russell Fehr
8/2/2011 10:08:08 AM

Approvals/Acknowledgements

Department Director or Designee: Max Fernandez - 8/2/2011 12:31:53 PM

Assistant City Manager: Cassandra Jennings - 8/10/2011 10:40:24 AM

Eileen Teichert, City Attorney

Shirley Concolino, City Clerk
William H. Edgar, Interim City Manager

Russell Fehr, City Treasurer



Description/ Analysis

Issue: The 2030 General Plan includes a number of priority implementation measures that will help to create a sustainable, livable, built environment for the City of Sacramento. Three of these measures include:

- A climate action plan (underway);
- A green building ordinance (underway); and
- A comprehensive update to the zoning code (preliminary stages).

The comprehensive update to the Zoning Code will be informed and directed by the 2030 General Plan and Climate Action Plan. This updated, reorganized code will be called the Green Development Code.

Staff is requesting the City Council initiate the Green Development Code project and direct staff to pursue grant funding for it.

Policy Considerations: The Green Development Code described in this report is consistent with the City's goals and policies as established in 2030 General Plan and Sustainability Master Plan. These policies include:

- **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 transformation of Sacramento into a sustainable urban city while preserving choices (e.g., where to live, work, and recreate) for future generations.
- **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.
- **Goal U 6.1 - Adequate Level of Service.** Provide for the energy needs of the city and decrease dependence on nonrenewable energy sources through energy conservation, efficiency, and renewable resource strategies.
- **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 contribute to climate change.

Environmental Considerations: No project is being proposed at this time. Staff is only presenting details about a pending planning initiative. Environmental review pursuant to the California Environmental Quality Act (CEQA) will be part of each project.

Public Comments: Staff will conduct outreach with key stakeholders and will provide any updates at the Council meeting. General outreach will be conducted as a part of the public review process.

Sustainability Considerations: The Green Development Code is consistent with the City's Sustainability Master Plan goals and policies as adopted by the Council in December 2007, by building energy independence, combating global warming, improving public health, and making possible sustainable land use and transportation policies identified in the 2030 General Plan and the Sacramento Blueprint.

Rationale for Recommendation: The Green Development Code is a priority implementation program for the 2030 General Plan. Improving development regulations will help ensure consistency between planning policy and zoning regulations; ensure a timelier, more predictable development review process; and send a message that the City wants to encourage development consistent with its general plan.

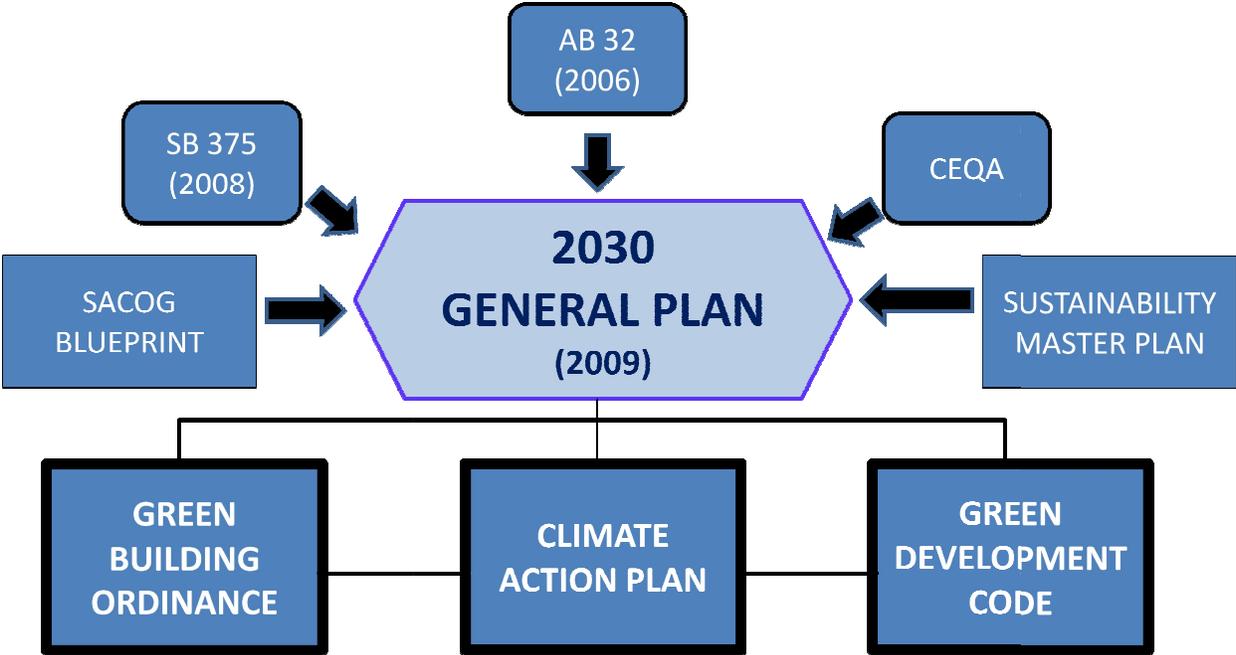
Financial Considerations: This project will require the Community Development Department to commit four full time equivalent staff over a three year period. Additionally, staff is recommending the Council's authorization to pursue grant funding. Existing staff resources will be used to complete the Green Development Code. If grant funding is successfully obtained for this effort, the grant funds would reimburse staff labor and any specialized consultant services costs, thereby reducing reliance on general fund resources.

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

Background

On March 3, 2009 the City Council adopted the 2030 General Plan. Many of the sustainability related policies of the General Plan were required in order to comply with landmark state legislation to combat global warming (AB 32) and the California Environmental Quality Act and to further the City’s Sustainability Master Plan.

The General Plan included a number of priority implementation measures, including a comprehensive update of the Zoning Code, and adoption of a climate action plan and green building ordinance.



The Green Development Code

The award-winning land-use policies of the 2030 General Plan cannot change long-entrenched development patterns when paired with outdated development regulations. The City needs a development code that can easily facilitate sustainable, transit-oriented, infill development. A key implementation measure of the General Plan is to comprehensively update the Zoning Code, which has not been done in over 50 years. The proposed project, referred to as the “Green Development Code,” will address General Plan implementation and will help implement the Climate Action Plan.

The Green Development Code will result in a user-friendly document that provides predictable, clear and consolidated direction for development, while addressing the three E’s of sustainability: Economy, Environment, and Equity.

Green Development Code Scope/Proposal

Given the scope of this effort, staff proposes implementing the Green Development Code in three phases to occur over the next three years:

Phase I (FY 2011-2012)

- Clarify and improve the permit review process
- Restructure the development code to improve use and interpretation
- Add flexibility to the review process for site development standards
- Simplify and update use categories
- Establish incentives for green development by improving site plan and design review and adding a floor area bonus for qualifying green projects
- Reduce the car orientation of the code with updated parking requirements that can reduce neighborhood impacts while encouraging development
- Update citywide housing programs to reflect changes in the economy, new development patterns, and changes in state law

Phase II (FY 2012/2013)

- Improve energy efficiency of new development
- Consolidate and update site development standards to improve public health and safety

Phase III (FY 2013/2014)

- Facilitate sustainable land use and mobility through neighborhood design criteria, adaptive reuse of existing structures, and connectivity standards.
- Consolidate and add standards to improve water quality
- Incorporate Crime Prevention Through Environmental Design in design standards and guidelines
- Update landscaping requirements to reduce water usage
- Update urban park requirements

Outreach

The General Plan update resulted in significant community outreach and stakeholder participation. The Green Development Code was identified as a key implementation measure in the General Plan and will be updated based on adopted policies. Building on the comprehensive General Plan outreach conducted to date, staff proposes a comprehensive, but moderately-scaled outreach effort that will include:

- Initial stakeholder interviews
- Meetings with a code users advisory group consisting of community members that have experience working with the City's development regulations;
- Neighborhood Services Area Leadership group updates;
- Commission and Council workshops

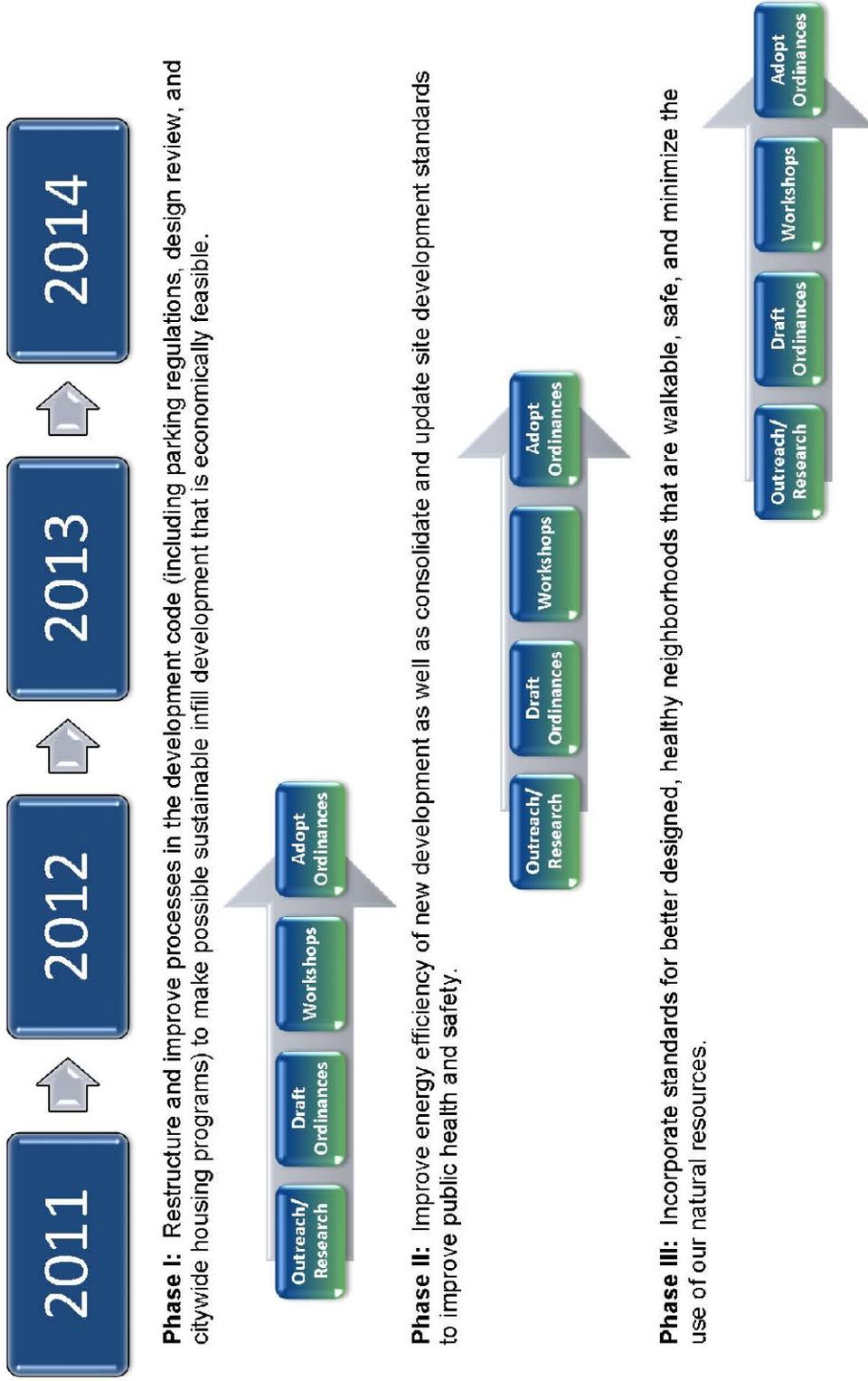
The above outreach will occur for each of the three anticipated phases of implementation over the next three years.

Funding

While most of the code work is anticipated to be conducted by City staff, there are optional components that would require the assistance of consultant services. These services might include a number of tasks including: graphic design, peer review, and economic analysis. In anticipation of these and other services, and to recover staff costs where possible, staff is requesting approval to pursue grant funding to supplement the Zoning Code update effort.

Staffing required for this effort will be funded through the Community Development Department general fund budget. It is anticipated to require a staffing commitment of approximately 4 FTE per year over a three year period. No additional City funding is being requested at this time.

Process





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RESOLUTION NO.

Adopted by the Sacramento City Council

**INITIATING THE GREEN DEVELOPMENT CODE
PROJECT AND DIRECTING STAFF TO PREPARE A
COMPREHENSIVE UPDATE TO THE CITY'S ZONING
CODE (TITLE 17 OF THE SACRAMENTO CITY CODE)
AND OTHER RELATED DEVELOPMENT
REGULATIONS**

BACKGROUND

- A. The 2030 General Plan was adopted on March 3, 2009. The Plan identified priority implementation measures, including a comprehensive zoning code update (Green Development Code).
- B. The Green Development Code Project will help encourage economic development, increase energy independence, combat global warming, improve public health, and make possible sustainable land use and transportation policies espoused in the 2030 General Plan and the Sacramento Region Blueprint.
- C. The Green Development Code Project will be developed in three phases over three years requiring approximately four full-time equivalents (FTE) in existing staff resources.

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

- Section 1. Pursuant to Section 17.208.010 of Title 17 of the Sacramento City Code (the Zoning Code) the City Council initiates a comprehensive update to the City's Zoning Code and other related development regulations consistent with the 2030 General Plan.
- Section 2. The Community Development Department shall commit an estimated four full-time equivalents in existing staff resources per year to develop and adopt the Green Development Code.

RESOLUTION NO.

Adopted by the Sacramento City Council

AUTHORIZING THE SUBMITTAL OF AN APPLICATION TO THE STATE STRATEGIC GROWTH COUNCIL FOR FUNDING UNDER THE SUSTAINABLE COMMUNITIES PLANNING GRANT PROGRAM AND, IF SELECTED FOR SUCH FUNDING, THE EXECUTION OF A STANDARD AGREEMENT, ANY AMENDMENTS THERETO, AND ANY RELATED DOCUMENTS NECESSARY TO PARTICIPATE IN THE SUSTAINABLE COMMUNITIES PLANNING GRANT PROGRAM.

BACKGROUND

- A. The 2030 General Plan was adopted on March 3, 2009. The Plan identified priority implementation measures, including a comprehensive zoning code update (Green Development Code).
- B. The City of Sacramento, a municipal corporation, wishes to apply for and receive an allocation of funds through the Sustainable Communities Planning Grant Program.
- C. The State Strategic Growth Council (hereinafter referred to as “SGC”) has issued a Notice of Funding Availability (“NOFA”) for the Sustainable Communities Planning Grant.
- D. The City of Sacramento wishes to submit an application to obtain from the SGC an allocation of the Sustainable Communities Planning Grant Program funds in the amount of \$1 million in support of a comprehensive update of the Zoning Code and other development regulations.

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

- Section 1. The City Council of the City of Sacramento authorizes and directs the submittal to the SGC of an application to participate in the Sustainable Communities Planning Grant Program in response to the NOFA issued in July of 2011, requesting a funding allocation in the amount of \$1 million to support a “Green Development Code” that will include the following objectives:
- Implement the policies and vision of the 2030 General Plan;
 - Create a “green code” that fosters environmentally sustainable

development;

- Facilitate economic development and job creation;
- Implement the affordable housing objectives of the Housing Element; and
- Make the code easier to use, clear and predictable.

Section 2. If the application for funding is approved, the City Council of the City of Sacramento hereby agrees to use the Sustainable Communities Planning Grant Program funds for eligible activities in the manner presented in the application as approved by the SGC.

Section 3. The City Council authorizes the City Manager to execute, in the name of the City of Sacramento, the application, the Standard Agreement, and all other documents required by the SGS for participation in the Sustainable Communities Planning Grant Program, and any amendments thereto.



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RESOLUTION NO.

Adopted by the Sacramento City Council

AUTHORIZING THE SUBMITTAL OF AN APPLICATION TO THE FEDERAL DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FOR FUNDING UNDER THE COMMUNITY CHALLENGE PLANNING GRANT PROGRAM AND, IF SELECTED FOR SUCH FUNDING, THE EXECUTION OF A STANDARD AGREEMENT, ANY AMENDMENTS THERETO, AND ANY RELATED DOCUMENTS NECESSARY TO PARTICIPATE IN THE COMMUNITY CHALLENGE PLANNING GRANT PROGRAM.

BACKGROUND

- A. The 2030 General Plan was adopted on March 3, 2009. The Plan identified priority implementation measures, including a comprehensive Zoning Code update (Green Development Code).
- B. The City of Sacramento, a municipal corporation, wishes to apply for and receive an allocation of funds through the Community Challenge Planning Grant Program.
- C. The Federal Department of Housing and Urban Development (hereinafter referred to as “HUD”) has issued a Notice of Funding Availability (“NOFA”) for the Community Challenge Planning Grant.
- D. The City of Sacramento wishes to submit an application to obtain from HUD an allocation of the Community Challenge Planning Grant Program funds in the amount of \$1 million in support of a comprehensive update of the Zoning Code and other development regulations.

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

Section 1. The City Council of the City of Sacramento authorizes and directs the submittal to HUD of an application to participate in the Community Challenge Planning Grant Program in response to the NOFA issued in the summer of 2011, requesting a funding allocation in the amount of \$1 million for a “Green Development Code” that will include the following objectives:

- Implement the policies and vision of the 2030 General Plan;

- Create a “green code” that fosters environmentally sustainable development;
- Facilitate economic development and job creation;
- Implement the affordable housing objectives of the Housing Element; and
- Make the code easier to use, clearer, and more predictable.

Section 2. If the application for funding is approved, the City Council of the City of Sacramento hereby agrees to use the Community Challenge Planning Grant Program funds for eligible activities in the manner presented in the application as approved by HUD.

Section 3. The City Council authorizes the City Manager to execute in the name of the City of Sacramento the application, the Standard Agreement, and all other documents required by HUD for participation in the Community Challenge Planning Grant Program, and any amendments thereto.

Section 4. The City Council authorizes the Community Development Department to commit a combination of in-kind staffing using existing staff and existing operating budgeted funds to fulfill the 20% match requirement contingent on the receipt of grant funding.