



REPORT TO COUNCIL City of Sacramento

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Staff Report

May 8, 2007

Continued from 5-8-07

Honorable Mayor and
Members of the City Council

Title: 2030 General Plan – Draft Preferred Land Use Alternative

Location/Council District: Citywide/All

Recommendation: 1) Review and provide input on the Draft Preferred Land Use Alternative and discuss fundamental policy issues; and 2) direct staff to return with a resolution accepting the Preferred Land Use Alternative diagram for purposes of preparation of an Environmental Impact Report (EIR).

Contact: Bob Overstreet, Strategic Projects Executive, 808-7404; Jim McDonald, Senior Planner, 808-5723.

Presenters: Bob Overstreet, Strategic Projects Executive, 808-7404; Jim McDonald AICP, Senior Planner 808-5723; Bill Ziebron, EIP Associates (General Plan consultant); and Larry Mintier, J.L. Mintier Associates (General Plan consultant).

Department: Planning

Division: Long Range Planning

Organization No: 4912

Description/Analysis

Issue: On March 20th, Council directed staff to prepare a Draft Preferred Land Use Alternative, based on citywide growth concepts that were developed as a result of extensive public outreach, technical analysis, results of a public opinion survey, and most recently the input of the City Leadership Workshop. Staff is now presenting this Draft Preferred Land Use Alternative for Council review.

The Preferred Land Use Alternative consists of a city-wide land use map (also known as a "land use diagram"), which shows the allocation of planned land uses which will support the growth and development of the City through 2030. Staff has included within the diagram a legend showing a range of land use categories grouped by different urban form types, which indicate the planned use intensities and development densities for all areas of the city. The Preferred Land Use Alternative is 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 Council in 2005.

Staff recommends that the Council review and comment on the Preferred Land Use Alternative diagram and direct staff to return to Council with a resolution directing staff to proceed with the Environmental Impact Report (EIR) process, pursuant to the requirements of the California Environmental Quality Act (CEQA) based on the Preferred Land Use Alternative diagram. Staff also recommends the consideration of certain fundamental policy issues and seeks direction, as appropriate, on those issues. Subject areas include, but are not limited to: SACOG growth allocations, regional partnerships, infrastructure financing, economic development strategies, annexation strategies and opportunity areas.

Policy Considerations: This report is consistent with both the City's overall Strategic Plan goal and the General Plan vision of becoming "The Most Livable City in America". The Preferred Land Use Alternative is 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 Council in 2005.

Environmental Considerations: There are no environmental considerations associated with this report. (Not a project under Section 21065 of CEQA and CEQA Guidelines Section 15378 (b)(4)). Acceptance of the Preferred Land Use Alternative by Council, however, will allow staff to initiate the environmental review process for the General Plan pursuant to CEQA.

Commission/Committee Action: Staff has presented, or will present, the Draft Preferred Land Use Alternative diagram to the following Boards and Commissions:

- Design Commission (April 18)
- Planning Commission (April 19)
- General Plan Advisory Committee (April 23)
- Sacramento Environmental Commission (April 30)
- Preservation Commission (May 2)
- Sacramento Housing and Redevelopment Commission (May 2)
- Parks and Recreation Commission (May 3)
- Development Oversight Commission (May 7)

Rationale for Recommendation: The Preferred Land Use Alternative diagram is generally consistent with feedback and direction provided at the City Leadership Workshop. Staff is looking for confirmation of consistency and Council direction prior to the initiation of the EIR process.

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 Shearley
Director of Planning

Approved and recommended by: 
Robert G. Overstreet II
Strategic Projects Executive

Recommendation Approved:

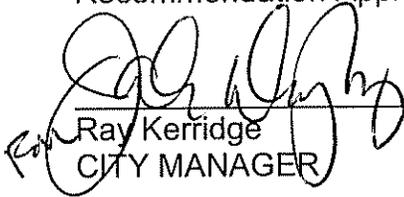

Ray Kerridge
CITY MANAGER

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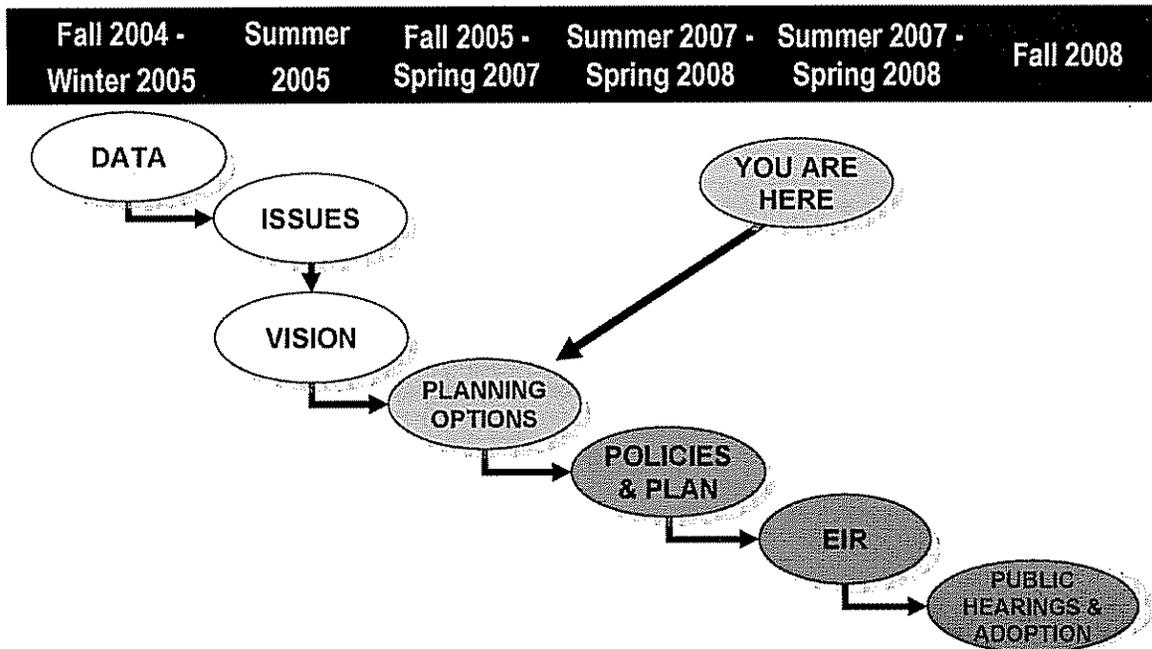
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Attachment 1 Background

Since 2004, a great deal of work has been completed for the 2030 General Plan in terms of gathering background data and information, obtaining public input, defining our Vision and Guiding Principles, and mapping out some options for the future growth and development of the city. An outline of the process to date, as well as future tasks, is shown below:



At this time, staff is bringing forward a Draft Preferred Land Use Alternative for review and comment by the City's leadership groups, based on input received during the City Leadership Workshop on February 20, as well as direction provided by Council regarding staff's Recommended Preferred Growth Concept on March 20.

The following provides some background on how staff arrived at the Draft Preferred Land Use Alternative.

Consistency with General Plan Vision and Guiding Principles, the SACOG Regional Blueprint, and City Smart Growth Principles

The 2030 General Plan is being developed under the direction of Council based on several existing City and regional policies:

- The Vision and Guiding Principles for the new General Plan, adopted by Council in 2005;
- The Sacramento Area Council of Governments (SACOG) Blueprint Project,

which was completed in 2004; and

- The City's Smart Growth Principles, adopted by Council in 2001.

The City's Vision and Guiding Principles for the new General Plan are consistent with the SACOG Preferred Blueprint Scenario, and are also supported by the Smart Growth Principles adopted by Council. Under the Blueprint's Preferred Scenario, the general consensus of policy makers and citizens was a preference for a different pattern of growth to accommodate nearly one million new people expected to reside in the region by 2030. The Blueprint strategy identified a need to accommodate significant growth within the borders of existing cities and their immediate adjacent areas, rather than continuing sprawl outwards into agricultural lands and open spaces in our six-county region.

Technical Background Report

As part of the first phase of the General Plan process, staff gathered a large volume of technical background data on existing conditions within the City. The results of this data gathering were documented in the Technical Background Report (TBR), which was accepted by Council in November 2005. Part of the background data gathering process included a population growth forecast, which concluded that over 200,000 additional residents and approximately 140,000 additional jobs are likely to be added to the city by 2030.

Growth Areas / Areas of Change

In planning to accommodate the significant growth forecast for the city, staff and consultants first identified which areas might grow and change, and which areas in the community would remain relatively unchanged (see Exhibit A, Areas of Change Map). Both technical data and public input helped shape that analysis. Public input received during the first round of Town Hall Forums in 2005 assisted staff in defining the opportunities and constraints that exist in the many different neighborhoods and districts throughout the city and its adjacent areas. The Technical Background Report and Planning Issues Report also contributed valuable information to the land use analysis.

Staff identified three basic types of "Opportunity Areas" that could accommodate significant growth or change by 2030. These include:

- *Greenfields*: New growth areas that currently contain little or no development (e.g., Natomas Joint Vision Study Area, and Delta Shores) that are adjacent to the city's edges.
- *Major Infill Areas*: Areas with the most potential for new infill development or reuse and intensification based on their location, function and potential market demands (e.g., Railyards, Richards Boulevard, and Downtown).
- *Underutilized and Reclaimed Lands*: Areas throughout the city in which there are large tracts of vacant, underutilized or reclaimed land (e.g., the East Area), or areas with high concentrations of parcels likely to be redeveloped (e.g., many of the city's older commercial corridors).

Draft Growth Scenarios

In early 2006, staff produced several Draft Growth Scenarios which depicted different

configurations of key opportunity areas that could accommodate the projected growth through 2030. The scenarios are summarized as follows:

- Scenario 1: The city continues to build out under the existing General Plan designations and policies, as modified by numerous amendments since 1988. This Scenario would not accommodate projected growth identified in the Technical Background Report, and would not be fully consistent with the Blueprint Recommendations, Vision and Guiding Principles, or the City's Smart Growth Principles.
- Scenario 2: Projected growth would be accommodated in both Major Infill Areas and some New Growth Areas, resulting in a more compact footprint than Scenario 3.
- Scenario 3: Projected growth would be accommodated in Major Infill Areas but even more so in all the New Growth Areas identified, resulting in a significantly larger urban footprint than Scenario 2.

Scenarios 2 and 3 were both based on the SACOG Blueprint Recommendations, the Vision and Guiding Principles, and the City's Smart Growth Principles, which guided staff's analysis of vacant and underutilized lands and opportunity areas. The scenarios were also influenced by public input received in the first round of Town Hall Forums in 2005.

The scenarios were presented for public review during the second phase of Town Hall Forums in May/June of 2006. Staff and consultants then reviewed community input, as well as input received from the General Plan Advisory Committee (GPAC), Technical Advisory Committee (TAC), and various stakeholders.

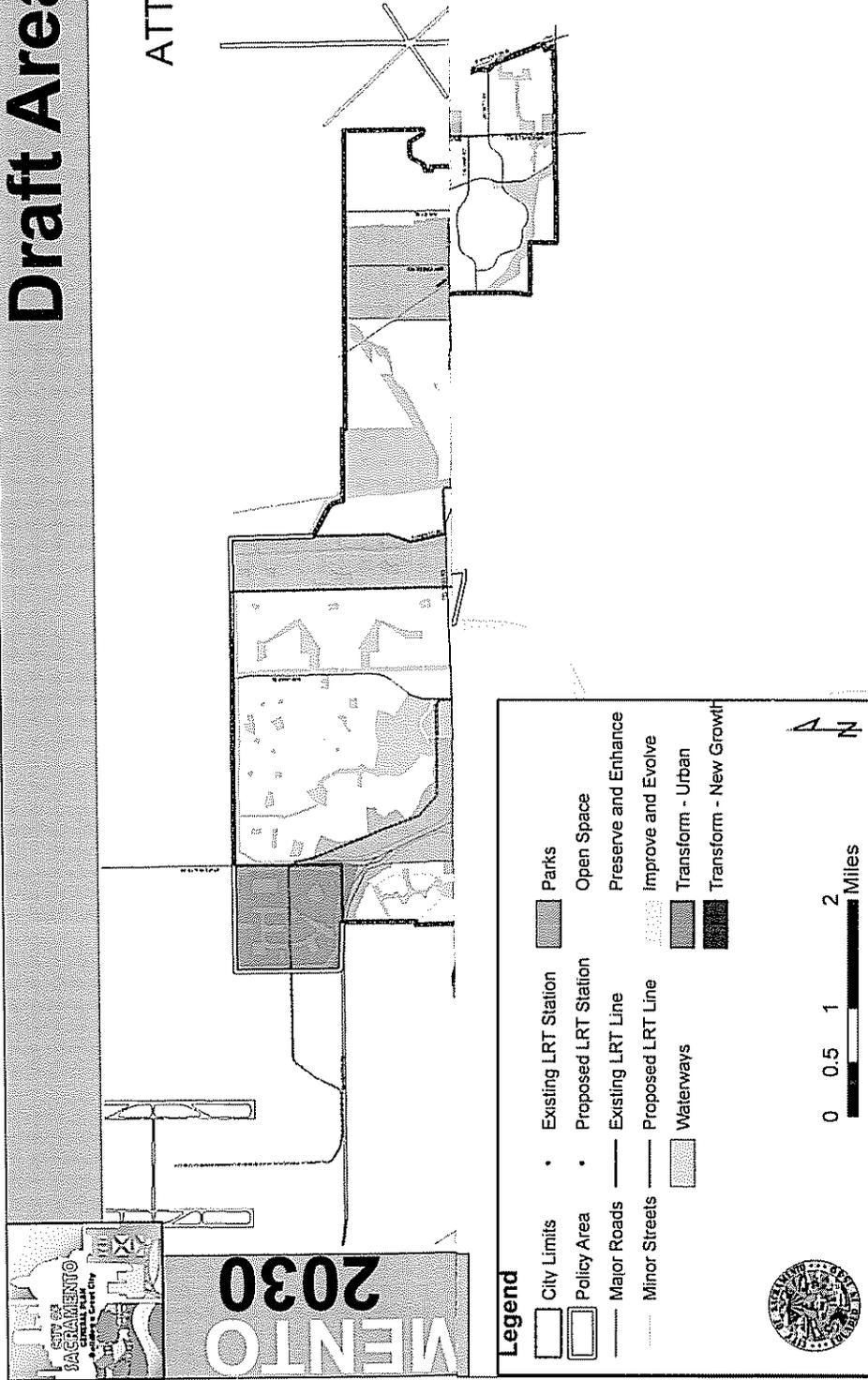
A Fatal Flaw Workshop for City staff was held in October 2006. The outcomes of the Fatal Flaw Workshop, which identified issues and implications associated with the land use scenarios, were included in a Technical Memo that was completed in January 2007. Along with the Technical Memo, a series of White Papers on the major Opportunity Areas were reviewed by the GPAC, TAC and Policy Team. Preliminary conclusions were included within the White Papers, and were brought forward to the City Leadership Workshop in February 2007.

Recommended Preferred Growth Concept

The preliminary conclusions on the major opportunity areas received strong support at the City Leadership Workshop on February 20. Staff moved those forward as the Recommended Preferred Growth Concept diagram (Exhibit B) presented to the City Council on March 20, at which time the City Council directed staff to proceed with preparation of the Draft Preferred Land Use Alternative that is now being presented for review and input.

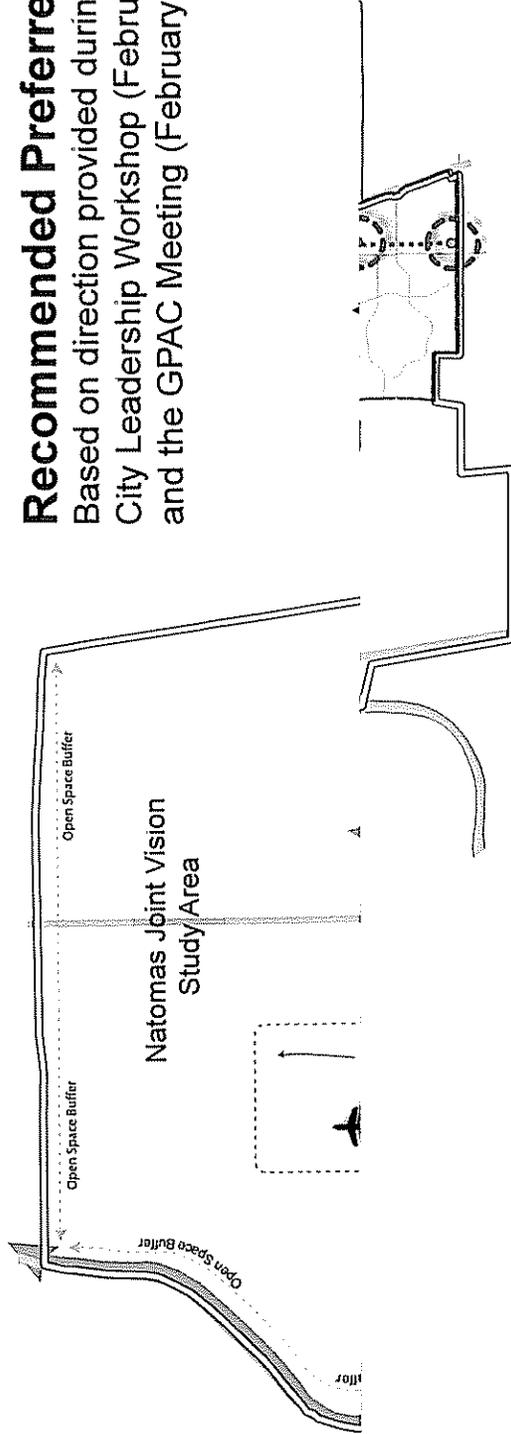
Draft Areas of Change

ATTACHMENT 1 - EXHIBIT A





ATTACHMENT 1 - EXHIBIT B



Recommended Preferred Growth Concept

Based on direction provided during the City Leadership Workshop (February 20, 2007) and the GPAC Meeting (February 26, 2007)

LEGEND

-  Regional/Subregional Centers
 -  Transit Centers
 -  Employment Centers
 -  Commercial Centers
 -  Mixed Use Corridors
 -  New Growth Areas
 -  Policy Area
 -  Parkways & Open Space
- Areas with Minimal Change
- Natomas Joint Vision Study Area

Attachment 2

Draft Preferred Land Use Alternative

As described in Attachment 1, the Draft Preferred Land Use Alternative is the culmination of several years' worth of work in identifying a vision for the future of the city, and analyzing existing conditions and major issues that need to be addressed in planning for the future.

The Draft Preferred Land Use Alternative consists of a set of Draft Land Use and Urban Form Designations (Exhibit A), which are summarized in the Draft Land Use and Urban Form Workbook (Exhibit B) and shown graphically on the Draft Preferred Land Use and Urban Form Diagram (Exhibit C). Together, these represent staff's recommendation regarding how the new General Plan will guide the growth and development of the City for the next several decades through 2030. The Preferred Land Use Alternative, once accepted by Council, will also serve as the proposed project for the purposes of the environmental review phase of the project.

Draft Land Use Designations

The Draft Land Use and Urban Form Designations (Exhibit A), as described in detail in the Draft Land Use and Urban Form Workbook (Exhibit B), represent a new approach for the City of Sacramento in that it provides a synthesis of both the use and form that planned development will take in the future. Each designation contains a range of uses, densities, and a description and specifications regarding the form for the designation. The idea is to designate places throughout the city that are integrated with each other, and that result in complete neighborhoods and vibrant places, where people gather, work, shop, and recreate. The designations are consistent with the General Plan Vision statement of becoming the most livable city in America (note that the complete Vision and Guiding Principles are shown in Attachment 3).

As described in the Land Use and Urban Form Workbook (Exhibit B), there are four key development categories under which the designations are grouped: 1.) Neighborhoods, 2.) Centers, 3.) Corridors, and 4.) Other Districts. These categories are primarily organized by form, but within each category a range of land use designations are specified to allow for differences in context and scale, based both on current conditions as well as projected trends and needs for the future.

1.) Neighborhoods

Neighborhoods can be defined by their social and demographic composition, historic period, land use, or physical form and patterns. The Neighborhood category encompasses those areas of Sacramento that primarily provide environments for living. These areas may, and frequently do, include other uses such as schools, parks, community centers, and local-serving commercial centers, but the predominant use is residential. While Sacramento's residential neighborhoods are quite diverse, there are four basic designations that are differentiated by their physical form according to

context:

- Rural Residential
- Sub-Urban
- Traditional
- Urban

For Sub-Urban, Traditional and Urban Neighborhoods, there is also a distinction between Low-, Medium- and High-Density, to reflect differences in density and intensity of uses between different geographic contexts.

Each of these neighborhood types are defined by unique physical characteristics, including the form and character of buildings; patterns created by streets, blocks, and building placement; and the circulation and open space systems. For example, it is easy to see the differences between a Rural Neighborhood, such as Robla in North Sacramento which is characterized by low-density, large-lot residential development, and an Urban Neighborhood, such as Midtown Sacramento, where single family homes, condos, and apartments are compactly intermixed within walking distance of employment, shopping, and entertainment along nearby corridors.

It is important to note that Sacramento has many mature, well-established residential neighborhoods where the form and character is not expected to change significantly. Traditional Neighborhoods such as Curtis Park are expected to maintain the existing mix of pre-WWII homes with infill occurring only in vacant or underutilized areas, such as Curtis Park Village northeast of Sacramento City Community College.

In contrast, certain neighborhoods, such as Lemon Hill and Strawberry Manor, are anticipated to evolve from their current form into neighborhoods with a greater mix of housing choices and services. An example of this type of transformation can already be seen in Del Paso Heights where the Del Paso Nuevo housing project is in the process of transforming an underutilized area into a vibrant neighborhood complete with new housing, a commercial/community services center, and access to transit.

2.) Centers

Centers are places of focused activity that the city's neighborhoods metaphorically revolve around. They are areas where the synergy created by an aggregation of uses transforms an area into a recognizable destination; one that typically consists of some combination of employment, services, retail and/or entertainment and high density housing.

Sacramento will have a number of Centers that range in size and intensity based on context:

- Suburban Center
- Traditional Center
- Regional Center
- Urban Center
- Central Business District

Some Centers have a single narrow focus, such as neighborhood-serving retail, while other centers include a complex and diverse mix of uses and activities, such as the Central Business District (CBD) in downtown Sacramento. The defining elements of a Center can be characterized as a physically compact pattern of development that includes a concentration of complementary uses and a distinct identity. Many of these Centers are located at major intersections or light rail stations, where major transportation corridors form a “node” of activity. Like the different Neighborhood designations, Centers range from Suburban to Traditional to Urban in scale and vary in intensity.

3.) Corridors

Corridors provide connections between Centers, Neighborhoods, and Other Districts, and include boulevards and arterial streets. Corridors serve as transportation routes where people and goods can travel, but also as commercial mixed-use linear places located between or within neighborhoods, where residential, commercial and retail uses can coexist. Not all existing commercial corridors in the city are mixed-use; however several represent major opportunity areas for transformation into more lively, mixed-use places. Sacramento has a number of key corridors that fit this description, including Freeport, Franklin, Stockton, Folsom, Del Paso, and Northgate Boulevards. Each of these provides a primary route that links the Central City to the outlying portions of the city. Other smaller corridors provide connections between neighborhoods, public facilities and other corridors.

There are two proposed designations for Corridors, which vary according to context:

- Suburban Corridor
- Urban Corridor

As both connectors and transportation routes, corridors are very dynamic places and a magnet for certain uses. They also tend to generate significant community design issues, particularly Urban Corridors. As regional connectors, Suburban Corridors are particularly attractive to commercial uses that desire high visibility, high volumes of pass by traffic, and convenient access. The strong orientation to automobile traffic creates design challenges as to how to simultaneously accommodate high volumes of traffic while maintaining safe and attractive environments for pedestrians.

4.) Other Districts

Other Districts are areas defined by a single predominant use or function rather than by form, or require further study prior to identifying specific land use & form designations.

Key designations within this category include:

- Employment Center-Low Rise
- Employment Center-Mid Rise
- Industrial
- Public & Institutional
- Parks, Greenways & Recreational Facilities
- Open Space

- Special Study Areas
- Planned Development Areas

The functional classification of Other Districts can result from a single tenant or use, or by a common pattern of use such as in the city's industrial districts. Whereas each of the identified form types (whether Neighborhood, Center or Corridor) has a certain prototypical form and function, Other Districts generally lack a specific form that is inherent in or typifies its function. This is not to say Other Districts can not have a distinct physical form or a distinct function. It may have a very unique and ordered pattern and function, but may be so unique that its form is not applicable in guiding the development of similar uses elsewhere in the city.

Sacramento has a number of districts that have a dominant single use and a distinct built form, but are not prototypes for other uses in Sacramento. These include the State Capitol and State government center, Sacramento State University, and Cal Expo. Unlike these single tenant districts, Sacramento's industrial areas are multi-tenant areas defined by the functional characteristics associated with their primary use. As such, the characteristics of each District are variable from one to another, and therefore need to be considered on a case-by-case basis.

The Special Study Area designation is applied to land areas that are currently undeveloped (i.e. the Natomas Joint Vision Study Area north and west of the current North Natomas community), or outlying areas that could be reclaimed from former uses (i.e. former gravel mining areas east of the city limits), which could potentially be annexed into the city limits for future development (see Exhibit C). These are identified as Special Study Areas because no specific categories can be applied at this time, pending the outcomes of future planning and special studies.

The Planned Development designation is reserved for specific areas where the City is currently processing active annexation and/or development applications. Specific areas of the city currently included in this category include Greenbriar, Panhandle, Camino Norte, and Delta Shores, as noted on the Draft Preferred Land Use Diagram (see Exhibit C). No specific land uses are currently depicted for these areas, however certain growth allocations and development intensities will be assumed for the purpose of environmental analysis for the General Plan.

Draft Preferred Land Use Diagram

The Draft Preferred Land Use Diagram consists of a citywide map depicting the land use designations described above and as noted in Exhibit C. This diagram is in draft form and is subject to further review and input, however it does represent direction provided by the City Leadership Workshop on February 20, and staff's Recommended Preferred Growth Concept diagram that was present to the City Council on March 20.

The Policy boundary includes all areas that are being considered for development under the jurisdiction of the City at this time, including Planned Development areas.

Other areas of interest that are outside the Policy Area, but which are still being considered in the General Plan, are shown as Special Study Areas.

Key Benefits of the Draft Preferred Land Use Alternative

The Draft Preferred Land Use Alternative is a key tool in helping the City achieve its stated goal of becoming “The Most Livable City in America” based on the Vision and the guiding principles adopted by Council in November 2005. Key features from the full document (see Attachment 3) include:

- Vibrant Downtown & Town Centers
- Energized Commercial Corridors
- Expanded Transportation Choices
- Safe and Livable Neighborhoods
- Sustainable Development

The Draft Preferred Land Use Alternative will provide direction for new development, consistent with Council’s adopted visions, values and smart growth principles by allowing for:

- Flexible/Mixed Land Use
- Urban Development Standards
- Broad Range of Densities/Intensities
- Streamlined Review
- Community Form/Design Identified
- Internal Consistency
- Ease of Update (5 year review periods)
- Implementation Plan
- Initial CEQA Clearance (programmatic level)

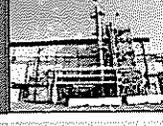
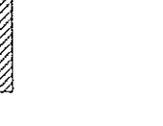
LAND USE & URBAN FORM DESIGNATIONS

ATTACHMENT 2
EXHIBIT A

Neighborhoods

	Rural Residential Density: 0-2.9 Units/Acre Building Height: 1-3 Stories
	Suburban Neighborhood Low Density Density: 3.0-6.9 Units/Acre (1) Building Height: 1-3 Stories
	Suburban Neighborhood Medium Density Density: 7.0-14.9 Units/Acre (1) Building Height: 1-3 Stories
	Suburban Neighborhood High Density Density: 15.0-25.0 Units/Acre (1) (2) FAR: 0.35-3.0 (3) Building Height: 1-3 Stories
	Traditional Neighborhood Low Density Density: 3.0-7.9 Units/Acre (1) Building Height: 1-3 Stories
	Traditional Neighborhood Medium Density Density: 8.0-17.9 Units/Acre (1) Building Height: 1-3 Stories
	Traditional Neighborhood High Density Density: 18.0-32.0 Units/Acre (1) (2) FAR: 0.5-2.0 (3) Building Height: 1-3 Stories
	Urban Neighborhood Low Density Density: 12-32 Units/Acre (1) (2) FAR: 1.5-3.0 (3) Building Height: 2-4 Stories
	Urban Neighborhood Medium Density Density: 33.0-100.0 Units/Acre (1) (2) FAR: 2.0-6.0 (3) Building Height: 3-8 Stories
	Urban Neighborhood High Density Density: 101-250 Units/Acre (1) (2) FAR: 3.0-8.0 (3) Building Height: 4-24 Stories

Other Districts

	Employment Center Low Rise FAR: 0.35-1.0 Building Height: 1-3 Stories
	Employment Center Mid Rise Density: 18.0-50.0 Units/Acre (2) FAR: 0.75-4.0 (4) Building Height: 3-12 Stories
	Industrial FAR: 0.1-1.0 Building Height: 1+ Stories
	Public/Quasi-Public FAR: N/A Building Height: N/A
	Parks, Greenways, & Recreation Facilities FAR: Up to 0.1 Building Height: N/A
	Open Space FAR: Up to 0.1 Building Height: N/A
	Special Study Area Additional studies required
	Planned Development Planning in progress

Centers

	Suburban Center Density: 15-32 Units/Acre (2) FAR: 0.35-3.0 (4) Building Height: 1-4 Stories
	Traditional Center Density: 15-32 Units/Acre (2) FAR: 0.5-2.0 (4) Building Height: 1-4 Stories
	Regional Commercial Center Density: 32-80 Units/Acre (2) FAR: 0.4-3.0 (4) Building Height: 1-6 Stories
	Urban Center Density: 24-250 Units/Acre (2) FAR: 1.5-8.0 (4) Building Height: 2-24 Stories
	Central Business District Density: 61.0-450 Units/Acre (2) FAR: 3.0-10.0 (4) Building Height: 4+ Stories

NOTES:

- (1) Neighborhood support uses allowed such as: schools, parks, libraries, community centers, and childcare/elderly facilities
- (2) Density is included in the allowed FAR for mixed-use development.
- (3) Predominantly residential single-use and mixed-use allowed
- (4) Predominantly non-residential single-use and mixed use allowed



City of Sacramento Sacramento 2030

ATTACHMENT 2 - EXHIBIT B

General Plan

DRAFT

Land Use & Urban Form Workbook

MAY 2, 2007

Prepared By:



EIP

Mintier
& Associates



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Introduction

Background

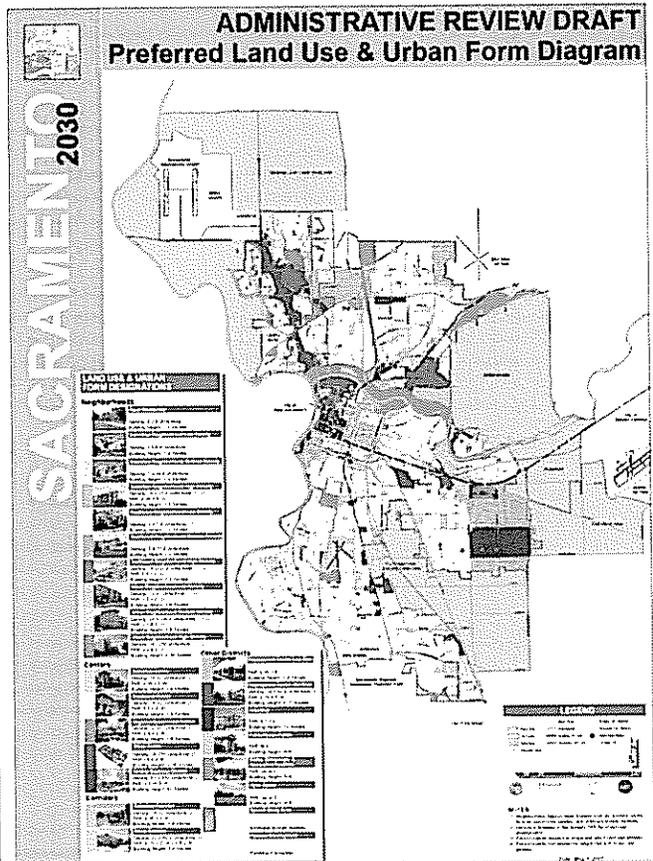
This report describes the Land Use and Urban Form Diagram and associated designations developed as part of the 2030 General Plan program. Begun in August 2004, the General Plan program is a three-year effort to comprehensively update the City of Sacramento's current General Plan, which the City Council adopted nearly 20 years ago in 1988. Earlier reports published in the General Plan program include the Technical Background Report, the Planning Issues Report, and the Vision and Guiding Principles Report. The General Plan Land Use and Urban Form Diagram describes future development in the city of Sacramento over the next 25 years.

The General Plan Land Use and Urban Form Diagram was developed by City staff and General Plan Consultants based on:

- Sacramento's current General Plan and Community Plans
- Existing land uses and patterns
- Population and employment projections
- SACOG's Blueprint Project
- Public input from the first two rounds of Town Hall Forums in 2005 and 2006
- Planning Issues Report
- Vision and Guiding Principles
- City Leadership Workshop

Based in part on SACOG regional projections, the City projects Sacramento will grow by an additional 200,000 people and 140,000 additional employees by 2030. The General Plan Land Use and Urban Form Diagram is designed to accommodate this projected growth within the General Plan Policy Area. The General Plan Policy Area covers the

The City is projecting that Sacramento will grow by an additional 200,000 people and 140,000 additional employees by 2030.



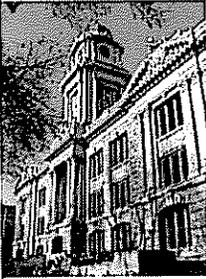
existing city limits, the Panhandle area, Greenbriar, Camino Norte, and the town of Freeport.

The Land Use and Urban Form Diagram is based on three other diagrams developed as part of the General Plan program.

Concept Diagram

The Concept Diagram is a simplified representation of the Preferred Land Use Diagram. This diagram is a culmination of the work completed during the Alternatives phase of the General Plan program and reflects direction from the City Leadership Workshop in February 2007. The Concept Diagram highlights the major components of the new General Plan with areas that are expected to significantly change prominently displayed. This diagram should give the viewer an overall idea of how the City will look in 2030 including where the major centers will be and what areas will not experience significant change.

Introduction



Areas of Change Diagram

The Areas of Change Diagram identifies, graphically, the relative amount of change that is expected to occur over the next 25 years in different parts of the Policy Area. Each area is classified as one of the following five categories of change, from very little change (Open Space) to dramatic change (Transformation - New Growth)

Open Space. These areas are expected to remain in open space use such as agriculture, habitat protection, or regional recreation (e.g., Natomas Joint Vision Area one mile buffer, Land Park, and the American River Parkway).

Preserve and Enhance. These areas are expected to retain their current form and character, but will experience some minor infill and reuse consistent with their current form and character (e.g., Pocket, East Sacramento, and South Natomas).

Improve and Evolve. These areas are expected to experience significant change through infill, reuse, and redevelopment (e.g., Lemon Hill, UC Davis Med Center, and Central Business District).

Transformation - Urban. These existing urban areas are expected to experience dramatic change through major development and redevelopment projects (e.g., Richards Boulevard, UP Railyards, and I-5 Employment Centers).

Transformation - New Growth. These existing open space areas are expected to experience dramatic change through major new development projects (e.g., Greenbriar and Delta Shores).

Opportunity Area Diagram

The Opportunity Areas Diagram identifies areas that are expected to experience significant change in existing use between now and 2030. These areas are classified on the Areas of Change diagram as: Improve and Evolve, Transform - Urban, or Transform - New Growth. These areas will receive more focused planning attention in the community plan sections of the new General Plan.

General Plan System

The General Plan resulting from this update process will use a new approach to provide direction on the type and form of urban development. The City of Sacramento's 1988 General Plan uses a traditional land use diagram that shows the distribution of existing and proposed land uses and describes each category of land use in terms of allowable uses and standards of density and intensity. Almost all city and county general plans in California today use the same approach.

With the increasing interest in urban form and implementing Smart Growth principles, the new General Plan will include 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, population density and building intensity as well as urban form criteria for the different neighborhoods and centers 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 (special district) such as a college.

The Land Use and Urban Form designations are depicted by color on the Land Use and Urban Form diagram.

The following pages describe the land use and urban form diagram, legal requirements, and the land use and urban form designations, including the allowed uses and development densities and intensities, with urban form context for development in relation to surrounding uses and forms.

Introduction

Land Use & Urban Form Overview

Each of the land use and urban form designations describes existing and future uses in terms of 1) allowed uses, 2) development standards, and 3) urban form.

Allowed Uses

Required by law, these descriptions outline the range of uses that are legally allowed within each designation.

Development Standards

Required by law, these are standards of density for residential uses (i.e., minimum and maximum dwelling units per acre), standards of building intensity for non-residential and mixed-use (i.e., minimum and maximum floor area ratio), and allowable building height (i.e., number of stories). Standards of density and intensity are explained below.

State planning law requires general plans to establish “standards of population density and building intensity” for the various land use designations in the plan (Government Code Section 65302(a)). These standards are stated differently for residential and non-residential development. Following are explanations of how these standards operate.

Net Acres vs. Gross Acres

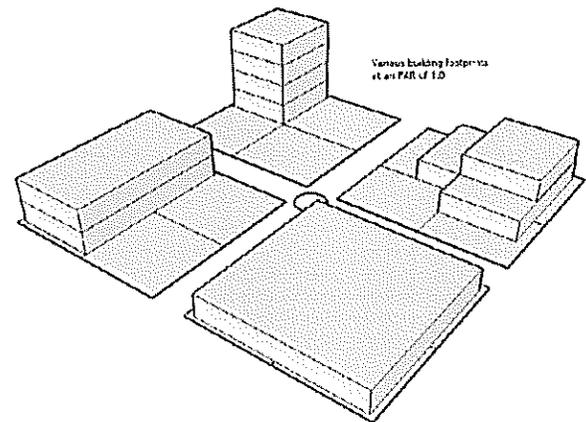
“Gross acres” includes all land (including streets, parks, and public rights-of-way) designated for a particular use, while “net acreage” excludes streets and right of ways. In urban areas, net acreage ranges from 15 to 30 percent less for a given area than gross acreage. In rural areas and open space areas, the difference between net and gross can be as low as five percent. Net acreage is used in this plan to provide standards for density.

Gross Area = Total development / total developable land area

Net Area = Total building area / total built area (excludes roads and other public uses)

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 target 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). 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 graphically how various building configurations representing a FAR of 1.00 could cover a lot.



Introduction

Urban Form

Authorized, but not required by State law, urban form describes key urban form characteristics envisioned for each designation. Using urban form to guide future development and protect existing areas includes the identification of what aspects in existing areas of the city should be protected, enhanced, or changed to create more attractive, more functional, and more sustainable human environments. 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, and the location and character of parking and pedestrian facilities.

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.

* * *

The Land Use and Urban Form designations are organized by their unique character and uses under four main categories as follows:

Neighborhoods - primary residential areas of the city:

- Rural Residential
- Suburban Neighborhood Low Density
- Suburban Neighborhood Medium Density
- Suburban Neighborhood High Density
- Traditional Neighborhood Low Density
- Traditional Neighborhood Medium Density
- Traditional Neighborhood High Density
- Urban Neighborhood Low Density
- Urban Neighborhood Medium Density
- Urban Neighborhood High Density

Centers - primary gathering areas for commerce, employment, and entertainment within the city:

- Suburban Centers
- Traditional Centers
- Regional Commercial
- Urban Centers
- Central Business District

Corridors - primary travel routes throughout the city, with associated residential and commercial and employment services:

- Suburban Corridors
- Urban Corridors

Other Designations - areas of the city with unique characteristics:

- Employment Center Low Rise
- Employment Center Mid Rise
- Industrial
- Public/Quasi-Public
- Open Space
- Special Study Area
- Planned Development

Neighborhoods

Neighborhoods can be defined by the period in which they were developed, their mix of land uses, or their physical form and patterns. Sacramento's neighborhoods encompass areas of the city that are primarily residential, but may, and frequently do, include other uses such as schools, parks, community centers, and local-serving commercial centers.

While Sacramento's residential neighborhoods are quite diverse, the General Plan identifies four basic types that are differentiated by their physical form. Each of these neighborhood types are defined by unique physical characteristics, including density form and character of buildings; patterns created by streets, blocks, and building placement; and the circulation and open space systems. For example, it is easy to see the differences between a Rural Neighborhood, such as Robla in North Sacramento which is characterized by low-density, large-lot residential development, and an Urban Neighborhood, such as Midtown Sacramento, where single family homes, condos, and apartments are compactly intermixed within walking distance of employment, shopping, and entertainment.



It is important to note that Sacramento has many mature, well-established residential neighborhoods where the form and character is not expected to significantly change. Traditional Neighborhoods such as Curtis Park are expected to maintain the existing mix of pre-WWII homes with infill occurring only in vacant or underutilized areas, such as Curtis Park Village northeast of Sacramento Community College.

By contrast, certain neighborhoods, such as Lemon Hill and Strawberry Manor, are anticipated to evolve from their current form into neighborhoods



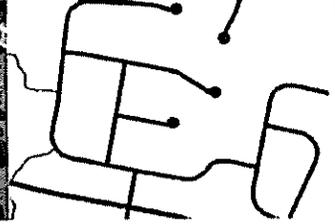
with a greater mix of housing choices and services. An example of this type of transformation can be seen in Del Paso Heights where the Del Paso Nuevo housing project is in the process of transforming an underutilized area into a vibrant neighborhood complete with new housing, a commercial/community services center, and access to transit.

The following pages describe four categories of residential neighborhoods with direction for allowed uses, development standards.

Rural	Rural Residential
Suburban	Suburban Neighborhood Low Density Suburban Neighborhood Medium Density Suburban Neighborhood High Density
Traditional	Traditional Neighborhood Low Density Traditional Neighborhood Medium Density Traditional Neighborhood High Density
Urban	Urban Neighborhood Low Density Urban Neighborhood Medium Density Urban Neighborhood High Density

Rural Residential

Rural Residential has a clear, but 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 will be located on the city's periphery and serve as a physical transition between Sub-Urban and Traditional Neighborhoods and the city's outer edges that abut open space.



Typical rural residential neighborhood and street pattern. Edinburg, NJ © 2007 by the Lincoln Institute of Land Policy, Julie Campoli, and Alex S MacLean Aerial photographs © 2007 Alex S MacLean

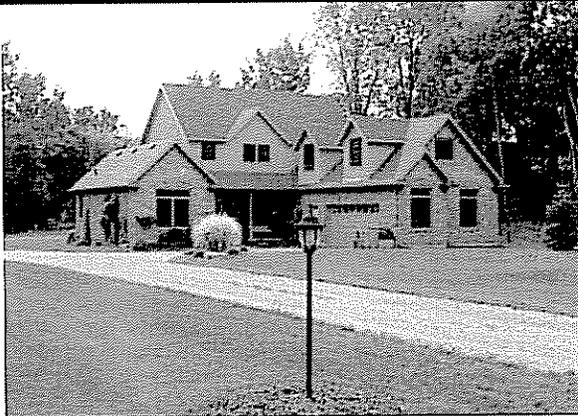
This is the preferred residential designation to support "buffers" between urban and natural or agricultural areas. This designation provides for the following uses:

- Single family detached residential uses normally associated with urban/rural interface areas;
- Accessory second units;
- Limited neighborhood-serving commercial uses; and
- Other neighborhood-serving uses such as: schools, parks, community centers, and childcare/elderly care facilities

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

- Large blocks 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.
- Straight, narrow streets designed to accommodate lower traffic volumes generated by low-density development (i.e., not over-designed to urban standards); and
- Rural street improvement standards that include:
 - compacted shoulders and open drainage swales rather than standard 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



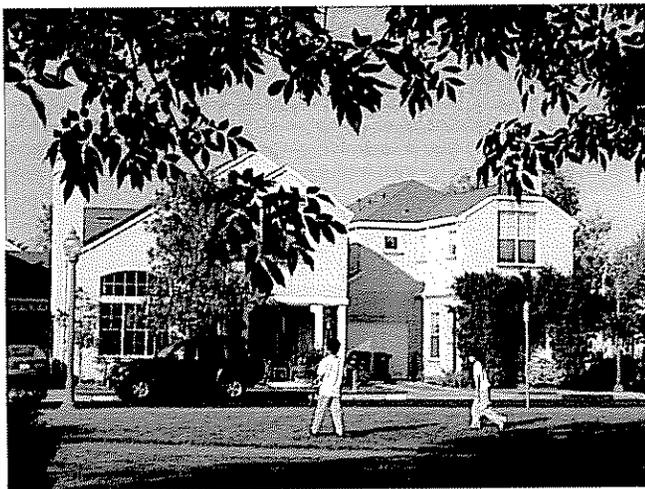
Minimum Density	0 Unit/Net Acre
Maximum Density	2.9 Units/Net Acre
Building Height	1-3 Stories

Suburban Neighborhood

The suburban neighborhood designations (low, medium, and high) will continue to be the predominant land use and urban form in Sacramento's future. These designations are not only firmly established as a development pattern, they also represents the preferred neighborhood choice for a majority of Sacramento's residents. 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.



Typical suburban residential neighborhood and street pattern. Edinburg, NJ © 2007 by the Lincoln Institute of Land Policy, Julie Campoli, and Alex S. MacLean Aerial photographs © 2007 Alex S. MacLean



Key urban form characteristics envisioned for areas designated as one of the suburban neighborhood designations include:

- Predominantly single-family residential scale (generally 1-3 stories), including second units and duplexes;
- Integrated neighborhood-serving uses such as: schools, parks, libraries, community centers, and childcare/elderly care facilities
- Higher-density uses near centers or major transit routes;
- Lot coverage generally not exceeding 60 percent;
- An interconnected street system that provides greater distribution of traffic and route flexibility;
- Neighborhood parks within walking distance of local residents;
- Reduced prominence of garage doors and curb cuts;
- Greater diversity of housing types consistent with existing forms and patterns;
- Street design that equitably and safely 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

The three land use and urban form designations described on the following page show the range of residential densities that comprise a suburban neighborhood.

Suburban Neighborhood

Suburban Neighborhood Low Density⁽³⁾



This designation provides for low intensity neighborhood uses including:

- Single family detached and attached units;
- Accessory second units; and
- Limited neighborhood serving commercial uses.

Minimum Density	3.0 Unit/Net Acre ⁽¹⁾
Maximum Density	6.9 Units/Net Acre ⁽¹⁾
Building Height	1-3 Stories

Suburban Neighborhood Medium Density⁽³⁾



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

- Small lot single family units (single family detached, duplexes, condominiums, townhomes);
- Multifamily dwellings; and
- Limited neighborhood serving commercial uses.

Minimum Density	7.0 Unit/Net Acre ⁽¹⁾
Maximum Density	14.9 Units/Net Acre ⁽¹⁾
Building Height	1-3 Stories

Suburban Neighborhood High Density⁽³⁾



This designation provides for multifamily housing in areas served by major transportation routes and facilities, and near major shopping areas. Uses include:

- Condominiums, townhomes and apartments and
- Mixed-use neighborhood serving commercial.

Minimum Density	15.0 Units/Net Acre ⁽¹⁾
Maximum Density	25.0 Units/Net Acre ⁽¹⁾
Minimum FAR	0.35 FAR ⁽²⁾
Maximum FAR	3.0 FAR ⁽²⁾
Building Height	1-3 Stories

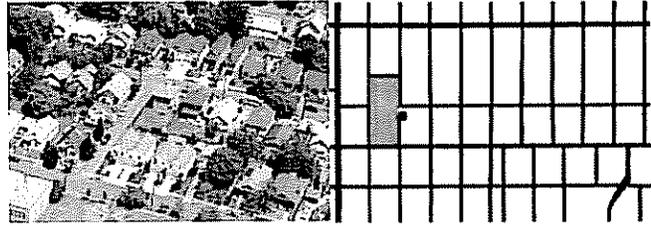
(1) Density is included in mixed-use FAR

(2) Predominantly residential mixed use allowed

(3) Neighborhood support uses (schools, parks, libraries, community centers, and childcare/elderly care facilities) allowed

Traditional Neighborhood

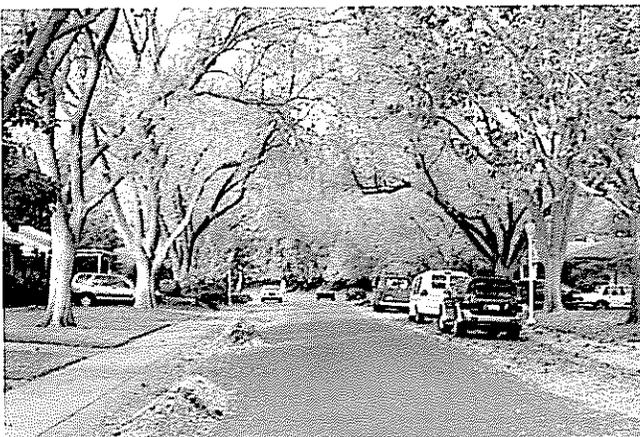
Existing traditional neighborhoods and the characteristics associated with this form are highly desirable and expected to be highly sought after in the future. Many existing traditional neighborhoods are well-established and generally well-preserved, thus, changes to these areas will be relatively modest. 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 characteristics such as scale and quality of housing, neighborhood character, and housing choice. 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.



Typical traditional residential neighborhood and street pattern. Portland, OR © 2007 by the Lincoln Institute of Land Policy, Julie Campoli, and Alex S MacLean Aerial photographs © 2007 Alex S MacLean

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

- Predominantly single-family residential scale (generally 1-3 stories), including second units and duplexes;
- Integrated neighborhood serving uses such as: schools, parks, libraries, community centers, and childcare/elderly care facilities
- Lot coverage that generally does not exceed 70 percent;
- A highly interconnected, grid street system that provides greater flow of traffic and route flexibility;
- More pedestrian-scale blocks;
- A comprehensive, integrated, and interconnected pedestrian/bicycle system;
- Neighborhood parks and schools within walking distance of local residents;
- Reduced prominence of garages and curb cuts along the street frontage;
- Greater diversity of housing types consistent with the neighborhoods existing and patterns;
- Street design that balances pedestrian and bicycle uses and safety with vehicular circulation;
- Incorporating traffic-calming measures, sidewalks with parkways (e.g., planting strips), and more attractive and functional pedestrian/bicycle facilities; and
- Consistent planting of street trees that provide shade and enhance neighborhood character and identity.



The three land use and urban form designations described on the following page show the range of residential densities that comprise a traditional neighborhood.

Traditional Neighborhood

Traditional Neighborhood Low Density⁽³⁾



This designation provides for moderate intensity neighborhood uses including:

- Single family detached and attached units;
- Accessory second units; and
- Limited neighborhood-serving commercial uses.

Minimum Density	3.0 Unit/Net Acre ⁽¹⁾
Maximum Density	7.9 Units/Net Acre ⁽¹⁾
Building Height	1-3 Stories

Traditional Neighborhood Medium Density⁽³⁾



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

- Small-lot single family units (duplexes, condominiums, townhomes);
- Multifamily dwellings; and
- Limited neighborhood-serving commercial uses.

Minimum Density	8.0 Unit/Net Acre ⁽¹⁾
Maximum Density	17.9 Units/Net Acre ⁽¹⁾
Building Height	1-3 Stories

Traditional Neighborhood High Density⁽³⁾



This designation provides for multifamily housing in areas served by transit (light rail) and facilities, and near local shopping/gathering areas. Uses include:

- Condominiums, townhomes and apartments; and
- Mixed-use neighborhood-serving commercial.

Minimum Density	18.0 Units/Net Acre ⁽¹⁾
Maximum Density	32.0 Units/Net Acre ⁽¹⁾
Minimum FAR	0.50 FAR ⁽²⁾
Maximum FAR	2.0 FAR ⁽²⁾
Building Height	1-3 Stories

⁽¹⁾ Density is included in mixed-use FAR

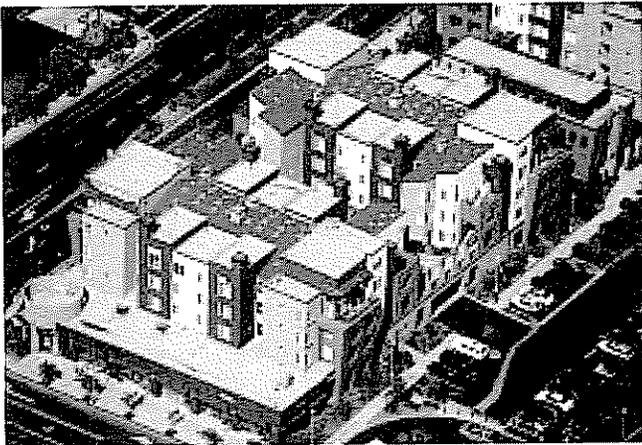
⁽²⁾ Predominantly residential mixed use allowed

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

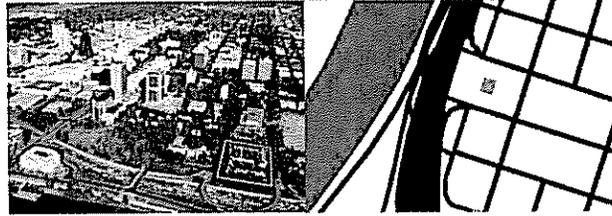
Urban Neighborhood

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 Sub-Regional centers outside the Central City.

The three land use and urban form designations described on the following page show the range of residential densities that comprise an urban neighborhood.



Emeryville, CA © 2007 by the Lincoln Institute of Land Policy, Julie Campoli, and Alex S MacLean Aerial photographs © 2007 Alex S MacLean



Typical urban residential neighborhood and street pattern. Sacramento, CA © 2007 by the Lincoln Institute of Land Policy, Julie Campoli, and Alex S MacLean Aerial photographs © 2007 Alex S MacLean

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

- Buildings that create a consistent and well-defined street wall;
- 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 24 stories (with occasional exceptions for shorter and taller);
- Lot coverage 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

Urban Neighborhood Low Density⁽³⁾

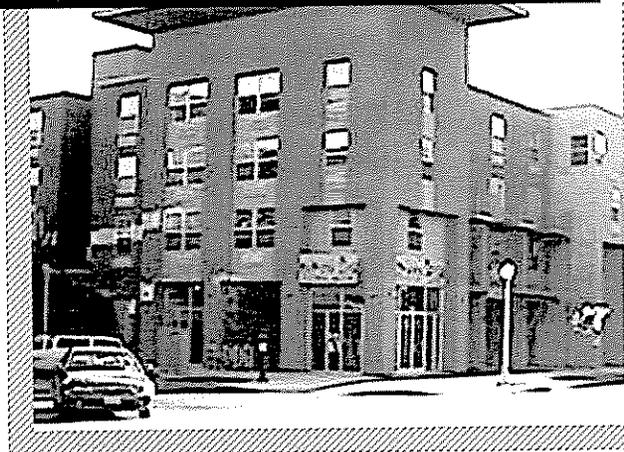


This designation provides for high intensity neighborhood uses including:

- Small-lot single family attached or detached units;
- Townhomes and condominiums;
- Accessory second units; and
- Neighborhood-serving commercial.

Minimum Density	12.0 Units/Net Acre ⁽¹⁾
Maximum Density	32.0 Units/Net Acre ⁽¹⁾
Minimum FAR	1.5 FAR ⁽²⁾
Maximum FAR	3.0 FAR ⁽²⁾
Building Height	2-4 Stories

Urban Neighborhood Medium Density⁽³⁾



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

- Small lot single family units
- Duplexes, condominiums, and townhomes;
- Multifamily dwellings; and
- Neighborhood-serving commercial.

Minimum Density	33.0 Units/Net Acre ⁽¹⁾
Maximum Density	100.0 Units/Net Acre ⁽¹⁾
Minimum FAR	2.0 FAR ⁽²⁾
Maximum FAR	6.0 FAR ⁽²⁾
Building Height	3-8 Stories

Urban Neighborhood High Density⁽³⁾



This designation provides for multifamily housing in areas served by public transportation and facilities in central urban areas. Uses include:

- Condominiums, townhomes and apartments and
- Neighborhood-serving commercial.

Minimum Density	101.0 Units/Net Acre ⁽¹⁾
Maximum Density	250.0 Units/Net Acre ⁽¹⁾
Minimum FAR	3.0 FAR ⁽²⁾
Maximum FAR	8.0 FAR ⁽²⁾
Building Height	4-24 Stories

(1) Density is included in mixed-use FAR

(2) Predominantly residential mixed use allowed

(3) Neighborhood support uses (schools, parks, libraries, community centers, and childcare/elderly care facilities) allowed

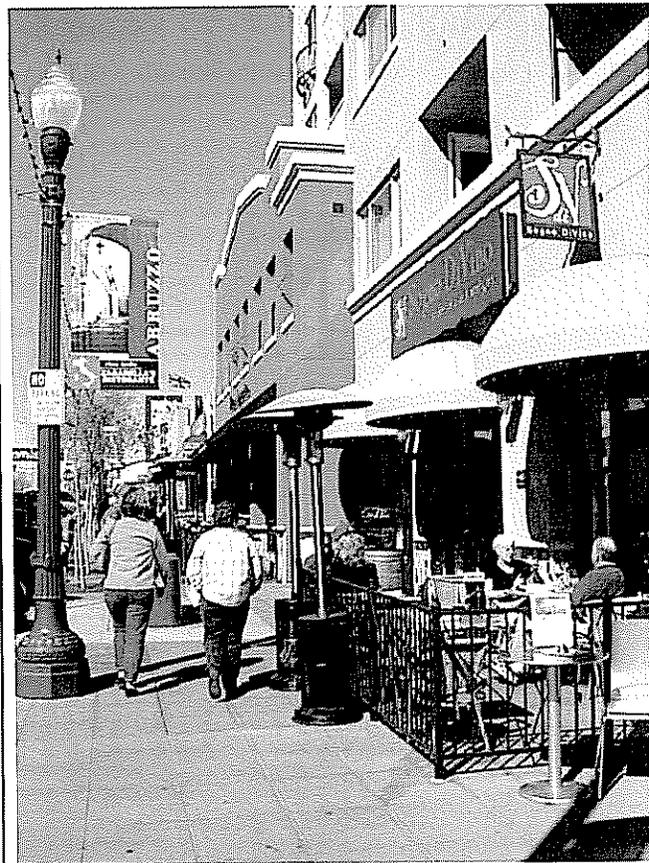
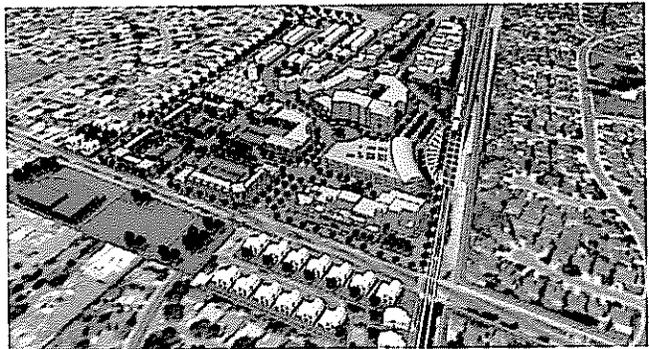
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Centers

Centers are places of focused activity that the city's neighborhoods metaphorically revolve around. They are areas where the synergy created by an aggregation of uses transforms an area into a recognizable destination; one that consists typically of a combination of employment, services, retail and/or entertainment and high density housing. Some Centers have a single narrow focus, such as neighborhood-serving retail, while other centers include a complex and diverse mix of uses and activities. The defining elements of a center can be characterized as a physically compact pattern of development that includes a concentration of complementary uses and a distinct identity.

Sacramento has a number of Centers that range in size and intensity. The General Plan defines five types of centers:

- Suburban Center;
- Traditional Center;
- Regional Commercial Center;
- Urban Center; and
- Central Business District.



Suburban Center

Sacramento has numerous automobile-oriented suburban centers that represent a significant opportunity for transformation and enhancement. New infill development can be added to surface parking areas and along adjoining public corridors to create a more compact and consistent development pattern that adds character and spatial definition to the public realm. Parking can be relocated behind buildings and out of public view. 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 can be provided internally and externally to accommodate an active pedestrian component, and physical connections made to adjoining neighborhoods.

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 and
- Central public gathering places.
- Centers should be predominantly non-residential.

Suburban Center



Minimum Density	15.0 Units/Net Acre ⁽¹⁾
Maximum Density	32.0 Units/Net Acre ⁽¹⁾
Minimum FAR	0.35 FAR ⁽²⁾
Maximum FAR	3.0 FAR ⁽²⁾
Building Height	1-4 Stories

(1) Density is included in mixed-use FAR

(2) Single use commercial or mixed use allowed



Key urban form characteristics envisioned for suburban centers include:

- A more compact development pattern with buildings sited near adjacent streets to add character and spatial definition to the public realm;
- Building façades and entrances have a high degree of transparency and include on street and parking lot 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 generally does not exceed 60 percent;
- Greater integration (vertical and horizontal) of residential and office uses into the centers;
- 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;
- Attractive landscaping of public right-of-way with street trees and other plantings to enhance center character and identity.

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. In-fill development in areas designated traditional center can create additional character and spatial definition to traditional neighborhoods. Residential and office uses can be integrated into the traditional centers to create a more balanced mix of uses and additional job opportunities for surrounding residents. Sidewalks integrated with existing pedestrian amenities can provide external linkages that accommodate an active pedestrian component, and physical connections made to adjoining neighborhoods.

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
- Central public gathering places.
- Centers should be predominantly non-residential.



Key urban form characteristics envisioned for traditional centers 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 1 to 4 stories (taller heights are acceptable if supported by context and market);
- Lot coverage generally does not exceed 80 percent;
- Buildings are sited at or near the sidewalk and typically abut one another with no side yard setbacks;
- Building entrances are set at the sidewalk;
- Rear alleys and secondary streets provide vehicular and service access, thereby reducing the need for driveways and curb cuts on the primary street;
- Parking is provided on-street as well as in individual or shared lots at the rear of structures, or in screened parking structures;
- Building frontages are transparent with pedestrian-scaled articulation and detailing;
- Sidewalks are moderately wide (e.g., 6-10 feet), and are furnished with street trees and other amenities that create inviting street-scapes; and
- The public streetscape serves as the area's primary open space, complemented by semi-public plazas, courtyards and semi-public sidewalk dining areas.

Traditional Center



Minimum Density	15.0 Units/Net Acre ⁽¹⁾
Maximum Density	32.0 Units/Net Acre ⁽¹⁾
Minimum FAR	0.50 FAR ⁽²⁾
Maximum FAR	2.0 FAR ⁽²⁾
Building Height	1-4 Stories

⁽¹⁾ Density is included in mixed-use FAR

⁽²⁾ Single use commercial or mixed use allowed.

Regional Commercial Center

Sacramento has numerous regional commercial centers along major corridors and 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 inserted into surface parking areas and along adjoining corridors to create a more compact and development pattern that adds character and creates a regional destination for living, working, and shopping. Parking can be relocated into 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.

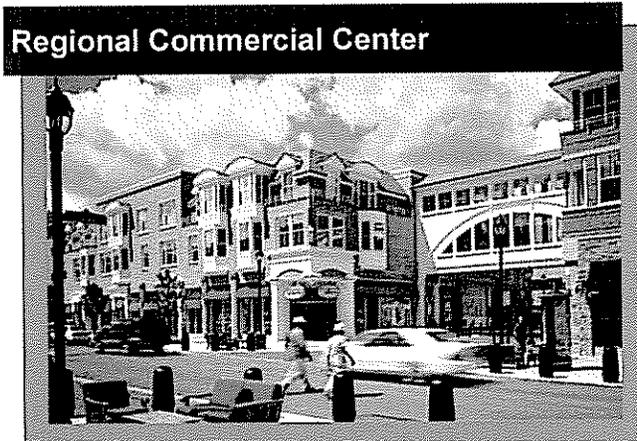
This designation provides for large scale regional shopping centers with a mix of uses that include:

- Major retail stores, home improvement stores, offices, restaurants, and services;
- Multifamily units; and
- Central public gathering places.
- Centers should be predominantly non-residential.



Key characteristics envisioned for regional commercial centers include:

- A development pattern with buildings sited up to internal streets that add character and spatial definition to the center;
- Centrally-located gathering places that are connected to pedestrian paths;
- Building façades and entrances that have a high degree of transparency on street-facing façades;
- Building heights that generally range from 1 to 6 stories (taller heights are acceptable if supported by context and market);
- Lot coverage 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;
- Internal streets designed to integrate and balance safe pedestrian, bicycle, and transit use with efficient vehicular traffic flow;
- Attractive landscaping of public and internal right-of-ways with street trees and other plantings to enhance center character and identity.



Minimum Density	32.0 Units/Net Acre ⁽¹⁾
Maximum Density	80.0 Units/Net Acre ⁽¹⁾
Minimum FAR	0.40 FAR ⁽²⁾
Maximum FAR	3.0 FAR ⁽²⁾
Building Height	1-6 Stories

⁽¹⁾ Density is included in mixed-use FAR.

⁽²⁾ Single use commercial or mixed use allowed

Urban Center

Sacramento's urban centers will be 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. Urban centers will be major transportation hubs with connections to public transit, major highways and local arterials, and facilitate pedestrian access and travel. Building heights in urban centers will tend toward 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 Central Business District.

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

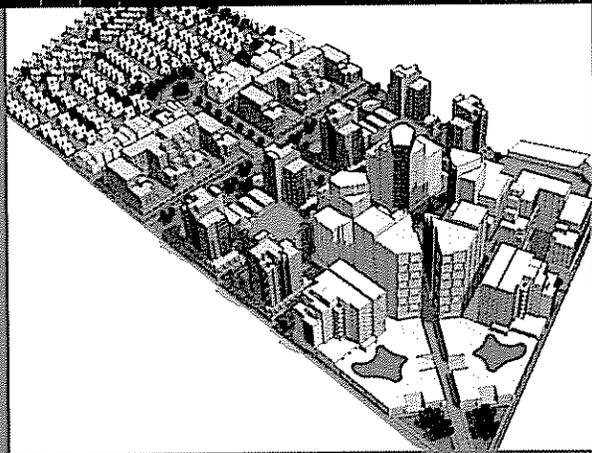
- Retail, service, office, and/or residential uses; and
- Central public gathering places.
- Centers should contain an equal mix of residential and non-residential uses.



Key urban form characteristics envisioned for urban centers include:

- A mix of mid- and low-rise buildings (2 to 24 stories) that creates a varied and defined skyline;
- Lot coverage generally does not exceed 90 percent;
- Buildings that are sited to positively define the public streetscape and civic 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;
- Schools and neighborhood-serving retail that serve 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; and
- Street design that integrates safe pedestrian, bicycle, transit and vehicular use and incorporates traffic-calming features and on-street parking.

Urban Center



Minimum Density	240 Units/Net Acre ⁽¹⁾
Maximum Density	2500 Units/Net Acre ⁽¹⁾
Minimum FAR	1.5 FAR ⁽²⁾
Maximum FAR	8.0 FAR ⁽²⁾
Building Height	2-24 Stories

⁽¹⁾ Density is included in mixed-use FAR

⁽²⁾ Single use commercial or mixed use allowed.

Central Business District

The Central Business District (CBD) is Sacramento's most intensely developed urban form. 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 of the CBD is a vibrant downtown core that serves 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.

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; and
- Condominiums and apartments.
- All development in this designations should have easy access to transit.



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

- A mixture of high-, mid- and low-rise buildings that create a varied and dramatic skyline;
- Lot coverage generally does not exceed 90 percent;
- Buildings that are sited to positively define the public streetscape and civic 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 street façades;
- Side or rear access to parking and service functions;
- Broad sidewalks appointed with appropriate pedestrian amenities/facilities;
- 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



Minimum Density	61.0 Units/Net Acre ⁽¹⁾
Maximum Density	450.0 Units/Net Acre ⁽¹⁾
Minimum FAR	3.0 FAR ⁽²⁾
Maximum FAR	10.0 FAR ⁽²⁾
Building Height	4+ Stories (No Limit)

(1) Density is included in mixed-use FAR

(2) Single use non-residential or mixed use allowed.

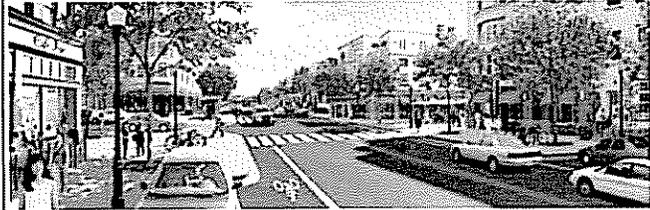
Corridors

Corridors provide connections between centers, districts, and neighborhoods, and include boulevards and arterial streets. The defining elements of corridors are that they connect people and goods with destinations throughout the community, and they function as transportation routes. Sacramento has a number of key corridors that fit this description, including Freeport, Franklin, Stockton, Folsom, Del Paso, and Northgate boulevards. Each of these provides a primary route that links the downtown to outlying areas of the city. Other smaller corridors provide connections between neighborhoods, public facilities and other corridors.



As both connectors and transportation routes, corridors are very dynamic places and a magnet for certain uses. They also tend to generate significant community design issues. As regional connectors, corridors are particularly attractive to commercial uses that desire high visibility, high volumes of pass-by traffic, and convenient access. The strong orientation to automobile traffic creates design challenges as to how to simultaneously accommodate high volumes of traffic while maintaining safe and attractive environments for pedestrians. Corridors are frequently lined with relatively shallow parcels that are not suited for contemporary retail. Corridors also tend to abut residential neighborhoods, which can often result in land use incompatibilities related to noise and traffic. The linear character of corridors raises design issues related to scale and place-making as buildings and signs are designed for visibility from moving vehicles rather than for pedestrians. There also tends to be a lack of differentiation from one segment to the next along Sacramento's corridors which generally

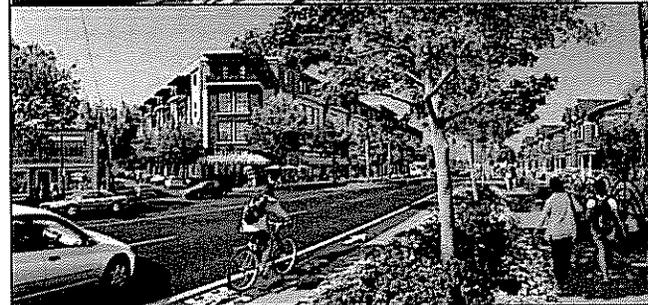
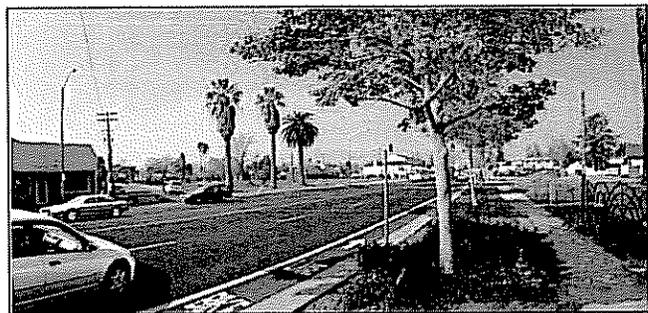
results in corridors that lack a distinct sense of place or identity.



This section provides design direction for Sacramento's major corridors including maintaining and further enhancing those corridors that have established an identity, such as Broadway, J Street, or Del Paso Boulevard. It also identifies corridor form types whose implementation will complement and enhance surrounding neighborhoods, such as transforming northern Stockton Boulevard into a corridor that promotes walking and integrates with adjacent residential neighborhoods.

It is the goal of these land use and urban form designations to create vibrant multi-use corridors that provide a place to live, work, and shop in a safe and pleasing environment. The general plan defines two types of corridors:

- Suburban Corridors; and
- Urban Corridors



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 that relocates parking primarily to the side and rear of buildings. Residential uses will be integrated along the corridor, with limited street level frontages that are lined with retail and restaurants. The streetscape will be appointed with landscaping, lighting, public art, and other amenities that support and enhance shopping and retail activities.

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

- Retail, service, office, and/or residential uses; and
- Gathering places such as a center park.
- Development should be predominantly non-residential.



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;
- Building heights that are generally two to four stories with a gradual transition from adjacent neighborhoods (taller heights are acceptable if supported by context and market);
- Lot coverage 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 located to the side or rear of buildings,
- Reduced number of curb cuts along front street façade, with shared and/or rear alley 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



Minimum Density	15.0 Units/Net Acre ⁽¹⁾
Maximum Density	32.0 Units/Net Acre ⁽¹⁾
Minimum FAR	0.35 FAR ⁽²⁾
Maximum FAR	3.0 FAR ⁽²⁾
Building Height	2-4 Stories

⁽¹⁾ Density is included in mixed-use FAR

⁽²⁾ Single use commercial or mixed use allowed.

Urban Corridor

Urban Corridors are street corridors in highly urbanized areas that frequently include multi-story structures and highly developed transit service, such as light rail or heavily patronized bus lines. Mid- and high-rise buildings will line transit-served corridors with new development along the corridor contributing to a more compact and consistent pattern that relocates parking primarily to structures and 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.

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; and
- Gathering places such as a center park.
- Development should be predominantly non-residential.



Key urban form characteristics envisioned for urban corridors 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 generally 3 to 8 stories with a gradual transition from adjacent neighborhoods (taller heights are acceptable if supported by context and market);
- Lot coverage 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 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;
- Reduced number of curb cuts along front street façade, 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
- Public and semi-public outdoor spaces such as plazas, courtyards, and sidewalk cafes.

Urban Corridor



Minimum Density	33.0 Units/Net Acre ⁽¹⁾
Maximum Density	60.0 Units/Net Acre ⁽²⁾
Minimum FAR	0.75 FAR ⁽¹⁾
Maximum FAR	6.0 FAR ⁽²⁾
Building Height	3-8 Stories

⁽¹⁾ Density is included in mixed-use FAR

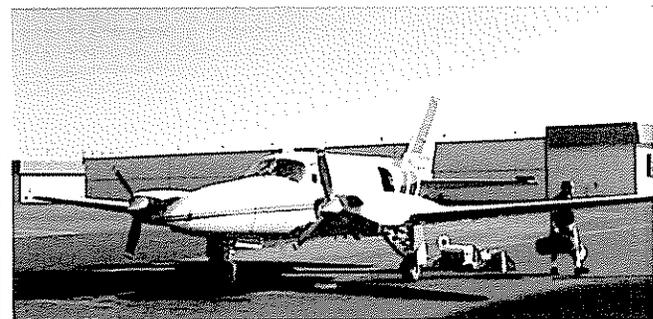
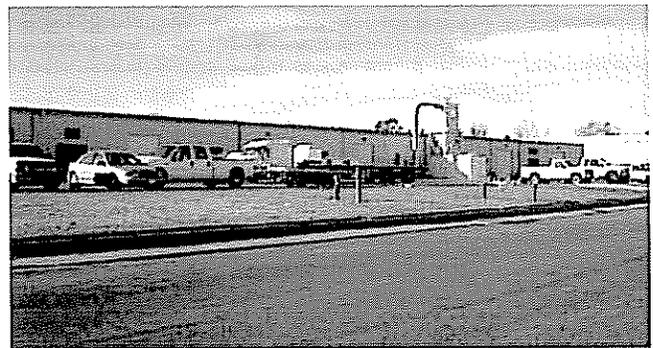
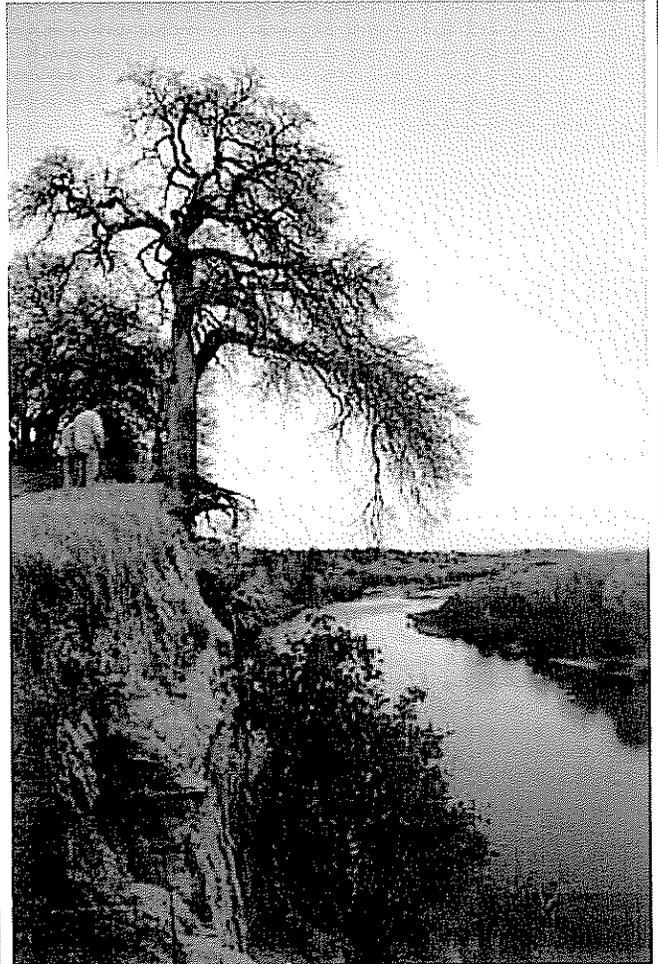
⁽²⁾ Single use commercial or mixed use allowed.

Other Designations

Other land use and urban form designations are areas defined by a single predominant use or function rather than by form. The function can result from a single tenant or use, such as Cal Expo, or by a common pattern of use such as in the city's employment centers and industrial districts. Whereas each of the identified form types (whether neighborhood, center or corridor) has a certain prototypical form and function, other designations generally lack a specific form that is inherent in or typifies its function. This is not to say that other designations can not have a distinct physical form or a distinct function. It may have a very unique and ordered pattern and function, but may be so unique that its form is not applicable in guiding the development of similar uses elsewhere in the city. These include areas such as the State Capitol and State government center, Sacramento State University, and Cal Expo. Unlike these single tenant districts, Sacramento's employment centers and industrial areas are multi-tenant areas defined by the functional characteristics associated with their primary use. As such, the characteristics of each of these designations are variable from one to another, and therefore need to be considered on a case-by-case basis.

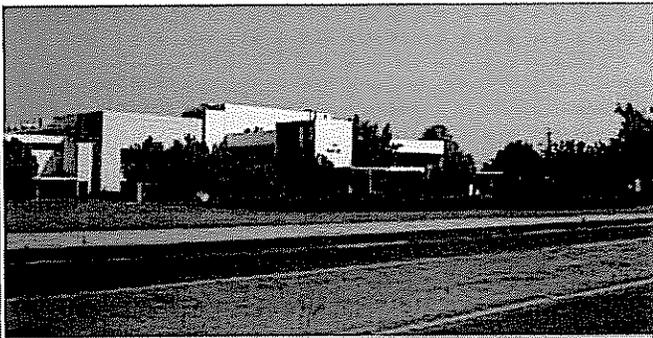
The Special Study Area designation refers to possible future development areas that require further planning efforts to determine the best possible development and to preserve the most important assets. These are identified as special study areas because they are areas that currently do not have a built form, and are envisioned when developed to incorporate a number of form types, rather than just a single type. The general plan defines eight types of other designations:

- Employment Center Low Rise;
- Employment Center Mid Rise;
- Industrial;
- Public/Quasi-Public;
- Parks, Greenways, & Recreation Facilities;
- Open Space;
- Special Study Area; and
- Planned Development.



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.



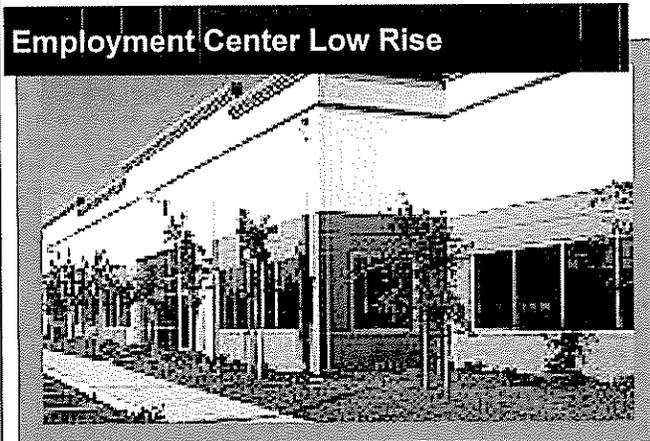
This designation provides for employment generating uses that generally do not produce loud noise or noxious odor including:

- Light industrial or manufacturing that occur entirely within an enclosed building;
- Office uses; and
- Retail and service uses that provide support to employees.



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

- Building heights that generally range from 1 to 3 stories;
- Lot coverage 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.



Minimum FAR	0.35 FAR
Maximum FAR	1.0 FAR
Building Height	1-3 Stories

