



REPORT TO PLANNING COMMISSION City of Sacramento

3

915 I Street, Sacramento, CA 95814-2671

PUBLIC HEARING
September 23, 2010

Members of the Planning Commission

Subject: Florin Road Corridor Plan - Policies and Rezones (LR07-008)

Location/Council District: Florin Road from Tamoshanter Way to Franklin Blvd.,
Districts 5 and 8

Recommendation: Review 1) a **Resolution** approving environmental review of the actions implementing the Florin Road Corridor Plan, 2) a **Resolution** amending the 2030 General Plan to add new policies to the South Area Community Plan chapter and to establish the Florin station area as a Transit Village Development District under State law; 3) a **Resolution** amending the General Plan land use diagram to change the land use designation for parcel 049-0010-103-0000; and 4) an **Ordinance** rezoning various parcels on the Florin Road Corridor and forward a recommendation of approval of these to Council.

Contact: Remi Mendoza, Associate Planner, 808-5003; Desmond Parrington, AICP, Infill Coordinator, 808-5044.

Summary: City staff is seeking a recommendation from Planning Commission for Council approval of: 1) the rezone of 56 properties to encourage a greater mix of development on Florin Road and to bring the sites into consistency with the 2030 General Plan; 2) an amendment to the South Area Community Plan Chapter of the 2030 General Plan to add new policies for the Florin Road Corridor and to establish the quarter-mile area around the Florin light rail station as a Transit Village Development District in accordance with the State Transit Village Development Planning Act of 1994; and 3) an amendment to the 2030 General Plan land use diagram to change the land use designation for parcel 049-0010-103-0000 from Suburban Neighborhood Low Density to Traditional Neighborhood Medium Density in order to facilitate development on this constrained site.

Background:

As noted above, City staff is proposing the rezone of 56 parcels on Florin Road to bring them into consistency with the 2030 General Plan and also to implement the recommendations of the Florin Road Corridor Plan, a joint City-County planning effort for the area referred to on the maps in Attachments 2, 3 and 4. The rezones will help fulfill the vision for Florin Road as a mixed-use corridor and as a destination for the area. This is the first phase of rezones, and the rezones focus primarily on vacant sites. The limited approach was the result of the current state of the economy where higher density mixed-

use development is not feasible. In the future when the economy improves and there is greater demand for residential and mixed-use development, staff will consider additional rezoning to promote mixed-use and reduce the over-concentration of retail, which has struggled on the corridor. For a more detailed discussion of this issue refer to Attachment 1.

Staff is also recommending one General Plan land use change for parcel 049-0010-103-0000, located on 29th Street below Florin Road, to ensure a more suitable land use designation given the parcel's size and location (refer to Attachment 5). The land use designation would change from Suburban Neighborhood Low Density (3-8 du/ac) to Traditional Neighborhood Medium Density (8-21 du/ac) enabling better development of the narrow site and providing a buffer between multi-family in the north and single-family areas to the south.

Finally, staff is proposing the addition of new policies in the Florin Road section of the South Area Community Plan chapter of the 2030 General Plan. These policies address both the Florin Road Corridor and more specifically, the Florin light rail transit station area. The policies are an outgrowth of the Florin Road Corridor planning effort and support the development of a mixed-use corridor on Florin Road. In addition, they establish the area within a quarter-mile of the Florin light rail station as a Transit Village Development District in accordance with the Transit Village Development Planning Act of 1994 (California Government Code section 65460 *et seq.*), which will make the area eligible for future State incentives and funding.

In a related effort, staff is also proposing the creation of the Florin Road Corridor Design Review District and recommending adoption of the Florin Road Corridor Design Guidelines to promote quality development on the corridor. A map of the proposed district boundaries and a copy of the design guidelines are available at:

<http://www.sacqp.org/florin.html#proposeddrdistrict> . Staff is presenting these to the Design Commission on September 15, 2010 and will present an oral report of the Design Commission's recommendations to the Planning Commission.

These actions are part of the overall Florin Road Corridor planning effort. This is a joint planning effort between the City and the County of Sacramento begun in late 2007 to promote coordinated planning and economic revitalization along the corridor. The boundaries extend along Florin Road between Tamoshanter Way in the City and Stockton Boulevard in the County. The Florin Road Corridor planning effort developed specific strategies to address housing, economic development, infrastructure and financing, public safety, and design needs of the corridor. These strategies will encourage well-designed infill and economic development along Florin Road. More detail on the Florin Road Corridor planning effort and the background on these strategies is included in Attachment 1.

A significant amount of outreach was done for these actions including community meetings, a website, presentations to business and community groups, newspaper advertisements, and noticing to property owners, businesses, and residents. A full description of the City's outreach efforts is included in Attachment 1. Public comments were generally supportive of these efforts; however, some changes have been made to accommodate individual property owner concerns.

Environmental Considerations:

California Environmental Quality Act (CEQA): An Initial Study was prepared for the Project. Based on the Initial Study, it was determined that this is a subsequent project within the scope of the General Plan Master EIR. No additional environmental review is required per CEQA Guidelines Section 15177. A copy of the notice and the Initial Study is available at:

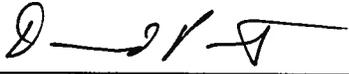
<http://www.cityofsacramento.org/dsd/planning/environmentalreview/eirs/documents/FlorinRoadCorridorPlanNoticeInitialStudy.pdf>

Sustainability Considerations: The changes recommended in this report are designed to eventually transform Florin Road from an auto-oriented corridor dominated by commercial strip centers into a multi-modal, mixed-use corridor that provides opportunities for people to live and work in the corridor, thereby reducing vehicle miles traveled and related greenhouse gases.

Policy Considerations:

Rezoning for consistency with the Land Use Diagram is a top priority implementation measure of the 2030 General Plan. Furthermore, this is consistent with the goal of the Florin Road Corridor planning effort to promote redevelopment and reinvestment on Florin Road. The addition of the General Plan policies and the land use amendment are also consistent with the recommendations of the 2030 General Plan, which encourages mixed use corridors and transit-oriented development.

Rationale for Recommendation: These actions implement the 2030 General Plan land use policies and the joint City-County Florin Road Corridor planning effort. These changes are designed to support reinvestment and revitalization of the corridor and establish similar design and development standards in both the City and County.

Respectfully submitted by: 
Desmond Parrington, AICP
Infill Coordinator

Recommendation Approved:


Thomas S. Pace
Long Range Planning Manager

Table of Contents:

Report Pages 1-4

Attachments

1	Background	Pg	5
2	Existing Zoning	Pg	7
3	Sites Affected by Proposed Rezoning	Pg.	8
4	Proposed Rezone Map	Pg	9
5	Proposed Change to Land Use Diagram	Pg	10
6	Record of Decision	Pg	11
7	Environmental Review Resolution	Pg	12
8	General Plan Policy Resolution	Pg	14
	Exhibit A – Policies	Pg	16
9	General Plan Land Use Diagram Resolution	Pg	22
	Exhibit A – Land Use Change	Pg	24
10	Rezone Ordinance	Pg	25
	Exhibit A - Map of Rezones	Pg	26
	Exhibit B - Property List of Rezones	Pg	27

[Return to Table of Contents](#)

Attachment 1

Additional Background Information

The City's new 2030 General Plan identified Florin Road as one of the opportunity areas for future growth, particularly as a center for the community and as a mixed-use corridor. In order to lay the foundation for growth and revitalization of the entire corridor, City Council directed staff in late 2007 to partner with the County in a joint planning effort for the entire corridor. The resulting effort, called the Florin Road Corridor Plan, consists of a number of coordinated planning studies and actions designed to foster well-designed infill and redevelopment along the corridor. This effort has taken on greater urgency as the economic recession has had a negative impact on the corridor resulting in high vacancy rates and the closure of almost all the auto dealerships that have operated there since the early 1980s. The actions contained in this report carry out recommendations from the Florin Road Corridor Plan.

As a result of several background studies, including market analyses and planning and economic studies, there was a recognition that the corridor needed to shift from a predominantly commercial area to one that supports a greater mix of uses, including residential, retail and office development. Currently, almost all of the corridor is zoned C-2 (General Commercial; refer to Attachment 2). Commercial areas should be located at key sites such as major intersections where they are more likely to be successful over the long-term. As a result, City and County staff looked at ways of encouraging more mixed use on the corridor. This included reducing the amount of commercial zoning such as C-2 and replacing it with zoning that supported mixed-use development while concentrating commercial at the intersections of Florin and Franklin, Florin and 24th Street, and near Highway 99 and Stockton Boulevard where there is the highest visibility and greatest likelihood of long-term success. Much of the commercial that exists between these areas is currently either vacant or is struggling. Thus, staff is proposing over time to promote a greater mix of uses by eventually rezoning those parcels from C-2 to RMX (Residential Mixed-Use).

Due to concerns about the impact of the rezones on existing business, staff is taking a gradual approach to the rezoning (refer to Attachments 3 and 4). Staff proposes to rezone those sites that are vacant or where the property owners support the proposed rezone. In addition, changes will also be made around the light rail station area to encourage higher density, transit-supportive development. These rezones implement part of the Florin Road Station Area TOD Concept and Guidelines that was accepted by Council in February 2009. Many of the proposed rezones include changing sites zoned C-2-R to C-2. The C-2-R designation requires site plan review by Planning staff. Since staff proposes the creation of a new Florin Road Corridor Design Review District, the separate site plan requirement would be redundant as it will be part of the design review process.

As the economy improves and mixed-use and residential development become economically feasible again on the corridor, staff will likely bring forward additional rezoning proposals to encourage that type of development. The risk of doing those rezones now is that property owners could be saddled with zoning that requires them to build something which is not yet feasible in today's market.

The proposed General Plan land use change is for one parcel (APN: 049-0010-103-0000) that is accessed from 29th Street south of Florin (refer to Attachment 5). The land use is being changed from Suburban Neighborhood Low Density (3-8 units/acre) to Traditional Neighborhood Medium Density (8-21 units/acre). Under the current land use designation, it is unlikely the site will be able to be developed with large single-family homes because of the parcel's limited access off of 29th Street. Compact single family homes or town homes are more likely to be feasible on this location and would be permitted under the new designation.

Community Outreach

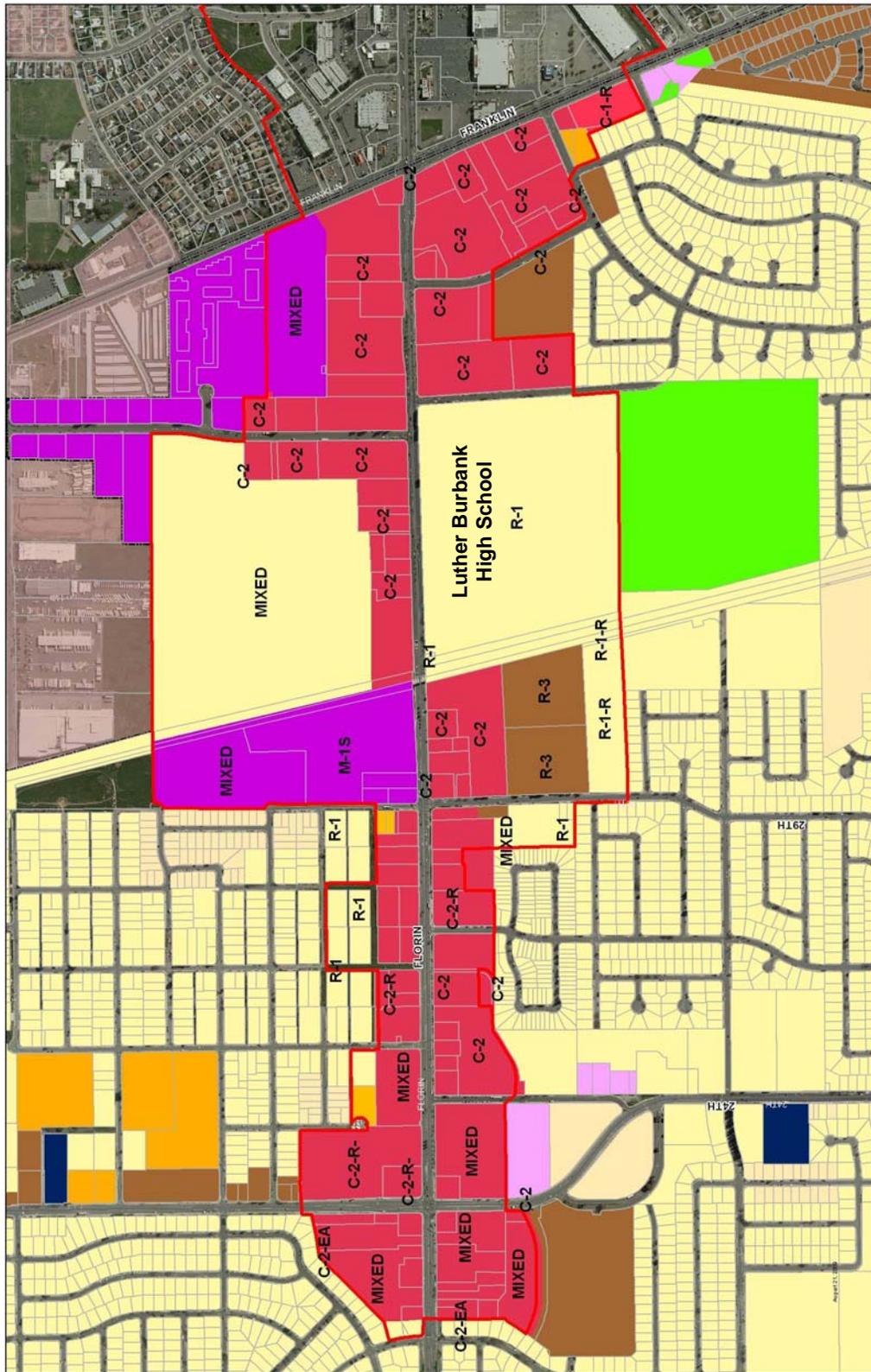
In conjunction with the County and its consultant team, City staff conducted extensive outreach for the Florin Road Corridor Plan in late 2007 and 2008 including several community meetings, stakeholder interviews, youth planning sessions, on-line surveys, and booths at the Florin farmer's market. City staff sent out over 2,000 notices about the rezones, land use change, and design review district to property owners, businesses, residents, and tenants on Florin Road and within 500-feet of the district boundary. In addition, the General Plan amendments were advertised in the paper in accordance with City Code Section 17.200.010. A City webpage (www.sacgp.org/florin) was created where information on the rezones, General Plan amendments, policy addition, design review district and the guidelines were available for review and comment for over a month. In addition, staff gave presentations to the Florin Road Partnership board of directors and to businesses at the Partnership's general meeting in July.

Planning and Neighborhood Services staff worked together to alert neighborhood and community groups in the area about the changes and notified them about the community workshop in August. Staff met with property owners and held a community workshop on August 11, 2010, where staff described the proposed changes and answered questions. There were few comments in opposition to the creation of the design review district or on the guidelines. The public was generally supportive of staff's efforts on Florin Road.

[Return to Table of Contents](#)

Attachment 2

Existing Zoning



[Return to Table of Contents](#)

Attachment 3

Sites Affected by Proposed Rezoning

Florin Road Corridor - Proposed Rezones

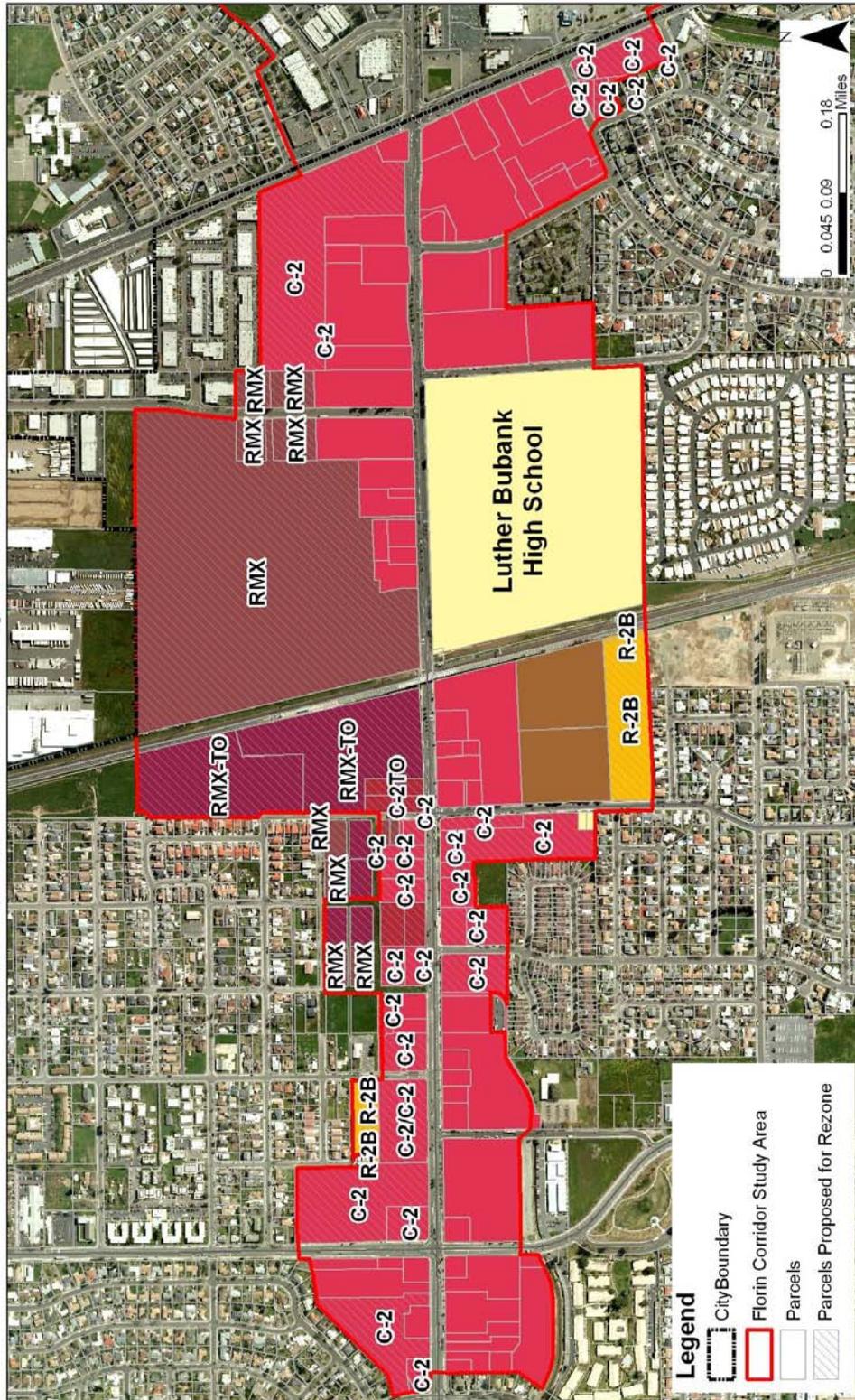


[Return to Table of Contents](#)

Attachment 4

Proposed Zoning

Florin Road Corridor - Proposed Rezones

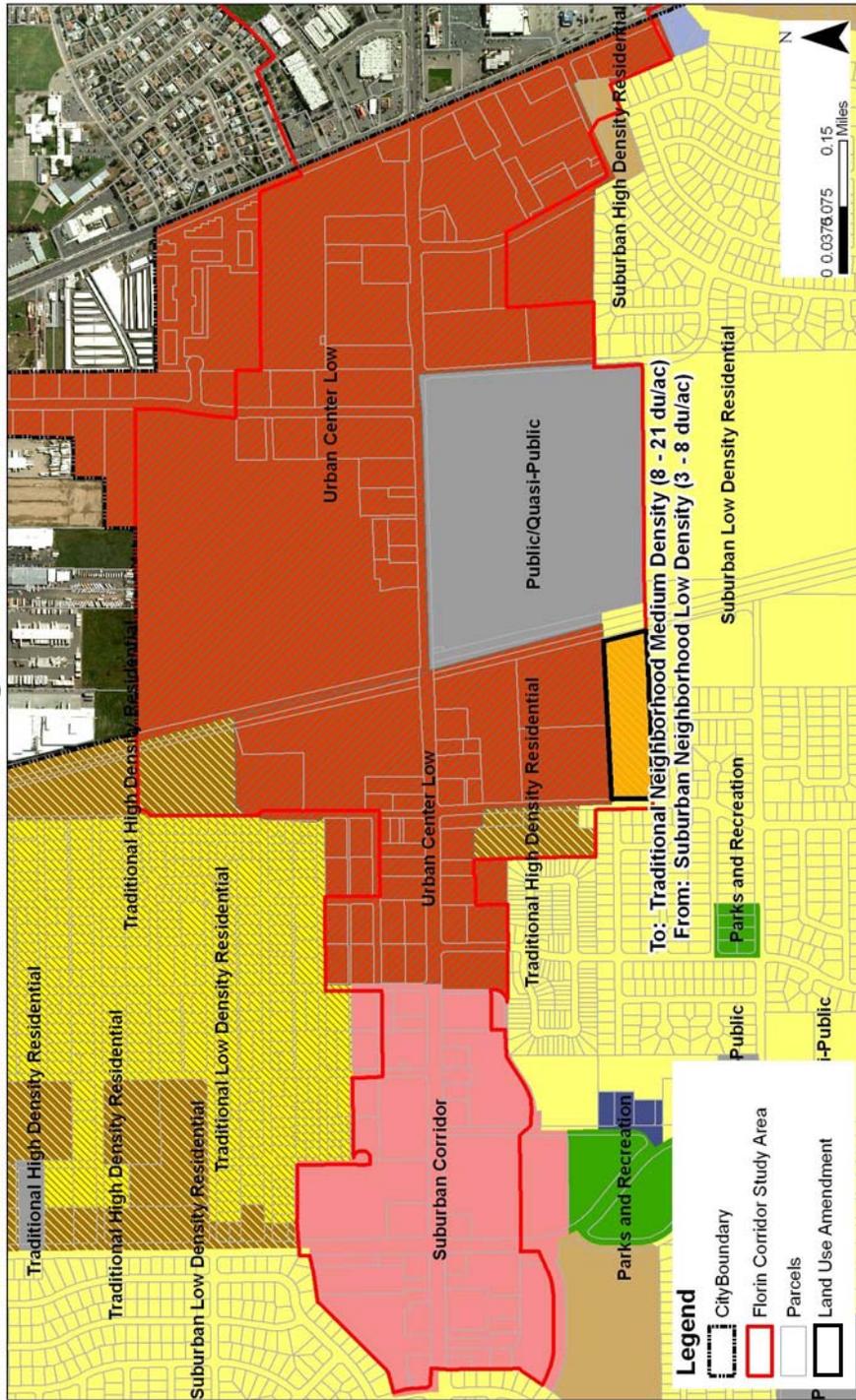


[Return to Table of Contents](#)

Attachment 5

Proposed General Plan Land Use Change

General Plan Land Use Change - APN: 049-0010-103-0000



[Return to Table of Contents](#)

Attachment 6

**City Planning Commission Proposed Record of Decision
Florin Road Corridor Plan - Policies and Rezones (LR07-008)**

- A. The Planning Commission has reviewed and considered the information contained in the **2030 General Plan Environmental Impact Report** for the Project in making the recommendations set forth in Attachment 7.
- B. The Planning Commission recommends approval and forwards to the City Council the **General Plan Amendments** for the Project as set forth in Attachments 8 and 9.
- C. The Planning Commission recommends approval and forwards to the City Council the **Rezoning** for the Project as set forth in Attachment 10.

Return to Table of Contents

Attachment 7

RESOLUTION 2010- ____

Adopted by the Sacramento City Council

**APPROVING ENVIRONMENTAL REVIEW FOR
THE ACTIONS IMPLEMENTING THE
FLORIN ROAD CORRIDOR PLAN**

BACKGROUND

A. On September 23, 2010, the City Planning Commission conducted a public hearing on, and forwarded to the City Council a recommendation to approve with conditions the land use change, rezones, and design review implementation actions recommended as part of the Florin Road Corridor Plan.

B. On _____, the City Council conducted a public hearing, for which notice was given pursuant Sacramento City Code Section 17.200.010(C)(1)(a) and (c) including publication and mail within 500 feet and received and considered evidence concerning implementation actions for the Florin Road Corridor Plan.

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

Section 1. The City Council finds that the Master Environmental Impact Report for the 2030 General Plan was certified on March 3, 2009 and the 2030 General Plan was adopted on that date.

Section 2. The City of Sacramento was the Lead Agency for the Master EIR.

Section 3. An initial study has been prepared for the project, and concluded that the project was described in the Master EIR and that the project would not cause any additional significant environmental effects that were not examined in the Master EIR. No new additional mitigation measures or alternatives are required, and the project is within the scope of the Master EIR.

Section 4. The City has incorporated all feasible mitigation measures or feasible alternatives appropriate to the project as set forth in the Master EIR. The City has provided notice of its intended action by publishing the required notice in a newspaper of general circulation in the area affected by the project, and by posting the notice in the office of the county clerk for a period of thirty days, as required by CEQA Guidelines Section 15177 and 15087.

Section 5. The City Council directs that, upon approval of the Project, the City's Environmental Planning Services shall file a notice of determination with the County Clerk

of Sacramento County and, if the Project requires a discretionary approval from any state agency, with the State Office of Planning and Research, pursuant to the provisions of CEQA section 21152.

Section 6. Pursuant to Guidelines section 15091(e), the documents and other materials that constitute the record of proceedings upon which the City Council has based its decision are located in and may be obtained from, the Office of the City Clerk at 915 I Street, Sacramento, California. The City Clerk is the custodian of records for all matters before the City Council.

[Return to Table of Contents](#)

Attachment 8

RESOLUTION NO. 2010- ____

Adopted by the Sacramento City Council

**AMENDING THE SOUTH AREA COMMUNITY PLAN CHAPTER
OF THE SACRAMENTO 2030 GENERAL PLAN TO ADD POLICIES
FOR THE FLORIN ROAD CORRIDOR AND ESTABLISHING THE
FLORIN TRANSIT VILLAGE DEVELOPMENT DISTRICT (LR07-008)****BACKGROUND**

- A. On October 15, 2002, the City Council accepted the Transit for Livable Communities (TLC) recommendations, which provided recommendations and strategies for transit-supportive development proximate to existing and future light rail stations.
- B. On October 2, 2007, the City Council directed staff to work with the County of Sacramento to initiate the Florin Road Corridor planning effort to ensure similar design and development standards across the corridor and promote revitalization of the area. This effort consists of land use changes, rezones, design guidelines, a streetscape master plan, infrastructure analysis, a financing strategy and other background studies.
- C. On March 3, 2009, the City Council adopted the 2030 General Plan, which includes land use and policy direction to promote infill development in key opportunity areas, including commercial corridors and areas served by transit such as the Florin Road Corridor.
- D. On October 6, 2009, the City Council designated the Florin Road Corridor as a Tier 1, high priority, shovel-ready area in order to promote reinvestment efforts in the area and to prepare the area for new development that would fulfill the vision of the 2030 General Plan and Florin Road Corridor planning effort.
- E. The policies in Exhibit A for the Florin Road Corridor and the Florin Transit Village are consistent with the goals and policies of the South Area Community Plan and the 2030 General Plan.
- F. The policies included in Exhibit A of this resolution support the City and County's vision for the Florin Road Corridor and were drafted in accordance with the provisions of the State Transit Village Development Act (Government Code section 65460 et seq.), which encourages mixed-use development at higher densities around transit stations.
- G. An environmental review of the project determined that these actions constitute a subsequent project within the scope of the General Plan Master EIR.

- H. On September 23, 2010 the City Planning Commission conducted a public hearing on, and forwarded to the City Council a recommendation to approve the Florin Road Corridor Plan implementation actions (LR07-008).
- I. On October 19, 2010, the City Council conducted a public hearing, for which notice was given pursuant Sacramento City Code Section 17.200.010(C)(1) (a) and (c) (publication and mail (500 feet)), and received and considered evidence concerning the Florin Road Corridor Plan implementation actions (LR07-008).

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

Section 1. The South Area Community Plan chapter of the 2030 General Plan is hereby amended to add the language and policies identified in Exhibit A.

Section 2. That land within the South Area Community Plan that is not more than a quarter mile of the exterior boundary of the parcel on which the Florin light rail station is located is hereby designated the Florin Transit Village Development District pursuant to the Transit Village Development Planning Act of 1994 (Government Code section 65460 et seq.). The Florin section of South Area Community Plan chapter of the 2030 General Plan shall serve as the transit village plan for the Florin Transit Village Development District.

Section 3. Exhibit A is a part of this Resolution.

Table of Contents:

Exhibit A – South Area Community Plan Policies

[Return to Table of Contents](#)

Exhibit A 2030 General Plan/South Area Community Plan Amendment Policy Additions

[To be inserted after the infrastructure challenges discussion on page 3-SA-36 of the South Area Community Plan chapter of the City's 2030 General Plan.]

Policies for the Florin Road Corridor/Florin Subregional Center

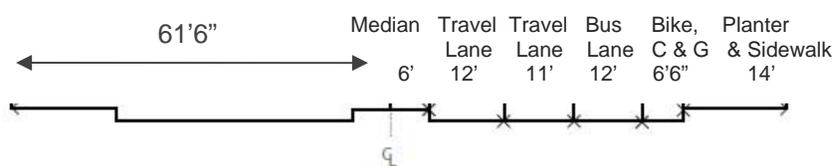
In order to promote reinvestment and the long-term success of the Florin Road Corridor area, the City and County of Sacramento jointly prepared the Florin Road Corridor Plan, a planning effort to ensure a consistent vision for the revitalization of both the City and County side of the Florin Road Corridor. The Plan is comprised of specific individual strategies designed to address the housing, economic development, infrastructure, public safety, and design needs of the corridor. Key policies from that planning effort are listed below.

- SA.FRC 1.1 Commercial Nodes.** The City shall create key commercial nodes by concentrating commercial zoning around the key intersections of 24th Street and Florin and Franklin Blvd. and Florin. *(RDR)*
- SA.FRC 1.2 Mixed-Use Corridor.** The City shall promote more mixed-use development on the corridor between the key commercial nodes through the use of zoning, flexible development standards, and other development incentives. *(RDR)*
- SA.FRC 1.3 Residential Development.** The City shall encourage high quality residential development along the corridor, especially in areas between the major commercial nodes, by allowing residential and mixed-use development in commercial zones. *(RDR)*
- SA.FRC 1.4 Large Parcel Development.** The City shall encourage the addition of new streets and smaller block sizes as well as bicycle/pedestrian pathways to help provide better access to large parcels and to develop a more walkable environment. *(RDR)*
- SA.FRC 1.5 Reinvestment and Redevelopment.** The City shall explore regulatory options and tools that facilitate land assembly, identify financial resources, and promote reinvestment in order to encourage new development on the corridor. *(RDR, FB)*
- SA.FRC 1.6 Economic Development.** In conjunction with the Florin Road Partnership, the City shall continue to use the enterprise zone and pursue other incentives to support existing businesses and attract new employers. *(JP, MPSP)*
- SA.FRC 1.7 Parks and Gathering Places.** The City shall encourage the development of parks, plazas, and other types of gathering places for people at key locations, such as the light rail station or commercial nodes, on Florin Road and promote events and programming for those places. *(RDR)*

SA.FRC 1.8 Circulation. The City shall require circulation improvements that promote a multi-modal (e.g., pedestrian, bicycles, transit, and automobiles) transportation network on Florin Road. *(RDR, MPSP)*

SA.FRC 1.9 Bus Rapid Transit. The City shall provide sufficient right-of-way along Florin Road between Indian Lane and Franklin Boulevard in order to support improved transit service there, including bus rapid transit (BRT) lanes or business access transit (BAT) lanes, consistent with the Sacramento Regional Transit Master Plan and to the satisfaction of the City’s Department of Transportation. Refer to example Florin Road cross section in Figure SA.FRC-1 below. *(RDR, MPSP)*

**Figure SA.FRC-1
Florin Road – Example BRT Configuration
4-Lane Arterial with Bus Rapid Transit Lanes
(123’ ROW)**



SA.FRC 1.10 Transportation Network. The City shall evaluate the transportation network and work with property owners and developers to increase opportunities for improved access to large parcels and to create pedestrian scale blocks along the Florin Road Corridor. *(RDR, MPSP)*

SA.FRC 1.11 Civic and Educational Uses. The City shall encourage educational and civic uses, such as youth centers and vocational schools, to support surrounding neighborhoods and promote business growth. *(RDR)*

SA.FRC 1.12 Safety. The City shall support public safety efforts of the Florin Road Partnership and continue to promote close coordination between the City Police Department and County Sheriffs and the California Highway Patrol to maintain a safe environment for businesses and residents. *(SO)*

SA.FRC 1.13 Infrastructure. The City shall pursue funding to improve infrastructure on Florin Road to create “shovel-ready” development sites. In addition, the City shall ensure that development plans provide adequate water, sewer, and drainage capacity on Florin. *(FB, RDR, MPSP)*

SA.FRC 1.14 Utility Undergrounding. The City shall work with SMUD and cable companies to place power lines underground on Florin Road. *(JP)*

SA.FRC 1.15 District Themes. As shown below in Figure SA-FRC-2, the City shall promote the development of a “neighborhood district” on Florin west of the railroad tracks and a civic, cultural and sports/ entertainment district east of the tracks in order to inform the scale and character of development. *(RDR, JP)*

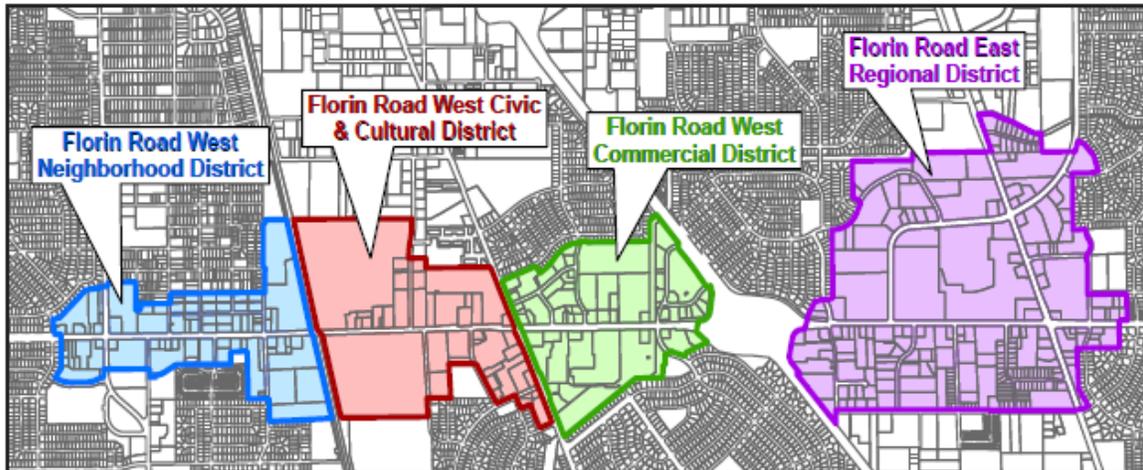


Figure SA-FRC-2 – Florin District Overview Map

SA.FRC 1.16 Gateways. At the major entrances to the corridor (i.e., 24th Street and Florin and at Franklin and Florin), the City shall encourage the use of gateway elements and support higher building heights in order to create an attractive entry to the corridor. *(RDR)*

SA.FRC 1.17 Security Through Design. The City shall continue to promote and use Crime Prevention Through Environmental Design (CPTED) design techniques in its review of new development on Florin Road, encouraging street-level activity and plenty of “eyes on the street.” *(RDR)*

Florin Transit Village Plan

The Florin Transit Village covers the area within a quarter mile of the existing light rail station platform and is envisioned as a mixed-use community with range of housing types as well as retail services, facilities, and parks and greenways that serve residents as well as surrounding neighborhoods. The large parcels that currently exist would be broken up into a series of smaller blocks with streets and pedestrian pathways that would serve residents as well as commuters. The north and south side of Florin is envisioned as a “main street” with commercial uses that line the street while higher density mixed-use development would be located interior to the project and along Indian Lane. Mixed-use and residential development would be built around a series of parks and greenways.

The focal points of the village would be the central park and the transit plaza adjacent to the light rail tracks which would be bordered by higher density mixed-use development. As the area develops over time, town homes, duplexes and other compact single family residential buildings would be built to the north and the west of the station in order to blend with the surrounding single family neighborhoods. Financial and regulatory incentives will be provided to encourage development of transit supportive and sustainable development consistent with the Plan in a manner that avoids conflicts with existing residential neighborhoods.

The following policies are based on recommendations from the *Florin Road Station Area Transit Oriented Development Concept and Guidelines* (2009). The Florin Transit Village Area, as shown above in Figure SA-FTV-1, was adopted as a transit village plan pursuant to California Government Code Section 65460.2.

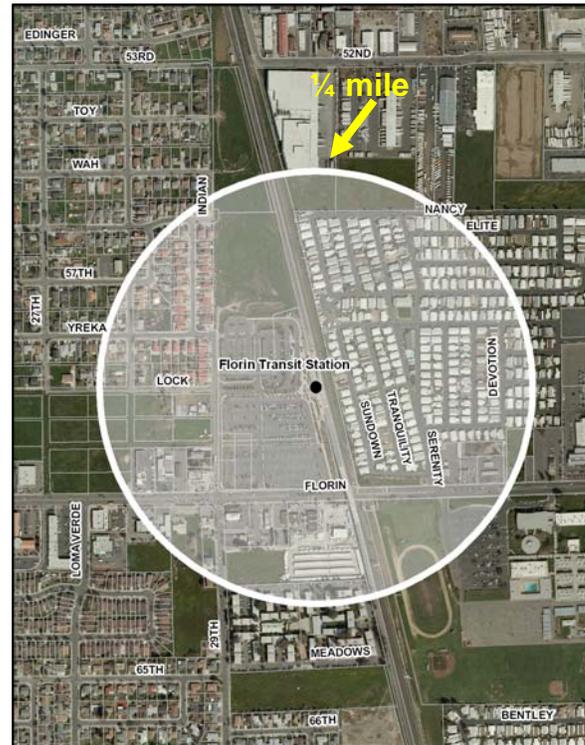


Figure SA-FTV 1: Florin Transit Village Plan area (1/4 mile radius from station)

- SA.FTV 1.1 Transit Supportive Uses.** The City shall encourage uses within the Florin Transit Village that have daily or frequent patronage, such as offices, hotels, or high-density development. (RDR)
- SA.FTV 1.2 Incompatible Uses.** The City shall discourage uses within the Florin Transit Village that might be detrimental to transit ridership such as those with low frequency patronage, or automobile related uses, such as warehouses, self-storage, service stations, or car sales lots. (RDR)
- SA.FTV 1.3 Variety of Housing Types.** Through the use of zoning, incentives, and flexible development standards, the City shall encourage a range of housing types including such

housing types as compact single-family housing, townhouses, condominiums, lofts and apartments that meet the needs of a diverse population. *(RDR)*

- SA.FTV 1.4 Screening and Buffering.** The City shall require new development in the Florin Transit Village to provide screening and buffering from adjacent industrial uses (e.g. railroad tracks) in the form of landscaping, masonry walls, or parking lots (surface and structure) to reduce potential noise and visual impacts. *(RDR)*
- SA.FTV 1.5 Ground Floor Visibility.** The City shall require windows to be provided on the street level of new buildings in the Florin Transit Village as a visual link between business and pedestrians. Ground-floor commercial facades facing streets, sidewalks, pedestrian routes and public plazas shall have non-reflective, transparent windows. *(RDR)*
- SA.FTV 1.6 Development Incentives.** The City shall pursue grant funds and whenever possible offer economic and/or regulatory incentives for transit-oriented development (TOD) projects in the plan area. *(RDR, FB)*
- SA.FTV 1.7 Infrastructure Financing.** The City shall pursue funding for infrastructure improvements in the transit village area and shall require new development to participate in a funding program or pay their fair share for infrastructure improvements. *(FB)*
- SA.FTV 1.8 Greenways, Parks and Public Spaces.** The City shall require that development of the Florin Transit Village area include a variety of public spaces and gathering places such as parks and plazas as well as a network of pedestrian greenways that link the open spaces to residences, businesses, and the station area. *(RDR)*
- SA.FTV 1.9 Street Network and Design.** The City shall require a network of streets that establish an urban block pattern in order to ensure that traffic will move slowly through the area, and pedestrians will be able to cross at intersections with safety and ease. Furthermore, as the only signalized entrance in the station area, the City shall require that Indian Lane is designed so that it becomes a safe entry point for pedestrians, automobiles and bicycles. *(RDR, MPSP)*
- SA.FTV 1.10 Connections.** The City shall ensure clear, safe and convenient access to and from the station area including connections to the surrounding neighborhoods, Luther Burbank High School and eventual connections to residential and commercial areas east of the light rail tracks. *(RDR, MPSP)*
- SA.FTV 1.11 Parking.** The City shall support reduced parking ratios for transit oriented residential or commercial development in the transit village area and promote the efficient design and use of parking including curbside parking, shared parking, and the use of parking structures for higher density development and park-and-ride areas. *(RDR)*

SA.FTV 1.12 Coordination. The City shall coordinate closely with Regional Transit, the Florin Road Partnership, neighborhood associations, and other business and community groups in the development of the transit village area. *(IGC, JP)*

[Return to Table of Contents](#)

Attachment 9

RESOLUTION NO. 2010- ____

Adopted by the Sacramento City Council

**AMENDING THE
SACRAMENTO 2030 GENERAL PLAN
LAND USE DIAGRAM FOR PARCEL 049-0010-103-0000****BACKGROUND**

- A. On October 2, 2007, the City Council directed staff to work with the County of Sacramento to initiate the Florin Road Corridor planning effort to ensure similar design and development standards across the corridor and promote revitalization of the area. This effort consists of land use changes, rezones, design guidelines, a streetscape master, infrastructure analysis, a financing strategy and other background studies.
- B. On March 3, 2009, the City Council adopted the 2030 General Plan, which includes land use and policy director to promote infill development in key opportunity areas, including commercial corridors and areas served by transit.
- C. Based on a review by City staff of parcel 049-0010-103-0000 located on 29th Street south of Florin Road, it was determined that the current General Plan land use designation of Suburban Neighborhood Low Density (3-8 du/ac) would actually hamper development of the site given the dimensions of the property and its limited access from 29th Street.
- D. Staff determined that the Traditional Neighborhood Medium Density (8-21 du/ac) would allow for more development possibilities and would serve as a buffer between the higher density apartments to the north and the low density single family development south of the property.
- E. On September 23, 2010 the City Planning Commission conducted a public hearing on, and forwarded to the City Council a recommendation to approve the Florin Road Corridor Plan implementation actions (LR07-008).
- F. On October 19, 2010, the City Council conducted a public hearing, for which notice was given pursuant Sacramento City Code Section 17.200.010(C)(1) (a) and (c) (publication and mail (500 feet), and received and considered evidence concerning the Florin Road Corridor Plan implementation actions (LR07-008).

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

Section 1. The General Plan land use diagram is hereby amended to change the designation for Assessor Parcel Number 049-0010-103-0000 from Suburban

Neighborhood Low Density to Traditional Neighborhood Medium Density as shown in Exhibit A.

Section 2. Exhibit A is a part of this Resolution.

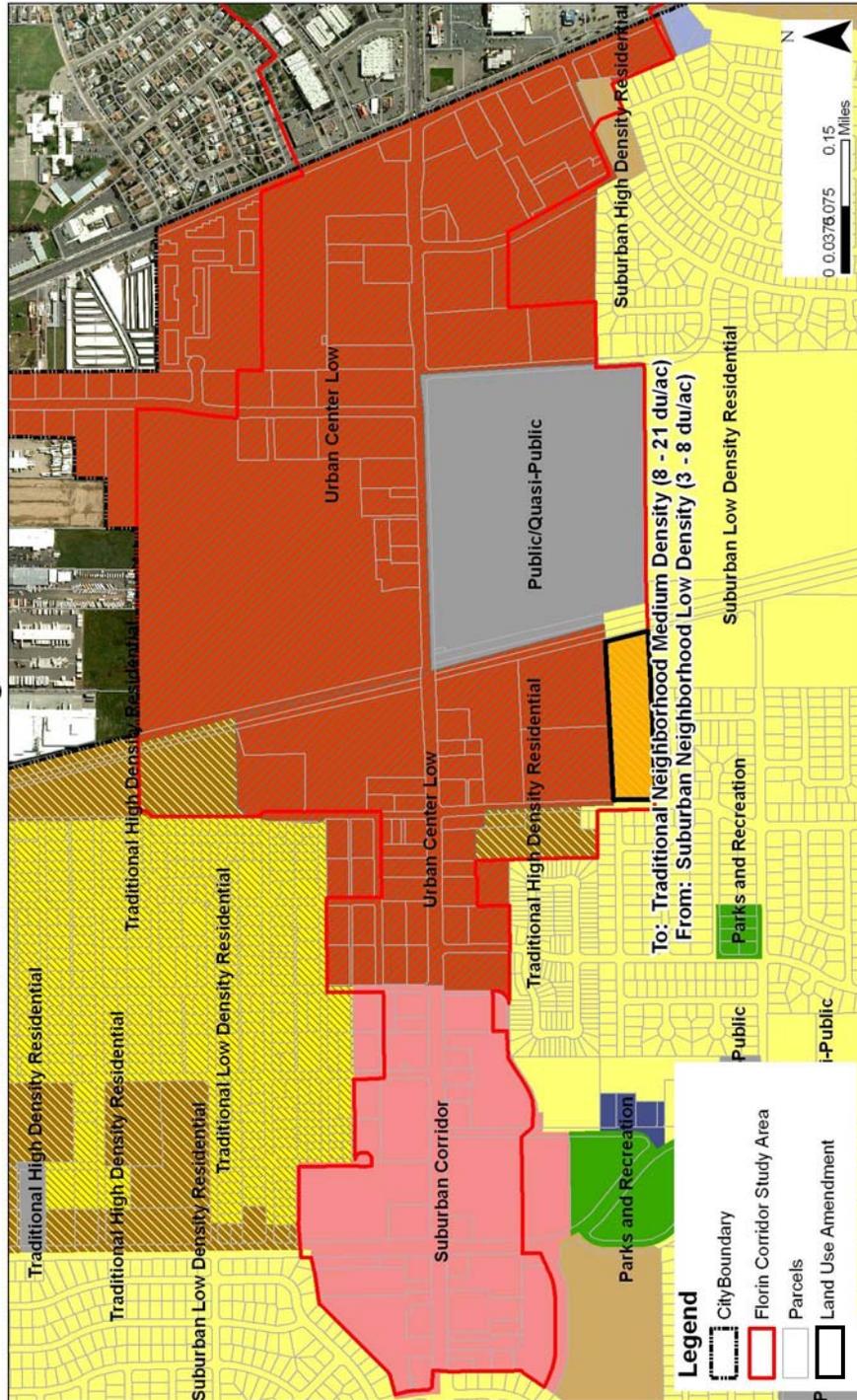
Table of Contents:

Exhibit A – General Plan Land Use Diagram Change

[Return to Table of Contents](#)

Exhibit A Amendment to 2030 General Plan Land Use Diagram APN: 049-0010-103-0000

General Plan Land Use Change - APN: 049-0010-103-0000



[Return to Table of Contents](#)

Attachment 10

ORDINANCE NO.

Adopted by the Sacramento City Council

AMENDING TITLE 17 OF THE SACRAMENTO CITY CODE (THE ZONING CODE) BY REZONING VARIOUS PARCELS OF REAL PROPERTY ON FLORIN ROAD FOR CONSISTENCY WITH THE 2030 GENERAL PLAN

BE IT ENACTED BY THE COUNCIL OF THE CITY OF SACRAMENTO:

Section 1. Title 17 of the Sacramento City Code (the Zoning Code) is amended by rezoning the properties depicted in the attached Exhibit A and identified by APN and address in the attached Exhibit B, from the existing zone to the proposed zone as set forth in Exhibit B. The attached Exhibits A and B are incorporated herein by reference.

Section 2. Rezoning of the property shown in the attached Exhibit A, by the adoption of this Ordinance, will be considered to be in compliance with the requirements for the rezoning of property described in the Zoning Code, as amended, as those procedures have been affected by recent court decisions.

Section 3. The City Clerk of the City of Sacramento is directed to amend the official zoning maps, which are part of the Zoning Code, to conform to the provisions of this Ordinance.

Table of Contents:

Exhibit A – Florin Road Rezone Map
Exhibit B – List of Rezone Properties

[Return to Table of Contents](#)

Exhibit A – Florin Road Rezone Map



[Return to Table of Contents](#)

Exhibit B – List of Rezone Properties

APN	NUMBER	STREET	EXISTING ZONE	PROPOSEDZONE
04101120320000	3201	FLORIN RD	R-1/C-2	RMX
04101110060000	7101	INDIAN LN	M-1S/M-1S	RMX-TO/RMX-TO
04101110050000	3001	FLORIN RD	M-1S	RMX-TO
04101120240000	0	LUTHER DR	C-2	RMX
04101120230000	0	LUTHER DR	C-2	RMX
04101200220000	3815	FLORIN RD	M-1S/C-2	C-2
04101120210000	0	LUTHER DR	C-2	RMX
04101120300000	0	LUTHER DR	C-2	RMX
04100730250000	2401	FLORIN RD	C-2-R	C-2
03503340320000	2251	FLORIN RD	C-2/R-1	C-2
04101200110000	0	FLORIN RD	M-1S	C-2
04100850020000	7104	INDIAN LN	R-1	RMX
04100850010000	2816	LOCK AV	R-1	RMX
04100830020000	0	LOCK AV	R-1	RMX-TO
04100830010000	0	LOCK AV	R-1	RMX
04100850030000	7114	INDIAN LN	R-1	RMX-TO
04100850040000	0	SAM AV	R-1	RMX-TO
04100830030000	0	SAM AV	R-1	RMX-TO
04100830040000	0	SAM AV	R-1	RMX
04100730150000	7120	WOODBINE AV	R-1	R-2B
04100730110000	7120	WOODBINE AV	R-2A	R-2B
04101110070000	0	INDIAN LN	M-1S	C-2-TO
04101110040000	2935	FLORIN RD	M-1S	C-2-TO
04100750070000	0	27TH AV	C-2-R	C-2
04100750060000	7141	WOODBINE AV	C-2-R	C-2
04100730160000	2501	FLORIN RD	C-2-R/C-2	C-2
04100860210000	7116	INDIAN LN	R-2A	RMX
04100860220000	2815	FLORIN RD	C-2-R	C-2
04100860230000	2813	FLORIN RD	C-2-R	C-2
04100860320000	2811	FLORIN RD	C-2-R	C-2
04100860280000	0	SAM AV	C-2-R	C-2-TO
04100860290000	0	SAM AV	C-2-R	C-2
04100730240000	7155	24TH STREET	C-2-R	C-2
04100860270000	7136	INDIAN LN	R-2A	RMX
04101110080000	2931	FLORIN RD	M-1S	C-2-TO
04100860260000	0	INDIAN LN	C-2-R	C-2
04100750050000	0	SAM AV	C-2-R	C-2
04100860070000	2829	FLORIN RD	C-2-R	C-2
04100860310000	0	FLORIN RD	C-2-R	C-2-TO

APN	NUMBER	STREET	EXISTING ZONE	PROPOSEDZONE
04100860300000	0	FLORIN RD	C-2-R	C-2
03503340180000	2221	FLORIN RD	C-2/R-1	C-2
03503340190000	0	TAMOSHANTER WY	R-1	C-2
04900210060000	2860	FLORIN RD	C-2-R/R-3	C-2
04900210050000	2800	FLORIN RD	R-1/C-2-R	C-2
04900210310000	2770	FLORIN RD	C-2-R	C-2
04900210420000	2750	FLORIN RD	C-2-R	C-2
04900210360000	2730	FLORIN RD	C-2-R	C-2
04900210350000	2700	FLORIN RD	C-2-R	C-2
04700120140000	2378	FLORIN RD	C-2/C-2-4	C-2/C-2
05000100470000	7282	FRANKLIN BL	C-2-R	C-2
04902700050000	0	MEADOWGATE DR	R-2B	C-2
04902700150000	7290	FRANKLIN BL	C-1-R	C-2
04902700060000	0	MEADOWGATE DR	R-2B	C-2
04900101030000	0	29TH ST	R-1-R	R-2B
04902700070000	0	FRANKLIN BL	C-1-R	C-2
04902700090000	0	FRANKLIN BL	C-1-R	C-2