



REPORT TO PLANNING COMMISSION City of Sacramento

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915 I Street, Sacramento, CA 95814-2671

CONSENT
January 13, 2011

Honorable Members of the Planning Commission

Subject: Initiation of the Rezoning of Properties within the Proposed Swanston Station Transit Village Specific Plan Area (M09-020)

Location/Council District:

Approximately, El Camino Avenue to the north, Business 80 to the east, Arden Way to the south, and Erickson Street to the west (Attachment 1). Council Districts 2 and 3.

Recommendation: Direct staff to initiate the process of rezoning properties within the Proposed Swanston Station Transit Village Specific Plan Area.

Contact: Fedolia "Sparky" Harris, Senior Planner, 808-2996;
Jim McDonald, Senior Planner, 808-5723

Summary: In November, 2005, staff began drafting the Swanston Station Transit Village Specific Plan (M04-057) to create a long-term transit-oriented development (TOD) specific plan to guide future development and redevelopment within the area toward transit supportive land uses and to provide needed housing, employment opportunities, and neighborhood retail uses near the station.

The Swanston Station area is a logical location for TOD due to the abundance of vacant/underutilized parcels nearby, the close proximity to Downtown and Arden Fair Mall area, and the established vision for the area as a future multi-modal transit station including light rail, a bus transfer facility, Regional Rail, and possibly a streetcar.

Community input has played a key role in developing the Swanston Station Transit Village Plan to date along with the cooperation of a cross-departmental Technical Advisory Committee (TAC), Steering Committee (SC), community stakeholders and interest groups, as well as the community-at large. The general consensus among all of the partners is that the Swanston area is well positioned for redevelopment and revitalization oriented towards transit supportive residential neighborhood development west of the Union Pacific/Regional Transit tracks and higher intensity, mixed-use development on the east side of the tracks.

A final draft of the Swanston Station Transit Village Specific Plan has been completed. Final action on the Specific Plan is anticipated in the Spring of 2011. This Plan includes recommendations for rezoning of properties throughout the plan area. In recognition of

the current economic conditions in the Sacramento region, staff is proposing to phase the rezoning of properties over time focusing initially on the areas that would provide the greatest catalytic effect for future TOD. Attachments 2, 3, and 4 illustrate the existing zoning, the proposed Initial Phase rezoning to be brought before Council for approval with the adoption of the Specific Plan, and planned Final Phase zoning from the Draft Specific Plan to be considered at a future date.

The action sought today is the initiation of the rezoning process. A public hearing before the Planning Commission in accordance with City Code Section 17.208.020 will be held in February at which time the Planning Commission will also be asked to support adoption of the Swanston Station Transit Village Specific Plan. The recommendations approved by the Planning Commission following that hearing will be forwarded to City Council for final action in March.

Respectfully submitted by: 
Fedolia "Sparky" Harris
Senior Planner

Recommendation Approved:



Francesca Lee Halbakken
Operations Manager

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Attachments

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