



REPORT TO PLANNING & DESIGN COMMISSION City of Sacramento

5

STAFF REPORT
November 15, 2012

To: Members of the Planning & Design Commission

Subject: 2035 General Plan Update (LR12-003) – Initial Workshop

Location/Council District: Citywide/All Districts

Recommendation: Staff is seeking Commission review and comment on the 2035 General Plan Update project

Contact: Remi Mendoza, Associate Planner, (916) 808-5003

Presenter: Remi Mendoza, (916) 808-5003

Department: Community Development

Division: Planning

Dept. ID: 21001222

Description/Analysis

Issue: On April 26, 2012 City Council passed Resolution No. 2012-104 which directed staff to proceed with a five-year update of the General Plan. In October 2012, with the assistance of Mintier Harnish Planning Consultants, staff initiated a five year update to the General Plan. State law requires that each city adopt a general plan “for the physical development of a city and any land outside its boundaries which bears relation to its planning” (§65300). Accordingly, in 2009 the City Council certified the Master Environmental Impact Report (Master EIR), and adopted the Sacramento 2030 General Plan; a comprehensive overhaul of the old 1988 General Plan. However, use of the streamlining provisions applicable to the General Plan Master EIR expire after five years and must therefore be updated periodically. Additionally the Housing Element is required to be updated by October 2013, consistent with the Sacramento Area Council of Governments (SACOG) Metropolitan Transportation Plan (MTP).

To assist with the five-year General Plan Update, on October 9, 2012, City Council approved a professional services agreement with Mintier Harnish Planning Consultants.

Mintier Harnish will be the primary consultants overseeing the 2035 General Plan Update project which also includes the Housing Element Update, and associated Master EIR.

The Master EIR is a comprehensive analysis of the impacts of growth anticipated in the 2035 General Plan. This report will incorporate an updated traffic study as well as identify thresholds of significance that are aligned with relevant general plan policies. Streamlining will include use of the Master EIR for anticipated subsequent private and public development projects as well as other CEQA opportunities, such as for Transit Priority Projects under SB 375 and infill projects under SB 226 CEQA Guidelines. The General Plan Master EIR will serve an important role towards revitalizing the economy because:

- It provides basic environmental clearance;
- Eliminates or reduces need for costly environmental impact reports; and
- Results in faster project processing.

The General Plan five-year update is a critical tune-up or a “refresh” of the existing 2030 General Plan and not a major overhaul as was completed in 2009. This “refresh” is vital to continue having a suitable document for the community to rely on for future planning endeavors. Staff has already begun to look at the removal of redundant and dated policies and implementation measures (Attachment 3). Completion of this project will support citywide economic development by:

- Streamlining development project review and approval (including compliance with the California Environmental Quality Act (CEQA));
- Focusing infrastructure investments;
- Simplifying General Plan implementation and monitoring; and
- Conforming to minimum state and federal requirements.

Key components of the 2035 General Plan Update include: (1) updating the forecast for the planning time frame through 2035 consistent with the SACOG Metropolitan Transportation Plan (MTP); (2) updating the Housing Element; (3) ensuring compliance with recent flood risk legislation; (4) completing an infrastructure assessment for Tier 1 shovel ready areas and; and (5) incorporating the Climate Action Plan into the 2035 General Plan. These components are described in more detail below.

Key components of the 2035 General Plan Update:

1. Update forecast for the planning timeframe through 2035

The 2030 General Plan and Master EIR evaluated projected growth through the year 2030. However, the significant slowdown in development activity since 2006 will require a “dial down” of the housing, employment, and population projections to be consistent with SACOG’s Metropolitan Transportation Plan and an extension of the planning horizon to 2035.

2. Update of the Housing Element

The City's current Housing Element addresses for the period from 2008 to 2013. The new Housing Element will cover the period from 2014 to 2022 and is due to the state Department of Housing and Community Development (HCD) by October, 2013. The Consultants will provide guidance on and ensure that the Housing Element meets the requirements of State law and the expectations of HCD reviewers, and is consistent with the other General Plan elements and proposed revisions.

3. Compliance with recent flood risk legislation

SB 5 requires local jurisdictions to consider flood risk and flood management in their local planning and decision making processes. The Consultants will evaluate the impacts of compliance with recent flood risk legislation and plans (e.g., Central Valley Flood Protection Plan, 200-year flood protection). SB 5 and the Central Valley Flood Protection Plan require consideration in the General Plan and will be recognized in the update of the MEIR.

4. Infrastructure assessment for Tier 1 shovel ready areas

In 2009, the Council adopted a resolution that identified priority shovel ready sites (Attachment 2, Shovel Ready Sites Map). In identifying priority sites, the Council provided direction on where to invest and coordinate resources to provide the infrastructure needed to encourage development at key locations. The Consultants will prepare an infrastructure Assessment and Financing Strategy for shovel-ready opportunity areas and infill sites. The outcome will be a comprehensive list of the key infrastructure improvement investments that could be made by the City in order to foster private sector development.

5. Integration of the Climate Action Plan into the 2035 General Plan

The Consultants will incorporate Climate Action Plan strategies, measures, and actions that result in greenhouse gas emissions reductions in appropriate elements of the General Plan. The Consultants will also build upon the descriptions, measures, and actions of climate change risks included in the CAP and recommend policies throughout the General Plan Elements to address climate change impacts.

The timeline for completion of the 2035 General Plan is scheduled for December of 2013 (Attachment 1, Schedule). During this time Planning staff will also be meeting quarterly with a Inter Departmental Technical Advisory Committee (TAC). The TAC has been formed to provide input, address specific issues, and review the work products that are generated by the consultants.

As part of our ongoing outreach efforts staff is planning to lead focus meetings with key groups, including housing, mobility, business/economic development and the community residents. Additionally staff will reach out in person to the area leadership groups, and also incorporate web based tools for civic engagement such as Mind Mixer

which the city of Los Angeles is currently utilizing for its General Plan Update. Staff will return in the summer and fall of 2013 to present 2035 General Plan Update draft documents for your review and recommendation to Council.

Policy Considerations: The General Plan Implementation Program calls for an update of the General Plan every five years. This ensures that the General Plan policies, standards and strategic implementation program continue to be aligned with the City's vision and goals for growth and development, and are responsive to current economic, social, and technological trends.

Environmental Considerations:

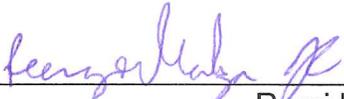
California Environmental Quality Act (CEQA): No action is being proposed for this report, as it is not defined as a project under CEQA Section 15061 (b)(3): The activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. A Master EIR will be completed as part of the five year update for the General Plan.

Sustainability Considerations: The vision and key themes woven throughout the 2030 General Plan help further the City's long-standing goal of moving our community towards sustainability. Recent 2030 General Plan implementation efforts such as the City's Climate Action Plan (adopted in February 2012), Parking Ordinance (adopted in October 2012), Planning and Development Code (in progress), and other initiatives have resulted in new programs and policies since the adoption of the Sustainability Master Plan in 2007. Updating the General Plan to incorporate these efforts will ensure that the current relevant goals, policies, and programs are in place so that we can continue to reduce the City's carbon footprint, adjust to a changing climate, and improve quality of life moving forward into the future.

Rationale for Recommendation: Not applicable.

Financial Considerations: No additional funding is required. City Council approved funding for consultant assistance from Mintier-Harnish on October 9, 2012.

Emerging Small Business Development (ESBD): The purchase of goods or services is not associated with this report.

Respectfully submitted by: 
Remi Mendoza
Associate Planner

Recommendation Approved:


Thomas S. Pace
Long Range Planning Manager

Table of Contents:

Report 1

Attachments:

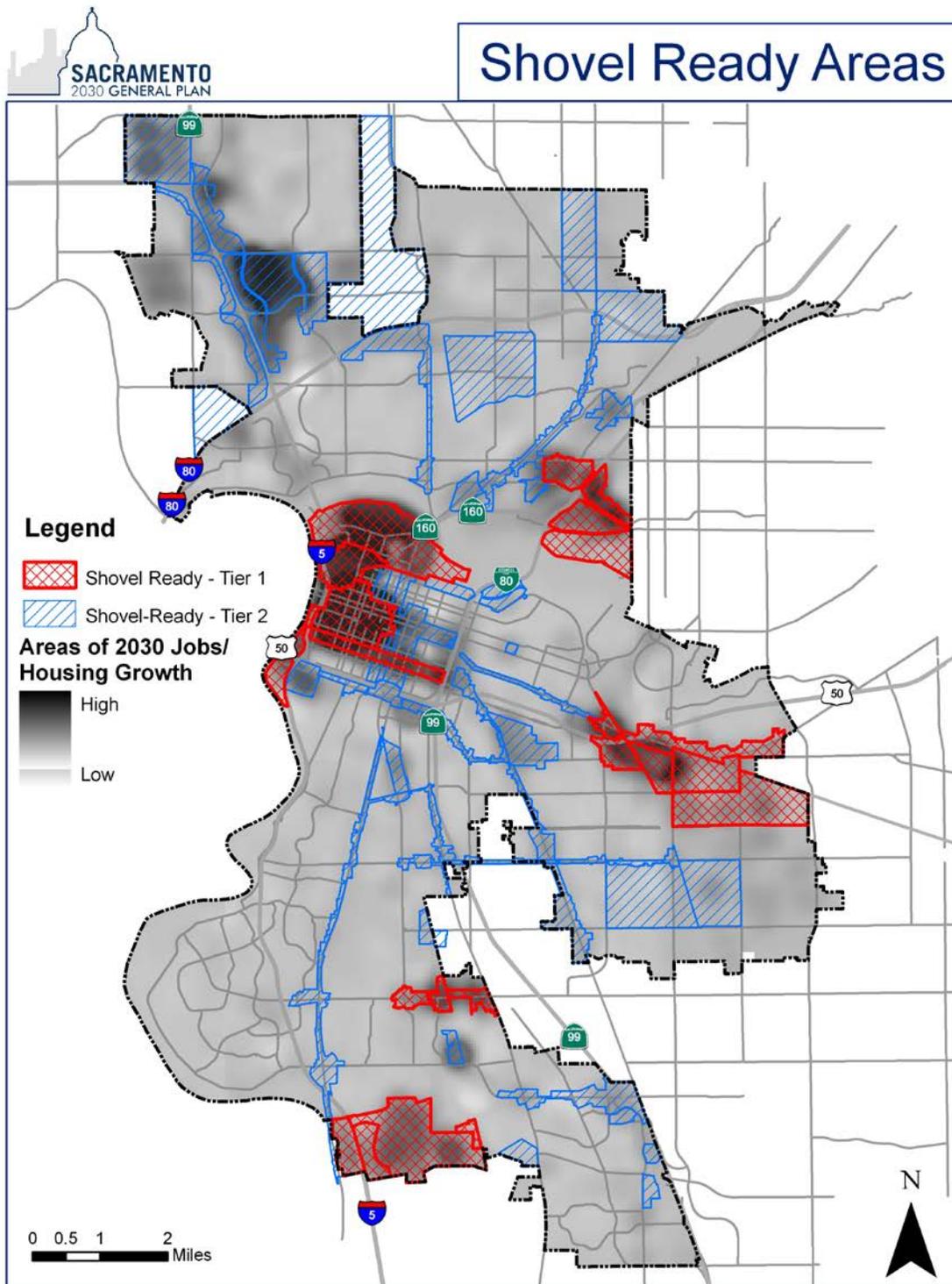
1	Schedule	6
2	Shovel Ready Sites Map	7
3	General Plan policies/implementation measures	8

Attachment 1-2035 General Plan Update Schedule

Schedule for the City of Sacramento 2035 General Plan Update, Housing Element, and MEIR

	2012			2013											
	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
TASK 1: PROJECT INITIATION/MANAGEMENT															
1.1 Kick-Off/Project Orientation Meeting															
1.2 Technical Advisory Committee Assistance															
1.3 Public Outreach Assistance															
1.4 Ongoing Coordination															
TASK 2: Existing Conditions Update															
2.1 Existing Conditions Updates															
TASK 3: General Plan Review and Revision															
3.1 Policy and Implementation Program Review															
3.2 Focused General Plan Policy Analysis															
3.3 Administrative Draft General Plan Revisions															
3.3 Public Review Draft General Plan Revisions															
TASK 4: Master EIR Update															
4.1 Notice of Preparation/Scoping Meeting															
4.2 Administrative Draft MEIR Update															
4.3 Screencheck and Public Draft MEIR Update															
4.4 Draft and Final MEIR Update															
4.5 MMP, Findings, and SOC															
TASK 5: Technical Studies and Analysis															
5.1 Historic Resources Intensive Surveys															
5.2 Infrastructure Assessment and Financing Plan															
5.3 Parkland Dedication Ordinance/Fees															
5.4 Alternative Housing Element															
Project Management															
Project Management/Task 1.4															

Attachment 2



Updated: October 7, 2009

Attachment 3

Proposed Changes/Ideas	Location in General Plan
Master Environmental Impact Report	
Update master environmental impact report (MEIR) to address the following: <ol style="list-style-type: none"> 1. Air quality 2. Biological resources 3. Cultural Resources: Add historic survey of Tier 1 areas 4. Map of toxic sites: Add map 5. Noise study 6. Traffic study 7. Add streetcar analysis and river crossings analyses 8. MEIR to synch General Plan policies and California Environmental Quality Act (CEQA) thresholds 9. Identify anticipated capital improvement projects (incl. roadways) 10. Greenhouse gas analysis update to be consisted with adopted Climate Action Plan (CAP) 11. Advise on mitigating paleontology impacts 12. Identify thresholds of significance 	Master Environmental Impact Report
Synch General Plan policies with MEIR discussion related to Climate Change to recognize the recently adopted Climate Action Plan	Various
Include adequate evaluation of growth's cumulative impacts to utility systems.	Master Environmental Impact Report
Mobility	
Consider how to address potential impacts to critical intersections	
Allow for flexibility for street parking on commercial corridors	Mobility Element
Clarify that development of roads do not have to be built to maximum lanes identified in the General Plan	Mobility Element
Add policy language to address Street Car and river crossing studies	Mobility Element
Address river crossings	Mobility Element
Clarify Levels of Service (LOS) in mobility element	Mobility Element
Synch up Federal street classification map with the corresponding General Plan that identifies arterials and collectors	Mobility Element

Proposed Changes/Ideas	Location in General Plan
Identify traffic LOS policies for exempt areas	Mobility Element
Create new policies to clearly convey the type of development desired near light rail stations	Land Use Element
Consider adding LOS standards for pedestrians and bicyclists.	Mobility Element
Determine how to use street typologies.	Mobility Element
Airport land use compatibility/airport land use commission update	Land Use Element
Wayfinding signs should be consolidated and coordinated among various agencies.	Mobility Element
New transit stations, including the new street car system, should be planned in a manner that optimizes the economic impact to a business district.	Mobility Element
Recent Studies/Policy Direction	
Update land use map (including community plan maps) to bring current.	Land Use Element
Address Tier One/Two approach to capital improvement planning.	Introduction
Update Data	
Update the Technical Background Report (TBR)	Supporting Document
Synch the Sacramento Area Council of Government (SACOG) SACOG Metropolitan Transportation Plan (MTP) growth estimates with the General Plan MEIR, and acknowledge MTP in General Plan policies	Various
State Mandates	
Update Housing Element	Housing Element
Update flood management policies to be consistent with AB162	Resource Constraints Element
Update land use element to include infrastructure and service analysis for disadvantaged communities within our sphere of influence. (SB244)	Land Use Element
Miscellaneous Revisions	
Prepare a report and map to chart prior historic resources survey work done from 1975 to current date.	Historic and Cultural Resources
Complete a needs analysis for future cultural resources surveys related to Tier I Shovel-Ready opportunity area and citywide.	Historic and Cultural Resources
Assess the city's economic development policies to promote infill and shovel ready sites.	Historic and Cultural Resources
Evaluate the efficiency and effectiveness of General Plan policies and implementation measures.	Various

Proposed Changes/Ideas	Location in General Plan
Incorporate amendments made in prior years.	Various
Evaluate flexibility of policies to allow transitional uses that would not interfere with the long-term development of the area consistent with the General Plan.	Land Use Element
Update policies regarding groundwater and water infrastructure	Utilities Element
Include information detailing current household size for multi-family, two-family and single family dwellings.	Education, Recreation, and Culture
Evaluate current parkland dedication requirements	Education, Recreation, and Culture
Update Community Plans to reflect Council action, e.g.: <ul style="list-style-type: none"> • River District SPD. • Robla opportunity area 	Part III: Community Plans
Combine Employment Center Low Rise and Employment Center Medium Rise land use designations	Land Use Element
Consider revising the minimum floor-area-ratio to address near-future development.	Land Use Element
Add “limited neighborhood-serving commercial on lots two-acres or less” to allowed uses for Traditional Neighborhood High Density (TNHD)	Land Use Element
Clarify that the “block average density” policy is not applied by right, but must be approved by city staff.	Land Use Element
Modify LU 8.1.5 to be more flexible.	Land Use Element
Address urban farming as a land use	Land Use & Natural Resources Elements
Develop a comprehensive annexation plan	Land Use Element
Incorporate ULI’s recommendation for Broadway	Various
New facilities for public utilities need to consider the economic effect of the chosen location (don’t put utilities in areas better suited for development that will enhance development).	Utilities and Mobility Elements
Housing Element Update: To address environmental justice issues, the update should determine how Sacramento’s most vulnerable communities can address the disproportionate impacts of past and current unhealthy land uses.	Housing Element
Describe how mobility actions are being accomplished in community plans (e.g. commuter bikeways in the Central City Community Plan), the how corridor opportunity areas are being enhanced for multi-modal	Mobility Element

Proposed Changes/Ideas	Location in General Plan
transportation options.	
Emphasize early intervention in preservation review to improve both the process and end result	Historic and Cultural Resources
Describe consistency of the General Plan with the Old Sacramento State Historic Park General Plan.	Education, Recreation, and Culture Element
Implementation Program	
Prioritize, consolidate, and reduce the number of implementation measures to create a more effective and efficient program.	Part IV: Implementation
Review and update Implementation Measure 2 under Environmental Constraints. Requested by Utilities.	
Memorialize historic surveys by following up and registering the structures as Historic Landmarks	Implementation Program
Add: Establish SPDs where Redevelopment Areas use to be (Downtown area should be a priority). The SPD's should include an historic survey to identify resources that should be nominated for the historic registry.	Implementation Program
Remove: In conjunction with the LAFCo Municipal Service Review, the City shall conduct a study of wastewater, storm drainage, solid waste, and dry utility service districts to determine where districts might be annexed or consolidated to increase efficiency and the quality of service and delivery.	Implementation Program