

## Law and Legislation Committee Report

915 I Street, 1<sup>st</sup> Floor

Sacramento, CA 95814

[www.cityofsacramento.org](http://www.cityofsacramento.org)

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**File ID:** 2020-00619

June 16, 2020

**Discussion Item 05**

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**Title: Ordinances Amending Title 17 Relating to the West Broadway Specific Plan and Central City Special Planning District**

**Location:** District 4

**Recommendation:** 1) Review an ordinance amending Section 17.444.150 of the Sacramento City Code Relating to the Central City Special Planning District (CCSPD); 2) review an ordinance amending Title 17 of the Sacramento City Code to rezone parcels within the West Broadway Specific Plan (WBSP) area bounded by the Sacramento River on the West, U.S. Highway 50 and Broadway on the North, Muir Way and 5<sup>th</sup> Street on the East, and 4<sup>th</sup> Avenue on the South; and 3) pass a Motion forwarding the Ordinances to City Council for consideration.

**Contact:** Helen Selph, Associate Planner, (916)-808-7852; Elizabeth Boyd, Senior Planner (916) 808-3540, Community Development Department

**Presenter:** Helen Selph, Associate Planner, (916)-808-7852, Community Development Department

**Attachments:**

- 01-Description/Analysis
- 02- Ordinance Relating to CCSPD
- 03-Exhibit A (Existing CCSPD Boundary)
- 04-Exhibit B (Proposed CCSPD Boundary)
- 05-Exhibit C (Existing Open Space District)
- 06-Exhibit D (Proposed Open Space District)
- 07-Exhibit E (Parcels Removed from CCSPD)
- 08-Ordinance Rezones
- 09-Exhibit A (Existing Zoning)
- 10-Exhibit B (Proposed Zoning)
- 11-Exhibit C (List of Rezone Parcels)

## Description/Analysis

**Issue Detail:** The West Broadway Specific Plan (WBSP) provides a vision for development and redevelopment within a 292-acre planning area that is generally bounded by the Sacramento River on the west; U.S. Highway 50 and Broadway on the north; Muir Way and 5th Street on the east; and 4th Avenue on the south.

The Draft WBSP and Draft Environmental Impact Report (EIR) were released for public review on December 23, 2019. The Draft WBSP and a link to the Draft EIR can be found at: <https://www.cityofsacramento.org/Community-Development/Planning/Major-Projects/West-Broadway-Specific-Plan>

When the WBSP project was initiated, a decision was made to include land currently occupied by fuel storage facilities adjacent to the Sacramento River near Broadway. These fuel storage facilities are currently within the Central City Special Planning District (CCSPD). The first ordinance for review pertains to amending Section 17.444.150 of the Sacramento City Code to rezone certain properties out of the Central City Special Planning District and related Open Space Districts to prevent them from overlapping with the WBSP area.

The second ordinance relates to amending Title 17 of the Sacramento City Code to Rezone properties within WBSP as shown on Attachments 9 and 10:

- Rezoning industrial land near the Sacramento River and Broadway that is currently occupied by fuel storage facilities, from M-2 (Heavy Industrial) to R-5 (High-Rise Residential)
- Rezoning M-1 (Light Industrial) land adjacent to Broadway to C-2 (General Commercial) and to R-4A near The Mill.
- Rezoning the Alder Grove site from R-3 to R-4A and C-2 adjacent to Broadway.

The C-2 zone is a flexible zone in that it allows both residential and commercial uses, thereby allowing housing development without creating non-conforming uses.

A report to the Preservation Commission is scheduled for June 17, the Active Transportation is scheduled for on June 18. It is anticipated that the Planning and Design Commission public hearing will be held on June 25 and City Council hearing will be held on July 28, 2020.

**Policy Considerations:** The proposed project is consistent with the City's goals and policies as established in the 2035 General Plan. These policies include:

**LU 1.1.4 Leading Infill Growth.** The City shall facilitate infill development through active leadership and the strategic provision of infrastructure and services and supporting land uses.

**LU 1.1.5 Infill Development.** The City shall promote and provide incentives (e.g., focused infill planning, zoning/rezoning, revised regulations, provision of infrastructure) for infill development, reuse, and growth in existing urbanized areas to enhance community character, optimize City investments in infrastructure and community facilities, support increased transit use, promote pedestrian- and bicycle-friendly neighborhoods, increase housing diversity, ensure integrity of historic districts, and enhance retail viability.

**LU 2.1.8 Neighborhood Enhancement.** The City shall promote infill development, reuse, rehabilitation, and reuse efforts that contribute positively (e.g., architectural design) to existing neighborhoods and surrounding areas.

**ERC 2.2.6 Urban Park Facility Improvements.** In urban areas where land dedication is not reasonably feasible (e.g., the Central City), the City shall explore creative solutions to provide neighborhood park and recreation facilities (e.g., provision of community-serving recreational facilities in regional parks) that reflect the unique character of the area.

**H-1.2.2 Compatibility with Single Family Neighborhoods.** The City shall encourage a variety of housing types and sizes to diversify, yet maintain compatibility with, single-family neighborhoods.

**H-1.2.5 Neighborhood Input on Development.** The City shall continue to work with neighborhood associations and residents through the planning and delivery of residential development to ensure that neighborhoods are safe, decent, and pleasant places to live and work.

**Goal LU 2.2 City of Rivers.** Preserve and enhance Sacramento's riverfronts as signature features and destinations within the city and maximize riverfront access from adjoining neighborhoods to facilitate public enjoyment of this unique open space resource.

**Policy LU 2.2.1 World-Class Rivers.** The City shall encourage development throughout the city to feature (e.g., access, building orientation, design) the Sacramento and American Rivers and shall develop a world-class system of riverfront parks and open spaces that provide a destination for visitors and respite from the urban setting for residents.

**HCR 2.1.6 Planning.** The City shall take historical and cultural resources into consideration in the development of planning studies and documents.

**HCR 2.1.14 Adaptive Reuse.** The City shall encourage adaptive reuse of historic resources when the original use of the resource is no longer feasible.

**HCR 2.1.15 Demolition.** The City shall consider demolition of historic resources as a last resort, to be permitted only if rehabilitation of the resource is not feasible, demolition is necessary to protect the health, safety, and welfare of its residents, or the public benefits outweigh the loss of the historic resource.

**Economic Impacts:** It is anticipated that the economic impacts of the WBSP will be an increase in housing production and economic activity in and around the project area which will support more small- and medium-sized businesses and job growth over the next 20 or more years.

**Environmental Considerations:** Adoption of a specific plan is considered a project under the California Environmental Quality Act and a Draft Environmental Impact Report (EIR) was released on December 23, 2019. The public comment period ended on February 20, 2020. Public comments that were received on the WBSP and Draft EIR are addressed comprehensively in the Final EIR, which is posted at: <http://www.cityofsacramento.org/Community-Development/Planning/Environmental/Impact-Reports>.

**Sustainability:** The WBSP facilitates infill development, reuse, and reinvestment in an existing urbanized area. Increased housing opportunities near the urban core will reduce long commutes and dependence on cars, thereby reducing the per capita use of fossil fuels and greenhouse gas emissions and help meet air quality standards.

**Commission/Committee Action:** A report to the Planning and Design Commission on the Draft WBSP was presented on May 14, 2020, for review and comment. Preservation Commission and Active Transportation Commission meetings were cancelled as a precaution to the coronavirus, COVID-19. These have been tentatively rescheduled for June 2020. It is anticipated that Planning and Design Commission and City Council hearings will take place summer 2020.

**Rationale for Recommendation:** Amending the CCSPD and Open Space District boundaries will prevent the WBSP area from overlapping with the CCSPD and Open Space District boundaries. Rezoning parcels within the WBSP area will create more opportunities for new housing development and improve neighborhood livability and connectivity.

**Financial Considerations:** Not applicable.

**Local Business Enterprise (LBE):** Not applicable

ORDINANCE NO.

Adopted by the Sacramento City Council

XXXX, 2020

**AN ORDINANCE REZONING CERTAIN PROPERTIES OUT OF THE CENTRAL CITY SPECIAL PLANNING DISTRICT AND AMENDING SECTION 17.444.150 OF THE SACRAMENTO CITY CODE, RELATING TO THE CENTRAL CITY SPECIAL PLANNING DISTRICT**

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

**SECTION 1.**

The City Council finds the following:

1. The rezoning of the properties accomplished by this ordinance is consistent with the applicable general plan land use designation, use, and development standards; the goals, policies, and other provisions of the general plan; and any applicable specific plan or transit village plan; and promotes the public health, safety, convenience, and welfare of the city.
2. As amended by this ordinance, the Planning and Development Code complements, supports, and facilitates the implementation of the goals, policies, and other provisions of the general plan and the city's specific plans and transit village plans; and promotes the public health, safety, convenience, and welfare of the city.

**SECTION 2.**

- A. Section 17.44.150 of the Sacramento City Code is amended as follows:
  1. Exhibit A to Section 17.444.150, as shown in Exhibit A to this ordinance, is hereby deleted.
  2. Exhibit B to this ordinance is hereby added as Exhibit A to Section 17.444.150.
  3. Exhibit D to Section 17.444.150, as shown in Exhibit C to this ordinance, is hereby deleted.
  4. Exhibit D to this ordinance is hereby added as Exhibit D to Section 17.444.150.
  5. The parcels listed in Exhibit E to this ordinance are hereby removed from the Central City Special Planning District.

- B. Except as provided in subsection A above, section 17.444.150 remains unchanged and in full effect.

**SECTION 3.**

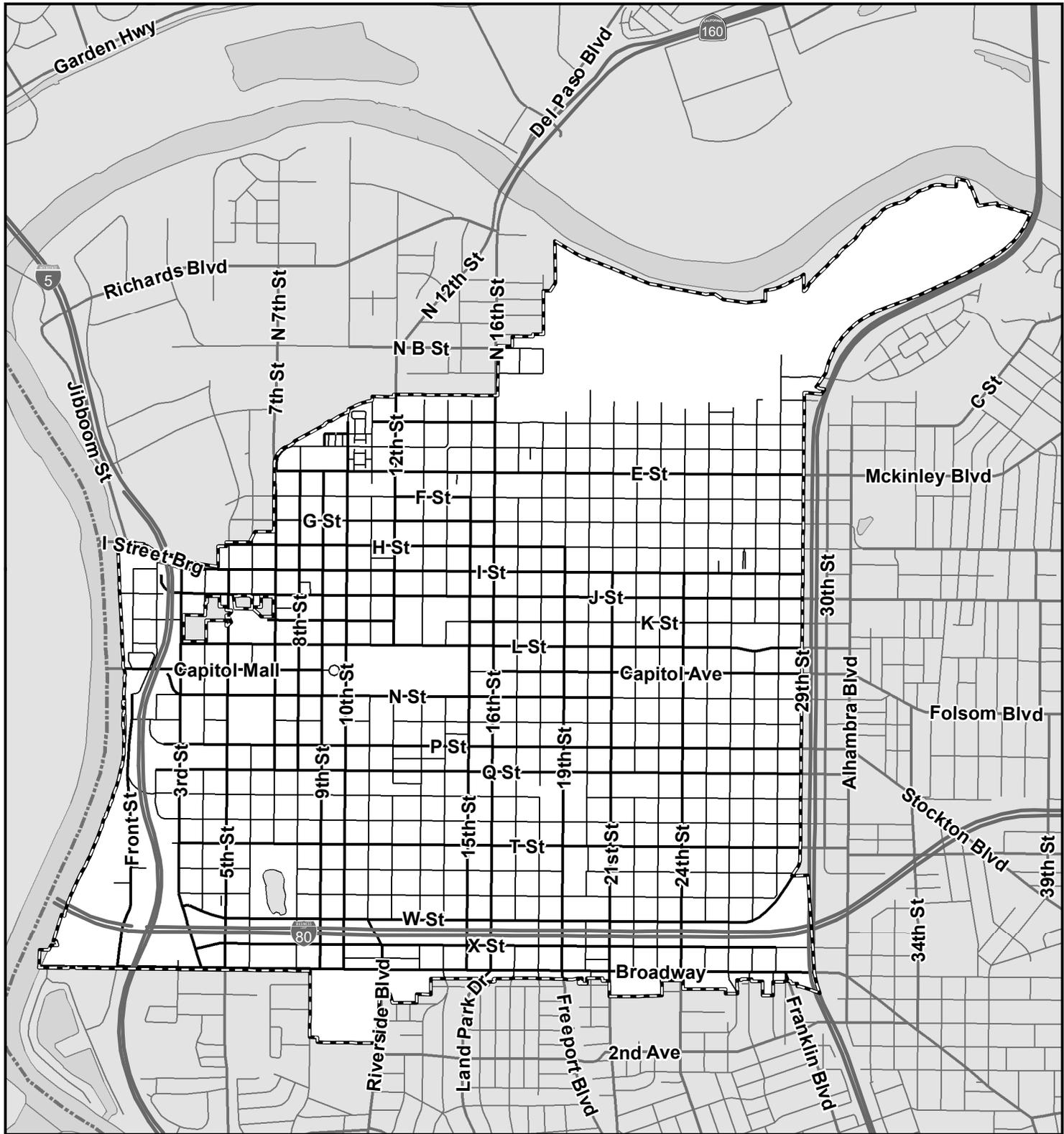
The City Clerk of the City of Sacramento is hereby directed to amend the official zoning maps, which are a part of the Planning and Development Code, to conform to the provisions of this ordinance.

**SECTION 4.**

Exhibits A, B, C, D, and E are part of this ordinance.

Table of Contents:

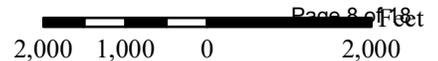
- Exhibit A – Existing Boundary of Central City Special Planning District
- Exhibit B – Proposed Boundary of Central City Special Planning District
- Exhibit C – Existing Boundaries of Central City Special Planning District Open Space Districts
- Exhibit D – Proposed Boundaries of Central City Special Planning District Open Space Districts
- Exhibit E – List of Properties removed from the Central City Special Planning District

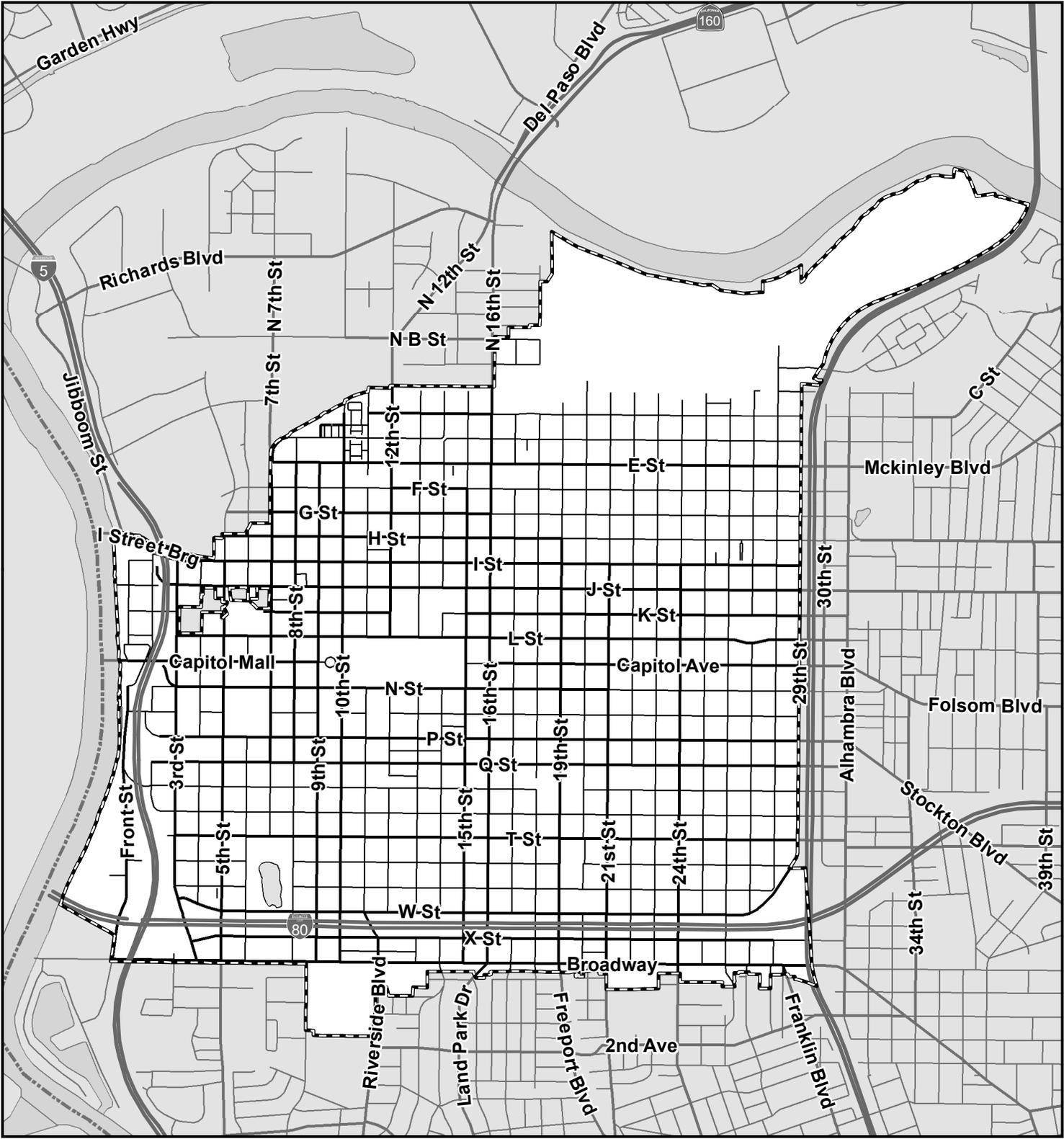


## Ordinance Amending Title 17 of the Central City Special Planning District Boundary Exhibit A - Existing Boundary

### Legend

-  City Boundary
-  Central City Special Planning District Boundary





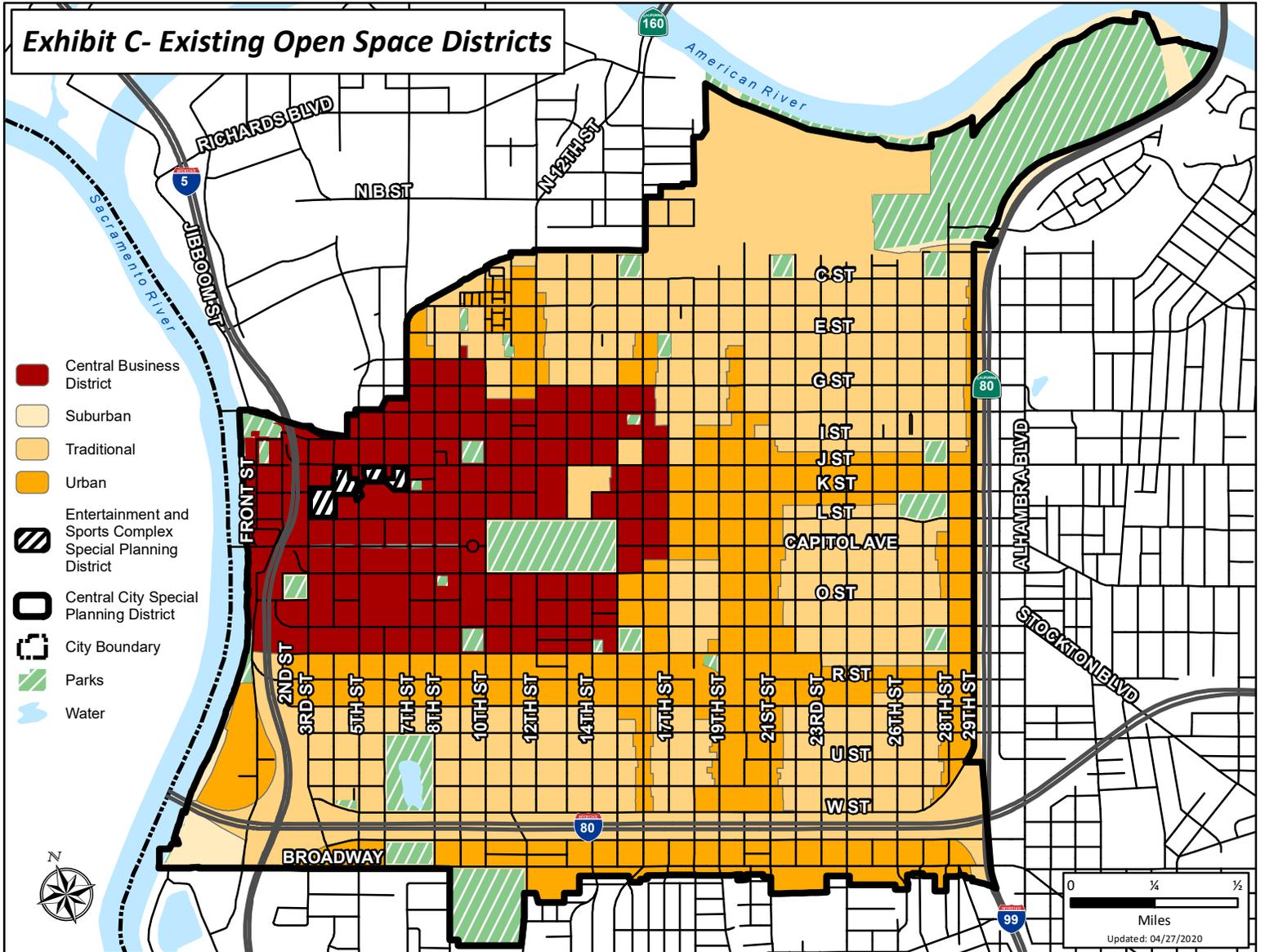
## Ordinance Amending Title 17 of the Central City Special Planning District Boundary Exhibit B - Proposed Boundary

**Legend**

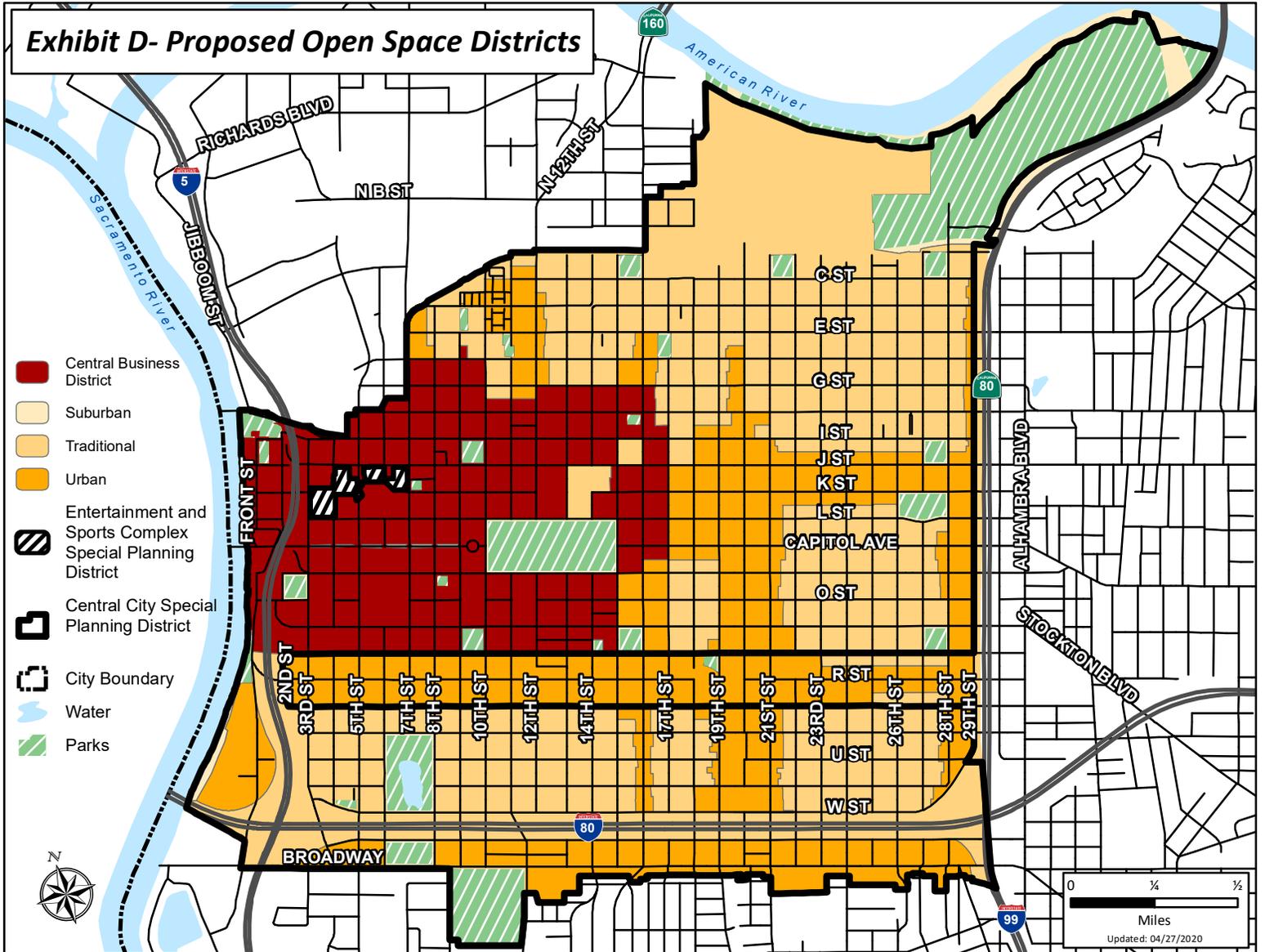
-  City of Sacramento Boundary
-  Central City Special Planning District Boundary (Proposed)



# Exhibit C- Existing Open Space Districts



# Exhibit D- Proposed Open Space Districts



**Exhibit E  
Parcels Removed from Central City Special Planning District**

<b>APN</b>	<b>Street Address</b>	<b>City</b>	<b>Zip</b>	<b>State</b>
00900120080000	N/A	SACRAMENTO	95818	CA
00900120090000	N/A	SACRAMENTO	95818	CA
00900120460000	N/A	SACRAMENTO	95818	CA
00900200020000	N/A	SACRAMENTO	95818	CA
00900120640000	66 BROADWAY	SACRAMENTO	95818	CA
00900120650000	N/A	SACRAMENTO	95818	CA
00900120300000	N/A	SACRAMENTO	95818	CA
00900120380000	N/A	SACRAMENTO	95818	CA
00900120690000	N/A	SACRAMENTO	95818	CA
00900120720000	2420 FRONT ST	SACRAMENTO	95818	CA
00900120710000	2420 FRONT ST	SACRAMENTO	95818	CA
00900120290000	N/A	SACRAMENTO	95818	CA
00900120370000	N/A	SACRAMENTO	95818	CA

**ORDINANCE NO. 2020-XXXX**

Adopted by the Sacramento City Council

XXXX, 2020

**AN ORDINANCE AMENDING TITLE 17 OF THE SACRAMENTO CITY CODE TO REZONE REAL PROPERTY FROM THE SACRAMENTO RIVER ON THE WEST, U.S. HIGHWAY 50 AND BROADWAY ON THE NORTH, MUIR WAY AND 5<sup>TH</sup> STREET ON THE EAST, AND 4<sup>TH</sup> AVENUE ON THE SOUTH**

BE ENACTED BY THE COUNCIL OF THE CITY OF SACRAMENTO:

**SECTION 1.**

The City Council finds the following:

1. The rezoning of the properties accomplished by this ordinance is consistent with the applicable general plan land use designation, use, and development standards; the goals, policies, and other provisions of the general plan; and any applicable specific plan or transit village plan.
2. The amendments in this ordinance promote the public health, safety, convenience, and welfare of the city.

**SECTION 2.**

Title 17 of the Sacramento City Code (the Planning and Development Code) is hereby amended to rezone the properties generally bounded by the Sacramento River on the west, U.S. Highway 50 and Broadway on the north, Muir Way and 5th Street on the east, and 4th Avenue on the south, from that depicted in the attached Exhibit A to that depicted in the attached Exhibit B and identified by APN and address in the attached Exhibit C.

**SECTION 3.**

The City Clerk of the City of Sacramento is hereby directed to amend the official zoning maps, which are a part of the Planning and Development Code, to conform to the provisions of this ordinance.

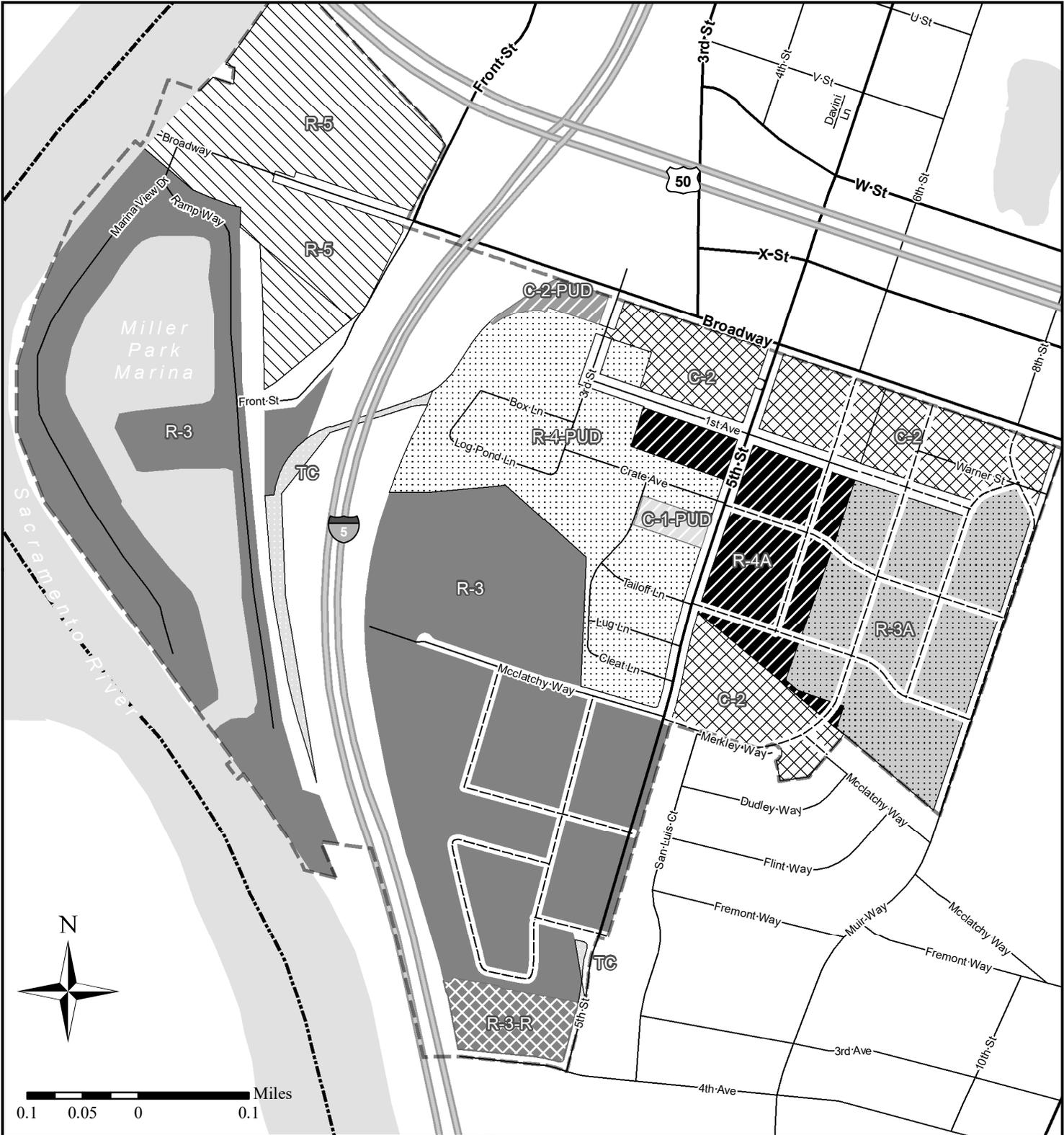
**SECTION 4.**

Exhibits A, B, and C are part of this ordinance.

**Table of Contents:**

- Exhibit A – Existing Zone Map
- Exhibit B – Proposed Zone Map
- Exhibit C – List of Rezoned Properties





## Ordinance Amending Title 17 to rezone parcels Exhibit B - Proposed Zoning

### Legend

- Proposed Road
- West Broadway Specific Plan Boundary (Proposed)
- City of Sacramento Boundary

Proposed Zoning	
<span style="background-color: #cccccc; width: 20px; height: 10px; display: inline-block;"></span> C-1-PUD	<span style="background-color: #808080; width: 20px; height: 10px; display: inline-block;"></span> R-3
<span style="background: repeating-linear-gradient(45deg, transparent, transparent 2px, black 2px, black 4px); width: 20px; height: 10px; display: inline-block;"></span> C-2	<span style="background: repeating-linear-gradient(-45deg, transparent, transparent 2px, black 2px, black 4px); width: 20px; height: 10px; display: inline-block;"></span> R-3-R
<span style="background: repeating-linear-gradient(45deg, transparent, transparent 2px, black 2px, black 4px); width: 20px; height: 10px; display: inline-block;"></span> C-2-PUD	<span style="background: repeating-linear-gradient(45deg, transparent, transparent 2px, black 2px, black 4px); width: 20px; height: 10px; display: inline-block;"></span> R-3A
<span style="background: repeating-linear-gradient(45deg, transparent, transparent 2px, black 2px, black 4px); width: 20px; height: 10px; display: inline-block;"></span> R-4-PUD	<span style="background: repeating-linear-gradient(45deg, transparent, transparent 2px, black 2px, black 4px); width: 20px; height: 10px; display: inline-block;"></span> R-4A
<span style="background: repeating-linear-gradient(45deg, transparent, transparent 2px, black 2px, black 4px); width: 20px; height: 10px; display: inline-block;"></span> R-5	<span style="background-color: #d3d3d3; width: 20px; height: 10px; display: inline-block;"></span> TC



APN	STREET ADDRESS	CITY	STATE	ZIP	EXISTING ZONE	PROPOSED ZONE
009-0012-008-0000	BROADWAY	SACRAMENTO	CA	95818	M-2-SP	R-5
009-0012-009-0000	BROADWAY	SACRAMENTO	CA	95818	M-2-SP	R-5
009-0012-029-0000	BROADWAY	SACRAMENTO	CA	95818	M-2-SP	R-5
009-0012-030-0000	BROADWAY	SACRAMENTO	CA	95818	M-2-SP	R-5
009-0012-037-0000	BROADWAY	SACRAMENTO	CA	95818	M-2-SP	R-5
009-0012-038-0000	BROADWAY	SACRAMENTO	CA	95818	M-2-SP	R-5
009-0012-046-0000	BROADWAY	SACRAMENTO	CA	95818	M-2-SP	R-5
009-0012-064-0000	66 BROADWAY	SACRAMENTO	CA	95818	M-2-SP	R-5
009-0012-065-0000	FRONT ST	SACRAMENTO	CA	95818	M-2-SP	R-5
009-0012-069-0000	BROADWAY	SACRAMENTO	CA	95818	M-2-SP	R-5
009-0012-071-0000	2420 FRONT ST	SACRAMENTO	CA	95818	M-2-SP	R-5
009-0012-072-0000	2420 FRONT ST	SACRAMENTO	CA	95818	M-2-SP	R-5
009-0020-001-0000	66 BROADWAY	SACRAMENTO	CA	95818	M-2	R-5
009-0020-002-0000	BROADWAY	SACRAMENTO	CA	95818	M-2	R-5
009-0030-021-0000	2700 FRONT ST	SACRAMENTO	CA	95818	R-3	R-5
009-0030-037-0000	2514 MUIR WAY	SACRAMENTO	CA	95818	R-3	MIXED (C-2, R-3A)
009-0030-038-0000	816 REVERE ST	SACRAMENTO	CA	95818	R-3	R-3A
009-0030-039-0000	2630 KIT CARSON ST	SACRAMENTO	CA	95818	R-3	R-3A
009-0030-040-0000	652 BROADWAY	SACRAMENTO	CA	95818	R-3	MIXED (C-2, R-3A)
009-0030-041-0000	2678 MUIR WAY	SACRAMENTO	CA	95818	R-3	R-3A
009-0030-049-0000	2701 5TH ST	SACRAMENTO	CA	95818	M-1	C-2
009-0030-050-0000	2703 5TH ST	SACRAMENTO	CA	95818	M-1	C-2
009-0030-051-0000	2705 5TH ST	SACRAMENTO	CA	95818	M-1	C-2
009-0030-054-0000	76 BROADWAY	SACRAMENTO	CA	95818	M-2	R-5
009-0237-001-0000	2535 5TH ST	SACRAMENTO	CA	95818	M-1	C-2
009-0237-002-0000	519 1ST AVE	SACRAMENTO	CA	95818	M-1	C-2
009-0237-003-0000	523 1ST AVE	SACRAMENTO	CA	95818	M-1	C-2
009-0237-004-0000	601 1ST AVE	SACRAMENTO	CA	95818	M-1	C-2
009-0237-005-0000	524 BROADWAY	SACRAMENTO	CA	95818	M-1	C-2
009-0237-006-0000	600 BROADWAY	SACRAMENTO	CA	95818	M-1	C-2
009-0237-007-0000	534 BROADWAY	SACRAMENTO	CA	95818	M-1	C-2
009-0237-008-0000	600 BROADWAY	SACRAMENTO	CA	95818	M-1	C-2
009-0237-010-0000	514 BROADWAY	SACRAMENTO	CA	95818	M-1	C-2
009-0237-013-0000	425 1ST AVE	SACRAMENTO	CA	95818	M-1	C-2
009-0237-017-0000	401 1ST AVE	SACRAMENTO	CA	95818	M-1	C-2
009-0237-021-0000	400 BROADWAY	SACRAMENTO	CA	95818	M-1	C-2
009-0237-028-0000	500 BROADWAY	SACRAMENTO	CA	95818	M-1	C-2
009-0286-002-0000	1ST AVE	SACRAMENTO	CA	95818	M-1	R-4A
009-0286-003-0000	1ST AVE	SACRAMENTO	CA	95818	M-1	R-4A
009-0286-004-0000	1ST AVE	SACRAMENTO	CA	95818	M-1	R-4A
009-0286-005-0000	1ST AVE	SACRAMENTO	CA	95818	M-1	R-4A
009-0286-006-0000	2600 5TH ST	SACRAMENTO	CA	95818	M-1	R-4A
009-0286-007-0000	2601 5TH ST	SACRAMENTO	CA	95818	M-1	R-4A
009-0286-008-0000	2601 5TH ST	SACRAMENTO	CA	95818	M-1	R-4A
009-0286-009-0000	2601 5TH ST	SACRAMENTO	CA	95818	M-1	R-4A
009-0286-010-0000	2601 5TH ST	SACRAMENTO	CA	95818	M-1	R-4A
009-0286-015-0000	2625 5TH ST	SACRAMENTO	CA	95818	M-1	R-4A
009-0286-016-0000	2619 5TH ST	SACRAMENTO	CA	95818	M-1	R-4A
009-0286-017-0000	2629 5TH ST	SACRAMENTO	CA	95818	R-4	R-4A
009-0286-019-0000	2600 5TH ST	SACRAMENTO	CA	95818	M-1	R-4A
009-0286-020-0000	2600 5TH ST	SACRAMENTO	CA	95818	M-1	R-4A
009-0286-021-0000	2600 5TH ST	SACRAMENTO	CA	95818	M-1	R-4A
009-0286-022-0000	2600 5TH ST	SACRAMENTO	CA	95818	M-1	R-4A

009-0286-023-0000	2600 5TH ST	SACRAMENTO	CA	95818	M-1	R-4A
009-0286-024-0000	2601 5TH ST	SACRAMENTO	CA	95818	M-1	R-4A
009-0286-025-0000	2601 5TH ST	SACRAMENTO	CA	95818	M-1	R-4A
009-0311-001-0000	2629 5TH ST	SACRAMENTO	CA	95818	R-4	R-4A
009-0311-004-0000	5TH ST	SACRAMENTO	CA	95818	R-4	R-4A
009-0311-005-0000	2649 5TH ST	SACRAMENTO	CA	95818	R-4	R-4A
009-0311-007-0000	2681 5TH ST	SACRAMENTO	CA	95818	R-4	R-4A
009-0410-018-0000	2630 5TH ST	SACRAMENTO	CA	95818	R-4-PU	MIXED (C-1-PUD, R-4-PUD)
009-0440-002-0000	CRATE AVE	SACRAMENTO	CA	95818	R-4-PU	C-1-PUD
012-0010-025-0000	300 RIVER BEND CIR	SACRAMENTO	CA	95818	R-3-R	TC
012-0010-037-0000	5TH ST	SACRAMENTO	CA	95818	R-3-R	TC