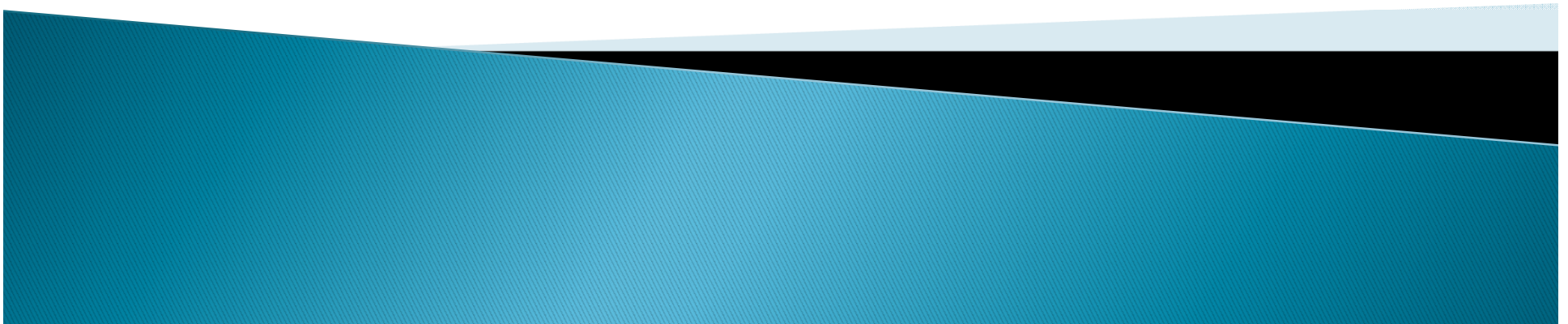


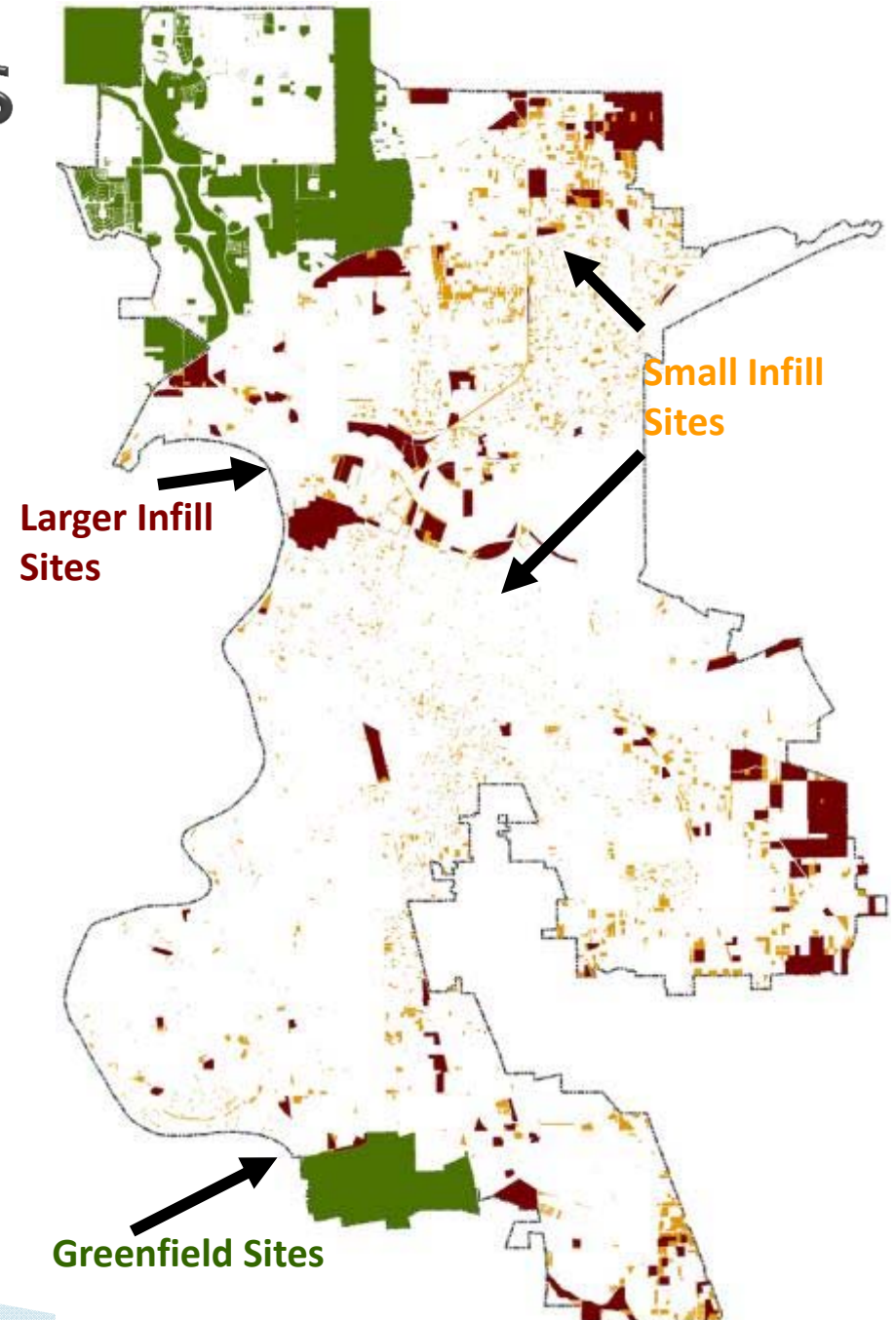
# City of Sacramento Infill Efforts

Sacramento Environmental Commission  
June 15, 2015



# Vacant Infill Sites

- ▶ In 2011 Sacramento Had Over 2,500 Vacant Infill Parcels Plus Many Underutilized Sites
- ▶ Small and Scattered Parcels
  - Skipped Over
  - Irregularly-Sized Parcels
- ▶ Larger Infill Parcels
  - Potential for Focused Efforts and Coordination



# Key Infill Challenges

- ▶ Infrastructure
- ▶ Parcelization
- ▶ Financing
- ▶ Brownfield issues
- ▶ Regulatory environment
- ▶ Community resistance
  - Design
  - Traffic

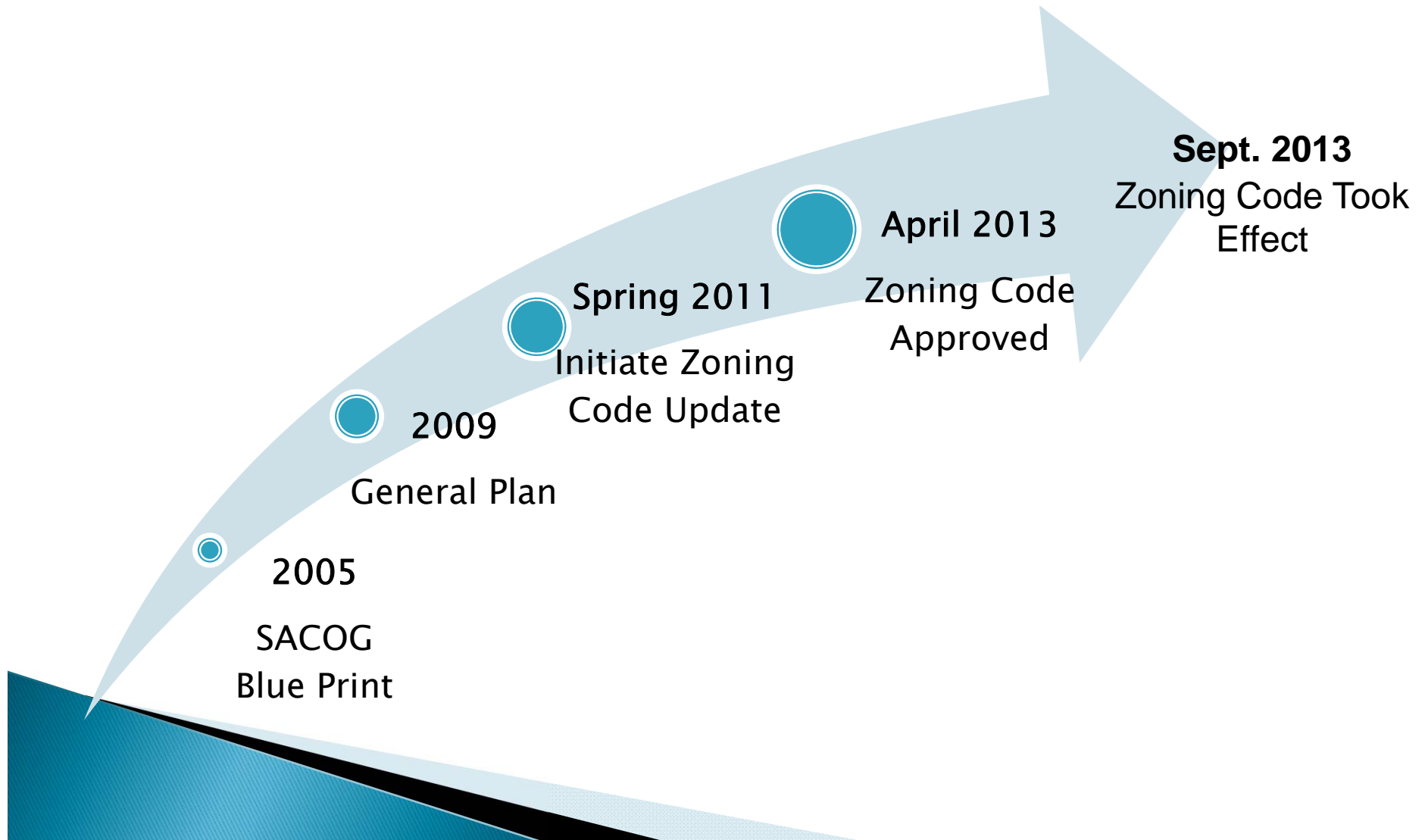


# Addressing the Challenges

- ▶ Regulatory Improvements
- ▶ Planning and Infrastructure Investment
  - Neighborhoods
  - Opportunity areas
- ▶ Grants
- ▶ Outreach



# Regulatory Improvements



# Regulatory Improvements

## La Valentina

- ▶ Mixed use
- ▶ Adjacent to a light rail station
- ▶ 82 affordable units
- ▶ Energy efficient
- ▶ In close proximity to several services
- ▶ Near a job center and entertainment districts



# Regulatory Improvements

## Old Code required commission review for:

Rezone - RMX to R-5

Plan Review - Apartment complex

4 Special Permits

- Reduced parking
- Commercial on the ground floor
- Exceeding allowable height
- Gates at private vehicular entrance

7 Variances

- Reduced setbacks
- Higher roof structure
- Additional compact parking stalls
- Reduced interior side yard
- Vehicular gate setback
- Vehicle maneuvering width reduction
- Distance exceeding 250 feet from residential to trash disposal area



# Zoning Code Parking Update Adopted October 30, 2012

- ▶ Context sensitive parking requirements
- ▶ No minimum parking required in CBD
- ▶ Simplified use categories
- ▶ Bike parking use specific
- ▶ Administrative Parking Permit





# Planning and Development Code Adopted April 2013

- ▶ Neighborhood serving commercial allowed in the R-4, R-4A and R-5 zones.
- ▶ Urban development standards incorporated (i.e., increased height and density in selected zones).
- ▶ Housing is allowed by right in the C-1, C-2, C-3, and C-4 zones.
- ▶ Call-up provision removed.



# Planning and Development Code Adopted April 2013

- ▶ Citywide Site Plan and Design Review.
  - Switch from use permits to site plan/design review
  - Allows for “deviations” and removed need for variances
  - Modified thresholds so that fewer projects have to go to commission
  - Staff given more authority to approve projects



# Planning and Development Code Adopted April 2013

- ▶ Commission-level Site Plan and Design Review:
  - Exceeds 60 feet in height
  - More than 150 dwelling units
  - Exceeding 125,000 square feet
  - Deviations from development standards over 50%
  - Preservation Commission: The development project is located in a historic district or involves a landmark.
  - Hearing & 10-Day Appeal Period



# Planning and Development Code Adopted April 2013

- ▶ Combined several land uses into the following categories:
  - Manufacturing
  - Retail
  - Commercial Services
- ▶ Reduced the number of special “footnote” regulations by one two-thirds (The remainder were incorporated into zone chapters).



# Planning and Development Code Adopted April 2013

La Valentina

New Code would require staff-level review for the following:

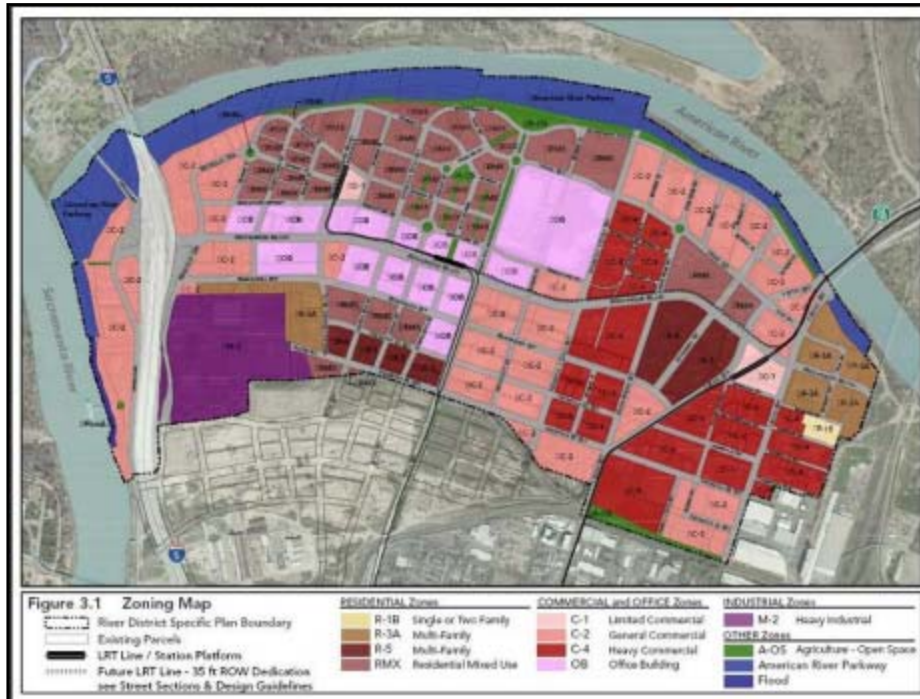
Site Plan and Design Review

No rezoning, no use permits, no variances



# Planning and Infrastructure

## *Shovel-Ready Sites Program*



# 10,000 Homes Initiative – Central City

Initial Concepts Suggested:

- ▶ Downtown Master Plan
  - Opportunity Sites
  - Historic Resource Survey
- ▶ Review and update existing infrastructure plans.
- ▶ Infrastructure Finance Districts
- ▶ Shared Parking Agreements



# Grant Funding

- ▶ Prop. 1C projects – Railyards, Township 9, Curtis Park Village and La Valentina
  - \$120+ million for infrastructure
- ▶ Cap and Trade Funding: \$15 million a year for TOD Affordable Housing
- ▶ SACOG Grant Funding





# Outreach

- ▶ Community Education
  - General Plan Town Hall Forums
  - Area outreach (Power Inn, River District, etc.)
  - City Planning Academy



# Contact

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