

sacramento | 2040

City of Sacramento General Plan Update and Climate Action Plan

On December 4, 2019, the City of Sacramento held a Focus Group Meeting to discuss strategies to improve neighborhood livability and create a range of housing options as part of the Sacramento 2040 General Plan Update and Climate Action Plan. The meeting took place from 5:30 – 7:30 p.m. at the Sacramento food Bank & Family Services’ Community Room at 3333 3rd Avenue.

The questions asked during the meeting addressed complete neighborhoods, diversity in housing types, and important neighborhood characteristics within Sacramento. Stakeholders provided input from a variety of perspectives, allowing for the expression of diverse ideas, suggestions, and comments. Stakeholders discussed how complete neighborhoods have several key elements related to mobility, housing, and development. They also were generally supportive of the City encouraging a mix of housing types across all neighborhoods throughout the City of Sacramento. Should zoning changes occur to allow for more density, stakeholders underscored that the neighborhood context and character should be given important consideration with new infill housing development.

Eighteen stakeholder representatives from the following organizations attended the meeting:

American Institute of Architects	House Sacramento
American Planning Association	Land Park Neighborhood Association
Benito Juarez Neighborhood Association	Meadowview Neighborhood Association
Bless Child Community Association	Mutual Housing
CADA	North Laguna Creek Neighborhood Association
California Apartment Association	North Laguna Creek Valley Hi Community Association
East Sacramento Improvement Association	North Natomas Community Coalition
Gardenland Northgate Neighborhood Association	Robla Park Community Association

The project team also received comments from representatives who were unable to attend via email.

Comments were received from:

- Hagginwood Neighborhood Association
- Urban Elements
- Vrilakas Groen Architects

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Project Overview

The 2040 General Plan is the City's blueprint for how and where Sacramento will grow over the next 20 years. It will contain policies that will guide everything from transportation, jobs, entertainment, and public safety, to the type of homes available and much more. In 2019, the City initiated an update to the General Plan to ensure it remains responsive to the challenges of the coming years. Along with updates to the General Plan, the City is also preparing an ambitious Climate Action Plan that outlines a community-wide framework for reducing greenhouse gas emissions and establishes Sacramento as a climate leader.

Meeting Overview

The meeting objectives included:

- Engage with key stakeholders who represent specific interests related to land use policy;
- Discuss key components to livable communities and complete neighborhoods; and
- Obtain input on housing types and residential density options to explore with the community during Phase II of the project.

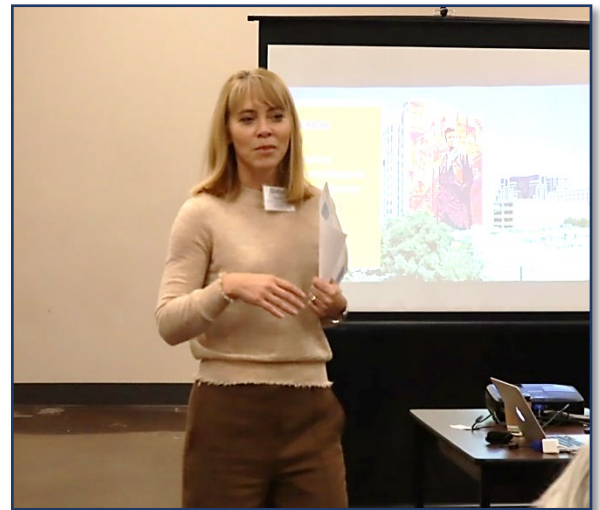
Gladys Cornell, Principal at AIM Consulting, began the meeting by welcoming attendees and thanking them for their participation. Each project team member and attendee introduced themselves and the organization they were representing. Gladys then gave an overview of the meeting format, goals and objectives, and introduced Andrew Hill, Principal at Dyett & Bhatia. Andrew presented an overview of key findings from Phase I of the project and led the four tables into a small group discussion. Working in small group format, stakeholder representatives were asked to discuss questions pertaining to land-use policy, housing options, and neighborhoods in Sacramento.

Following the small group discussions, a representative from each group reported out the key points of the discussion at their table to the full group.

The meeting was organized around three main discussion questions:



Andrew Hill, Dyett & Bhatia, presents key findings from Phase I of the General Plan



Gladys Cornell, AIM Consulting, welcomes attendees

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Topic 1:

Sacramento’s existing General Plan contains policies to encourage complete neighborhoods: one of the Guiding Principles reads, “Promote livable and well-designed neighborhoods that are walkable and complete, with a mix of uses and services to support health and the needs of families, youth, seniors, and the growing population.” Community responses in the Phase 1 outreach indicated that the community would like to continue in that direction, with many participants asking for improved walkability and access to nearby stores and services.

Are there neighborhoods in Sacramento that fit this description already that can serve as a model for others? Are there specific things that can be done to “retrofit” existing neighborhoods to make them more “complete” (for example, permitting smaller home-based businesses, allowing small retail stores or cafés)?

Topic 2:

Throughout the United States, duplexes, triplexes, and small apartments were historically built alongside detached single-family homes. In the 1920s, cities began to use zoning to regulate what kinds of housing could be built, often using minimum home sizes as a proxy to achieve racially and socio-economically segregated neighborhoods¹. By the 1960s, single-family-zoning dominated most of the land area of US cities, severely restricting what could be built. Communities with only detached single-family homes took up more space and pushed out city limits, creating sprawling communities and increasing car dependence and pollution². Sacramento reflects these nationwide patterns: today, 43% of Sacramento’s total land area is zoned for detached single-family homes. But there are over 2,300 duplexes, triplexes, and fourplexes in those single-family zones citywide, mainly built before the 1960s.



Remi Mendoza, Senior Planner with the City of Sacramento (center), facilitates small group discussion



Greg Sandlund, Principal Planner with the City of Sacramento, facilitates small group discussion

1. The Washington Post, 2017. <https://www.washingtonpost.com/news/wonk/wp/2017/09/25/snob-zoning-is-racial-housing-segregation-by-another-name/>

2. Dolores Hayden, *Building Suburbia: Green Fields and Urban Growth, 1920 - 2000*, Vintage Books: New York, 2003.

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While most of these homes would be illegal to build under current zoning laws, they provide housing that is more affordable for middle-class families and seniors, opening more housing choices in desirable neighborhoods and decreasing socio-economic segregation.

Recently, Minneapolis and the State of Oregon have revised their zoning to allow duplexes, triplexes, and some fourplexes in existing single-family neighborhoods. This allows for a gradual increase in smaller scale multi-unit housing that provides affordable options for young people starting out in life, new families, and seniors who wish to age in place, and can help reduce car dependence and climate impacts. California in recent years has passed laws to promote construction of accessory dwelling units (ADUs). More recently, AB 881 passed a few months ago and signed by the Governor would allow, in addition to an ADU, a "junior" ADU as well – this has been referred to the "tripelex-ation" of single-family zoning.

Could this return to allowing traditional housing types work in Sacramento? What potential pitfalls do you see with this approach and how could they be addressed?

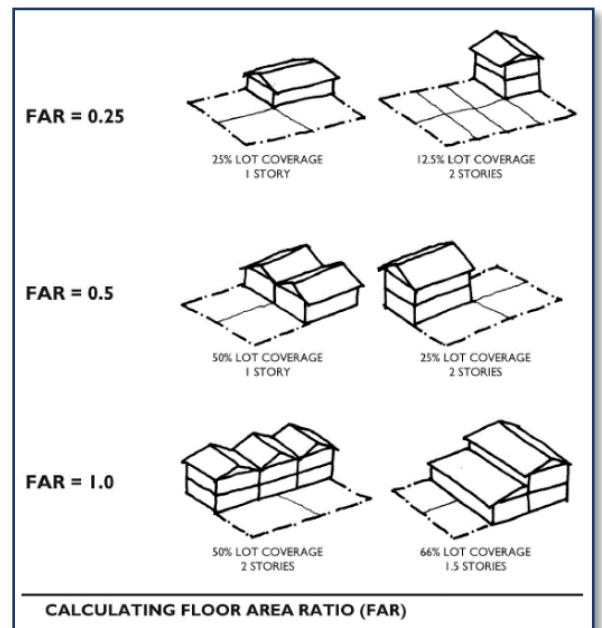


Jossie Ivanov, Dyett & Bhatia, discusses the General Plan Update with a stakeholder

Topic 3:

Housing affordability is a growing issue in Sacramento and throughout California. Flexibility in land use approach is one way to help promote housing production by reducing development costs and allowing for innovative housing types. One way to provide this flexibility is to move away from regulating maximum housing *density* (dwelling units per acre) that currently exist, and instead regulate a maximum housing *floor area* (through floor area ratio). Height, setback and other development regulations would remain the same as in currently single-family zones, so the outward appearance and volume of buildings would not be very different from present.

If such an approach is taken, what are the physical aspects that contribute most to the character of Sacramento neighborhoods that development standards should protect and preserve?



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Key Themes

During the first round of discussion on **Complete Neighborhoods**, the key themes that emerged focused on the importance of improving mobility options, developing vacant lots into active retail or residential spaces, and implementing affordable and mixed-income housing options. Almost all participants mentioned Midtown Sacramento as being an example of a complete neighborhood. When asked about strategies to build complete neighborhoods, many stakeholders discussed street safety, mixed-use development, and incentives for small local businesses.

On the topic of **different housing types**, most stakeholders agreed that allowing a variety of housing options throughout the City would benefit Sacramento residents. Different housing types would provide more options for residents of varying incomes, and allow residents to age in place. When asked about some potential pitfalls of allowing mixed housing types, some participants expressed that there might be NIMBY opposition to the transition. Stakeholders also advised the City to ensure that adequate amenities and community resources are in place to accommodate the population increase.

On the topic of **form and community character**, stakeholders advised the City to make sure there is continuity between the setbacks, sidewalks, and frontages of new duplexes and triplexes so they seamlessly integrate into existing neighborhoods. Many stakeholder representatives shared the desire for additional trees, landscaping, open spaces, and street lighting to be integrated into newer development and infill projects.



Greta Soos, Assistant Planner with the City of Sacramento, records the small group discussion



Stakeholder representatives discussing community form and character

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Summary of Findings

Below is a summary of both the discussion collected by each table facilitator and the comments received from stakeholders via email, organized by topic:

Topic 1: Complete Neighborhoods

Question 1a: Are there neighborhoods in Sacramento that fit this description already that can serve as a model for others?

Qualities of a "Complete Neighborhood"

Participants identified several elements pertaining to mobility, housing, and development that make a neighborhood more "complete". Neighborhoods should have continuous sidewalks and fewer cars in proportion to people to support more alternative transportation options. Additionally, some participants want to see more live/work spaces, shops that provide for residents' daily needs including hardware stores and grocery stores, and a variety of small local businesses.

Participants emphasized the need for diverse rental and ownership housing options, and a range of sizes for living spaces. Affordable housing for all incomes was also identified as an important factor in creating more complete neighborhoods. The variety of income and age levels should be mingled seamlessly throughout the community, without creating an over concentration of low-income housing. Finally, participants brought up how complete neighborhoods should be abundant in trees, parks, public spaces, and non-gated communities.

Examples of Complete Neighborhoods

- Midtown (4)
- Curtis Park (2)
- Downtown
- East Sacramento (it's walkable and has shops)
- Intersection of Fruitridge and Stockton
- J Street Corridor in Midtown
- Martin Luther King Jr. Boulevard (many refurbished apartment complexes with amenities)
- Near Rainbow Park (44th and 49th Street)
- North of Oak Park
- Oak Park
- Southern edge of Midtown
- Woodlake
- 24th Street near Delta Shores (it's somewhat walkable and had public spaces)
- 34th and J Street in East Sacramento
- 65th Street Light Rail Station area



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Question 1b: Are there specific things that can be done to “retrofit” existing neighborhoods to make them more “complete” (for example, permitting smaller home-based businesses, allowing small retail stores or cafés)?

Strategies for Implementing Complete Neighborhoods

Suggested strategies to make existing neighborhoods more complete included road diets and traffic calming measures, targeted development of mixed-use units nearby transit stops and bike facilities, zoning that allows for a mix of uses, better quality sidewalks, safe street crossings, pedestrian-only pathways, resources and community centers for youth, business incubators to promote small businesses and economic development, retail stores and walking destinations for residents.

Participants identified some changes that would help with “retrofitting” existing neighborhoods such as: incentivizing mixed-use development, better transit and alternative transportation options, incentivizing ADUs (accessory dwelling units) (e.g. assistance with the cost of paving alleyways), reducing development fees, developing the old Sleep Train Arena in North Natomas, and better access to the bridge across the American River.

Some participants mentioned that in order to retrofit existing neighborhoods to be more complete, the City should reward adaptive reuse, incentivize homeowners and developers to activate alleys, and develop vacant sites throughout the City.

Some stakeholders also included several suggestions to make it easier for developers to build more inclusive housing. These include limiting costs based on for-sale versus for-rent units, requiring service providers to pay for the installation of their infrastructure for new development projects, creating a fixed rate fee instead of a flat fee per unit, expediting permitting and final mapping processes, increasing efficiency of inspection processes, updating ADA requirements so they can be satisfied by a percentage of units or on the ground floor, and limiting fees on condominium developments to support increased density.



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Additional Comments

Areas that Need Improvements

Participants mentioned some areas that need improvements including: Northgate Boulevard, which needs better bike lanes and sidewalks to increase safety and connectivity, traffic calming measures, and more coffee shops; North Sacramento, which has many commercial corridors that need improvements like Marysville, Rio Linda, Norwood, and Grand Avenue; Del Paso Heights, which lacks sidewalks; North Natomas, which needs more local businesses and services, lacks a sense of community, and prioritizes motorists over pedestrians; East Sacramento, which needs more mixed-income housing and affordable housing; and the South Area of Sacramento, the San Fernando area on 24th Street, the Meadowview neighborhood, and Stockton Boulevard, which have high vacancy rates. Some stakeholders brought up challenges faced in the Hagginwood area; residential lots are often adjacent to or across the street from industrial businesses. These stakeholders encouraged the City to make the Hagginwood neighborhood more complete with more shops and cafes, improved walkability, and conversion of industrial lots to retail areas.

Barriers to Creating Inclusive Housing

One stakeholder identified an existing issue in Sacramento, where residents must meet specific low-income levels to gain entry and residency at affordable housing complexes. These residents then have to maintain a low-income to retain this housing. The stakeholder expressed that this was not an inclusive approach to creating affordable housing.



Attendees discuss housing types

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Topic 2: Housing Types

Questions 2a: Could this return to allowing traditional housing types work in Sacramento?

Benefits of Additional Housing Types

Participants generally liked the idea of allowing more duplexes, triplexes, and small apartments throughout the City. They discussed how having a variety of housing types in one area allows for people to “age in place.” Most participants liked the idea of triplexes and fourplexes because they have more privacy than apartment buildings.

Several attendees encouraged the City to let homeowners build ADUs, duplexes, and triplexes, up to four units. Stakeholders reasoned that people should be able to get the highest and best value for their property and deserve to create passive income that allows for more financial stability.

Stakeholders identified a range of potential benefits to allow a wider range of housing types in existing single-family neighborhoods. The benefits include: making housing more accessible to a wider range of incomes; interspersing mixed-income units throughout the community instead of clustering and isolating them; increasing property tax revenue for the City and Sacramento residents; and improving residents’ ability to walk to work, school, and leisure activities.

Question 2b: What potential pitfalls do you see with this approach and how could they be addressed?

Pitfalls

Some stakeholders discussed the potential for multifamily units not fitting into existing neighborhoods. Other concerns included mixed housing types potentially drawing in residents who were less invested in the neighborhood. However, other participants discussed that regulations that deal with design standards are already in place and would just need routine enforcement.

Additional challenges in creating more housing types include community opposition from existing single-detached neighborhoods and Homeowner’s Associations. Stakeholders suggested that the City issue regular public announcements and also coordinate with the Sacramento Housing and Redevelopment Agency (SHRA) to educate the community on the benefits of allowing affordable housing options.



Other topics of concern were parking needs with increased densities, development costs as a barrier to production, and increased community resources in area of increasing population.

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Additional Comments

Examples of Mixed Housing Types

- Midtown (has some three or four separate dwelling units on the same lot)
- West Sacramento (has living/working spaces)
- Duplexes on Broadway

Types of Housing

Participants mentioned that there are several opportunities for additional units where there are deep lots. Some stakeholders want to see the City add additional housing types such as: fourplexes, bungalow courts, cottage clusters, smaller homes, and dormitories. Another group liked the idea of implementing co-housing.

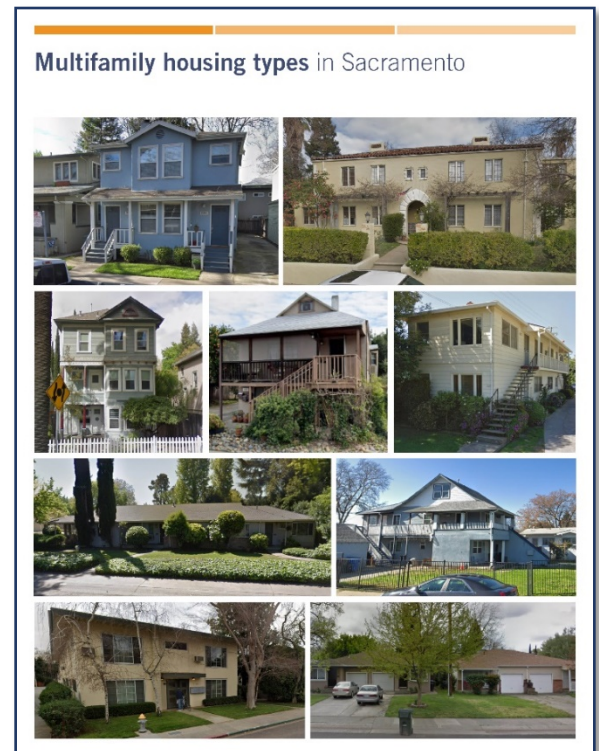
Many participants mentioned additional housing types such as tiny homes and recycled shipping containers in specific contexts. Some stakeholders discussed a pilot program for tiny homes with communal features, potentially for people experiencing homelessness.

Some stakeholders mentioned that the Hagginwood neighborhood has a lot of accessory dwelling units (ADUs) and considered a positive aspect for residents. The abundance of ADUs allows seniors to age in place and have younger family members live on the same property. Based on the positive impact that ADUs have had on the Hagginwood neighborhood, some participants recommended that the City continue encouraging the development of ADUs, particularly in neighborhoods with large lots.

Participants felt that safe and affordable housing for seniors is important. Stakeholders encouraged the City to create community awareness around the need for different housing types, and potential the benefits and opportunities increased density and multifamily units.

Strategies for Implementing Different Housing Types

Participants identified a suite of complementary changes that they felt would help facilitate success of newly allowed housing types, including allowing more home businesses and live/work set-ups, recruiting more local businesses and jobs throughout Sacramento, and permitting a mix of commercial uses.



Housing Types Info Sheet used during small group discussion

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Other participants brought up necessary changes in the Meadowview neighborhood like extra parking, garbage cans, safety precautions for pedestrians and bicyclists, and JUMP bikes and scooters.

Mobility / Transportation Options

Stakeholders noted that there is a need for electric charging stations and shared cars in higher density areas in order to alleviate parking needs. One participant felt that the City should penalize automobile ownership in the densest parts of the City and provide more biking, walking, and transit alternatives. Additionally, some stakeholders want to see the City and State parking garages opened for overflow parking and business owners discouraged from having open lot parking.

Zoning

Some stakeholders expressed their support for moving away from regulating maximum housing density (dwelling units per acre) and instead by allowable floor area. Participants also mentioned that zoning needs to be written to allow more intensive housing in and around all commercial corridors.

Topic 3: Form and Character

Question 3: If a Floor Area Ratio (FAR) approach is taken, what are the physical aspects that contribute most to the character of Sacramento neighborhoods that development standards should protect and preserve?

Community Character

Stakeholders identified several characteristics that enhance community character, and that should be regulated alongside a switch to FAR-based building envelopes: front porches, front yards, green spaces, gradual height transitions, light, privacy, trees, exterior lighting, and windows facing the street as important neighborhood features. There was discussion and no agreement on how restrictive height regulations should be.

Some stakeholders felt that one-story duplexes and triplexes would fit in well with the characters of the Meadowview neighborhood. In South Sacramento, the houses are usually closer together and gated, and participants mentioned that they liked that aspect of the neighborhood.



Participants discuss policy for the General Plan Update



Stakeholder representative participates in small group discussion

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Integration

Participants felt it was important for new development projects to consider the context and character of surrounding neighborhoods and the transitions between buildings. Some mentioned Metro Square in Midtown Sacramento as a great example of well-integrated infill. Stakeholders also suggested implementing design standards to protect and preserve the character of certain neighborhoods. According to participants, there should be continuity in the street frontages, in the setbacks (with some flexibility), and in the landscaping and sidewalks. For the landscaping, some stakeholders want to see more drought-resistant and native plants throughout the City. Some stakeholders encouraged the City to include considerations for privacy of proximate housing to new developments in guidelines and to balance the design review with speedy processing times.

Affordable Housing

Almost all participants agreed that affordability and community awareness are key to making the switch to FAR-based regulations work.

Design

Other participants expressed their dislike of development standards and neighborhoods that all look the same. Some stakeholders mentioned that design of neighborhoods should be left to the architects and designers, and not to the City, which would lead to more people owning their own homes and increased density.

Open and Public Spaces

Some stakeholders wanted the City to consider protection for the Hagginwood neighborhood's old trees, the creek, and the open green spaces that are greatly valued for the character they lend to their community. Participants mentioned that many of the open spaces in the Hagginwood neighborhood are occupied by homeless encampments. Additionally, the Hagginwood bike trails, parks, and transit stations need more attention for residents to walk, exercise and gather. Some pointed out how cafes and meeting spaces are absent in the Hagginwood neighborhood, and attendees want to see the high number of vacant lots and vacant buildings occupied.



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Appendix

- Project Team Members at the Meeting
- Meeting Invitation, Objectives, and Discussion Questions
- Housing Types Fact Sheet
- Save the Date
- Presentation

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City of Sacramento General Plan Update and Climate Action Plan

The following project team members attending the first Interest-Based Focus Group meeting:

City of Sacramento	Dyett & Bhatia	AIM Consulting
Remi Mendoza	Andrew Hill	Gladys Cornell
Matt Hertel	Jossie Ivanov	Nicole Zhi Ling Porter
Greg Sandlund		Elise Brockett
Nguyen Nguyen		
Greta Soos		

The City would like to invite you to participate in an upcoming Sacramento 2040 interest-based focus group meeting focused on creating complete, inclusive neighborhoods with housing options.

Wednesday, December 4

5:30 – 7:30 p.m.

Sacramento Food Bank & Family Services

3333 3rd Avenue, Sacramento

Dinner will be provided.

Sacramento 2040 is an important citywide effort to update the City's primary long-range planning documents: the General Plan and the Climate Action Plan. *Phase I* of the planning process began in April of this year and focused on identifying emerging issues related to livability, environmental justice, mobility, and climate change and opportunities to address these issues. *Phase II*, which we are just beginning, will focus on exploring options and alternatives to address the issues and opportunities identified and help achieve the community's vision.

Please join us to discuss potential changes in land use policy regarding housing options and "complete" neighborhoods. Please RSVP to Elise Brockett by emailing EBrockett@aimconsultingco.com or calling 916-442-1168 by November 29.

To help prepare for the discussion we have provided you with some background information as well as some of the discussion questions on the following page.

Please feel free to contact Gladys Cornell at gcornell@aimconsultingco.com if you have any questions or would like any additional information.

Important Note: *This invitation is intended for the recipient only; one representative from your organization is being requested. If you are unable to attend this meeting, please let us know if you are able to provide an alternate representative from your organization to attend in your place.*

Livability: Creating Complete, Inclusive Neighborhoods

Interest-Based Focus Groups Topic 1

Context:

Sacramento | 2040 is an important citywide effort to update the City's principal long-range planning documents - the General Plan and the Climate Action Plans. Phase I of the project focused on identifying issues and opportunities and working with the community to establish a vision for the future of Sacramento. Phase II will focus on exploring options and alternatives to address the issues and opportunities identified and help achieve the vision.

Meeting objectives:

Engage with key groups who represent specific interests related to land use policy, including neighborhood groups, alternative transportation advocacy groups, and developers, to review key findings from Phase I of the project and get input on options and alternatives to explore with the community in Phase II.

Phase 1 Key Findings:

In the Phase 1 citywide workshops, one of the biggest themes that emerged around livability was the need for more complete and inclusive neighborhoods, with different types of housing options that would accommodate a greater diversity of households, allow people to stay in their neighborhoods as they age, that would increase access to good schools and transit-friendly neighborhoods for families of all income levels, and that would allow people to walk to nearby stores, services, parks, and schools.

- When asked to define a livable community, 31% of respondents mentioned access to a variety of public spaces, public services, community events, and arts and entertainment venues, suitable for residents of all ages, and 31% of respondents (groups may overlap) said that a livable community is well-connected, with easy walking and biking connections such that almost all key stores and services can be found within walking distance.
- When asked they would like to see more of in Sacramento, 15% of respondents mentioned housing that is more affordable, particularly located near transit, in walkable neighborhoods, and serving a wide range of resident types.
- When asked what could be done to address disparities between neighborhoods in Sacramento, 24% of respondents said that housing development, especially affordable housing, would help.

Discussion questions:

1. Sacramento's existing General Plan contains policies to encourage complete neighborhoods: one of the Guiding Principles reads, "Promote livable and well-designed neighborhoods that are walkable and complete, with a mix of uses and services to support health and the needs of families, youth, seniors, and the growing population." Community responses in the Phase 1 outreach indicated that the community would like to continue in that direction, with many participants asking for improved walkability and access to nearby stores and services. **Are there**

neighborhoods in Sacramento that fit this description already that can serve as a model for others? Are there specific things that can be done to “retrofit” existing neighborhoods to make them more “complete” (for example, permitting smaller home-based businesses, allowing small retail stores or cafés)?

2. Throughout the United States, duplexes, triplexes, and small apartments were historically built alongside detached single-family homes. In the 1920s, cities began to use zoning to regulate what kinds of housing could be built, often using minimum home sizes as a proxy to achieve racially and socio-economically segregated neighborhoods. By the 1960s, single-family-zoning dominated most of the land area of US cities, severely restricting what could be built. Communities with only detached single-family homes took up more space and pushed out city limits, creating sprawling communities and increasing car dependence and pollution. Sacramento reflects these nationwide patterns: today, 43% of Sacramento’s total land area is zoned for detached single-family homes. But there are over 2,300 duplexes, triplexes, and fourplexes in those single-family zones citywide, mainly built before the 1960s. While most of these homes would be illegal to build under current zoning laws, they provide housing that is more affordable for middle-class families and seniors, opening up more housing choices in desirable neighborhoods and decreasing socio-economic segregation.

Recently, Minneapolis and the State of Oregon have revised their zoning to allow duplexes, triplexes, and some fourplexes in existing single-family neighborhoods. This allows for a gradual increase in smaller scale multi-unit housing that provides affordable options for young people starting out in life, new families, and seniors who wish to age in place, and can help reduce car dependence and climate impacts. California in recent years has passed laws to promote construction of accessory dwelling units (ADUs). More recently, AB 881 passed a few months ago and signed by the Governor would allow, in addition to an ADU, a "junior" ADU as well – this has been referred to the "tripleplex-ation" of single-family zoning.

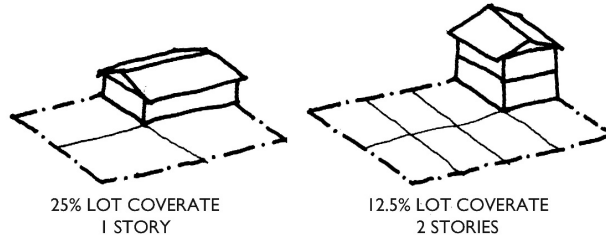
Could this return to allowing traditional housing types work in Sacramento? What potential pitfalls do you see with this approach and how could they be addressed?

3. Housing affordability is a growing issue in Sacramento and throughout California. Flexibility in land use approach is one way to help promote housing production by reducing development costs and allowing for innovative housing types. One way to provide this flexibility is to move away from regulating maximum housing *density* (dwelling units per acre) that currently exist, and instead regulate a maximum housing *floor area* (through floor area ratio¹). Height, setback and other development regulations would remain the same as in currently single-family zones, so the outward appearance and volume of buildings would not be very different from present. If

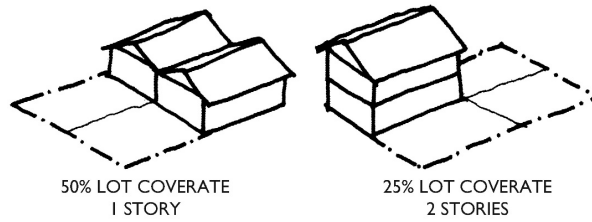
¹ Floor Area Ratio, or FAR, is the ratio of the total building square footage in relation to lot size – see diagram below. It is a tool widely used throughout California to regulate building form and intensity. Setbacks, height controls, and other zoning-level bulk controls still apply.

such an approach is taken, **what are the physical aspects that contribute most to the character of Sacramento neighborhoods that development standards should protect and preserve?**

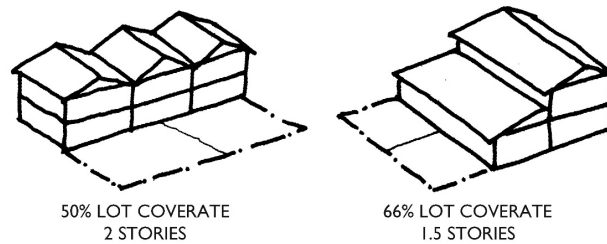
FAR = 0.25



FAR = 0.5

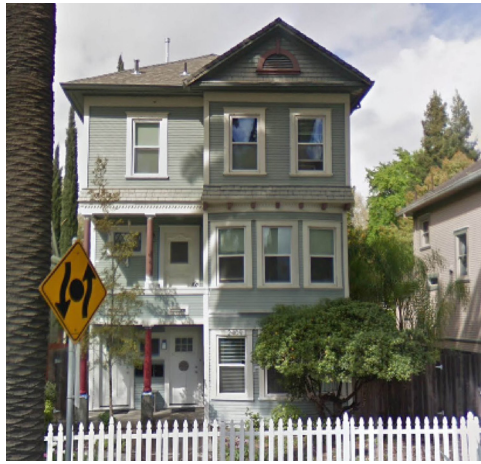


FAR = 1.0



CALCULATING FLOOR AREA RATIO (FAR)

Multifamily housing types in Sacramento



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save the date!

Interest-based Focus Group Meeting

TOPIC: LAND USE

Wednesday, December 4

5:30 - 7:30 p.m.

Sacramento Food Bank & Family Services
3333 3rd Avenue, Sacramento

RSVP TO ELISE AT 916-442-1168 OR
EBROCKETT@AIMCONSULTINGCO.COM



Interest-Based Focus Group: Livability Creating Complete, Inclusive Neighborhoods

December 4, 2019

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CITY OF SACRAMENTO GENERAL PLAN UPDATE AND CLIMATE ACTION PLAN



AGENDA

1. Welcome
2. Meeting Objectives
3. Process Overview
4. Discussion
5. Report Back
6. Next Steps



MEETING OBJECTIVES

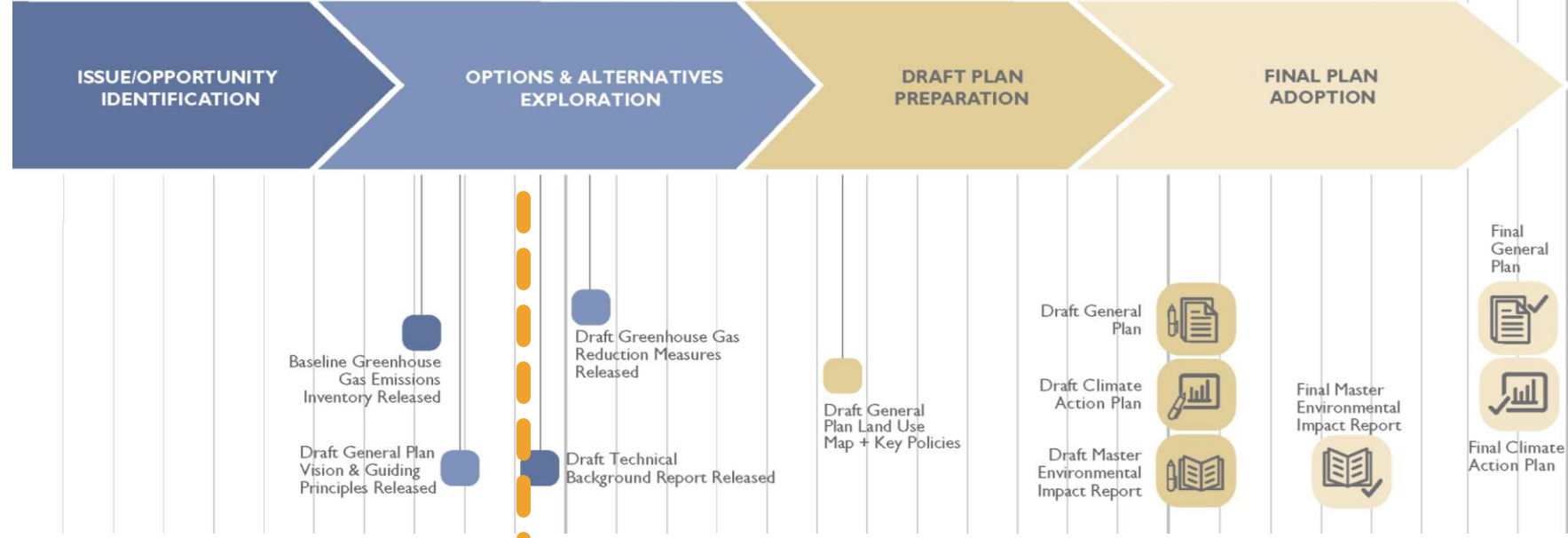
- Introduce project and process
- Engage with neighborhood stakeholders to get early input on potential solutions to address key objectives related to neighborhood livability

SCHEDULE UPDATE

COMMUNITY ENGAGEMENT AND REVIEW



PLAN DEVELOPMENT



WE ARE HERE

DISCUSSION

- Three key topics for input
- Proceed topic by topic
 - Introduce each topic with a brief presentation to set context
 - Small group discussion
- Groups report back on key points of discussion for all three topics



DISCUSSION: CREATING COMPLETE, INCLUSIVE NEIGHBORHOODS

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TOPIC I: COMPLETE NEIGHBOR- HOODS



TOPIC I: COMPLETE NEIGHBOR- HOODS

Phase I Key Findings: What are Livable Communities?

- 31% of workshop respondents:
Access to public spaces, public services, community events, arts venues, suitable for residents of all ages
- 31% of workshop respondents:
Well-connected, easy walking and biking connections to key services

TOPIC I: COMPLETE NEIGHBOR- HOODS

Adopted 2040 General Plan Guiding Principles:

5. Foster “**complete neighborhoods**” that provide for residents’ daily needs within easy walking or biking distance from home and that promote regular physical activity.

32. Cultivate community character throughout Sacramento by promoting **public art and festivals**; fostering **walkable mixed-use places with active street life**; and preserving and enhancing **historic, cultural, and natural resources**.

TOPIC I: COMPLETE NEIGHBOR- HOODS

DISCUSSION:

Are there neighborhoods in Sacramento that are already complete that can serve as a model for others?

Are there specific things that can be done to “retrofit” existing neighborhoods to make them more “complete” (for example, permitting smaller home-based businesses, allowing small retail stores or cafés)?

TOPIC 2: HOUSING TYPES



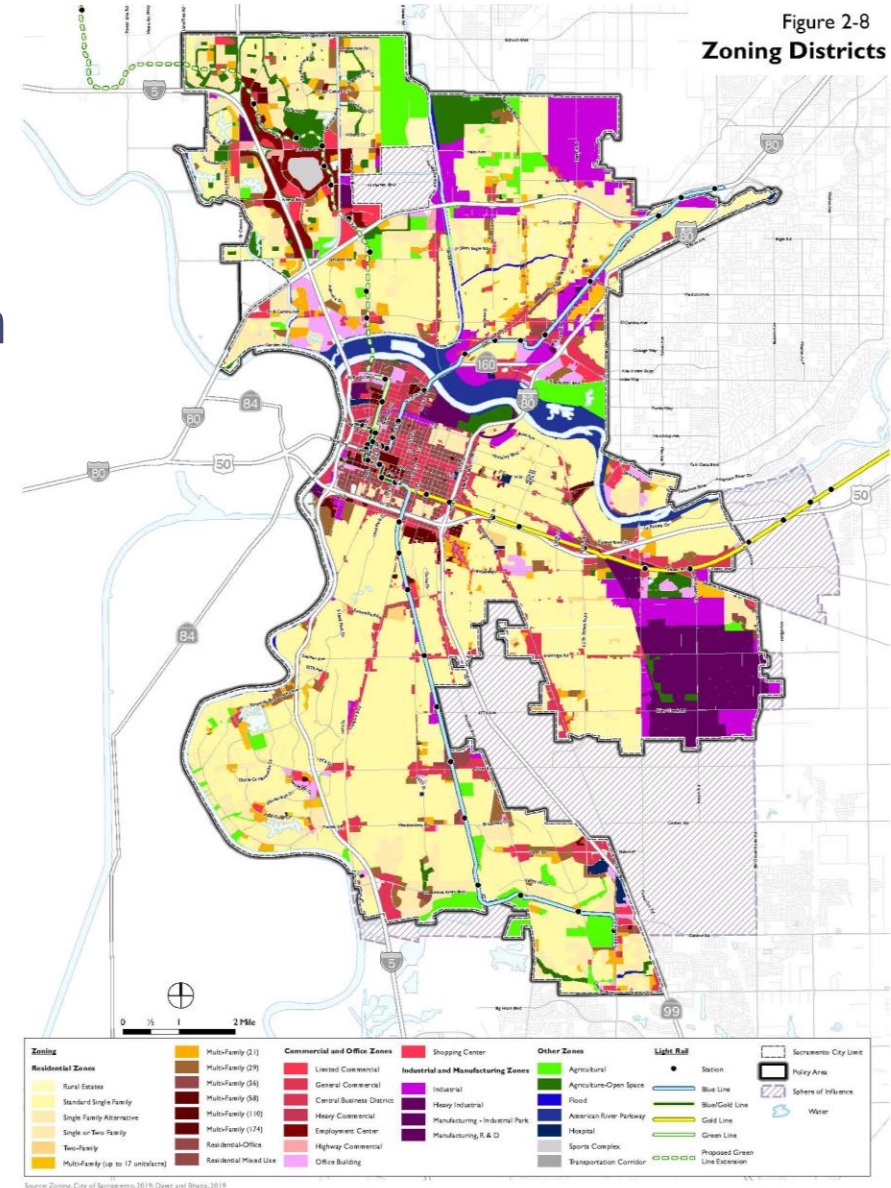
TOPIC 2: HOUSING TYPES

Phase I Key Findings: Housing

- 15% of workshop respondents:
Want more housing that is affordable, located near transit or in walkable neighborhoods
- 24% of workshop respondents:
More affordable housing development would help address disparities between neighborhoods

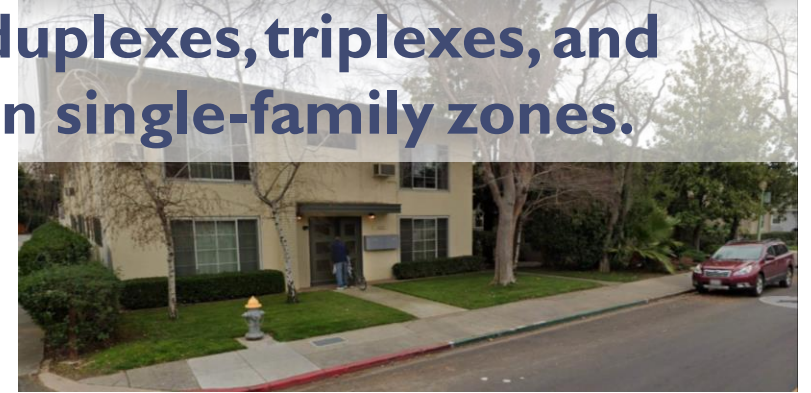
TOPIC 2: HOUSING TYPES

- 43% of Sacramento zoned for single-family only (duplexes allowed on corner lots)
- Single-family zoning used since the 1920s



TOPIC 2: HOUSING TYPES

There are over 2,300 duplexes, triplexes, and fourplexes currently in single-family zones.



TOPIC 2: HOUSING TYPES

Oregon:

- Cities with more than 10,000 people now allow duplexes in single-family zones
- Portland metro area: fourplexes and “cottage clusters” allowed in all single-family zones

Minneapolis:

- Residential buildings with up to three dwelling units allowed in every neighborhood

TOPIC 2: HOUSING TYPES

DISCUSSION:

Could a return to allowing traditional housing types like duplexes, triplexes, and fourplexes work in Sacramento?

What potential pitfalls do you see with this approach and how could they be addressed?

TOPIC 3: HOUSING ENVELOPE REGULATION

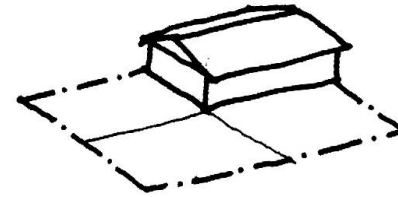


TOPIC 3: HOUSING ENVELOPE REGULATION

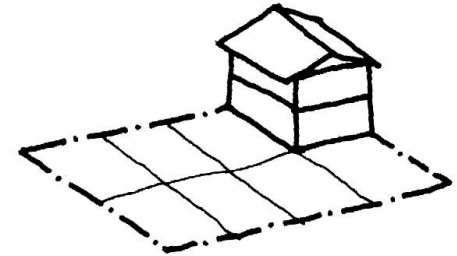
- Providing greater flexibility in land use controls can help to promote housing development.
- One way to provide greater flexibility would be moving away from regulating *density* (dwelling units per acre) to *maximum floor areas*, through floor area ratios

TOPIC 3: HOUSING ENVELOPE REGULATION

FAR = 0.25

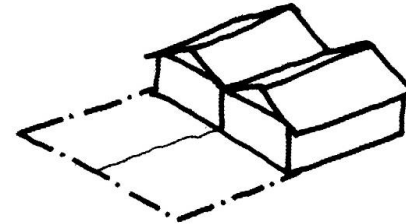


25% LOT COVERAGE
1 STORY

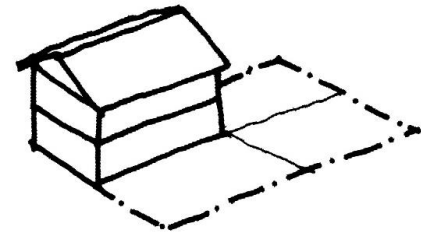


12.5% LOT COVERAGE
2 STORIES

FAR = 0.5

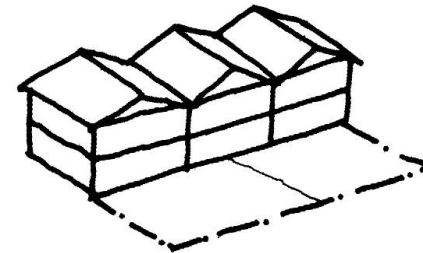


50% LOT COVERAGE
1 STORY

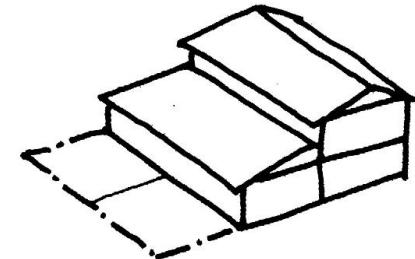


25% LOT COVERAGE
2 STORIES

FAR = 1.0



50% LOT COVERAGE
2 STORIES



66% LOT COVERAGE
1.5 STORIES

TOPIC 3: HOUSING ENVELOPE REGULATION

DISCUSSION:

What are the physical aspects that contribute most to the character of Sacramento neighborhoods that development standards should protect and preserve?



REPORT BACK

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NEXT STEPS

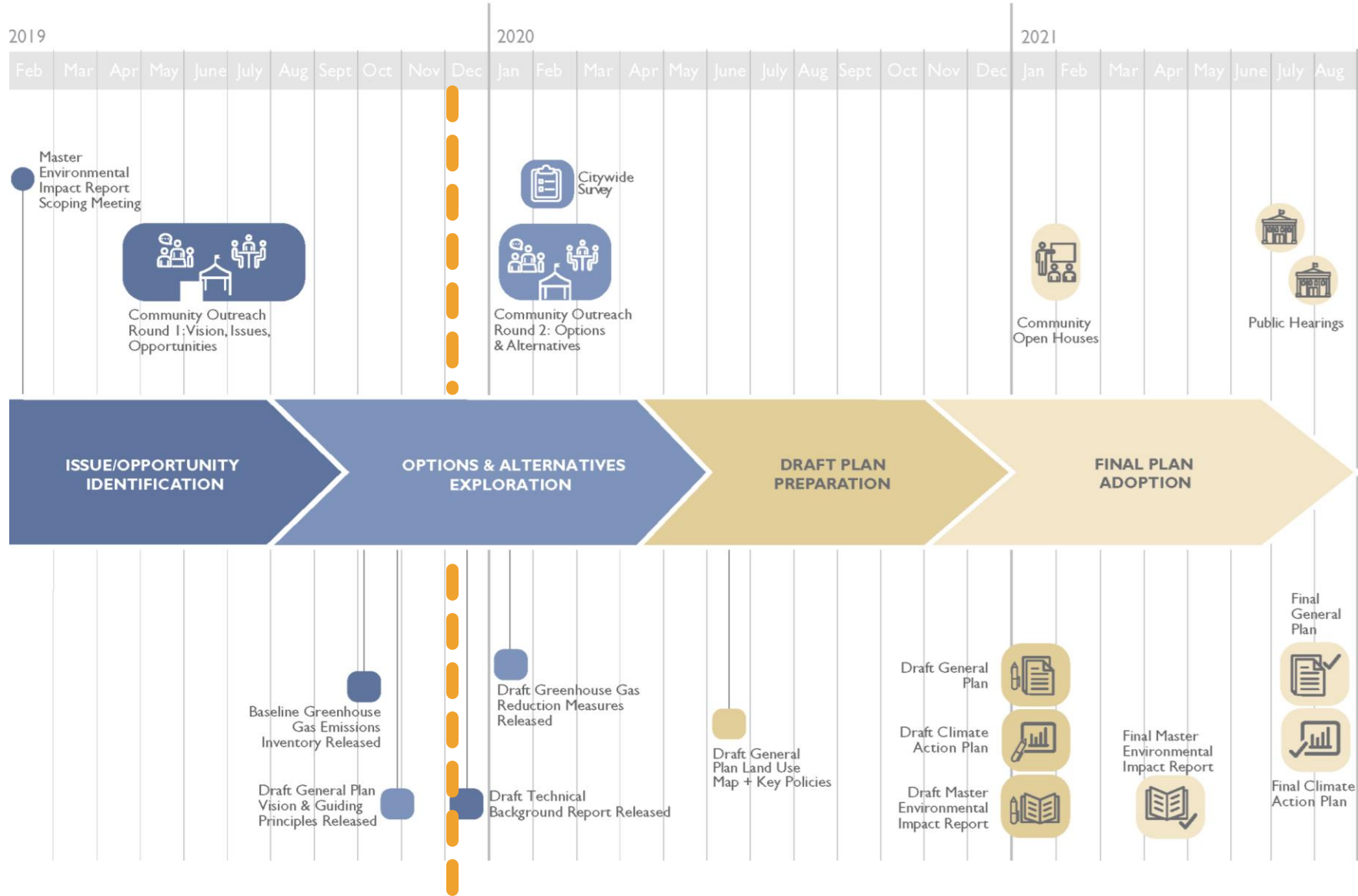
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NEXT STEPS

- Participate in the Phase 2 Citywide Community meetings: early spring
- Participate in the Citywide Survey: early spring
- Stay informed about key project milestones and draft documents by signing up for the 2040 General Plan Update email list
- Draft General Plan and Draft EIR released early 2021 with adoption hearings in mid-2021

SCHEDULE

COMMUNITY ENGAGEMENT AND REVIEW



WE ARE HERE



THANK YOU!

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Please contact Remi Mendoza at rmendoza@cityofsacramento.org with additional questions or comments.