

July 1, 2026

This meeting will be recorded.



2040 General Plan & Zoning Consistency Project Overview

Presentation Overview

- **Meet the Project Team**
- **Background**
- **Schedule and Scope**
- **Outreach Strategy**

Meet the Project Team

Meet the Project Team

Greg Sandlund

Planning Director



Remi Mendoza

Long Range Planning Manager



CONTACT US

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Amy Yang

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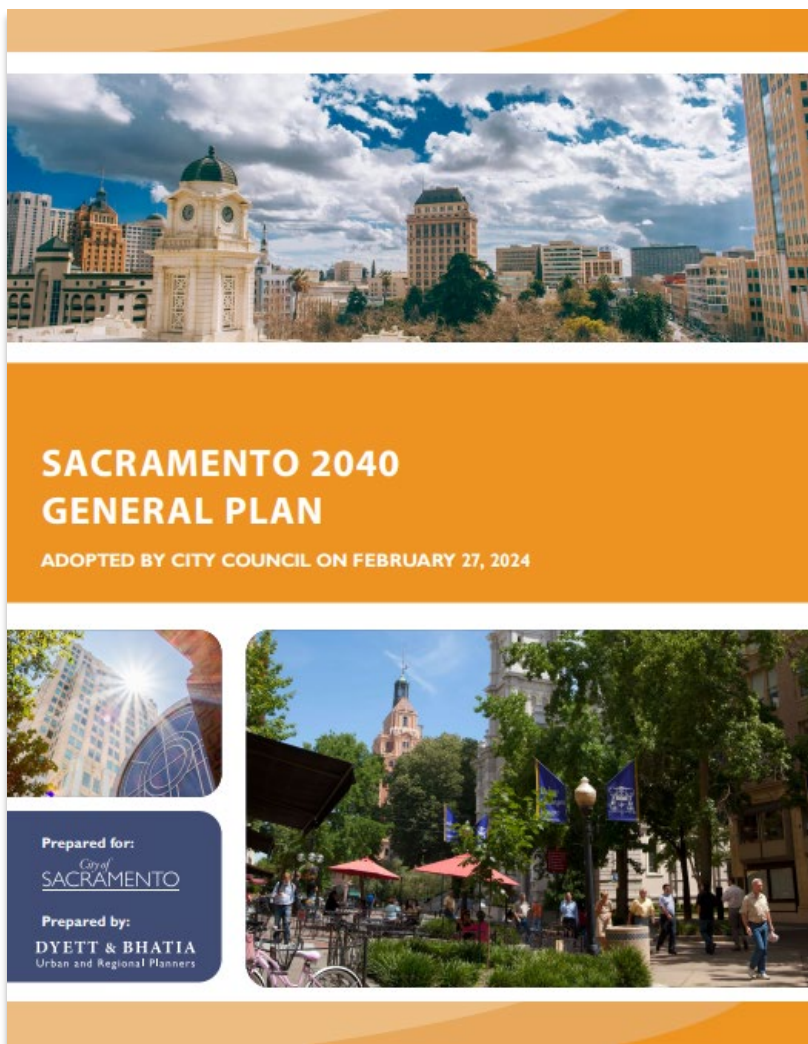


Faye Mingham

Associate Planner

Background

2040 General Plan

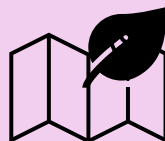


- Adopted by **City Council** on February 27, 2024
- Policies guide City **decision-making around development**
- **Sets the stage** to implement policies through more **detailed planning efforts**

Vision and Guiding Principles

In 2040, the City of Sacramento will be a national model of sustainable, equitable growth, and community development.

Sustainable and Responsible Growth



Regional Economic Hub

Resiliency and Climate Action



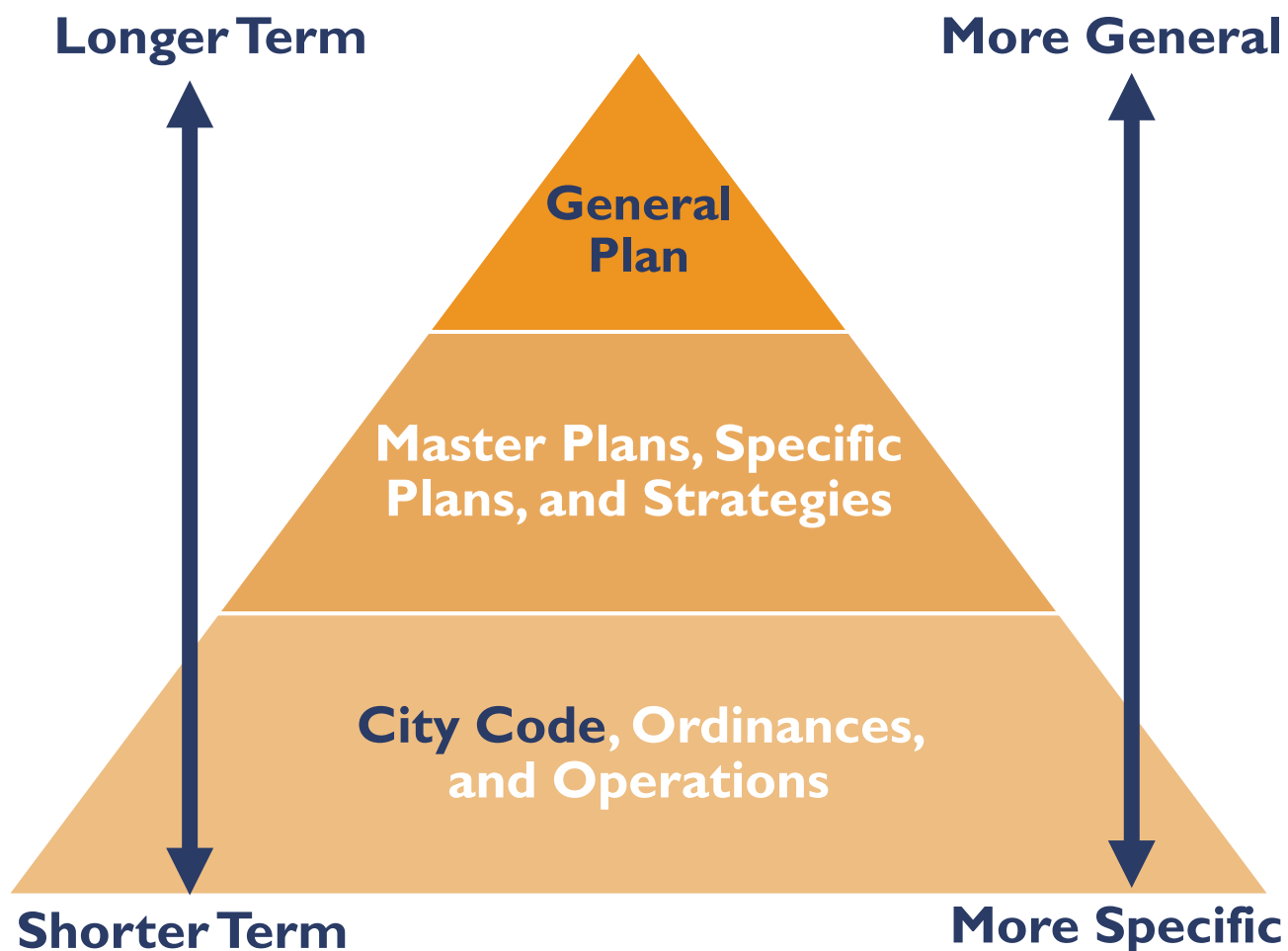
Livability and Sense of Place

Safe, Equitable, Inclusive, and Just City



Interconnected, Accessible City

General Plan Implementation



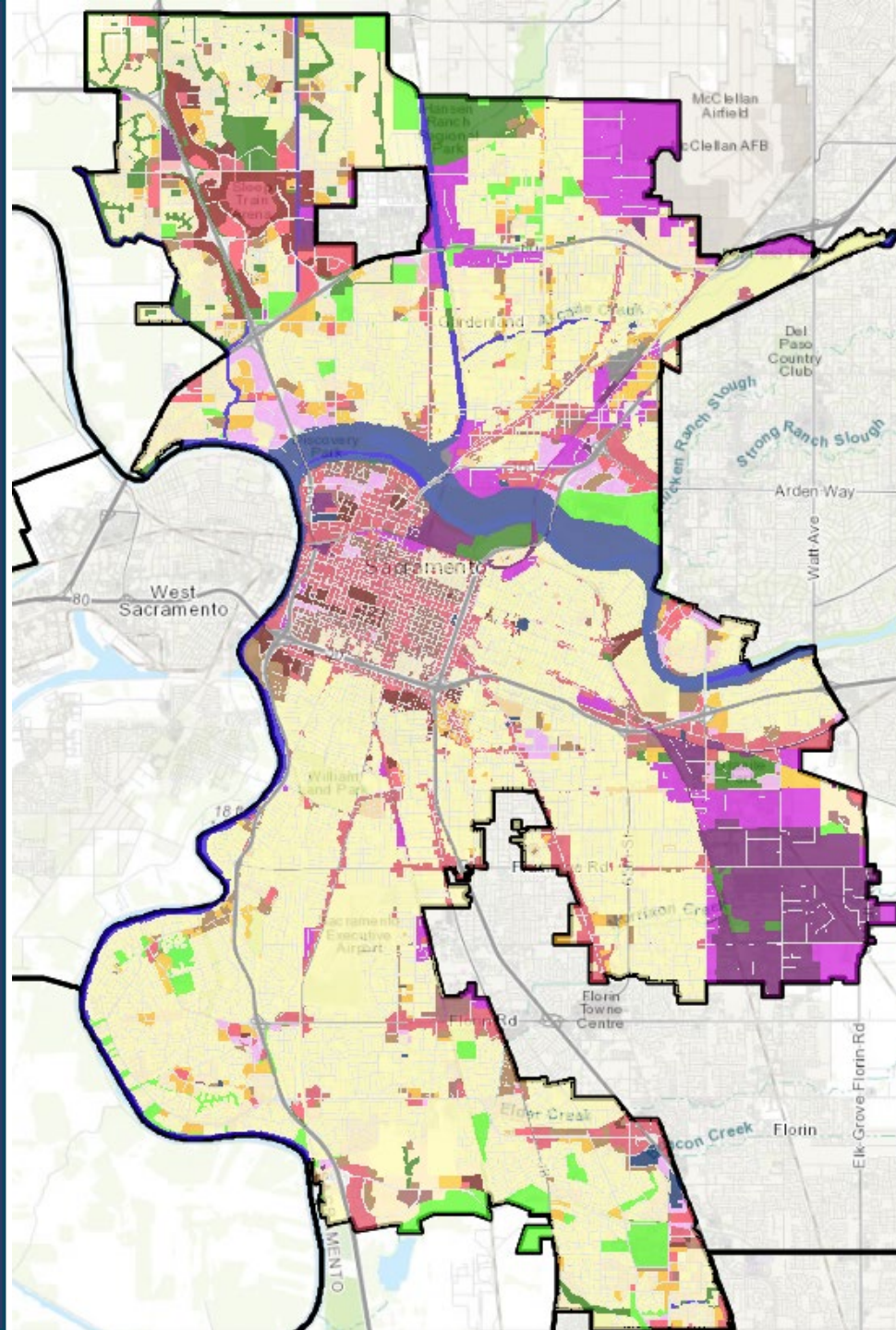
- The General Plan is implemented through City programs, including the **Zoning Code**.
- **State Law** requires the General Plan and the Zoning Code to be **consistent**.

What is Zoning?

- Zoning divides all land within the City into different areas or ‘zones.’
- Zones have rules for **how the land can be used** and **what can be built**.
 - **Types of Zones:** Agriculture/Open Space, Residential, Commercial, and Industrial
- These rules help make sure different land uses like homes, shops, and parks, **work well together**.



Zoning Map



- Implements General Plan through more **detailed zones**
- Zones define:
 - Allowed land **uses**
 - Development **standards**

*Zoning map available at the
City of Sacramento
Land Information Lookup Application
(LILA)*

Schedule and Scope

Zoning Code Update Schedule

Analysis

- *Fall 2024 – Spring 2026*

Community Engagement

- **Spring – Summer 2026**

Prepare Ordinance

- *Fall 2026*

Final Public Hearings and Adoption

- *Fall - Winter 2026*

Zoning Code Update Scope



Simplify Residential
Zoning



Expand
Neighborhood
Commercial Uses



Update Missing
Middle Housing
Standards



Focus Growth
Near Transit



Update Auto-
Oriented Use
Standards



Streamline the
Code



Rezone Properties
for Consistency

Webinar Series

July 1, 2026
**Project
Overview**



Background, Scope,
Outreach Strategy



Update Auto-Oriented
Use Standards



Streamline
the Zoning Code

July 15, 2026
**Neighborhood
Commercial**



Expand Neighborhood
Commercial Uses

July 22, 2026
**Missing Middle
Housing**



Update Missing Middle
Housing Standards



Focus Growth Near
Transit

August 10, 2026
**New Zones and
Rezoning**



Simplify Residential
Zoning



Rezone Properties for
Consistency

Ensure Airport Land Use Compatibility



Implement **Policy LUP 1.13** and integrate adopted ALUC policies directly into the zoning code, such as creating an overlay for Rio Linda Airport Safety Zones

Require Gas Stations to Provide EV Charging



Implement **Action LUP-A.10** and **Policy LUP-4.13** and codify requirements for new and expanded gas stations to provide at least 1 new EV charging station per 1 new gas fuel nozzle

Streamlining Amendments



Consider amendments to ensure consistency with the 2040 General Plan and enhance code usability for Special Planning Districts, Planned Unit Developments, and the Employment Center Zone

Outreach Strategy



Outreach Strategy

Who?

- **Neighborhood Associations**
- **Local organizations**
- **Council offices**
- **Business Chambers**
- **Developers**
- **Attorneys**
- **Architects**
- **PBIDs**

Project website:
[www.cityofsacramento.gov/
zoningcodeupdate](http://www.cityofsacramento.gov/zoningcodeupdate)

zoningcodeupdate@cityofsacramento.org
(916) 808-5019

What?

- **Share proposed updates**
- **Collect feedback**

When?

- **June 25 – August 31, 2026**
(Rezoning map to be released end of July)

How?

- **Online platform**
- **MMH survey**
- **Community presentations**
- **Focus group meetings**
- **Pop-ups**
- **Eblasts**
- **Media outlets**
- **Social media**



How to provide input

Through the project website!

- Informational Boards
- Missing Middle Housing Survey
- Interactive Rezoning Map (available late July)

Other ways

- Attend our webinars
- Find us at a pop-up event
- Invite us to your group's standing meeting
- Provide public comment at the Planning and Design Commission meeting on August 13

Website | www.cityofsacramento.gov/zoningcodeupdate

Email | zoningcodeupdate@cityofsacramento.org


Phone | (916)-808-5091

2040 General Plan and Zoning Consistency

About


www.cityofsacramento.gov/zoningcodeupdate

The [2040 General Plan](#) was adopted by City Council on February 27, 2024. This long-range policy and regulatory document established new land use standards to guide the City's decision-making and future planning efforts related to development.

Implementation of the General Plan is carried out through a variety of mechanisms, including the [Planning and Development Code \(Title 17\)](#) , commonly referred to as the City's zoning code.

State law requires that a city's zoning code and zoning maps remain consistent with its adopted general plan. To comply with this requirement, City staff is in the process of updating the zoning code and undertaking a citywide rezoning effort to align with the vision and land use framework established in the 2040 General Plan.

What is Zoning?

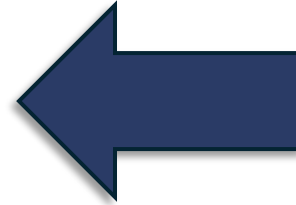
Zoning divides all land within the City into different areas or 'zones.' Each zone has rules for how the land can be used and what can be built there. These rules help make sure different land uses like homes, shops, and parks, work well together. Check out our [Zoning 101 handout!](#) 

Provide Feedback

Share Your Feedback on the Project's Key Components The City wants to hear from you! Share your questions and comments using our online informational boards. These boards cover key components of the project including Missing Middle Housing, Neighborhood Commercial, New Zones and Rezoning, and other zoning updates.

Provide Feedback

Follow this link to view the boards and share your feedback



Informational Boards on Konveio

Survey

As part of the 2040 General Plan and Zoning Code Consistency Update, the City is codifying its Missing Middle Housing standards. The Missing Middle Housing survey collects information on residents' preferences for new homes in their communities. Survey results will help inform discussion around updates to MMH standards.

Missing Middle Housing Survey

Follow this link to take the MMH Survey (estimated time: 6 minutes)

2040 General Plan and Zoning Consistency Update

Learn more about the 2040 General Plan and Zoning Code Consistency update. Share your thoughts on the project's key components below!

The City of Sacramento is seeking input on proposed zoning code updates to implement the 2040 General Plan. These updates could affect what types of housing and businesses may be allowed in neighborhoods throughout the City. Learn more about the key proposed changes as you review the stations below. At each station you can explore different topics and share your feedback.

For more information on the project and ways to engage, visit the [project webpage](#).

2040 General Plan and Zoning Consistency Update Key Components



Station 1: Project Overview

Learn about the project's background, how the 2040 General Plan and zoning code work together, project scope and phases.

[View Station 1](#)



Station 2A: Missing Middle Housing

Explore proposed changes to Missing Middle Housing standards and view possible scenarios that could be allowed if the proposed standards are adopted.

[View Station 2A](#)

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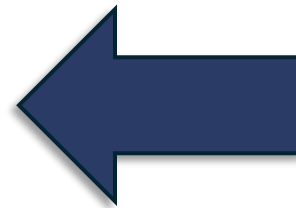


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Missing Middle Housing Survey

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Survey Landing Page

Missing Middle Housing Survey

Background

In September 2024, the City adopted the Missing Middle Housing Interim Ordinance. As part of the 2040 General Plan and Zoning Consistency Update, City staff will be codifying missing middle housing standards into the City's Zoning Code.

What is missing middle housing (MMH)?

Buildings that contain more than one home such as duplexes, triplexes, multi-family (4 units) and cottage courts, usually built in existing lower density residential neighborhoods.

The standards will

- Apply to projects in the proposed N-1 zone
- Regulate height, open space, tree requirements, setbacks, form, entry requirements, and parking
- Determine what projects do not require a public hearing
- Require a public hearing for projects exceeding standards

Share your thoughts on Missing Middle Housing

This survey collects information to understand how residents feel about new homes in their communities. Survey results will help inform discussion around proposed MMH standards.

Click the links below to take the survey! The survey will close on August 31, 2026.

[English](#) 

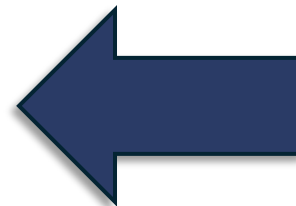
[Español](#) 

[русский](#) 

[简体中文](#) 

[繁體中文](#) 

[Tiếng Việt](#) 



Survey
available in six languages

Webinar Series

July 1, 2026

Project Overview



Background, Scope,
Outreach Strategy



Update Auto-Oriented
Use Standards



Streamline
the Zoning Code

July 15, 2026

Neighborhood Commercial



Expand Neighborhood
Commercial Uses

July 22, 2026

Missing Middle Housing



Update Missing Middle
Housing Standards



Focus Growth Near
Transit

August 10, 2026

New Zones and Rezoning



Simplify Residential
Zoning



Rezone Properties for
Consistency

Registration links at
www.cityofsacramento.gov/zoningcodeupdate

Webinar Series

The City is hosting a series of webinars to offer an overview the 2040 General Plan and Zoning Code Consistency Update and provide opportunities for the community to learn more about the project's key components. See below for the webinar series schedule and a brief description of what will be covered during each session.

Wednesday, July 1 at 6pm: Project Overview

Join City of Sacramento staff for an overview of the General Plan and Zoning Code Update. The goal of this project is to ensure that the City's zoning districts, standards, and regulations are consistent with the land use designations and policy direction of the 2040 General Plan.

This webinar will cover:

- Project background and context: A high-level overview of the General Plan and Zoning Code, the relationship between the 2040 General Plan with the Zoning Code, and the overall project scope
- Ways to engage: Online platform, topical webinars, event tabling, or contact us directly

Zoom link: https://cityofsacramento-org.zoom.us/webinar/register/WN_KQBZHEphTUmGZqKLQt6W-A 

Wednesday, July 15 at 6pm: Neighborhood Commercial

In this webinar, City of Sacramento staff will provide an overview of how proposed zoning code will allow more small businesses into neighborhoods.

This webinar will cover:

- The types of commercial uses proposed for neighborhoods
- Where proposed neighborhood commercial uses will be allowed
- Standards that apply to proposed neighborhood commercial uses



Webinar registration link



General Plan and Zoning Code Consistency: Overview

Date & Time Jul 1, 2026 06:00 PM in [Pacific Time \(US and Canada\)](#)

Description Join City of Sacramento staff for an overview of the General Plan and Zoning Code project. The goal of this project is to ensure that the City's zoning districts, standards, and regulations are consistent with the land use designations and policy direction of the 2040 General Plan.



This webinar will cover:
Project background and context: A high-level overview of the General Plan and Zoning Code, the relationship between the 2040 General Plan with the Zoning Code, and the overall project scope
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Webinar Registration

First Name *

Last Name *

Email Address *

Information you provide when registering will be shared with the [account owner](#) and host and can be used and shared by them in accordance with their Terms and Privacy Policy.

Register



Where to find us

Pop-Up Events

Natomas Street Eats

Date: July 2, 2026 5-8 pm

Where: Orchard Park, 2936 W River Drive

Celebrate Oak Park

Date: July 11, 2026, 10 am - 2 pm

Where: McClatchy Park, 3500 5th Ave

CityConnect Mixer

Date: July 16, 2026

Location: TBD



Event updates at

www.cityofsacramento.gov/zoningcodeupdate



Rezoning

Reminder:

**Interactive Rezone Map
available late July**

www.cityofsacramento.gov/zoningcodeupdate



August 13 PDC Meeting

August 13 meeting purpose is to present:

- Proposed changes to the Zoning Code
- A summary of outreach to-date

Community members invited to come provide public comment!

What comes next?

- Staff writes the ordinance
- Public hearings begin
 - October: Planning and Design Commission
 - December: City Council



Contact us at
zoningcodeupdate@cityofsacramento.org or
(916)-808-5091

Outreach runs through August 31st

Questions?
