



COMMUNITY PLAN AREAS AND SPECIAL STUDY AREAS

Introduction

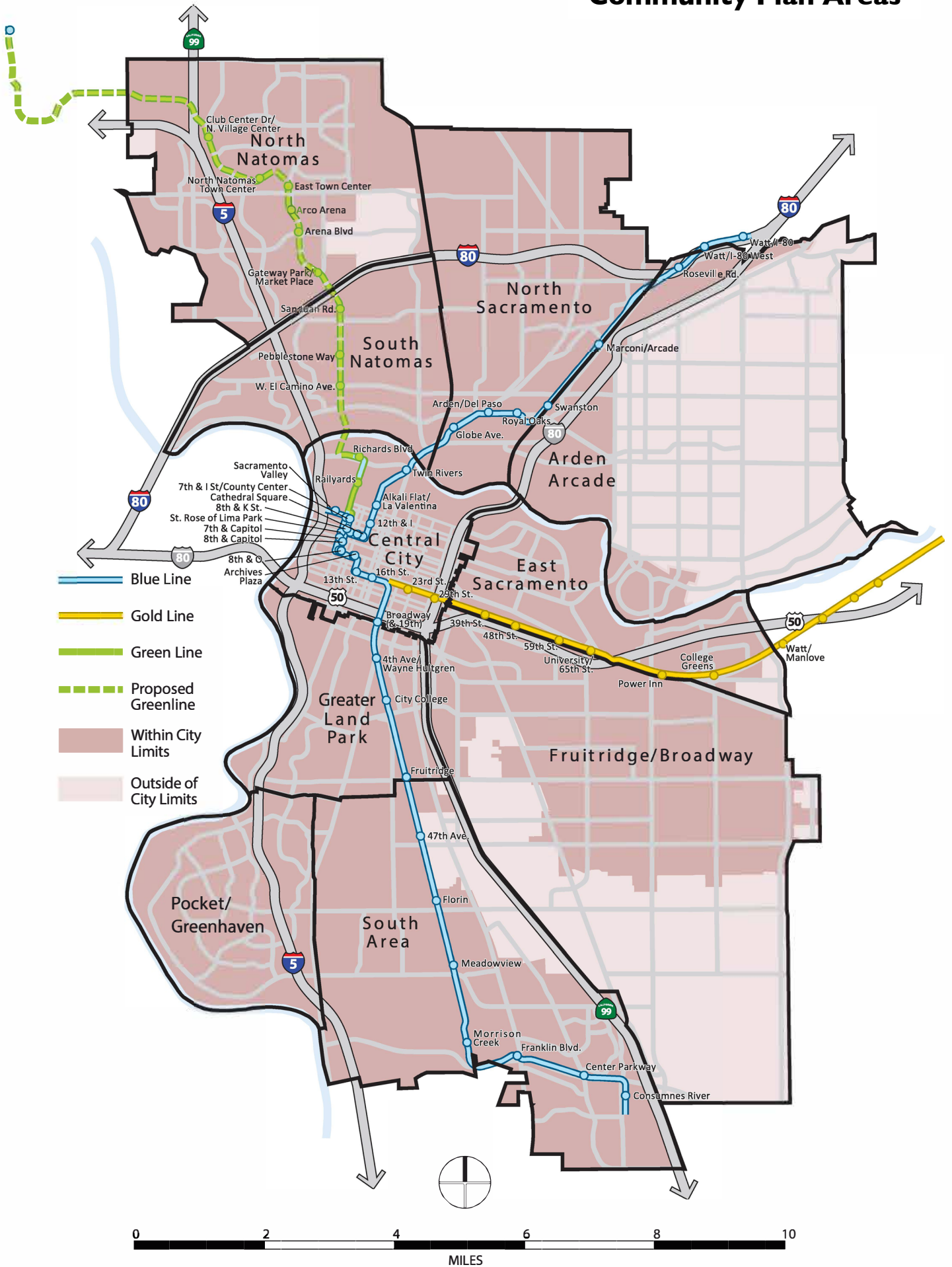
This part of the Sacramento 2040 General Plan provides policy direction for two specific types of geographic areas: community plan areas and special study areas. The policy direction in this part of the General Plan supplements the citywide goals and policies contained in Part 2 of the General Plan.

COMMUNITY PLANS OVERVIEW

Within the city of Sacramento are 10 community plan areas. These community plan areas are listed below, and their boundaries are shown in **Map CP-1**:

- Arden Arcade
- Central City
- East Sacramento
- Fruitridge/Broadway
- Greater Land Park
- North Natomas
- North Sacramento
- Pocket/Greenhaven
- South Area
- South Natomas

Map CP-1 Community Plan Areas



Each of the community plan areas has unique characteristics, local landmarks, beloved neighborhoods, and community groups that bring people together. Each of the community plan areas also has its own issues and opportunities: places that need improved bicycle connections, vacant sites ripe for development, transit corridors that could be the centerpieces of more vibrant streets. Some of these issues and opportunities overlap with the city as a whole, and some are specific to the community plan area. In many cases, a community plan area's issues and opportunities can be mostly addressed in citywide policies in the main body of the General Plan; however, some that pertain to more specific issues of a community plan area—a particular street that could benefit from development incentives or a particular park that could be better used, for example—require more specific policies. The Community Plans address these types of issues and contain policies that apply only within the boundaries of each community plan



area. These policies complement and amplify the General Plan and address community priorities and location-specific opportunities, and, per State law requirements, must be consistent with the citywide goals and policies.

The City of Sacramento has a long history of using community plans to provide policy direction for the various areas of the city. In the 1960s, the City Council adopted the city's first set of twenty-one community plans. In the 1970s, the City Council redrew community plan boundaries, reducing the number of community plan areas to eleven and establishing a policy basis for the City to eventually update all of its community plans according to the new boundaries. When the City adopted the 1988 citywide General Plan there were seven adopted community plans: Pocket (1979); Central City (1980); Airport Meadowview (1984); North Sacramento (1984); South Sacramento (1986); North Natomas (1986); and South Natomas (1988). The City adjusted community plan boundaries again for the 2030 General Plan Update, reducing the number of community plan areas from eleven to ten.



In preparing these updated community plans, community input was gathered over the course of the planning process, which included the following:

- **In-person community meetings** in each of the 10 community plan areas in August 2019;
- **Virtual open houses** with community plan area-specific proposals for community members to comment on in October 2020;
- **Community-led engagement** using “meetings in a box,” an engagement toolkit designed for use by community groups, neighborhood associations, or friends to gather at a convenient time and location to share their ideas and proposals for the future of the city; and
- **Ongoing correspondence** from individuals and neighborhood organizations as well as citywide outreach activities.



Each of the 10 community plans is organized as follows:

Community Location

Each community plan begins with a brief description of the plan boundaries and area.

Development and Planning History

This background section describes the area’s history and current characteristics.

Community Vision

The community vision distills feedback from community outreach into a vision statement for the community in 2040.

Community Issues and Opportunities

This section includes a list of the major issues and opportunities for the community plan area identified by residents, with annotations noting where these issues are addressed within the General Plan; sections describing land use and placemaking; economic development; mobility; and youth, parks, recreation and open space policies and how they are expected to impact the community, both at the General Plan and Community Plan level.

Community Policies

At the end of each community plan are the collected policies for each area. Land use, development intensity, roadway allocation, and park access maps are included in each section, where relevant. These are not regulatory maps, but are zoom-ins of the maps included in the main body of the General Plan, and are intended to help to clarify the plans and show these topics at a neighborhood scale.

Relevant Plans and Studies

The City conducts studies and produces reports to collect and evaluate information related to specific issues. These studies and reports are undertaken at the direction of the City Council, as needed, to address a specific issue or topic for a community plan area. This section lists the relevant plans and studies that are directly pertinent to the community plan area.

Community Plan Organizing Goal and Policies

The following goal and policies provide direction for the preparation, update, and amendment of community plans, as well as the role of community plans.

GOAL

CP 1.1

Maintain community plans that provide community specific policy direction within the framework of citywide General Plan goals and policies.

Policies

- CP 1.1.1 Community Plan Intent.** The City shall adopt and periodically update a community plan chapter for each community plan area that supplements citywide policies, to reflect community- and neighborhood-specific issues and provide conceptual direction for the development of identified opportunity areas.
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- CP 1.1.2 Community Involvement.** The City shall ensure that the process for updating community plans includes broad community involvement by such groups as plan area residents, property owners, business owners, civic and community groups, public and nonprofit agencies, and City departments.
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- CP 1.1.3 Community Plan Consistency.** The City shall ensure that every community plan is consistent with citywide General Plan goals and policies and does not include duplicate or redundant policies and standards addressed in the citywide General Plan.
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- CP 1.1.4 Land Use Direction.** The City shall not prepare or adopt separate community plan land use diagrams (land use, minimum density, minimum FAR, and maximum FAR maps) as part of the community planning process. Community plans shall refer to and be consistent with the General Plan Land Use Diagrams. As community plans are prepared, updated, or amended, the City shall review the citywide Land Use Diagrams and shall amend the diagrams, as appropriate, using the designations in the citywide Land Use and Placemaking Element to reflect community issues related to infill, redevelopment, reuse, and new growth.

SPECIAL STUDY AREAS

Beyond the boundaries of the 2040 General Plan, the City has defined Special Study Areas that are adjacent to existing city limits. These unincorporated areas are of interest to the City, as the planning of the areas necessitates a coordinated effort by the City and County (**Map SSA-1**). In some cases, part or all of these areas may eventually be annexed by the City. For each Special Study Area, the discussion includes a brief description of existing conditions, background information that explains why the area is considered a “special study area,” and information related to managing the future of the areas through City and County coordination. The five Special Study Areas are listed below:

- Arden Arcade Study Area
- East Study Area
- Fruitridge Florin Study Area
- Natomas Basin Study Area
- Town of Freeport Study Area

These areas are mapped and described at the end of this chapter.

