

City of Sacramento  
**Personnel and Public Employees Committee Report**  
915 I Street Sacramento, CA 95814  
www.cityofsacramento.org

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**File ID:** 2025-01960

1/27/2026

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**City of Sacramento Planning and Design Commission 2025 Annual Report**

File ID: 2025-01960

**Location:** Citywide

**Recommendation:** Review and provide direction on the 2025 Annual Report for the City of Sacramento Planning and Design Commission (“Commission”) and pass a **Motion** either: 1) directing staff to forward the Annual Report to the City Council for review; 2) directing staff to update the Annual Report based on Personnel and Public Employee Committee recommendations and forward to the City Council for review; or 3) asking the Commission to update the Annual Report based Personnel and Public Employee Committee recommendations and come back to the Personnel and Public Employee Committee for additional review.

**Contact:** Stacia Cosgrove, Principal Planner, (916) 808-7110, scosgrove@cityofsacramento.org, Community Development Department

**Presenter:** Stacia Cosgrove, Principal Planner, (916) 808-7110, scosgrove@cityofsacramento.org, Community Development Department

**Attachments:**

1-Description/Analysis

2-City of Sacramento Planning and Design Commission 2025 Annual Report

3-Appendix A - 2026 Planning and Zoning Work Program

**Description/Analysis**

**Issue Detail:** Advisory bodies of the City are required to provide an annual report for review by the Personnel and Public Employees (P&PE) Committee as outlined in the City Council Rules of Procedure, Chapter 17. The P&PE Committee shall review advisory body annual reports and give staff direction on those reports’ stated projects, priorities, and recommendations. Before forwarding the report to the City Council, the Committee may request supplemental information from staff or the advisory body.

The attached Annual Report is being forwarded to the P&PE Committee for consideration.

**Policy Considerations:** Chapter 17 of the Council Rules of Procedure outlines the Advisory Body reporting process.

**Economic Impacts:** Not Applicable.

**Environmental Considerations:**

**California Environmental Quality Act (CEQA):** This action is not a project that is subject to CEQA because it is an organizational or administrative activity that will not result in direct or indirect physical changes in the environment. (CEQA Guidelines §15378(b)(5)).

**Sustainability:** Not applicable.

**Commission/Committee Action:** On November 13, 2025, the Planning and Design Commission passed a motion forwarding its Annual Report to the P&PE Committee for consideration.

**Rationale for Recommendation:** So that advisory bodies may effectively incorporate their important role, voice, and work to provide thoughtful community recommendations to the City Council on a consistent basis, the P&PE Committee shall facilitate the process for advisory bodies to communicate their accomplishments, projects, priorities, and recommendations to the City Council.

**Financial Considerations:** Not applicable.

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

# **Sacramento Planning and Design Commission Annual Report**

January 2025 through December 2025



## Table of Contents

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Introduction: Establishment, Commissioners, and Staff.....	3
Purpose, Powers and Duties of Sacramento Planning and Design Commission.....	5
Message from the Sacramento Planning and Design Commission Chair .....	6
Key Accomplishments .....	8
A.    Private Development Project Applications .....	8
B.    2025 Work Program Highlights/Policy Items .....	8
C.    Prior Year Recommendations.....	10
Commission Resources Expended .....	11
Workplan for Upcoming Year .....	12
Appendices .....	13
A.    2026 Planning and Zoning Work Program.....	13

## **Introduction: Establishment, Commissioners, and Staff**

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The Sacramento Planning and Design Commission was established in 2012 by ordinance 2012-0004 and is codified in Sacramento City Code [Section 2.60](#).

The commission consists of 13 members; four (4) are nominated by the Personnel and Public Employees Committee (P&PE) and nine (9) are nominated by councilmembers and the mayor. The Commissioners are appointed by the concurrence of a majority of the City Council.

The nine (9) individuals recommended by the mayor and councilmembers shall be residents of the city who have an expressed interest, training, or experience in master planning; land use or land use policy; housing policy; large scale construction; urban planning; urban design; or mid- and high-rise urban, commercial, institutional, and mixed-use projects.

The four (4) individuals recommended by the P&PE committee shall be residents of the city and shall have the following qualifications:

- a. One shall have a demonstrated interest, training, or experience in master planning; land use or land use policy; housing policy; large scale construction; urban planning; urban design; or mid- and high-rise urban, commercial, institutional, and mixed-use projects.
- b. Three shall have: (i) demonstrated interest in urban design, landscape or architectural design, or physical development of the city; and (ii) shall be qualified by training or professional experience and demonstrated leadership in any of the following categories: a licensed architect; a licensed LEED (or equivalent) architect; a licensed landscape architect; a contractor; or a licensed engineer.

### **Current Sacramento Planning and Design Commissioners**

The following commissioners are currently serving on the commission.

- Enoch Yeung, Chair
- Robert Chase, Vice-Chair
- Robert Blunt
- Nicolina Hernandez
- Dov Kadin
- Julio Lamas
- Larry Lee
- Kendra Macias Reed
- David Nybo
- Deborah Ortiz
- Erin Reschke
- Ginger Thompson
- Shoun Thao

## **Sacramento Planning and Design Commission Staff**

The commission is supported primarily by the following staff members.

- Greg Sandlund, Planning Director, Community Development Department
- Stacia Cosgrove, Principal Planner, Community Development Department
- Bruce Monighan, AIA, Urban Design Manager, Community Development Department
- Kevin Colin, Principal Planner, Community Development Department
- Kourtney Burdick, Supervising Deputy City Attorney, City Attorney
- Leslie Walker, Senior Deputy City Attorney, City Attorney
- Michael Sparks, Senior Deputy City Attorney, City Attorney

## **Sacramento Planning and Design Commission Staff Contact Information**

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<https://www.cityofsacramento.gov/community-development>

## **Purpose, Powers and Duties of Sacramento Planning and Design Commission**

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### **Purpose of the Sacramento Planning and Design Commission**

The commission is established for the purpose of serving as the City's planning commission as provided in the State Planning and Zoning Law (California Government Code section 65000 et seq.), subject to the provisions of the City code. (City Code Section [2.60.020](#))

### **Powers and Duties of the Sacramento Planning and Design Commission**

The Planning and Design Commission has the necessary powers and duties to carry out the State Planning and Zoning Law (Government Code Section 65000 et seq.), subject to the provisions of the City code, including, but not limited to, the following:

- A. Title 17 relating to subdivisions;
- B. Planning and Development Code relating to zoning and design review;
- C. Recommend to the city council policies and programs in support of the urban design program established under the Planning and Development Code, including, but not limited to, urban design policies appropriate for inclusion in the general plan and other regulatory plans and programs of the city; and
- D. Evaluate and submit comments and recommendations on proposed plans, public and private development projects, and environmental reviews that are not subject to review under Chapter 17.808 and that may affect the physical development of and urban design in the city, in coordination with the review and action by the city council, or other public agencies on the plan, project or environmental review.

Annually, the Commission reports to the City Council on its activities.

## Message from the Sacramento Planning and Design Commission Chair

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I am pleased to present the Planning & Design Commission's 2025 Annual Report and to take this opportunity to reflect on another year of meaningful partnership between the Commission, Planning Department staff, and the Sacramento community. The accomplishments highlighted in this report reflect our shared commitment to advancing equity, sustainability, and inclusive growth under the framework of the 2040 General Plan.

In 2025, Sacramento continued to make significant strides toward realizing the 2040 General Plan vision—a city that serves as a national model for sustainable, equitable growth and community development. Despite unexpected challenges, including delays in the distribution of anticipated federal grant funding, staff and commissioners demonstrated resilience by reallocating resources, filling key vacancies, and advancing dozens of major planning initiatives.

The Commission held 17 meetings in 2025, reviewing 41 agenda items, including 21 private development projects and 13 policy matters. While total agenda volume decreased modestly, the complexity and breadth of the Commission's work deepened—spanning housing, environmental resilience, neighborhood planning, and land use modernization.

Three key themes defined our work in 2025:

- 1. Expanding Housing Access and Supporting Small Developers —** Sacramento continued its strong momentum in housing access, affordability, and innovation. The Commission reviewed and advanced multiple housing projects and policy tools, including adoption of an ordinance removing minimum parking requirements, updates to universal design standards, and progress on accessory dwelling unit (ADU) initiatives. Staff launched the Small Developer Incubator Pilot Program, hosting a series of public events—including a Small Developer Academy and Networking Mixer—to help emerging local builders navigate financing, zoning, and design review. Together, these efforts reinforced the City's commitment to inclusive economic development and “missing middle” housing solutions.
- 2. Advancing Neighborhood Resilience and Equity —** Neighborhood and community-scale planning also saw major advancements. The City developed an updated vision and guiding principles for the River District Specific Plan and initiated early engagement for the Central City Specific Plan Update. The Neighborhood Development Action Team (NDAT) expanded its reach through community ambassador programs, ADU resource fairs, and plans for a citywide needs assessment to guide future neighborhood investments. These initiatives demonstrate Sacramento's ongoing emphasis on community-led planning and trust-building between residents and City institutions.
- 3. Integrating Climate Action and Sustainable Design —** The year also marked a pivotal moment for climate and equity policy. Staff completed the first Climate Action & Adaptation Plan (CAAP) Annual Progress Report and participated in the Urban Land Institute's Technical Leadership Exchange, helping shape Sacramento's approach to extreme heat mitigation and green infrastructure. The Planning

Department's ongoing Page 6 of 13 Sacramento Planning and Design Commission Annual Report work on tree canopy standards, energy reach codes, and zero-emission mobility infrastructure continues to align land use, health, and environmental goals.

Looking ahead to 2026, the Commission is eager to continue supporting initiatives such as the comprehensive Planning and Development Code Update for General Plan consistency, the Mixed Income Housing Ordinance Review, and implementation of the River District and Central City Specific Plans. We also anticipate new initiatives around ADUs on wheels, vacant property tax policy, and urban agriculture incentives as tools to promote adaptive, community based development.

I remain inspired by the dedication of our commissioners, city planners, and community partners who together ensure that Sacramento's growth reflects its values of equity, resilience, and opportunity. While challenges remain—particularly in aligning economic development with environmental justice and climate adaptation goals—our shared resolve remains steadfast.

Sacramento's planning framework continues to evolve, grounded in data, guided by collaboration, and enriched by the voices of our residents. As Chair, I extend my deep gratitude to staff and fellow commissioners for their thoughtful stewardship of the city's future.

With optimism and appreciation,

Sincerely,  
Enoch Yeung

Chair, Sacramento Planning & Design Commission  
City of Sacramento

## Key Accomplishments

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This report will cover the period since the last report, January 2025 through December 2025.

In 2025, the Sacramento Planning and Design Commission held 16 regular meetings and one (1) special meeting. The Commission's work centers on review and approval of both private development project entitlements as well as planning policy items. The overall number of items on the Commission's agendas went down approximately 34% in 2025 to 41 total agenda items (from 62 items in 2024). In terms of the type of items on the Commission's agendas, the division of work between private development projects (56%) and policy items (44%) remains relatively unchanged over the prior year.

Highlights are listed below:

### A. Private Development Project Applications

The Commission took action on approximately 21 private development projects, either rendering the final decision or recommending approval to City Council. Twelve (12) of those projects involved a request for a conditional use permit (CUP), including on/off-site alcohol sales (4), auto service and repair (2), and one (each) gas station, monopole, tobacco sales, mini-storage, outdoor amusement, and drive-through restaurant. No CUPs for cannabis uses were heard by the Commission in 2025.

The Commission heard one (1) appeal of a project decision from the Director level: a third-party appeal of the CUP modification related to alcohol sales for the Northgate AM/PM (Z24-030).

There are currently 11 FTE (full time equivalent) staff positions assigned to process private development applications (at any level of review). Staff process a wide variety of projects, including new or remodeled residential dwellings, commercial development, tentative maps, site plan and design review, rezone requests, conditional use permits, annexations, or density bonus requests. Commission level projects typically take 6-8 months to process but can take over a year. Typically, fewer than 10% of planning applications require Commission and/or Council level approval.

### B. 2025 Work Program Highlights/Policy Items

Adopted by City Council on January 28, 2025, the 2025 Planning and Zoning Work Program contained forty-four (44) projects assigned to 14.25 FTE (full time equivalent) long range and zoning staff.

The Planning and Design Commission conducted public hearings related to the following projects on Table I, in furtherance of the Work Program priorities. The activities are arranged in chronological order.

Table I: Work Plan Items Heard by the Commission, Jan-Dec 2025

	<u>Project</u>	<u>Activity</u>	<u>Date</u>
1.	Housing Element Implementation Program H20. Universal Design Ordinance - Initial Review (LR24-005)	Review and Comment: 2025 Planning and Zoning Work Program, Housing Policy Initiative.	1/16/2025
2.	An Ordinance Amending Various Provisions of Title 17 of the Sacramento City Code Relating to Off-Street Vehicle Parking Requirements (M25-004)	Recommendation to Council: Ordinance to amend the Planning and Development Code to remove minimum parking requirements from Title 17, consistent with direction in the 2040 General Plan. 2025 Planning and Zoning Work Program item, Climate and Equity Policy Initiatives.	2/27/2025
3.	Title 17 Cannabis Code Amendments Project (M25-003)	Review and Comment: Draft ordinance amending various portions of Title 17 related to cannabis land uses. 2025 Planning and Zoning Work Program item, Citywide Policy Initiatives.	3/13/2025
4.	2024 Housing Element Annual Progress Report	Receive and file the 2023 Housing Element Annual Report. The Annual Progress Report details the progress made during the prior year in meeting Housing Element goals. This is a Council Directed/State Mandated housing policy initiative in the Work Program.	4/10/2025
5.	2040 General Plan Annual Report for 2024 (LR25-002)	Review and Comment: 2025 Planning and Zoning Work Program, Citywide Policy Initiatives.	5/8/2025
6.	Climate Action & Adaptation Plan Annual Progress Report (LR25-001)	Review and Comment: 2025 Planning and Zoning Work Program, Climate and Equity Policy Initiatives.	5/8/2025
7.	Review of City FY2025-30 Capital Improvement Program (CIP) for Consistency with the 2040 General Plan (M25-011)	Recommendation to Council: Review and forward to Council. 2025 Planning and Zoning Work Program item, Ongoing Programmatic Work.	5/22/2025
8.	Railyards Sign District (M25-005)	Request the Commission initiate the creation of a special sign district for the Railyards Special Planning District (SPD).	7/28/2025

9.	2040 General Plan and Title 17 Consistency: Status Update, Overview, and Text Amendments (LR25-003)	Recommendation to Council: Initiate rezoning and text amendments to the Planning and Development Code (Title 17) to ensure consistency with the 2040 General Plan. 2025 Planning and Zoning Work Program, Citywide Policy Initiatives.	8/14/2025
10.	SB 684 Ordinance (M25-008)	Recommendation to Council: Various amendments to the Planning and Development Code. Was originally part of 2024 Work Program.	10/23/2025
11.	2025 General Plan Amendments (LR25-005)	Recommendation to Council: Various minor amendments to the General Plan land use designations.	10/23/2025
12.	2025 Title 17 Omnibus Ordinance (M25-013)	Ordinance amending various sections of Title 17 of the Sacramento City Code.	11/13/2025
13.	River District Specific Plan Update (LR24-003)	Overview and request to initiate a Special Planning District (SPD) text amendment. 2025 Planning and Zoning Work Program, Neighborhood/Community Planning Initiative.	11/13/2025

### C. Prior Year Recommendations

With the 2024 Annual Report, the Commission made the following two recommendations:

- I. Recommendation #1: Consider Reducing the Number of Commissioners and/or Number of Votes Required to Pass a Motion.
  - a. In furtherance of this recommendation, staff prepared a report and the Commission discussed the topic at its public meeting on April 10, 2025.
  - b. The item was heard by the Personnel and Public Employees (P&PE) Committee on October 7, 2025. The P&PE Committee decided not to take action at this time.
  
2. Recommendation #2: Request Workshop to Discuss Alcohol Conditional Use Permits and EJ Element Policy EJ-2.16. This General Plan policy discourages the establishment of new drive-through restaurants, alcohol permits for off-site sales, and tobacco sales points near food deserts, schools, and pedestrian priority areas.
  - a. Discussion of this recommendation was to occur subsequent to the adoption of citywide code amendments related to cannabis use CUPs. The cannabis code amendments are not yet complete; the discussion is anticipated in Spring 2026.

## Commission Resources Expended

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The estimated cost to support the Sacramento Planning and Design Commission in 2024 was \$313,689.

The estimated cost to support the Sacramento Planning and Design Commission in 2025 was \$253,531.

In 2025, the commission held 17 meetings. Each meeting averaged approximately 1.8 hours. Below is a breakdown of expenditures made to support the commission during this review period.

The estimated cost per meeting is as follows:

	Meetings	Hours	Rate	Total
Staff report creation and review – department staff	17	32.9	\$234	\$7,699
Staff report review – city attorney staff	17	2.5	\$216	\$540
Agenda review, preparation, and publishing – city clerk	17	10.0	\$35	\$350
Meeting presentation preparation	17	2.5	\$234	\$585
Meeting attendance – department staff	17	14.6	\$234	\$3,416
Meeting attendance – city attorney staff	17	1.8	\$216	\$389
Meeting attendance – city clerk staff	17	3.6	\$58	\$209
Meeting attendance – IT staff	17	1.8	\$53	\$95
Meeting attendance – building security	17	3.6	\$33	\$119
Post meeting tasks: minutes, legislative document processing, attendance tracking	17	5.0	\$35	\$175
Commissioner stipend processing (quarterly)		12/year	\$42	\$30
Commissioner stipends (13 commissioners)	17	13	\$100	\$1,200
<b>Total 2025 Meetings Cost</b>				<b>\$14,806</b>

Additional Expenditures:

There were no additional expenditures in 2025.

## Workplan for Upcoming Year

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At the end of each calendar year, Planning staff bring forward a draft *Planning and Zoning Work Program* to be reviewed and updated by the Planning and Design Commission and the City's Law and Legislation Committee. The work program is then adopted by the City Council each year in January/February. The development of the annual work program helps Staff, the Commission, and City Council to collectively prioritize initiatives in light of competing interests and limited staff resources. The annual work program also helps to inform the public and decision makers about the work that is being done by City Planning Staff in furtherance of General Plan goals and objectives.

The draft Work Program is first discussed at a review and comment session before the Planning and Design Commission. Commissioners make comments and recommend policy initiatives to be incorporated into the program.

Planning staff then returns to the November Commission meeting to present an updated Work Program with additional analysis on any Commissioner-recommended policy initiatives or questions. The staff report indicates whether the work program:

1. Already encompasses the Commissioner-recommended policy initiatives;
2. Adds the recommended policy initiative(s); or
3. Does not include the recommended policy initiative for the coming year.

The Commission is asked to vote to forward its recommendations to the Law and Legislation Committee and City Council. The proposed 2026 Work Program is included in this report as Appendix A.

## Appendices

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### A. 2026 Planning and Zoning Work Program



### 2026 Planning and Zoning Work Program

Omnibus Ordinance <ul style="list-style-type: none"> <li>• 2024 State Legislation</li> <li>• Streamlining</li> <li>• Admin Cleanup</li> </ul>	240	State Mandated Council Priority	Low	Council Hearing – Q1
Omnibus Ordinance <ul style="list-style-type: none"> <li>• 2025 State Legislation</li> <li>• Streamlining</li> <li>• Admin Cleanup</li> </ul>	240	State Mandated Council Priority	Low	Commission Hearing – Q2 Council Hearing – Q3
Chapter 17.616 Waste Management Ordinance Comprehensive Update	320	State Mandated	High	Council – Q2 2026
Short-term Rental Regulations Streamline	160	Staff Initiated	Low	Adoption Hearings – Q1
Home Occupation Permit Regulations Update – General Plan Policy LUP-A.11	320	2040 General Plan Implementing Action	Medium	Commission Workshop – Q2 Commission Hearing – Q3 Council Hearing – Q4
Off-site Alcohol Sales Workshop & Ordinance	480	Commission Directed	High	Commission Workshop – Q1
ESC Sign Code Amendment	160	Council Directed	Low	Council Hearing – Q2
Cannabis Zoning Regulations Update	100	Council Directed	High	Council Hearing – Q1
<b>Housing Policy Initiatives</b>				
Vacant Property Tax Measure	400	Council Directed	Medium	Law & Legislation Committee Meeting – Q1  TBD – Q2
For-sale ADU's (AB 1033) Ordinance	440	Council Directed	Medium	Commission Workshop – Q2

**2026 Planning and Zoning Work Program**

				Adoption Hearings – Q3
Condo Conversion Ordinance Review	440	Housing Element Implementation Program	Medium	Commission Workshop – Q3 Adoption Hearings – Q4
ADU's on Wheels (Housing Element Program H23)	440	Housing Element Implementation Program	Medium	Ordinance Amendment– Commission Workshop – Q1 Adoption Hearings – Q2
Universal Design Ordinance Outreach	100	Housing Element Implementation Program	High	Complete Outreach - Q1
2021-2029 Housing Element Program Implementation and Monitoring, Housing Policy Working Group & Annual Report	540	Council Directed/State Mandated	Medium	Program Implementation and Monitoring – Q1 – Q4 Report submitted to State – Q2
Small Developer Incubator Program	300	Grant Funded	High	Ongoing program support and City-hosted events Q1-Q4
<b>Neighborhood/Community Planning Initiatives</b>				
River District Specific Plan Update	1,750	Council Directed	Medium	Commission Workshop – Q2 Commission/Council Hearings – Q4
Central City Specific Plan Update	1,750	Council Directed	High	Public Review Draft Commission Workshop(s) – Q3 Commission/Council Hearings – Q4
Stockton Blvd Plan – Implementation	240	Council Directed	Medium	Grant management – Q1 Support community implementation – Ongoing
Other Neighborhood Development Action Team (NDAT) Plans and Initiatives	1,750	Council Directed	Medium	Ongoing

## 2026 Planning and Zoning Work Program

<ul style="list-style-type: none"> <li>• Educational Initiatives (e.g. ADU Resource Fair, Small Developer Incubator)</li> <li>• NDAT Citywide Planning Needs Assessment</li> <li>• Community Ambassador Program</li> <li>• Other NDAT Plans &amp; Initiatives</li> </ul>				
<b>Climate and Equity Policy Initiatives</b>				
Energy Reach Code Development for AC—>Heat Pump Requirement	700	General Plan Implementing Action, CAAP Measure, and Existing Building Electrification Strategy	High	Council Hearing – Q4
CAAP Monitoring and Annual Report	400	CAAP Implementing Action	High	Commission – Q2 Council – Q2
Revisions to Vehicle and Bicycle Parking Requirements	250	Planning and Design Commission Directed; Housing Element & General Plan Implementing Action	High	Council/Commission Hearings– Q1
Extreme Heat Mitigation Initiatives: <ul style="list-style-type: none"> <li>• Considering Minimum Tree Requirements for New Development</li> <li>• Heat Resilient Design Techniques</li> </ul>	1,100	General Plan and CAAP Implementing Action	High	Commission Workshop - Q2

## 2026 Planning and Zoning Work Program

Support for Interdepartmental Extreme Heat Initiatives: <ul style="list-style-type: none"> <li>• Updates to Parking Lot Shading Requirements</li> <li>• Public Infrastructure Adaptation to Heat</li> </ul>	400	General Plan and CAAP Implementing Action	Low	Commission Workshop - Q3
Interdepartmental Support for the Local Hazard Mitigation Plan Update	250	General Plan Implementing Action	Low	Ongoing
Food Literacy Urban Farm Community Action Plan <ul style="list-style-type: none"> <li>• Commence Community Advisory Committee</li> <li>• Public Engagement</li> <li>• Vision and Goals Workshop with the community</li> </ul>	1050	General Plan Implementing Action	High	Project Kickoff – Q1  Community Engagement – Q3
Zero Emission Vehicle Adoption Progress Report considering: <ul style="list-style-type: none"> <li>• Opportunities to support EV acceptance; and e</li> <li>• Expand EV charging infrastructure (e.g., apartments, homes without driveways)</li> </ul>	400	CAAP Implementing Action	Medium	Commission Report – Q4
Net Zero Energy for Buildings - Feasibility Assessment <ul style="list-style-type: none"> <li>• Determining available pathways to achieve net zero carbon emissions (storage, renewable energy sources, etc.)</li> </ul>	200	CAAP Implementing Action	Medium	Ongoing

### 2026 Planning and Zoning Work Program

Support SMUD-led efforts to expand local energy storage, production, and grid integration of distributed energy resources.	300	CAAP Implementing Action	Medium	Ongoing
Climate Change Collaboration and Partnerships including: <ul style="list-style-type: none"> <li>• SMUD</li> <li>• Capital Region Climate Readiness Collaborative</li> <li>• Elk Grove</li> <li>• Sacramento County</li> </ul>	300	CAAP Implementing Action	Medium	Ongoing
<b>Ongoing Programmatic Work</b>				
Planning Counter Support: Cross-Training for Long Range Section	820	Operational Requirement	Low	N/A
Planning Academy	750	Council Directed	Medium	Q1 – Q2
Fee Management (HIF, HTF, Reduced Impact Fee for Affordable Housing)	500	Council Directed	Low	N/A
Other Ongoing Tasks (i.e. Grant Applications, Award Applications, Floodplain Management, CIP Consistency, Right-of-Way Abandonments, etc.)	440	Council Directed	Low	Annual Staff Reports to Commission and City Council
Total Long-Range Hours	21,000 (12 FTE)			
Total Zoning Hours	2020 (1.09 FTE)			

## 2026 Planning and Zoning Work Program

Total FTE Required	13.09				
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### Project Websites:

**2040 General Plan and Title 17 Consistency:** <https://www.cityofsacramento.gov/community-development/planning/major-projects/2040GPTitle17Consistency>

**Urban Agriculture Incentive Zone:** <https://www.cityofsacramento.gov/community-development/planning/long-range/urban-agriculture/tax-incentives-for-urban-agriculture>

**Mixed Income Housing Ordinance Review:** <https://www.cityofsacramento.gov/community-development/planning/housing/mixed-income-housing-ordinance-review>

**River District Specific Plan Update:** <https://www.cityofsacramento.gov/community-development/planning/major-projects/RiverDistrictSpecificPlan>

**Stockton Boulevard Plan Implementation:** <https://www.cityofsacramento.gov/community-development/planning/major-projects/stockton-blvd-plan>

**Revisions to Vehicle and Bicycle Parking Requirements:** <https://www.cityofsacramento.gov/community-development/planning/housing/parking-revisions>