

City of Sacramento

Legislation Text

File #: 2021-00328, **Version:** 1

Title:

Ordinances and Resolutions Amending Sacramento City Code Title 17, Specific Plans, Design Guidelines, and the Bicycle Master Plan Relating to the Sacramento Valley Station Area Plan (M20-013) [Noticed 03/26/2021; Passed for Publication 03/16/2021; Published 03/19/2021]

File ID: 2021-00328

Location: 401 I Street and 700 7th Street; APNs 002-0010-028, -065, -071, and 006-0011-006; Districts 3 and 4

Recommendation:

Conduct a public hearing and on conclusion: 1) adopt a Resolution adopting an addendum to the subsequent environmental impact report for the Sacramento Railyards Specific Plan Update, KP Medical Center, MLS Stadium, & Stormwater Outfall Projects (Resolution No. 2016-0379) (P15-040); 2) pass a motion accepting the Sacramento Valley Station Area Plan; 3) adopt a Resolution amending the Sacramento Railyards Specific Plan; 4) adopt a Resolution amending the geographic boundary of the Central City Specific Plan; 5) adopt an Ordinance deleting section 17.440.100 and adding and amending various sections of chapter 17.440 of the Sacramento City Code and amending section 17.444.150 of the Sacramento City Code, relating to the Railyards Special Planning District and the Central City Special Planning District; 6) adopt an Ordinance amending Title 17 of the Sacramento City Code to rezone real property within the Railyards and Central City Special Planning Districts; 7) adopt a Resolution amending the Sacramento Railyards Design Guidelines; and 8) adopt a Resolution amending the Bicycle Master Plan to reflect the alignments and classifications envisioned by the Sacramento Valley Station Area Plan.

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Presenter: Gregory Taylor, AIA, LEED AP, Project Manager, (916) 808-5268, Public Works Department

Attachments:

01-Description/Analysis

02-Background

03-Resolution adopting an addendum to SEIR and Adopting the MMP, Findings of Fact and Statement of Overriding Considerations for the Sacramento Railyards Specific Plan Update, KP Medical Center, MLS Stadium, & Stormwater Outfall Projects

04-Exhibit A: Resolution No. 2016-0379 Certifying the SEIR and Adopting the MMP, Findings of Fact and Statement of Overriding Considerations for the Sacramento Railyards Specific Plan Update, KP Medical Center, MLS Stadium, & Stormwater Outfall Projects

05-Exhibit B: Sacramento Valley Station Area Plan MMP

06-Draft SVS Area Plan

07-Resolution amending the Sacramento Railyards Specific Plan

08-Exhibit A: Proposed Sacramento Railyards Specific Plan Boundary

09-Exhibit B: Proposed Sacramento Railyards Specific Plan

10-Resolution amending the geographic boundary of the Central City Specific Plan

11-Exhibit A: Proposed Central City Specific Plan Boundary

12-Ordinance deleting section 17.440.100 and adding and amending various sections of chapter 17.440 of the Sacramento City Code and amending section 17.444.150 of the Sacramento City Code, relating to the Railyards Special Planning District and the Central City Special Planning District (redline)

13-Ordinance deleting section 17.440.100 and adding and amending various sections of chapter 17.440 of the Sacramento City Code and amending section 17.444.150 of the Sacramento City Code, relating to the Railyards Special Planning District and the Central City Special Planning District (clean)

14-Exhibit A: Proposed Railyards Special Planning District Boundary

15-Exhibit B: Building Height Limit

16-Exhibit C: Building Height Limit - Street Wall

17-Exhibit D: Proposed Central City Planning District Boundary

18-Exhibit E: Open Space Districts

19-Ordinance amending Title 17 of the Sacramento City Code to rezone real property within the Railyards and Central City Special Planning Districts

20-Exhibit A: Proposed Zoning

21-Resolution amending the Sacramento Railyards Design Guidelines

22-Exhibit A: Proposed Sacramento Railyards Design Guidelines

23-Resolution amending the Bicycle Master Plan to reflect the alignments and classifications envisioned by the Sacramento Valley Station Area Plan

24-Exhibit A: Proposed Bicycle Master Plan Amendment

25-Summary of Amendments and Redline of Text Amendments

26-Exhibit A: Sacramento Railyards Specific Plan - Chapters 3, 4, 5, 6, 7, and 8

27-Exhibit B: Sacramento Railyards Design Guidelines - Chapters 2 and 6

Description/Analysis

Issue Detail: The Sacramento Valley Station (SVS) Area Plan (Area Plan) is a city-initiated effort to

guide the transformation of the 31-acre project site into a regional mobility hub. The Area Plan envisions a unique neighborhood with strong connections to the Central City, a network of mobility options, and a mix of urban land uses. In order to implement the Area Plan, amendments to adopted policy documents and regulations are required to provide consistent, complementary, and supportive frameworks for the Area Plan's transit-oriented and mixed-use vision.

Policy Considerations: The Area Plan and the associated amendments supports, implements, and is consistent with the following goals and policies of the General Plan and Sacramento Railyards Specific Plan.

General Plan

Goal LU 2.6 City Sustained and Renewed. Promote sustainable development and land use practices in both new development, reuse, and reinvestment that provide for the transformation of Sacramento into a sustainable urban city while preserving choices (e.g., where to live, work, and recreate) for future generations.

Policy LU 2.6.2 Transit-Oriented Development. The City shall actively support and facilitate mixed-use retail, employment, and residential development around existing and future transit stations.

Policy LU 2.6.4 Sustainable Building Practices. The City shall promote and, where appropriate, require sustainable building practices that incorporate a "whole system" approach to designing and constructing buildings that consume less energy, water and other resources, facilitate natural ventilation, use daylight effectively, and are healthy, safe, comfortable, and durable.

Policy LU 2.6.9 Sustainability Leader. The City shall expand existing partnerships with educational institutions, neighborhood groups, businesses, and community organizations to continue efforts to maintain the City's status as an environmental "green" leader.

Policy LU 2.6.10 Promote Resiliency. The City shall continue to collaborate with nonprofit organizations, neighborhood groups, and other community organizations to promote the issues of air quality, food availability, renewable energy systems, sustainable land use and the reduction of GHGs.

Policy LU 2.6.11 Promote Green Building. The City shall work with local groups and organizations to develop programs (e.g., home tours) to celebrate and raise awareness about innovative green building projects in both new and existing buildings.

Goal H-1.2 Housing Diversity. Provide a variety of quality housing types to encourage neighborhood stability.

Policy H-1.2.4 Mix of Uses. The City shall actively support and encourage mixed-use retail, employment, and residential development around existing and future transit stations, centers, and corridors.

Goal M 1.5 Emerging Technologies and Services. Use emerging transportation technologies and services to increase transportation system efficiency.

Policy M 1.5.1 Facilities for Emerging Technologies. The City shall assist in the provision of support facilities such as advanced fueling stations (e.g., electric and hydrogen) for emerging technologies.

Sacramento Railyards Specific Plan

Goal C-1 Reinforce downtown Sacramento as the regional transportation hub with improved light rail, streetcar, inter-city rail, commuter rail, and intercity and local bus service.

Policy C-1.1 Establish a regional intermodal facility at the SITF that is easily accessible by walking and bicycling and which brings together inter-city rail, commuter rail, light rail, and bus services in a manner that facilitates convenient transfers between various mods of transit.

Policy C-1.3 Extend local bus service from the downtown into the Plan Area and locate intercity bus service at the SITF.

Policy C-1.4 Provide safe and efficient rail facilities at the SITF to meet the operational needs of freight and passenger rail service providers and accommodate current and projected ridership.

Economic Impacts: The economic impacts of the SVS Area Plan will be an increase in economic activity in and around the project area which will support businesses and job growth over the next 20 or more years.

Environmental Considerations: The Community Development Department, Environmental Planning Services has reviewed the project for compliance with the requirements of the California Environmental Quality Act (CEQA). On November 16, 2016, the City Council certified the Subsequent Environmental Impact Report (SEIR), adopted the Findings of Fact and Statement of Overriding Considerations, and adopted the Mitigation Monitoring Plan (MMP) for the Sacramento Railyards Specific Plan Update, KP Medical Center, MLS Stadium, & Stormwater Outfall Projects (Resolution No. 2016-0379) (P15-040) (SCH No. 2006032058). The Area Plan is located on a portion of the site analyzed by the SEIR and the project is described in the staff report.

Environmental Planning Services determined that an Addendum would be prepared to address environmental review for the project. None of the circumstances set forth in CEQA Guidelines section

15162 are present. These circumstances include changes in the project or circumstances that would result in a new significant effect, or an increase in the severity of a significant effect. The SEIR and Addendum (including Addendum Errata) are posted on the Community Development Department website at:

<http://www.cityofsacramento.org/Community-Development/Planning/Environmental/Impact-Reports>.

The MMP that was adopted as a part of the SEIR remains effective and applies to the project site.

Sustainability: The City of Sacramento has registered the City-owned land within the Area Plan with the International Living Futures Institute (ILFI) as a Living Community Challenge (LCC) and has submitted the required Vision Plan that is in final review. The ILFI is a leading organization in creating planning and building sustainability benchmarks that seek restorative levels of sustainability, rather than thresholds that merely do less harm to the environment. The LCC was inspired by a philosophy of regeneration and developed into a framework to guide the design and construction of neighborhoods to be "socially just, culturally rich, and ecologically restorative." The City of Sacramento is the first municipality to submit a Vision Plan under the LCC framework. The City would register the new station building with ILFI's Living Building Challenge (LBC) as a condition of proceeding under the LCC framework. Privately development buildings within the Area Plan are not required to be LBC registered but must achieve net-zero energy, which can include off-site renewables. Staff anticipates seeking certification of individual buildings as they are developed, and final LCC certification at the build-out of the Area Plan.

Commission/Committee Action: On August 20, 2020, the Active Transportation Commission considered the amendments to the Bicycle Master Plan and forwarded a recommendation to the City Council to amend the Bicycle Master Plan to reflect the alignments and classifications envisioned by the Sacramento Valley Station Area Plan.

The Preservation Commission has reviewed the Area Plan progress over the course of design and planning and the Commission's comments have been incorporated into the plan. Most recent visits to the Preservation Commission were on August 19, 2020 and September 16, 2020.

On October 1, 2020, the Youth, Parks, & Community Enrichment Commission reviewed the park elements of the Area Plan, and the update to the City Parks Master Plan will incorporate the parks designated in the Area Plan.

On February 11, 2021, the Planning and Design Commission considered the amendments to the Sacramento Railyards and Central City Specific Plans, the proposed ordinance amending the Railyards SPD, the rezone of properties between the Railyards and Central City SPDs, and the amendments to the Sacramento Railyards Design Guidelines. At the conclusion of the public hearing, the Commission forwarded a recommendation to approve the amendments, including the proposed ordinance.

On March 2, 2021, the Law and Legislation Committee considered the proposed ordinance to the Railyards and Central City SPDs and passed a motion to forward the ordinance to the City Council with a recommendation to approve the ordinance.

Rationale for Recommendation: Staff recommends the City Council review the attached Area Plan, ordinances, and resolutions and pass a motion accepting the Area Plan and adopting the proposed amendments based on: a) consistency with the goals and policies of the General Plan, the Central City Community Plan Area, the Sacramento Railyards Specific Plan, and the Central City Specific Plan; b) consistency with the purpose and intent of the Railyards SPD and Central City SPD; and c) establishment of a framework for a highly visible, transit-oriented, and mixed-use neighborhood focused on mobility, sustainability, placemaking, and user experiences.

Financial Considerations: The Area Plan establishes a long-term vision and private development is not anticipated in the near-term. The proposed amendments provide policy support for a transit-oriented and mixed-use neighborhood that will bring residents, workers, visitors, and investments into the area.

Local Business Enterprise (LBE): Not applicable. No goods or services are being purchased under this report.