

2025 Planning and Zoning Work Program

A dark blue silhouette of the Sacramento skyline is positioned at the bottom of the slide. It features various building shapes, including a prominent tower on the right side that resembles the Transamerica Pyramid. The skyline is set against a light blue background.

Law & Legislation Committee
January 14, 2025

Presentation Overview

- Background on Planning and Zoning Work Program
- 2024 Work Program Accomplishments
- 2025 Work Program Highlights

Work Program Vetting Process



2024 Work Program Evaluation

2024 Work Program Evaluation

Key Accomplishments:

- 2040 General Plan, Climate Action & Adaptation Plan, and Master Environmental Impact Report
- Two Title 17 Omnibus Amendment Ordinances
- Forward Together –Marysville/Del Paso Blvd Action Plan
- Stockton Boulevard Plan
- Existing Building Electrification Strategy
- Interim Ordinance to Permit Missing Middle Housing

2024 Work Program Evaluation

Priority Projects Initiated:

- Citywide Rezone Program for consistency with the 2040 General Plan and Housing Element
- Update of Planning and Development Code to implement the 2040 General Plan
- Vacant Spaces Study to identify proactive strategies to activate and develop vacant sites/buildings.

2024 Work Program Evaluation

Work that was not anticipated in 2024:

- Research, analysis and initial recommendations pertaining to cannabis consumption lounges.
- Applications for Department of Energy grants to support existing building electrification and building performance standards.
- Initiating a Small Developer Incubator Program.

2025 Planning and Zoning Work Program

Planning Initiatives

Organized by Topic/Geography

- Citywide Policy
- Housing Policy
- Neighborhood/Community Planning
- Climate and Equity Policy
- Ongoing Programmatic Work

Citywide Policy

Responding to State Legislation

- Ordinances and procedural updates to comply with 2024 State Legislation

2040 General Plan Implementation

- Annual Report
- Planning and Development Code Update
- Citywide Rezone Program for Consistency with General Plan and Housing Element
- Environmental Justice Performance Zoning

Cannabis Code Amendments

- Implementing Council Recommendations from Comprehensive Cannabis Study
- Regulatory Process for Permitting Cannabis Lounges
- Code Amendments – Spring 2024

Housing Policy

Mixed Income Housing Ordinance Review

- Updating Market Feasibility Analysis
- Re-evaluating latest recommendations

AB 1033 Local Ordinance

- Develop a local ordinance to permit the sale of ADU's
- Research process/challenges outside permitting that are involved in sale/maintenance of property.

Movable Tiny Homes as ADU's

- Housing Element Implementation Program
- Research best practices in State and develop ordinance

Financial Assistance for Affordable ADU's

- Housing Element Implementation
- Identify potential funding sources and community partners to create a financial assistance program incentivize ADU's with an agreement to charge rents affordable for lower income households or rent the ADU to Housing Choice Voucher participants

Prohousing Designation Program Renewal

- Expiration of Current Designation on January 1, 2026.
- Reapply 6 Months Prior (July 1, 2025)

Neighborhood/Community Planning

River District Specific Plan Update

- Public kickoff mid-2025
- Draft Plan by Fall

Central City Specific Plan

- Consultant selection in Spring
- Public kickoff by end year

Action Plan Implementation

- Pilot grant management
- Support community implementation

FORWARD TOGETHER
MARYSVILLE & DEL PASO BLVD.



Stockton Blvd
Plan



City-owned 102 Acre Site

- Confirming Guiding Principals and next steps with Council February 2025.

Climate and Equity Policy

Collaborative Energy Reach Code Development / Department of Energy Grant Implementation

- Funding to implement Building Electrification
 - Building Performance Standards
- Grant Implementation – TBD

Revisions to Vehicle and Bicycle Parking Requirements

- Analysis of appropriate parking maximums
- Revised bike parking requirements
- Adoption of Strategy in Winter
- Code Updated by Summer

Climate Action & Adaptation Plan Implementation

- Monitoring and annual report
- ERC-A.4 Heat Reduction in the Public Realm
- Consider Minimum Tree Requirements for New Development
- Transportation Adaptation Plan (Public Works Lead)

Healthy Food Initiatives Partnership

- Environmental Justice Element Implementation
- Assessing, designing, and implementing City healthy food initiatives
- Coordination with:
 - Sacramento Food Policy Council
 - Sacramento County Community Health Improvement Plan Community Health in Action Coalition
- SACOG Grant funding for “Food Literacy Urban Farm Community Action Plan”

Ongoing Programmatic Work

Planning Academy

- 23rd class starting in March 2025
- Applications close on January 24, 2025

Questions and Feedback

- Considerations:
 - Increased staff capacity with General Plan adoption
 - Greater diversity of work with implementation

2025 Planning and Zoning Work Program

Urban Agriculture Incentive Zone Implementation	80	Council Directed	Low	Annual Application Period – Q3 - Q4
Cannabis Code Amendments: Comprehensive Cannabis Study	160	Council Directed	High	Commission Hearing – Q1 Council Hearing – Q2
Cannabis Code Amendments: Consumption Lounge Pilot	280	Council Directed	High	Commission Hearing – Q1 Council Hearing – Q2
Short-term Rental Regulations Clean Up	180	Staff Initiated	Medium	Adoption Hearings – Q2
Home Occupation Permit Regulations Update – General Plan Policy LUP-A.11	400	2040 General Plan Implementing Action	Medium	Commission Workshop – Q3 Adoption Hearings – Q4
Housing Policy Initiatives				
Mixed Income Housing Ordinance Review	320 (+TBD)	Housing Element Implementation Program	High	Update Market Feasibility Analysis – Q1 PDC and Council Update – Q2 TBD – Q3
AB 1033 Local Ordinance	400	Council Directed	Medium	Commission Workshop – Q1 Adoption Hearings – Q3
SB 9 Permanent Ordinance	180	Council Directed	Medium	Commission Workshop – Q2 Adoption Hearings – Q4
Movable Tiny Homes as ADUs (Housing Element Program H23)	320	Housing Element Implementation Program	Medium	Ordinance Amendment– PDC and L&L workshop – Q1 Adoption Hearings – Q2

2025 Planning and Zoning Work Program

Updates to Sacramento Tenant Protection Act (Housing Element Program H25)	120 (+TBD)	Housing Element Implementation Program	High	Depending on Council action to extend sunset date.
Universal Design Ordinance Update	200	Housing Element Implementation Program		Draft Ordinance – Q2 Adoption Hearings – Q3
2021-2029 Housing Element Program Implementation and Monitoring, Housing Policy Working Group & Annual Report	575	Council Directed/State Mandated	Medium	Program Implementation and Monitoring – Q1 – Q4 Report submitted to State – Q2
Missing Middle Housing (MMH) <ul style="list-style-type: none"> • Amend Title 17 to Incorporate Interim Ordinance • Adopt Local Bonus Program to Incentivize Deed-Restricted Units • Update Driveway Requirements to Reduce Driveway Width for Smaller MMH Types 	440	General Plan Implementing Actions	Medium	Commission & Council Hearings to Amend Code – Q4
Explore Development Process Improvements (Housing Element Program H24)	350	Housing Element Implementation Program	High	Conduct Outreach & Analysis – Q1 Present Preliminary Process Improvements – Q2 Final Process Improvements & Implementation – Q3 & Q4
Review Rent Escrow Ordinance (Housing Element Program H26)	80	Housing Element Implementation Program	Low	Initiate Review – Q4
Explore Fair Chance Ordinance (Housing Element Program 27)	240	Housing Element Implementation Program	Medium	Initiate Program – Q2 TBD – Q3

2025 Planning and Zoning Work Program

Financial Assistance for Affordable ADUs (Housing Element Program 29)	120	Housing Element Implementation Program	High	Initiate Program – Q1 Program Established – Q4
Small Developers' Education & Workshops	240	Grant Funded	High	Pilot – Q1 Review – Q2 First Workshop – Q3
Prohousing Designation Renewal (Housing Element Program 11)	240	Housing Element Implementation Program	Low	Reapply 6 Months Prior (July 1, 2025) to Expiration of Designation on January 1, 2026.
Neighborhood/Community Planning Initiatives				
River District Specific Plan Update	1,750	Council Directed	Medium	Public Kickoff – Q3
Central City Specific Plan Update	1,750	City Policy to update the Specific Plan every five years.	High	Existing Conditions – Q3
Forward Together – Marysville/Del Paso Blvds Action – Implementation	240	Council Directed	Medium	Pilot grant management – Q4 Support community implementation – Ongoing
Stockton Blvd Plan – Implementation	240	Council Directed	Medium	Implementation grants – Q1 Grant management – Q4 Support community implementation – Ongoing
City-owned 102 Acre Site	240 (+TBD)	Council Directed	High	TBD based on Council Direction
Other Neighborhood Development Action Team (NDAT) Plans and Initiatives	1,750	Council Directed	Medium	Ongoing

2025 Planning and Zoning Work Program

<ul style="list-style-type: none"> • Educational Initiatives (e.g. ADU Resource Fairs) • Community-Led Planning Program • Community Ambassador Program • Other NDAT Plans & Initiatives 				
Climate and Equity Policy Initiatives				
Collaborative Energy Reach Code Development / Department of Energy Grant Implementation	400-1,000 (TBD once notified about grant application)	Grant Funded; General Plan Implementing Action, CAAP Measure, and Existing Building Electrification Strategy	High	Grant Implementation – TBD (applied September 2024) Commission Hearing – Q3 Council Hearing – Q4
Building Performance Standards Program Development and Grant Implementation (submitted September 2024)	100-1,500 (TBD once notified about grant application)	Grant Funded; General Plan Implementing Action, CAAP Measure, and Existing Building Electrification Strategy	Medium	Commission Q3 (Informational)
Existing Building Electrification Strategy – Additional Implementation	400	CAAP Measure, and Existing Building Electrification Strategy	Medium	Ongoing
Revisions to Vehicle and Bicycle Parking Requirements	500	Planning and Design Commission Directed; Housing Element & General	High	Council Adoption of Strategy – Q1 Update Parking Maximums in Title 17 – Q4

2025 Planning and Zoning Work Program

		Plan Implementing Action		
ERC-A.4 Heat Reduction in the Public Realm	800	General Plan and CAAP Implementing Action	High	Commission (Review & Comment) – Q4 TBD
EJ-A.11 Healthy Food Initiatives Partnership	700 - 1400 (TBD once notified about grant application)	General Plan Implementing Action	Medium	Commission (Review & Comment) – Q4 TBD
CAAP A-2-6 Consider Minimum Tree Requirements for New Development	600	General Plan and CAAP Implementing Action	Medium	Commission (Review & Comment) – Q3 TBD
CAAP A-1-5 Regional Climate Planning (SMAQMD CCAP lead)	400	CAAP Implementing Action	Medium	Commission Update - Q 3
CAAP TR-3.1 Update Title 17 EV Charging Incentives	400	CAAP Implementing Action	Low	Commission (Review & Comment) – Q4
Support for Public Works Transportation & Adaptation Planning	700	Supports CAAP Implementation	Medium	TBD
CAAP Monitoring and Annual Report	400	CAAP Implementing Action	Medium	Commission – Q1 Council – Q2
Ongoing Programmatic Work				
Planning Counter Support by Long Range/Zoning Staff	820	Operational Requirement	Low	N/A
Planning Academy	750	Council Directed	Medium	Q1 – Q2

2025 Planning and Zoning Work Program

Fee Management (HIF, HTF, Reduced Impact Fee for Affordable Housing)	440	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	20,145 – 24,045(11.5 – 13.74 FTE)			
Total Zoning Hours	2,160 (1.25 FTE)			0.75 FTE will additionally be allocated to process improvement projects (e.g., Site Plan & Design Review exemption processing, zoning enforcement manual update, Director hearing streamlining, group homes guidance manual, evaluating pavement standards and enforcement approach)
Total FTE Required	13.5-15.74			