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DEPARTMENT OF
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO
CALIFORNIA

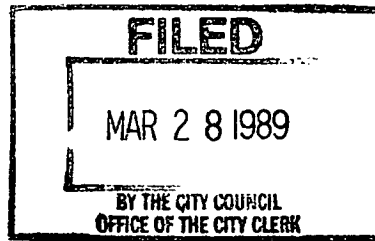
1231 I STREET
ROOM 200
SACRAMENTO, CA
95814-2998

March 20, 1989

BUILDING INSPECTIONS
916-449-5716

PLANNING
916-449-5604

City Council
Sacramento, California



Honorable Members in Session:

Subject: "R" STREET CORRIDOR COMMITTEE STATUS REPORT (M-88069)

Location: 2nd to 29th Streets and Q to S Streets

SUMMARY

The "R" Street Citizen's Advisory Committee has held a total of 12 meetings during which time they have reviewed background information, and had presentations by community groups, private interests and public entities. From this and other information the committee will be developing an implementation plan for the corridor and return to the City Council with final recommendations no later than September 1, 1989.

BACKGROUND INFORMATION

In September of 1988 the City Council established a special planning area for the "R" Street Corridor and formed a committee to study the area and recommend a plan to implement existing policy. The composition and charge of the committee are identified in Exhibit A.

Since their first meeting on October 26, 1988 the committee has reviewed policies from the following existing plans:

- The Sacramento City General Plan
- Urban Design Plan
- Capitol Area Plan and CADA
- Merged Downtown Redevelopment Plan

- Regional Transit Plan
- Sacramento Area Council of Government Regional Transportation Plan
- The Central City Community Plan

In addition to reviewing plan policy the committee has had several guest presentations. These presentations consisted of housing finance programs, Regional Transit plans in the area, Sacramento Old City Association proposal (SOCA), Union Pacific Realty's independent consultant conceptual plan (UPIC) and the State of California General Services space needs and the Capitol Area Development Authority. A brief synopsis of meeting dates and topics is located in Exhibit B.

The Committee has temporarily subdivided the corridor into four neighborhoods, for study purposes using boundaries proposed by SOCA. These neighborhood boundaries are:

- Southside Park neighborhood (from 2nd to 10th Streets and Q to S Streets)
- Capitol Area neighborhood (from 10th to 17th Streets and Q to S Streets)
- Sacramento Bee neighborhood (from 17th to 24th Streets and Q to S Streets)
- Farmers Market neighborhood (from 24th to 29th Streets and Q to S Streets)

The committee has appointed a subcommittee to review, evaluate and prepare recommended land use options to the full committee for the Farmer's Market and Sacramento Bee neighborhoods. Another subcommittee will review the balance of the corridor in the near future. The staff is in the process of comparing and evaluating the land use proposals contained in the SOCA and UPIC plans in the light of the information presented to date and have been reporting their evaluations to the Committee. Following analysis and comparison of the two proposals, staff has been recommending measures to achieve existing polices for committee review and consideration.

The Committee's final report to the Council will include a conceptual plan outline, appropriate policies to govern the mix of land uses and measures which can be used to provide direction and phase development in specific neighborhoods. In response to the charge established by the Council, the report will recommend the ultimate development capacity of the corridor. The Committee does not intend to review and comment on specific development projects in any detail, to avoid duplicating the role of the Planning Commission and Redevelopment Commission, focusing instead on general policies and programs to govern development on the corridor.

The final product will recommend effective implementation measures such as appropriate zoning mechanisms, policies, programs and standards for development. The land use measures will be developed in a manner that help encourage new housing while allowing compatible office and commercial uses in a balanced mixture in the corridor. The committee will examine ways to modify the existing C-4 zone through overlay zones or other mechanisms to specify more precisely the appropriate land uses at various locations along the corridor. The existing C-4 zone may be too broad to provide sufficient guidance for commercial development, while too limiting for residential development.

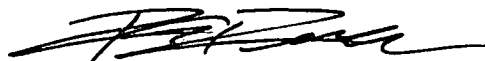
The plan will also include possible funding mechanisms for housing and neighborhood improvements such as land banking, housing trust funds, development extractions, housing provision requirements, assessment districts or improvement districts, tax increment or other possible incentives to encourage housing development.

The committee will also explore possible incentives to encourage housing development. In addition, the Committee will examine existing disincentives to residential infill development and propose measures to overcome these barriers. Some of the measures the committee will consider include infill, modification of standards, fee waivers, private/public partnerships, and improvement programs.

STAFF RECOMMENDATION

Staff recommends the City Council receive and file this status report.

Respectfully submitted,



Ron Rule
R Street Committee Chairperson

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

MMD:SC:rt
attachments

District Nos. 1 and 4
March 28, 1989

EXHIBIT A

SACRAMENTO CITY COUNCIL

PERSONNEL AND PUBLIC EMPLOYEES COMMITTEE

August 22, 1988 (T. Chinn)

"R" STREET CORRIDOR CITIZENS ADVISORY COMMITTEE

On August 2, 1988, the City Council approved the preparation of a Master Plan study for the "R" Street Corridor and the establishment of a Citizens Advisory Committee (CAC). The procedure for the establishment of the CAC, as well as its responsibilities, are contained herein.

CHARGE:

1. To act as a general advisory group to advise the City Planning Department; the City Planning Commission; the Design Review and Preservation Board; the Sacramento Housing and Redevelopment Commission; and the City Council in the formulation of action plans for the "R" Street corridor special study area based on adopted policies.
2. To provide input on appropriate land use.
3. To provide input appropriate mixture of uses and types necessary for balance and support for the corridor and surrounding areas.
4. To provide input on appropriate residential densities and non-residential intensities based upon holding capacities for transportation, water, sewer, schools and other infrastructures.
5. To provide input on housing needs in relationship to other recommended and adopted uses in the corridor and surrounding area, and to advise on financing methods to provide such housing. Included in this charge is advice on method(s) to help retain property values in the area to accommodate housing needs.
6. To provide input in methods to encourage and finance rehabilitation of existing developments.
7. To provide input in the selection of such consultants as may be needed in the performance of the study.
8. To provide the appropriate hearing bodies with an interim report in time for the status report of the study to the City Council in approximately 6 months. A final report is to be submitted in not more than 12 months.

COMPOSITION

The Citizens Advisory Committee shall consist of nine (9) members from three groups which shall provide a balanced view from the following concerns: neighborhood and housing; commercial developers and property owners in the Corridor; community and governmental interests. One alternate shall be recommended by each member, but such alternate shall not attend meetings nor vote except in the absence of the principal member. The composition shall be as follows:

A. Neighborhood and Housing (3)

One (1) representative from the Southside neighborhood.

One (1) representative from Sacramento Old City Association or the Midtown Business Association.

One (1) representative from the Sacramento Affordable Housing Alliance.

B. Commercial Developers/Property Owners (3)

One (1) representative from a developer whose application is on file for a project in the Corridor.

One (1) representative from the Metro Chamber.

One (1) representative from developer who has an existing project in the Corridor.

C. General and Government (3)

One (1) representative from Capital Area Development Authority.

One (1) representative from the State Real Estate and Design Services.

One (1) representative from the community-at-large

TECHNICAL SUPPORT

The Planning Department shall also solicit advice from various other agencies such as Regional Transit; City Departments, Treasurer, Finance, Public Works, SHRA, etc.

APPLICATION AND SELECTION

The appointment shall be by the Mayor with consent of the City Council upon recommendations by the Council's Personnel and Public Employees Committee. Notice is hereby given that the application can be received in the City Clerk's office beginning 8:00 a.m., Wednesday, August 24, 1988, and shall close at 5:00 p.m., Wednesday, September 7, 1988. Applicants shall specify the preferred category(s) and may apply for more than one category above, but no member shall be appointed to more than one category. The members for the governmental agency (CADA and General Services) will be appointed without need for application. The P/PE Committee has the prerogative to interview or not interview candidates in its recommendation of the CAC to the Mayor, who shall make the nomination to the Council. Nothing shall prevent the start of the Master Plan study by the Planning Department pending appointment of the CAC since time is of the essence for the completion of the study.

EXHIBIT B

"R" STREET COMMITTEE MEETING

- October 26, 1988....Introduction, orientation, study time frame, selection of chairperson and presentation of existing policy and documents.
- November 9, 1988....Set future meeting schedules, presentation of maps, major issues and study time line in relationship to relevant studies.
- November 30, 1988....New and proposed projects in and around the corridor, Policy discussion, requests by Union Pacific Realty for future presentations.
- December 7, 1988....Council direction on committee charge, timing for future workshops and public input or noticing needs.
- December 14, 1988....Committee schedule, goals, presentation by Regional Transit.
- January 4, 1989....Capitol Area Development Authority and General Services presentations.
- January 11, 1989....Presentations of desired land use plans by the Sacramento Old City Association and Union Pacific Realty.
- January 18, 1989....Housing Programs and financial options, results of noticing effort (public input).
- January 25, 1989....Study format for land use and development criteria discussion.
- February 8, 1989....Staff analysis and comparison of SOCA Plan and UPRIC plan Sacramento Bee neighborhood.
- February 15, 1989....SHRA Housing costs in downtown.
- March 1, 1989....Staff analysis and comparison of SOCA Plan and UPRIC plan Sacramento Bee neighborhood revisions and Farmers Market Neighborhood. Staff recommendations. Status report to the City Council.
- March 15, 1989....Subcommittee report back on Status report and staff analysis.