



CITY OF WHEATLAND

CITY COUNCIL MEETING STAFF REPORT

December 12, 2017

SUBJECT: Consideration to adopt the City of Wheatland Community Design Standards Initial Study/Negative Declaration and approve the Draft City of Wheatland Community Design Standards.

PREPARED BY: Tim Raney, Community Development Director

Recommendation

City staff is presenting the City of Wheatland Community Design Standards to the Wheatland City Council for approval. This document has been based upon direction to staff from the Sacramento Area Council of Governments (SACOG) Grant Ad Hoc Committee. The City of Wheatland Planning Commission has also recommended that the City Council adopt the City of Wheatland Community Design Standards Initial Study/Negative Declaration (IS/ND), and approve the Draft City of Wheatland Community Design Standards.

Discussion and Background

In December 2013, the City of Wheatland was awarded the SACOG Community and Residential Design Standards Grant for the preparation of the Wheatland Community Design Standards. As part of the preparation of the Community Design Standards, the City performed public outreach and workshops and an Ad Hoc Committee was appointed by City Council to serve as an advisory body for the preparation of this and other citywide documents. The Ad Hoc Committee consisted of two City Council members and two Planning Commissioners.

Adopting the Draft Community Design Standards would establish a set of design goals, objectives, and standards that would assist developers in understanding the level of architectural design that will be required for future development in Wheatland. In addition, the City of Wheatland Community Design Standards would provide a process to implement the SACOG Blueprint Project.

SACOG Blueprint Project

A brief explanation of the SACOG Blueprint Project obtained from SACOG's *Base Case Scenario* is provided below.

In 2002 SACOG, in partnership with the region's six counties and 22 cities, launched the Blueprint Project. The Blueprint Project is a comprehensive program that strives to examine how transportation planning and funding could be better linked to land use planning, and to explore alternatives to current land use/transportation patterns for future growth through 2050.

The starting point for the Blueprint process was the Base Case Study, a projection of how the area would grow if current local government growth and land-use plans are followed through to the year 2050. Land use and demographic projections show that the six-county region that includes Sacramento, Placer, El Dorado, Yuba, Sutter and Yolo counties will remain an attractive place to live and is likely to grow dramatically. According to the study, an estimated 1.7 million more people will be in the Sacramento Region in 2050 than there were in 2000. As the area grows to over 3.6 million residents, the number of homes will more than double from 713,000 to over 1.5 million.

The SACOG Board of Directors adopted the "Preferred Blueprint Scenario" in December 2004, which is a vision for growth in the Sacramento region that promotes compact, mixed-use development and more transit choices as an alternative to low-density development. The "Preferred Scenario" depicts how more compact development patterns and planning for transit options might result in less overall acres developed and less traffic congestion. In particular, the "Preferred Scenario" emphasizes land use patterns that place future residents closer to jobs, and promotes a variety of transportation modes. The "Preferred Scenario" consists of the following growth principles:

- *Transportation Choices;*
- *Mixed-Use Developments;*
- *Compact Development;*
- *Housing Choice and Diversity;*
- *Use of Existing Assets;*
- *Quality Design; and*
- *Natural Resources Conservation.*

The draft City of Wheatland Community Design Standards includes goals, objectives, and standards specifically related to mixed-use developments, compact development, housing choice and diversity, quality design, and natural resources conservation. Therefore, adopting the Community Design Standards would ensure future development would be compatible with SACOG's vision for growth in the region.

Document Preparation Process

City staff relied on direction from the Ad-Hoc Committee for the preparation of the goals, objectives, and standards for the document. The Ad-Hoc Committee, consisting of two Planning Commission and two City Council members, who previously assisted with the creation of the City of Wheatland Bikeway Master Plan and the Downtown Corridor Improvement Plan.

A series of Ad Hoc Committee workshops were held in order for staff to obtain direction from the Ad Hoc Committee with respect to the community's goals regarding the design of future development within the City. The public was also invited to the workshops and given an

opportunity to comment. Notice of the workshops were posted publicly on the City of Wheatland website and in the local newspaper to ensure that a variety of residents could attend.

Document Components

The Draft City of Wheatland Community Design Standards consists of the following components:

- I. Introduction Section: Describes the vision, purpose, public outreach conducted, and the organization of the Community Design Standards document.
- II. Relationship to Existing Plans Section: Describes the relationship of the Community Design Standards to other existing plans in the area, such as the City of Wheatland General Plan, the City of Wheatland Community Vision, and the SACOG Blueprint Project.
- III. Residential Goals, Objectives, and Standards Section: Presents the community design goals, objectives, and standards for future residential development in the City of Wheatland.
- IV. Commercial Goals, Objectives, and Standards Section: Presents the community design goals, objectives, and standards for future commercial development, including highway commercial and mixed-use commercial, in the City of Wheatland.
- V. Parks and Open Space Goals, Objectives, and Standards Section: Presents the community design goals, objectives, and standards for future parks and open space development in the City of Wheatland.
- VI. Plan Implementation Section: Describes how the City will implement the Community Design Standards included in this document.

CEQA Review

The City prepared an IS/ND (see Attachment 1) for the Draft City of Wheatland Community Design Standards in accordance with the California Environmental Quality Act (CEQA).

Community Design Standards IS/ND determined that the Draft City of Wheatland Community Design Standards would not result in a significant effect on the environment because the City's Community Design Standards is a long-range planning, policy-level document intended to establish an adopted and published set of design goals, objectives, and standards that would assist developers in understanding the level of architectural design that is required in Wheatland and provide a process to implement the SACOG Blueprint Project. Furthermore, the Community Design Standards would not include any specific development proposals, nor does the project grant any entitlements for development.

Per Assembly Bill (AB) 52, the City of Wheatland notified the United Auburn Indian Community of the Auburn Rancheria (UAIC) of the Draft City of Wheatland Community Design Standards. The City of Wheatland did not receive a response letter from the UAIC within the 30-day AB 52 response period.

The IS/ND was routed for public review from October 13, 2017 to November 1, 2017 and the City of Wheatland did not receive any comment letters during the 20-day public review period.

Conclusion

On November 21, 2017, the Wheatland Planning Commission heard staff's presentation and voted to recommend the City Council adopt the City of Wheatland Community Design Standards Initial Study/Negative Declaration and approve the Draft City of Wheatland Community Design Standards.

During the November 21st Planning Commission meeting, detailed discussions related to the goals, objectives, and standards occurred between the Planning Commissioners and city staff. Specifically, the Commissioners recommended changing the use of "should" to "shall" for Residential Standard 4.1.4 and the wording for Residential Standard 5.2.1. The public did not speak during the public comment period. The draft minutes for the November 21, 2017 Planning Commission Meeting is included as Attachment 2.

Based on the information contained in the staff report, staff recommends that the City Council take the following actions:

- Adopt the City of Wheatland Community Design Standards Initial Study/Negative Declaration.
- Approve of the Draft City of Wheatland Community Design Standards.

Alternatives

The City Council could choose not to adopt the City of Wheatland Community Design Standards IS/ND and not approve the Draft City of Wheatland Community Design Standards and continue to lack an adopted and published set of design goals, objectives, and standards, which would continue to hinder the City staff's evaluation process of development applications for architectural review. The City Council could also choose to continue the public hearing date and direct staff to revise the Community Design Standards.

Fiscal Impact

None.

Attachments

1. City of Wheatland Community Design Standards IS/ND.
2. Draft November 21, 2017 Planning Commission Minutes.
3. Draft City of Wheatland Community Design Standards.

**NOVEMBER 21, 2017
REGULAR WHEATLAND PLANNING
COMMISSION MEETING
WHEATLAND COMMUNITY CENTER,
101 C STREET, WHEATLAND, CA
6:00 – 7:10 P.M.**

PLANNING COMMISSIONERS PRESENT: K. Curbow, R. Glynn, D. Panteloglow
ABSENT – T. Mihalyi

OTHER OFFICIALS PRESENT: T. Raney, Community Development Director
K. Valente, Associate Planner

PLEDGE OF ALLEGIANCE:

Commissioner Debbie Panteloglow the pledge of allegiance.

PUBLIC COMMENT

None.

CONSENT CALENDAR

A motion was made by Planning Commissioner Karan Curbow Seconded by Planning Commissioner Robert Glynn to **approve minutes from the regular Planning Commission meeting held of August 15, 2017.**
Vote called – AYES: All. Motion carried.

PUBLIC HEARING

1) Community Development Director, Tim Raney, presented the staff report for recommendation to City Council for adoption of the City of Wheatland Community Design Standards Initial Study/Negative Declaration and approval of the Draft City of Wheatland Community Design Standards.

Kevin Valente explained the project background, document preparation process and document components.

PLANNING COMMISSIONER COMMENTS

Planning Commissioner D. Panteloglow commented on changing the language in the document from 'should' to 'shall', wood burning devices, and tree maintenance.

Planning Commission K. Curbow commented on setbacks related to fire safety.

Planning Commissioner R. Glynn commented on the City's General Plan related to open space and parks.

PUBLIC COMMENT

None.

Motion made by Planning Commissioner Robert Glynn, Seconded by Planning Commission Karan Curbow to **Recommend City Council adoption of the City of Wheatland Community Design Standards Initial Study/Negative Declaration (IS/ND), and approve the Draft City of Wheatland Community Design Standards with edits discussed during the meeting.** Vote called – AYES: All. Motion carried.

REPORTS

With no other business before the Commissioners, the meeting adjourned at 7:10 p.m.

Respectfully submitted,
Tim Raney, Community Development Director

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