

CITY OF RANCHO CORDOVA



JOINT MEETING OF THE RANCHO CORDOVA CITY COUNCIL AND THE RANCHO CORDOVA PLANNING COMMISSION Tuesday, May 27, 2025

**5:30 PM – Special Joint Meeting with Planning Commission/Work Session
American River Room**

**City Hall
2729 Prospect Park Drive, Rancho Cordova**

How to Observe or Listen to the Meeting:

- Online via Zoom: <https://cityofranhocordova.zoom.us/j/81630466928>
- Webinar ID: 816 3046 6928
- By phone: +1 669 900 6833 or +1 253 215 8782
- Webinar ID: 816 3046 6928

Public Comment

Members of the public who wish to address the City Council may do so in person during the meeting by completing and submitting a Speaker Card to the City Clerk.

Members of the public who wish to provide public comment via email will need to submit comments to CityClerk@cityofranhocordova.org no later than 2:00 p.m. on Tuesday, May 27, 2025. Written comments received no later than 2:00 p.m. will be distributed to the Council, filed in the record, and will not be read aloud. All comments submitted later than 2:00 p.m. will be distributed to the Council.

If you have questions related to the City Council Meeting, please contact the City Clerk's Office at (916) 851-8720 before Tuesday, May 27, 2025, at 2:00 p.m.

AGENDA

1. SPECIAL MEETING - CALL TO ORDER/ROLL CALL

Council Members Linda Budge, Garrett Gatewood, Joe Little, David Sander, and Mayor Siri Pulipati

Planning Commission Members - Surender Devarapalli, Dave Huhn, Tegan Knifton, Rehana Rehman, Cynthia Stauss, Elliott Stevenson, and Chair Lee Frechette

2. PUBLIC COMMENT

At a special meeting, citizens wishing to address the Council for any matter on the agenda may do so at the time the matter is discussed. Under the provisions of the California Government Code, the City Council is prohibited from discussing or taking action on any item not on the agenda.

3. SPECIAL MEETING

3.1. **Subject:** General Plan Update Joint Workshop - Vision, Guiding Principles, & Land Use.

Recommendation: No formal action will be taken. Staff and project consultants are requesting input and further direction on the General Plan Update vision, guiding principles, and potential land use priorities, which will inform how future work will be conducted.

4. ADJOURNMENT

ADDITIONAL INFORMATION

Special Meetings listed below are subject to change/cancellation without further notice.

Unless the Council adopts a motion to extend the meeting, any item that is not initiated before 11:00 p.m. will be continued to the next day at 5:30 p.m. or scheduled on the next regular meeting agenda of the Council.

Public documents related to items on the open session portion of this agenda, which are distributed to the City Council less than 24 hours prior to the meeting, shall be available for public inspection at the time the documents are distributed to the Council. Documents are available for inspection at the City Clerk's office located in Rancho Cordova City Hall.

The agenda items are accessible on the City's website at www.cityofranhocordova.org on Thursdays or Fridays prior to the Special City Council Meeting.

UPCOMING MEETINGS

June 2, 2025	4:00 PM Special Meeting/5:30 PM Regular Meeting
June 16, 2025	5:30 PM Regular Meeting
June 24, 2025	5:30 PM Special Meeting/Work Session
July 7, 2025	4:00 PM Special Meeting/5:30 PM Regular Meeting
August 4, 2025	4:00 PM Special Meeting/5:30 PM Regular Meeting
August 18, 2025	5:30 PM Regular Meeting
August 26, 2025	5:30 PM Special Meeting/Work Session
September 2, 2025	4:00 PM Special Meeting/5:30 PM Regular Meeting

If you have any technical questions related to the agenda items, please contact City Hall at (916) 851-8700.

In compliance with the Americans with Disabilities Act, if you need a disability-related modification or accommodation, including auxiliary aids or services, to participate in this meeting, please contact the City Clerk’s Office at (916) 851-8720 at least 48 hours prior to the meeting.

CERTIFICATION OF POSTING OF AGENDA

I, Stacy Leitner, City Clerk for the City of Rancho Cordova, declare that the foregoing agenda for the May 27, 2025 Special Joint Meeting of the Rancho Cordova City Council and the Rancho Cordova Planning Commission was posted and available for review on May 22, 2025, at City Hall of the City of Rancho Cordova, 2729 Prospect Park Drive, Rancho Cordova, California, 95670. The agenda is also available on the city website at www.cityofranhocordova.org.

Signed May 22, 2025, at Rancho Cordova, California.



Stacy Leitner, CMC
City Clerk

MEMORANDUM

DATE: May 27, 2025

TO: Honorable Mayor and Council Members
Planning Commissioners

FROM: Arlene Granadosin-Jones, AICP, Planning Manager

SUBJECT: GENERAL PLAN UPDATE JOINT WORKSHOP – VISION, GUIDING PRINCIPLES, & LAND USE



RECOMMENDATION

No formal action will be taken. Staff and project consultants are requesting input and further direction on the General Plan Update vision, guiding principles, and potential land use priorities, which will inform how future work will be conducted.

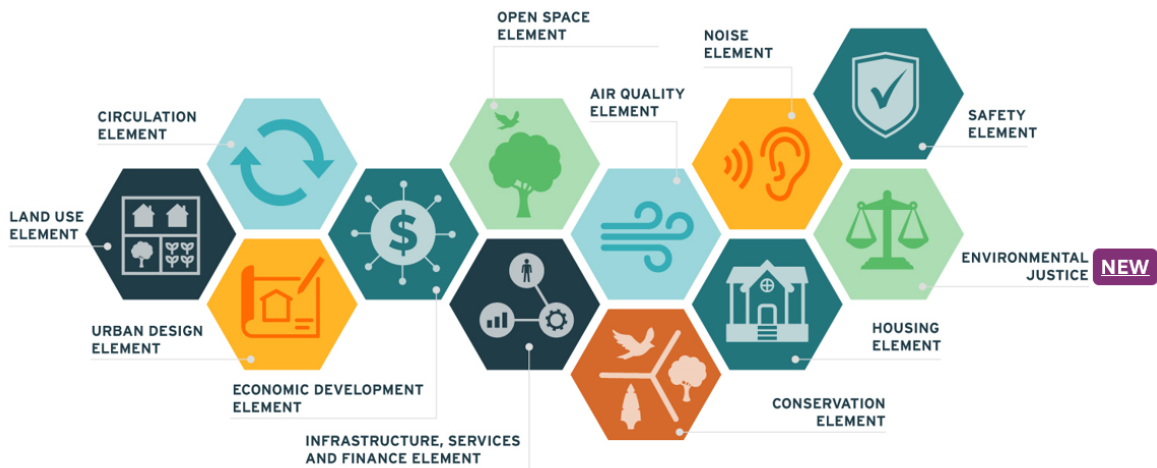
RESULT OF RECOMMENDED ACTION

No formal action will be taken. Staff and project consultants are requesting input and further direction on the General Plan Update vision, guiding principles, and potential land use priorities, which will inform how future work will be conducted.

BACKGROUND

A General Plan is the city's guiding policy document for meeting the community's long-term vision for the future. General Plans are required by California law to address the mandated elements in Government Code Section 65302, including land use, circulation, housing, conservation, open space, noise, safety and environmental justice. A General Plan is typically a 20-year community vision for how the city will grow.

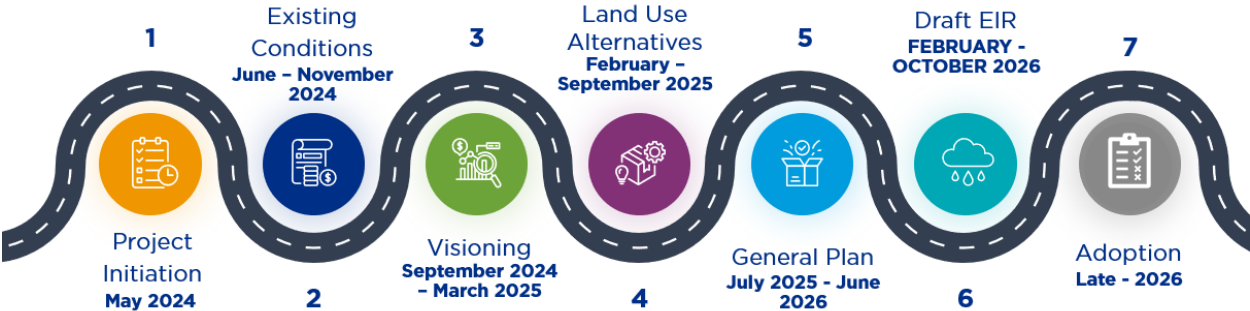
General Plan Elements



The City of Rancho Cordova's General Plan was adopted in 2006 and has undergone a few minor updates throughout the years. Given changing economic conditions, environmental considerations, housing needs, and new State requirements, this General Plan update provides an opportunity for the city to reaffirm and identify new goals to guide growth in the community through the year 2045.

To begin the update process, staff circulated a Request for Qualifications (RFQ) for a consultant to assist city staff with the General Plan update in July 2023 and received two proposals. On February 20, 2024, the City Council approved a contract with Ascent Environmental, Inc. (Consultant) to help prepare the General Plan update.

PROJECT ROADMAP



The focus of this second joint City Council and Planning Commission workshop is to gather input and feedback from the City Council and Planning Commission on the General Plan Update vision, guiding principles, and land use priorities. The proposed vision and guiding principles are a result of feedback gathered from residents, organizations, and other stakeholders through various community outreach activities, including workshops, interviews, pop-up events, and surveys.

The General Plan has a dedicated website where all the meetings, workshops, and draft documents will be readily available for the public to review and comment. In addition, community members have an opportunity to sign up for updates from the City throughout the process. The project website is www.cityoffranchocordova.org/gpu2050 and the project email address is generalplan@cityoffranchocordova.org

FISCAL IMPACT AND FUNDING SOURCE

The city has collected \$1.3 million in General Plan fees through the issuance of permits that will go towards the cost of the General Plan update. The remaining cost will come from the General Fund.

ATTACHMENT(S)

- 1. Presentation

May 27, 2025

City Council / Planning Commission Study Session



AGENDA

- 01** What is the General Plan
- 02** Outreach Summary
- 03** Vision and Guiding Principles
- 04** Land Use Background
- 05** Land Use Alternatives



When this icon appears, its time to discuss!

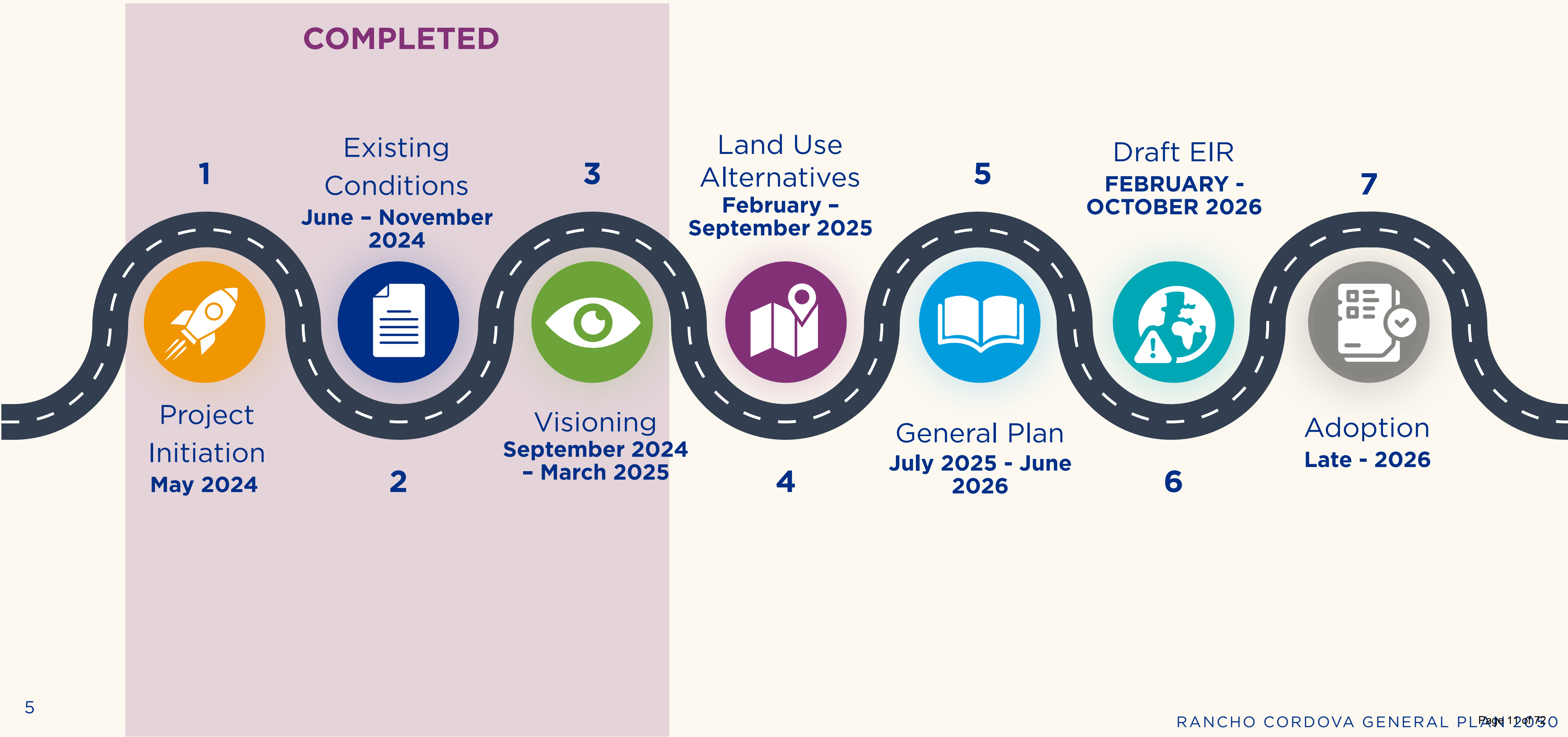
We want your feedback to.....

1. **Confirm** the Vision
2. **Confirm** the Guiding Principles
3. **Provide** direction on Land Use Alternatives

What is the General Plan?

- **Required** by State Law for every City and County in California
- Sometimes called a City's "**constitution**" or "**blueprint**" for the future
- Establishes a **vision** for the City for a 20-25 year horizon
- Guides local **decision-making** about how and where the City will grow

What We've Done So Far...



COMPLETED

1



Project
Initiation
May 2024

2



Existing
Conditions
June - November
2024

3



Visioning
September 2024
- March 2025

4



Land Use
Alternatives
February -
September 2025

5



General Plan
July 2025 - June
2026

6



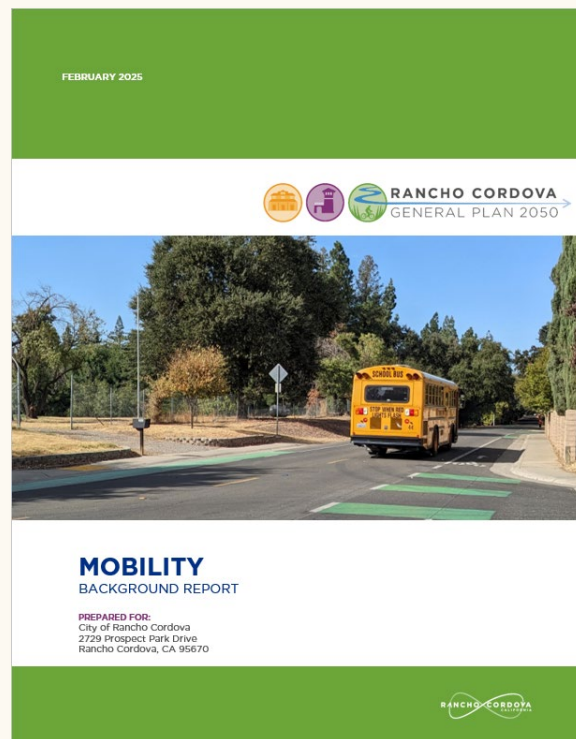
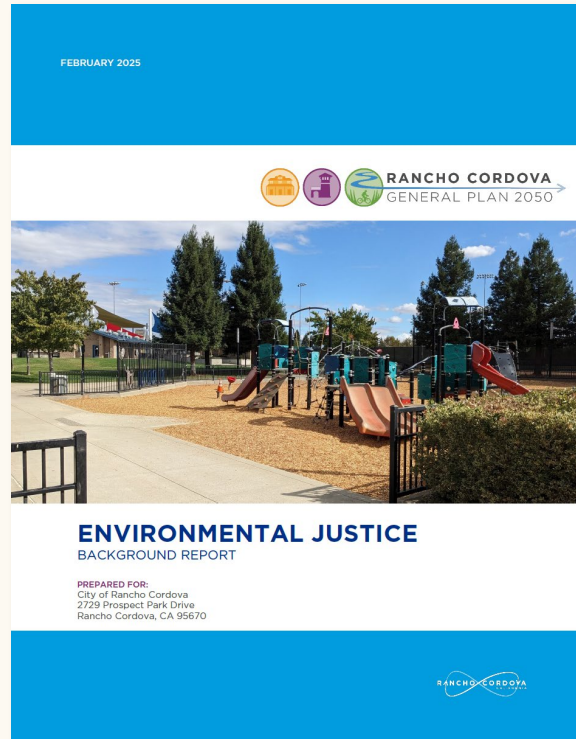
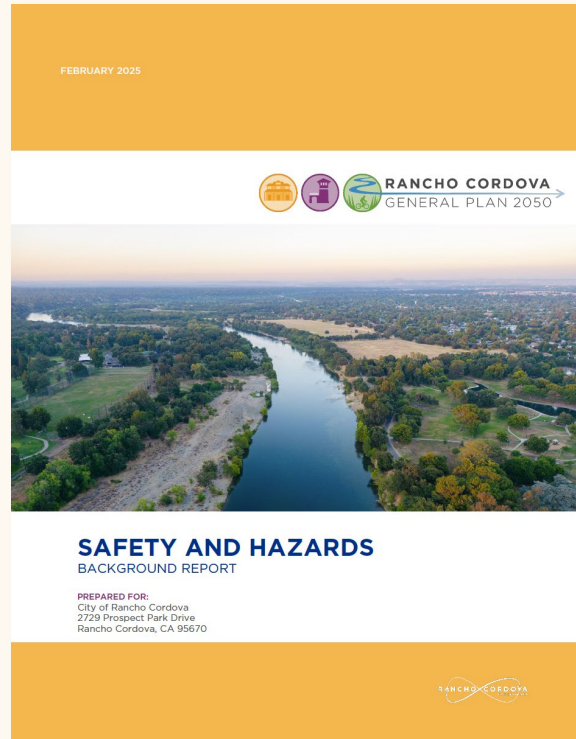
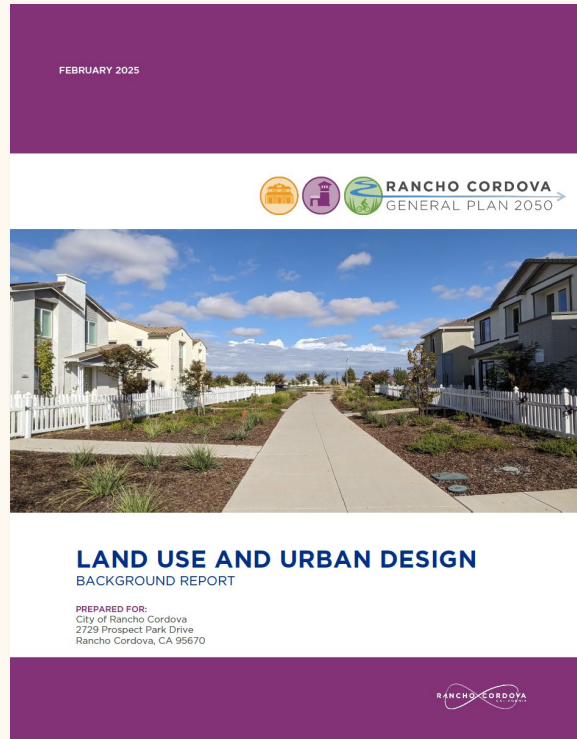
Draft EIR
FEBRUARY -
OCTOBER 2026

7



Adoption
Late - 2026

Existing Conditions + Engagement Summary Report



www.cityofranhocordova.org/gpu2050

Where we are now...



Outreach Summary



How we've received feedback.....

And counting!

500+
People Engaged

13
Workshops, Pop-ups, and Focus Group Meetings

6
Interactive Online Activities

200
Comments
(Workshop + Online Feedback)

ITEM 3.1.

COMMUNITY WORKSHOP #1

October 15, 2024
Approx. 140 in attendance



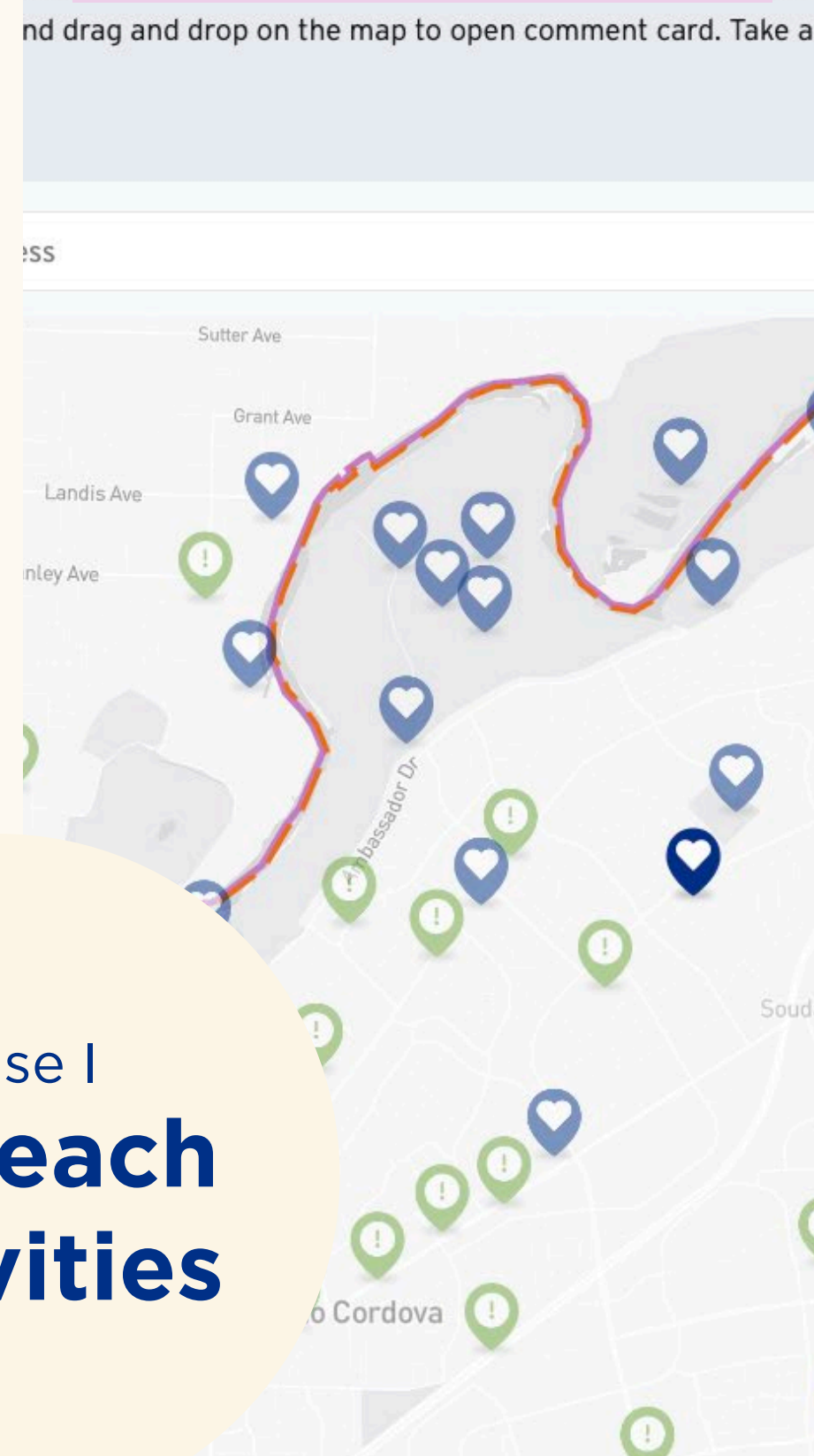
POP UP EVENTS

Good Neighbor Day - 10/24/24
State of the City - 11/6/24



ONLINE SURVEY

October 15 - December 15, 2024
Approx. 40 responses



ATTACHMENT 1 STAKEHOLDER OUTREACH

Developer Interviews,
Environmental Focus Group
and Environmental Justice
Focus Group Meetings



TOP FIVE PRIORITIES

What matters most to Rancho Cordova.....

“Add shopping complexes, malls, book shops, bakeries, town center South of Douglas”



1 A new energetic downtown

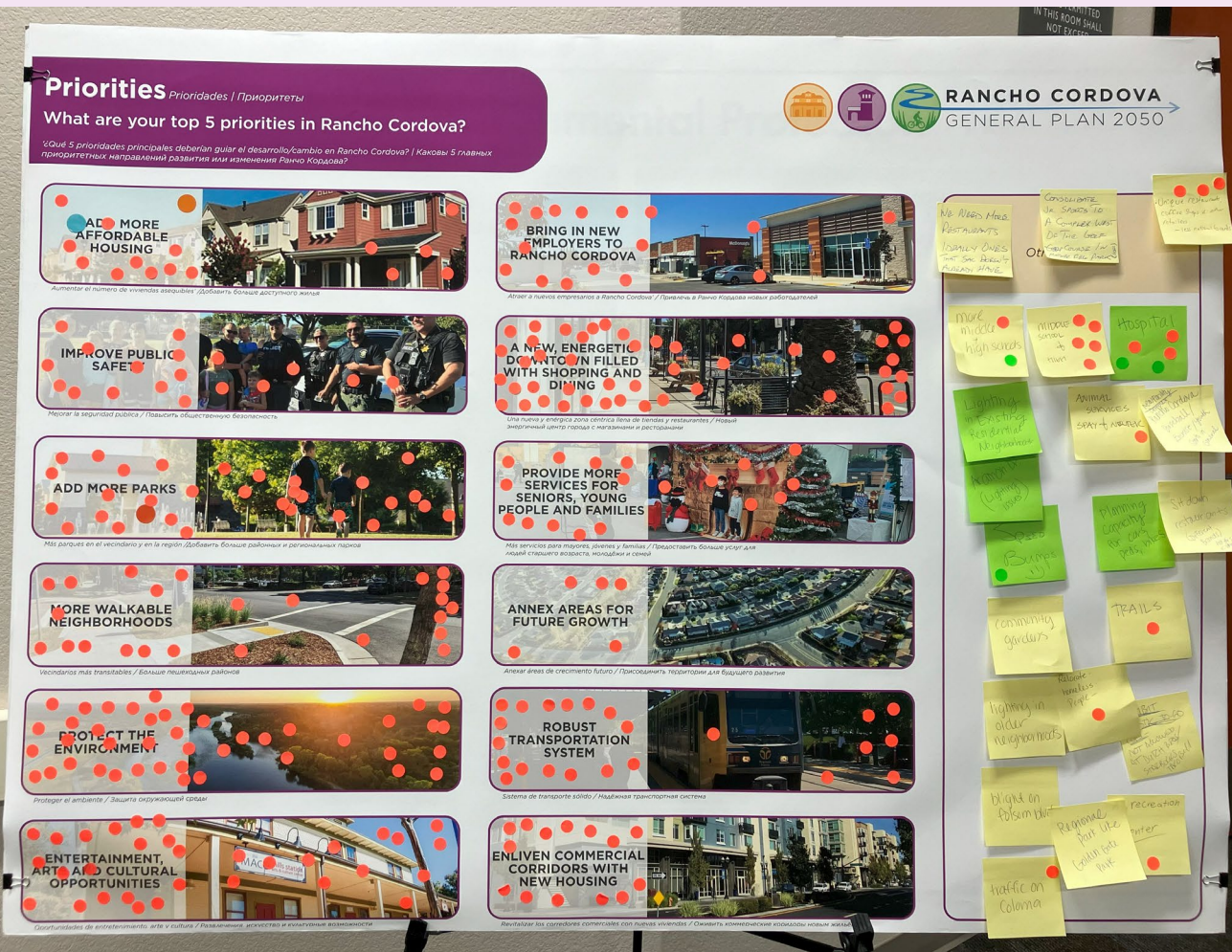
A place with a mix of energetic spaces where people gather, shop and meet.

2 Protect the environment

Protect existing open space, river corridor.



“More parks and nature preserves to protect wildlife. Also include free environmental education”



ITEM 3.1 TOP FIVE PRIORITIES

3 Improve Public Safety

Create safer biking and walking networks, including better lighting in some neighborhoods



“Slow traffic down on Old Placerville Rd and Happy Ln.”

“We really need an entertainment district for great date nights!”



4 Entertainment, Arts and Culture

More opportunities for recreation, outdoor programming, public events, and children’s activities.

5 Housing Affordability

Strongly encourage multi family / multi-unit housing, affordable housing, infill development



“Allow and develop housing in unused commercial buildings”



“Fill vacant buildings with affordable housing”

Local Economy

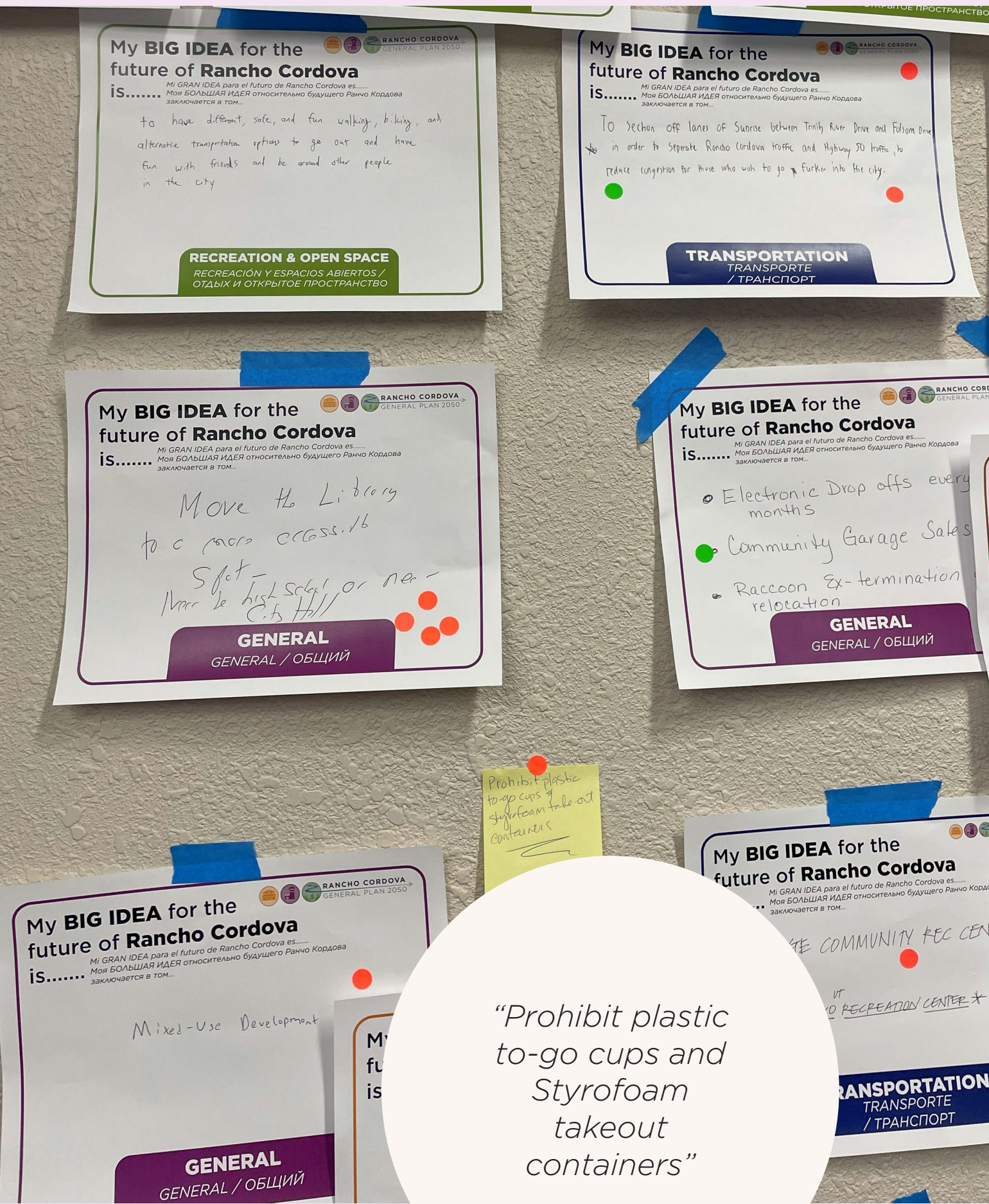
- Support for diverse local businesses, enhanced amenities, and more entertainment options—such as live music, public arts events, and children’s activities—to attract people to Rancho Cordova.

Transportation

- Support for expanded public transportation, safer and better-maintained roads, and a connected network of biking and walking paths to reduce reliance on cars.

Housing

- Support for smart, sustainable housing through infill development, increased density, repurposing vacant commercial buildings, and diverse, affordable options including multi-family, smaller single-family, and senior housing.



Recreation and Open Space

- Support expanded and diverse recreational programming, including parks, environmental education, youth events, and music and arts opportunities.

Sustainability

- Support reduced car use and traffic by promoting sustainable transit options—like public transit, biking, and walking—alongside smart land use and environmental policies to enhance health and sustainability in Rancho Cordova.

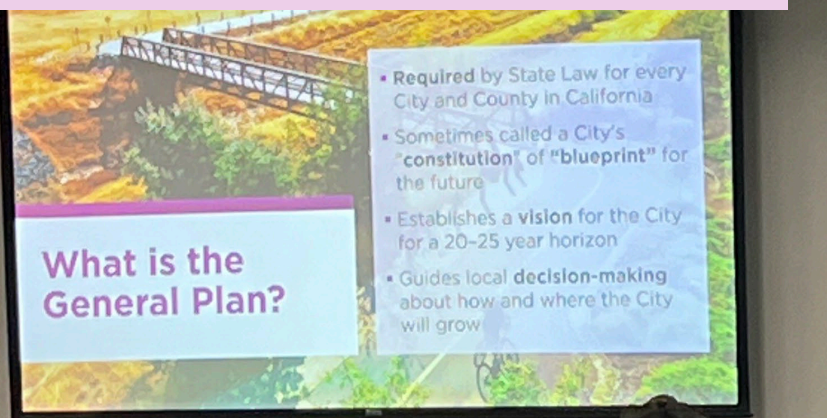
General

- Strong support for more schools south of Douglas Boulevard, in Somerset Ranch, and within south Rancho Cordova, along with a desire for expanded public amenities such as an accessible library, outdoor gathering spaces, community gardens, youth centers, free events, and a recreation center.

ITEM 3.1.

COMMUNITY WORKSHOP #2

February 19, 2025
Approx. 40 in attendance



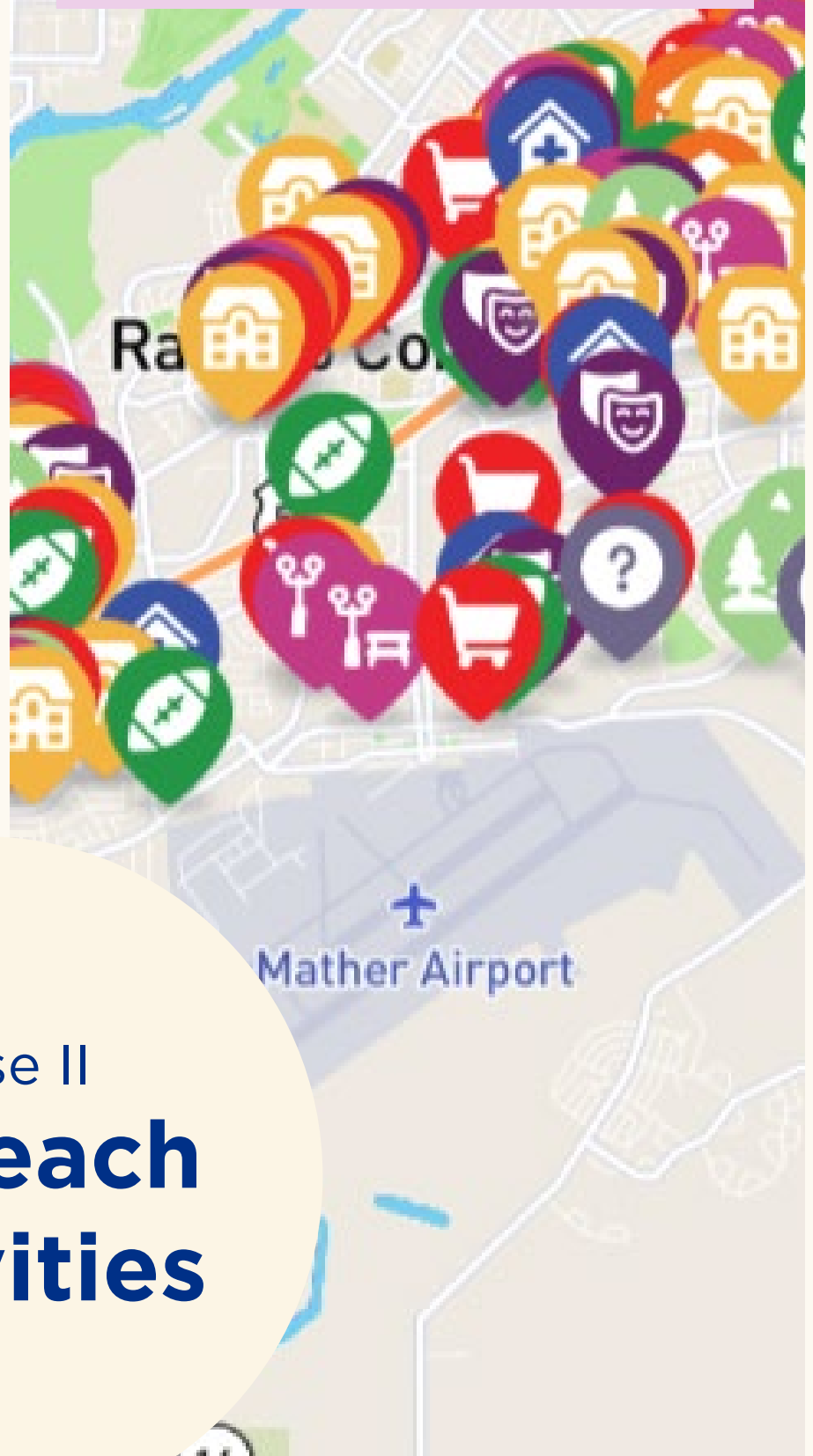
POP UP EVENTS

Farmers Market- 3/29/25
Senior Fair- 4/30/25



ONLINE SURVEY

February 19 - April 30, 2025



ATTACHMENT 1

STAKEHOLDER OUTREACH

Environmental Justice
Focus Group Meetings



Vision and Guiding Principles

What is a Vision Statement?

A VISION STATEMENT....

reflects what community members value the most and the shared aspirations of what they want their community to be in the future.

THE VISION STATEMENT SHOULD BE...

inspirational and set the tone for the General Plan's goals, policies, and actions.

Draft VISION STATEMENT

The City of Rancho Cordova is an **inclusive and welcoming** city, that **celebrates diversity** and cultivates a deep sense of belonging for all. This vibrant community of **strong, established neighborhoods** connected to one another with well-planned roadways, **trails, parks and open space** networks is known in the region as a **dynamic destination** for **good jobs, rich culture, diverse shopping and dining**, and abundant **outdoor recreation**. Rancho Cordova celebrates the beauty and diversity of the **natural environment** through preservation and enhancement of its connection to the **American River and wide-open spaces**.

Revised Draft Guiding Principles



Gathering Places



Economic Prosperity



Neighborhoods



Sustainability



Access to Open Space and Recreation



Uplift our Youth



Entertainment, Arts and Culture



Mobility



Healthy Community For All



Safety



GATHERING PLACES

Create vibrant activity centers that serve as local gathering places and regional destinations for socializing, shopping, dining, and entertainment. Cultivate a unique identity and sense of place in these centers through attractive streetscapes, active public spaces, and dedicated spaces for local small businesses.



ENTERTAINMENT ARTS & CULTURE

Establish Rancho Cordova as a premier regional destination for entertainment, arts, music, and culture by creating vibrant civic spaces and entertainment venues that foster a variety of events and programs that celebrate the city's diverse cultures, honor its history, attract visitors, and enhance community pride and connection.



SUSTAINABILITY

Prioritize sustainability through smart and fiscally-responsible land use patterns that create a balanced and integrated mix of uses, preserve natural resources, improve air quality, support active transportation, and promote a healthy community.





ACCESS TO OPEN SPACE AND RECREATION



Ensure equitable access to safe, well-maintained parks, open spaces, and recreational opportunities that foster community well-being and promote healthy connections to the natural environment for all residents. Enhance access to the American River Parkway, as a vital regional asset.



ECONOMIC PROSPERITY

Strengthen Rancho Cordova's role as a regional economic center that offers opportunities for economic prosperity for all members of the local and regional community. Encourage the creative adaptation of commercial and employment areas to attract new employers to Rancho Cordova, strengthen the local economy, and support the fiscal health of the city.



MOBILITY

Create a comprehensive, interconnected transportation network that ensures a range of safe, attractive, and convenient transportation options for people of all ages and abilities to walk, bike, roll, drive, and take public transit throughout all areas of the city.



NEIGHBORHOODS

Ensure all residential areas throughout the City, are walkable neighborhoods that promote diverse housing options and foster strong community identity and social interactions. Strengthen connections from residential neighborhoods to parks, schools, shopping, jobs, and amenities through an integrated network of villages, town centers, and mixed-use developments served by multiple modes of transportation.



HEALTHY COMMUNITY FOR ALL

Ensure Rancho Cordova is an equitable and inclusive city where people of all ages, abilities, ethnicities, races, genders, sexual identities, incomes, beliefs, and cultures have access to clean air, water, nutritious food, recreation, and opportunities to participate in civic life.

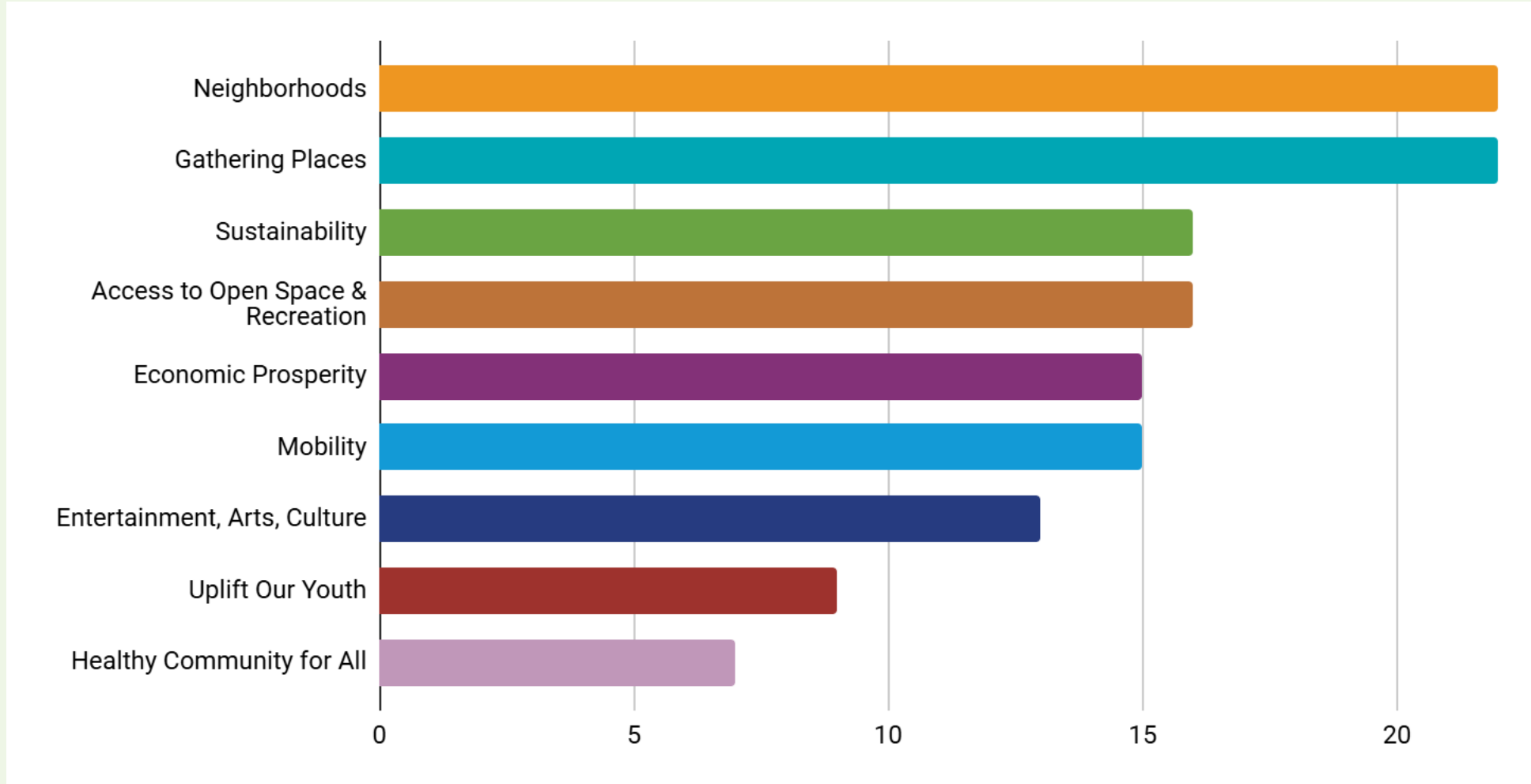


UPLIFT OUR YOUTH

Empower and uplift the youth of our community by fostering access to high-quality education, enriching extracurricular activities, and safe and inclusive spaces that ensure the next generation is equipped to thrive and contribute to a bright future.



Top Ranked Guiding Principles



“Safety is very important and should have its own principle as it not only includes emergency services throughout the city but also includes infrastructure such as, road safety, lighting, sidewalks, etc.”



Safety (NEW)

Enhance public safety by improving the coordination and effectiveness of emergency services—including police, fire, and medical response—while advancing preparedness for disasters. Plan proactively for long-term resilience and adaptation to growing climate-related risks such as wildfires and flooding through strategic investments, public education, and interagency collaboration.

What we heard was missing....

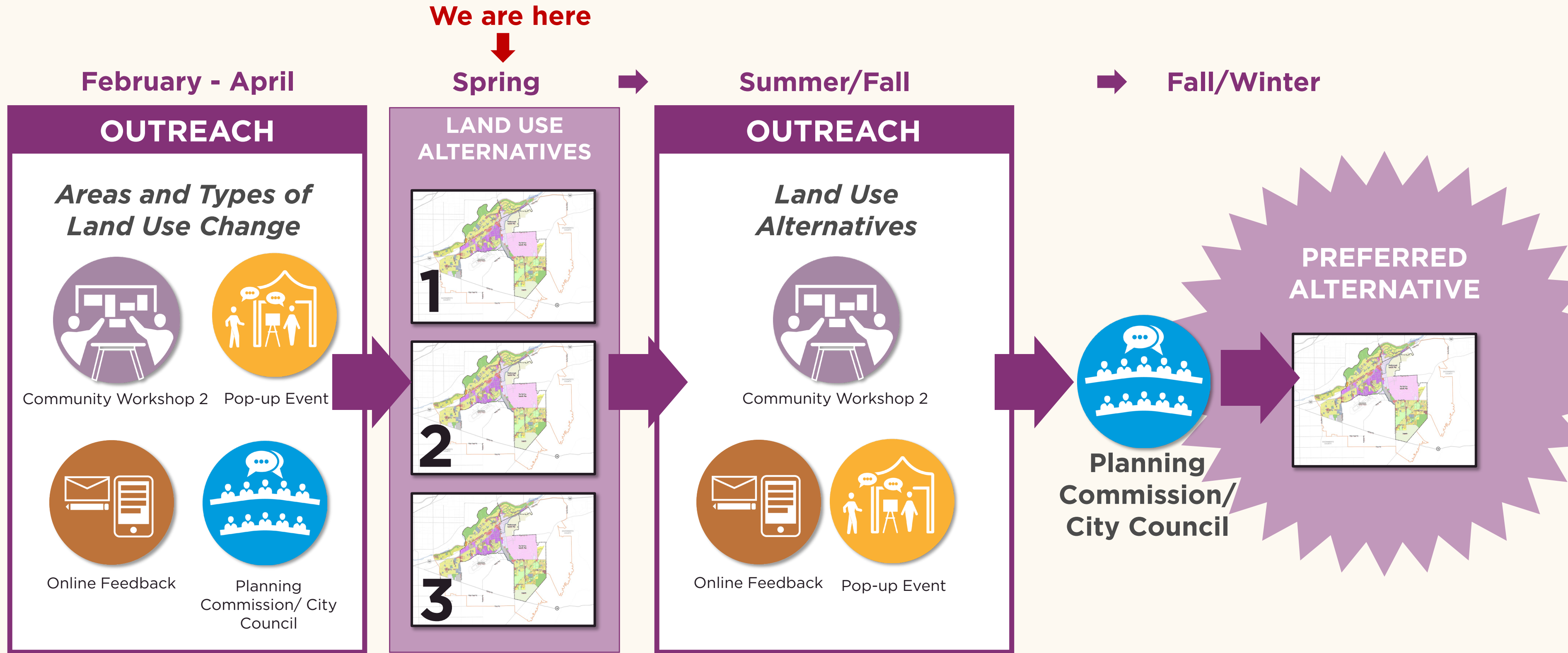


Discussion Questions...

1. Does this represent the vision for Rancho Cordova?
2. Are there any big ideas missing from the **Vision**?
3. Do the Guiding Principles provide the right direction for the General Plan?
4. Are we missing any **Guiding Principles**?

Land Use Alternatives Background Information

Land Use Alternatives Process

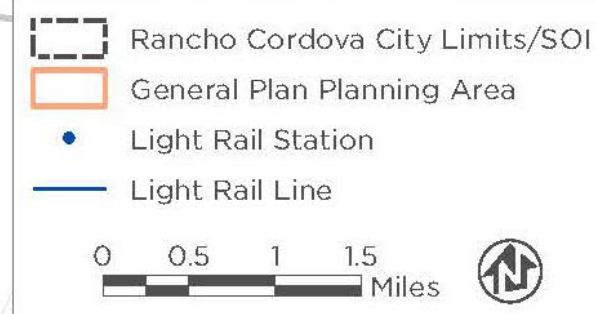
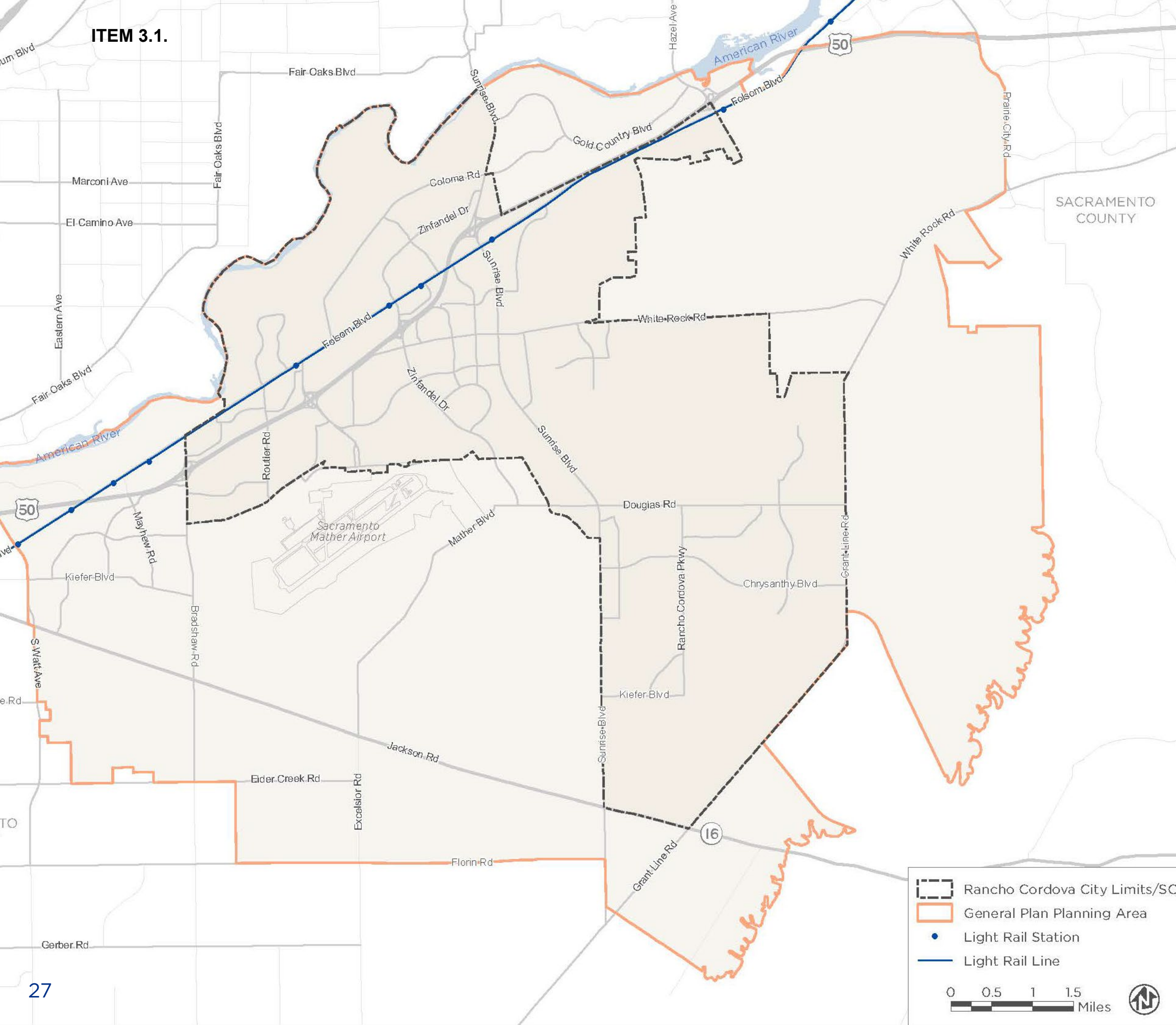


Planning Area Boundary

General Plan Planning Area - The area addressed by General Plan policies. This area includes the city limits and land within the sphere of influence, as well as "any land outside its boundaries which in the planning agency's judgment bears relation to its planning."

Sphere of Influence (SOI) - The probable physical boundaries and service area of a local agency as determined by the Local Agency Formation Commission (LAFCO) of Sacramento County. Currently the Rancho Cordova SOI is coterminous with the city limits.

City Limits - The incorporated territory of a city.

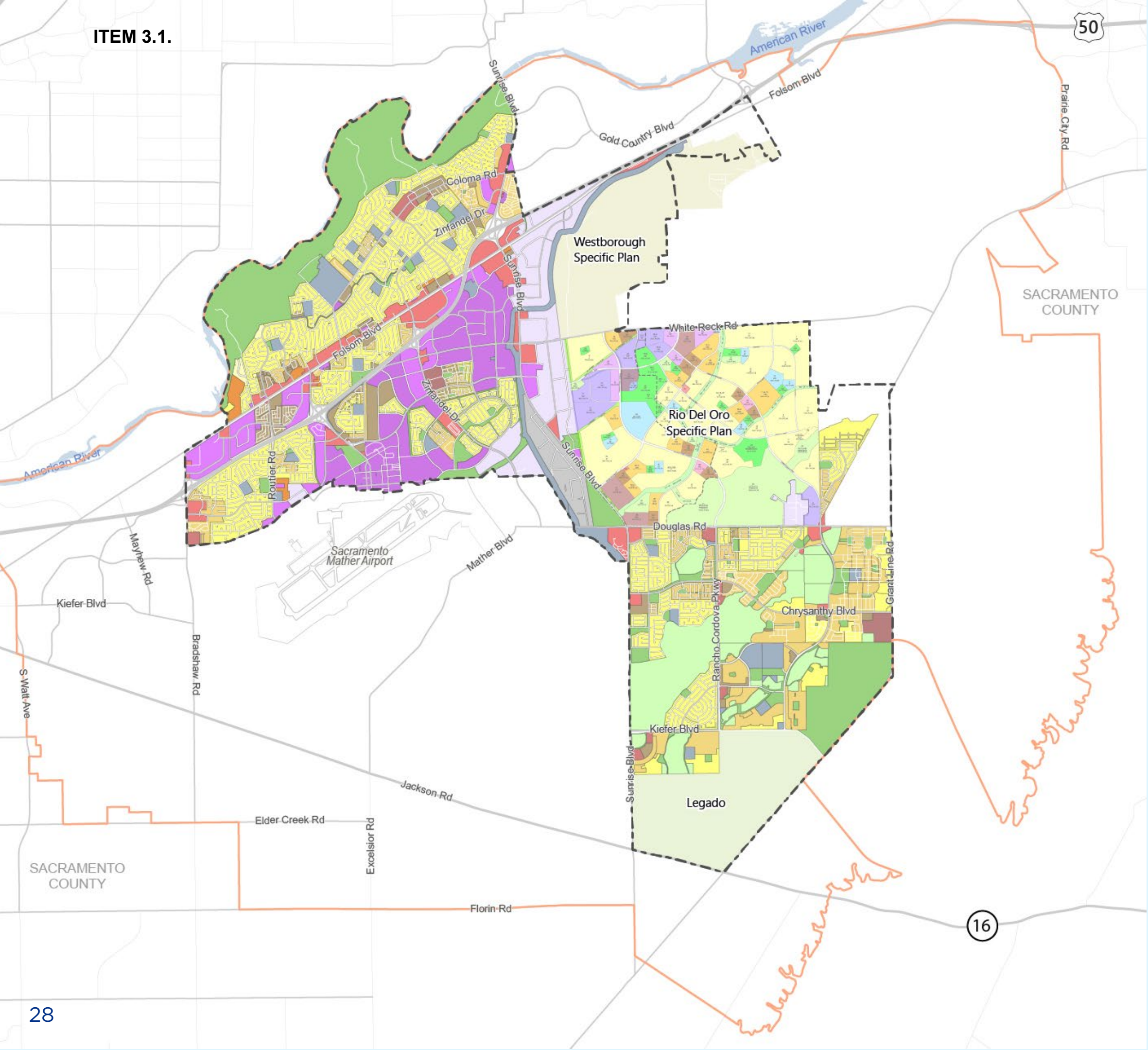


City Specific Plans

REMAINING CAPACITY (Housing Units)

- Rio Del Oro Specific Plan - 12,000 Units
- Sunridge Specific Plan - 3,000 Units
- Suncreek Specific Plan - 4,000 Units
- The Ranch - 1,100 Units
- Villages of Zinfandel - 300 Units
- Westborough - 7,000 Units estimated (in process)
- Legado - 5,000 Units estimated (in process)

Total: 32,400 Housing Units

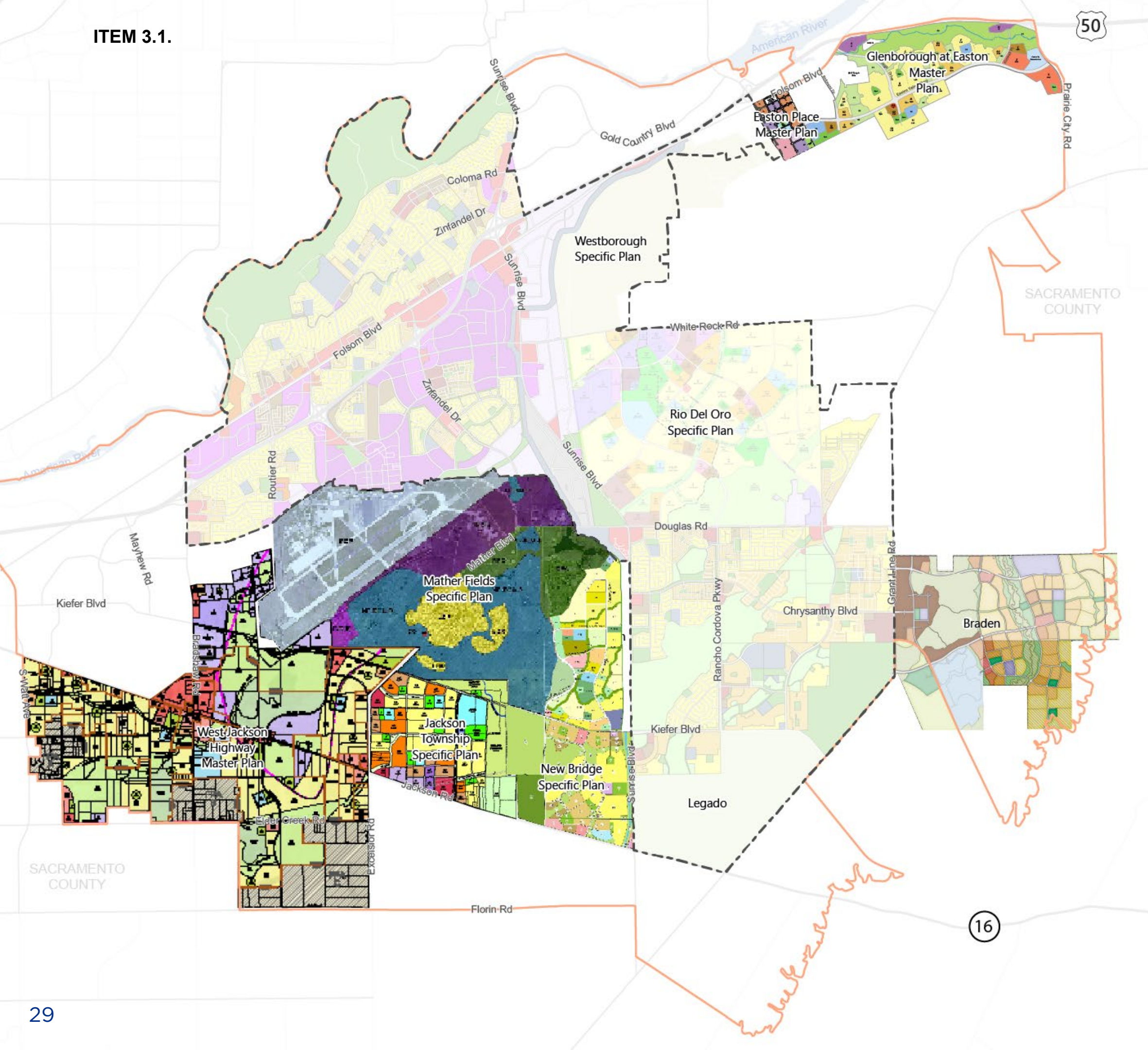


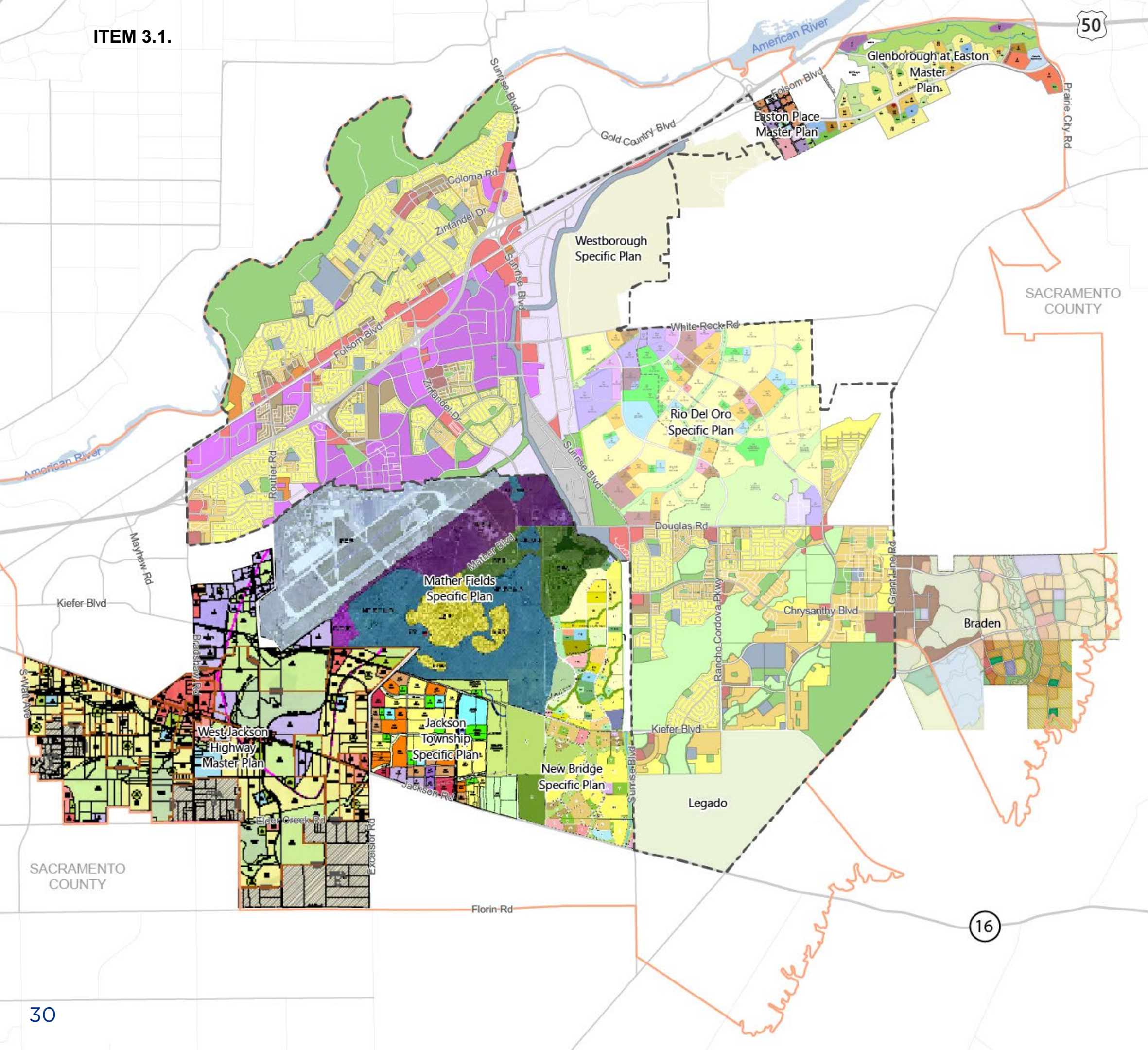
County Master Plans & Specific Plans

REMAINING CAPACITY (Housing Units)

- **West Jackson Highway Master Plan - 16,000 Units**
- **Jackson Township Specific Plan - 6,000 Units**
- **Newbridge Specific Plan - 3,000 Units**
- **Mather Field Specific Plan - 1,200 Units**
- **Mather South Community Master Plan - 3,500 Units**
- **Easton Place Master Plan - 1,600 Units**
- **Glenborough at Easton Master Plan - 2,700 Units**
- **Cordova Hills (Braden) - 8,000 Units**

Total: 42,000 Housing Units

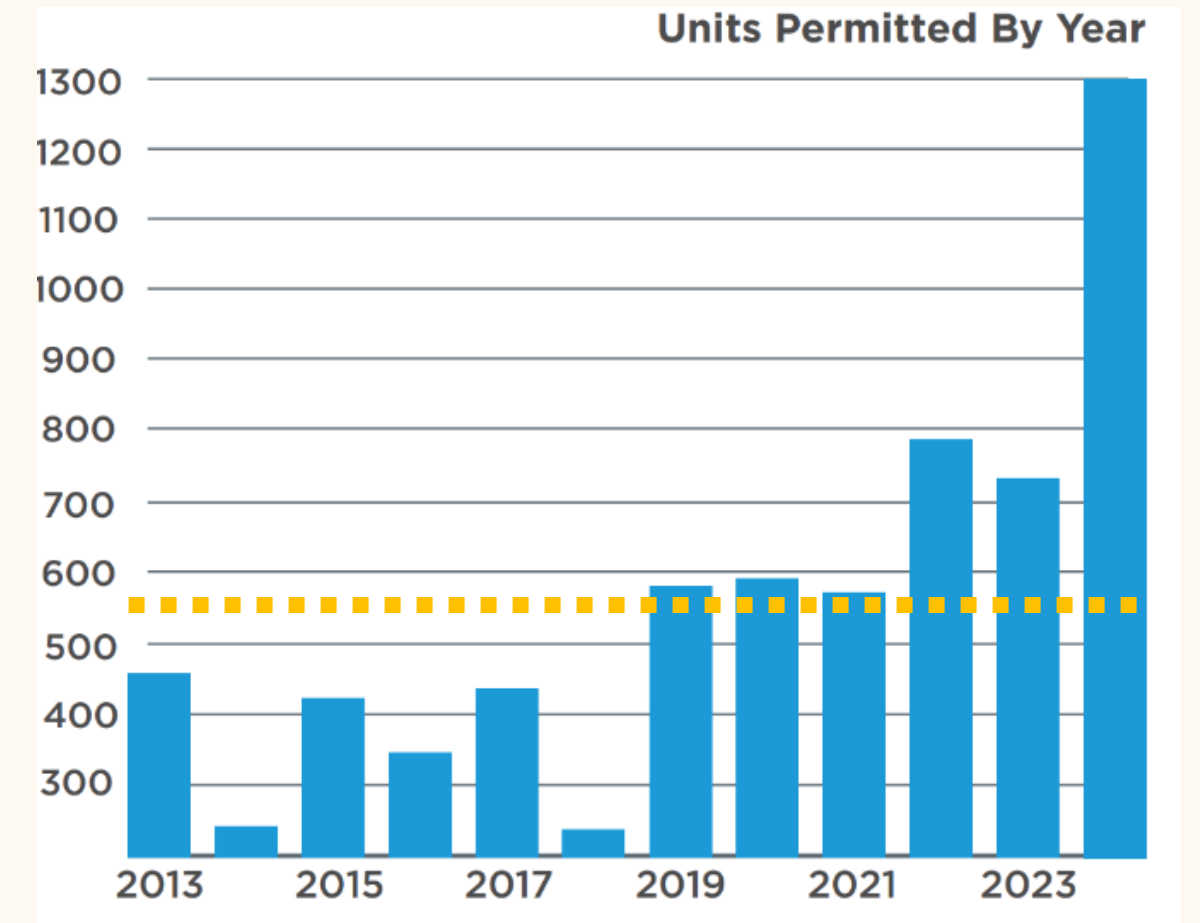
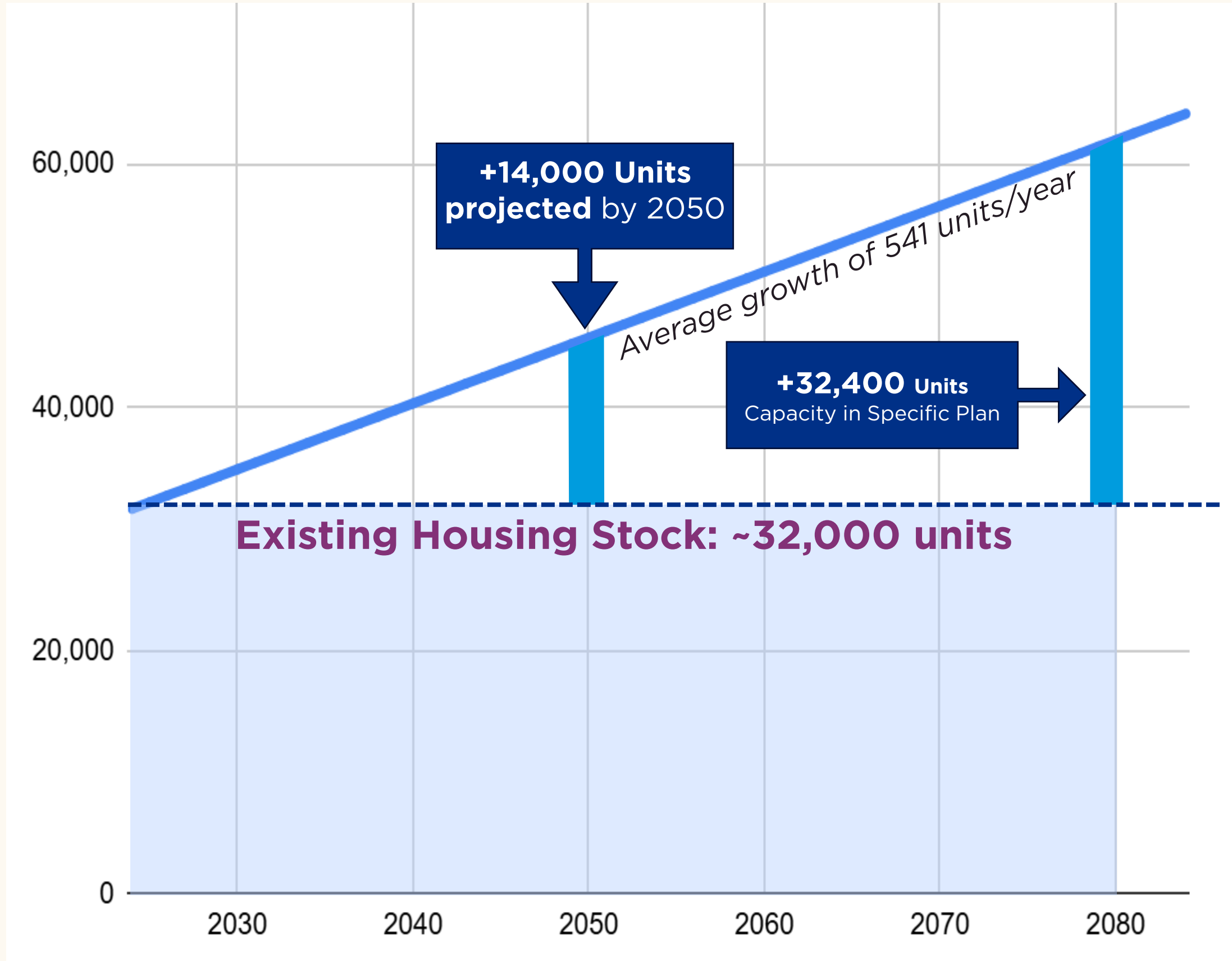




County and City Master Plans & Specific Plans

Total: 74,400 Units

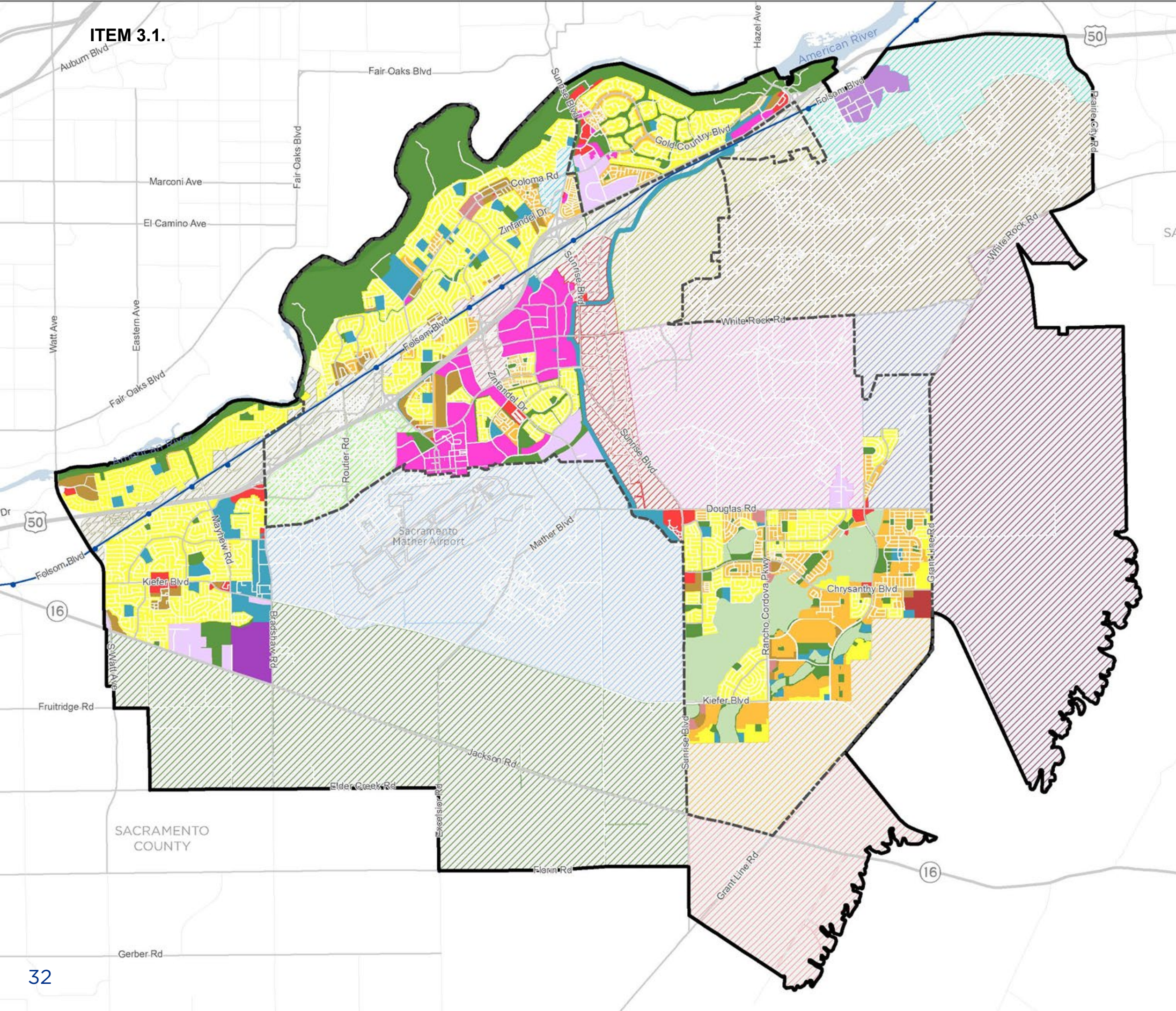
Housing Unit Projections vs. Capacity in City Specific Plans



City specific plans have enough remaining capacity for housing growth **through 2080**

(based on the 10-year average of 541 units/year)

2006 General Plan Land Use Diagram



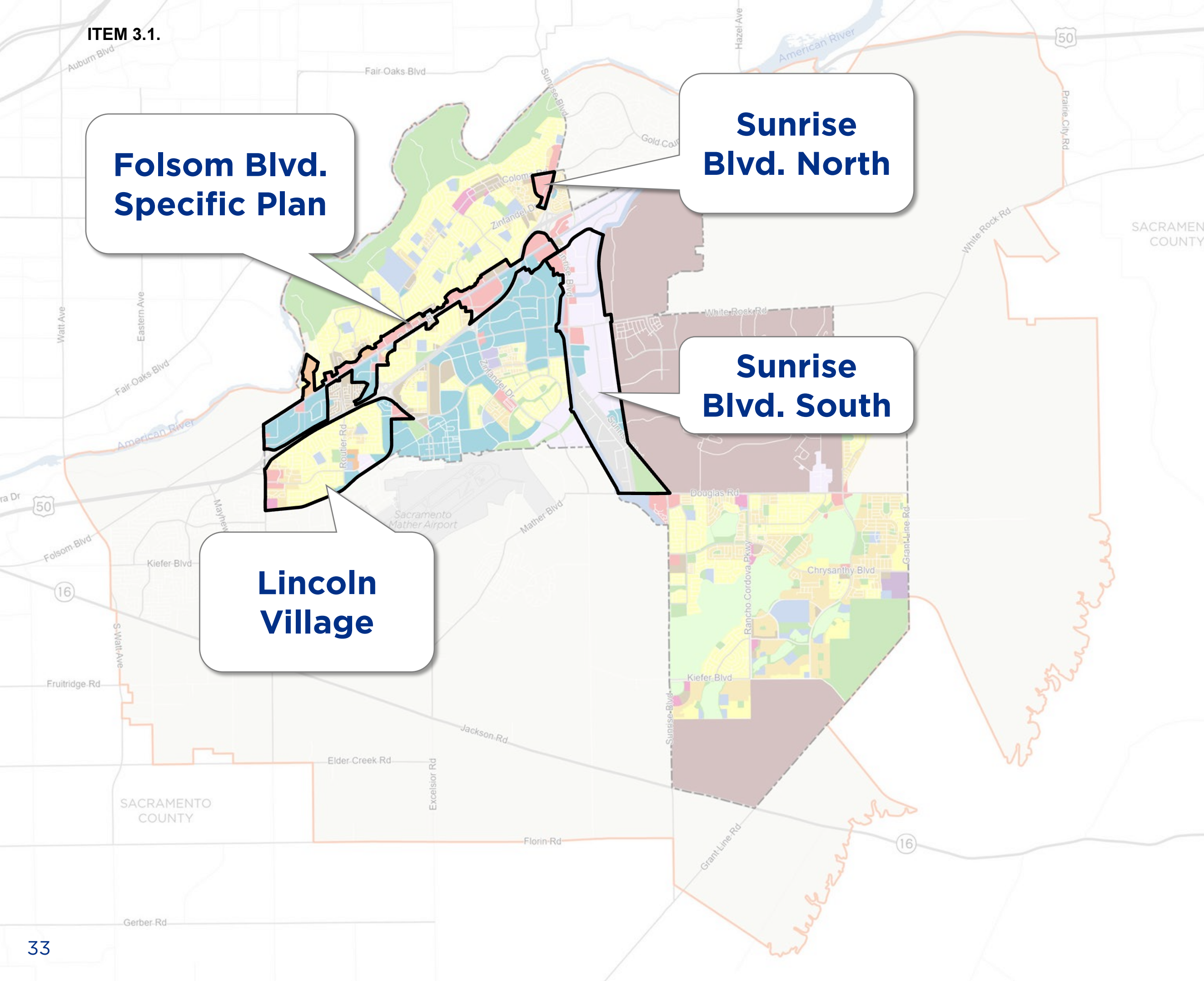
Land Use Designations

- Estate Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Commercial Mixed Use
- Village Center Mixed Use
- Regional Town Center
- Office Mixed Use
- Light Industrial
- Heavy Industrial
- Mining
- Public/Quasi-Public
- Parks and Open Space
- Natural Resources

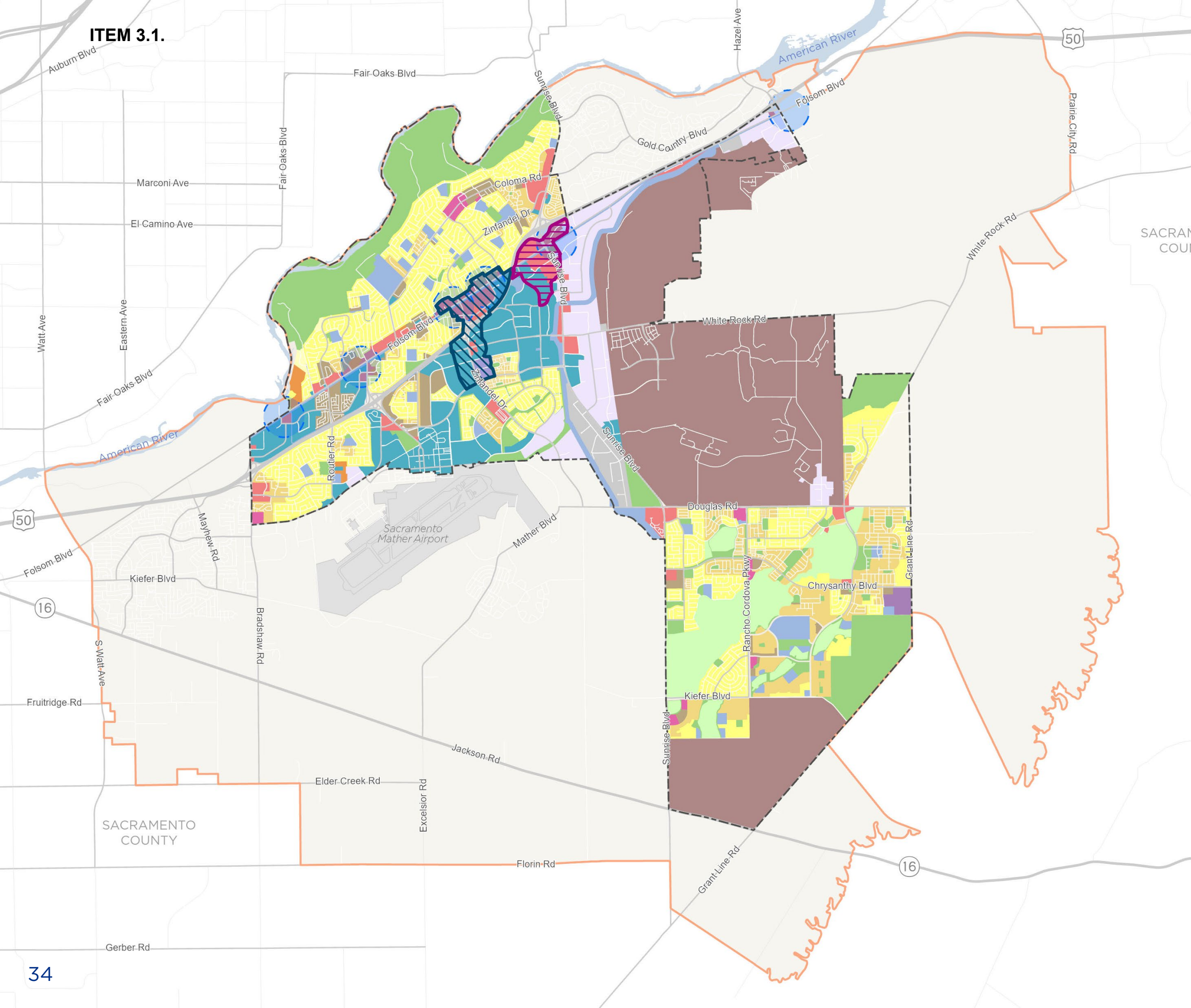
Refined Base Land Use Diagram

Clean-up Changes

- Assigned a General Plan land use designation to each parcel based on the 2006 General Plan “conceptual land use maps” and/or Zoning
- Why this matters?
 - Change in state law requiring General Plan/Zoning consistency
 - More transparent and clear what the rules are



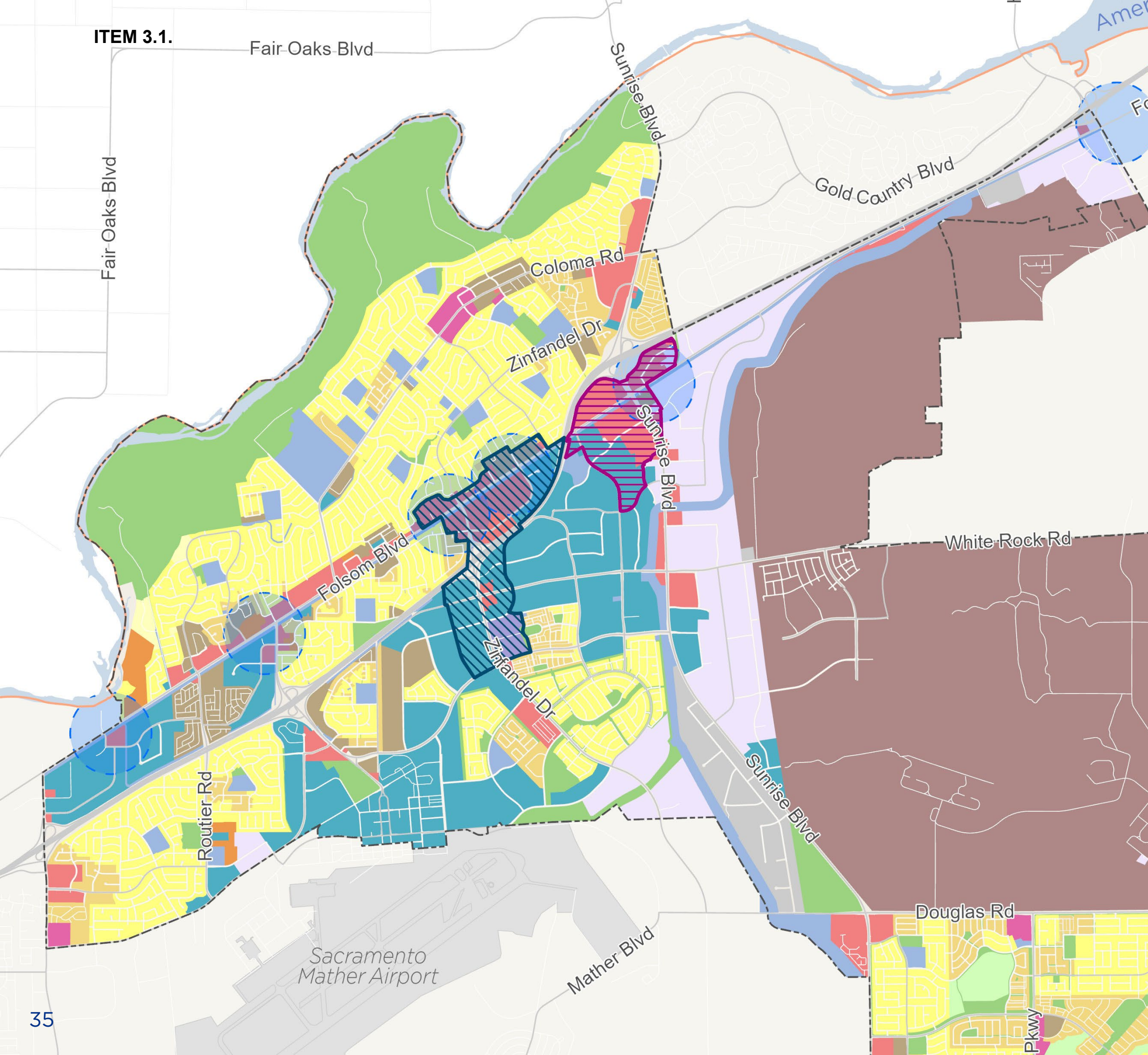
Refined Base Land Use Diagram



Land Use Designations

- Estate Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Residential Mixed Use
- Commercial Mixed Use
- Village Center Mixed Use
- Regional Town Center
- Office Mixed Use
- Light Industrial
- Heavy Industrial
- Public/Quasi-Public
- Parks and Open Space
- Natural Resources
- Convention Overlay
- Downtown Planning Area
- Specific Plan

Refined Base Land Use Diagram



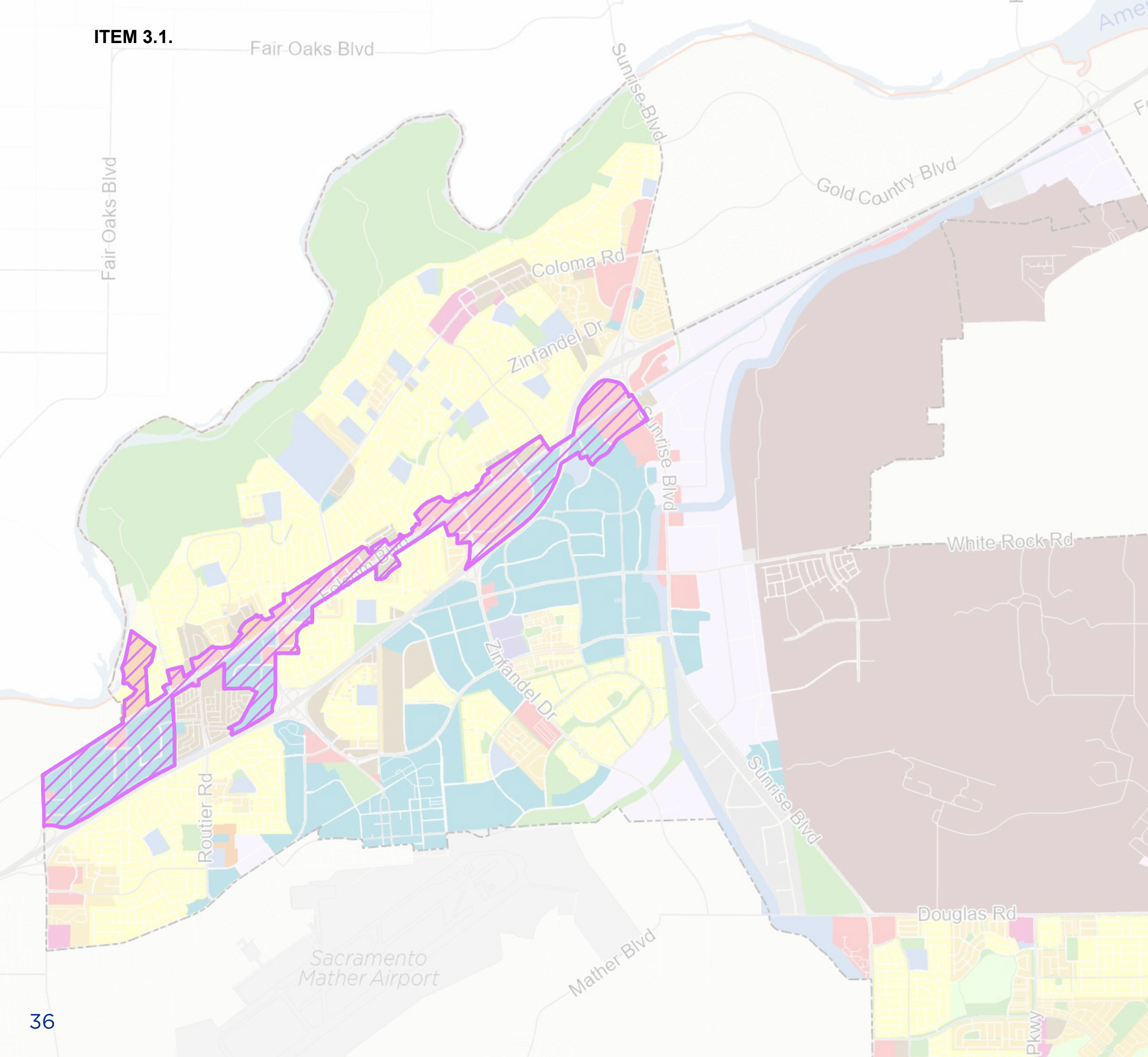
Land Use Designations

-  Estate Residential
-  Low Density Residential
-  Medium Density Residential
-  High Density Residential
-  Residential Mixed Use
-  Commercial Mixed Use
-  Village Center Mixed Use
-  Regional Town Center
-  Office Mixed Use
-  Light Industrial
-  Heavy Industrial
-  Public/Quasi-Public
-  Parks and Open Space
-  Natural Resources
-  Convention Overlay
-  Downtown Planning Area
-  Specific Plan

Multiple Layers of Regulations

Folsom Blvd. Specific Plan

Modifies density standards (Min/Max) and permitted uses



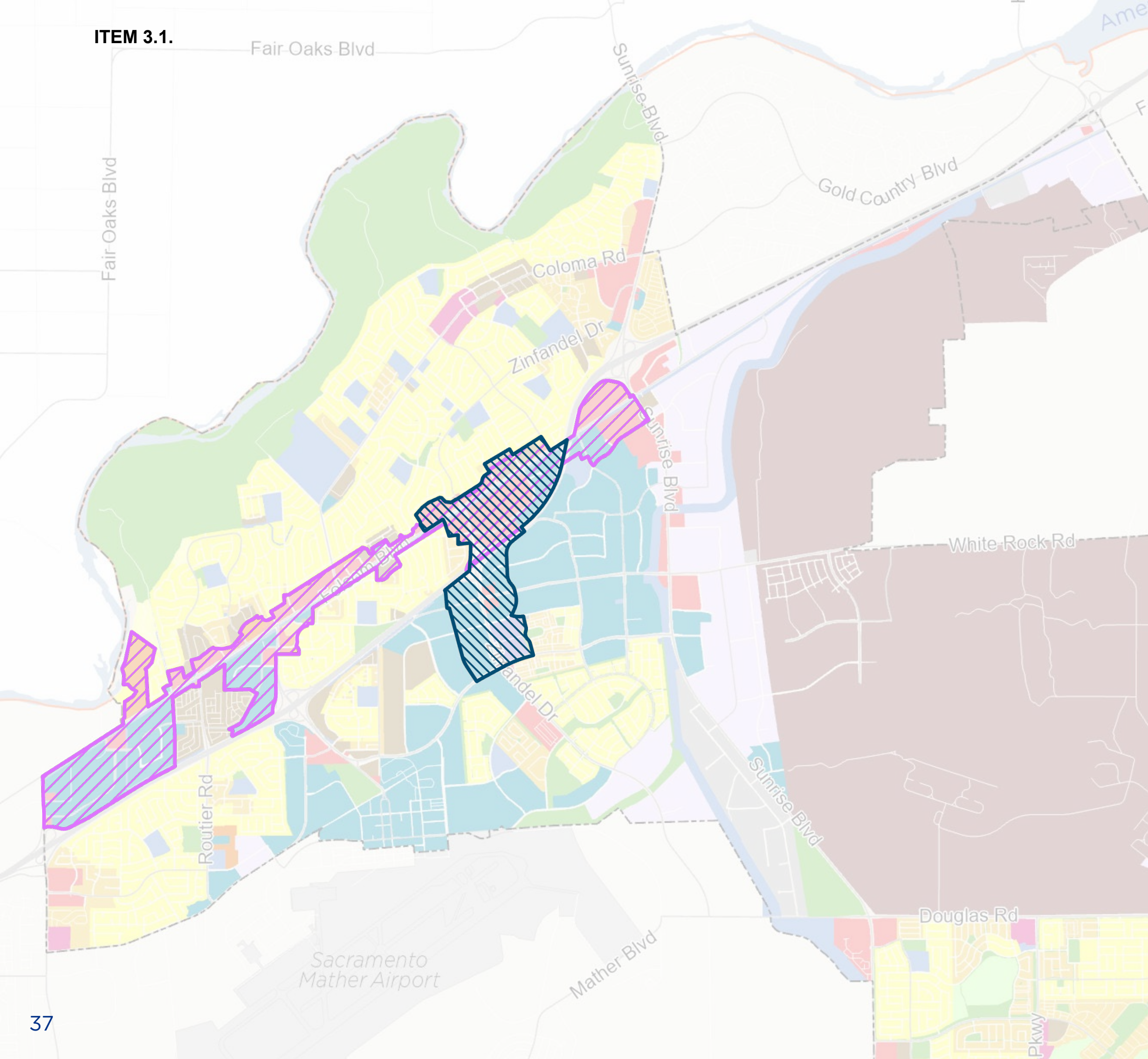
Multiple Layers of Regulations

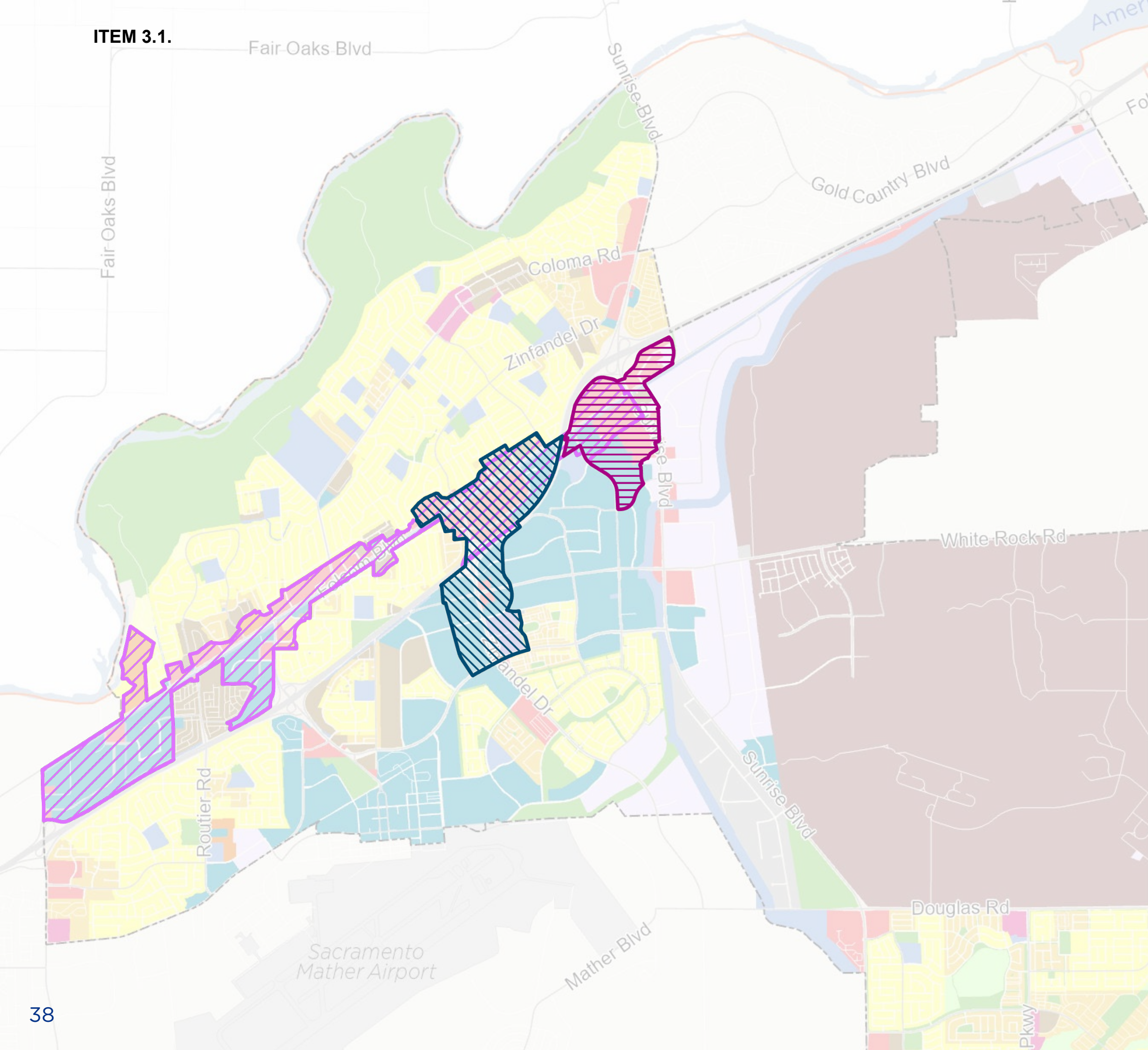
Folsom Blvd. Specific Plan

Modifies density standards (Min/Max) and permitted uses

Downtown Planning Area

Regulations that are different: no height limit, increased density, etc.





Multiple Layers of Regulations

Folsom Blvd. Specific Plan

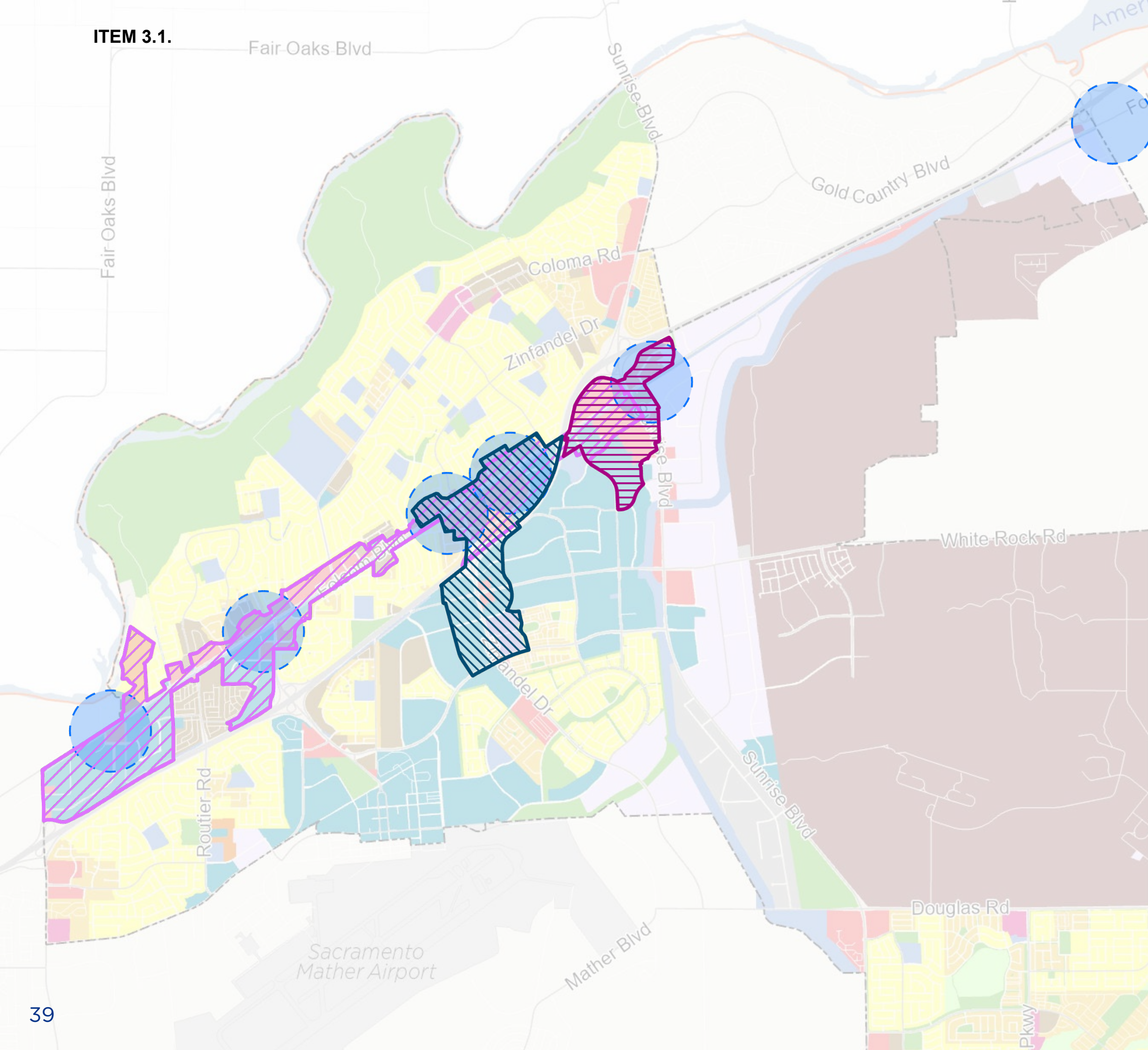
Modifies density standards (Min/Max) and permitted uses

Downtown Planning Area

Regulations that are different: no height limit, increased density, etc.

Convention Overlay

No height limit & changes land use permissions from the underlying designations



Multiple Layers of Regulations

Folsom Blvd. Specific Plan

Modifies density standards (Min/Max) and permitted uses

Downtown Planning Area

Regulations that are different: no height limit, increased density, etc.

Convention Overlay

No height limit & changes land use permissions from the underlying designations

Transit Oriented-Development (TOD) Overlay

Regulations that are different: no height limit, increased density, etc.



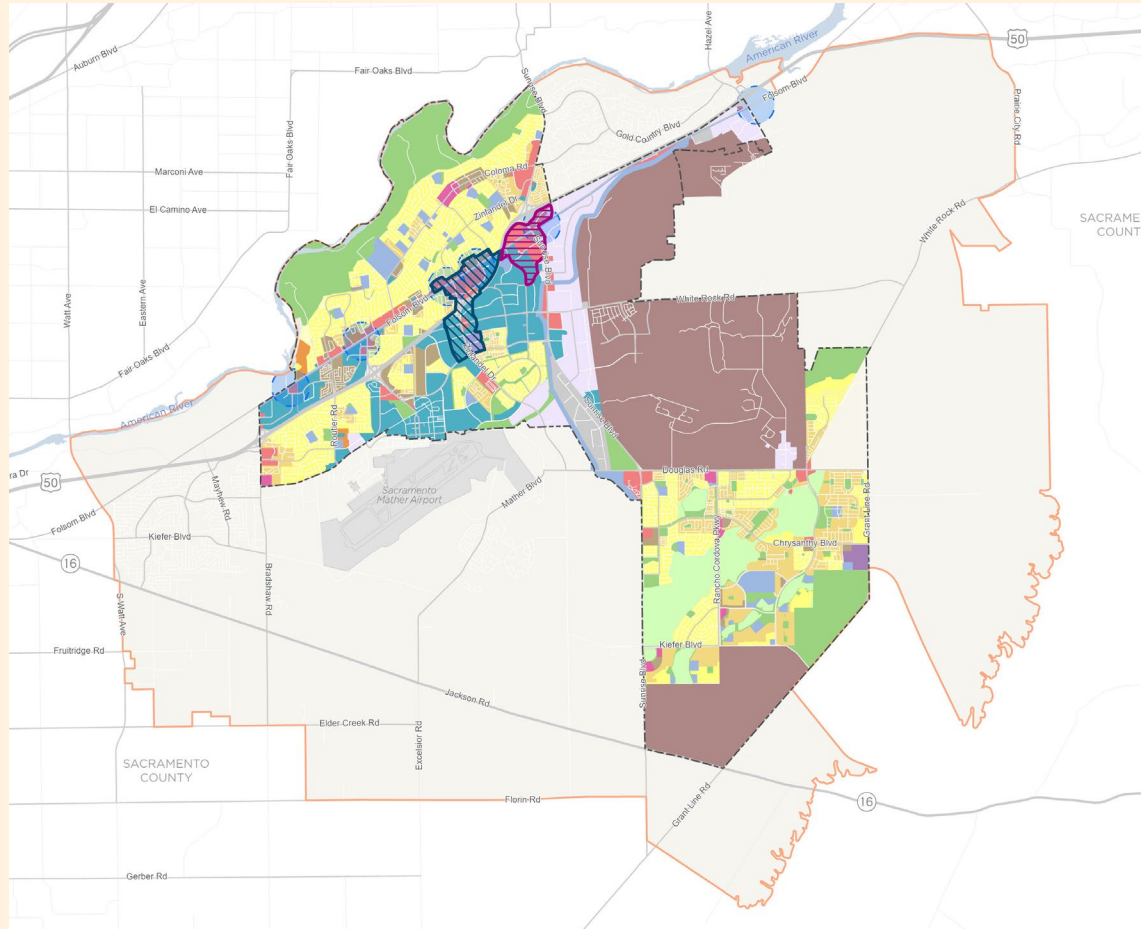
Land Use Alternatives



Preview of what we will be asking...

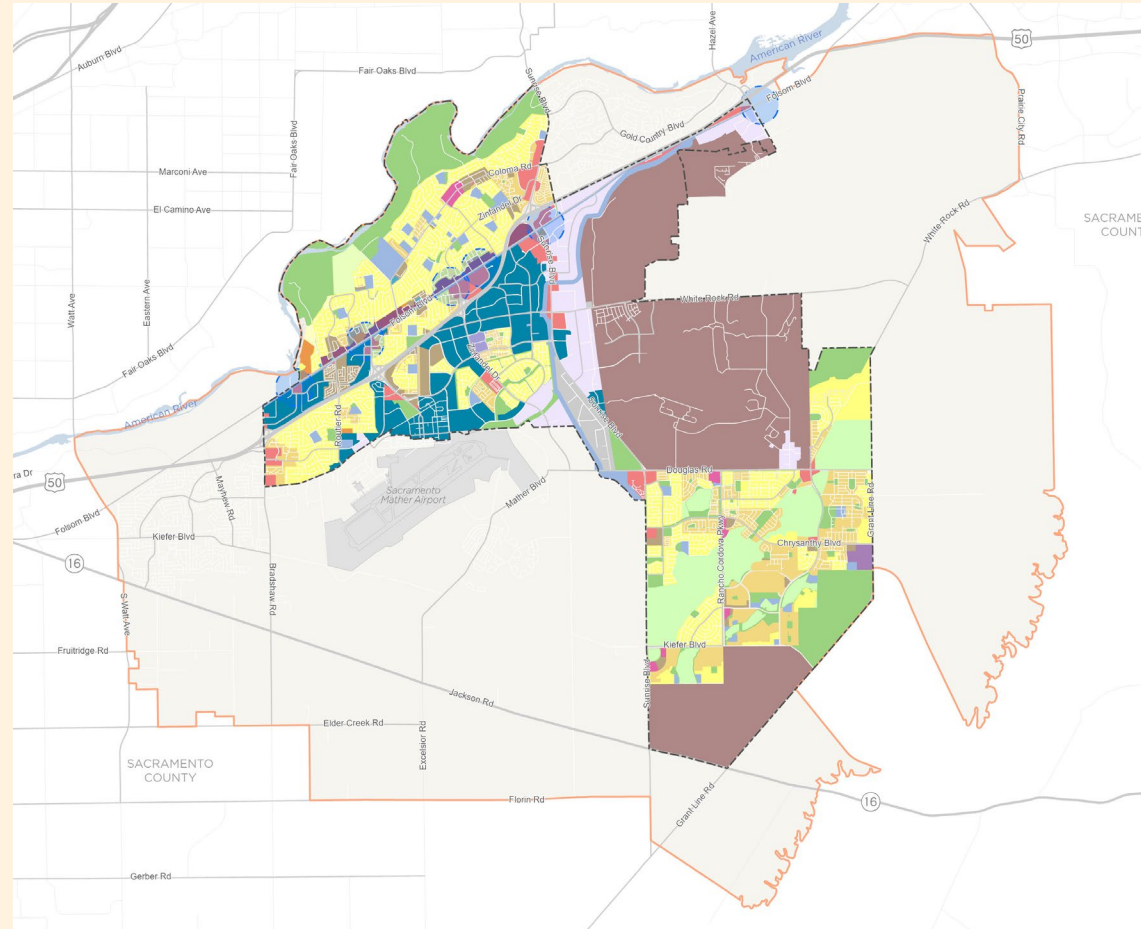
1. Do the land use alternatives represent the **range of options** that we should consider?
2. Are there any **big ideas** missing?

Land Use Alternatives (General Overview)



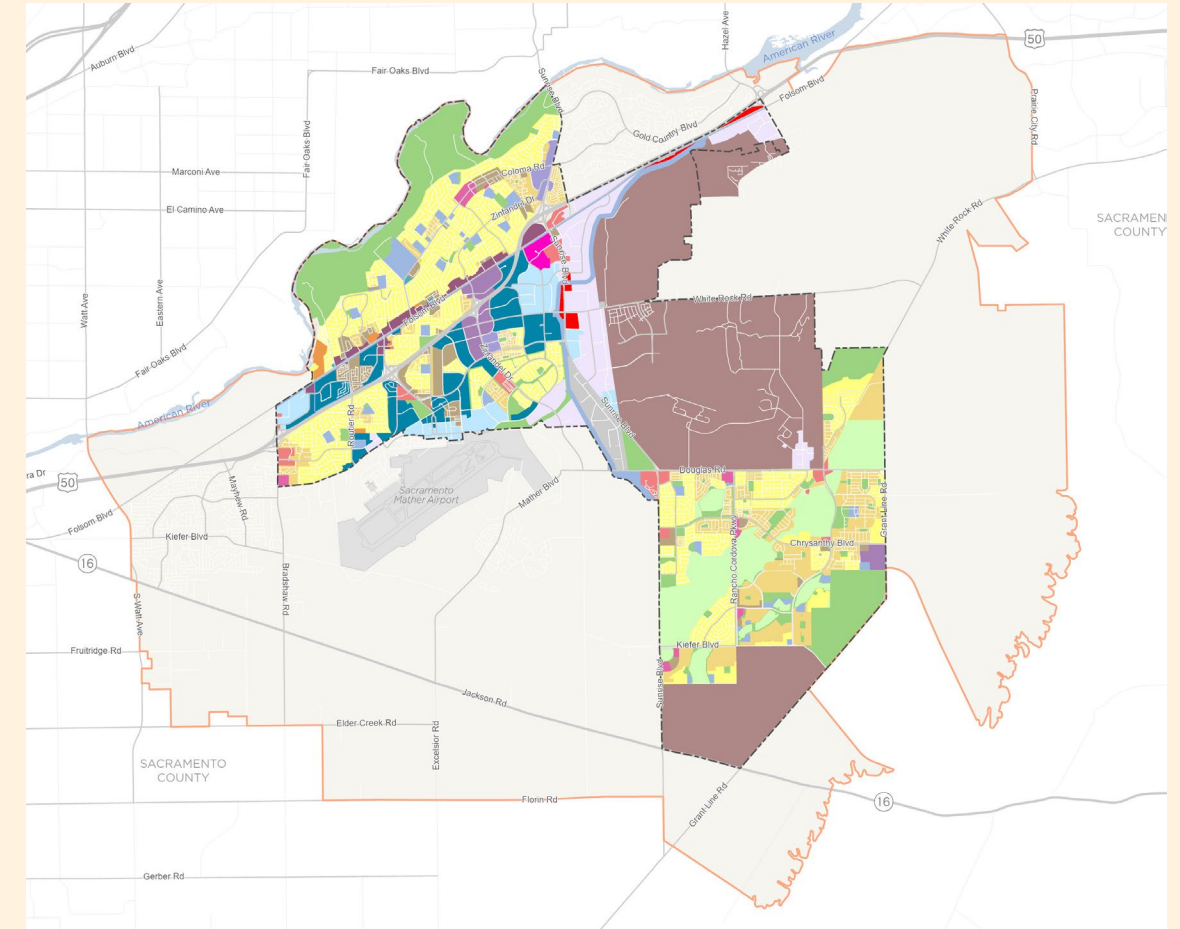
BASE ALTERNATIVE

Refined 2006 General Plan
Land Use Diagram



ALTERNATIVE A

Increased flexibility to
remove barriers for infill
development



ALTERNATIVE B

Increased flexibility, but
more prescriptive/distinct
land use designations

4 Big Ideas for the Land Use Alternatives

IDEA #1: Providing Flexibility for Adaptable Office Parks

IDEA #2: Removing Barriers to Redeveloping Folsom Blvd

IDEA #3: Activating Commercial Centers

IDEA #4: Reenvisioning a Downtown

IDEA #1: Flexibility for Adaptable Office Parks

Why do we need flexibility?

- 2024 office vacancy rate 23% (nearly double the regional average)
- Office mixed use covers over **1,500 acres** (6%) within city limits
- Underutilized surface parking
- Economic Development Strategic Plan Strategy 2.3:
 - *Reimagine the business park, transforming vacancies with revenue-generating developments*
- Community support for mixed-use housing, destination retail, and community gathering places

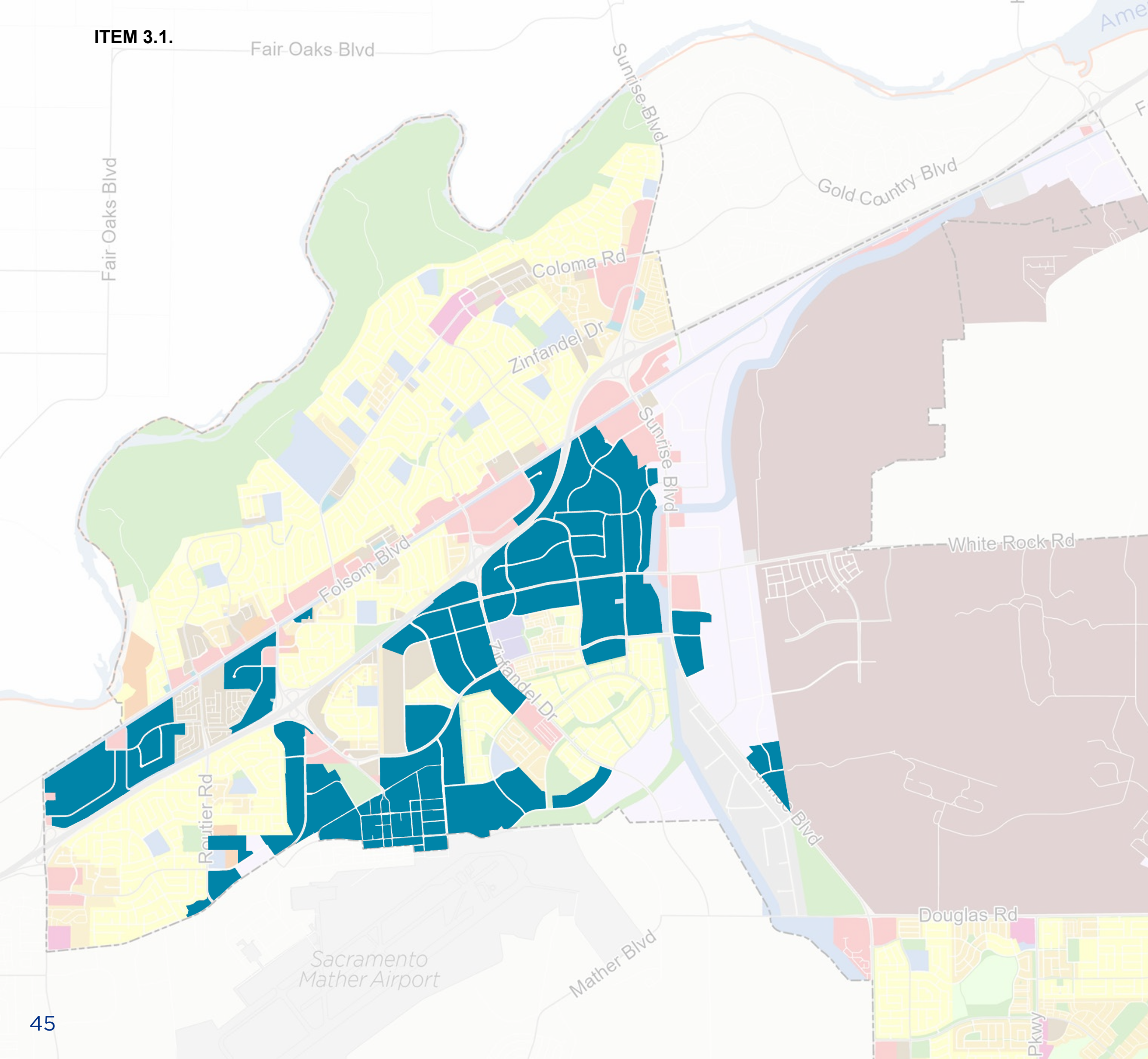


IDEA #1: Flexibility for Adaptable Office Parks

Existing General Plan

Office Mixed Use

- Predominant use is office
- Allows residential and commercial only with projects where office is >50% sq. ft.
- Implemented by two zoning districts:
 - Office Professional Mixed Use (OPMU)
 - Office Industrial Mixed Use (OIMU) - *no residential allowed*

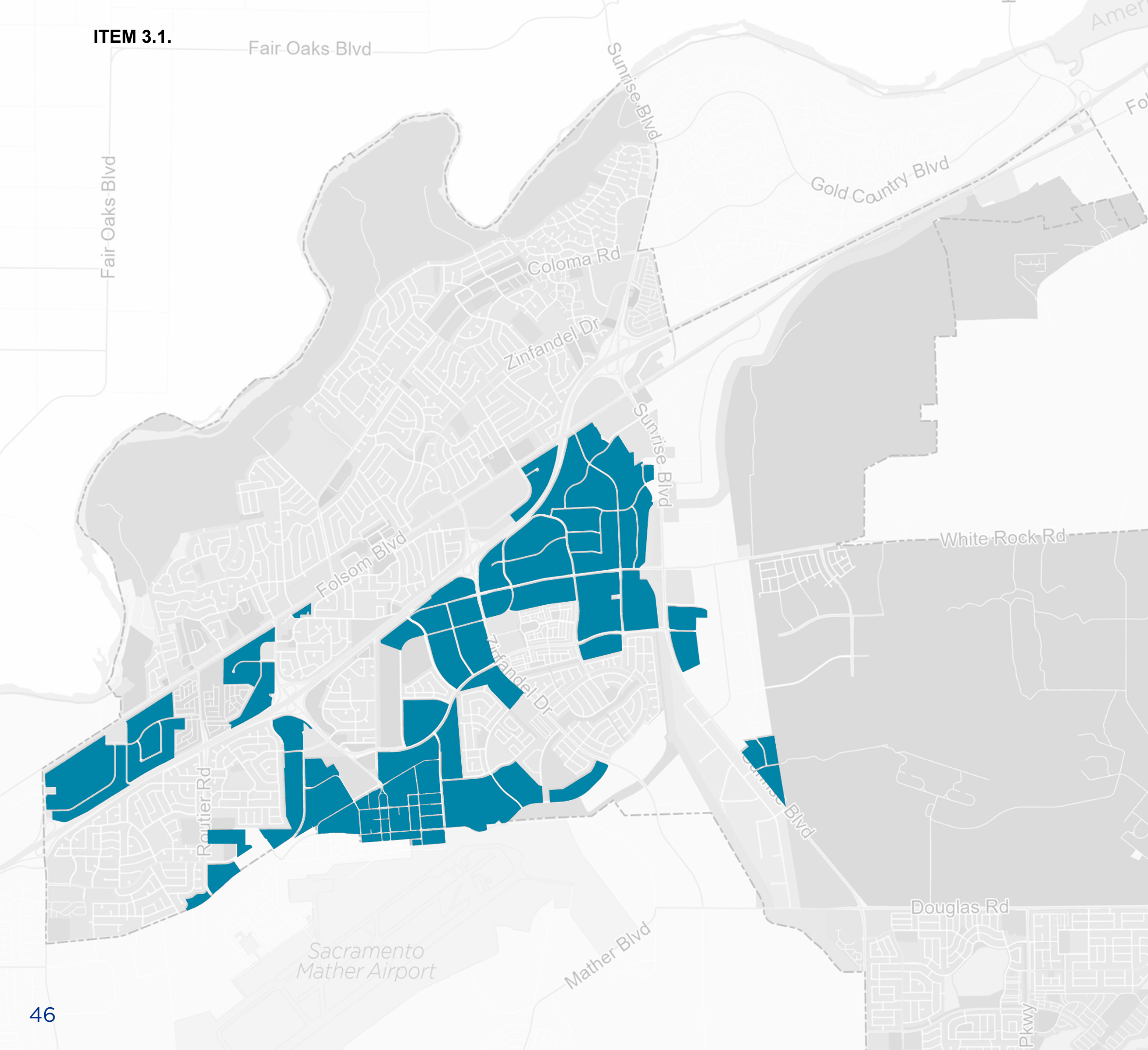


IDEA #1: Flexibility for Adaptable Office Parks

Alternative A

Flex Office Mixed Use

- A more flexible designation that applies to all areas designated Office Mixed Use
- Office remains the predominant use, but allows standalone residential, retail, entertainment with fewer restrictions
- Allows for increased height, density, intensity to encourage redevelopment
- May limit the range of industrial uses (to ensure compatibility with residential)



IDEA #1: Flexibility for Adaptable Office Parks

Alternative B

- Re-envision office parks with discrete land use designations

Innovation Mixed Use

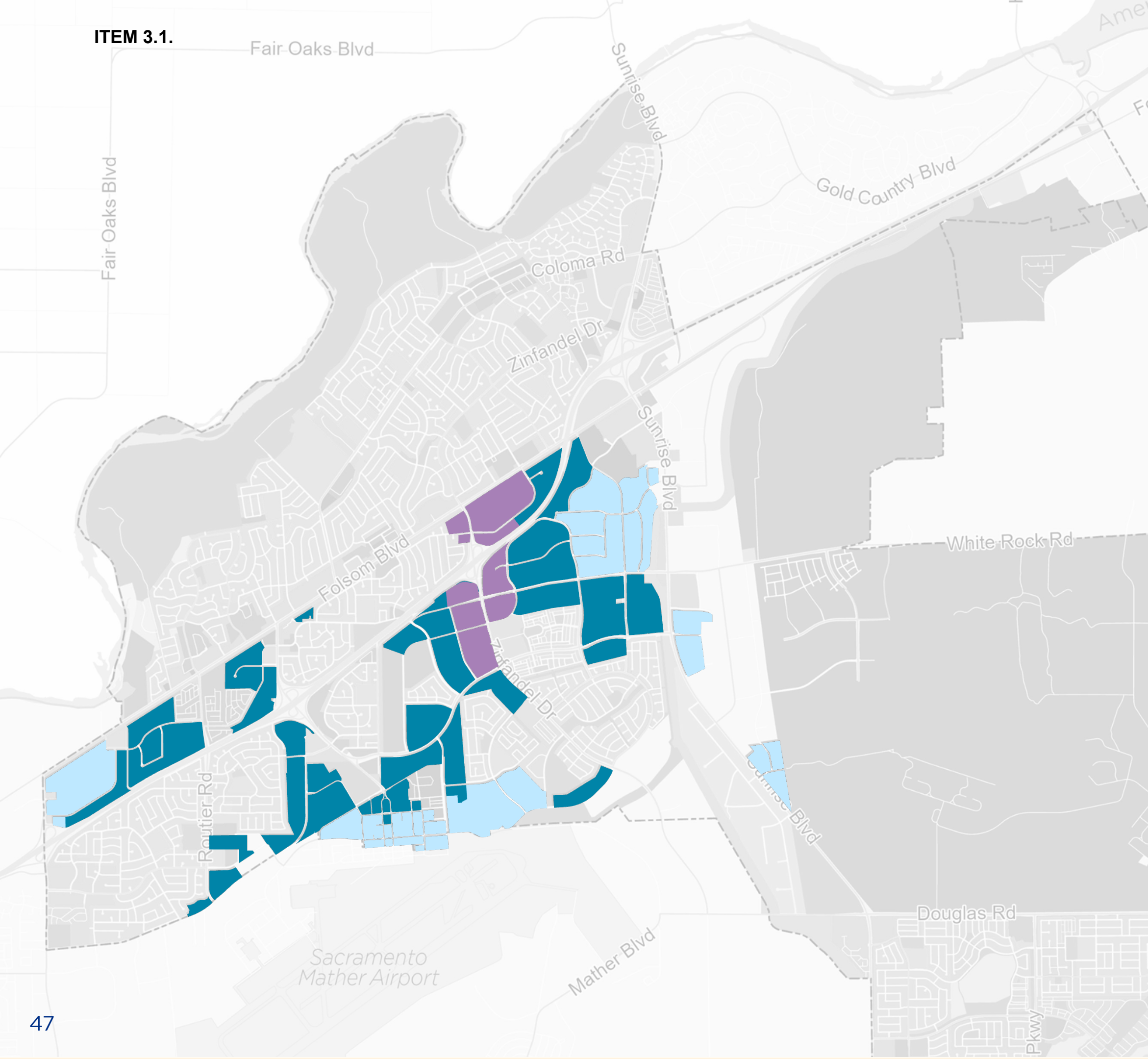
- Employment only. Allows a mix of office, industrial, R&D uses along with supportive commercial uses but does not allow residential.

Flex Office Mixed Use

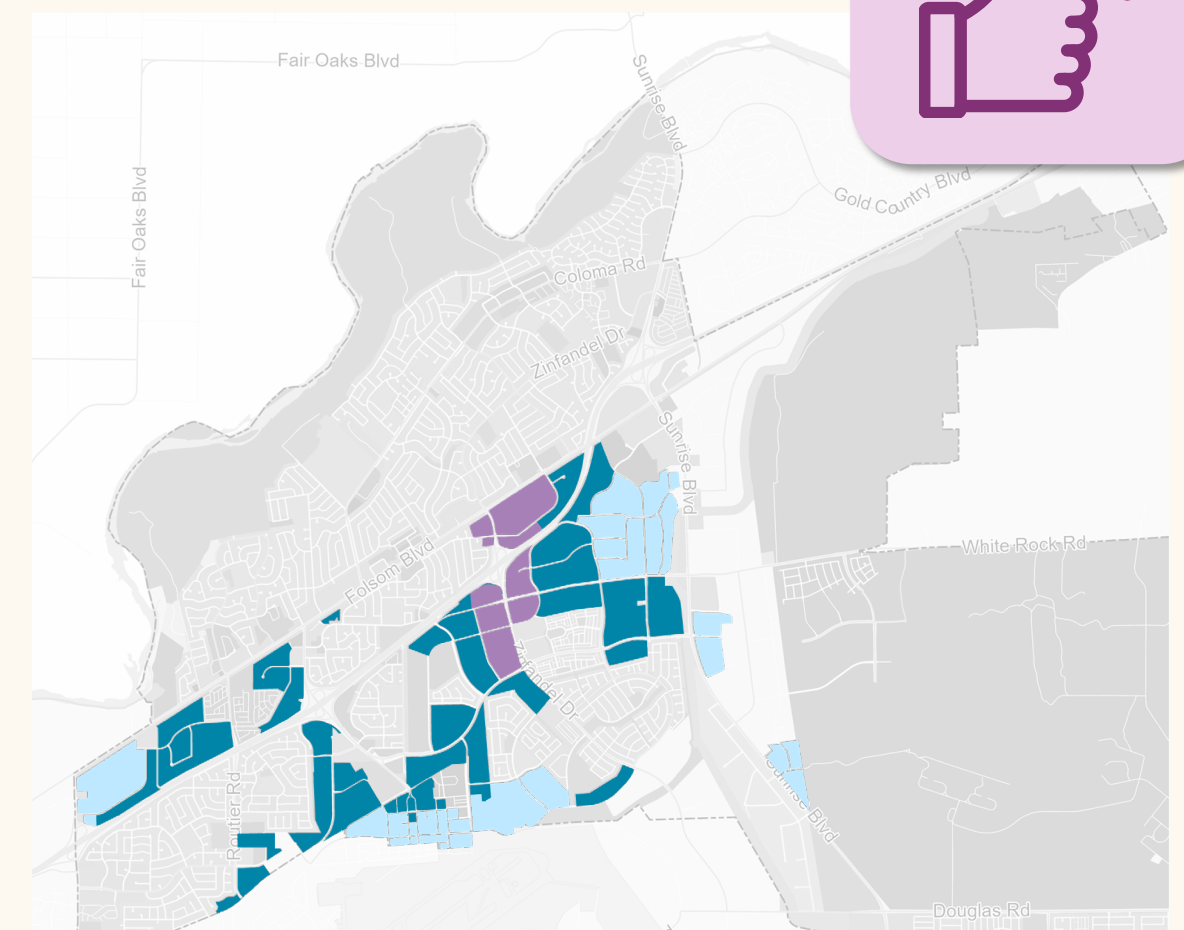
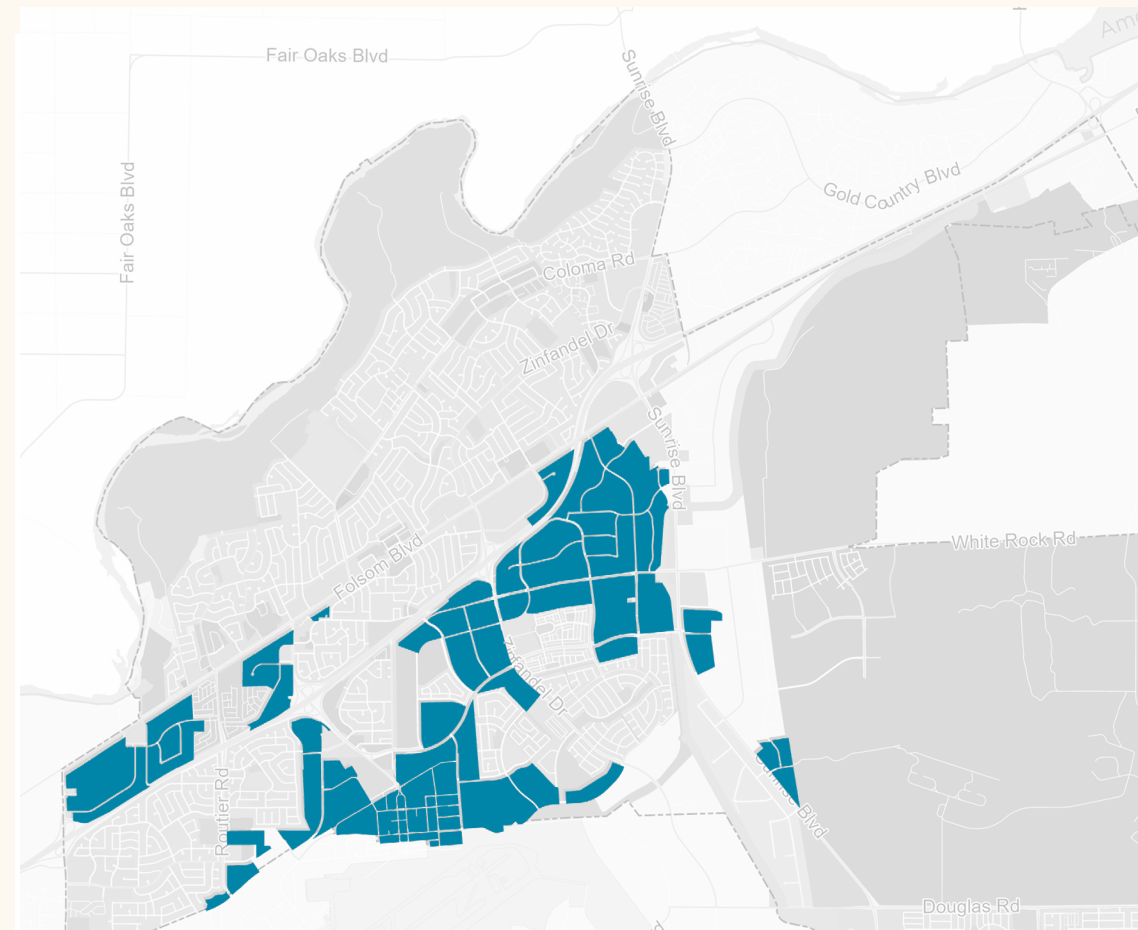
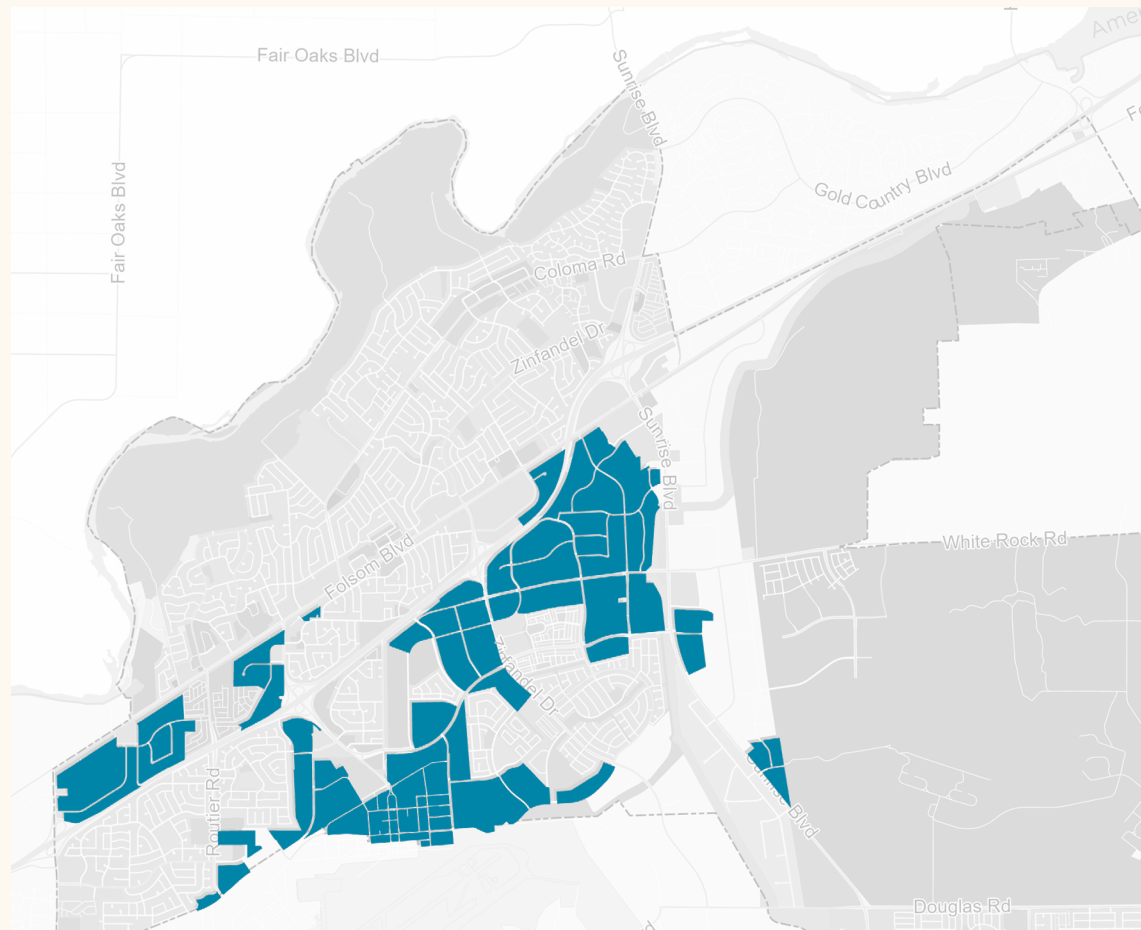
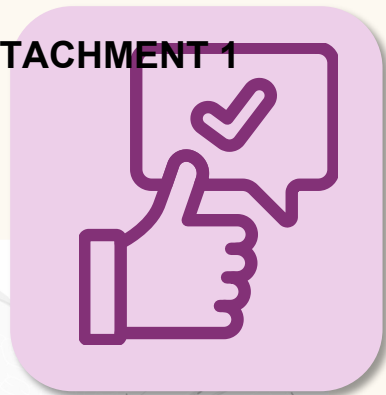
- Allows standalone office, residential, retail, entertainment, and limited industrial uses

Regional Activity Center

- Downtown Planning Area envisioned as a Regional Activity Center (see IDEA #4)



IDEA #1: Flexibility for Adaptable Office Parks



BASE ALTERNATIVE

- **Office/Mixed Use**
- Allows medium density residential and commercial only with projects where office is >50% sq. ft.

ALTERNATIVE A

- **Flex Office Mixed Use**
- More flexibility to all areas designated Office Mixed Use
- Increased height, density, intensity

ALTERNATIVE B

- **Flex Office Mixed Use** allows More flexibility to all areas designated Office Mixed Use
- **Innovation Mixed Use** allows a mix of office, industrial, R&D uses along with supportive commercial

IDEA #2: Removing Barriers to Redeveloping Folsom Blvd

What we've heard

- Community wants gathering places, entertainment, culture, amenities, mixed-use housing
- Regulations for new mixed-use development (especially housing) are restrictive
- Light rail provides transit-oriented development opportunity (TOD) but creates barriers as well
- Safety concerns and negative perception



SacRT at Mills Station



Commercial Strip Malls



Light Rail Corridor

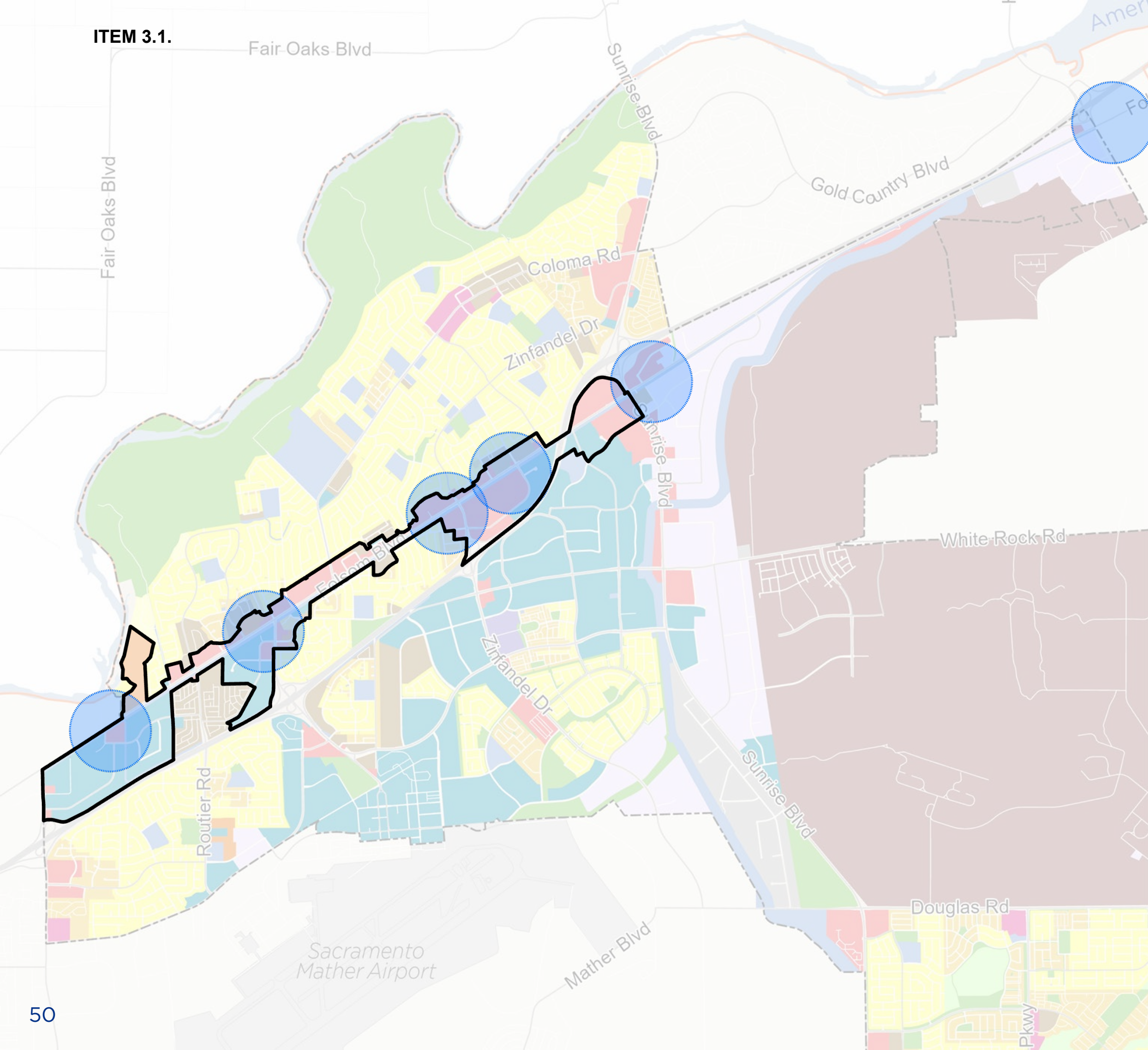


Folsom Blvd. Improvements

IDEA #2: Removing Barriers to Redeveloping Folsom Blvd

Existing General Plan

- Commercial Mixed Use (CMU) is the predominant land use designation (standalone residential not allowed in CMU)
- Residential density is limited along most of the corridor (2-18 units per acre)
- Higher density allowed at TOD Nodes and Folsom Blvd Specific Plan Key Opportunity Sites (density and height requirements vary by site - no uniform standards)



IDEA #2: Removing Barriers to Redeveloping Folsom Blvd

Alternative A

Corridor Mixed Use (+ TOD Nodes)

- Allows standalone residential and commercial
- Increases residential density along the corridor
- Even higher density allowed in TOD overlay nodes

Transit Focused

TOD Overlay Nodes

Stand Alone Residential at Increased Density



IDEA #2: Removing Barriers to Redeveloping Folsom Blvd

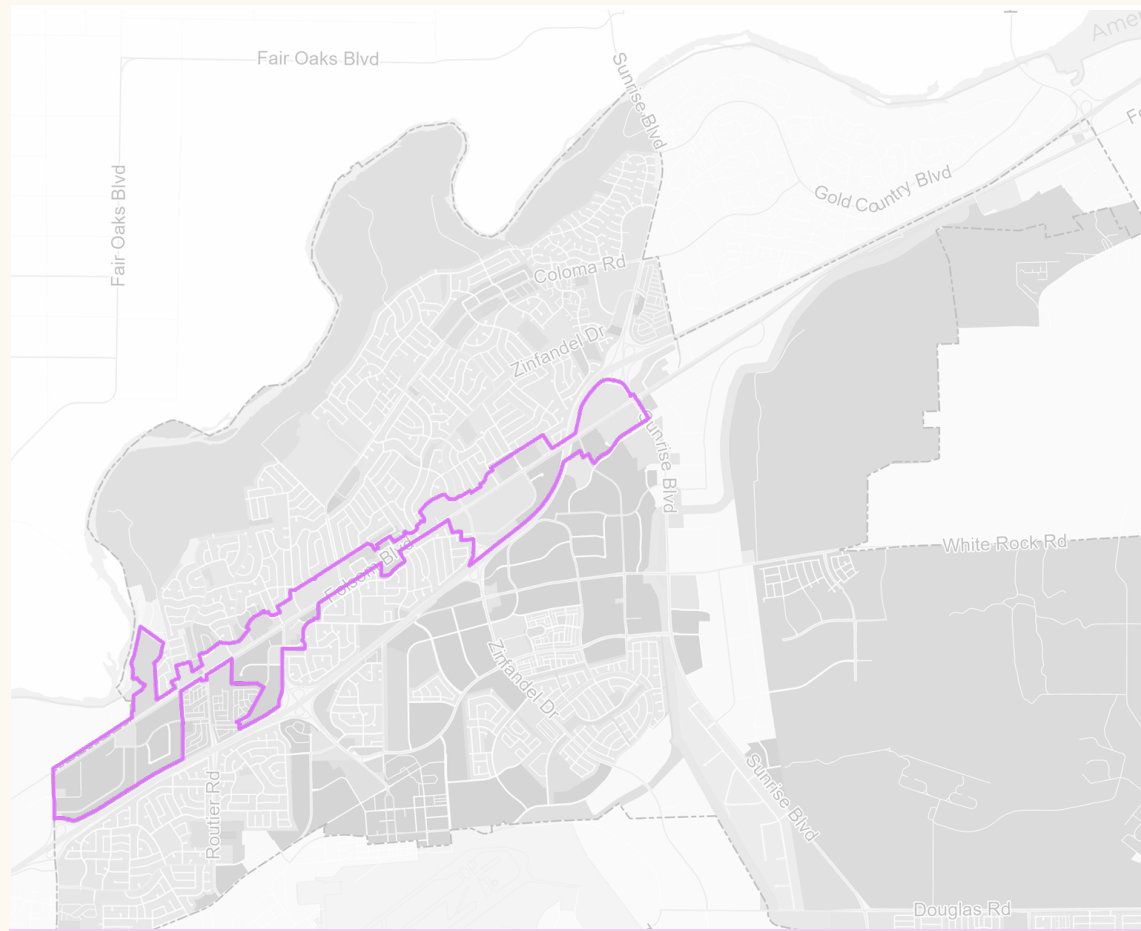
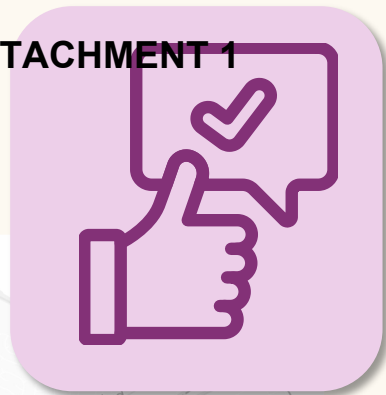
Alternative B

Corridor Mixed Use (Higher Density)

- Allows standalone residential and commercial
- Applies the higher TOD density to whole corridor



IDEA #2: Removing Barriers to Redeveloping Folsom Blvd



BASE ALTERNATIVE

- Predominantly **Commercial Mixed Use** (CMU) where standalone residential is not allowed.
- Higher density allowed at TOD Nodes



ALTERNATIVE A

- New **Corridor Mixed Use** that allows standalone residential and commercial
- Increases residential density along the corridor with even higher density at TOD Overlay nodes



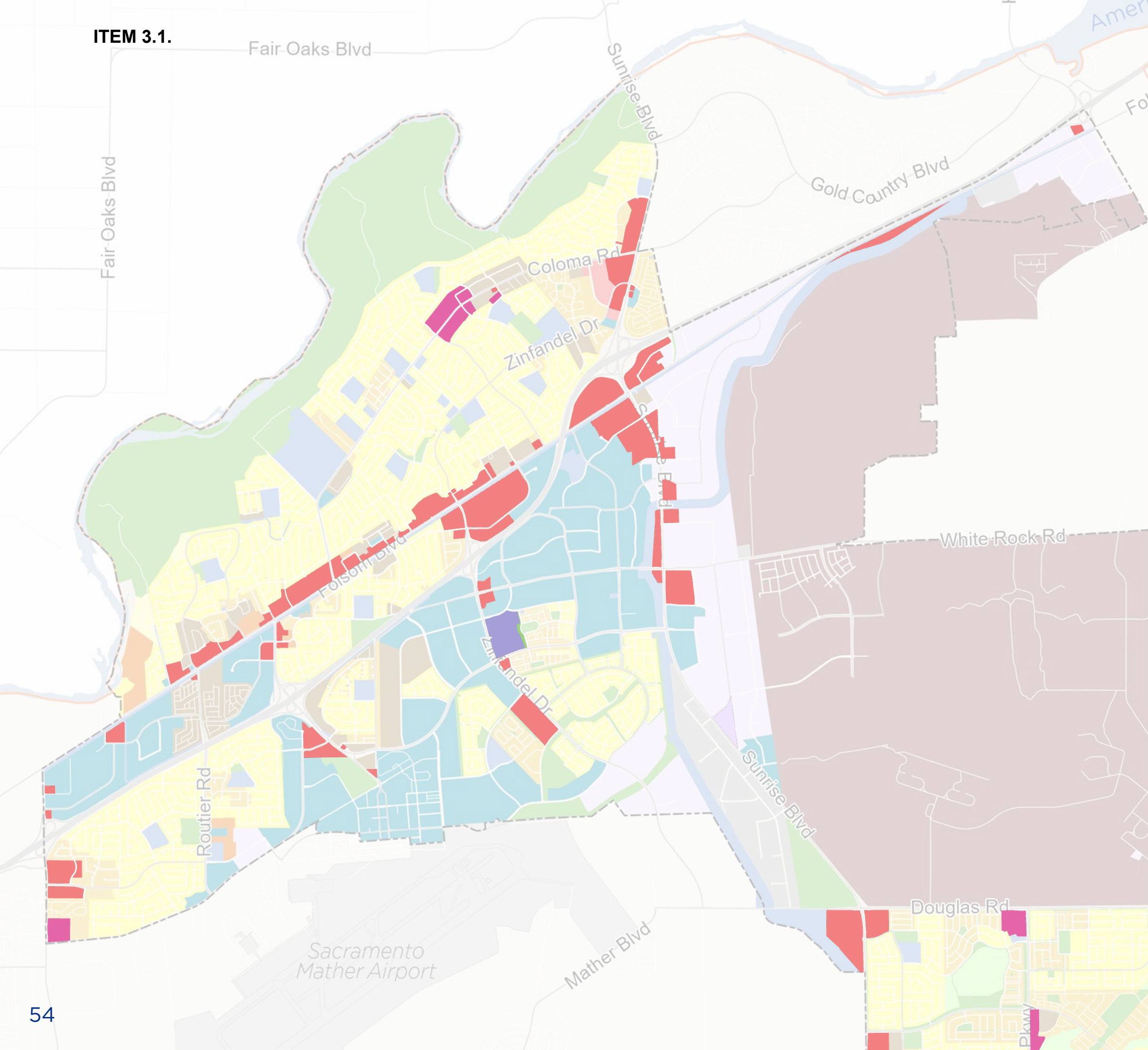
ALTERNATIVE B

- New **Corridor Mixed Use** that allows standalone residential and commercial
- Applies the higher TOD density to the whole corridor (not just around light rail stations)

IDEA #3: Activating Commercial Centers

What we've heard

- Community wants gathering places and destinations, entertainment, culture, amenities, mixed-use housing
- Regulations for new development (especially housing) are restrictive



Fair Oaks Blvd



Mixed Use Commercial Centers



Increased Residential Density

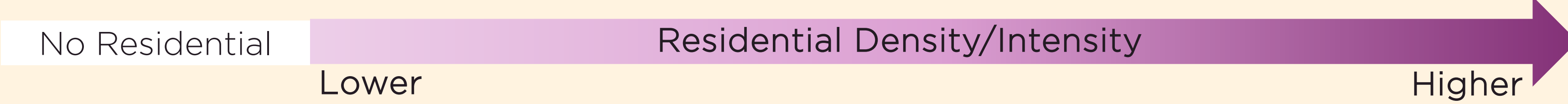
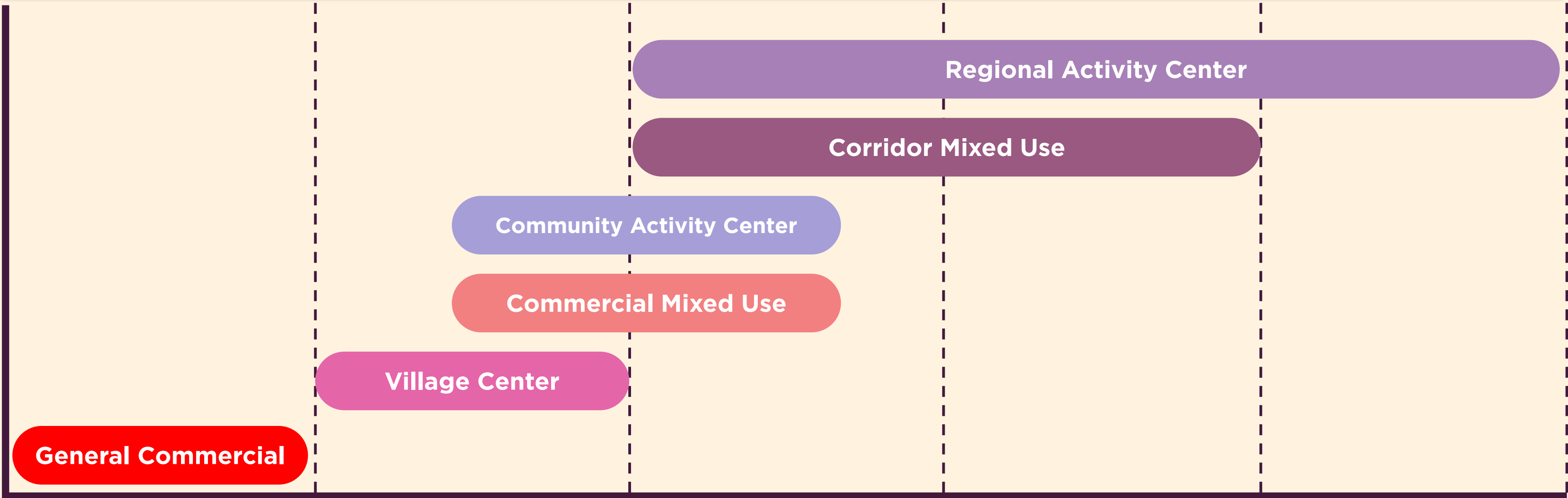
IDEA # 3: Activating Commercial Centers

Alternative A

Commercial Mixed Use +

- Remove barriers/allow more flexibility in Commercial Mixed Use (CMU)
- Allow standalone residential or commercial to encourage infill
- Increase allowed density and intensity
- Continue to allow greater density at TOD Nodes
- Consider retail retention policies to avoid loss of retail at key commercial centers

Mixed Use Density Range



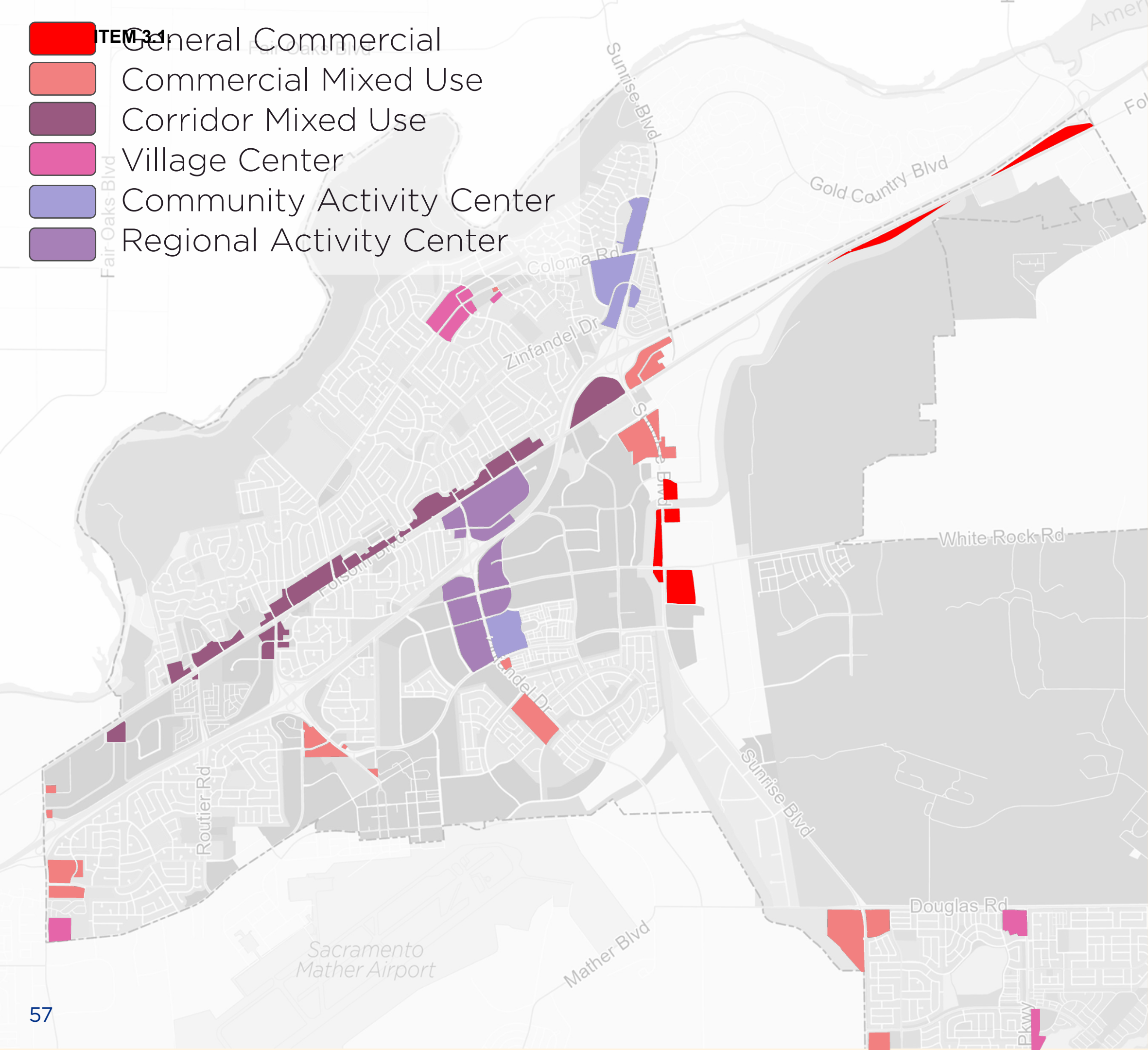
IDEA # 3: Activating Commercial Centers

Alternative B

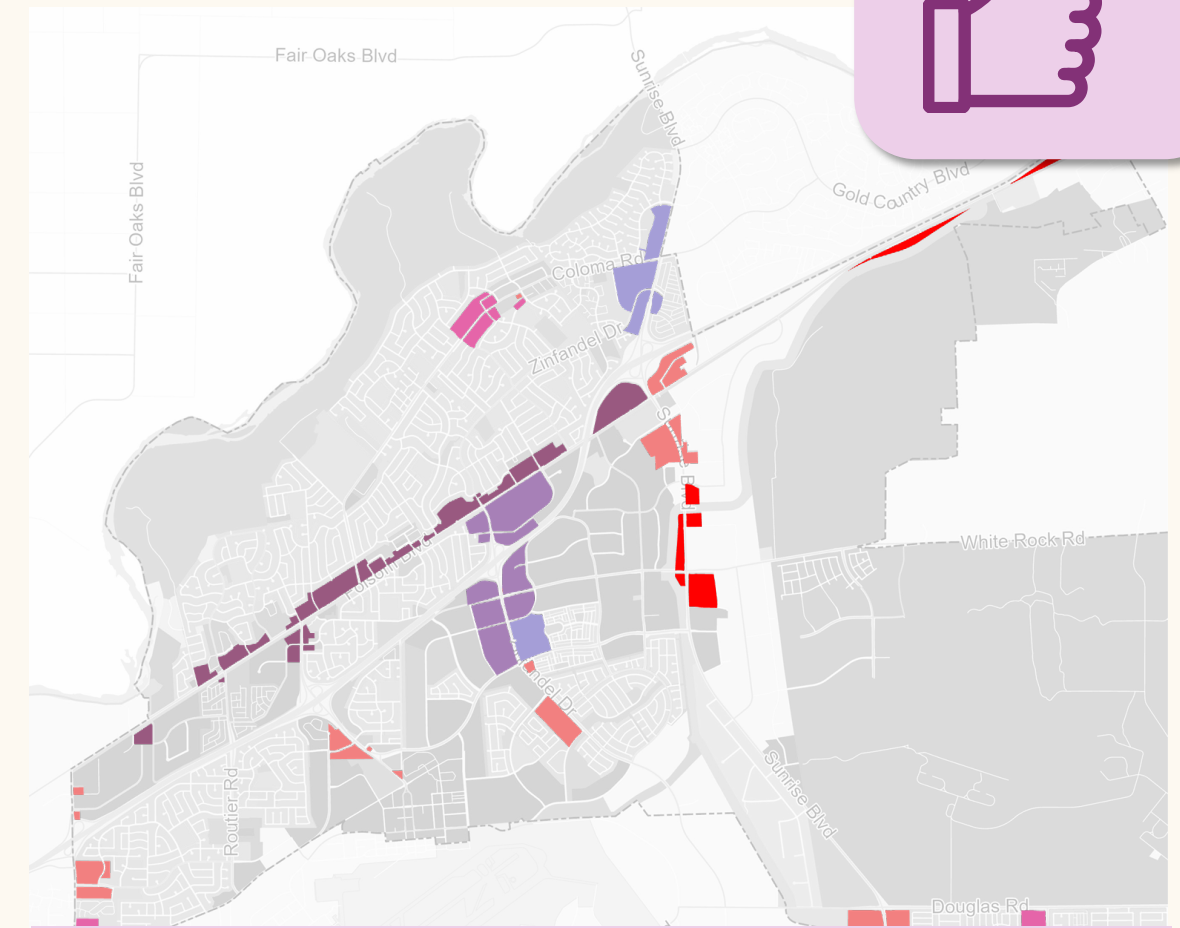
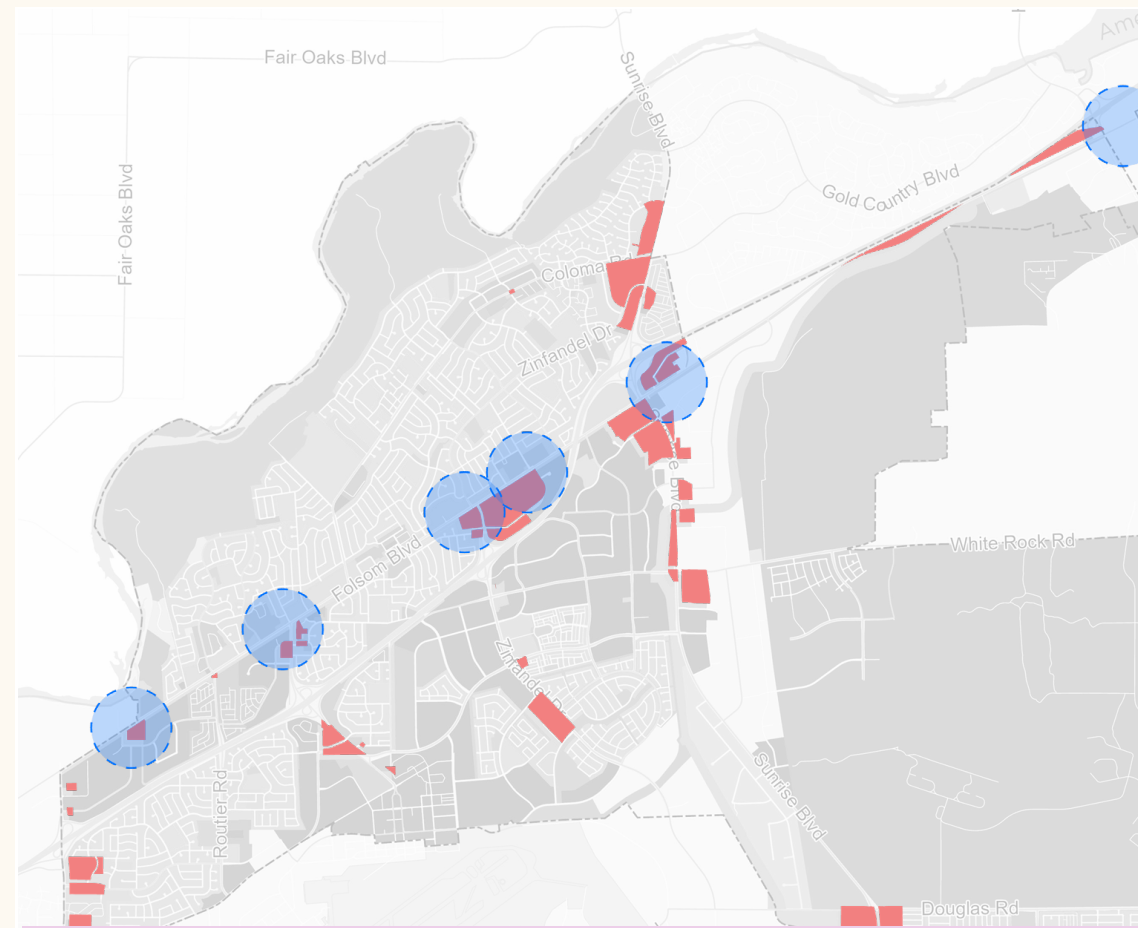
More flexibility but also...

- More precise designations to define unique character of commercial areas
- Identifies **activity nodes** throughout the city
- Revisit the form-based zoning standards to remove barriers (Implementation)

- ITEM 3-1 General Commercial
- Commercial Mixed Use
- Corridor Mixed Use
- Village Center
- Community Activity Center
- Regional Activity Center



IDEA #3: Activating Commercial Centers



BASE ALTERNATIVE

- **Commercial Mixed Use (CMU)** is the predominant land use designation
- Standalone residential not allowed in CMU

ALTERNATIVE A

- Remove barriers/allow **more flexibility** in CMU including standalone residential, commercial
- Increase allowed density and intensity and at TOD

ALTERNATIVE B

- More precise mixed use designations
- Identifies **activity nodes** throughout the City
- Revises the form-based zoning standards to remove barriers

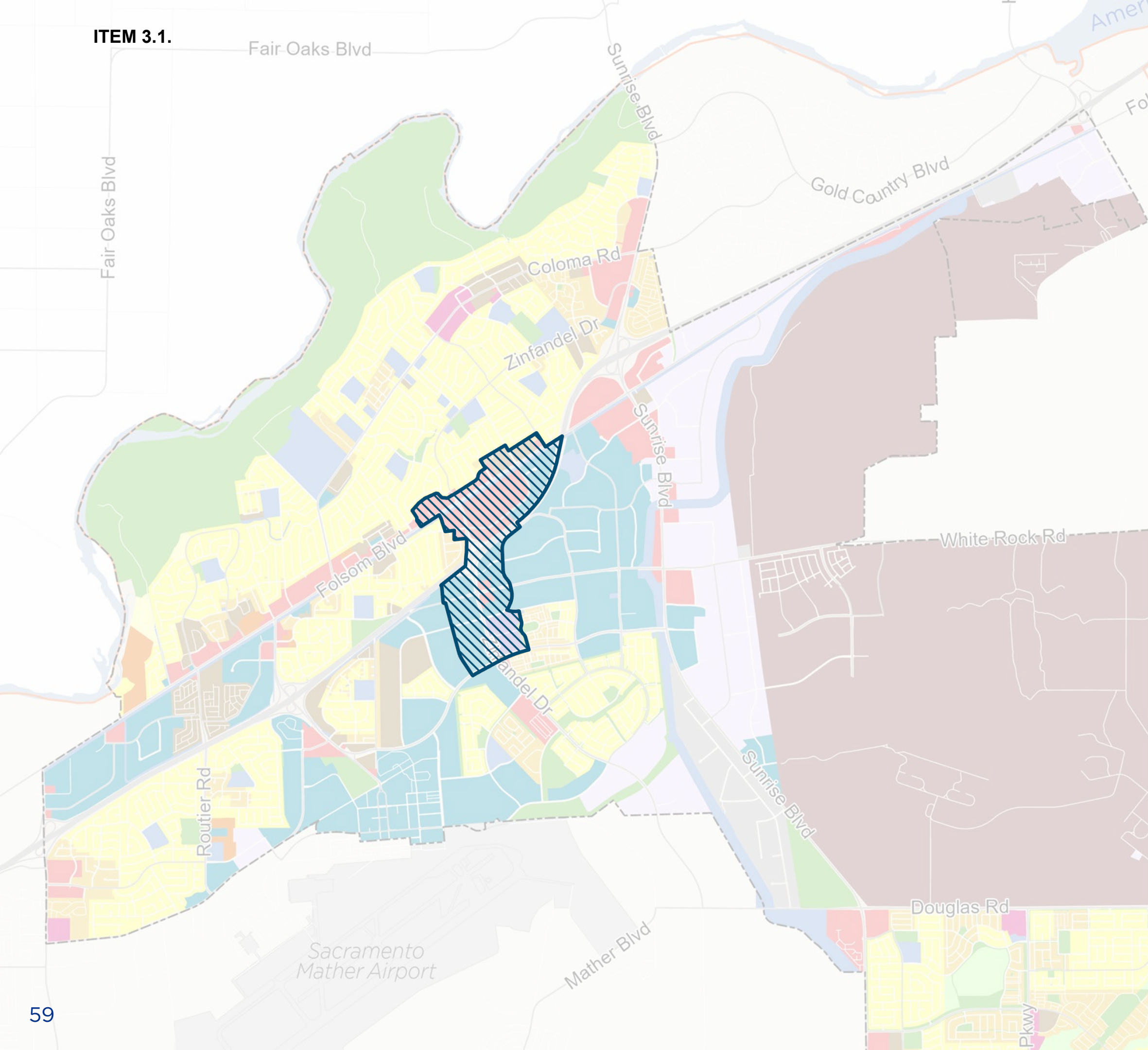
IDEA #4: Reenvisioning the Downtown

Existing General Plan

- Downtown Planning Area allows for higher density and unlimited height

What we've heard

- New energetic downtown was a top priority
- More activity centers throughout the city
- One central downtown may not be feasible



IDEA # 4: Reenvisioning the Downtown

Alternative A

- Maintains existing GP designations with increased flexibility
- Focuses on creating dispersed nodes of activity
- Olson Island provides opportunity for an activity center with infill mixed use development



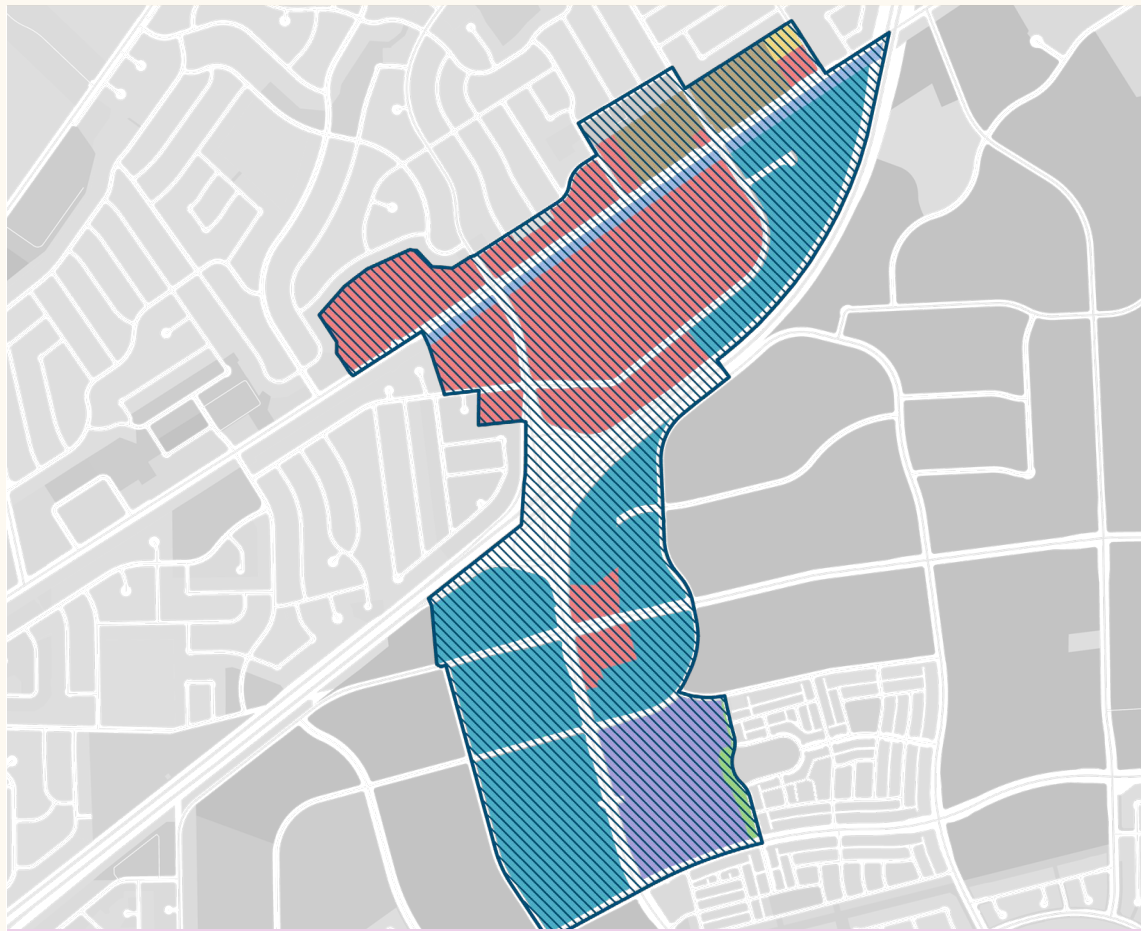
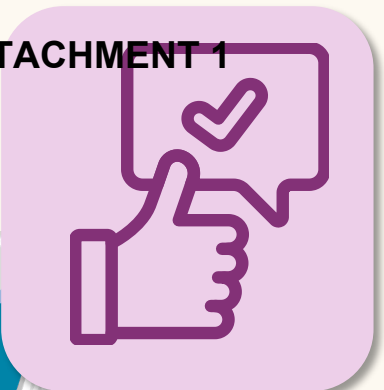
IDEA # 4: Reenvisioning the Downtown

Alternative B

- Regional Activity Center replaces Commercial Mixed Use and Office Mixed Use designations
- Replaces the Downtown Planning Area Overlay
- Allows highest density/intensity
- Allows a broad range of uses (commercial, office, housing, entertainment)



IDEA #4: Reenvisioning the Downtown



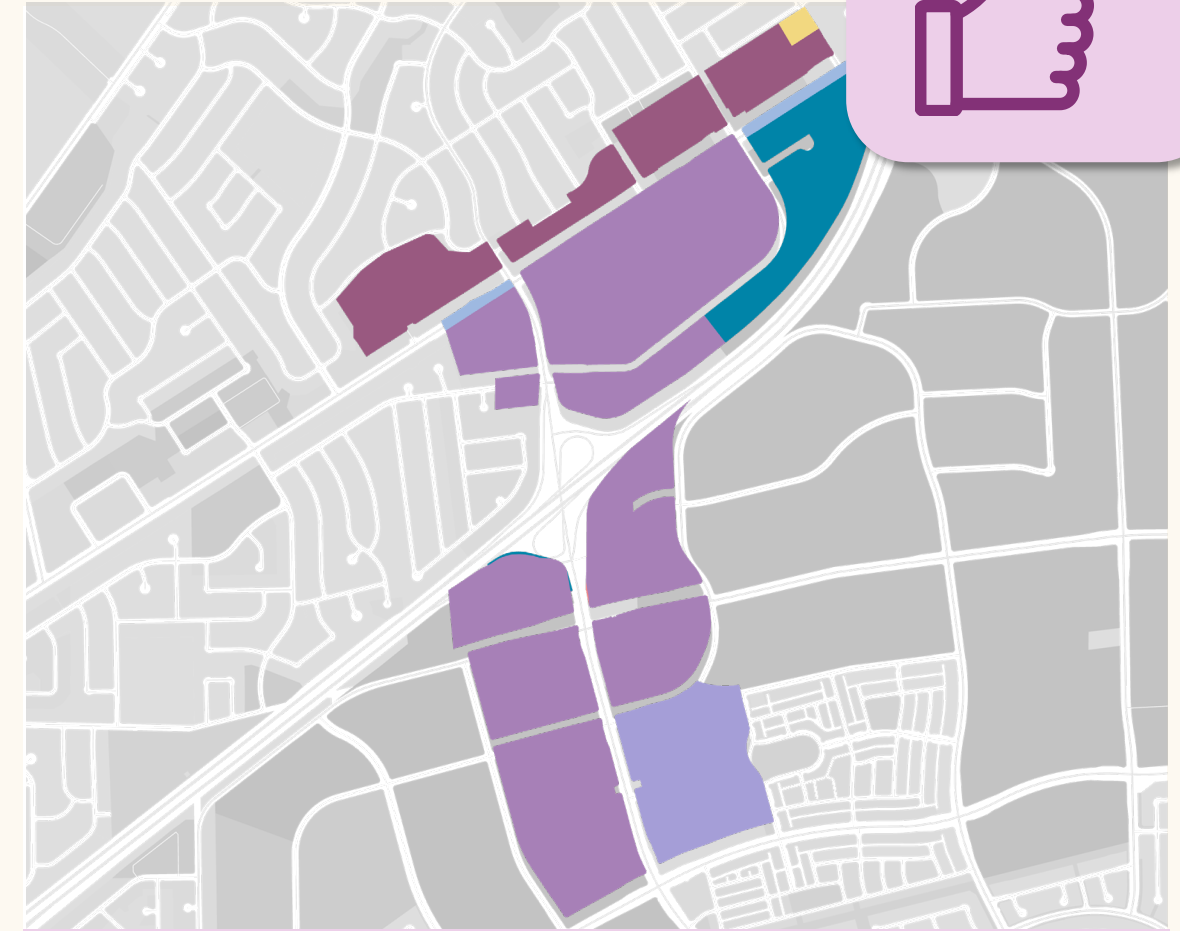
BASE ALTERNATIVE

- Downtown Planning Area allows for higher density and unlimited height
- Maintains the existing General Plan designations



ALTERNATIVE A

- Maintains existing General Plan designations with increased flexibility and density
- Focuses on creating dispersed nodes of activity, not a central downtown



ALTERNATIVE B

- Regional Activity Center replaces Commercial & Office Mixed Use designations
- Allows higher density/intensity, but not unlimited height

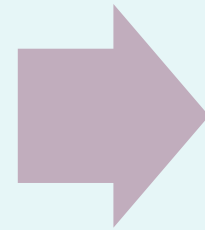
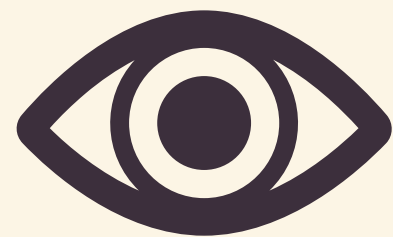


What's Next

What Comes Next?

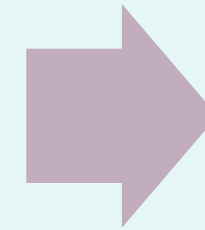
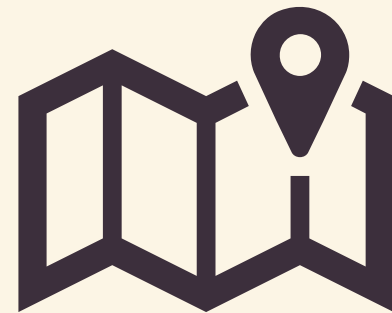
Finalize Vision & Guiding Principles

Spring 2025



Land Use Alternatives Report

Summer/Fall 2025



Community Workshop #3 - Land Use Alternatives

Fall 2025



www.cityofranchocordova.org/gpu2050



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- [Project Documents](#)
- [Contact](#)



Rancho Cordova's General Plan Update

Welcome to the City of Rancho Cordova General Plan Update website! As we embark on updating our General Plan, this site serves as your resource to provide input, track progress, review documents, and engage in this important project.

Our current General Plan from 2006 no longer reflects today's realities. With new housing, evolving business needs, and changing transportation habits, it's time to prepare for the future. What will the next 20 years bring for Rancho Cordova amidst state and regional trends? How will new technologies reshape our lives?

Your input is crucial. Share your vision for Rancho Cordova's future. What do you cherish about our city? What challenges and opportunities do you foresee? Participate in open houses and online discussions to ensure our updated General Plan reflects the values and priorities of all residents and businesses. Together, let's shape the future of our community. Learn more [HERE](#).

THANKS FOR SHARING YOUR INPUT DURING THE FIRST PHASE OF OUTREACH!



The [Phase 1 Community Outreach Summary Report](#) capturing input from all of the community events in the initial phase of the General Plan effort is available [HERE](#). This input will inform the next phases of the General Plan Process, including the development of a Vision Statement and Guiding Principles. Stay involved by joining us

Upcoming Events



Community Workshop #2
Feb 19, 2025

Project Updates



The [Phase 1 Community Outreach Summary Report](#) capturing input from all of the community events in the initial phase of the General Plan effort is available [HERE](#)

A person wearing a helmet and cycling gear is riding a road bike on a paved path. The path is adjacent to a river, with dense trees and foliage on the opposite bank. The scene is captured in a monochromatic purple hue. The text "Thank You" is overlaid in white on the left side of the image.

Thank You