

Regional Transit's Comments Regarding Revised LU-14

Planning Department staff met with Regional Transit (RT) to discuss issues relating to the draft Land Use policy LU-33. In general, RT staff encouraged additional, stronger language promoting higher densities adjacent to transit areas, as well as higher minimum density and intensity requirements around transit stops and opportunity sites as shown in Table 8.

RT staff proposed new policy language that is more directly related to policy goals, including replacing the first sentence of the existing LU-33 with a more proactive language: "It is the policy of Sacramento County to support and encourage Transit Oriented Development (TODs) in appropriate areas throughout the county. Development applications within ½ mile of a transit stop/station shall comply with the TOD development requirements as listed on Table 8." Additionally, RT staff envisioned a map to accompany LU-33 that would be used for reference in Table 8. Through joint efforts from RT and Planning Department staff, this map would indicate significant stops at light rail stations, BRT lines and bus corridors to be targeted as existing and potential TOD sites.

In support of their requests for higher densities and expand transit land uses, RT staff had the following recommendations for Table 8:

- Include stronger language promoting higher densities in the intent for all transit types.
- Seek higher densities and ranges for dwelling units for transit types. Specifically, 50-60 du/NA and 25-30 du/NA densities within 1/8 mile and 1/8-1/2 mile respectively for light rail sites, 25 du/NA and 12 du/NA for Bus Rapid Transit and 17 du/NA and 10 du/NA (up to ¼ mile) for feeder lines.
- Add bullet points in the intent section for each type of transit service specifying target employment densities, or add "employment" as an additional land use type, since certain employment uses encourage transit ridership.
- Supported the note discouraging non-transit supportive uses, as they do not meet the intent of the policy.