



July 31, 2008

Mr. Tom Pace
City of Sacramento
Planning Department, Long Range Planning
915 I Street, 3rd Floor
Sacramento, CA 95814

Dear Mr. Pace:

Thank you for the opportunity to review the City of Sacramento's Draft 2030 General Plan. The Department of General Services (DGS) has the following comments for your consideration.

Established by statute, Government Code (GC) Sections 8160-8169.6, the Capitol Area Plan is the official master plan for development on State-owned land in the central city. The DGS implements the office and parking elements of the Capitol Area Plan. The Capitol Area Development Authority (CADA), which is a joint powers authority between the City and the State, implements the residential element of the plan. In order to more fully describe the central city context, we suggest the Capitol Area Plan statutory boundaries should be shown in the General Plan document.

In addition to mention of the Capitol Area Plan and boundaries, the General Plan should reference the Capitol View Protection Act and identify the boundaries and corresponding height limits of the Act (GC sections 8162.5, 6, 7, 8 and 9). The General Plan in its current draft form shows FAR 10 height/density around Capitol Park, and should be revised to comply with the Capitol View Protection Act's requirements for height, setbacks, and set-backs in the areas it controls because statutory provisions supersede local zoning/planning guidelines. A visual representation of the height limits imposed by the Act will provide a more complete reference for development in the areas surrounding the Capitol.

We appreciate your consideration of our comments. If you have any questions, please contact Anne Garbeff of my staff at 916-376-1807.

Sincerely,

ZACHARY MILLER, Assistant Chief
Asset Management Branch

cc: Paul Schmidt, Capitol Area Development Authority
Anne Garbeff, Department of General Services

