



November 23, 2020

Honorable Mayor Steinberg and  
Members of the Sacramento City Council

#### 2040 GENERAL PLAN DRAFT "LAND USE MAP" THREATENS HISTORIC PROPERTIES

At your December 1 meeting, you will be asked to consider a draft Land Use Map to establish land use categories for properties throughout the City of Sacramento, including historic properties. This map is a key component of a new 2040 General Plan being written to guide future development. The members of the Boulevard Park Neighborhood Association's Board of Directors have studied the map carefully and are very concerned about the potential impact on Sacramento's Historic Districts and Landmark parcels. For some historic properties, the proposed land use categories are inconsistent with existing uses, encouraging inappropriate future uses of historic structures. Changes in land use often lead to physical changes in those historic structures, which can jeopardize their historic integrity. Consistent with the Secretary of the Interior's Rehabilitation Standards, retention of existing use is the best way to preserve historic character.

For example, the block bounded by 21st, 22nd, G and H Streets is part of the city's Boulevard Park Historic District and also is on the National Register of Historic Places. It contains some of the district's most stately historic homes, such as the Aden Hart Mansion at 2131 H Street. All of the historic properties on this block are now used exclusively as single- and multi-family residences. At its center, the block contains one of the three "pocket parks" that were key components of the original Boulevard Park development plan and are character-defining features of the Historic District. On the draft General Plan Land Use Map (see the attached map excerpt), the entire block would be redesignated as "Residential Mixed Use," a classification that includes a wide range of commercial and professional uses including restaurants, retail, theaters, personal services, medical offices, hotels, and banks. In addition, according to the proposed General Plan documents, areas designated as Residential Mixed Use are "envisioned as having the highest building intensities within Sacramento." This is totally inappropriate for one of Boulevard Park's most prominent blocks of historic homes. The same problem exists for many other potentially reassigned historic parcels throughout Sacramento.

What is more, conversion of single- and multi-family residential structures into Residential Mixed Use would eliminate current housing units in favor of professional and commercial

establishments at a time Sacramento is experiencing a severe housing crisis. We cannot afford to give up existing housing.

***The Boulevard Park Neighborhood Association urges you not to approve the draft Land Use Map until it has been modified so that proposed land uses are consistent with existing uses for all historic properties, i.e., Contributing Resources within Historic Districts and individually listed Landmark parcels.***

Sincerely,

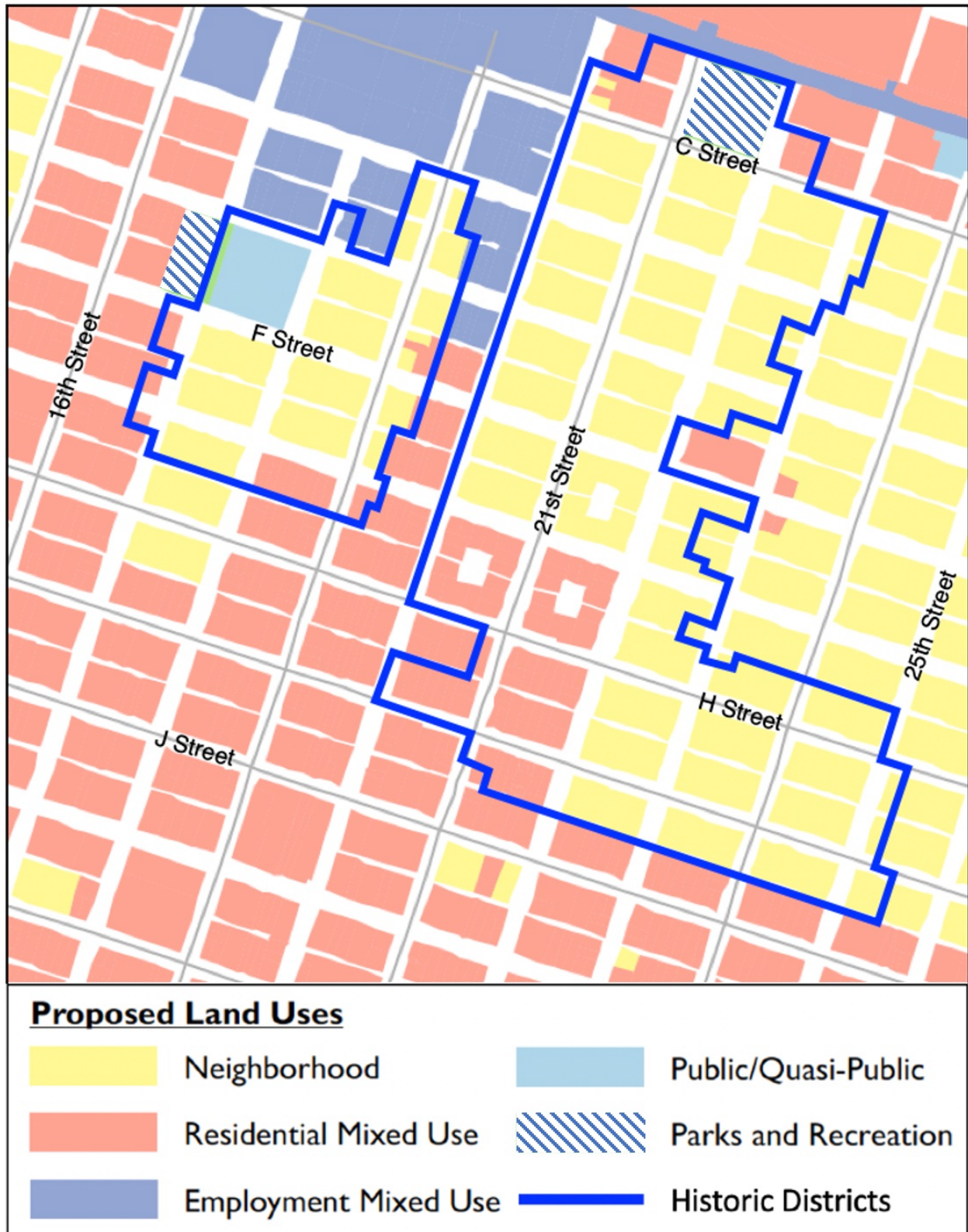


Dr. Jon B. Marshack

Preservation Committee Chair, Boulevard Park Neighborhood Association in District 4  
Former Chair of the City of Sacramento's Preservation Commission

cc: Boulevard Park Neighborhood Association's Board of Directors  
Greg Sandlund, Acting Planning Director, Community Development Department  
Matt Hertel, AICP, Acting Long Range Planning Manager, Community Development  
Department  
Cheryle Hodge, Principal Planner/New Growth Manager, Community Development  
Department  
Remi Mendoza, Senior Planner, Community Development Department  
Carson Anderson, Preservation Director, Community Development Department  
Bruce Monighan, Urban Design Manager, Community Development Department  
Katie Valenzuela, City Councilmember Elect

Attachment



Excerpt of the draft Land Use Map for the 2040 General Plan Update as approved by the City of Sacramento's Planning and Design Commission on November 12, 2020.