

3. Local Agency Planning Efforts: City of Auburn Domes Infill Area () (Est. Time:)



Land Use & Natural Resources Committee

Meeting Date: December 5, 2024

Agenda Item No. 3

Local Agency Planning Efforts: City of Auburn Domes Infill Area

Information

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Attachments: No

Referring Committee: Not Applicable

Issue:

The City of Auburn will make an informational presentation on the development of a Master Plan for the 17.5 acre Placer County-owned Domes site, which is next to the city's only multi-modal center. The online presentation will discuss the plan's multi-family infill housing options with improved accessibility to the Central Commercial Core, the Auburn Municipal Airport and regional job centers. The development of the plan is funded through a planning grant through SACOG's Green Means Go program.

Request:

Review & Discuss at Meeting

Recommendation for Board:

None; this item is for information only.

Recommendation for Committee:

This item is to provide the Committee with another local jurisdiction example of efforts to promote infill residential development consistent with the SACOG Blueprint. The presentation also provides an opportunity for the Committee to hear about projects that have been funded through the Green Means Go program.

Background:

Periodically a SACOG member agency is invited to update the committee on planning efforts to implement the Blueprint planning principles. Communities throughout the six-county region are looking for examples how to revitalize commercial areas and corridors and encourage infill housing development. The city of Auburn has been invited to give its second presentation in two years about its related planning efforts.

In April 2023, the city of Auburn made a presentation to the Committee about its efforts to develop and implement a form-based code to streamline the development process while supporting compatible higher density development and compatible design.

This month's presentation will focus on the city's effort to revitalize the Placer County-owned Domes site located at 175 Fulweiler Avenue. The city is preparing a Master Plan for the 17.5 acre site with a concentration of high-density housing options with direct access to the City's multimodal transit hub

(including rail) located feet from this site. The site is also located within walking distance of Auburn's central commercial core area, is contiguous to the local elementary school and County library, has easy transit access to the Auburn Municipal Airport and is in proximity to regional job centers. A barrier to the infill housing in this Green Zone area is the city's General Plan and Zoning Ordinance that limits the city to only commercial use classifications, such as apartments, a limited maximum unit area size and off-street parking requirements of 2 spaces per unit.

Through the development of the Master Plan, which is funded by a \$609,000 Green Means Go planning grant, the city is looking to increase the maximum density unit to 30 dwelling units per acre for this site, and allow for a housing mix of apartments, condominiums, townhouse and accessory dwelling units. The city is working with a consultant, AECOM, to evaluate technical issues with the site, develop design alternatives, tackle environmental issues via an EIR and evaluate market feasibility through proformas.

Discussion/Analysis:

The city of Auburn's planning efforts provide an example of a major revisioning and planning initiative for commercial areas in the region. Auburn is a historic city with a varied topography and surrounded by County development limiting potential growth areas outside its city limits and necessitating that the city focus on infill development and redevelopment.

This presentation is part of an ongoing effort to bring more opportunities for shared learning across jurisdictions in the region and provide members of the committee with greater insights into local land use development activities that contribute to the SACOG board's goals and objectives for catalyzing urban, suburban, and small-town infill and revitalization. As SACOG works to update the [2025 Blueprint | SACOG](#) with a focus on advancing coequal goals in equity, economy, and environment, it is important to understand and learn from local experiences, strategies, and projects that support and implement our region vision. Understanding these efforts not only provides useful case studies for cities and counties looking to tackle similar challenges, but also helps SACOG identify implementation and assistance activities that we can take on to support member agencies.

The city of Auburn's efforts on the Domes Master Plan and form-based codes are part of SACOG's Green Means Go program that the committee is overseeing this year. The Green Means Go funding program aims to catalyze infill development that will improve housing affordability through non-transportation infrastructure and planning activities. For more information about the program visit: [Green Means Go | SACOG](#)

Fiscal Impact/Grant Information:

Discretionary Grant Funded

List of Attachments:

N/A