



REPORT TO COUNCIL

City of Sacramento

915 I Street, Sacramento, CA 95814-2671
www.CityofSacramento.org

PUBLIC HEARING
August 21, 2007

Honorable Mayor and
Members of the City Council

Title: Meadowgate Residences (P06-204)

Location/Council District: Southeast corner of the intersection of Meadowgate Drive and Mandy Drive; APN: 049-0270-005 & 049-0270-006 (District 8)

Recommendation: Conduct a public hearing and upon conclusion 1) adopt a **Resolution** approving the environmental exemption under CEQA Guidelines Section 15332 (In-fill Developments); 2) adopt a **Resolution** amending the South Sacramento Community Plan Land Use Map from Office to Residential 11-21; and 3) adopt an **Ordinance** approving a rezoning from Office (OB-R) to Multi-Family (R-2B)

Contact: Antonio Ablog, Associate Planner, (916) 808-7702; Tom Buford, Senior Planner, (916) 808-6848

Presenter: Antonio Ablog, Associate Planner

Department: Development Services

Division: Current Planning

Organization No.: 4885

Description/Analysis:

Issue: The applicant, Michael Feldman, is proposing to change the existing land use designations for two vacant parcels totaling 0.89± acres to allow for the development of a 12-lot single-family residential subdivision on the southeast corner of the intersection of Meadowgate and Mandy Drive. The parcels are currently designated for office uses on the South Sacramento Community Plan Land Use Map and the Zoning Map. The applicant is requesting a Community Plan Land Use Map Amendment from Office to Residential 11-21 dwelling units per net acre (du/na), and a rezone from Office (OB-R) to Multi-Family (R-2B). The project is not controversial and has the support of staff.

Policy Considerations: The current General Plan land use designations for the two parcels are not consistent with a proposal for medium-density residential development. However, pursuant to Section 9-16 of the General Plan, for

Recommendation Approved:



RAY KERRIDGE

For
City Manager

Table of Contents:

Staff Report	Pg 1
Attachments	
1. Project Background/Summary	Pg 5
2. Vicinity Map	Pg 6
3. Land Use & Zoning Map	Pg 7
4. Tentative Subdivision Map	Pg 8
5. Site Plan	Pg 9
6. Streetscapes	Pg 10
7. Floorplans/Elevations for Houseplan A	Pg 11
8. Floorplans/Elevations for Houseplan B	Pg 12
9. Resolution – Categorical Exemption	Pg 13
10. Resolution –Community Plan Land Use Map Amendment	Pg 14
Exhibit A – Community Plan Land Use Map Amendment Exhibit	Pg 15
11. Ordinance – Rezone	Pg 16
Exhibit A – Rezone Exhibit	Pg 17

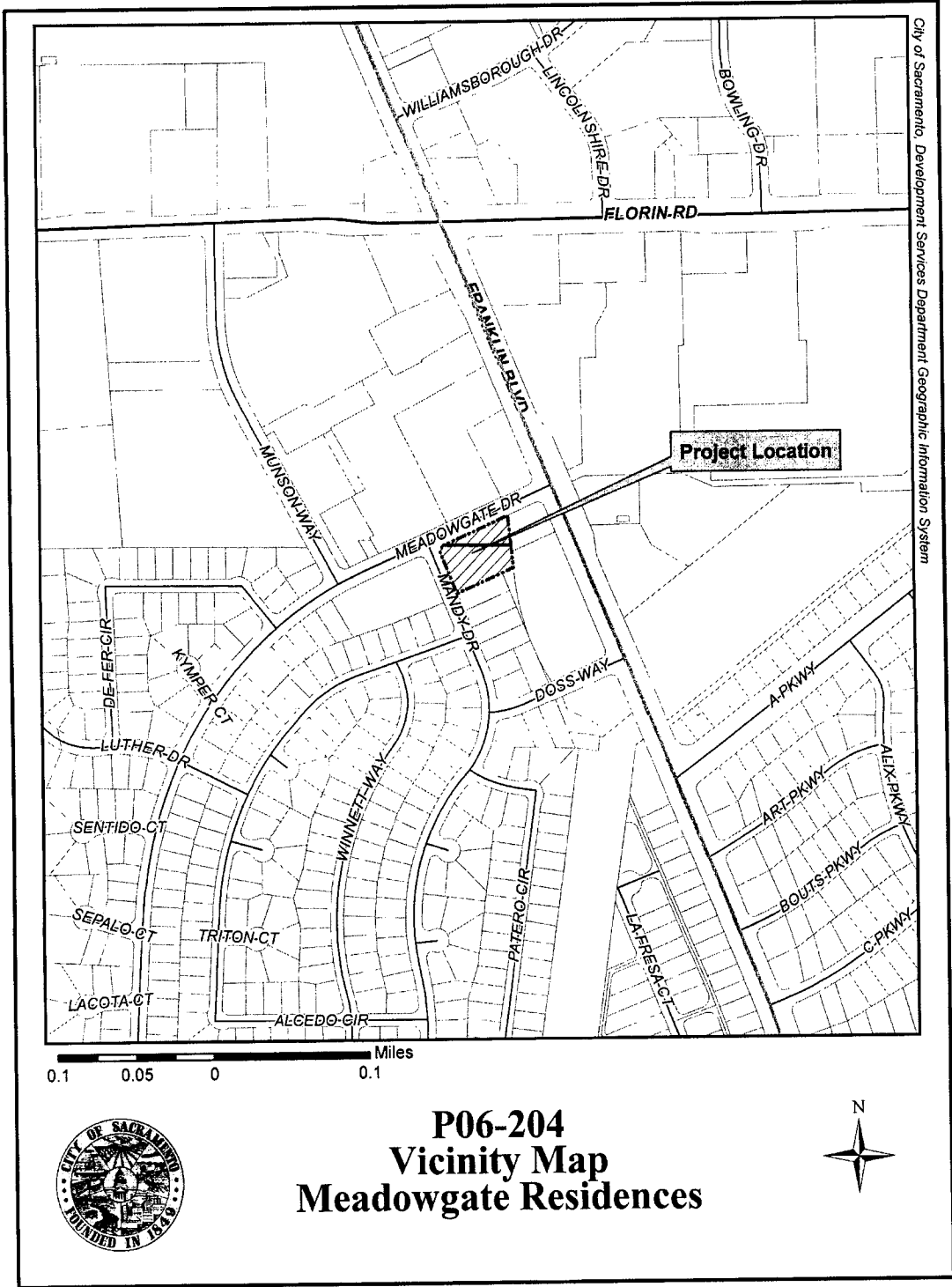
Attachment 1 – Project Background/Summary

There is no record of any prior planning applications affecting the subject parcels.

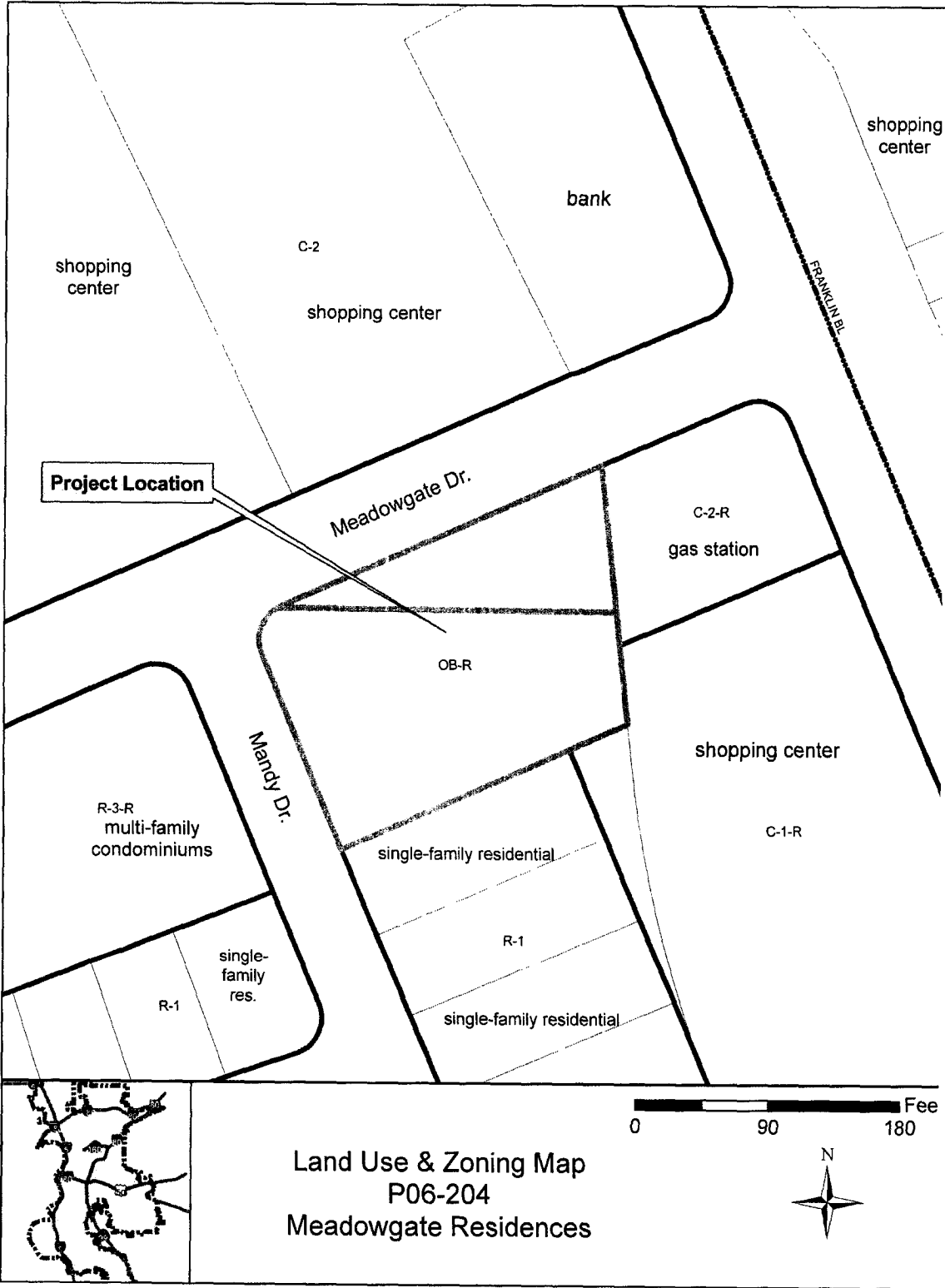
The proposed subdivision will feature single-family lots ranging in size from 2,264± to 2,297± square feet, and an average density of 17.9 dwelling units per net acre. A new 41' wide public right-of-way will be built as a cul-de-sac off of Mandy Drive. Seven of the dwelling units will face Meadowgate Drive with the garages located at the rear of the house off the proposed cul-de-sac. The other five units will be located on the cul-de-sac and will have both their front doors and garages fronting on the court. A special permit was required to allow for the construction of alternative single-family zero lot-line units on four of the lots, and subdivision modifications were required to allow for a non-standard stub on the end of the cul-de-sac and for the creation of seven lots having frontage on two parallel streets (also known as "through" lots). These entitlements were all approved unanimously by the Planning Commission on June 28, 2007.

Notice of the August 21, 2007 hearing was given by publication and mail pursuant to Sacramento City Code Sections 17.204.020 (C) and 17.208.020 (C).

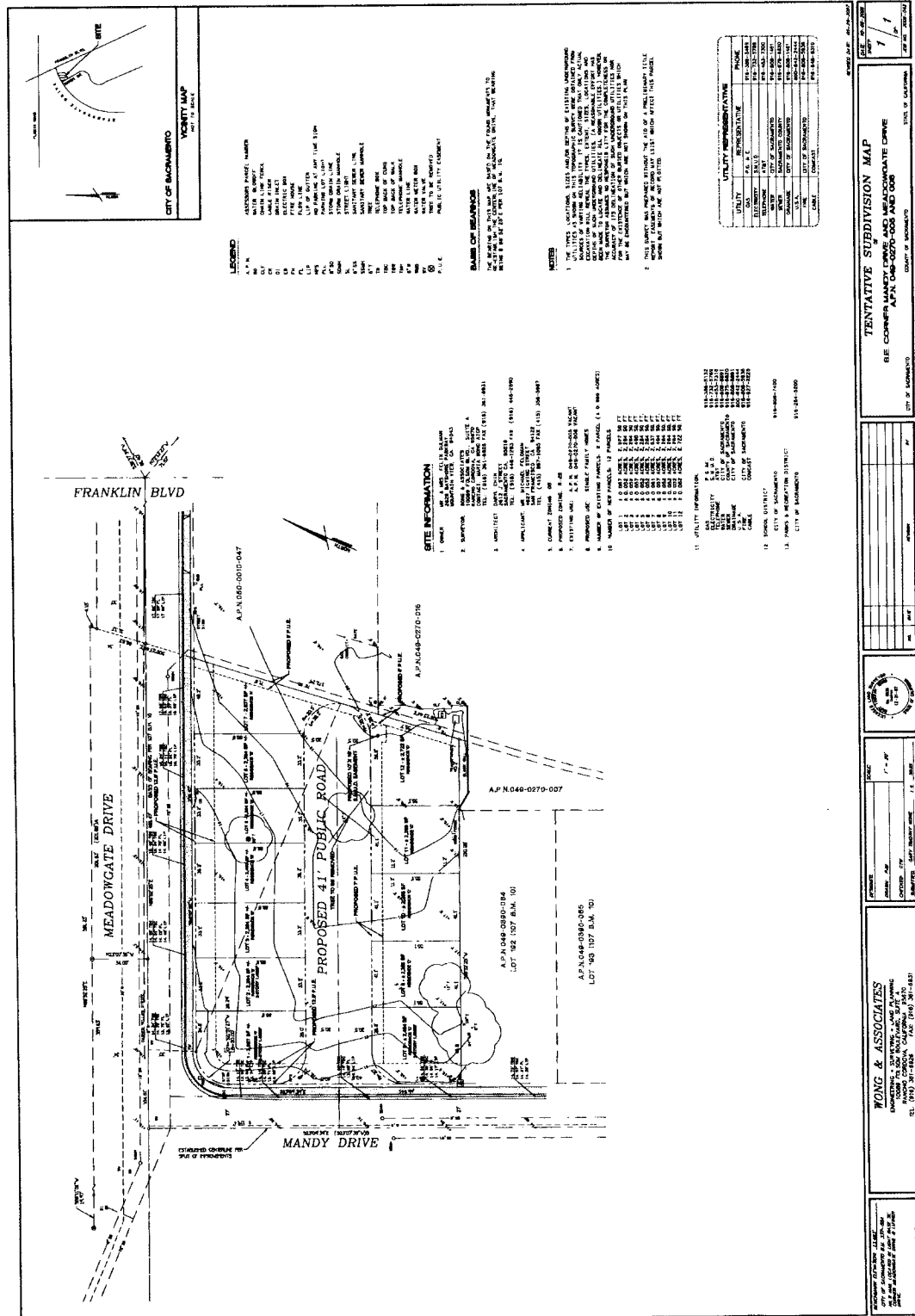
Attachment 2 – Vicinity Map



Attachment 3 – Land Use & Zoning Map



Attachment 4 – Tentative Subdivision Map

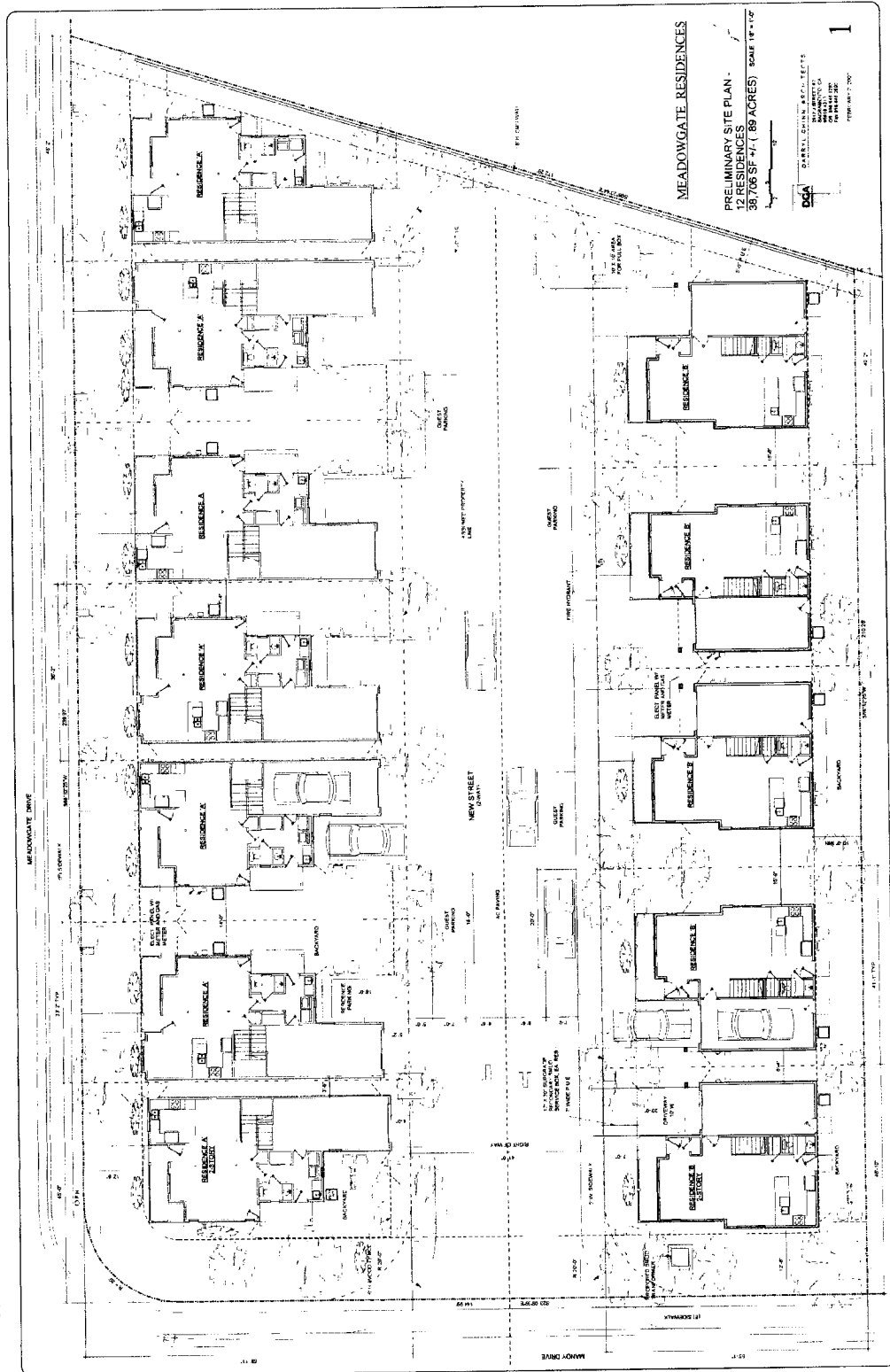


TENTATIVE SUBDIVISION MAP
 SEE COMMENTS AND MARGINAL NOTE
 A.P.N. 046-0270-003 AND 008
 CITY OF SACRAMENTO

WONG & ASSOCIATES
 ENGINEERS & ARCHITECTS
 1015 COLLEGE AVENUE, SUITE 200
 SACRAMENTO, CALIFORNIA 95811
 TEL: (916) 441-1888 FAX: (916) 441-1881

PROJECT NUMBER: 046-0270-003 AND 008
 SHEET NUMBER: 1 OF 1
 DATE: 08/21/07

Attachment 5 – Site Plan



RECEIVED
MAY 30 2007
DEVELOPMENT SERVICES

MEADOWGATE RESIDENCES



LOOKING SOUTH FROM MEADOWGATE DRIVE



LOOKING EAST FROM MANDY DRIVE



LOOKING NORTH FROM NEW INTERIOR STREET



LOOKING SOUTH FROM NEW STREET

DCA DEBATE CHIHAN ARCHITECTS
215 S. BENTLEY ST.
DORSETT, VA 22621
TEL: 540-326-1111
FAX: 540-326-1111
1998, 2007

4

REVISED
P06-204
RECEIVED 2/6/07

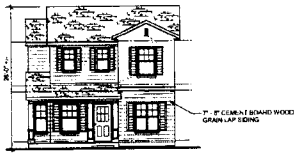
Meadowgate Residences (P06-204)

Attachment 6 – Streetscapes

August 21, 2007

Attachment 7 – Floorplans/Elevations for Houseplan A

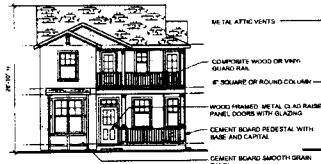
MEADOWGATE RESIDENCES



OPTION 1 - FRONT ELEV.
SCALE 1/8" = 1'-0"



LEFT ELEV.
SCALE 1/8" = 1'-0"



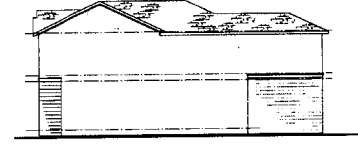
OPTION 2 - FRONT ELEV.
SCALE 1/8" = 1'-0"



RIGHT ELEV.
SCALE 1/8" = 1'-0"



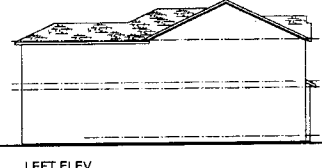
REAR ELEV.
SCALE 1/8" = 1'-0"



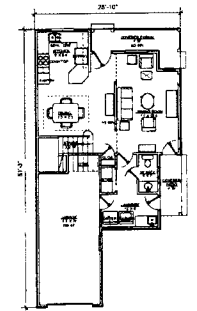
RIGHT ELEV.
SCALE 1/8" = 1'-0"



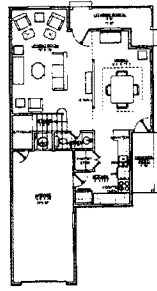
REAR ELEV.
SCALE 1/8" = 1'-0"



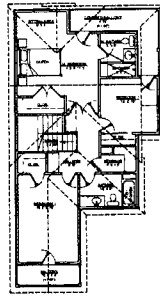
LEFT ELEV.
SCALE 1/8" = 1'-0"



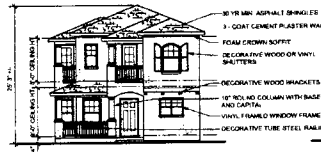
RESIDENCE 'A' - OPTION 1
FIRST FLOOR - 670 SF
TOTAL - 1,546 SF
SCALE 1/8" = 1'-0"



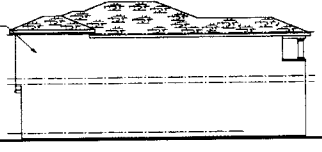
RESIDENCE 'A' - OPTION 2
FIRST FLOOR - 694 SF
TOTAL - 1,560 SF
SCALE 1/8" = 1'-0"



SECOND FLOOR - 876 SF
SCALE 1/8" = 1'-0"



OPTION 3 - FRONT ELEV.
SCALE 1/8" = 1'-0"



RIGHT ELEV.
SCALE 1/8" = 1'-0"



REAR ELEV.
SCALE 1/8" = 1'-0"

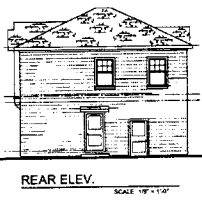
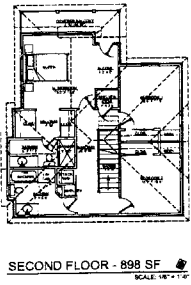
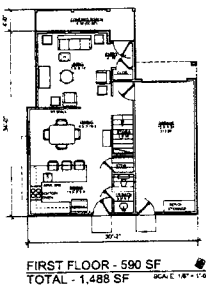
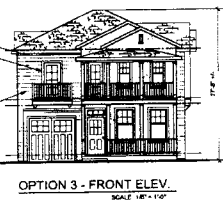
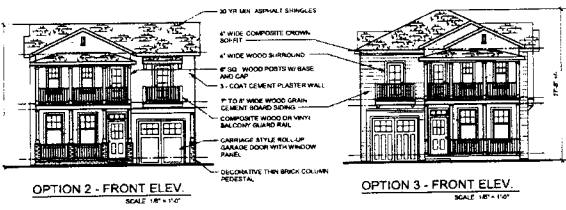
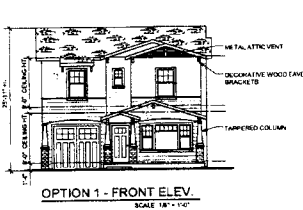


LEFT ELEV.
SCALE 1/8" = 1'-0"

DCA BARRY CHAN ARCH. TEXTS
2417 W. BERRY ST.
SACRAMENTO, CA
95815-1111
PH: 916-481-1881
FAX: 916-481-1880
DATE: 8.20.07

Attachment 8 – Floorplans/Elevations for Houseplan B

MEADOWGATE RESIDENCES



DCA BARRA CHINA ARCHITECTS
202 J STREET E
SACRAMENTO CA
95811
TEL: 916-441-1991
FAX: 916-441-7280
JUNE 18, 2007

Attachment 9 –Resolution for Categorical Exemption

RESOLUTION NO. 2007-_____

ADOPTED BY THE SACRAMENTO CITY COUNCIL

DETERMINING PROJECT EXEMPT FROM REVIEW UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (MEADOWGATE RESIDENCES, P06-204)

BACKGROUND

- A. On June 28, 2007, the City Planning Commission conducted a public hearing on the Meadowgate Residences project (hereafter referred to as “Project”), and forwarded the Project to the City Council with a recommendation to approve with conditions.
- B. On August 21, 2007, the City Council conducted a public hearing, for which notice was given pursuant to Sacramento City Code Section 17.204.020 (C) and 17.208.020 (C), and received and considered evidence concerning the Project.

BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL RESOLVES AS FOLLOWS:

Section 1. Based on the determination and recommendation of the City’s Environmental Planning Services Manager and the oral and documentary evidence received at the hearing on the Project, the City Council finds that the Project is exempt from review under Section 15332 of the California Environmental Quality Act Guidelines as follows:

- a. The project complies with all applicable policies of the South Sacramento Community Plan, as well as with the applicable zoning regulations;
- b. The proposed development occurs within City limits on a project site of no more than five (5) acres substantially surrounded by urban uses;
- c. The project site has no value as habitat for endangered, rare or threatened species;
- d. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and
- e. The site can be adequately served by all required utilities and public services.

Attachment 10 –Community Plan Land Use Map Amendment Resolution

RESOLUTION NO. 2007-_____

ADOPTED BY THE SACRAMENTO CITY COUNCIL

APPROVING AN AMENDMENT TO THE SOUTH SACRAMENTO COMMUNITY PLAN LAND USE MAP FROM OFFICE TO RESIDENTIAL 11-21 DU/NA (MEADOWGATE RESIDENCES, P06-204) (APN: 049-0270-005 & 049-0270-006)

BACKGROUND

The City Council conducted a public hearing on August 21, 2007 concerning the South Sacramento Community Plan land use map and based on documentary and oral evidence submitted at the public hearing, the City Council hereby finds:

- A. The proposed Community Plan Land Use Map Amendment is compatible with the surrounding land uses;
- B. The subject site is suitable for single-family residential development; and
- C. The proposal is consistent with the policies of the General Plan and the South Sacramento Community Plan to promote a variety of housing types within neighborhoods to encourage economic diversity and housing choice.

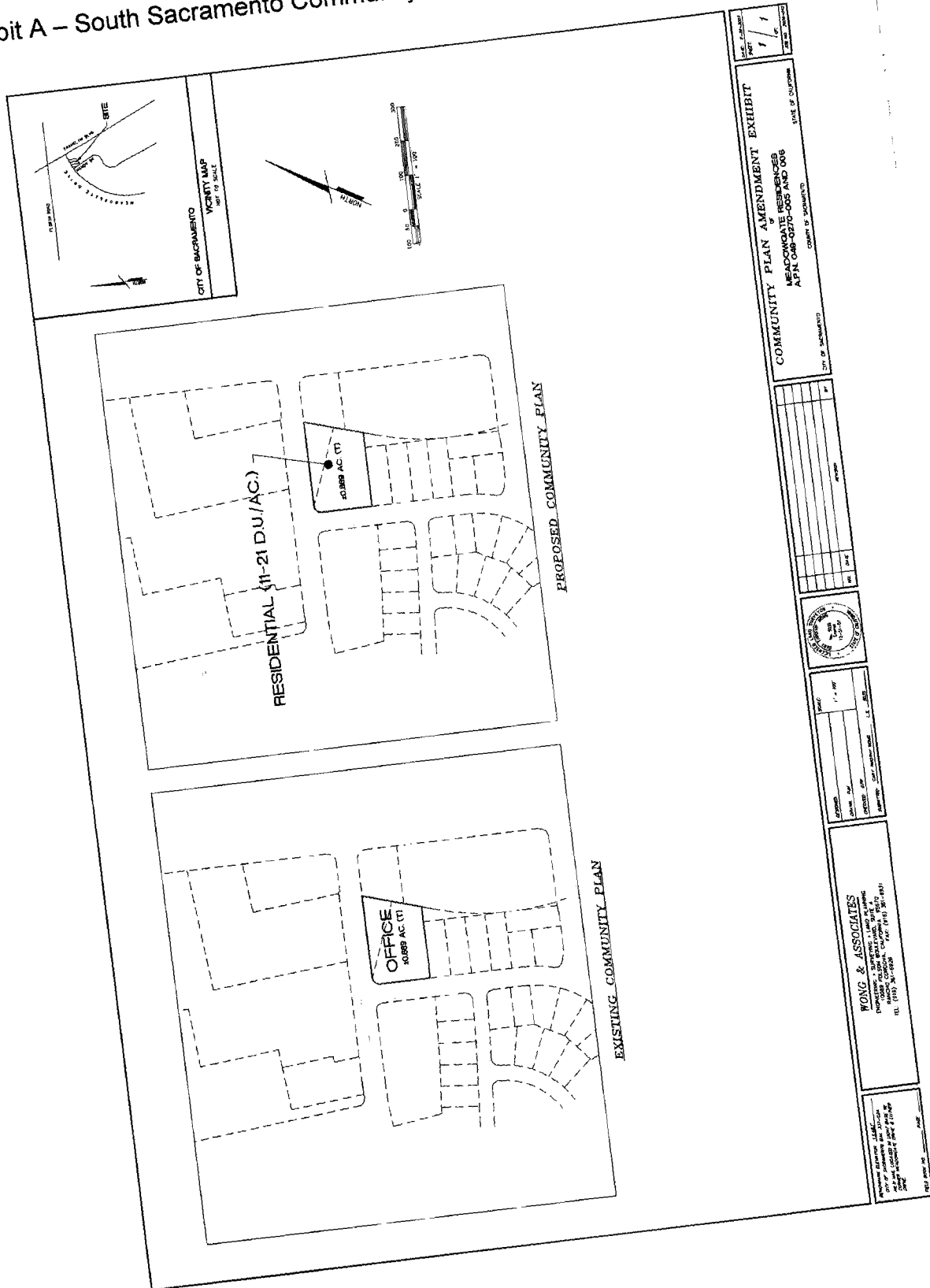
BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL RESOLVES AS FOLLOWS:

Section 1. The City Council adopts the Community Plan Amendment for the property, as described on the attached Exhibit A, in the City of Sacramento, which hereby re-designates 0.89± acres on the South Sacramento Community Plan land use map from Office to Residential 11-21 du/na. (APN: 049-0270-005 and -006).

Table of Contents:

Exhibit A: South Sacramento Community Plan Land Use Map Amendment Exhibit (1 page)

Exhibit A – South Sacramento Community Plan Land Use Map Amendment Exhibit



ORDINANCE NO. 2007-_____

ADOPTED BY THE SACRAMENTO CITY COUNCIL

AMENDING TITLE 17 OF THE SACRAMENTO CITY CODE (THE ZONING CODE) BY REZONING CERTAIN REAL PROPERTY FROM OFFICE (OB-R) TO MULTI-FAMILY (R-2B) (MEADOWGATE RESIDENCES P06-204) (APN: 049-0270-005 & 049-0270-006)

BE IT ENACTED BY THE COUNCIL OF THE CITY OF SACRAMENTO:

SECTION 1

Title 17 of the Sacramento City Code (the Zoning Code) is amended by rezoning the property shown in the attached Exhibit A, generally described, known and referred to as Meadowgate Residences (APN: 049-0270-005 and 049-0270-006) and consisting of 0.89± acres, from Office (OB-R) to Multi-Family (R-2B).

SECTION 2

Rezoning of the property as shown in the attached Exhibit A, by the adoption of this Ordinance, will be considered to be in compliance with the requirements for the rezoning of the property described in the Zoning Code, as amended, as those procedures have been affected by recent court decisions.

SECTION 3

The City Clerk of the City of Sacramento is hereby directed to amend the official zoning map, which is a part of the Zoning Code, to conform to the provisions of this Ordinance.

Table of Contents:
Exhibit A – Rezone Exhibit

Meadowgate Residences (P06-204)

August 21, 2007
Exhibit A - Rezone Exhibit

