



# REPORT TO COUNCIL

## City of Sacramento

# 20

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

PUBLIC HEARING  
November 8, 2005

Honorable Mayor and  
Members of the City Council

**Subject:** Northview Estates (P04-132)

**Location/Council District:**

2300 Northview Drive. APN: 274-0245-001. Council District 1.

**Recommendation:**

Planning Commission and staff recommend that the City Council take the following action: Approve the Resolution amending the South Natomas Community Plan land use map on 0.62± net acre from High Density Residential to Medium-High Density Residential for the property located at 2300 Northview Drive.

**Contact:** David Hung, Associate Planner, 808-5530; Gregory Bitter, Senior Planner, 808-7816

**Presenters:** David Hung, Associate Planner

**Department:** Development Services

**Division:** Planning

**Organization No:** 4875

**Summary:**

The applicant is requesting entitlements to allow the development of 12 single-family attached townhouses on a 0.62± net acre parcel. The property is currently designated High Density Residential (21-29 du/na) under the South Natomas Community Plan. The density of the proposed project (19 du/na) is lower than the high density range and therefore a community plan map amendment to re-designate the site as Medium-High Density Residential (11-21 du/na) is necessary to be consistent with the proposal.

**Committee/Commission Action:**

On October 13, 2005, the Planning Commission unanimously approved (six ayes and zero noes) the necessary entitlements to develop the proposed project and



recommended approval of a Community Plan Amendment from High Density Residential to Medium-High Density Residential.

**Background Information:**

The project site, zoned as Multi-Family Review (R-3-R), is currently vacant and a records search indicated that no development has occurred previously on the site.

**Financial Considerations:**

This project has no fiscal considerations.

**Environmental Considerations:**

The proposed project is exempt from environmental review pursuant to CEQA Guidelines (CEQA Section 15332) for in-fill development projects. The project is characterized as in-fill development meeting the following conditions:

- a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.
- b) The proposed development occurs within city limits on a project site of no more than five 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.
- e) The site can be adequately served by all required utilities and public services.

**Policy Considerations:**

The project is consistent with the General Plan goals to provide adequate housing sites and opportunities for all households. The project is also consistent with the South Natomas Community Plan policy to provide housing of varied types, densities and prices, arranged to enhance neighborhood identity, to create and maintain family-oriented environments, and to avoid visual monotony.

Smart Growth Principles: City Council adopted a set of Smart Growth Principles in December 2001 in order to encourage development patterns that are sustainable and balanced in terms of economic objectives, social goals, and use of environmental/natural resources. The subject proposal enhances housing opportunities by creating medium high density developments that foster walkable community and promote cycling and public transit.

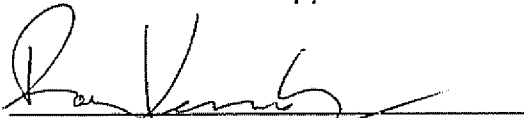
Strategic Plan Implementation: The recommended action conforms with the City of Sacramento Strategic Plan, specifically by adhering to policies that promote development of the fullest range of housing choices in every community in the City and to invest in infrastructure development that will achieve established community standards and optimize economic growth.

**Emerging Small Business Development (ESBD):**

No goods or services are being purchased under this report.

Respectfully Submitted by:   
Carol Shearly  
Interim Planning Director

Recommendation Approved:

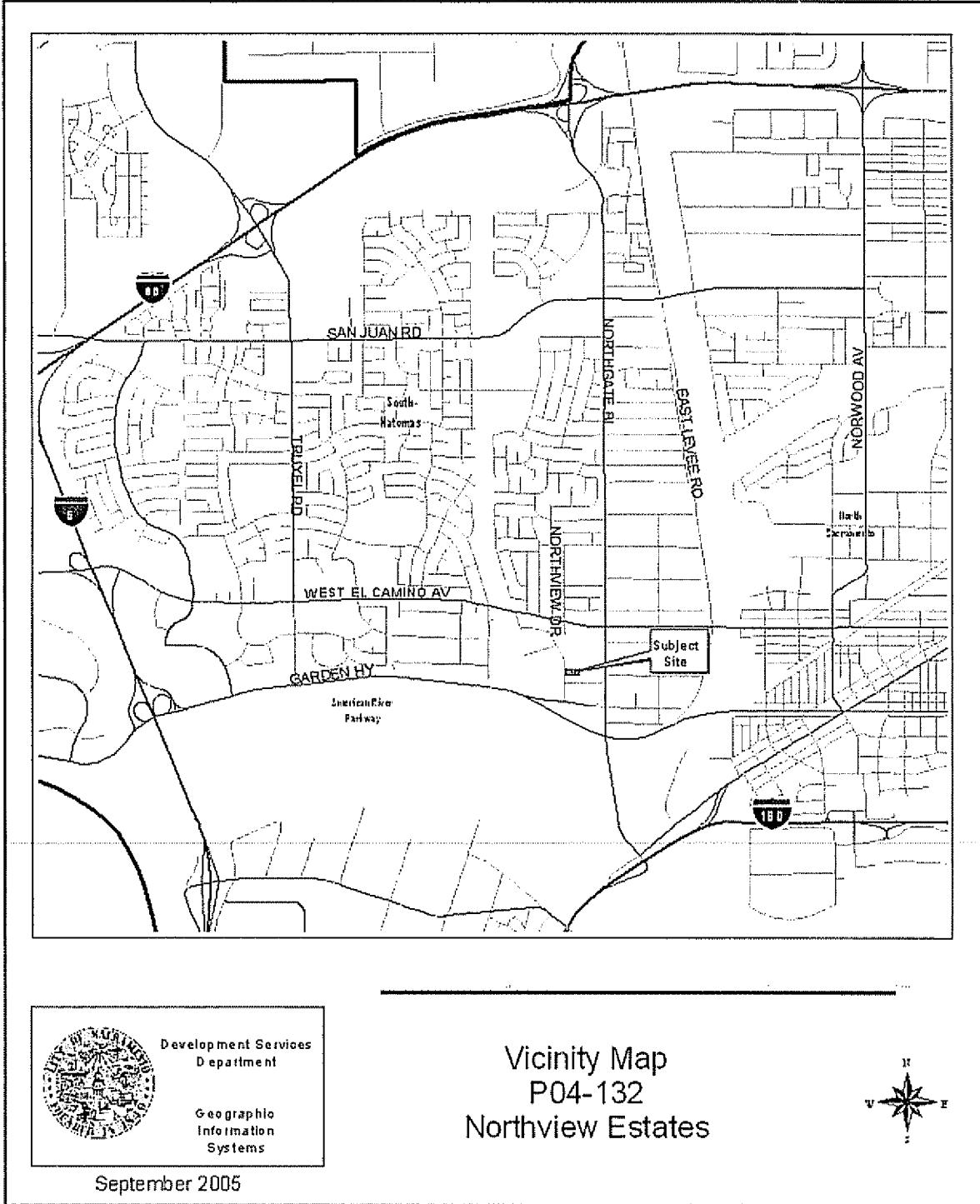
  
ROBERT P. THOMAS  
City Manager

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Vicinity Map



**RESOLUTION NO. 2005-XXXX**

Adopted by the Sacramento City Council

Date

**RESOLUTION AMENDING THE SOUTH NATOMAS COMMUNITY PLAN LAND USE MAP FOR 0.62± NET ACRE OF HIGH DENSITY RESIDENTIAL (21-29 du/na) TO 0.62± NET ACRE OF MEDIUM-HIGH DENSITY RESIDENTIAL (11-21 du/na) FOR THE PROPERTY LOCATED AT 2300 NORTHVIEW DRIVE. (APN: 274-0245-001) (P04-132)**

**BACKGROUND**

The City Council conducted a public hearing on \_\_\_\_\_ concerning the South Natomas land use map, and based on documentary and oral evidence submitted at the public hearing, the City Council hereby finds:

- A. The proposed land use amendment is consistent with the conversion of this site to medium-high density residential to implement the goals and policies of the South Natomas Community Plan to provide housing of varied types, densities and prices, arranged to enhance neighborhood identity;
- B. The proposed plan amendment is compatible with the surrounding uses; and
- C. The proposal is consistent with the policies of the General Plan to provide adequate housing opportunities for all income households and to accommodate projected housing needs.

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

Section 1. The property (APN: 274-0245-001), as described on the attached Exhibit A, within the City of Sacramento is hereby designated on the South Natomas Community Plan land use map as Medium-High Density Residential.

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Exhibit A: Community Plan Amendment Exhibit

## COMMUNITY PLAN AMENDMENT

### NORTHVIEW ESTATES

A.P.N. # 274-0245-001

DATE: SEPTEMBER 2005 SCALE: 1"=20'

APPLICANT: MCMC  
11555 AMY ROAD  
LOS GATOS CA 95020 (916)871-1025

PROJECT ADDRESS: 2300 Northview Dr.

PREPARED BY: MCMC  
11555 AMY ROAD  
LOS GATOS CA 95020 (916)871-1025

ADJACENT COMMERCIAL LOT 17  
11555 AMY ROAD  
LOS GATOS CA 95020 (916)871-1025

LOCAL DESCRIPTION: SURVEY  
1" = 2" SCALE  
ADJACENT COMMERCIAL LOT 17  
11555 AMY ROAD  
LOS GATOS CA 95020 (916)871-1025

EXISTING ZONING: COMMERCIAL - OFFICE

EXISTING IMPROVEMENTS: CURB, UTILITY, SIDEWALK

GENERAL NOTES: SEE SHEET 2 FOR THE NEIGHBORHOOD

APPROVED BY: [Signature]

DATE: [Date]

SCALE: 1" = 20'

PROJECT ADDRESS: 2300 Northview Dr.

APPLICANT: MCMC  
11555 AMY ROAD  
LOS GATOS CA 95020 (916)871-1025

ADJACENT COMMERCIAL LOT 17  
11555 AMY ROAD  
LOS GATOS CA 95020 (916)871-1025

EXISTING ZONING: COMMERCIAL - OFFICE

EXISTING IMPROVEMENTS: CURB, UTILITY, SIDEWALK

GENERAL NOTES: SEE SHEET 2 FOR THE NEIGHBORHOOD

VICINITY MAP  
NO. 2300

**HIGH DENSITY**  
.67ac

NORTHVIEW DRIVE

EXISTING COMMUNITY PLAN

**MEDIUM HIGH DENSITY**  
.67ac

NORTHVIEW DRIVE

PROPOSED COMMUNITY PLAN