



REPORT TO COUNCIL

City of Sacramento

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915 I Street, Sacramento, CA 95814-2671
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CONSENT
December 13, 2005

Honorable Mayor and
Members of the City Council

Subject: PFP: Zoning ordinance amendment for Del Paso Nuevo special planning district (P05-083)

Location/Council District:

Area bounded by South Avenue to the north, Taylor Street to the east, Arcade Creek to the south, and Norwood Avenue to the west

APN: 250-0140-001, -002, -003, -004, -005, -006, -007, -008, -009, -021, -022, -023, -024, -026, -028, -029, -030, -031, -039, -040, -041, -042, -049, -050; 250-0150-017, -018, -021, -022, -023, -024, -025, -026, -027, -028, -29, -030, -031, -050, -051; 250-0200-051; 250-0210-016, -017, -018, -019, -020, -021, -022, -023, -024, -025, -026, -027; 250-022-040, -041, -042, -043, -044, -045, -046, -047, -048, -049, -050, -051, -052, -053, -054, -055, -056, -057, -058, -059, -060, -061, -062, -063, -064, -065, -066, -067, -068, -069, -070, -071, -072, -073, -074, -075, -076, -077, -078, -079, -080, -081, -082, -083, -094; 250-0230-023, -026, -027, -028, -029, -030, -032, -033, -034, -035, -058, -060, -061, -062; 250-0250-002, -003, -004, -005, -006, -007, -008, -023;

Council District 2

Recommendation:

Planning Commission and staff recommend the City Council: 1) Review the attached Ordinance amending the Comprehensive Zoning Ordinance Title 17 of the Sacramento City Code by amending text in the Del Paso Nuevo Special Planning District to allow lots less than 4,000 square feet within the Single Family Alternative (R-1A) zone of the Del Paso Nuevo Special Planning District; and 2) Continue to January 5, 2006 for adoption.

Contact: Gregory Bitter, Senior Planner, 808-7816; Michael York, Associate Planner, 808-8239

Presenters: Michael York, Associate Planner, 808-8239

Department: Development Services

Division: Planning
Organization No: 4875

Summary:

The proposed Ordinance Amendment relates to minimum yard and lot area requirements in the Single Family Alternative (R-1A) zone of the Del Paso Nuevo Special Planning District (SPD). The proposed amendment creates more flexibility within the R-1A zone of the Del Paso Nuevo SPD by allowing lots to be smaller than the required 4,000 square feet and allowing front and side yard setbacks to be less than 17.5 feet and five feet required, respectively.

Currently, staff is working on a project that proposes to subdivide 6.36± net acres into 81 lots to develop 81 single family homes. Dwelling units will range in size from 750± to 2,333± square feet with either a one or two car garage. The project site is within the Del Paso Nuevo Special Planning District and subject to the Del Paso Nuevo Special Planning District regulations and guidelines. Development of this project relates directly to the proposed Ordinance Amendment and is dependent on the approval of the Ordinance Amendment

Committee/Commission Action:

On November 10, 2005, on consent, the Planning Commission approved the related Tentative Map and Special Permit by a vote of seven ayes and one abstention to develop 81 single family detached homes, and recommended approval of the Zoning Ordinance Amendment and Guideline Amendment and forward to City Council.

Background Information:

Del Paso Nuevo is a proposed 154-acre Master Plan area for future development in the Del Paso Heights community. In March 1998, the City Council approved various entitlements including General Plan Amendments, North Sacramento Community Plan Amendments, Rezones, and Special Planning District Guidelines for the Del Paso Nuevo Special Planning District (P97-088). This project, Del Paso Nuevo Phase IV (P05-083) is a portion of the development of the 154-acre Master Plan.

At the time the Del Paso Nuevo Guidelines were established in 1998, the approved development standards determined what was appropriate and necessary to create a sustainable community for this area. Since that time, development standards that provide for the creation of a sustainable community have been re-evaluated.

City staff has received a request for a Tentative Map to subdivide a portion of the Del Paso Nuevo area into 81 single family lots. The applicant intends the development to be a mix of starter and move-up housing with half the homes over 2,000 square feet (two stories) in size.

Zoning Ordinance Amendment:

The required minimum lot size within the Single Family Alternative (R-1A) zone of the Del Paso Nuevo SPD is 4,000 square feet of area. The Zoning Ordinance will permit any lot size less than the required 5,200 square feet in the Single Family Alternative (R-1A) subject to the approval of a special permit by the Planning Commission. The 4,000 square foot minimum lot area requirement is specific only to the Del Paso Nuevo Special Planning District.

The applicant proposes lot sizes ranging from 2,482 square feet to 6,075 square feet with 67 of the proposed 81 lots less than 4,000 square feet. For the project to go forward the project requires an amendment to the Zoning Ordinance (Title 17.112) to allow lots less than 4,000 square feet in size within the Single Family Alternative (R-1A) zone of the Del Paso Nuevo Special Planning District.

Amending the Zoning Ordinance will bring R-1A zoning within the Del Paso Nuevo SPD more in line with R-1A zoning citywide. The requested amendment allows for denser development while maintaining consistency with the North Sacramento Community Plan designation of 7-15 du/na and the Del Paso Nuevo SPD plan designation of 8-12 du/na. The proposed density of the project is 12 du/na, which is below the 15 du/na maximum allowed by the R-1A zone outside the Del Paso Nuevo SPD.

Staff supports the Zoning Ordinance Amendment to allow lots less than 4,000 square feet within the R-1A zone of the Del Paso Nuevo SPD in that the intent of the R-1A zone is met, the lot sizes are consistent with what is permitted in the R-1A zone in other parts of the city, and the lot sizes will allow for modestly sized homes with adequate setbacks. The goals of the SPD to guide development towards a cohesive neighborhood will not be altered with this amendment to the Zoning Ordinance.

Financial Considerations:

This project has no fiscal considerations.

Environmental Considerations:

The Development Services Department, Environmental Planning Services has reviewed the project for compliance with the requirements of the California Environmental Quality Act (CEQA). The Del Paso Nuevo Phase IV project is determined to fall within the scope of the Negative Declaration adopted in December 15, 2004. The Adopted Negative Declaration adequately described the effects of the proposed development of the residential units at the subject location. In compliance with Section 15070(b)(1) of the CEQA guidelines the City has incorporated mandatory mitigation measures to avoid identified impacts or to mitigate such impacts to a point where clearly no significant impacts will occur. The analyses and mitigation measures in the Adopted Negative Declaration are reaffirmed except as amended by this addendum.

An Addendum to the Negative Declaration has been prepared describing the proposed development of the Del Paso Nuevo Phase IV project and evaluating the potential environmental effects of the proposed project within the Del Paso Nuevo Special Planning District. The Addendum defines the project description and justification for use of an Addendum pursuant to the CEQA Guidelines (Section 15164). Therefore, it is recommended that the City Planning Commission consider the Adopted Negative Declaration as amended by an Addendum for the Del Paso Nuevo Phase IV project.

Policy Considerations:

The project is consistent with General Plan policies to develop residential land uses in a manner which is efficient and utilizes existing and planned urban resources

Smart Growth Principles:

City Council adopted a set of Smart Growth Principles in December 2001 in order to promote growth or sustain existing development that is economically sound, environmentally friendly, and supportive of community livability. The proposed project meets the above goals by supporting redevelopment of existing structures to allow for efficient use of existing facilities.

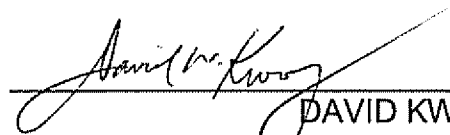
Strategic Plan Implementation:

The project conforms with the City of Sacramento Strategic Plan, specifically by advancing the goals to achieve sustainability, enhance livability, and increase opportunities for all Sacramento residents to live in safe and affordable housing.

Emerging Small Business Development (ESBD):

No goods or services are being purchased under this report.

Respectfully submitted by:



DAVID KWONG
Planning Manager
Planning Division

Approved by:



WILLIAM THOMAS
Director of Development Services

Recommendation Approved:


ROBERT P. THOMAS

City Manager

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**CITY PLANNING COMMISSION
CONSENT ITEMS**

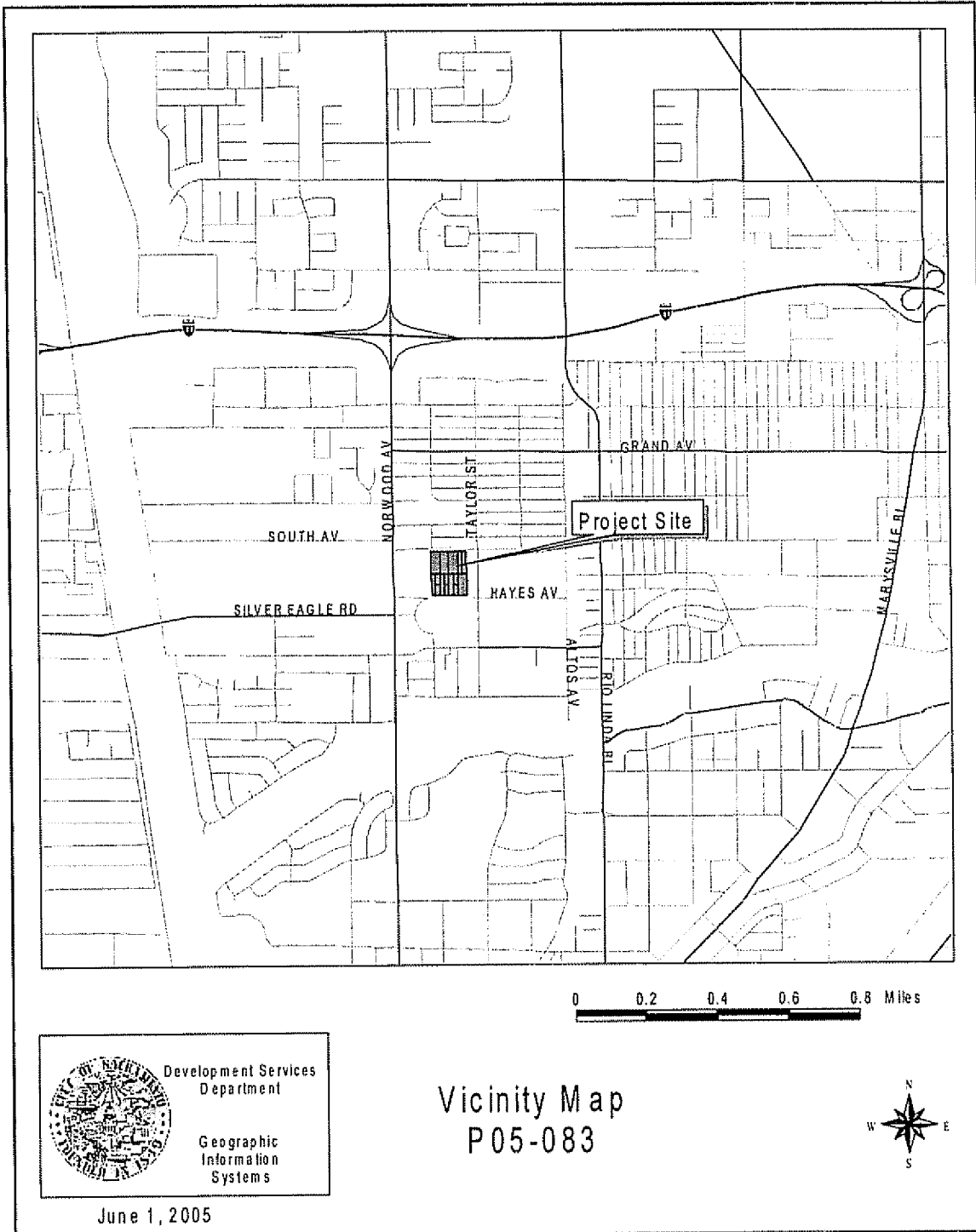
CPC AGENDA DATE: November 10, 2005

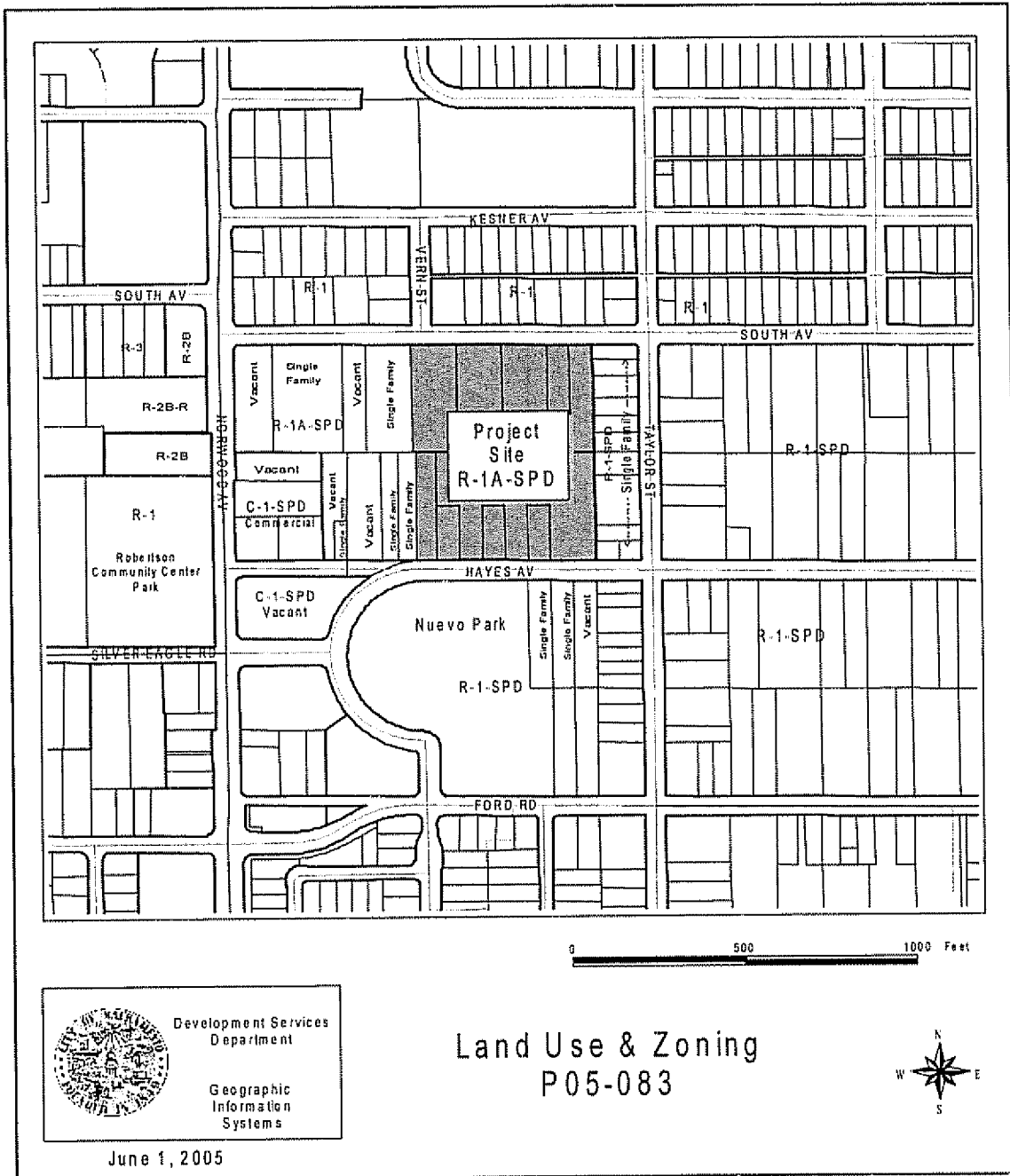
Item No.	Project No.	Title/Location	Action: Approved/ Denied/Cont'd
3	P04-145	Broadway Chevron, 1814 Broadway	Ap'd
4	P05-065	Socap Lofts Two, 1800 7 th Street	Ap'd
5	P03-122	La Fontana at Creekside, west of La Manca Way, between Creek Centre and S. Elder Courts	Ap'd
6	P04-253	Morrison Creek Tentative Map, Morrison Creek Dr and east of Florin Rd	Cont'd 12-3-05
10	P05-015	Fell Street Map, east side of Fell Street north of Longshore Court	Ap'd
11	P05-083	Del Paso Nuevo Phase 4, Hayes Ave at north of Nuevo Park	Ap'd
12	P05-118	Creekside Office Plaza Building A, 6481 Creek Center Court	Ap'd
13	P05-119	Creekside Office Plaza Building B, 6461 Creek Center Court	Ap'd
17	P05-170	Raley's Parking lot, 4800 Freeport	Ap'd
18	P05-173	Sky Park at Natomas Field	Ap'd
21	M05-081	Amendments to the Sacramento City Code related to Heliports	Ap'd
22		Cancellation of November 24 th and December 22 nd CPC Meetings	Ap'd

VOTE OF THE PLANNING COMMISSION:

COMMISSIONER	Motion (M) Second (S)	YES	NO	ABSTAIN
Vacant				
Bancs	M	✓		
Boyd		✓		
Notestine		✓	#17 only	#11 only
Taylor-Carroll		✓	#17 only	
Vallencia		✓	#17 only	
Wasserman	S	✓		
Woo		✓		
Yee		✓		

COPY





ORDINANCE NO.

Adopted by the Sacramento City Council
January 5, 2006

AN ORDINANCE AMENDING SECTION 17.112.020 OF TITLE 17 OF THE SACRAMENTO CITY CODE (THE ZONING CODE) RELATING TO MINIMUM YARD AND LOT AREA REQUIREMENTS IN THE R-1A-SPD ZONE OF THE DEL PASO NUEVO SPECIAL PLANNING DISTRICT (P97-088)

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

SECTION 1

Section 17.112.020 of Title 17 of the Sacramento City Code (the Zoning Code) is amended to read as follows:

17.112.020 Basic Height and Area Regulations.

A. The following standards shall apply to new construction:

	R-1-SPD	R-1A-SPD	C-1-SPD
Front Yard Setback – Porch/Entry	12.5' minimum	12.5' minimum	n/a
Minimum Front Yard Setback – Main Structure	17.5' minimum	17.5' minimum	12.5' minimum along Norwood Ave.; 0' setback elsewhere
Minimum Side Yard Setback (Interior)	5' 0' for garage	5' 0' for garage	See §3-C-24
Minimum Lot Area	5,200 square feet	4,000 square feet	1,600 square feet

B. Notwithstanding the requirements set forth in section 17.112.020(A), the Planning Commission and the Planning Director shall have the authority to vary the minimum yard setback and the minimum lot area per dwelling unit requirements in the R-1A-SPD zone in approving a special permit under section 17.112.050(A). The density of a project may not exceed the maximum density under section 17.112.050(B) and Appendix A.

SECTION 2

The City Clerk of the City of Sacramento is hereby directed to amend section 17.112.020 of Title 17 of the Sacramento City Code (the Zoning Code).