



REPORT TO COUNCIL

City of Sacramento

16

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

CONSENT
February 14, 2006

Honorable Mayor and
Members of the City Council

Subject: PFP: Zoning ordinance amendment for Del Paso Nuevo Phase V Project (P05-095)

Location/Council District:

South of Ford Road, east of Taylor Road; APN: 250-0220-019, -020; 250-0230-001, -006, -007, -007, -009, -010, -011, -012, -013, -014, -037, -041, -043, -047, -051, -054, -055, -059, -063, -064, -065, -068, -069, -071, -073, -075; 250-0250-022; 250-0260-001, -018; 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 removing 10.93± net acres from Standard Single Family Special Planning District (R-1-SPD) zone and placing in the Single Family Alternative Special Planning District (R-1A-SPD) zone ; and 2) Continue to February 21, 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 applicant is requesting to rezone the subject property to develop 95 residential units. The proposed Single Family Alternative (R-1A) zone allows development of a higher density project which is consistent with the North Sacramento Community Plan policies that promote neighborhood revitalization, ownership opportunities and development in infill areas.

Committee/Commission Action:

On January 26, 2006, by a vote of 6 ayes, and 1 abstention, the Planning Commission approved the related Tentative Map and Special Permit to develop 95 single family detached homes and recommended approval and forward to City Council the Rezone.

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 V (P05-095), is a portion of the development of the 154-acre Master Plan.

This project is a request to subdivide a portion of the Del Paso Nuevo area into 95 single family lots. This proposal will require rezoning of the subject properties to Single Family Alternative (R-1A) to allow the development as proposed. The applicant intends the development to be a mix of starter and move-up housing with homes ranging from 1,400 to 1,750 square feet.

The Del Paso Nuevo Phase V project proposes a Rezone of 10.93± net acres to allow development of 95 single family residences. Planning Commission approved the Tentative Map and Special Permit for the project on January 26, 2006.

Zoning Ordinance Amendment (Rezone):

The applicant is proposing to rezone the property from Standard Single Family (R-1-SPD) to Single Family Alternative (R-1A-SPD). The R-1A zone allows lots to vary from the standard size and may provide for varying setbacks subject to a special permit creating a slightly denser development than a typical standard single family subdivision.

This project proposes some lots that do not comply with R-1 lot and area requirements which are specific to the Del Paso Nuevo SPD. Redesign of the map to comply with these specific R-1 lot and area requirements would likely result in a loss of about 10-12 lots. Within the Del Paso Nuevo SPD, there is no allowance to vary from these requirements without a zoning ordinance amendment. However, this project does comply with all the Del Paso Nuevo SPD R-1A lot and area requirements. Therefore, the rezone is recommended over a zoning ordinance amendment.

The existing lot sizes and development in the area make it difficult to strictly comply with the R-1 lot and area requirements within the Del Paso Nuevo SPD. However, with the project proposing some lots over 7,000 square feet, the density of the project is eight units per net acre which complies with the Del Paso Nuevo SPD designation of 4-8 units per net acre. In this case, the rezone, which allows lots to be smaller than required, is not necessarily creating a denser development that couldn't otherwise be developed in the R-1 zone with subdivision modifications.

Staff supports the rezone to Single Family Alternative Special Planning District (R-1A-SPD) since the rezone is consistent with the North Sacramento Community Plan designation of "Residential 7-15 du/na" and Del Paso Nuevo SPD designation of 4-8 du/na, adequately sized units can be developed that function on the smaller lots, it provides ownership housing in the area, is consistent with existing development , and adds to the residential character of the street.

Financial Considerations:

This project has no fiscal considerations.

Environmental Considerations:

The Environmental Planning Services has determined the project, as proposed, will not have a significant impact to the environment; therefore, a Mitigated Negative Declaration has been prepared. In compliance with Section 15070(B)1 of the California Environmental Quality Act (CEQA) Guidelines, mitigation measures have been identified to reduce impacts to a less-than-significant level. These mitigation measures address biological resources and cultural resources. The mitigation measures are listed in the Mitigation Monitoring Plan. The draft Initial Study/Mitigated Negative Declaration was available for public review and comment during the period of December 19, 2005 through January 6, 2006. No comment letters were received. Therefore, Planning Commission recommends the City Council approve the Mitigated Negative Declaration and adopt the Mitigation Monitoring Plan.

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
Interim Planning Manager

Approved by:



WILLIAM THOMAS
Director of Development Services

Recommendation Approved:



RAY KERRIDGE
Interim City Manager

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Pg 7	(Attachment 3) Land Use & Zoning Map
Pg 8	Ordinance - Rezone
Pg 9	Exhibit A - Rezone

**CITY PLANNING COMMISSION
CONSENT ITEMS**

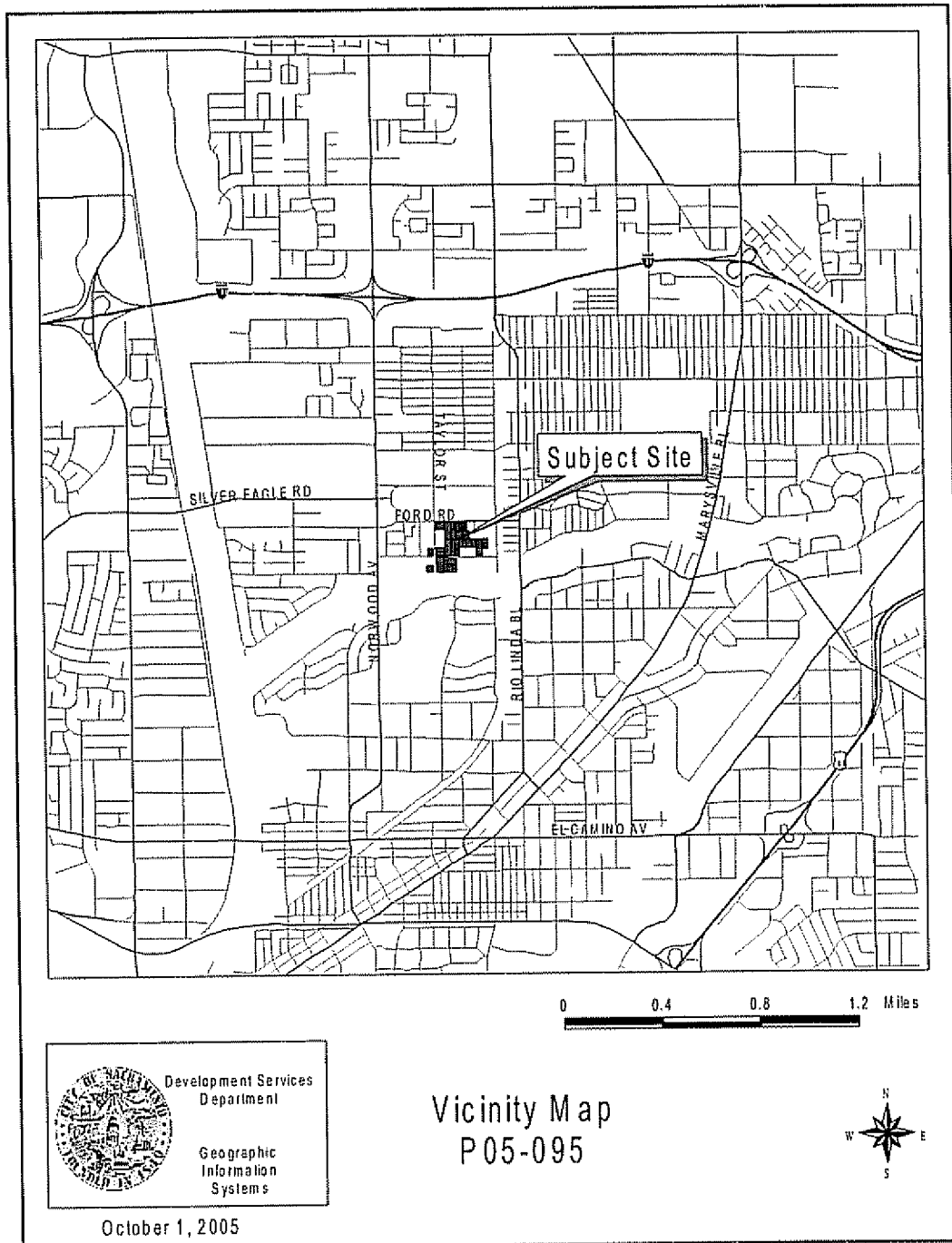
CPC AGENDA DATE: January 26, 2006

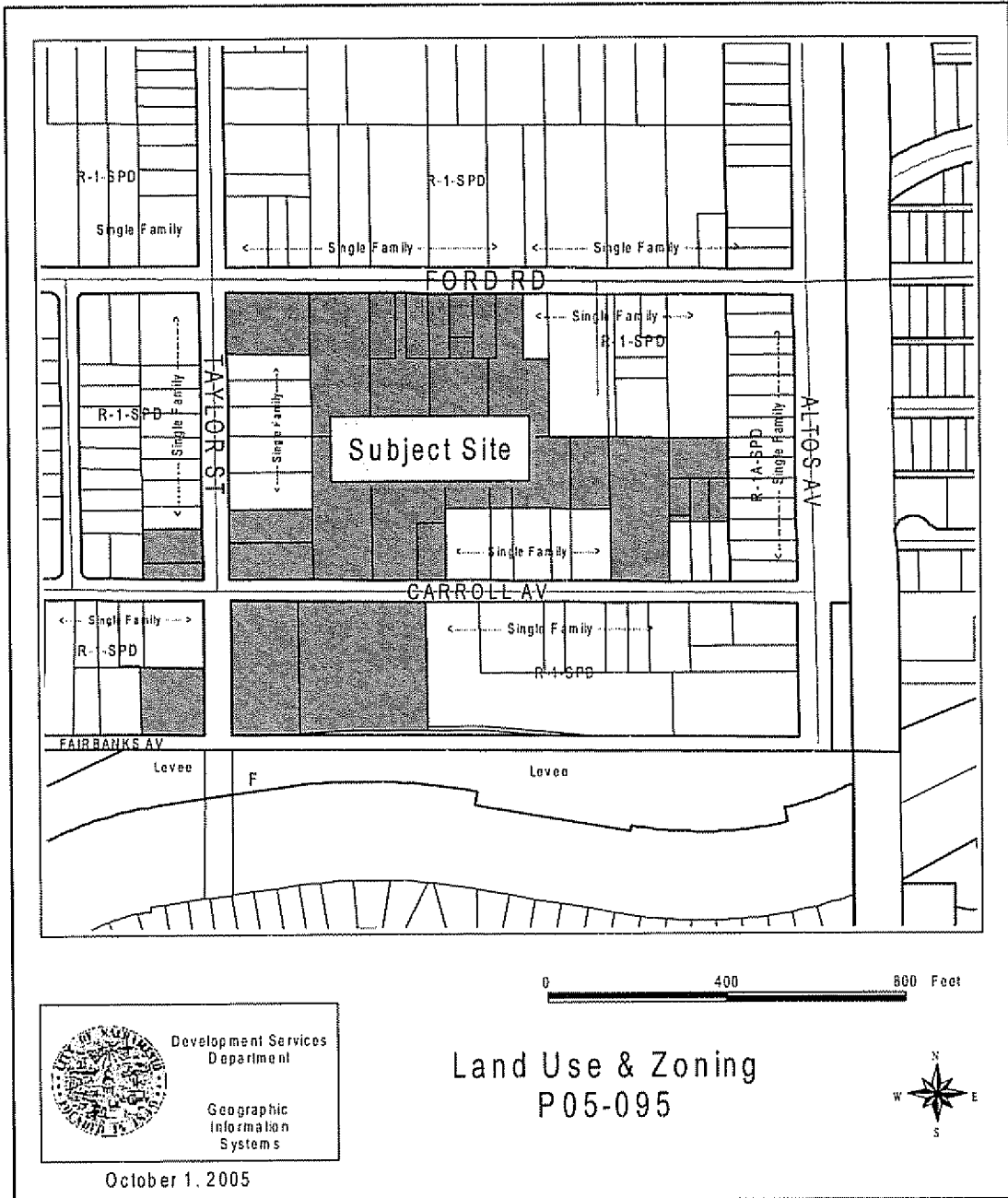
Item No.	Project No.	Title/Location	Action: Approved/ Denied/Cont'd
2		Synopsis of January 12, 2006 Planning Commission Meeting	APPROVED
3	P05-120	Creekside Office Building C, located at 6420 South Elder Court	APPROVED
7	P04-253	Morrison Creek Tentative Map	W/DY APPLICANT
8	P05-054	Laguna Place Apartments	APPROVED
9	P04-143	Strawberry Creek Centre	APPROVED
10	P04-219	Sheldon 20 Rezone and TM	APPROVED
11	P05-166	Beverages and more!	APPROVED
13	P04-212	Parkebridge	CONT'D 2/9
15	P05-070	Calvary Christian Center Sign Variance	APPROVED
16	P05-081	Splash & Dash Car Wash	APPROVED
17	P05-095	Del Paso Nuevo Phase V	APPROVED w/ CONDITIONS
18	P05-102	Valero Gas Station Mini Mart Expansion	APPROVED
20	P05-111	Starbucks Drive-thru	APPROVED
21	P05-134	536 Wilson Avenue	CONT'D 2/9
23	P05-162	15th & L Hotel/Condo	APPROVED

VOTE OF THE PLANNING COMMISSION:

COMMISSIONER	Motion (M) Second (S)	YES	NO	ABSTAIN
Valencia				
Notestine			ON 20	ON 9,17
Woo				
Banes - Vice Chair	M			
Taylor-Carroll - Chair				
Boyd	S'			
Yee				
Wasserman	Sz			
Vacant				

ATTACHMENT 2





ORDINANCE NO.

Adopted by the Sacramento City Council

February 21, 2006

AN ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE, TITLE 17 OF THE CITY CODE, BY REMOVING 10.93± ACRES FROM THE STANDARD SINGLE-FAMILY SPECIAL PLANNING DISTRICT (R-1-SPD) ZONE AND PLACING IN THE SINGLE FAMILY ALTERNATIVE SPECIAL PLANNING DISTRICT (R-1A-SPD) ZONE, FOR THE PROPERTY LOCATED SOUTH OF FORD ROAD, EAST OF TAYLOR ROAD (P05-095) (APN: 250-0220-019, -020; 250-0230-001, -006, -007, -007, -009, -010, -011, -012, -013, -014, -037, -041, -043, -047, -051, -054, -055, -059, -063, -064, -065, -068, -069, -071, -073, -075; 250-0250-022; 250-0260-001, -018)

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

SECTION 1

The property generally described, known and referred to as APN: Various Apn's which are shown on attached Exhibit A, consists of 10.93± net acres and is currently in the Standard Single Family Special Planning District (R-1-SPD) zone established by the Comprehensive Zoning Ordinance (Title 17 of the City Code). Said territory is hereby removed from the R-1-SPD zone and placed in the R-1A-SPD zone.

SECTION 2

Rezoning of the property 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 property described in the Comprehensive Zoning Ordinance, Title 17 of the City 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 maps, which are part of said Ordinance to conform to the provisions of this Ordinance.

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Exhibit A: Del Paso Nuevo Rezoning Map – 1 Page

