

# CITY PLANNING COMMISSION

1231 'I' STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT	CITY OF SACRAMENTO				
OWNER	Barratt Northern California, 18022 Cowan Street, Irvine, CA 92714				
PLANS BY	Hallmark Capital Investment II, LTD., 550 S. California Ave., Palo Alto, CA 94306				
FILING DATE	9/22/86	ENVIR. DET.	Neg. Dec.	REPORT BY	PW/vf
ASSESSOR'S PCL. NO.	119-220-61,62,63				

- APPLICATION:**
- A. Negative Declaration
  - B. Rezone from Light Density Multiple Family - Review, R-3-R to Single Family, R-1 zone.

**LOCATION:** Southwest corner of Brookfield Drive and Franklin Boulevard

**PROPOSAL:** The City Council has directed staff to initiate the rezoning of 30+ acres from R-3-R to R-1

**PROJECT INFORMATION:**

1974 General Plan Designation:	Residential
1986 South Sacramento Community Plan Designation:	Residential 11-29 du/na
Existing Zoning of Site:	R-3-R
Existing Land Use of Site:	Vacant

**Surrounding Land Use and Zoning:**

North:	Vacant; OB-R, C-1-R and Residential; R-3
South:	Residential; R-1
East :	Commercial; C-2 and Residential; R-3 and Vacant; R-1A
West :	Residential; R-1A

Property Dimensions:	Irregular
Property Area:	30.0 ± acres
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

**Background Information:** On July 10, 1980 (P-9070) the Planning Commission approved a conceptual site plan to rezone the site to R-3-R. At that time the site consisted of one 30.0+ acre parcel. In February of 1982 the City Council approved a tentative map to allow the development of 216 zero lot line patio homes and to create two Multiple Family Sites for future development. No development occurred on the subject site. In November of 1983 (P83-341) the City Council approved a request to divide the 30.0+ acre site into two separate parcels; 10+ acres in the northern parcel and 20+ acres in the Southern parcel. In August of 1984, the applicant submitted a Plan Review (P84-304) to develop 272 apartment units on the northern 10+ acre parcel of the subject site. The applicant withdrew this request during the September 27th Commission hearing. On February 14, 1985, the Planning Commission approved a Plan Review to develop a 216 unit Apartment Complex on the northern 10+ acres. At the present time, no further plans have been submitted for Planning Director's review and no building permit applications have been submitted. There have been no entitlement requests for the southern 20.0+ acre parcel of the subject site.

On August 19, 1986, the City Council approved the South Sacramento Community Plan (SSCP). Subsequent to approval of the SSCP, Councilman, Kastanis, proposed a motion to initiate the rezoning of the subject site from R-3-R to R-1. The motion was approved. Therefore, this rezone request is a result of the City Council's action directing staff to rezone the subject site.

Staff Evaluation: Staff has the following comments regarding this request.

A. Land Use and Zoning

The subject site consists of 30.0+ acres and is designated in the South Sacramento Community Plan as RESIDENTIAL 11-29 DU/NA. A rezone to R-1 would require a Community Plan Amendment. The Surrounding land uses are primarily residential. The lands directly adjacent to the west are developed in Single Family patio homes and a single family senior community is currently under construction. To the south are standard single family homes. Adjacent on the east is a 13+ acre parcel zoned R-1A and approved for 172 condominiums. To the north of the subject site are existing townhouses and vacant parcel approved for office and commercial uses.

B. Alternative Land Uses

As an alternative to the R-1 zoning, Staff suggest that rezoning the 30.0+ acres to R-1A may be more appropriate. The intention of the City Council for the R-1 Zoning was to reduce the number of Multiple Family sites in this area of South Sacramento. the R-1A zoning can achieve this. For a comparison, Staff has computed the maximum densities allowed under the following three zones:

- R-3-R - 30.0+ ac. at 29 DU/AC = 870 Units
- R-1A - 30.0+ ac. at 15 DU/AC = 450 Units
- R-1 - 30.0+ ac. at 8.4 DU/AC = 252 units

Staff has computed the densities for a typical development under the three zones:

- R-3-R - 30.0+ ac. at 23 DU/AC = 690 Units
- R-1A - 30.0+ ac. at 8 DU/AC = 240 Units
- R-1 - 30.0+ ac. at 5.5 DU/AC = 165 Units

and, Staff has computed the densities of the adjacent land uses:

- West of subject site - 7.7 DU/AC
- Southwest of subject site - 5.3 DU/AC
- East of subject site - 13.2 DU/AC

North of subject site - 7.4 DU/AC

South of subject site - 5 DU/AC

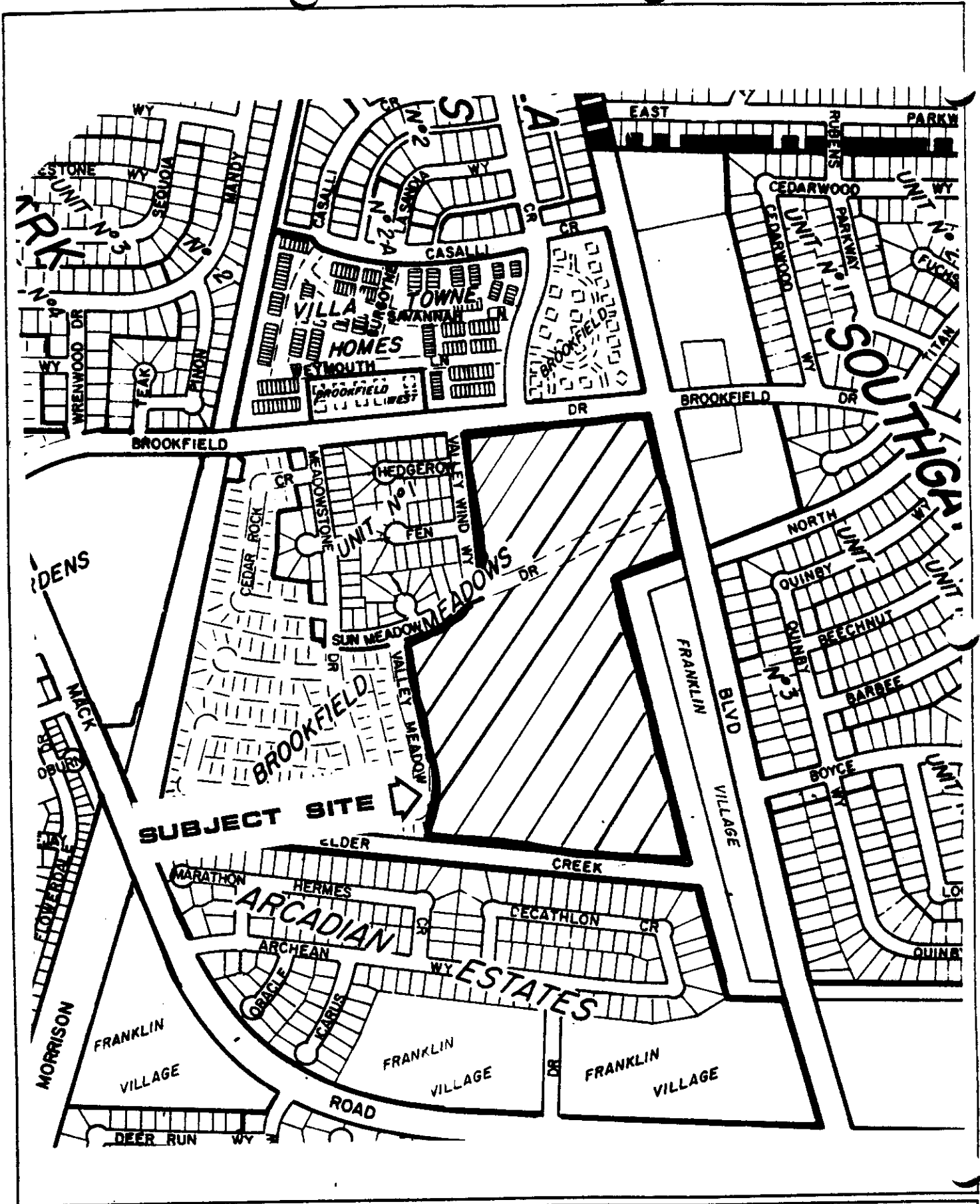
The R-3-R zone designation would allow densities that could pose conflicts with the character of the adjacent single family homes. Staff proposes that the subject site be planned for a zero lot line development or other housing types allowed in the R-1A zone. Also, the R-1A zoning would not require amending the existing Community Plan Land Use designation of RESIDENTIAL 11-29. Specific development plans will be reviewed by the Planning Commission and will require a Special Permit.

C. Conclusion: Rezoning the subject site to R-1A will allow the property owner flexibility in development yet can achieve what the Council had intended in directing staff to rezone to R-1. Staff, therefore, recommends rezoning to R-1A rather than the proposed R-1.

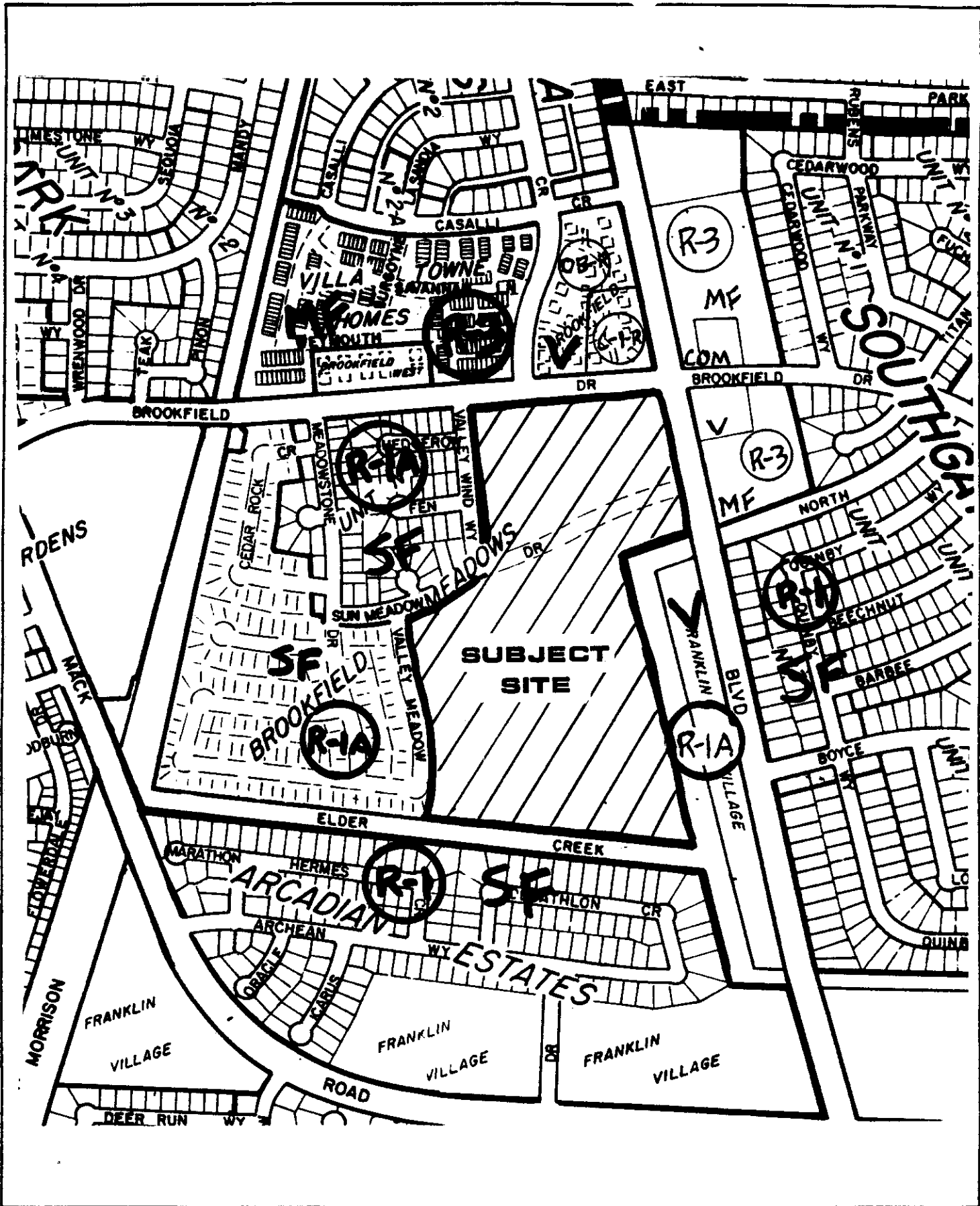
ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the proposed project will not have an adverse effect on the environment and has filed a Negative Declaration.

STAFF RECOMMENDATION: Staff recommends the following actions:

- A. Ratification of the Negative Declaration;
- B. Recommend approval of the Rezone from R-3-R to R-1A.



**VICINITY MAP**



# LAND USE & ZONING MAP