

P95-107 ◦ STRAWBERRY CENTER HOUSING SITE

REQUEST: Entitlements to bring the existing Multiple Family Planned Unit Development (R-3 PUD) zoning into conformance with the Sacramento General Plan and the South Sacramento Community Plan for 2.97± vacant acres located east of Bruceville Road, south of Alpine Frost Drive, west of Union House Creek and north of Cosumnes River College Drive:

- A. General Plan Amendment from High Density Residential (30+ dwelling units per net acre {du/na}) to Medium Density Residential (16-29 du/na); and
- B. South Sacramento Community Plan Amendment from Residential (29+ du/na) to Residential (11-29 du/na).

LOCATION: 8200 Bruceville Road (APN: 117-0184-004-0000)
Sacramento Unified School District
Council District 8

APPLICANT:	Sacramento City Planning Department c/o Dawn Holm 1231 I Street, Suite #300, Sacramento, CA 95814
OWNER:	Methodist Hospital 7500 Timberlake Way, Sacramento, CA 95823
STAFF CONTACT:	Dawn Holm, 264-5851

SUMMARY/RECOMMENDATION: The City Planning Department is proposing to amend the General Plan and South Sacramento Community Plan land use designations for 2.97± vacant acres from High Density Residential to Medium Density Residential. The subject site is zoned Multiple Family Planned Unit Development (R-3 PUD) which allows a maximum of 29 du/na to be constructed on the site. The existing General Plan land use designation is inconsistent with the R-3 zoning of the site in that the General Plan designation requires a minimum of 30 du/na be constructed on the site.

Staff recommends that the Planning Commission recommend approval of the project and forward to the City Council for approval. Staff recommends approval because the proposed General Plan and South Sacramento Community Plan land use designation changes will bring the land use designations into conformance with the existing R-3 PUD zoning of the subject site.

PROJECT INFORMATION:

General Plan Designation:	High Density Residential (30 \pm du/na)
South Sacramento Community Plan	
Land Use Designation:	Residential (29 \pm du/na)
Existing Land Use of Site:	Vacant
Existing Zoning of Site:	Multiple Family Residential (R-3 PUD)

Surrounding Land Use and Zoning:

North: Vacant; Office Building PUD (OB PUD)
 South: Vacant & Cosumnes River College; Office Building (OB) & Agriculture (A)
 East: Office & Vacant; Office Building PUD (OB PUD) & Shopping Center PUD (SC PUD)
 West: Single Family Residential; Single Family Alternative (R-1A)

Property Dimensions:	Irregular
Property Area:	2.97 \pm acres
Topography:	Flat
Street Improvements	To be provided
Utilities	To be provided

BACKGROUND INFORMATION: On March 28, 1995, the City Council approved various entitlements needed to establish the Strawberry Creek Center Planned Unit Development (PUD) (P90-055). The Strawberry Creek Center PUD established zoning, land use designations and development guidelines for 25 \pm vacant acres. A 3 \pm vacant portion of the PUD located on the east side of Bruceville was designated as a multiple family residential site to be developed as senior housing. The remainder of the PUD was designated for retail/commercial development.

STAFF EVALUATION: Staff has the following comments:

A. Policy Considerations

The existing site is currently zoned Multiple Family Planned Unit Development (R-3 PUD) which permits a maximum of 29 dwelling units per net acre. When the Strawberry Creek Center PUD was approved the site was designated as High Density Residential (30+ du/na) in the General Plan and Residential (29+ du/na) in the South Sacramento Community Plan. The existing zoning is inconsistent with the land use designations that were placed on the property. In an effort to provide consistency between the zoning and the plan designations staff have worked with the property owners in determining whether to amend the zoning or the land use designations.

It is the intent of the property owner to submit an application for a 66 unit senior housing project that has received HUD funding. The HUD funding was based on a maximum of 66 senior units being constructed on the subject site. In consideration of the applicant's ability to attain HUD funding, Planning staff is recommending that the General Plan and South Sacramento Community Plan land use designations be changed to be consistent with the existing R-3 PUD zoning of the site which permits a maximum of 29 du/na.

The proposed land use changes are consistent with General Plan and Community Plan Policies to provide consistency between the zoning and land use designations of properties within the City. Amending the General Plan designation from High Density Residential (30+ du/na) to Medium Density Residential (16-29 du/na) and amending the South Sacramento Community Plan land use designation from Residential (29+ du/na) to Residential (11-29 du/na) will be consistent with the existing Multiple Family PUD (R-3 PUD) zoning of the site.

B. Site Zoning and Development Information

The existing 2.97± vacant acre site is zoned Multiple Family Planned Unit Development (R-3 PUD). The R-3 zoning allows a maximum of 29 dwelling units per net acre. The site is within the boundaries of the Strawberry Creek Center PUD which designates the site for senior housing. A senior housing project is currently being developed by the property owners and will consist of approximately 66 units. The proposed 66 unit senior project will be consistent with the existing zoning and PUD designation. The project will require Planning Commission approval of a special permit. The property owners expect to submit an application for a special permit in the near future.

PROJECT REVIEW PROCESS:

A. Environmental Determination

On March 27, 1995, the Sacramento City Council adopted Resolution 95-131, Certifying the Environmental Impact Report (EIR) for the Methodist Retail and Senior Housing project. Section §15162 of the CEQA Guidelines provides that an additional EIR need not be prepared unless subsequent changes are proposed in the project, substantial changes occur with respect to the project circumstances, or new information of substantial importance to the project now becomes known or available. None of these conditions exist; therefore, a new EIR or a Negative Declaration is not required.

B. Public/Neighborhood/Business Association Comments

The project site is not located within any known neighborhood or business association boundaries.

C. Summary of Agency Comments

The project has been reviewed by several City Departments. No comments have been received.

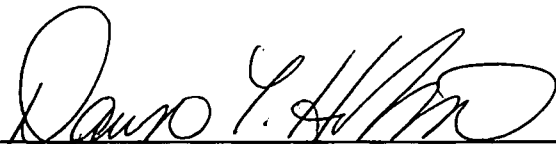
PROJECT APPROVAL PROCESS: The Planning Commission does not have the authority to approve or deny the Plan Amendments. The Planning Commission will make a recommendation to the City Council who will take final action on the Plan Amendments.

RECOMMENDATION: Staff recommends the Planning Commission take the following action:

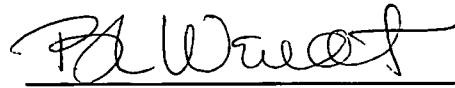
- A. Recommend approval of the General Plan Amendment from High Density Residential (30+ du/na) to Medium Density Residential (16-29 du/na); and
- B. Recommend approval of the South Sacramento Community Plan Amendment from Residential (29+ du/na) to Residential (11-29 du/na).

Report Prepared By:

Report Reviewed By:



Dawn T. Holm, Associate Planner

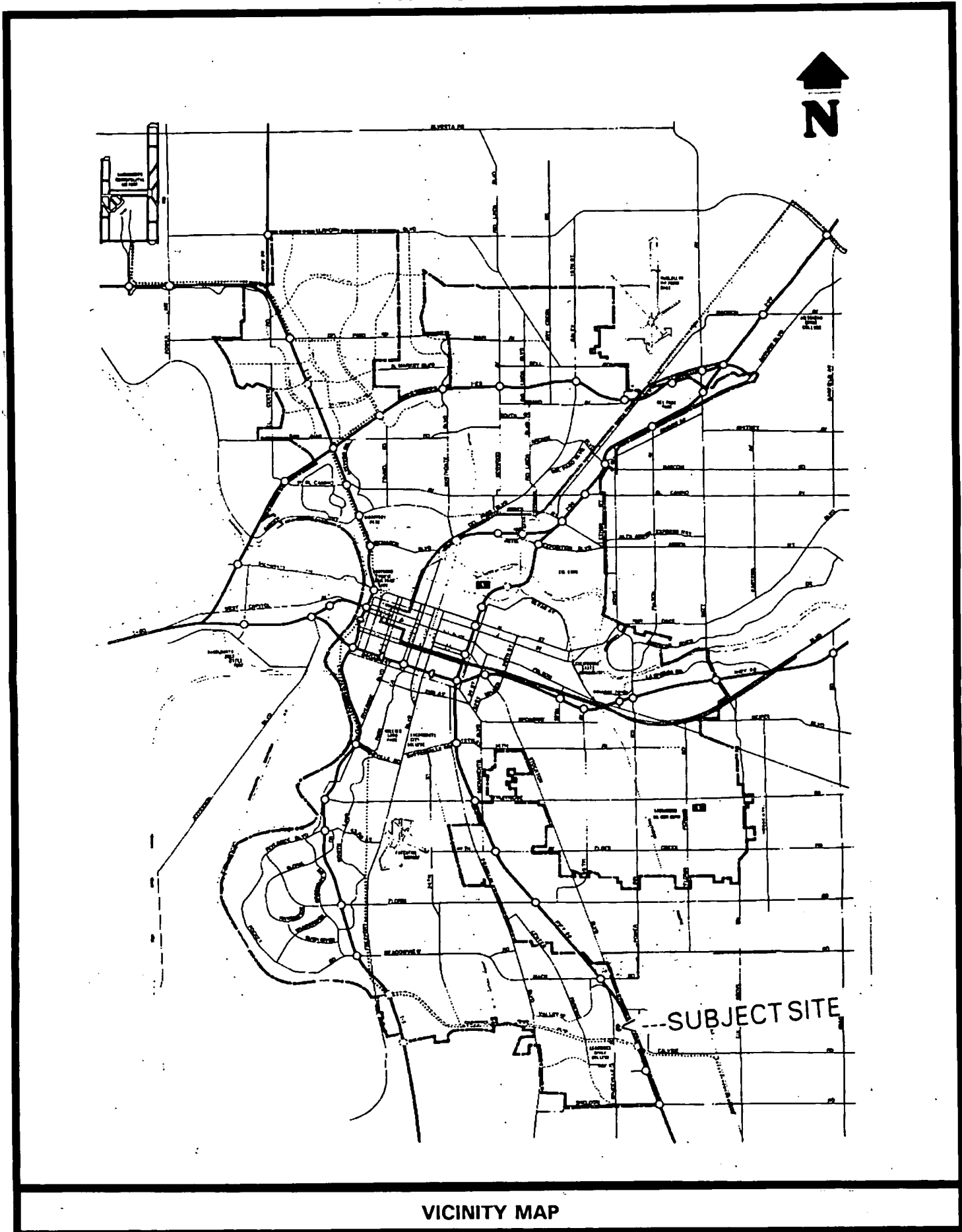


Barbara L. Wendt, Senior Planner

Attachments

Attachment A	Vicinity Map
Attachment B	Land Use and Zoning Map
Attachment C	Site Plan

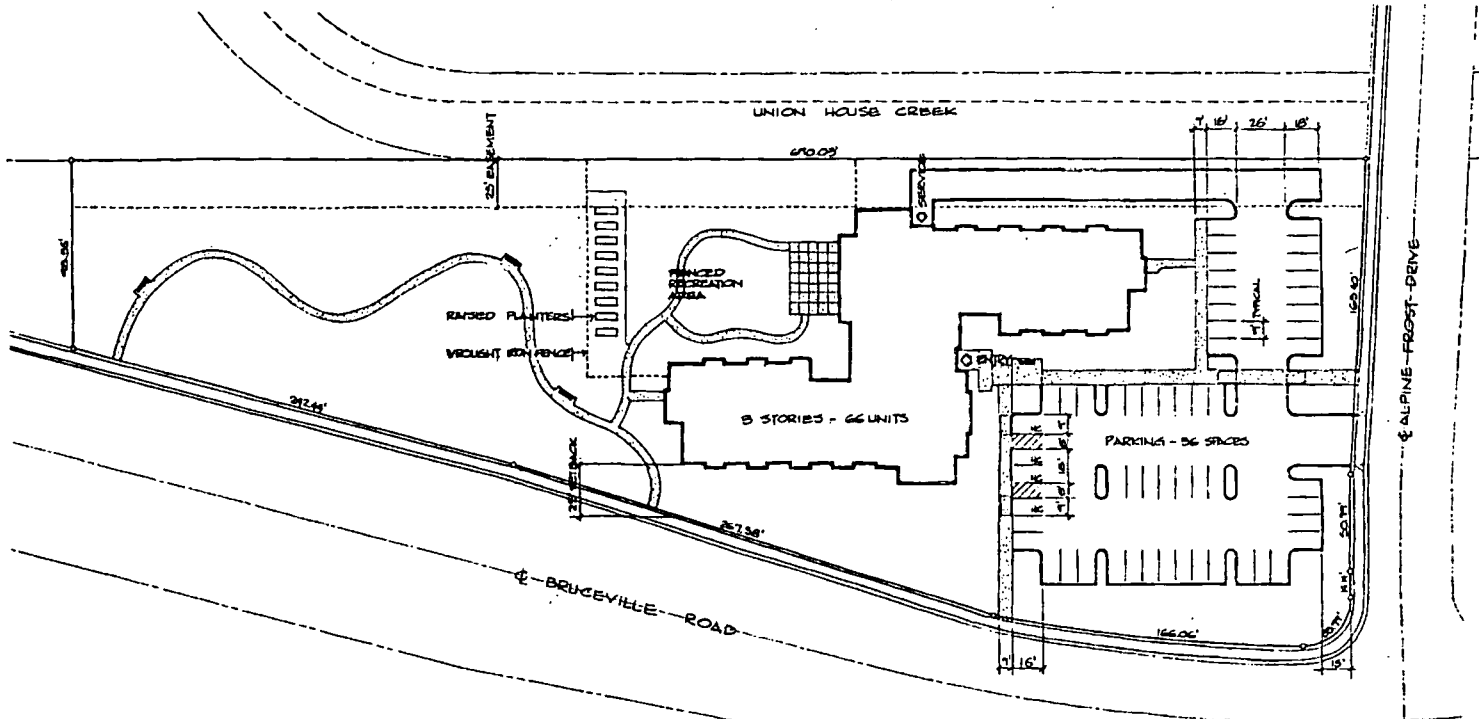
ATTACHMENT A



VICINITY MAP

ATTACHMENT C

TENTATIVE SITE PLAN FOR SENIOR HOUSING PROJECT



STATISTICS

SITE:

TOTAL AREA	-----	2,972 AC	-----	129,460 SF.
BUILDING	-----	14 %	-----	19,696 SF.
PARKING @ WALKS	-----	21 %	-----	27,400 SF.
LANDSCAPING	-----	65 %	-----	85,375 SF.

BUILDING AREA: (GROSS)

FIRST FLOOR	-----	10,685 SF.
SECOND FLOOR	-----	18,616 SF.
THIRD FLOOR	-----	17,217 SF.
TOTAL	-----	46,518 SF. GROSS

UNIT COMPOSITION & AREA: (NET)

UNIT A	39 @	503 SF.	=	20,797 SF.
UNIT B	1 @	445 SF.	=	4,405 SF.
UNIT C	2 @	346 SF.	=	2,730 SF.
UNIT D	4 @	345 SF.	=	5,270 SF.
UNIT E	4 @	530 SF.	=	9,500 SF.
UNIT F	1 @	604 SF.	=	604 SF.
TOTALS	66 UNITS			35,716 SF. NET

PARKING: 55 SPACES (INCL 4 H.C.)

SITE PLAN SCALE: 1" = 30'

