

RESOLUTION NO. 2007-880

Adopted by the Sacramento City Council

December 4, 2007

RESOLUTION AMENDING THE NORTH SACRAMENTO COMMUNITY PLAN TEXT TO INCLUDE A RESIDENTIAL MIXED USE LAND USE DESIGNATION AND TO INCLUDE POLICIES SUPPORTING HOUSING AND RETAIL INFILL DEVELOPMENT

BACKGROUND

- A. The Planning Commission conducted a public hearing on November 8, 2007, and the City Council conducted a public hearing on November 27, 2007; concerning the above plan amendment, and, based on documentary and oral evidence submitted at the public hearing, the Council hereby finds:
1. The proposed addition of a Residential Mixed Use (RMX) land use designation is compatible with the surrounding land uses;
 2. The subject site is suitable for residential and commercial development; and
 3. The proposal is generally consistent with the policies of the North Sacramento Community Plan and the General Plan.

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

Section 1. A residential mixed use (RMX) land use designation is hereby added to the North Sacramento Community Plan.

Section 2. The text of the North Sacramento Community Plan is amended to include a Residential Mixed Use (RMX) land designation and policies supporting housing and retail as listed on the attached Exhibit A

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Exhibit A-North Sacramento Community Plan Text Amendments

Exhibit B- Map

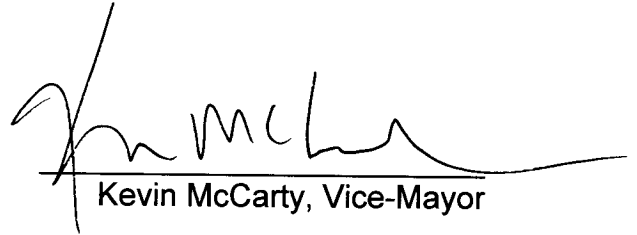
Adopted by the City of Sacramento City Council on December 4, 2007 by the following vote:

Ayes: Councilmembers Cohn, Fong, Hammond, McCarty, Pannell, Sheedy, Tretheway, and Waters.

Noes: None.

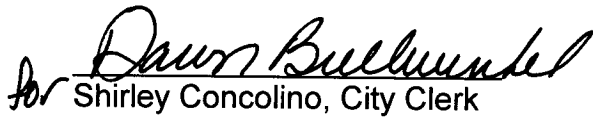
Abstain: None.

Absent: Mayor Fargo.



Kevin McCarty, Vice-Mayor

Attest:



for Shirley Concolino, City Clerk

Exhibit A-North Sacramento Community Plan Text Amendments

PROPOSED CHANGES TO THE COMMUNITY PLAN:

North Sacramento Community Plan new Residential Mixed Use (RMX) land use designation

Residential Mixed Use (Maximum Density of 36 Units Per Net Acre): This is a mixed use zone. The zone permits multiple family residential, office and limited commercial uses.

North Sacramento Community Plan New Goals and Policies:

Goal 1 Strengthen the residential character and identity of the McClellan Heights and Parker Homes neighborhoods.

- Policy 1.1 Promote residential infill and mixed use development in Plan Area.
- Policy 1.2 Infill development, secondary residential units and multi-family housing shall be consistent in scale and character with surrounding residential development.
- Policy 1.3 Encourage multi-family residential development, both market rate and below-market rate, in areas along major arterials such as Bell Avenue and Winters Street, to take advantage of proximity to employment areas such as McClellan Park.
- Policy 1.4 Multi-family residential uses should be allowed in commercially zoned areas; it is preferable that the multi-family residential use is located above the ground-floor commercial use when the building fronts onto a major arterial or collector.

Goal 2 Housing in the Plan Area should be high-quality, safe housing that is available in a variety of housing types and a variety of levels of affordability.

- Policy 2.1 SHRA should work with the City and community members to actively promote loan and grant programs for single-family housing and rental property rehabilitation to the residents of McClellan Heights and Parker Homes.
- Policy 2.2 SHRA should study the feasibility of providing loan and/or grant funding to repair and/or replace house foundations to qualifying residents of McClellan Heights and Parker Homes.

Policy 2.3 The City should consider proposing City's Rental Housing Inspection Program in the Plan Area to spur housing stock improvements.

Policy 2.4 New development should adhere to Chapter 3 of the City of Sacramento's Zoning Code for guidelines for single-family and multifamily development. The Del Paso Heights Design Guidelines can be used as a reference because the Del Paso Heights Design Review District will be expanded to include the McClellan Heights and Parker Homes Plan Area.

Policy 2.5 New mixed use development should follow the design guidance provided in section C in this chapter, as well as applicable design guidance in the City's design guidelines for Corridors.

Goal 3 Ensure that the McClellan Heights and Parker Homes neighborhoods have access to neighborhood-serving retail and other amenities to meet community needs.

Policy 3.1 Neighborhood-serving retail such as a grocery store with fresh produce and a drug store should be encouraged in commercially zoned areas, such as the node at Raley Boulevard and Bell Avenue.

Policy 3.2 Neighborhood-serving retail and smaller-scale businesses such as restaurants, retail shops and personal services should be encouraged in commercially-zoned and residential mixed-use areas that have frontage along major arterials or collector streets.

Goal 4 Ensure safety and compatibility between residential land uses and the adjacent McClellan Airport.

Policy 4.1 This Plan incorporates the new aircraft exposure noise contours (Attachment B) adopted by the County of Sacramento, which are expected to be included in the pending McClellan Airport Land Use Comprehensive Plan (ALUCP). The Special Planning District Ordinance that will be developed for implementation of the Plan will ensure compatibility with the land use restrictions (e.g. building heights and development intensity) for that portion of the Plan Area affected by the ALUCP to ensure public safety.

Policy 4.2 Refer to Exhibit B. No new residential development shall be permitted within the 65 CNEL McClellan Airport noise

exposure the McClellan Airport contour. New residential development within

Planning Area boundaries located between the 60 and 65 CNEL noise exposure contours shall be subject to the following conditions:

◆ Compliance with the City’s General Plan Health and Safety Element which establishes minimum noise insulation to protect persons from excessive noise within the interior of new residential dwellings, including detached single-family dwellings, that limits noise to 45 Ldn, with windows closed, in any habitable room.

◆ Notification in the form of requiring developments requesting tentative maps to provide formal written disclosures, recorded deed notices, or in the Public Report prepared by the California Department of Real Estate disclosing the fact to prospective buyers that the parcel is located within the 60 CNEL noise contour of the McClellan Airport and is subject to periodic excessive noise from aircraft overflights.

◆ Include in the McClellan Heights/Parker Homes Special Planning District Zone restrictions on the height of buildings and structures and the densities of land uses consistent with the McClellan Land Use Comprehensive Plan.

Airport

Goal 5 Ensure safety and compatibility between residential land uses and non-residential uses within the Plan Area, particularly as existing non-conforming uses transition to land uses allowed as part of this Plan.

Policy 5.1 To avoid conflicts and incompatibility between the existing industrial uses and new development, the City, in consultation with property owners and business occupants of the property and buildings containing the uses, shall analyze the proposed new development for potential conflicts with the existing industrial uses. This analysis will take place prior to and as a condition of approval of any application for new development. The City is authorized to require developers to provide written notice to owners and occupants of new developments regarding the presence of such existing industrial uses and potential impacts associated with the continued use and operation of such existing industrial uses.

Policy 5.2 All regulations regarding non-conforming buildings and uses that are specified in the City's Zoning Code, Section 17.88.30, apply to development within the Plan Area.

Goal 6 Promote opportunities for new open space and community facilities to meet the needs of residents

Policy 6.1 New residential and commercial development should include public open space components to the extent feasible.

Policy 6.2 Public open space may include neighborhood parks, pocket parks, gathering spaces, and courtyards. The location and forms of these public and semi-public facilities shall be compatible in design and scale with the adjacent development.

Policy 6.3 When an application for residential land division occurs in the Plan Area, the City shall assess whether it is more appropriate to require dedication of parkland, or collect payment of an in-lieu fee. In-lieu fees collected within the Community Plan Area may be pooled with other such fees to help facilitate the purchase of parkland.

Policy 6.4 Promote community use of the surrounding school facilities as recreational and community gathering places.

Exhibit B

