REPORT TO COUNCIL
City of Sacramento

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

CONSENT
September 19, 2006

Honorable Mayor and
Members of the City Council

Title: Pass for Publication: The 39th Street Tentative Map (P06-069)

Location/Council District: 2708 39th Street; APN: 014-0091-012; (District 5)

Recommendation: 1) Review a **Resolution** approving the Environmental Exemption per the California Environmental Quality Act Section 15301 and adopt the General Plan Amendment, 2) review an **Ordinance** amending the Comprehensive Zoning Ordinance, 3) Pass for Publication the Ordinance title as required by Sacramento City Charter 32c to be adopted September 26, 2006.

Contact: Greg Sandlund, Junior Planner, (916) 808-8931; Tom Buford, Senior Planner, (916) 808-7931.

Presenter: Not Applicable

Department: Development Services

Division: Current Planning

Organization No: 4881

Description/Analysis

Issue: The applicant is requesting to amend the General Plan land use designations and to rezone the subject property to subdivide a 14,690 square-foot parcel with six existing buildings into six parcels. Both the proposed Multi Family (R-2B) zone and proposed Medium Density General Plan land use designation allow for the subdivision of the subject site at a density of 21 du/na. At the time of writing this report, the project is not controversial.

Policy Considerations: The proposed project is consistent with the following land use designation(s) and applicable policies of the General Plan. The applicable policies include: "Support redevelopment and rehabilitation efforts that add reconditioned units to the housing stock while eliminating neighborhood blight and deterioration," "Develop residential land uses in a manner which is efficient and utilizes existing and planned urban resources," and "Provide a variety of housing densities, types and prices to enhance a neighborhood

identity."

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 subject proposal aids in the creation of a range of housing opportunities and choices with a diversity of affordable housing.

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.

Committee/Commission Action: On September 14, 2006, the Planning Commission was scheduled to consider the related Tentative Map and Special Permit to subdivide the 14,690 square-foot parcel with six existing buildings into six parcels. The decision of the Planning Commission will be provided to the City Council prior to the hearing on this matter.

Environmental Considerations: The proposed project is exempt from environmental review pursuant to CEQA Section 15301 because the project involves negligible or no expansion of an existing use.

Rationale for Recommendation: The project is consistent with the objectives of the General Plan to provide a variety of housing types and densities. The only change of use will be from rental to individual ownership; otherwise there will be no change to the existing use.

Financial Considerations: This project has no fiscal considerations.

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:

_____
for RAY KERRIDGE
City Manager

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Pg 5	Land Use & Zoning Map
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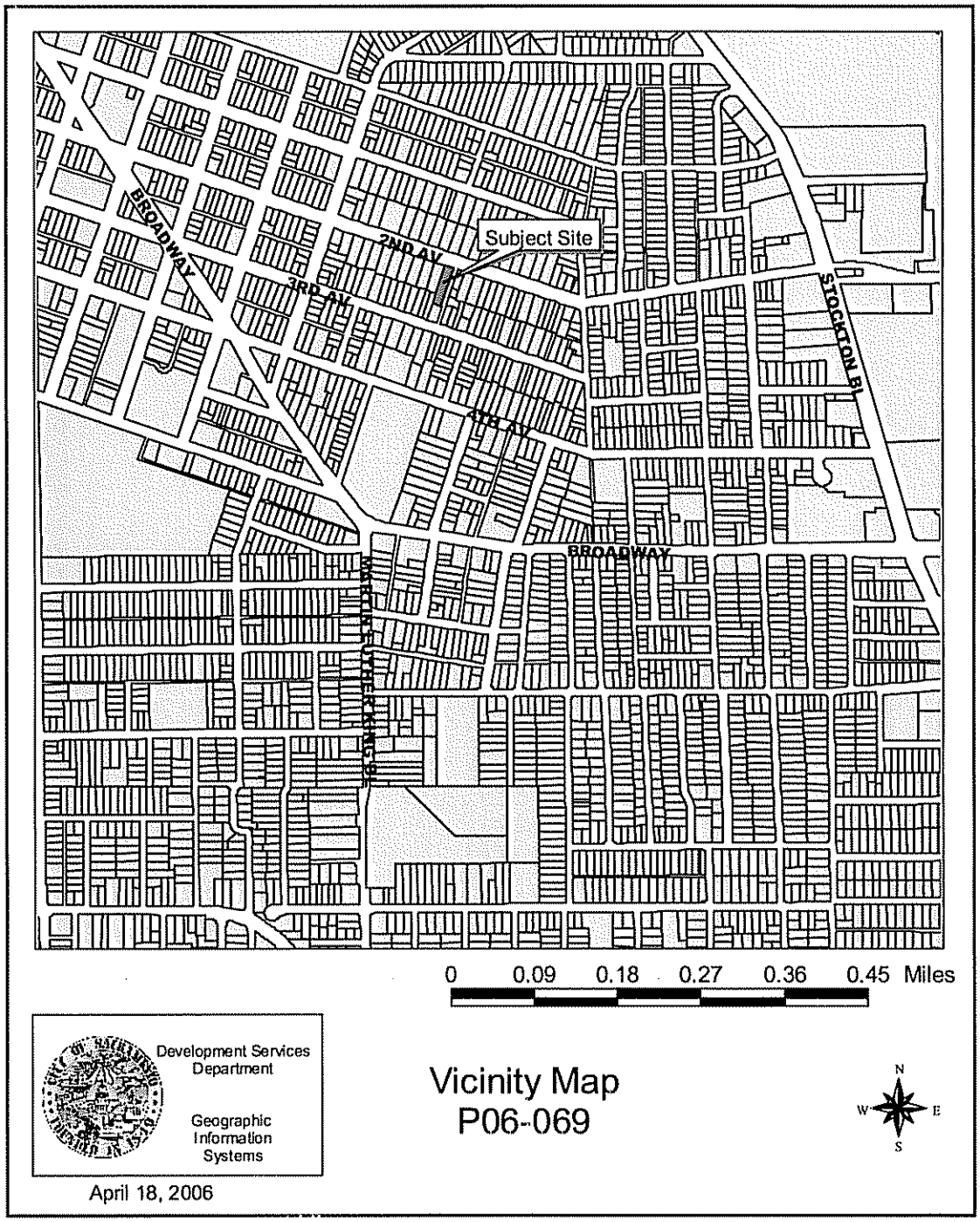
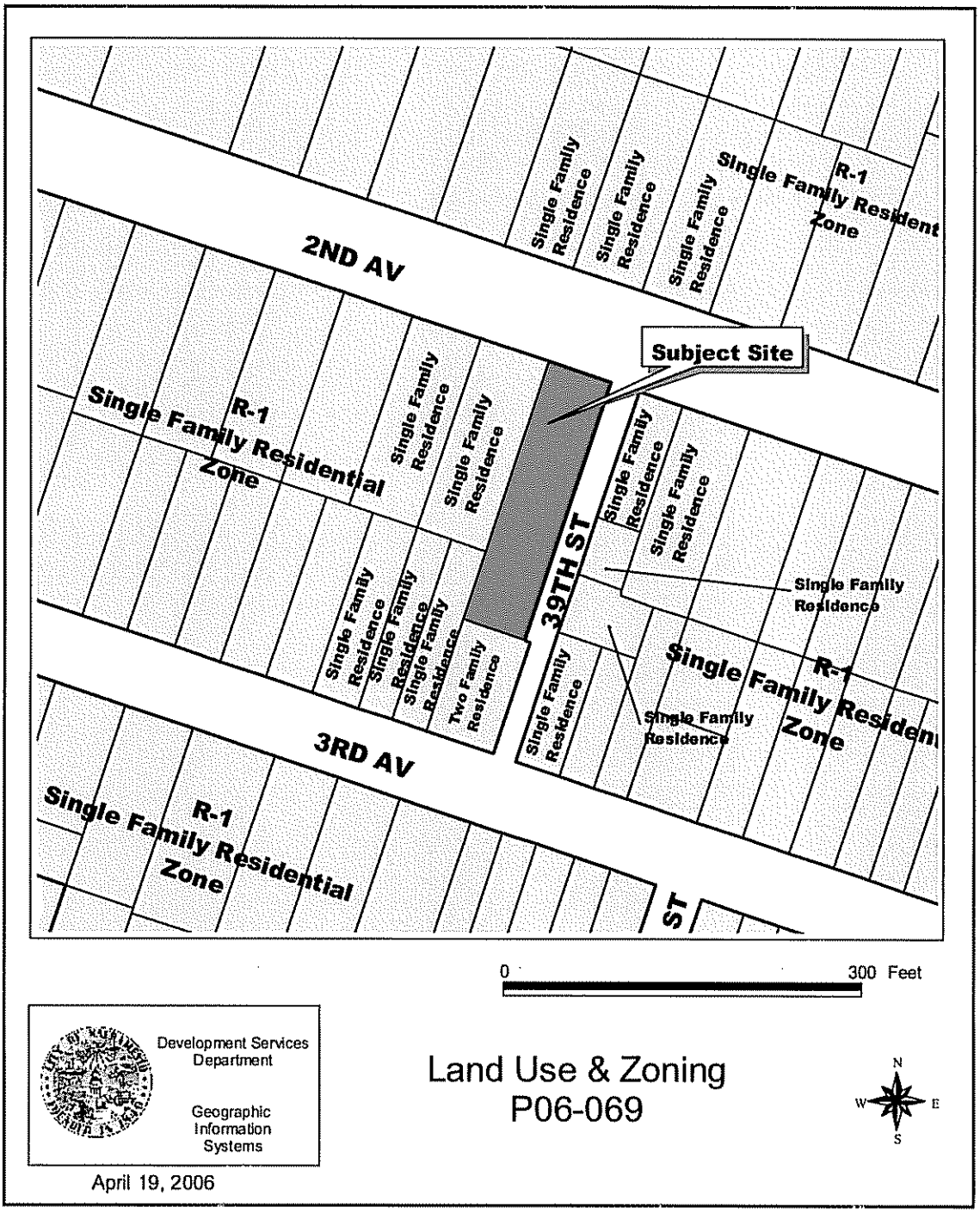
Pg 9	Ordinance – Rezone
Pg 10	Exhibit A – Rezone Map
Pg 11	Tentative Map

Attachment 1 – Vicinity Map



Attachment 2 – Land Use & Zoning Map



Attachment 3 – General Plan Amendment

RESOLUTION NO. 2006-

Adopted by the Sacramento City Council

AMENDING THE GENERAL PLAN LAND USE MAP TO RE-DESIGNATE .33± ACRES OF LOW DENSITY RESIDENTIAL 4-15 DU/NA TO .33± ACRES OF MEDIUM DENSITY RESIDENTIAL 16-29 DU/NA, FOR THE PROPERTY LOCATED AT 2708 39TH STREET, SACRAMENTO, CALIFORNIA (P06-069) (APN: 014-0091-012)

BACKGROUND

A The City Council conducted a Public Hearing on September 26, 2006 concerning the General Plan land use map, and based on documentary and oral evidence submitted at the Public Hearing, the City Council hereby finds:

1. The subject site is suitable for residential development;

2. The proposed General Plan Amendment is compatible with the surrounding uses;

3. The proposal is consistent with the policies of the General Plan; and

4. The project is exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301-Existing Facilities.

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

Section 1. The City of Sacramento's Environmental Planning Services has reviewed the 39th Street Tentative Map (P06-069) and has determined the Project is exempt from review under the California Environmental Quality Act as follows:

(a) The Project is exempt under the following provisions of the California Environmental Quality Act and/or Guidelines (Section 15301-Existing Facilities).

(b) The factual basis for the finding of exemption is as follows:

(i) The project involves negligible or no expansion of an existing use.

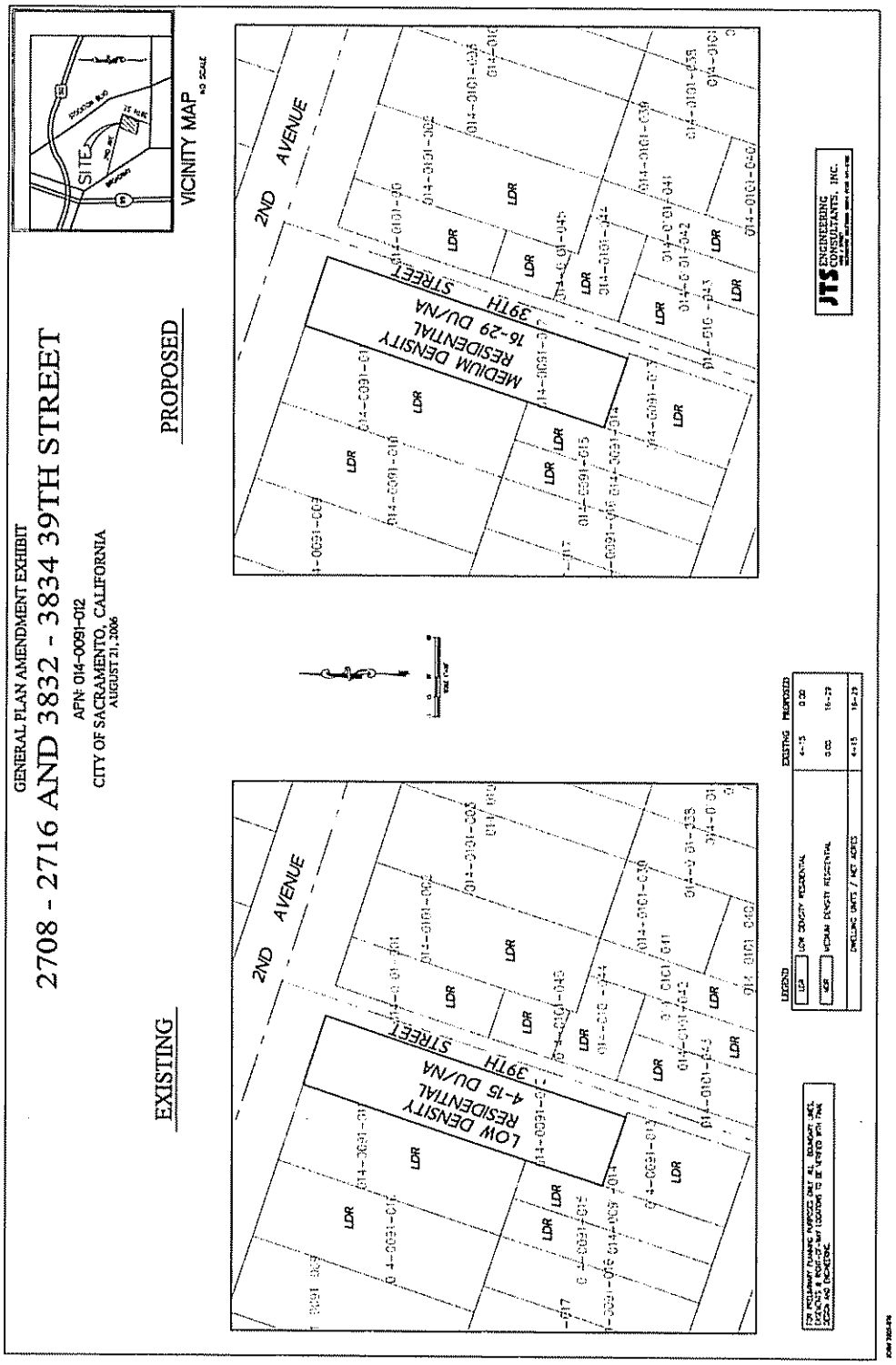
(c) The City Council has reviewed and considered the Environmental Planning Services determination of exemption and the comments received at the hearing on the Project and has determined that the Project is exempt from review under the California Environmental Quality Act for the reasons stated above.

Section 2. The property (APN: 014-0091-012), as described on the attached Exhibit A, within the City of Sacramento is hereby re-designated on the General Plan land use map from .33± gross acres of Low Density Residential (4-15 du/na) to .33± gross acres of Medium Density Residential (16-29 du/na).

Table of Contents:

Exhibit A: General Plan Amendment Map – 1 Page

EXHIBIT A


GENERAL PLAN AMENDMENT EXHIBIT
2708 - 2716 AND 3832 - 3834 39TH STREET
APN: 014-0091-012
CITY OF SACRAMENTO, CALIFORNIA
AUGUST 21, 2006
EXISTING
PROPOSED
VICINITY MAP
SITE
2ND AVENUE
39TH STREET
LOW DENSITY RESIDENTIAL 4-15 DU/NA
MEDIUM DENSITY RESIDENTIAL 16-29 DU/NA
LDR
LEGEND
LDR LOW DENSITY RESIDENTIAL
MDR MEDIUM DENSITY RESIDENTIAL
DWELLING UNITS / NET ACRES
EXISTING
PROPOSED
JTS ENGINEERING CONSULTANTS, INC.

Attachment 4 – Ordinance (Rezone)

ORDINANCE NO.

Adopted by the Sacramento City Council

AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE, TITLE 17 OF THE CITY CODE, BY REMOVING .33± ACRES FROM THE SINGLE FAMILY (R-1) ZONE AND PLACING .33± ACRES IN THE MULTIFAMILY (R-2B) ZONE, FOR THE PROPERTY LOCATED AT 2708 39TH STREET, SACRAMENTO, CALIFORNIA (P06-069) (APN: 014-0091-012)

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

SECTION 1

The property generally described, known and referred to as APN: 014-0091-012 which is shown on attached Exhibit A, consists of .33± acres and is currently in the Single Family(R-1) zone established by the Comprehensive Zoning Ordinance (Title 17 of the City Code). Said territory is hereby removed from the R-1 zone and placed in the R-2B 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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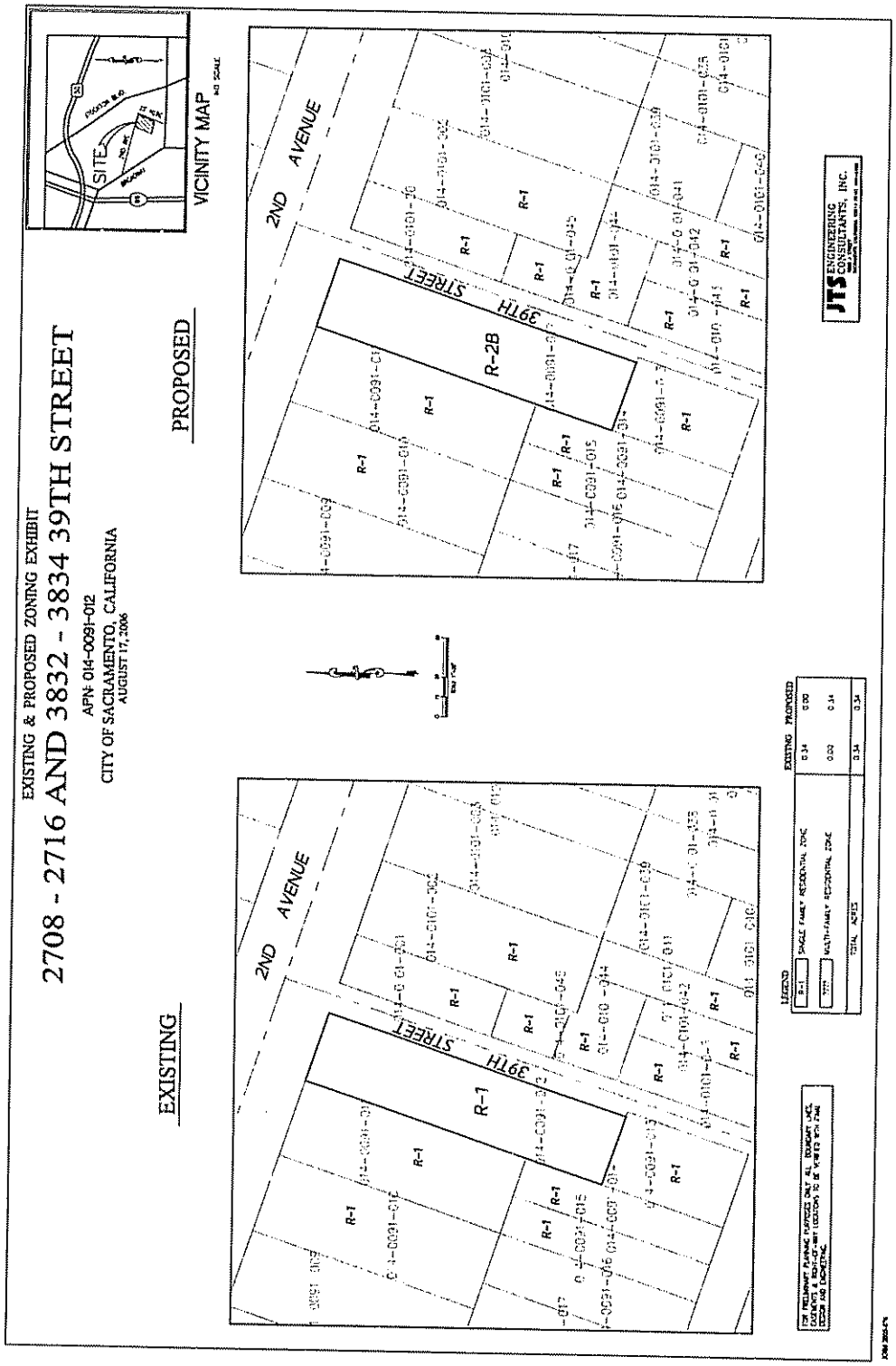
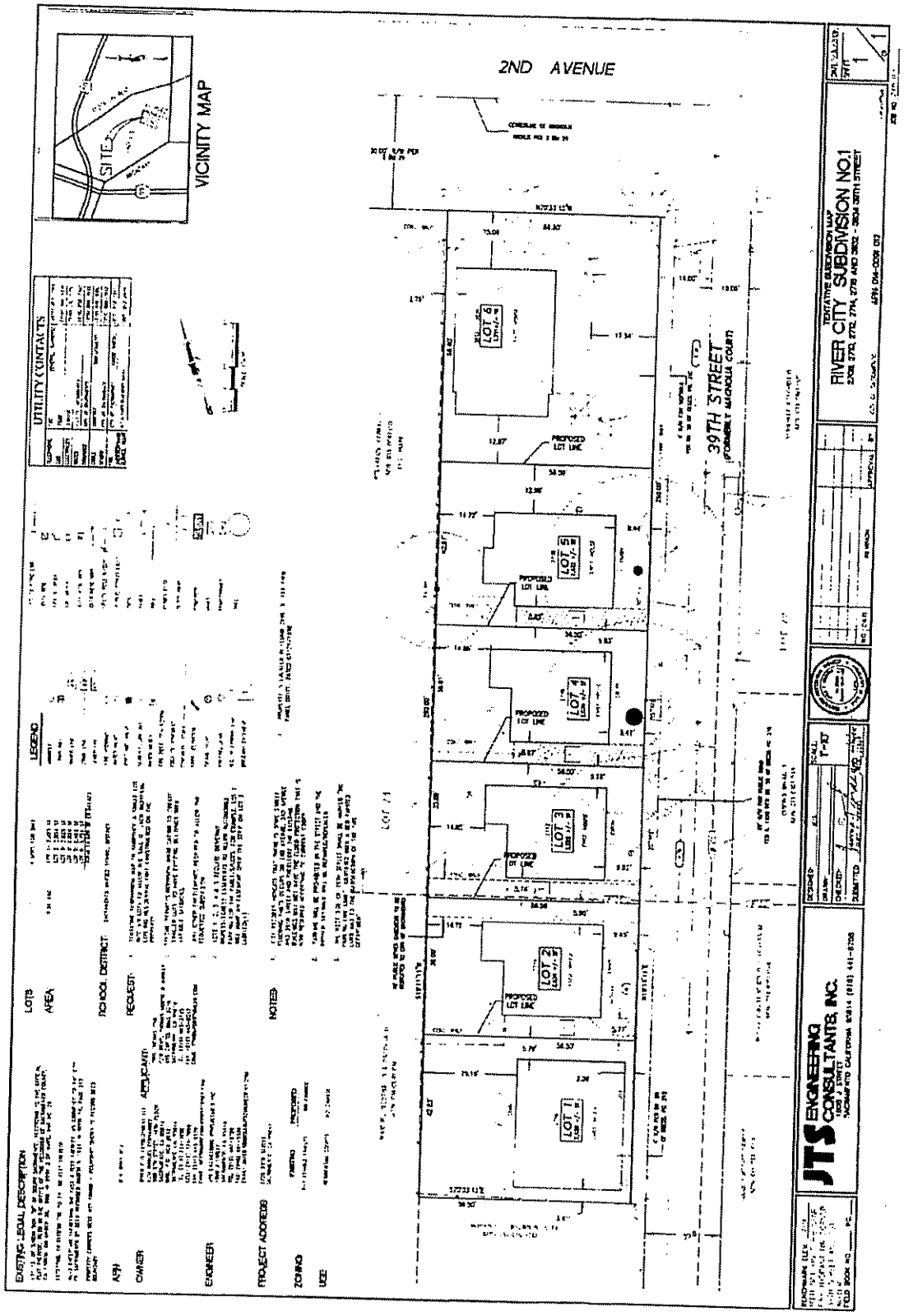
Exhibit A: The 39th Street Tentative Map Rezoning Map – 1 Page

EXHIBIT A


EXISTING & PROPOSED ZONING EXHIBIT
2708 - 2716 AND 3832 - 3834 39TH STREET
APN: 014-0091-012
CITY OF SACRAMENTO, CALIFORNIA
AUGUST 17, 2006
EXISTING
PROPOSED
VICINITY MAP
SITE
2ND AVENUE
39TH STREET
R-1
R-2B
JTS ENGINEERING CONSULTANTS, INC.
LEGEND
SINGLE FAMILY RESIDENTIAL ZONE
MULTI-FAMILY RESIDENTIAL ZONE
TOTAL ACRES
EXISTING
PROPOSED
0.34
0.00
0.00
0.34
0.34
0.34

Attachment 5 – Tentative Map