



# REPORT TO COUNCIL **21**

## City of Sacramento

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

PUBLIC HEARING  
October 10, 2006

Honorable Mayor and  
Members of the City Council

**Title: 6681 Pocket Road at Blackbird Lane (P06-061)**

**Location/Council District:** 6681 Pocket Road at Blackbird Lane;  
APN: 030-0383-016; (District 7)

**Recommendation:** 1) Adopt a **Resolution** approving the Environmental Exemption per the California Environmental Quality Act Section 15301, 2) adopt a **Resolution** adopting the Pocket Community Plan Amendment, 3) adopt an **Ordinance** amending the Comprehensive Zoning Ordinance.

**Contact:** Robert W. Williams, Assistant Planner, (916) 808-7686; 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 Pocket Community Plan land use designations and to rezone the subject property in order to subdivide a 20,628± gross (16648± net) square-foot parcel containing two single-family homes and a duplex into four parcels (two single-family homes and a halfplex). The current density of the subject site is approximately 10.46 dwelling units per net acre. The existing R-1 zoning allows for 6-8 dwelling units per net acre, and the existing Residential Pocket Community Plan land use designation calls for 3-6 dwelling units per net acre. Both the proposed Single-Family Alternative (R-1A) zone, which allows for 10-15 dwelling units per net acre, and proposed Residential Pocket Community Plan land use designation of 7-15 dwelling units per net acre will allow for the subdivision of the existing parcel. The existing General Plan designation of the property (Low Density Residential, 4-15 dwelling units per net acre) is proposed to remain unchanged. The project is not controversial.



**Policy Considerations:** The proposed project is consistent with the following applicable policies of the General Plan: "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 August 24, 2006 the Planning Commission approved the related Tentative Map and Special Permit to subdivide the existing parcel of 0.46± gross acres (0.38± net acres) into four parcels (two single-family homes and a halfplex). The Planning Commission voted eight ayes and zero noes to approve the project and also to recommend approval of both the community plan amendment and rezone to the City Council.

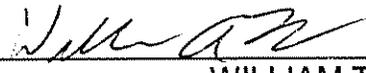
**Environmental Considerations:** The proposed project is exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Section 15301 because the project involves negligible or no expansion of an existing use.

**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:   
for DAVID KWONG  
Planning Manager, Planning Division

Approved by:   
WILLIAM THOMAS  
Director of Development Services

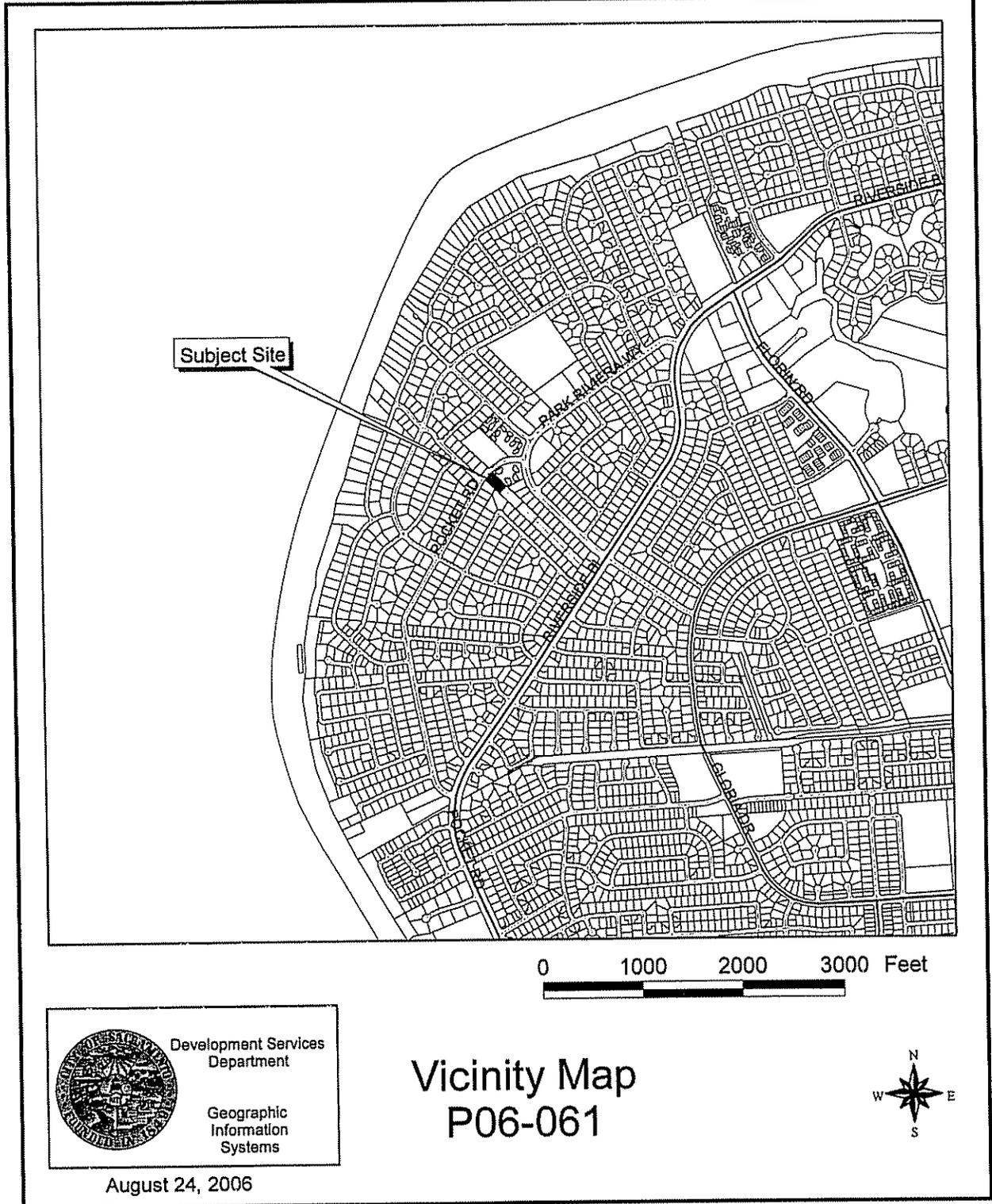
Recommendation Approved:

  
for RAY KERRIDGE  
City Manager

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Attachment 1 – Vicinity Map



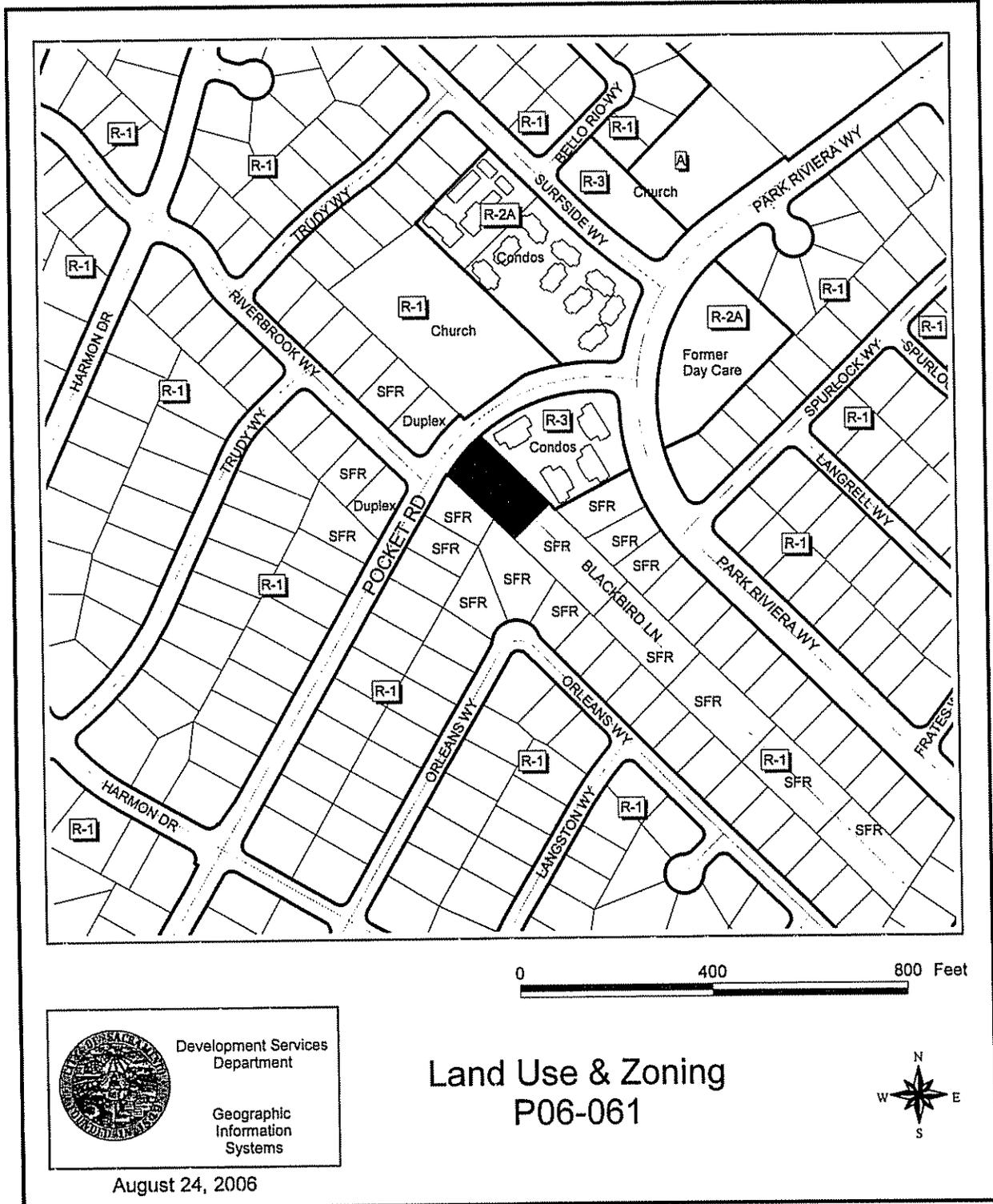
Development Services  
Department

Geographic  
Information  
Systems

### Vicinity Map P06-061

August 24, 2006

Attachment 2 – Land Use & Zoning Map

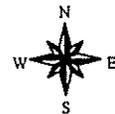


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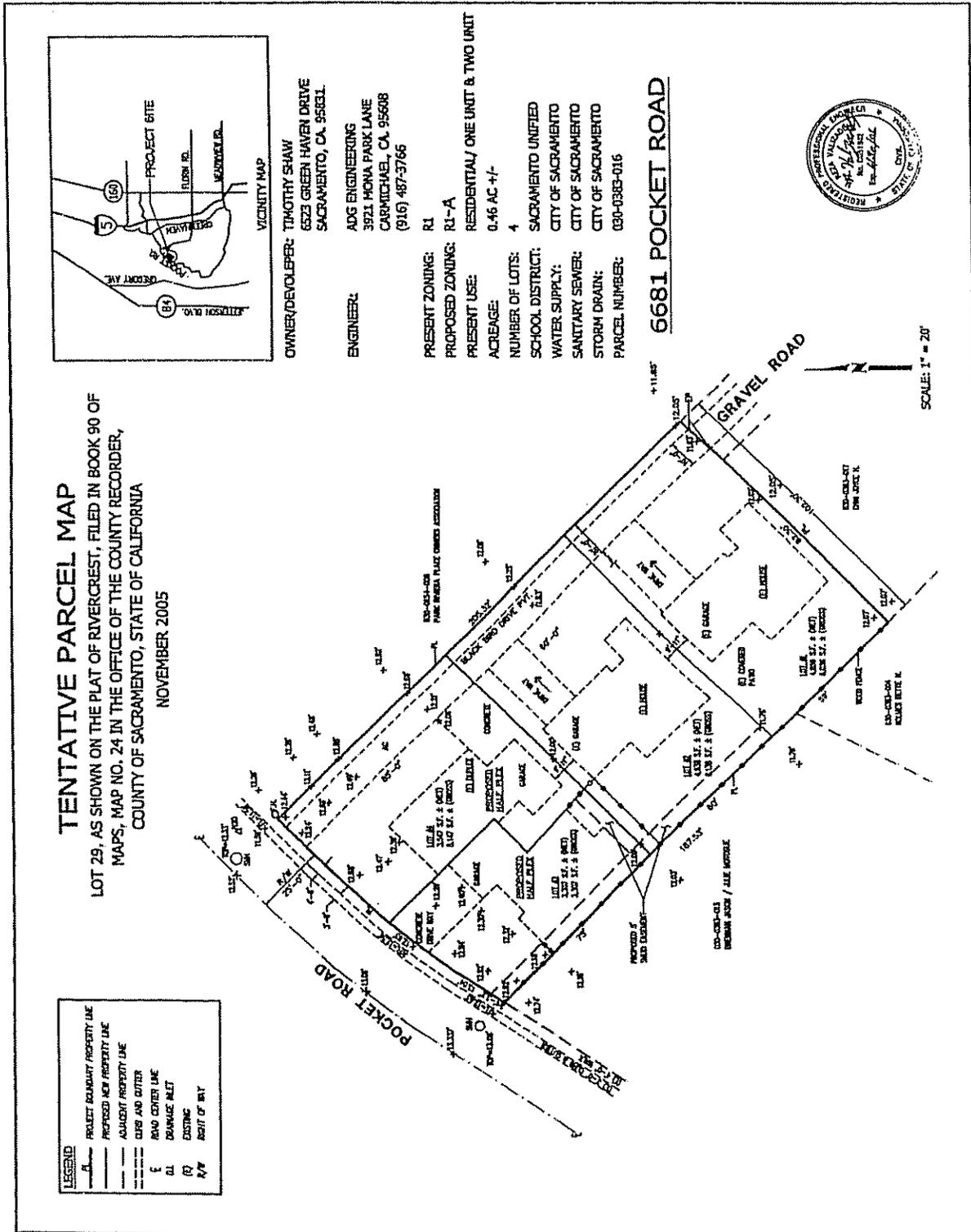
Geographic  
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August 24, 2006

Land Use & Zoning  
P06-061



Attachment 3 – Tentative Map Exhibit



**RESOLUTION NO. 2006-**

Adopted by the Sacramento City Council  
**DETERMINING PROJECT EXEMPT FROM REVIEW  
UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT  
(6681 Pocket Road at Blackbird Lane P06-061)**

**BACKGROUND**

- A. The City of Sacramento’s Environmental Planning Services has reviewed 6681 Pocket Road at Blackbird Lane (P06-061) (“Project”) and has determined the Project is exempt from review under the California Environmental Quality Act as follows:
1. The Project is exempt under the following provisions of the California Environmental Quality Act and/or Guidelines: Section 15301-Existing Facilities.
  2. The factual basis for the finding of exemption is as follows: The project involves the subdivision of land that supports existing residences, and the project will involve no expansion of the existing use.

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

**Section 1.** 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 determines that the Project is exempt from review under the California Environmental Quality Act for the reasons stated above.

Attachment 5 – Pocket Community Plan Amendment

**RESOLUTION NO. 2006-**

Adopted by the Sacramento City Council

**AMENDING THE POCKET COMMUNITY PLAN LAND USE MAP TO  
RE-DESIGNATE 0.46± ACRES OF RESIDENTIAL 3-6 DU/NA TO  
RESIDENTIAL 7-15 DU/NA, FOR THE PROPERTY LOCATED AT  
3361 POCKET ROAD AT BLACKBIRD LANE IN SACRAMENTO,  
CALIFORNIA.  
(P06-061) (APN: 030-0383-016)**

**BACKGROUND**

The City Council conducted a public hearing on October 10, 2006 concerning the Pocket Community Plan land use map and based on documentary and oral evidence submitted at the public hearing, the City Council hereby finds:

- A. The proposed plan amendment is compatible with the surrounding uses;
- B. The subject site is suitable for single family residential development; and
- C. The proposal is consistent with the policies of the General Plan and the Pocket Community Plan that promote neighborhood revitalization, ownership opportunities, and development in infill areas.

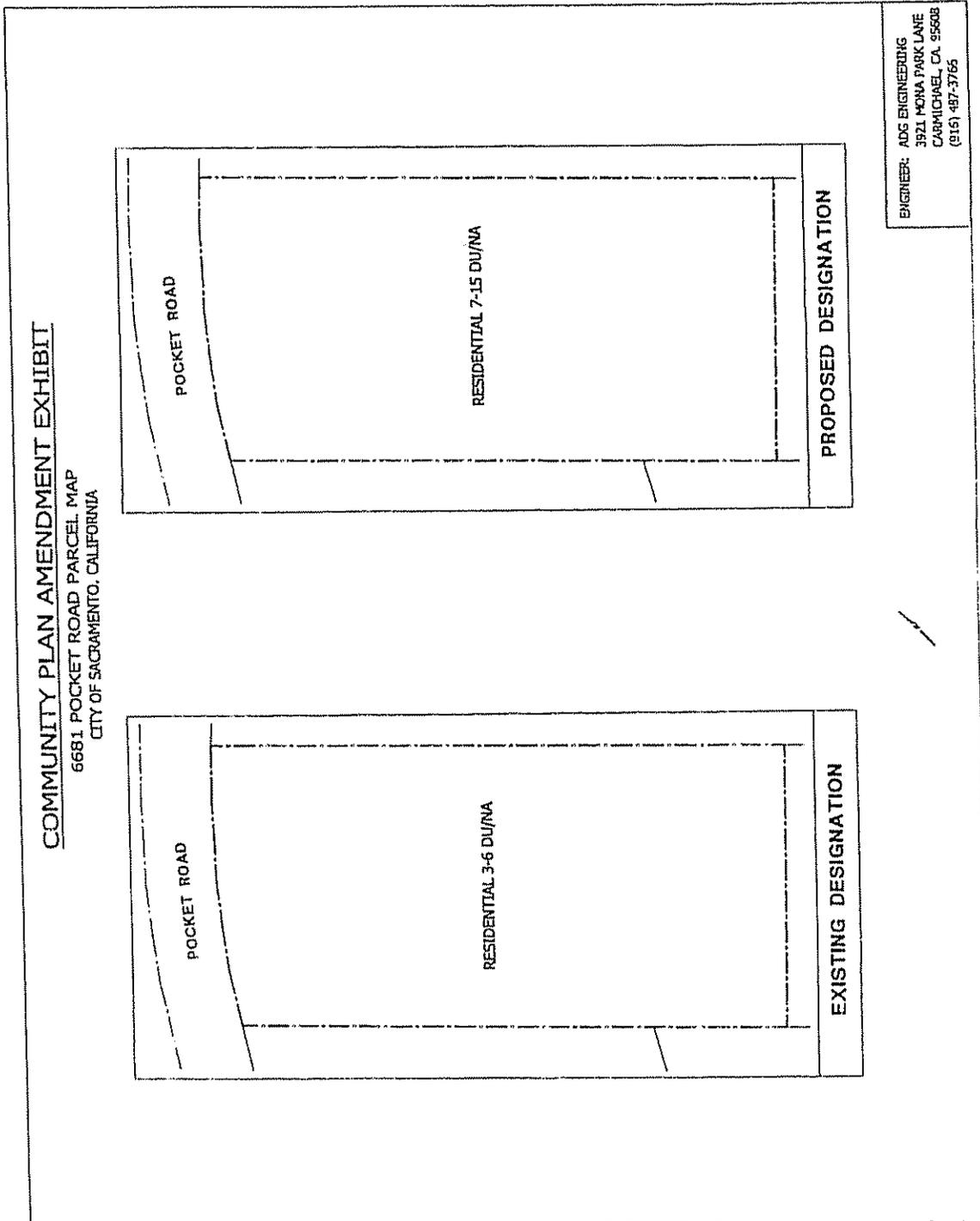
**BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL  
RESOLVES AS FOLLOWS:**

**Section 1.** The City Council adopts the Pocket Community Plan Amendment for the property, as described on the attached Exhibit A, in the City of Sacramento which is hereby re-designated on the Pocket Community Plan land use map from 0.46± gross acres of Residential 3-6 du/na to Residential 7-15 du/na (APN: 030-0383-016).

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Exhibit A: Pocket Community Plan Amendment Map – 1 Page

Exhibit A



**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 0.46± ACRES FROM THE SINGLE FAMILY (R-1) ZONE AND PLACING IT IN THE SINGLE FAMILY ALTERNATIVE (R-1A) ZONE FOR THE PROPERTY LOCATED AT 3361 POCKET ROAD AT BLACKBIRD LANE IN SACRAMENTO, CALIFORNIA. (P06-061) (APN: 030-0383-016)**

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

SECTION 1

The property generally described, known and referred to as APN: 030-0383-016, which is shown on attached Exhibit A, consists of 0.46± gross 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-1A zone.

SECTION 2

Rezoning of the property shown in the attached Exhibit, 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: Rezoning Map – 1 Page

Exhibit A – Rezone Exhibit

