



REPORT TO COUNCIL 15

City of Sacramento

915 I Street, Sacramento, CA 95814-2604
www.CityofSacramento.org

PUBLIC HEARING
October 24, 2006

Honorable Mayor and
Members of the City Council

Title: 517 Rimmer Avenue Subdivision (P04-161)

Location/Council District: 517 Rimmer Avenue, APN: 250-0160-025, Council District
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Recommendation: 1) Adopt a **Resolution** approving the Environmental Exemption per the California Environmental Quality Act (CEQA) Sections 15301 and 15332; and 2) Adopt a **Resolution** amending the South Natomas Community Plan land use designation.

Contact: David Hung, Associate Planner, (916) 808-5530; Gregory Bitter, Senior Planner, (916) 808-7816

Presenters: David Hung, Associate Planner

Department: Development Services

Division: Current Planning

Organization No: 4881

Description/Analysis

Issue: The applicant is requesting entitlements to subdivide a 0.94± acre parcel into five parcels for single-family homes and one parcel for a shared driveway in the Standard Single-Family (R-1) zone. An amendment to the South Natomas Community Plan (SNCP) land use map from Medium Density Residential (7-15 du/na) to Low Density Residential (4-8 du/na) is necessary to provide consistency between the proposed density, the existing zoning designation and the SNCP.

Policy Considerations: The project is consistent with the General Plan policy to provide adequate housing opportunities for all income households and to accommodate projected housing needs; it is also consistent with the General Plan goal to develop residential land uses in a manner which is efficient and utilizes existing and planned urban resources. The proposal implements the goals and policies of the South Natomas Community Plan to provide housing of varied types, densities and prices while preserving the low density character of the Gardenland neighborhood in South Natomas and allowing infill opportunities

in order that land can be used more efficiently.

Smart Growth Principles - City Council adopted a set of Smart Growth Principles in December 2001 to encourage development patterns that are sustainable and balanced in terms of economic objectives, social goals, and use of environmental/natural resources. This proposed infill development will provide single-family dwellings which foster a walkable community and easy access to public transit.

Strategic Plan Implementation - The recommended action conforms with the City of Sacramento Strategic Plan, specifically by adhering to goals that achieve sustainability, enhance livability, promote increased housing opportunities for Sacramento residents and expand economic development throughout the City.

Committee/Commission Action: On September 14, 2006, the Planning Commission unanimously approved (seven ayes, zero noes, and one absent) the 517 Rimmer Avenue Tentative Map project and forwarded the recommendation to the City Council for approval of the Community Plan Amendment. At the same meeting, the Planning Commission approved the Environmental Determination, Tentative Map and Subdivision Modifications.

Environmental Considerations: The proposed project is exempt from environmental review pursuant to State CEQA Guidelines (Sections 15301 and 15332) for removal of small accessory structures and for meeting conditions consistent with infill development.

Rationale for Recommendation: The project is consistent with the objectives of the General Plan, South Natomas Community Plan and the goals of the Gardenland area.

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

Approved by: 
 WILLIAM THOMAS
 Director of Development Services

Recommendation Approved:

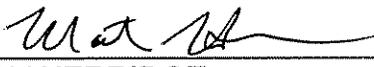
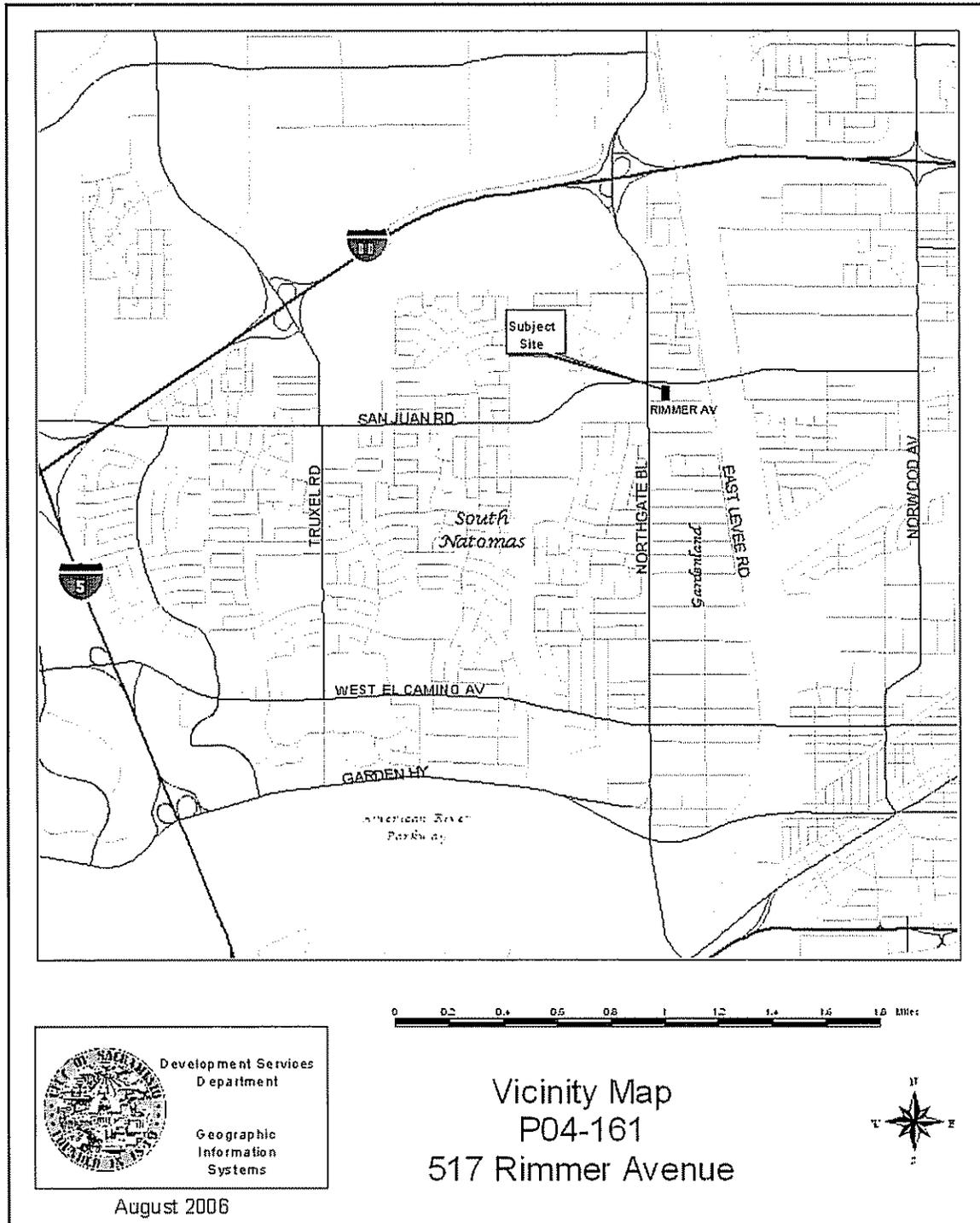

 RAY KERRIDGE
 City Manager

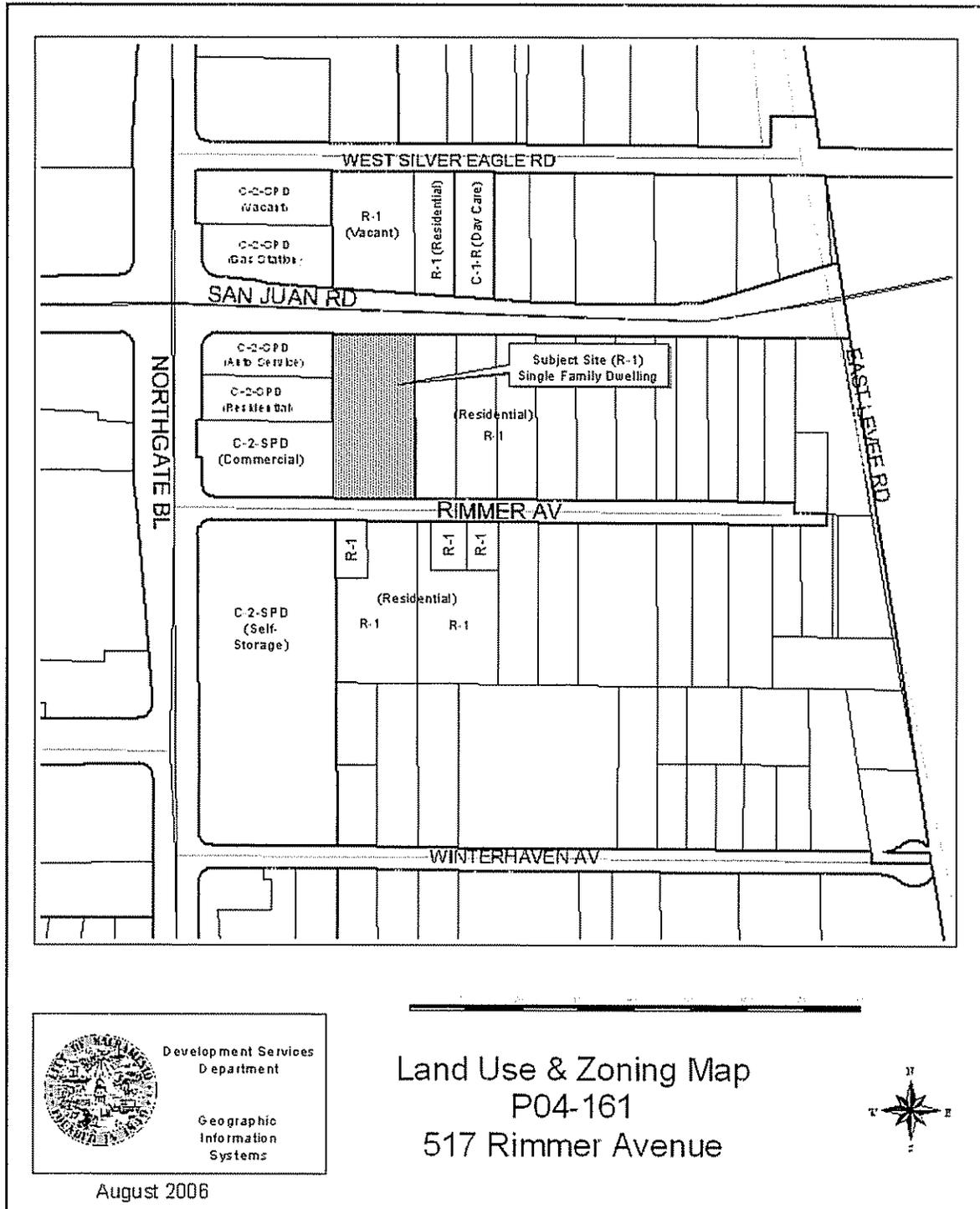
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Attachment 1: Vicinity Map



Attachment 2: Land Use and Zoning Map



Attachment 3: Resolution – CEQA Exemption

RESOLUTION NO. 2006-

Adopted by the Sacramento City Council

DETERMINING PROJECT EXEMPT FROM REVIEW UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (P04-161)

BACKGROUND

- A. The City of Sacramento's Environmental Planning Services has reviewed the proposed 517 Rimmer Avenue Subdivision (P04-161) 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: Sections 15301 and 15332.
 2. The factual basis for the finding of exemption is as follows: Exemptions 15301 and 15332 are for removal of small accessory structures and for meeting conditions consistent with infill development.

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 4: Resolution – Community Plan Amendment

RESOLUTION NO. 2006-

Adopted by the Sacramento City Council

RESOLUTION AMENDING THE SOUTH NATOMAS COMMUNITY PLAN LAND USE MAP FOR 0.94± ACRE OF MEDIUM DENSITY RESIDENTIAL (7-15 DU/NA) TO LOW DENSITY RESIDENTIAL (4-8 DU/NA) FOR THE PROPERTY LOCATED AT 517 RIMMER AVENUE. (APN: 250-0160-025) (P04-161)

BACKGROUND

The City Council conducted a public hearing on October 24, 2006 concerning the South Natomas 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 land use amendment is consistent with the conversion of this site to low density residential (4-8 du/na) to implement the goals and policies of the South Natomas Community Plan to provide additional single-family housing while preserving the low density character of Gardenland;
- B. The proposed Plan amendment is compatible with the surrounding use of single-family dwellings; and
- C. The proposal is consistent with the policies of the General Plan to provide adequate housing opportunities for all income households and to accommodate projected housing needs.

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

Section 1. The property (APN: 250-0160-025), as described on the attached Exhibit A, within the City of Sacramento is hereby designated on the South Natomas Community Plan land use map as Low Density Residential.

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Exhibit A: Community Plan Map Amendment

