



# REPORT TO COUNCIL

## City of Sacramento

# 16

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

**PUBLIC HEARING**  
**November 9, 2006**

Honorable Mayor and  
Members of the Sacramento City Council

**Title: Elmhurst Terrace (P06-071)**

**Location/Council District:** 2105 34<sup>th</sup> Street, Sacramento, CA. APN: 010-0141-047, -059, -060, -061, -062, -063, -066 (Council District 5)

**Recommendation:** Conduct a public hearing and upon conclusion, 1) Adopt a **Resolution** approving the Mitigated Negative Declaration and Mitigation Monitoring Plan, 2) Adopt a **Resolution** approving the General Plan Amendment, and 3) Adopt an **Ordinance** amending the Comprehensive Zoning Ordinance

**Contact:** Antonio Ablog, Associate Planner, (916) 808-7702; Tom Buford, Senior Planner, (916) 808-7931

**Presenter:** Antonio Ablog

**Department:** Development Services

**Division:** Current Planning

**Organization No:** 4881

### **Description/Analysis**

**Issue:** The applicant is requesting to amend the General Plan designation and rezone the subject property in order to subdivide the 1.6± net acre parcel into 33 single-family lots. Both the proposed Multi-Family (R-3A) zone and proposed Medium Density General Plan land use designation allow for the subdivision of the subject site at the proposed density of 21 dwelling units per net acre. As of the date of this report, there were no outstanding issues related to this project.

**Policy Considerations:** The project is consistent with the following General Plan goals relating to residential land uses:

- Provide affordable housing opportunities for all income household categories throughout the City. (2-14)
- Develop residential land uses in a manner which is efficient and utilizes existing and planned urban resources. (2-15)



- Maintain orderly residential growth in areas where urban services are readily available or can be provided in an efficient, cost-effective manner. (2-17)

**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 proposed project promotes infill development and a diverse range of affordable housing opportunities.

**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 approved the Special Permit and Tentative Map to allow the development of 30 single-family homes on the subject site. The Planning Commission also recommended that the City Council approve the requested Rezone and General Plan Amendment.

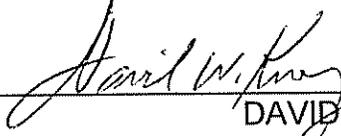
**Environmental Considerations:** The Environmental Services Manager has determined that the project, as proposed, will not have a significant impact on the environment and a Mitigated Negative Declaration has been prepared. In compliance with Section 15070(B)1 of the California Environmental Quality Act Guidelines, the applicant has incorporated mandatory mitigation measures into the project plans to avoid identified impacts or to mitigate such impacts to a point where clearly no significant impacts will occur. These mitigation measures address noise and cultural resources. The mitigation measures are listed in the attached Mitigation Monitoring Plan (Attachment 5, Exhibit A).

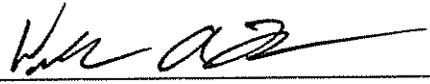
A Notice of Intent to approve the Mitigated Negative Declaration was circulated for public comment. The notice was mailed to property owners within 500 feet of the project boundaries, published in the Daily Recorder, and posted with the Sacramento County Clerk Recorder. In addition, the site was posted, and the notice was mailed to local agencies. The public comment period began on 7/28/06 and ended on 8/17/06. No comments were received on the Mitigated Negative Declaration.

**Rationale for Recommendation:** Staff recommends that the City Council adopt the attached ordinance and resolutions. The proposed project consists of a dense single-family infill housing project that has been designed to fit appropriately in the neighborhood. This infill housing project is consistent with the objectives of the General Plan and Smart Growth Principles which promote the development of a variety of housing types and densities in areas where urban services are readily available.

**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:

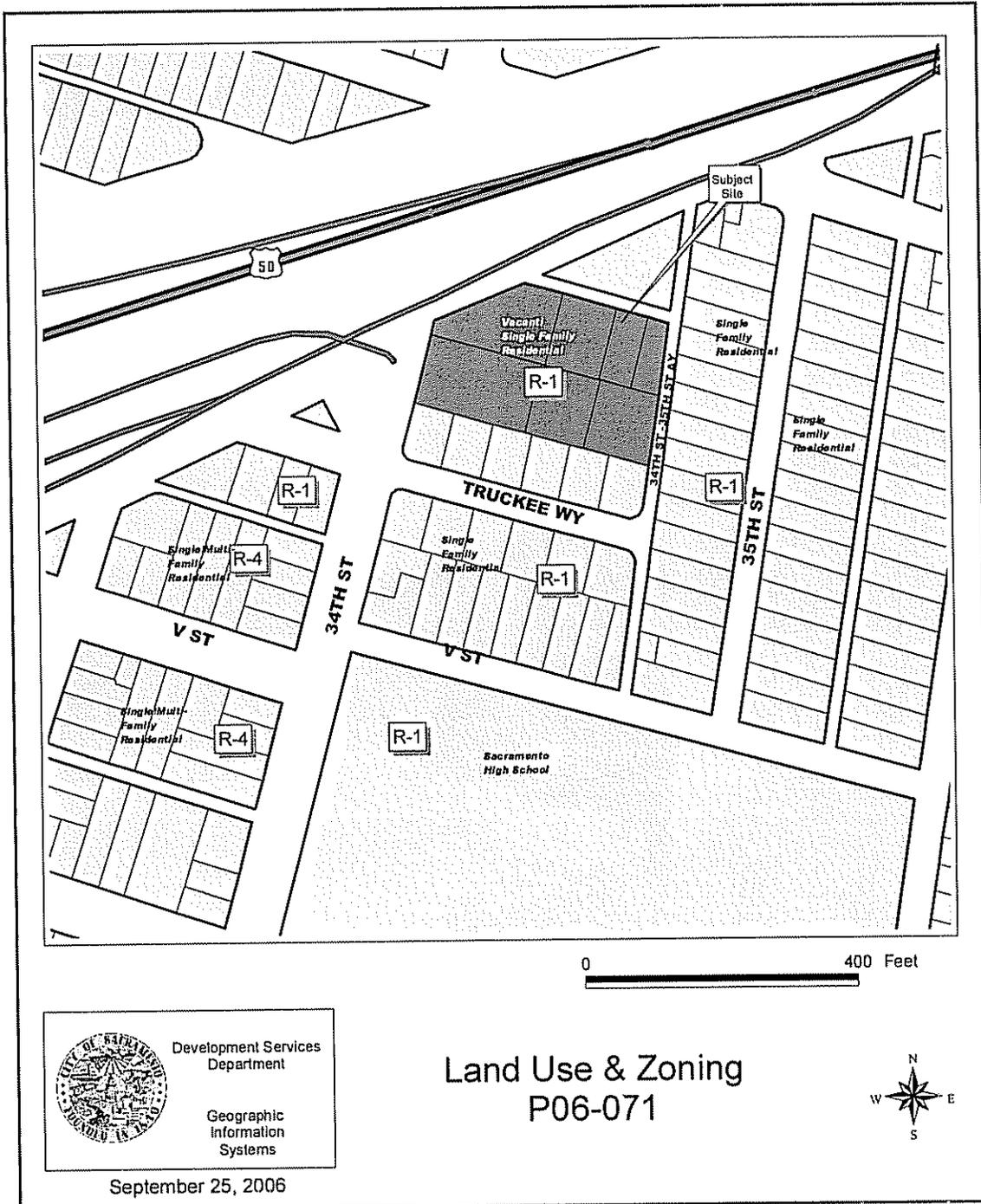
*for*   
RAY KERRIDGE  
City Manager

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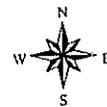
Attachment 2 – Land Use & Zoning Map



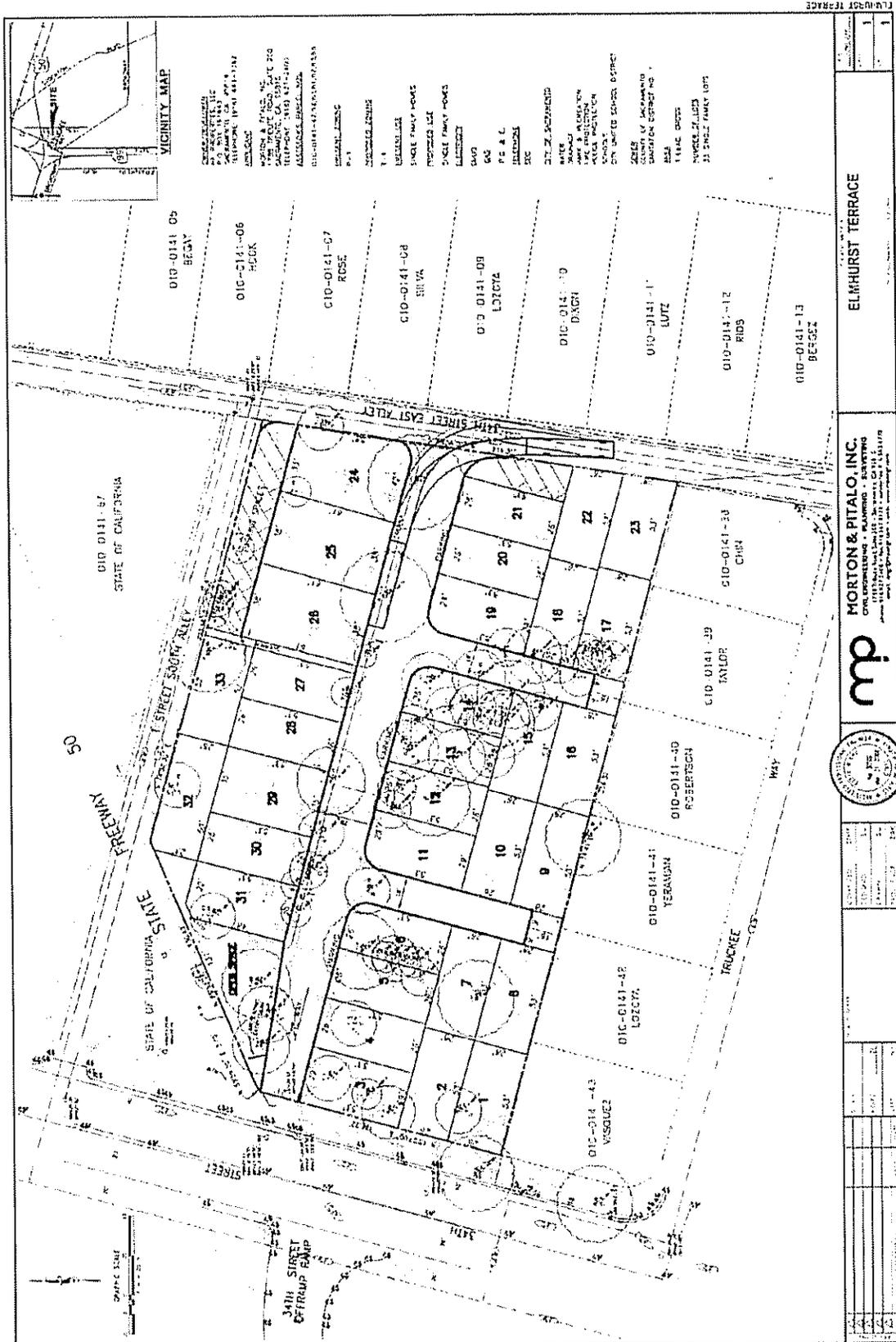
 Development Services  
Department  
  
Geographic  
Information  
Systems

September 25, 2006

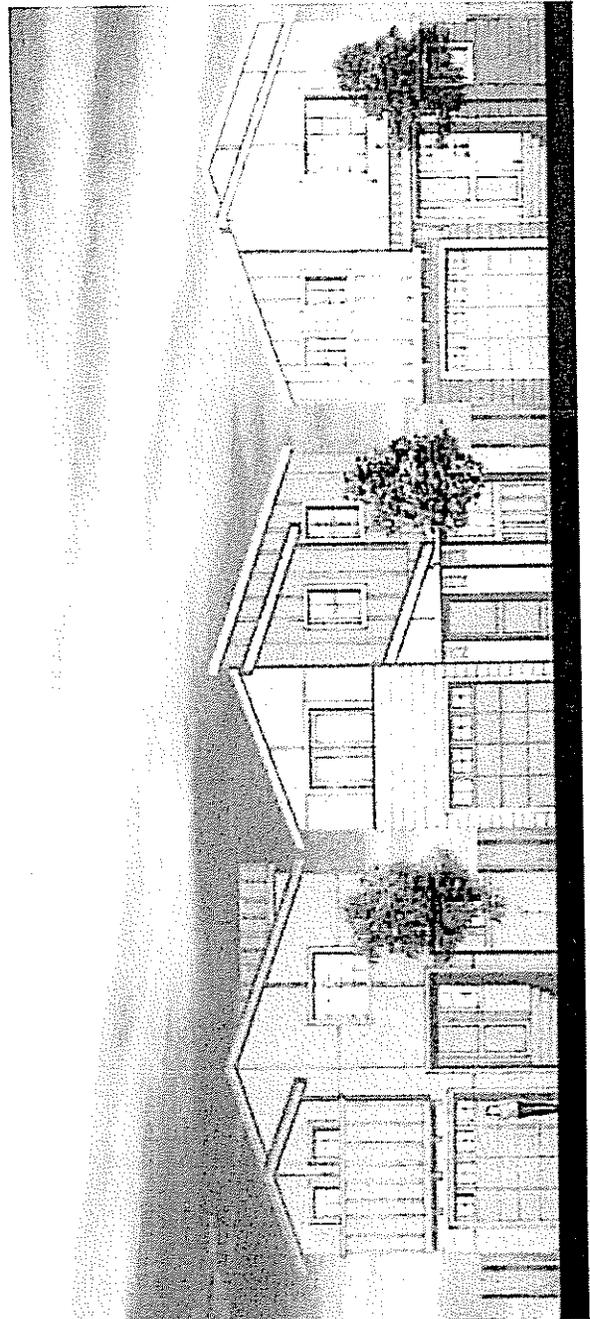
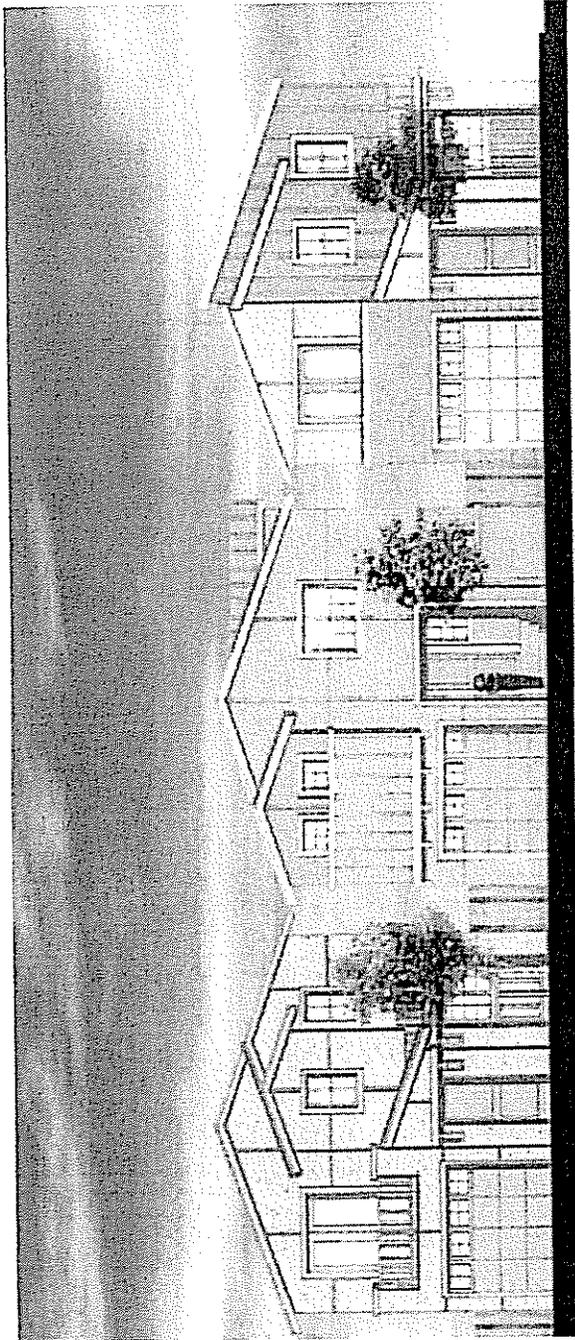
Land Use & Zoning  
P06-071



Attachment 3 – Tentative Map (Approved By Planning Commission)



Attachment 4 – Elevations (Approved By the Planning Commission)



Elmhurst Terrace (P06-071)

Attachment 5 - Resolution Approving the Mitigated Negative Declaration and MMP

## RESOLUTION NO.

Adopted by the Sacramento City Council

**APPROVING THE MITIGATED NEGATIVE DECLARATION AND  
APPROVING THE MITIGATION MONITORING PLAN FOR ELMHURST  
TERRACE, LOCATED AT 2105 34<sup>TH</sup> STREET, SACRAMENTO,  
CALIFORNIA  
(P06-071) (APN: 010-0141-047, -059, -060, -061, -062, -063, -066)**

### BACKGROUND

#### A. Environmental Determination: Mitigated Negative Declaration

1. The City Council of the City of Sacramento finds as follows:
  - a. The City of Sacramento's Environmental Planning Services conducted or caused to be conducted an Initial Study on the Elmhurst Terrace (P06-071) ("Project") to determine if the Project may have a significant effect on the environment.
  - b. The Initial Study identified potentially significant effects of the Project. Revisions to the Project made by or agreed to by the Project applicant before the proposed Mitigated Negative Declaration and Initial Study were released for public review were determined by City's Environmental Planning Services to avoid or reduce the potentially significant effects to a less than significant level. Therefore, there was no substantial evidence that the Project as revised and conditioned may have a significant effect on the environment. A Mitigated Negative Declaration (MND) for the Project was then completed, noticed, and circulated in accordance with the requirements of the California Environmental Quality Act (CEQA), the State CEQA Guidelines and the Sacramento Local Environmental Procedures as follows:
    - i. On July 28, 2006 a Notice of Availability (NOI) /Intent to Approve the MND was circulated for public comments for 20 days. The NOI was sent to those public agencies that have jurisdiction by law with respect to the proposed Project and to other interested parties and agencies, including property owners within at least 500 feet of the boundaries of the proposed Project. The comments of such persons and

agencies were sought. The public comment period began on July 28, 2006 and ended on August 17, 2006.

- ii. On July 28, 2006 the Project site was posted with the NOI, the NOI was published in the Daily Recorder, a newspaper of general circulation, and the NOI was posted in the office of the Sacramento County Clerk.
  - c. The City Council has reviewed and considered the information contained in the MND, including the Initial Study, the revisions and conditions incorporated into the Project, and the comments received during the public review process and the hearing on the Project. The City Council has determined that the MND constitutes an adequate, accurate, objective and complete review of the environmental effects of the proposed project.
2. Based on its review of the MND and on the basis of the whole record, the City Council finds that the MND reflects the City Council's independent judgment and analysis and that there is no substantial evidence that the Project will have a significant effect on the environment.
  3. Pursuant to CEQA Guidelines Section 15074, and in support of its approval of the Project, the City Council adopts a Mitigation Monitoring Plan to require all reasonably feasible mitigation measures be implemented.
  4. The documents and other materials that constitute the record of proceedings upon which the City Council has based its decision are located in the City of Sacramento Development Services Department, Environmental Planning Services, 2101 Arena Boulevard, Suite 200, Sacramento, CA 95834. The custodian of these documents and other materials is the Development Services Department, Environmental Planning Services.
  5. Upon approval of the Project, the City's Environmental Planning Services shall file or cause to be filed a Notice of Determination with the Sacramento County Clerk.

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

- Section 1. The City Council ratifies the Mitigated Negative Declaration for Elmhurst Terrace (P06-071).
- Section 2. The City Council approves the Mitigation Monitoring Plan for the Elmhurst Terrace (P06-071) based upon the following findings:

1. One or more mitigation measures have been added to the above-identified project;
2. A Mitigation Monitoring Plan has been prepared to ensure compliance and implementation of the mitigation measures for the above-identified project, a copy of which is attached as Exhibit A;
3. The Mitigation Monitoring Plan meets the requirements of Public Resources Code Section 21081.6; and
4. The Mitigation Monitoring Plan is approved, and the mitigation measures shall be implemented and monitored as set forth in the plan.

**Table of Contents:**  
Exhibit A: Mitigation Monitoring Plan

Exhibit A – Mitigation Monitoring Plan

**MITIGATION MONITORING PLAN**

for

**P06-071 – Elmhurst Terrace**

**Prepared By:**

City of Sacramento  
Development Services Department  
Environmental Planning Services  
Grace Hovey  
808-7601

**INITIAL STUDY/MITIGATED NEGATIVE DECLARATION**

**Preparation Date:**

July 18, 2006

**Adopted By:**

City of Sacramento  
Planning Commission

**Adoption Date:**

\_\_\_\_\_

**ATTEST:**

\_\_\_\_\_

**P06-071 – Elmhurst Terrace**

**MITIGATION MONITORING PLAN**

This Mitigation Monitoring Plan (MMP) has been required by and prepared for the City of Sacramento Development Services Department. Environmental Planning Services, 2101 Arena Blvd . Ste 200. Sacramento. CA 95834. pursuant to CEQA Guidelines Section 21081.6

**SECTION 1: PROJECT IDENTIFICATION**

**Project Name/File Number:** Elmhurst Terrace/ P06-071

**Owner/Developer:** Maurice Herbelin  
HF Properties, LLC  
P.O. Box 191643  
Sacramento, CA 95819

**City of Sacramento Contact:** Grace Hovey, Associate Planner  
Environmental Planning Services  
Development Services Dept  
2101 Arena Blvd . Ste. 200  
Sacramento, CA 95834  
(916) 808-7601

**Project Location**

The proposed project site is generally rectangular in shape and is located directly south and east of State Freeway 50. The site is bounded on the west by 34<sup>th</sup> Street and State Freeway 50, T Street South Alley and State Freeway 50 to the north. 34<sup>th</sup> Street East Alley to the east and existing single family homes on Truckee Way to the south. A portion of the Caltrans Maintenance Yard is located to the northwest and north of the project site and single family homes are located across the 34<sup>th</sup> Street East Alley to the east. The project site is located on seven parcels (Assessor's Parcel Numbers 010-0141-047, 059, 060, 061, 062, 063 and 066)

**Project Components and Approvals**

The proposed project consists of entitlements to construct 30 single-family detached homes on approximately 1.6 developed gross acres in the proposed Multi-Family (R-3A) zone. Specific entitlements include:

- A) Environmental Determination: Mitigated Negative Declaration
- B) Mitigation Monitoring Plan
- C) General Plan Amendment to redesignate approximately 1.6 acres from Low Density Residential (4-15) to Medium Density Residential (16-29)
- D) Rezone of approximately 1.6 gross acres from Standard Single-Family (R-1) Zone to the Multi-Family (R-3A) Zone
- E) Tentative Map to subdivide approximately 1.6 gross acres into 33 single-family lots and three (3) common area lots

- F) Special Permit to allow the development of 30 single-family lots within the Multi-Family (R-3A) Zone
- G) Subdivision Modification to create 33 single-family lots that deviate from the single-family lot requirements
- H) Subdivision Modification to allow the use of asphalt on T Street South Alley

## SECTION 2: GENERAL INFORMATION

The Mitigation Monitoring Plan (MMP) includes mitigation for Noise and Cultural Resources. The intent of the Plan is to prescribe and enforce a means for properly and successfully implementing the mitigation measures as identified within the Initial Study for this project. Unless otherwise noted, the cost of implementing the mitigation measures as prescribed by this Plan shall be funded by the owner/developer identified above. This Mitigation Monitoring Plan (MMP) is designed to aid the City of Sacramento in its implementation and monitoring of mitigation measures adopted for the proposed project.

The mitigation measures were taken verbatim from the Initial Study and are assigned the same number they have in the document. The MMP describes the actions that must take place to implement each mitigation measure, the timing of those actions, and the entities responsible for implementing and monitoring the actions. The developer will be responsible for fully understanding and effectively implementing the mitigation measures contained within the MMP. The City of Sacramento, along with other applicable local, state or federal agencies, will be responsible for ensuring compliance.

**MITIGATION MONITORING PLAN  
Elmhurst Terrace (P06-071)**

| Mitigation Measure  | Implementing Responsibility | Monitoring Responsibility                          | Compliance Standards  | Timing              | Verification of Compliance (Initials and Date) |
|---|-----------------------------|--|---|---------------------|--|
| <p><b>CULTURAL RESOURCES</b></p> <p>CR-1 In the event that any prehistoric subsurface archeological features or deposits, including locally darkened soil ("midden"), that could conceal cultural deposits, animal bone, obsidian and/or mortars are discovered during construction-related earth-moving activities, all work within 50 meters of the resources shall be halted, and the City shall consult with a qualified archeologist to assess the significance of the find. Archeological test excavations shall be conducted by a qualified archeologist to aid in determining the nature and integrity of the find. If the find is determined to be significant by the qualified archeologist, representatives of the City and the qualified archeologist shall coordinate to determine the appropriate course of action. All significant cultural materials recovered shall be subject to scientific analysis and professional museum curation. In addition, a report shall be prepared by the qualified archeologist according to current professional standards.</p> | Applicant                   | City of Sacramento Development Services Department | Measure included on the grading plan and in the Construction Specifications | During construction |  |

**MITIGATION MONITORING PLAN  
Elmhurst Terrace (P06-071)**

| Mitigation Measure  | Implementing Responsibility | Monitoring Responsibility  | Compliance Standards  | Timing                     | Verification of Compliance (Initials and Date) |
|---|-----------------------------|--|---|----------------------------|--|
| <p>CR-2 If a Native American site is discovered, the evaluation process shall include consultation with the appropriate Native American representatives.</p> <p>If Native American archeological, ethnographic, or spiritual resources are involved, all identification and treatment shall be conducted by qualified archeologists, who are certified by the Society of Professional Archeologists (SOPA) and/or meet the federal standards as stated in the Code of Federal Regulations (36 CFR 61), and Native American representatives, who are approved by the local Native American community as scholars of the cultural traditions.</p> <p>In the event that no such Native American is available, persons who represent tribal governments and/or organizations in the locale in which resources could be affected shall be consulted. If historic archeological sites are</p> | <p>Applicant</p>            | <p>City of Sacramento Development Services Department<br/><br/>Native American Heritage Commission</p> | <p>Measure included on the grading plan and Construction Specifications</p> | <p>During construction</p> |  |

**MITIGATION MONITORING PLAN**  
**Elmhurst Terrace (P06-071)**

| Mitigation Measure   | Implementing Responsibility | Monitoring Responsibility  | Compliance Standards  | Timing                     | Verification of Compliance (Initials and Date) |
|--|-----------------------------|--|---|----------------------------|--|
| <p>involved. all identified treatment is to be carried out by qualified historical archeologists, who shall meet either Register of Professional Archeologists (RPA), or 36 CFR 61 requirements.</p> <p>CR-3 If a human bone or bone of unknown origin is found during construction, all work shall stop in the vicinity of the find, and the County Coroner shall be contacted immediately. If the remains are determined to be Native American, the coroner shall notify the Native American Heritage Commission, who shall notify the person most likely believed to be a descendant. The most likely descendant shall work with the contractor to develop a program for re-interment of the human remains and any associated artifacts. No additional work is to take place within the immediate vicinity of the find until the identified appropriate actions have taken place.</p> | <p>Applicant</p>            | <p>City of Sacramento Development Services Department<br/>                     County Coroner<br/>                     Native American Heritage Commission</p> | <p>Measure included on the grading plan and Construction Specifications</p> | <p>During construction</p> |  |

**MITIGATION MONITORING PLAN  
Elmhurst Terrace (P06-071)**

| Mitigation Measure  | Implementing Responsibility | Monitoring Responsibility                          | Compliance Standards                 | Timing                               | Verification of Compliance (Initials and Date) |
|---|-----------------------------|--|--------------------------------------|--------------------------------------|--|
| <p><b>NOISE</b></p> <p>N-1 The following applies to all newly constructed units:</p> <p>A. All joints in exterior walls shall be sealed airtight around windows and doors, at the wall perimeter and at major seams.</p> <p>B. All above ground penetrations of exterior walls by electrical and plumbing components shall include a 1/2 to 1/2 inch airspace around the perimeter. This space shall be filled loosely with fiberglass insulation. The space shall then be sealed airtight on both sides of the wall with a resilient, non-hardening caulking or mastic.</p> <p>C. Basic exterior wall construction shall comprise the following material of equal surface weight and Sound Transmission Class, STC rating.</p> <ol style="list-style-type: none"> <li>1. Minimum 2" x 4" wood studs at 16 or 24 inches on center.</li> <li>2. Minimum R-13 insulation in the stud</li> </ol> | Applicant                   | City of Sacramento Development Services Department | Measures included in building design | Prior to issuance of building permit |  |

**MITIGATION MONITORING PLAN**  
**Elmhurst Terrace (P06-071)**

| Mitigation Measure  | Implementing Responsibility | Monitoring Responsibility | Compliance Standards | Timing | Verification of Compliance (Initials and Date) |
|---|-----------------------------|---------------------------|----------------------|--------|--|
| <p>cavities.</p> <p>3. Minimum 5/8" gypsum wallboard fastened to the interior face of the wood studs. The wall shall be fully taped and finished, and sealed around the perimeter with a combination of backer rod and resilient, non-hardening caulking.</p> <p>4. The exterior surface shall be finished with the following or with another product with equal or greater surface weight.</p> <p style="margin-left: 20px;">a. Finished with a minimum 7/8" thick, dense, 3-coat stucco over wire mesh and building paper,</p> <p style="text-align: center;">OR</p> <p style="margin-left: 20px;">b. Cementitious board over minimum 7/16" thick plywood.</p> <p>D. Ceilings on the upper floor shall be finished with a minimum 5/8" gypsum board</p> |                             |                           |                      |        |  |

**MITIGATION MONITORING PLAN  
Elmhurst Terrace (P06-071)**

| Mitigation Measure  | Implementing Responsibility | Monitoring Responsibility                          | Compliance Standards                 | Timing                               | Verification of Compliance (Initials and Date) |
|---|-----------------------------|--|--------------------------------------|--------------------------------------|--|
| <p>with minimum R-19 insulation in the ceiling.</p> <p>E. Windows shall have a minimum STC rating of 30 or better. Windows shall have an air infiltration rate of less than or equal to 0.20 CFM/lin. ft. when tested with a 25 mile an hour wind per ASTM standards.</p> <p>F. Exterior doors facing or providing a view of US 50 shall have a minimum STC rating of 30.</p> <p>G. There shall be no need to open windows, doors or other exterior openings to provide adequate ventilation.</p> | Applicant                   | City of Sacramento Development Services Department | Measures included in building design | Prior to issuance of building permit |  |
| <p>N-2 The following construction requirements apply to exterior walls on the north and west face of each building:</p> <p>A. Lots 1 &amp; 8, West Face of Homes</p> <p>1. 2<sup>nd</sup> Floor Habitable Rooms.</p> <p>a. Windows shall be a minimum STC 32 rating. Windows shall have an air</p>  | Applicant                   | City of Sacramento Development Services Department | Measures included in building design | Prior to issuance of building permit |  |

**MITIGATION MONITORING PLAN  
Elmhurst Terrace (P06-071)**

| Mitigation Measure   | Implementing Responsibility | Monitoring Responsibility | Compliance Standards | Timing | Verification of Compliance (Initials and Date) |
|--|-----------------------------|---------------------------|----------------------|--------|--|
| <p>infiltration rate of less than or equal to 0.15 CFM/lin. ft. when tested with a 25 mile per hour wind per ASTM standards.</p> <p>B. Lots 2, 7 &amp; 11, North and West Face of Homes</p> <p>1.2<sup>nd</sup> Floor Habitable Rooms.</p> <p>a. Windows shall be a minimum STC 32 rating. Windows shall have an air infiltration rate of less than or equal to 0.15 CFM/lin. ft. when tested with a 25 mile per hour wind per ASTM standards.</p> <p>C. Lots 12 through 14 &amp; 19 through 21, Northern Face of Homes</p> <p>1.2<sup>nd</sup> Floor Habitable Rooms.</p> <p>a. Windows shall be a minimum STC 32 rating. Windows shall have an air infiltration rate of less than or equal to 0.15 CFM/lin. ft. when tested with a</p> |                             |                           |                      |        |  |

**MITIGATION MONITORING PLAN  
Elmhurst Terrace (P06-071)**

| Mitigation Measure  | Implementing Responsibility | Monitoring Responsibility | Compliance Standards | Timing | Verification of Compliance (Initials and Date) |
|---|-----------------------------|---------------------------|----------------------|--------|--|
| <p>25 mile per hour wind per ASTM standards.</p> <p>D. Lots 4 through 6, 27 through 28 &amp; 30, Northern Face of Homes</p> <p>1. 1<sup>st</sup> Floor Habitable Rooms.</p> <p>a. Windows shall be a minimum STC 32 rating. Windows shall have an air infiltration rate of less than or equal to 0.15 CFM/lin. ft. when tested with a 25 mile per hour wind per ASTM standards.</p> <p>2. 2<sup>nd</sup> Floor Habitable Rooms.</p> <p>a. Windows shall be a minimum STC 37 rating. Windows shall have an air infiltration rate of less than or equal to 0.10 CFM/lin. ft. when tested with a 25 mile per hour wind per ASTM standards.</p> <p>E. Lots 3 &amp; 31 through 33 North and West Face of Homes</p> <p>1. 1<sup>st</sup> Floor Habitable Rooms.</p> |                             |                           |                      |        |  |

**MITIGATION MONITORING PLAN**  
**Elmhurst Terrace (P06-071)**

| Mitigation Measure   | Implementing Responsibility | Monitoring Responsibility | Compliance Standards | Timing | Verification of Compliance (Initials and Date) |
|--|-----------------------------|---------------------------|----------------------|--------|--|
| <p>a. Windows shall be a minimum STC 34 rating. Windows shall have an air infiltration rate of less than or equal to 0.15 CFM/lin. ft. when tested with a 25 mile per hour wind per ASTM standards.</p> <p>b. 2-layers of 5/8" gypsum wallboard fastened to the interior face of the wood studs. Each layer shall be taped at seams and with fasteners covered and sealed with joint compound. The second layer shall be fully taped and finished and sealed around the perimeter with a combination of backer rod and resilient, non-hardening caulking.</p> <p>2.. 2<sup>nd</sup> Floor Habitable Rooms.</p> <p>a. Windows shall be a minimum STC 39 rating. Windows shall have an air infiltration rate of less than or equal to 0.10 CFM/lin. ft. when tested with a 25 mile per</p> |                             |                           |                      |        |  |

**MITIGATION MONITORING PLAN  
Elmhurst Terrace (P06-071)**

| Mitigation Measure   | Implementing Responsibility | Monitoring Responsibility | Compliance Standards | Timing | Verification of Compliance (Initials and Date) |
|--|-----------------------------|---------------------------|----------------------|--------|--|
| <p><i>hour wind per ASTM standards.</i></p> <p><i>b. 2-layers of 5/8" gypsum wallboard fastened to the interior face of the wood studs. Each layer shall be taped at seams and with fasteners covered and sealed with joint compound. The second layer shall be fully taped and finished and sealed around the perimeter with a combination of backer rod and resilient, non-hardening caulking.</i></p> |                             |                           |                      |        |  |

Attachment 6 – Resolution approving the General Plan Amendment

**RESOLUTION NO.**  
ADOPTED BY THE SACRAMENTO CITY COUNCIL

**AMENDING THE GENERAL PLAN LAND USE MAP FOR 1.6± NET ACRES FROM 1.6± NET ACRES OF LOW DENSITY RESIDENTIAL TO 1.6± NET ACRES OF MEDIUM DENSITY RESIDENTIAL FOR THE PROPERTY LOCATED AT 2105 34<sup>TH</sup> STREET, SACRAMENTO, CALIFORNIA (P06-071) (APN: 010-0141-047, -059, -060, -061, -062, -063, -066)**

**Background**

The Planning Commission conducted a public hearing on September 14, 2006 and the City Council conducted a public hearing on November 9, 2006 concerning the above plan amendment and based on documentary and oral evidence submitted at the public hearing, the Council hereby finds:

1. The proposed land use amendment is compatible with the surrounding land uses;
2. The subject site is suitable for commercial and multi-family residential development; and
3. The proposal is consistent with the policies of the General Plan.

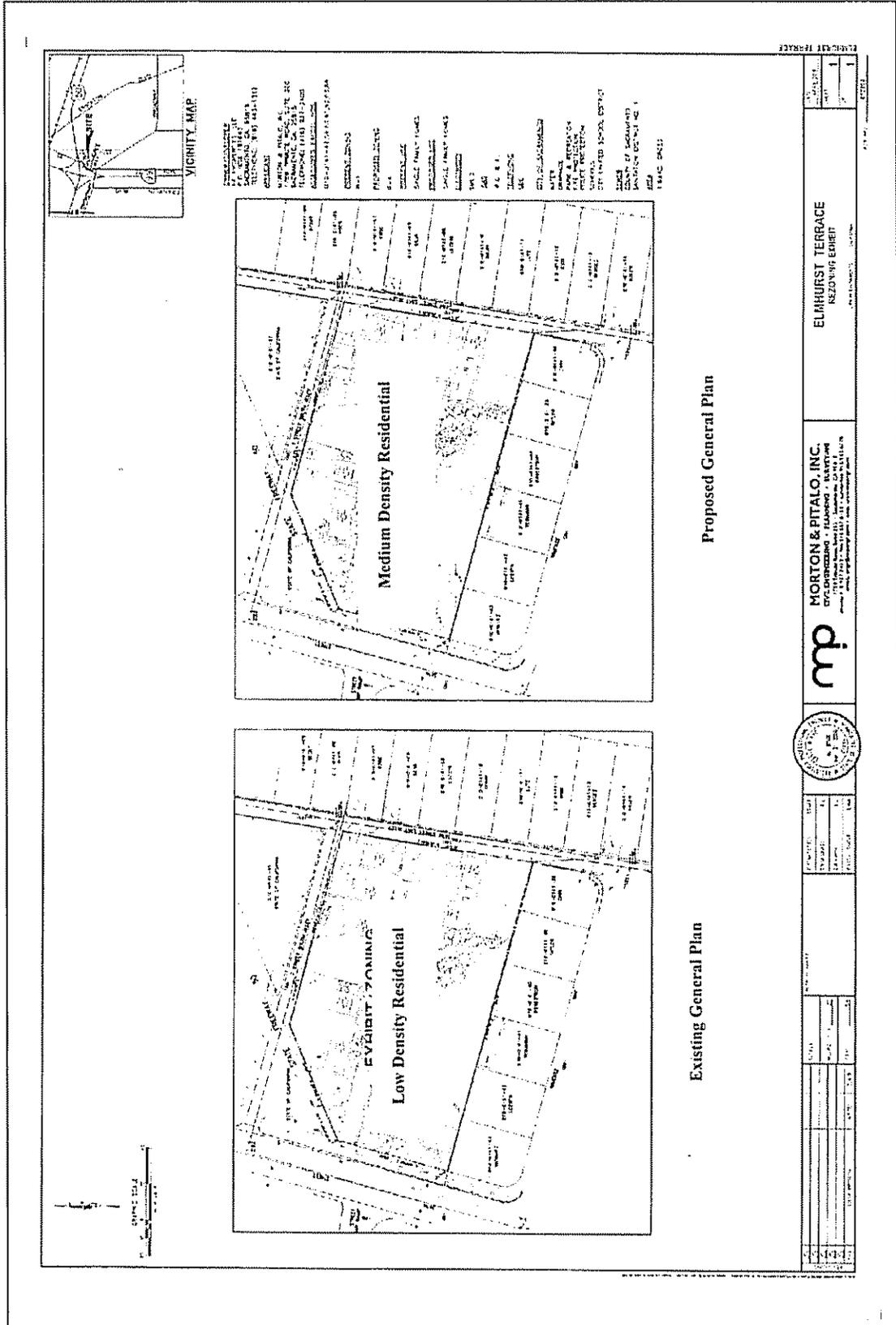
**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SACRAMENTO THAT:**

The property described on the attached Exhibit A in the City of Sacramento is hereby redesignated on the General Plan land use map from 1.6± net acres of Low Density Residential to 1.6± net acres of Medium Density Residential (16-29 du/na). (APN: 010-0141-047, -059, -060, -061, -062, -063, -066)

**Table of Contents:**

Exhibit A - General Plan Amendment

Exhibit A - General Plan Amendment



Attachment 7 – Rezone Ordinance

**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 1.6± NET ACRES FROM THE STANDARD SINGLE-FAMILY (R-1) ZONE AND PLACING 1.6± NET ACRES IN THE MULTIFAMILY (R-3A) ZONE, FOR THE PROPERTY LOCATED AT 2105 34<sup>TH</sup> STREET, SACRAMENTO, CALIFORNIA (P06-071) (APN: 010-0141-047, -059, -060, -061, -062, -063, -066)**

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

SECTION 1

The property generally described, known and referred to as APN: 010-0141-047, -059, -060, -061, -062, -063, -066 which is shown on attached Exhibit A, consists of 1.6± net acres and is currently in the Standard 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 Multifamily (R-3A) 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: Elmhurst Terrace Rezone

