REPORT TO COUNCIL
City of Sacramento

15

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

CONSENT
January 16, 2007

Honorable Mayor and
Members of the City Council

Title: Sotillo Estates Rezone (P06-015)

Location/Council District: 3110 29th Avenue, Sacramento, CA. APN: 010-0221-011. Council District 5

Recommendation: 1) Review a **Resolution** determining the project exempt from environmental review, 2) Review an **Ordinance** amending the comprehensive Zoning Ordinance (Title 17 of the Sacramento City Code), and 3) Pass for Publication the Ordinance title as required by Sacramento City Charter 32c to be adopted January 23, 2007.

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

Presenter: Not Applicable

Department: Development Services

Division: Planning

Organization No: 4881

Description/Analysis

Issue: The applicant is requesting a rezone of the 0.5± net acre subject site from the Standard Single-Family (R-1) zone to the Single-Family Alternative (R-1A) zone as the lots in the subdivision, as approved by the Planning Commission, are not consistent with the Standard Single-Family (R-1) lot standards.

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 to encourage development patterns that are sustainable and balanced in terms of economic objectives, social goals, and use of environmental/natural resources. The project promotes residential infill development and is consistent with the Smart Growth Principles.

Strategic Plan Implementation: The recommended action conforms with the City of Sacramento Strategic Plan, specifically by adhering to policies that promote a mix of land uses, create a range of housing opportunities and choices with a diversity of affordable housing near employment centers, foster a walkable community, and promote multi-modal transportation and land use patterns that support cycling, and public transit.

Committee/Commission Action: On November 9, 2006 the Planning Commission approved a Categorical Exemption, Tentative Subdivision Map, and Special Permit to allow an alternative ownership housing type, and forwarded the recommendation to the City Council for approval of the Categorical Exemption and Rezone.

Environmental Considerations: The project is exempt under California Environmental Quality Act (CEQA) Guidelines Section 15332-Infill Development. As discussed above, the project is consistent with the General Plan designation and all applicable General Plan policies as well as with the zoning designation and applicable regulations. The proposed development is within city limits on a site with less than five acres that is substantially surrounded by urban uses. The site has no value as habitat for endangered, rare or threatened species. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality, and the site is adequately served by all required utilities and public services.

Rationale for Recommendation: The recommended rezoning would allow for more compact lots to accommodate the proposed project that has a density of approximately eight units per net acre. Approval of the proposed project would result in the construction of four single-family homes in the Single-Family Alternative (R-1A) zone. The project would be consistent with the existing commercial and residential properties in the immediate vicinity. Staff is not aware of any public opposition to the proposed rezone.

Financial Considerations: None

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 A. Thomas
Director of Development Services

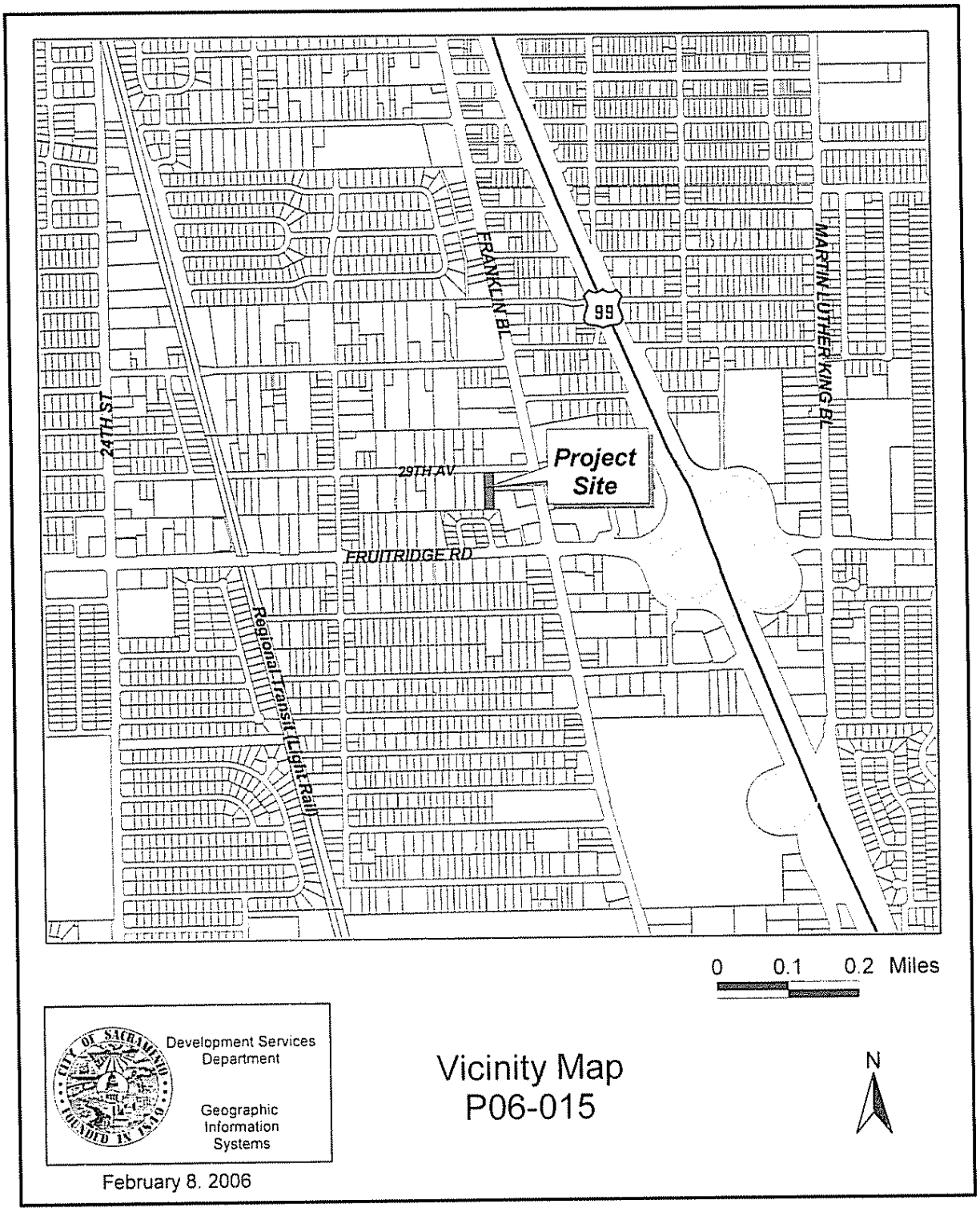
Recommendation Approved:

_____
for RAY KERRIDGE
City Manager

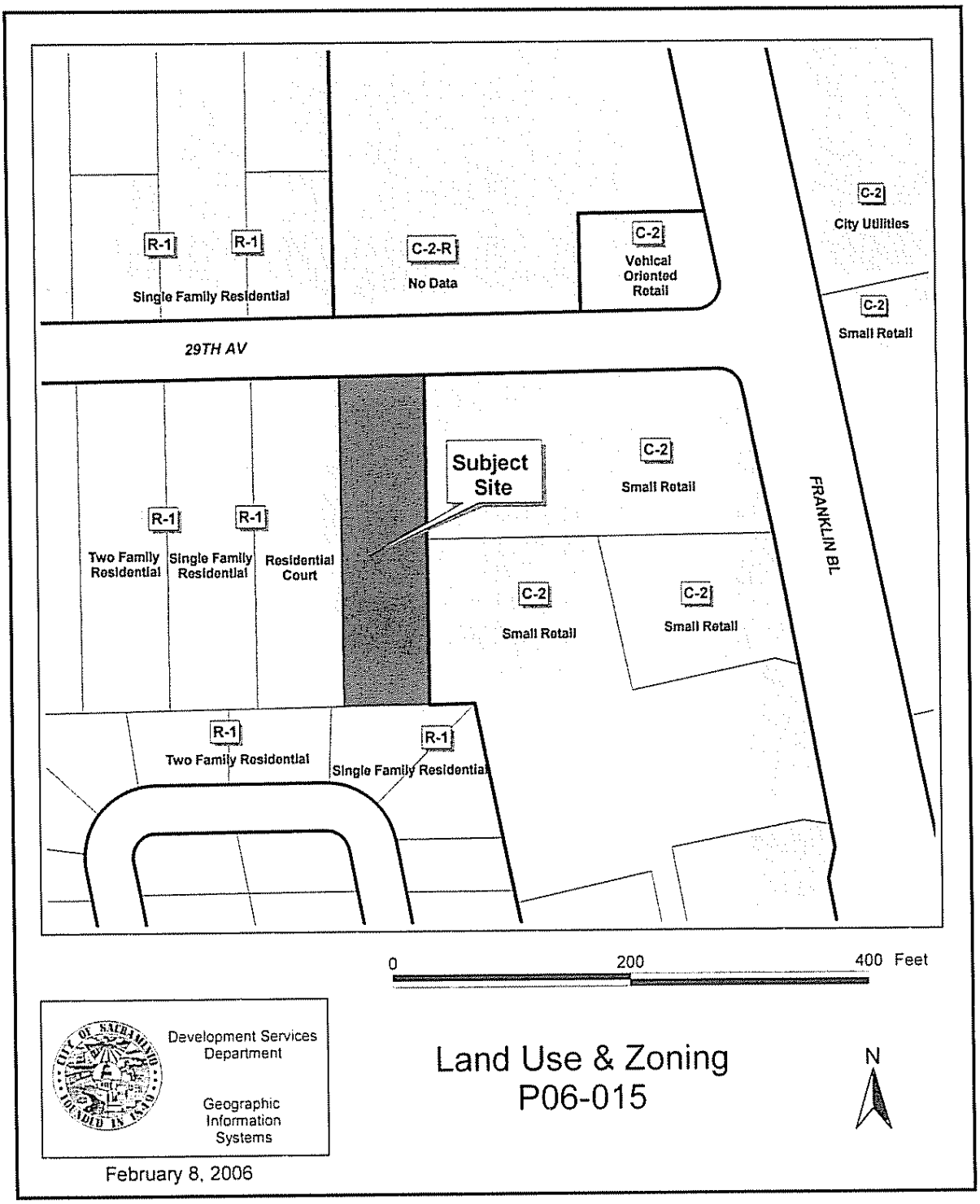
Table of Contents:

	Report	Pg	1
Attachments			
1	Vicinity Map	Pg	4
2	Land Use Map	Pg	5
3	Project Background	Pg	6
4	Approved Site Plan	Pg	7
5	Lot 1 Elevation	Pg	8
6	Lot 2 Elevation	Pg	9
7	Lot 3 Elevation	Pg	10
8	Lot 4 Elevation	Pg	11
9	Resolution – Environmental Exemption	Pg	12
10	Rezone Ordinance	Pg	13
	Exhibit A- Rezone	Pg	14

Attachment 1 – Vicinity Map



Attachment 2 – Land Use and Zoning Map



Attachment 3 – Background

Background:

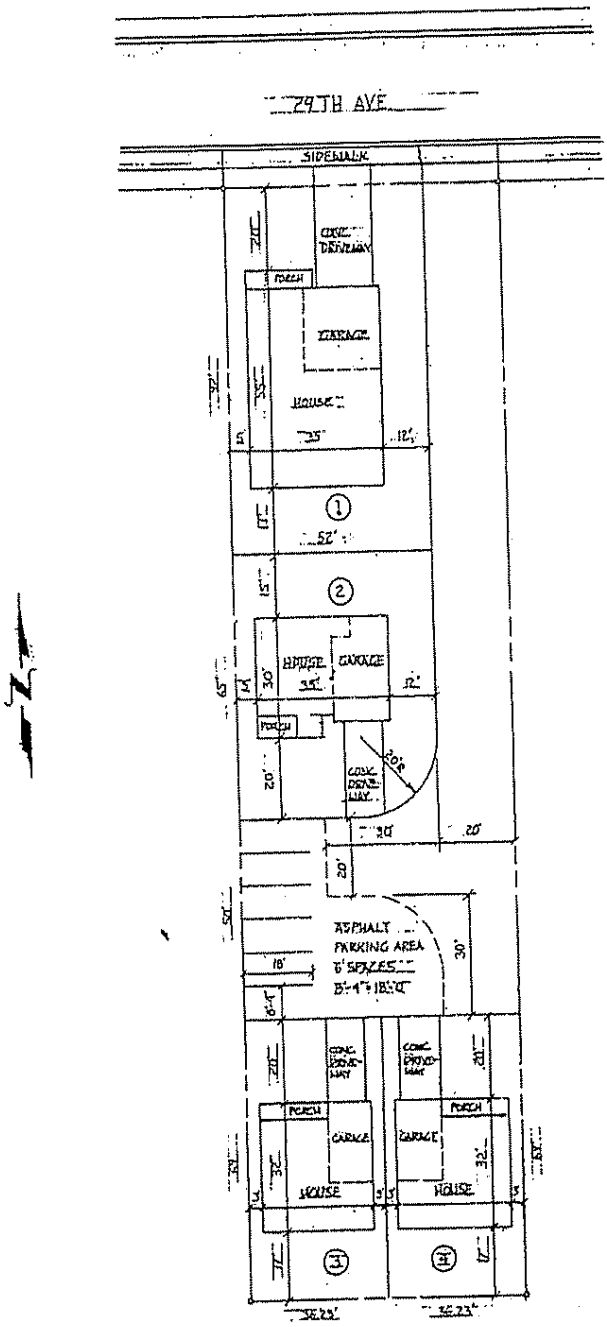
Summary: The applicant has requested entitlements to subdivide a 0.5± net acre vacant parcel and construct four single-family detached homes. There are three proposed house plans ranging in size from 1,340 to 1,530 square feet. The entitlements requested include a Rezone of the subject site, a Tentative Map to subdivide the property, and a Special Permit for the construction of alternative single-family homes (Attachments 4 through 8). The Tentative Map and Special Permit were approved by the Planning Commission on November 9, 2006.

Background Information: The project site consists of a 0.5± net acre vacant parcel on the south side of 29th Avenue approximately 250 feet west of Franklin Boulevard. There is commercial development to the north and a mix of commercial and residential to the east. To the west of the site are single-family deep lot developments and to the south are standard single-family homes. There are no previously approved entitlements on the subject site that affect the current proposal.

The initial iteration of the project proposed six townhouse style units accessed via a private driveway. Staff was concerned that this design was too linear and that the site could be reconfigured to provide a more secure private drive and more parking for guests. The applicant subsequently revised the plans to the satisfaction of Development Services staff. These revise plans are reflected in this report.

A public hearing for the project has been noticed by publication and mail for January 23, 2007 pursuant to Sacramento City Code section 17.208.020(C).

Attachment 4 – Approved Site Plan



PLOT PLAN
SCALE: 1" = 20'-0"

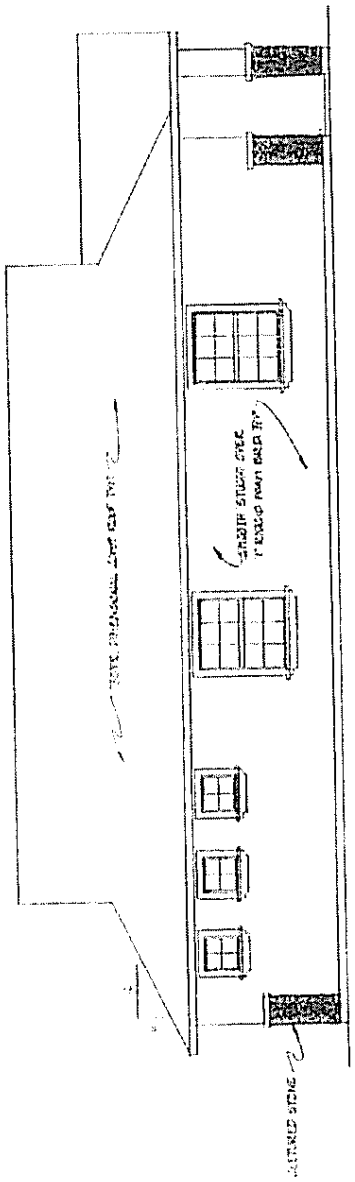
PROJECT INFORMATION

PROJECT NAME: SOTILLO ESTATES
SITE ADDRESS: 3110 29TH AVE.
SACRAMENTO, CA
OWNER: SOTILLO PROPERTIES, LLC.
8865 CENTRAL AVE.
ORANGEVALE, CA 95662
PARCEL # 010-0221-011-0000

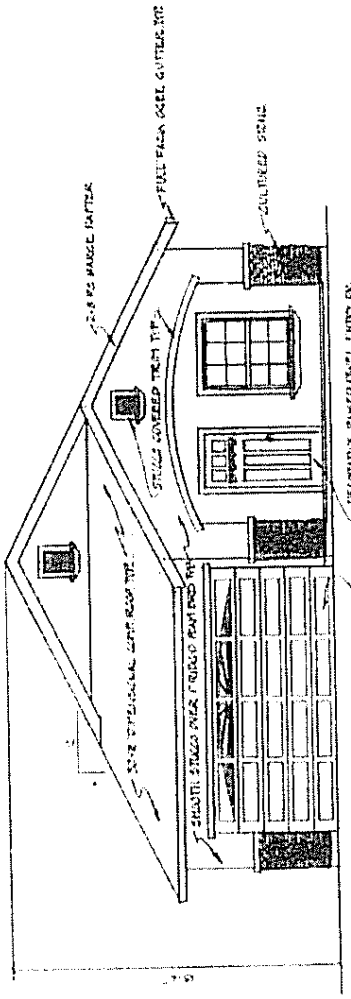
LOT 1:	LOT	4826 SQ.FT.
	LIVABLE	1337 SQ.FT.
	PORCH	81.5 SQ.FT.
	GARAGE	415 SQ.FT.
	LOT COVERAGE	40%
LOT 2:	LOT	3,521 SQ.FT.
	LIVABLE / LOWER	566 SQ.FT.
	PORCH UPPER	833 SQ.FT.
	PORCH	50 SQ.FT.
	GARAGE	358 SQ.FT.
	LOT COVERAGE	29%
LOT 3:	LOT	2,427 SQ.FT.
	LIVABLE / LOWER	642 SQ.FT.
	UPPER	890 SQ.FT.
	PORCH	70 SQ.FT.
	GARAGE	247 SQ.FT.
	LOT COVERAGE	40%
LOT 4:	LOT	2,427 SQ.FT.
	LIVABLE / LOWER	642 SQ.FT.
	UPPER	890 SQ.FT.
	PORCH	70 SQ.FT.
	GARAGE	247 SQ.FT.
	LOT COVERAGE	40%

PARKING PER UNIT INCLUDING GARAGE
LOT 1 5 SPACES
LOT 2 4 SPACES
LOT 3 4 SPACES
LOT 4 4 SPACES

Attachment 5 – Lot 1 Elevation

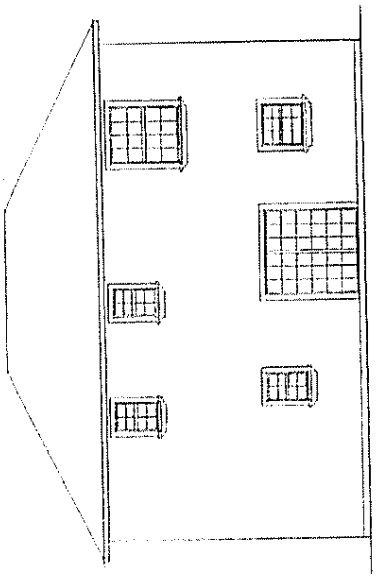


EAST ELEVATION LOT 1

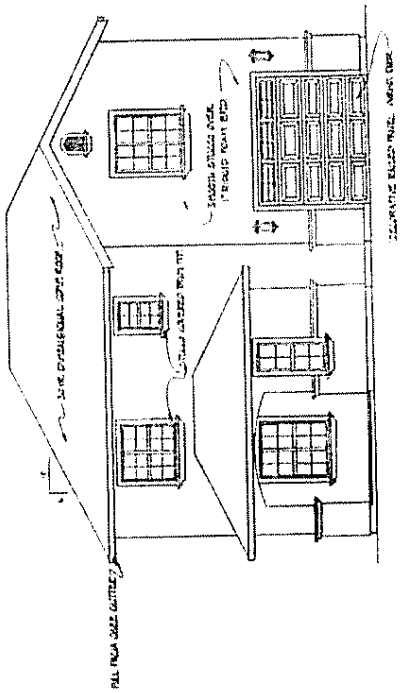


NORTH ELEVATION LOT 1

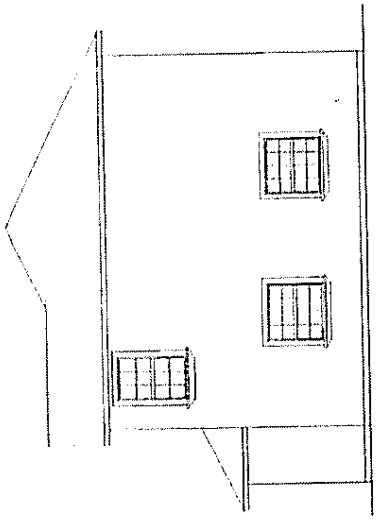
Attachment 6 – Lot 2 Elevation



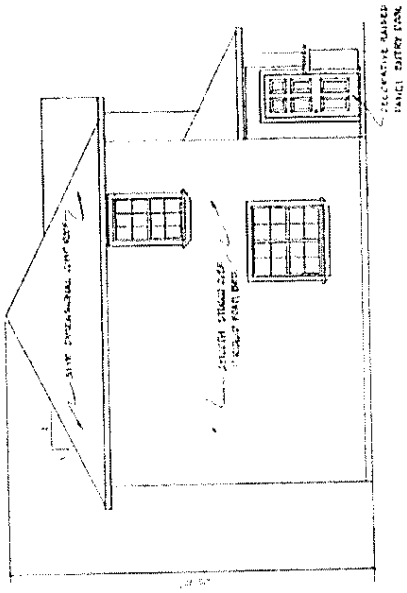
NORTH ELEVATION LOT 2



SOUTH ELEVATION LOT 2

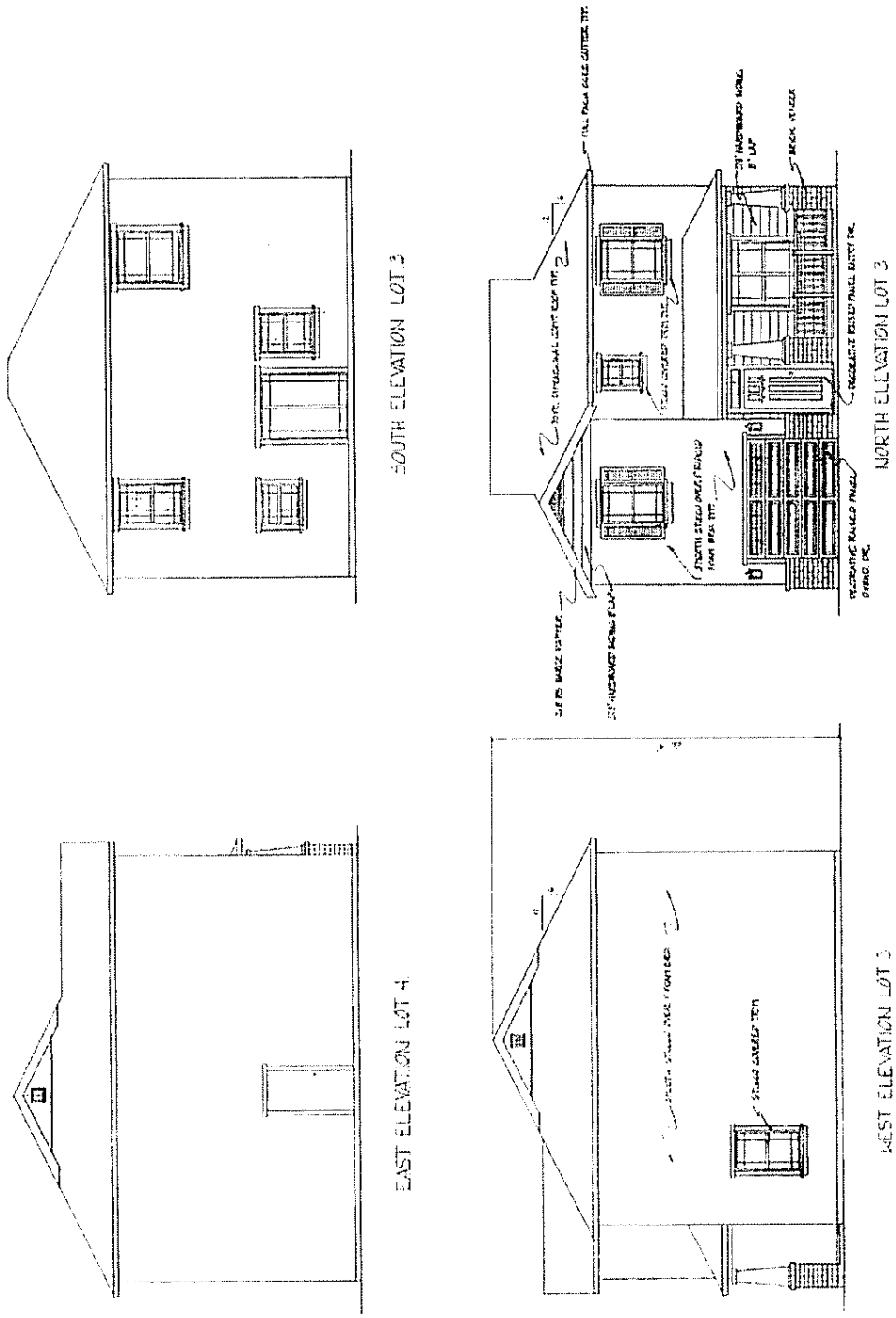


EAST ELEVATION LOT 2

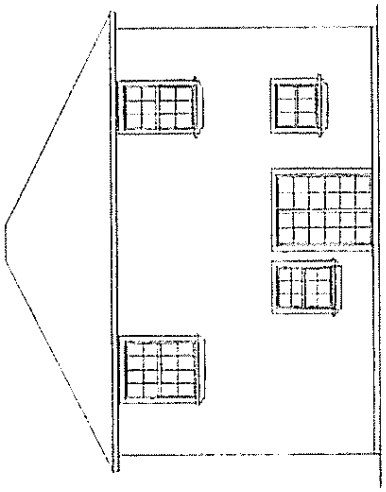


WEST ELEVATION LOT 2

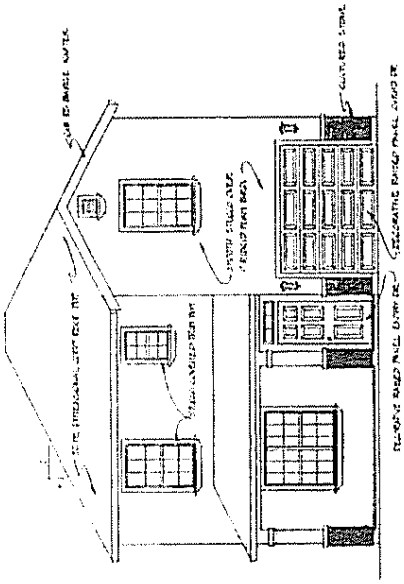
Attachment 7 – Lot 3 Elevation



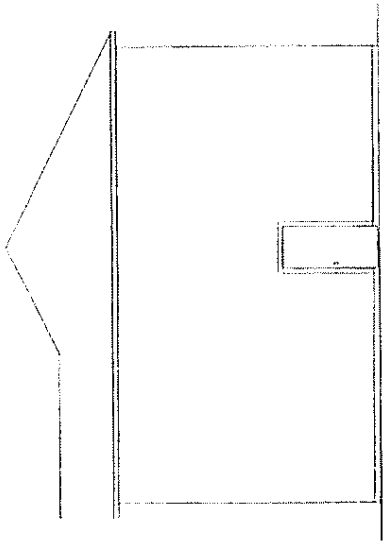
Attachment 8 – Lot 4 Elevation



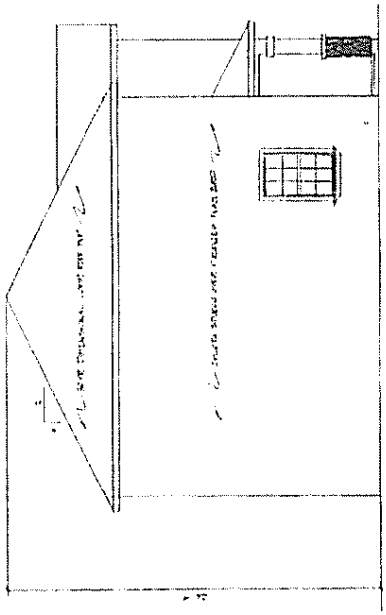
SOUTH ELEVATION LOT 4



NORTH ELEVATION LOT 4



WEST ELEVATION LOT 4



EAST ELEVATION LOT 4

Attachment 9 - Resolution

RESOLUTION NO. 2007-

Adopted by the Sacramento City Council

DETERMINING PROJECT EXEMPT FROM REVIEW UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (Sotillo Park Estates Rezone P06-015)

BACKGROUND

A. The City of Sacramento's Environmental Planning Services has reviewed Sotillo Park Estates (P06-015) ("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 15332-Infill Development Projects.

2. The factual basis for the finding of exemption is as follows:

(a) The Project is consistent with the applicable General Plan designation and all applicable General Plan Policies as well as with applicable zoning designation and regulations.

(b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.

(c) The Project site has no value as habitat for endangered, rare, or threatened species.

(d) Approval of the Project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

(e) The site can be adequately served by all required utilities and public services.

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 determines the Project exempt from review under the California Environmental Quality Act for the reasons stated above.

Attachment 10 - Rezone Ordinance

ORDINANCE NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL

AN ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 99-015, AS AMENDED, BY REMOVING A PORTION OF THE PROPERTY LOCATED AT 3110 29th AVENUE FROM THE STANDARD SINGLE-FAMILY (R-1) ZONE AND PLACING IT IN THE SINGLE-FAMILY ALTERNATIVE (R-1A) ZONE.
(P06-015)(APN: 010-0221-011)

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

SECTION 1

The territory described in the attached Exhibit A which is located at 3110 29th Avenue, as established by Ordinance No.99-015, as amended, is hereby removed from the Standard Single-Family (R-1) zone and placed in the Single-Family Alternative (R-1A) zone.

SECTION 2

The City Clerk of the City of Sacramento is hereby directed to amend the maps which are a part of said Ordinance No. 99-015, as amended, to conform to the provisions of this Ordinance.

SECTION 3

Rezoning of the property described in the attached Exhibit A by the adoption of this Ordinance shall be deemed to be in compliance with the procedures for the rezoning of property described in Ordinance No. 99-015, as amended, as said procedures have been affected by recent court decisions.

Table of Contents:
Exhibit A - Rezone

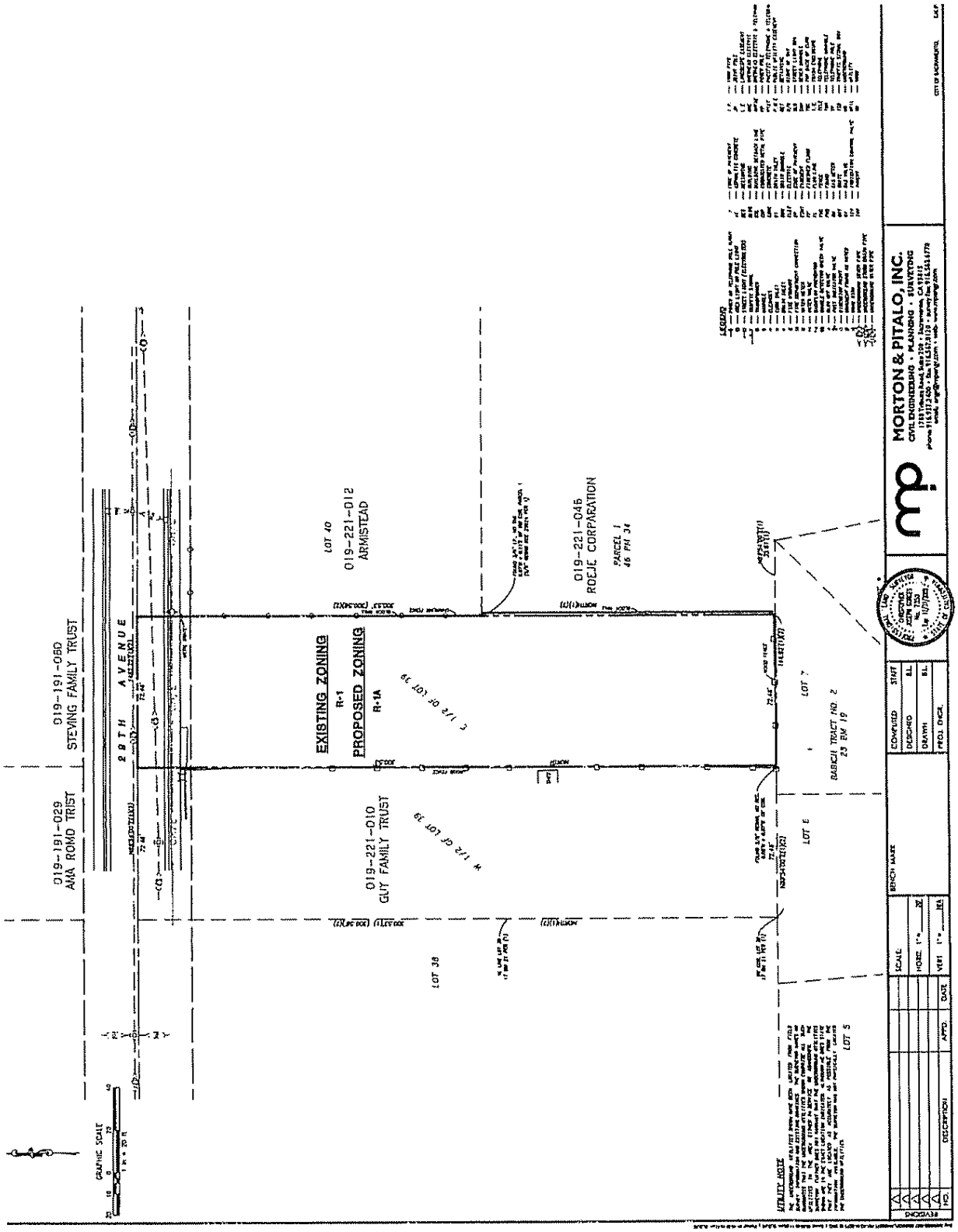



Exhibit A - Rezone