REPORT TO COUNCIL
City of Sacramento

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915 I Street, Sacramento, CA 95814-2604
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Public Hearing
March 27, 2007

Honorable Mayor and
Members of the City Council

Title: 48th Street Villas (P06-129)

Location/Council District: 1510 48th Street, APN: 008-0424-030; Council District 3

Recommendation: Conduct a Public Hearing and upon conclusion 1) adopt a **Resolution** approving an exemption under the California Environmental Quality Act (CEQA) Guidelines Section 15303, and 2) adopt an **Ordinance** amending the districts established by the Zoning Ordinance (Sacramento City Code, Title 17).

Contact: Bradley Angell, Assistant Planner, (916) 808-8538; Jeanne Corcoran, Senior Planner, (916) 808-5317

Presenters: Bradley Angell, Assistant Planner, (916) 808-8538

Department: Development Services

Division: Planning

Organization No: 4881

Description/Analysis

Issue: The proposal is to rezone two parcels from the Office (OB) zone to the Single Family Alternative (R-1A) zone. The parcel is located on the west side of 48th Street, approximately 100 feet south from the intersection with Folsom Boulevard. The surface site is 50 feet by 150 feet (0.17± acres). The rezone allows the development of two detached single-family homes on two lots.

Policy Considerations: The proposed project is consistent with the following land use designations and applicable policies of the General Plan. The applicable policies include: "To promote infill development as a means to meet future housing needs," "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 to promote growth or sustain existing development that is economically sound, environmentally friendly, and supportive of community livability. The subject proposal complies with the applicable guiding principles:

- Promote developments that foster accessibility and connectivity between areas and safely and efficiently accommodate a mixture of cars, transit, bicyclists and pedestrians.
- Create housing opportunities that promote a diversity of household types and housing choices for residents of all ages and income levels.
- Use the existing assets of infrastructure and public facilities to increase infill and reuse, while maintaining important qualities of community character.

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 January 25, 2007, the Planning Commission approved a Tentative Map, a Subdivision Modification creating a lot without public street frontage and Special Permit for alternative housing and recommended approval of the Rezone from Office (OB) zone to Single Family Alternative (R-1A) zone.

Environmental Considerations: The project will not have a significant effect on the environment and is exempt from environmental review pursuant to California Environmental Quality Act Guidelines, Section 15303 New Construction or Conversion of Small Structures.

Rationale for Recommendation: The project is consistent with the objectives of the General Plan policies that create housing opportunities that promote a diversity of household types and housing choices for residents of all ages and income levels, using the existing assets of infrastructure and public facilities to increase infill and reuse, while maintaining important qualities of community character, and the design is compatible with the area, and provides for home ownership opportunities.

Financial Considerations: The 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 A. Thomas
Director of Development Services

Recommendation Approved:

_____
for Ray Kerridge
City Manager

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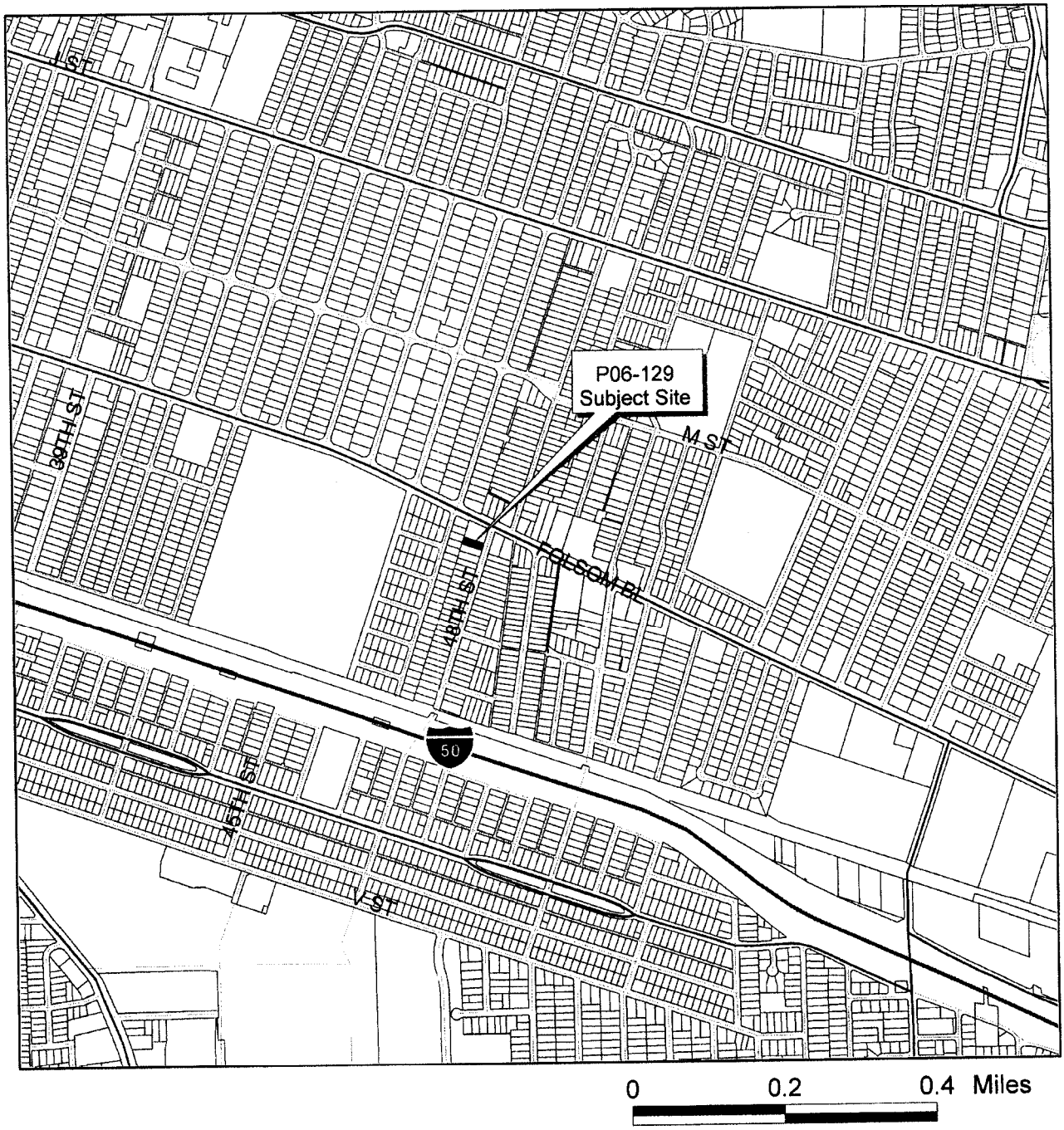
Attachment 1 – Vicinity Map



Development Services Department

Geographic Information Systems

Vicinity Map
P06-129

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June 1, 2006

Attachment 2 – Project Background Information

The proposal is to rezone two parcels from the Office (OB) zone to the Single Family Alternative (R-1A) zone. The two parcels are part of an approved Tentative Map to subdivide one (1) lot into two (2) lots, a Subdivision Modification to create a lot without street frontage, and a Special Permit to allow development of two detached single-family homes on the originating parcel located on the west side of 48th Street, the second parcel south of the intersection with Folsom Boulevard.

The parcel requested to be rezoned will become two lots, one of which fronts 48th Street and the other on the interior of the lot, accessed from 48th Street. The project site is currently vacant and has never been developed. No other entitlements have been proposed for the site.

On December 14th, 2006 the Planning Commission conducted a public hearing on the request to allow the development of two (2) single-family detached units in the proposed Single Family Alternative Residential (R-1A) zone. Three adjacent property owners in attendance spoke in opposition to the project due to the lack of privacy a proposed two-story rear structure with a 15-foot rear yard setback would create. The item was continued to the January 25, 2007 Planning Commission hearing to allow the applicant to work with the neighbors on addressing their concerns with the rear unit's proximity to existing property lines. As a result of continued dialogue with the neighbors, the applicant has submitted revised drawings that provide for a single-story rear unit of 1,100 square feet with a single-car garage (the original rear unit was a two-story approximately 1,600 square foot unit with a two-car garage) 15 feet from the rear property line which is the standard setback for the single-family zone. The 48th Street facing unit has not changed since the original proposal and remains a two-story, 1,600 square foot single-family home with a two-car garage.

Notice of the public hearing for the project has been given by publication and mail for March 27, 2007 under Sacramento City Code section 17.208(C).

Attached Exhibits:

Exhibit A – Tentative Map
Exhibit B – Site Plan
Exhibit C – Front Unit Elevations
Exhibit D – Rear Unit Elevations
Exhibit E – Streetscape

Exhibit A – Tentative Map

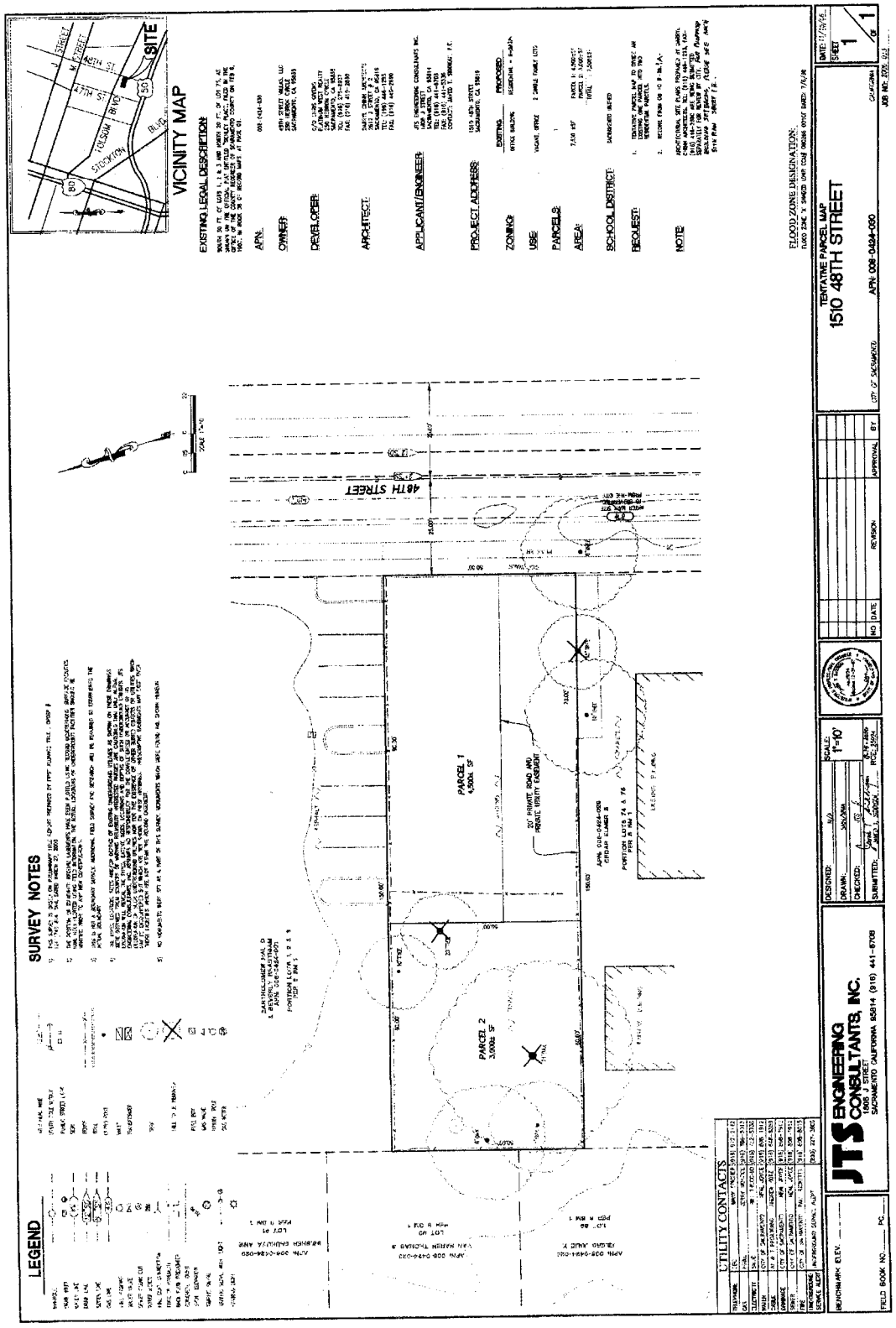


Exhibit B – Site Plan

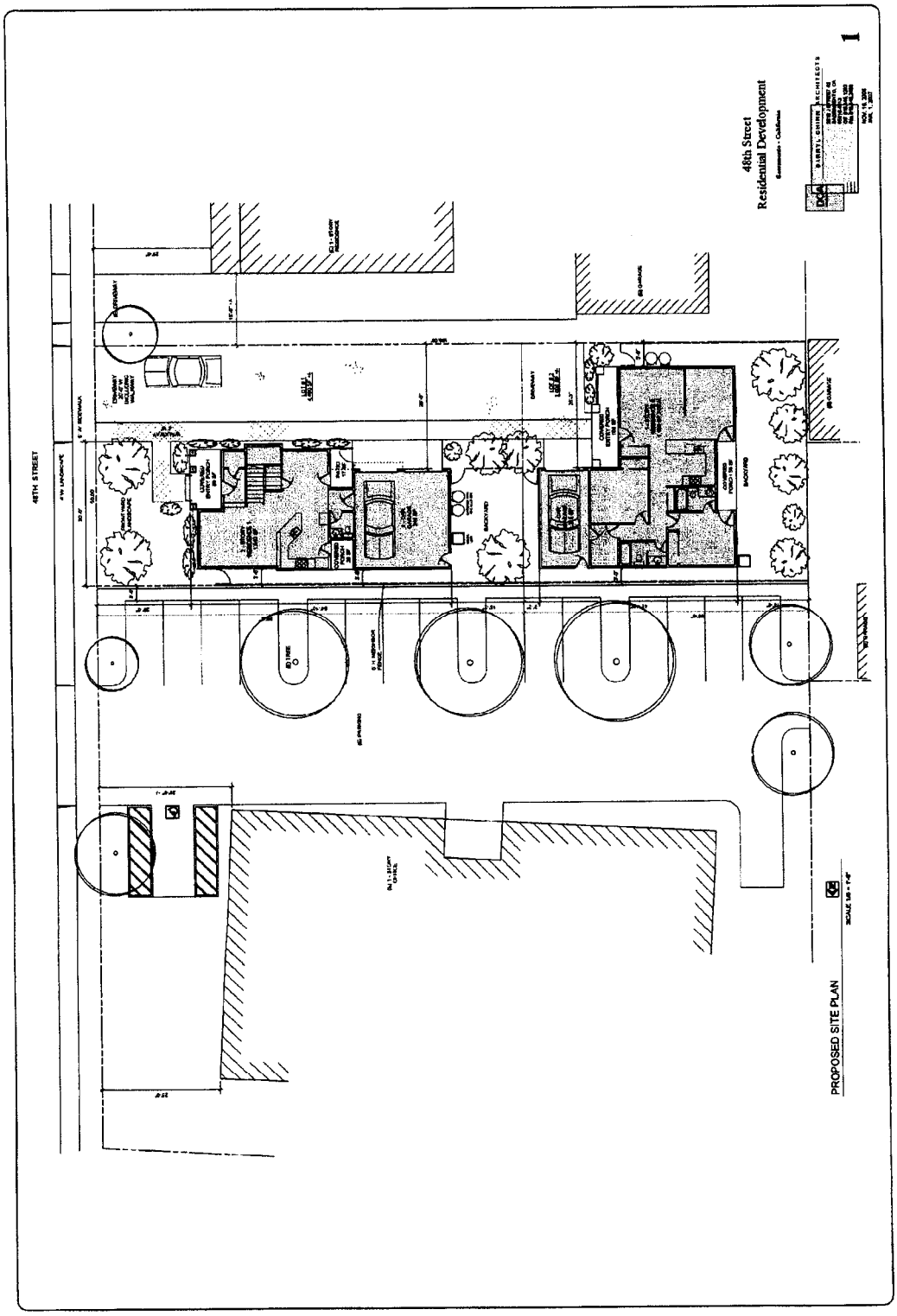


Exhibit C – Front Unit Elevations

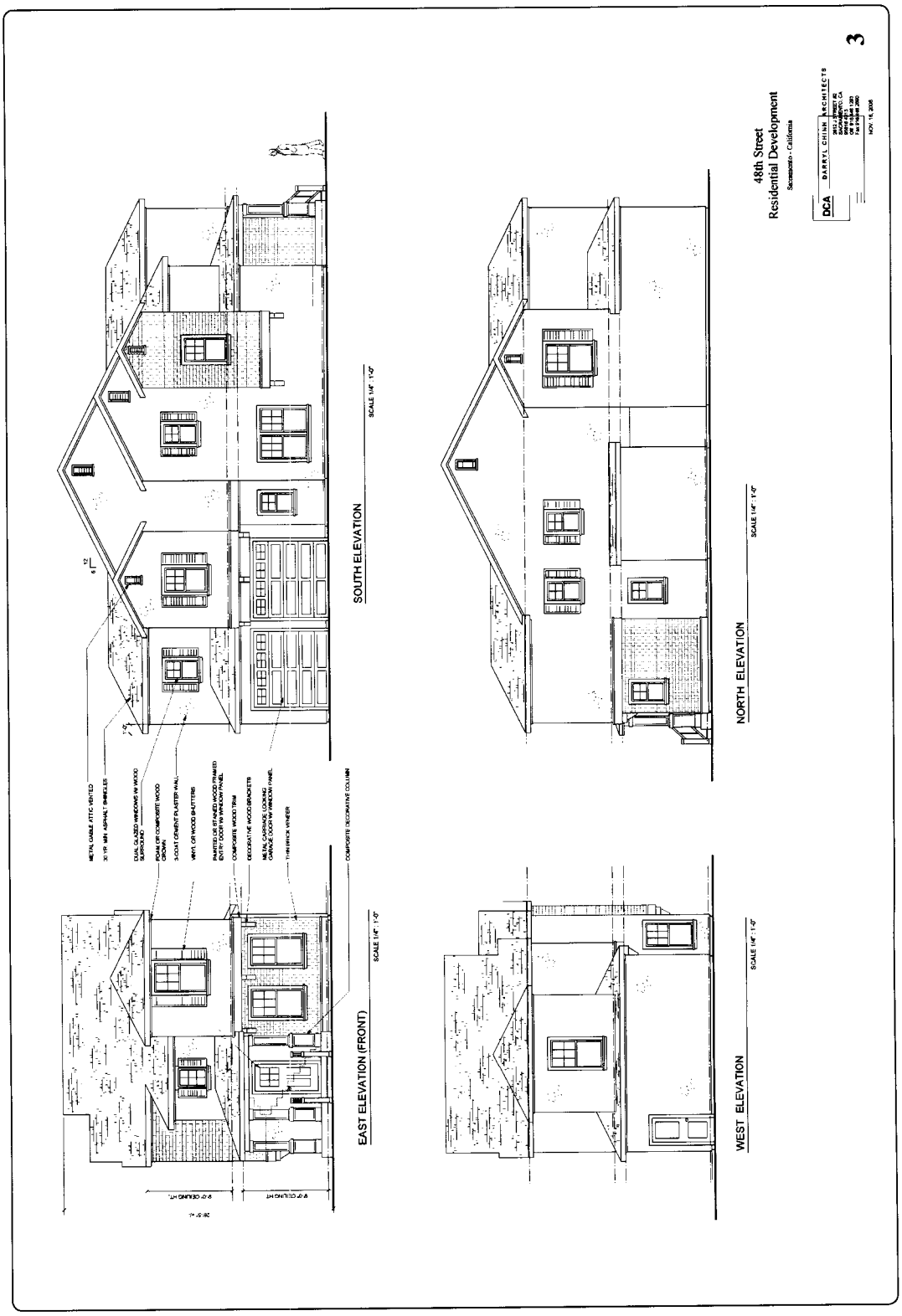


Exhibit D – Rear Unit Elevations

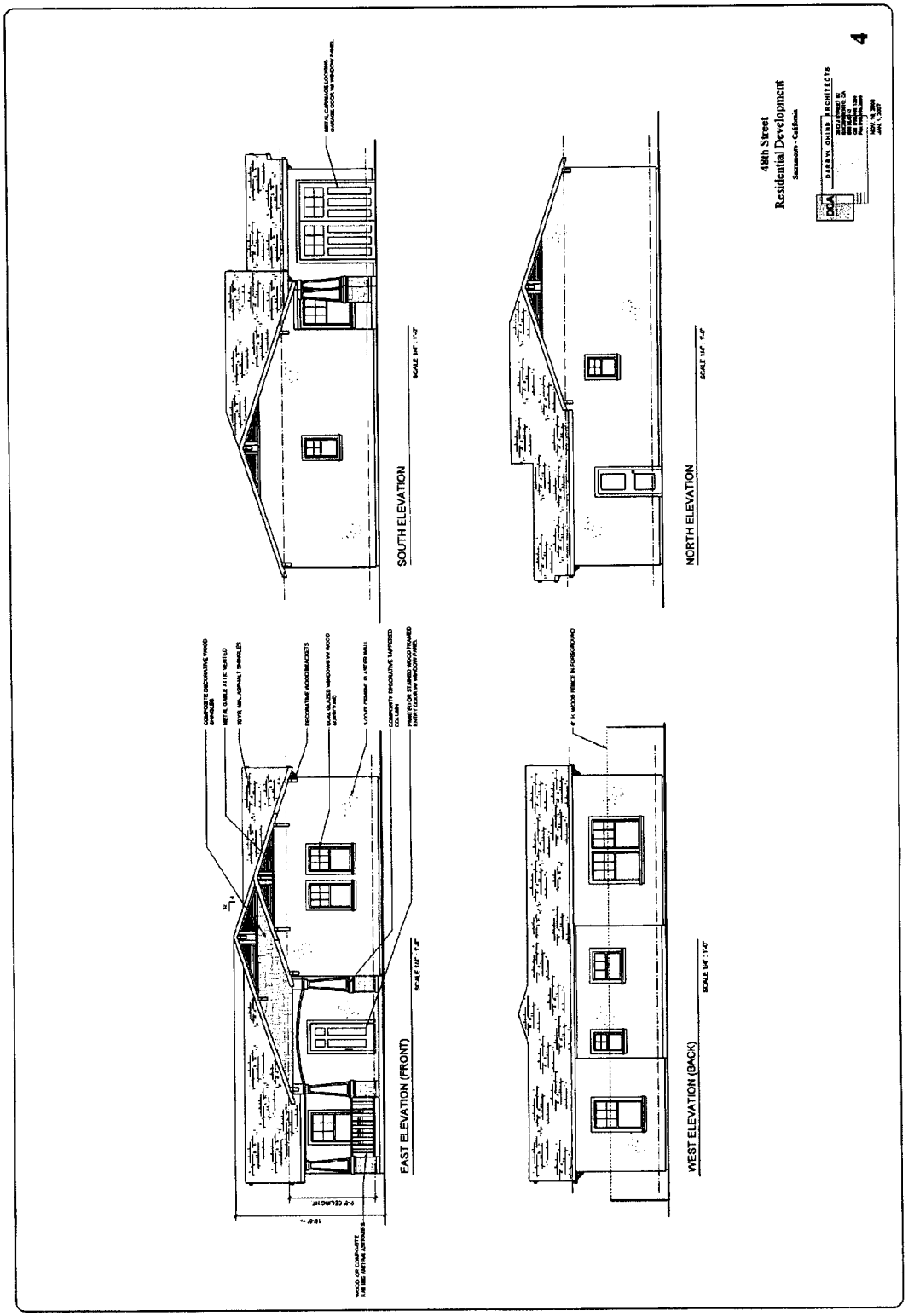
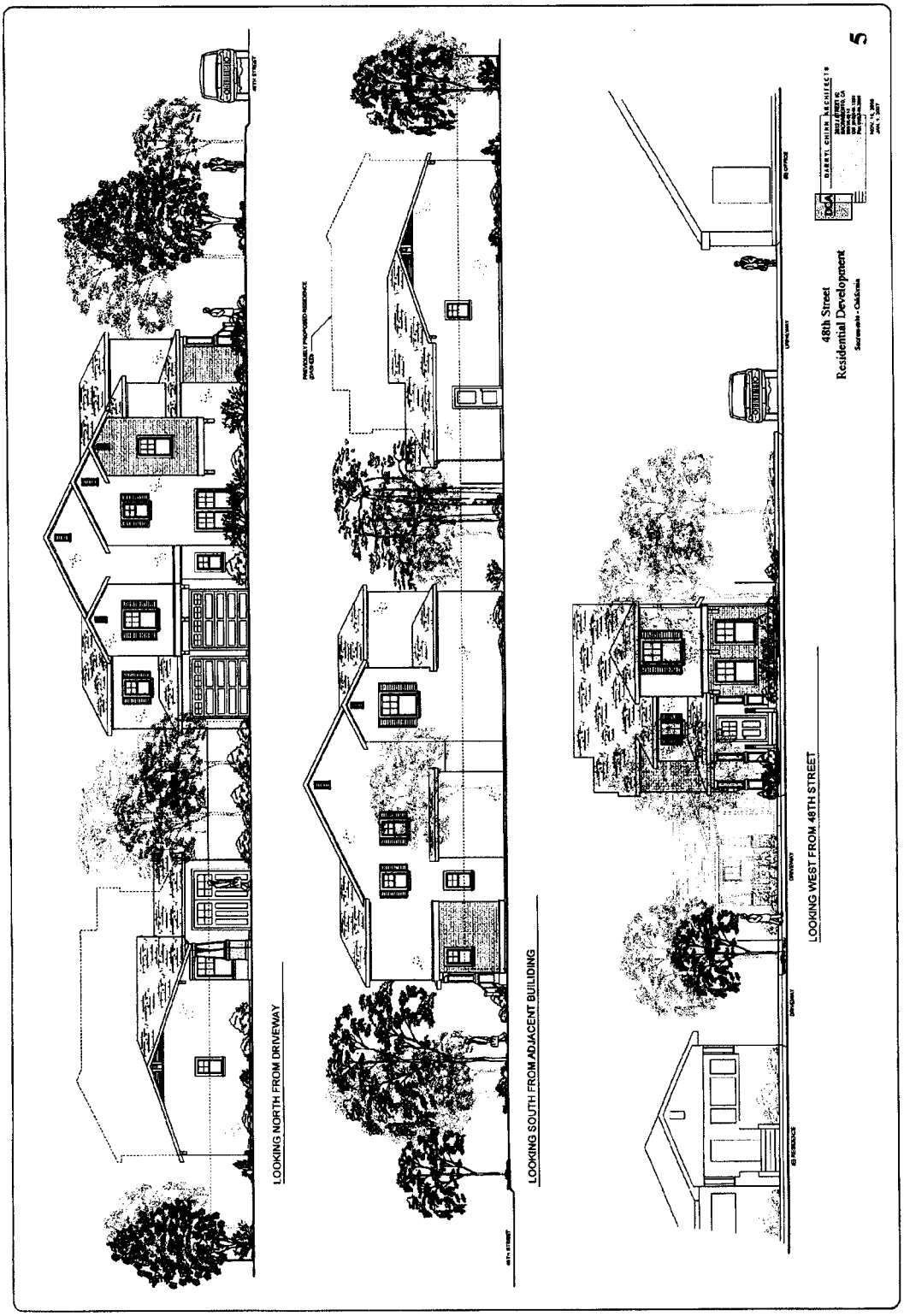


Exhibit E – Streetscape



Attachment 3 – Exemption Resolution

RESOLUTION NO. 2007-

Adopted by the Sacramento City Council

DETERMINING PROJECT EXEMPT FROM REVIEW UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (P06-129)

BACKGROUND

A. The City of Sacramento's Environmental Planning Services has reviewed the 48th Street Villas (P06-129) ("Project") and has determined the Project is exempt from review under the California Environmental Quality Act (CEQA) as follows:

1. The Project is exempt under the following provisions of the California Environmental Quality Act and/or Guidelines: Section 15303, New Construction or Conversion of Small Structures; and Section 15332, Infill Development Projects.

2. The factual basis for the finding of exemption is as follows: The project is located on an urbanized, proposed residential zone and does not exceed three single-family residences. 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. The proposed development occurs within city limits on a project site of less than five acres substantially surrounded by urban uses. The project 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. Finally, 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 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.

ORDINANCE NO. 2007-

Adopted by the Sacramento City Council

AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE, TITLE 17 OF THE CITY CODE, BY REMOVING 0.17± ACRES FROM THE OFFICE (OB) ZONE AND PLACING IN THE SINGLE FAMILY ALTERNATIVE (R-1A) ZONE, FOR THE PROPERTY LOCATED AT 1510 48th STREET IN SACRAMENTO, CALIFORNIA. (P06-129) (APN: 008-0424-030)

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

SECTION 1

The property generally described, known and referred to as 1510 48th Street (APN: 008-0424-030), which is shown on attached Exhibit A, consists of 0.17± acres and is currently in the Office (OB) zone established by the Comprehensive Zoning Ordinance (Title 17 of the City Code). Said territory is hereby removed from the Office (OB) zone and placed in the Single Family Alternative (R-1A) 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: 1510 48th Street Rezoning Map – 1 Page
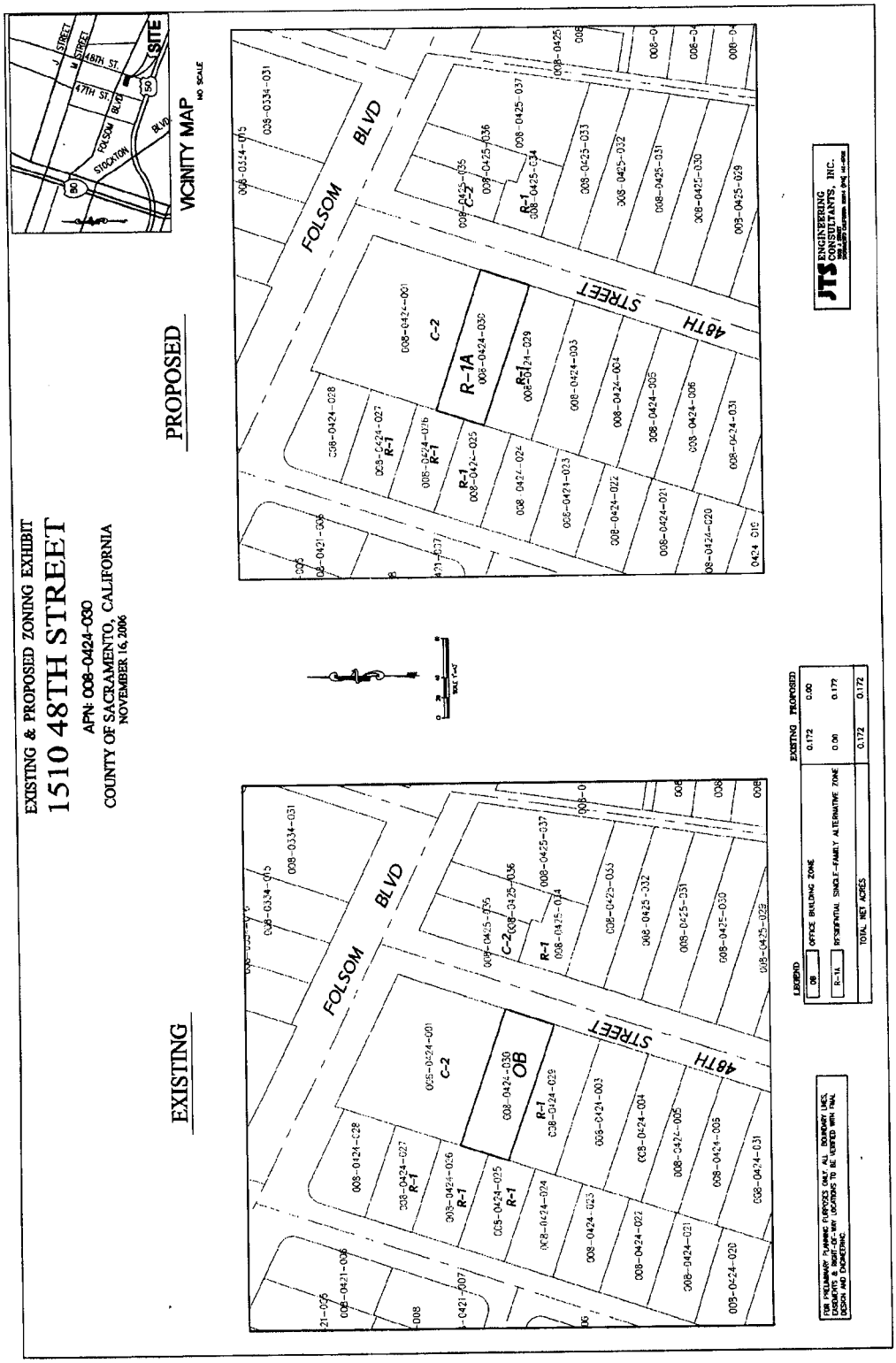
Exhibit A – Rezone