



REPORT TO COUNCIL

City of Sacramento

14

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

Consent
July 24, 2007

Honorable Mayor and
Members of the City Council

Title: Newton Booth (P06-181)

Location/Council District: 2700 V Street, 2217 & 2250 27th Street; APN: 010-0187-001, -002, -003, -004, -005, -007; Council District 4

Recommendation: 1) Review a **Resolution** approving an exemption under the California Environmental Quality Act (CEQA) Guidelines Section 15332 (Infill); 2) review a **Resolution** amending the Central City Community Plan; 3) review an **Ordinance** approving a rezoning from Two-Family Residential (R-1B) and Multi-Family Residential (R-4) to Multi-Family Residential (R-5); and 4) Pass for Publication the Ordinance title as required by Sacramento City Charter 32c to be adopted July 31, 2007.

Contact: Michael York, Associate Planner, (916) 808-8239; Jeanne Corcoran, Senior Planner, (916) 808-5317

Presenters: Not applicable

Department: Development Services

Division: Planning

Organization No: 4875

Description/Analysis

Issue: The proposal is to rezone 0.51+/- acres from the Two-Family (R-1B) and Multi-Family (R-4) zones to the Multi-Family (R-5) zone to develop a 32 unit condominium development. The 32 unit development has a density of 62 dwelling units per net acre (du/na), the existing zoning of R-1B and R-4 does not allow this density. The requested rezone allows for denser development which is consistent with policies for the Central City area.

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 May 24, 2007, by a vote of eight ayes and one abstain, the Planning Commission approved the Tentative Map and Special Permits and recommended for approval and forward to City Council the Rezone and Central City Community Plan Amendment.

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 15332 Infill Development.

Rationale for Recommendation: The project is consistent with the objectives of 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, uses 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.

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 W. Kwong
David Kwong
Planning Manager

Approved by: William A. Thomas
William A. Thomas
Director of Development Services

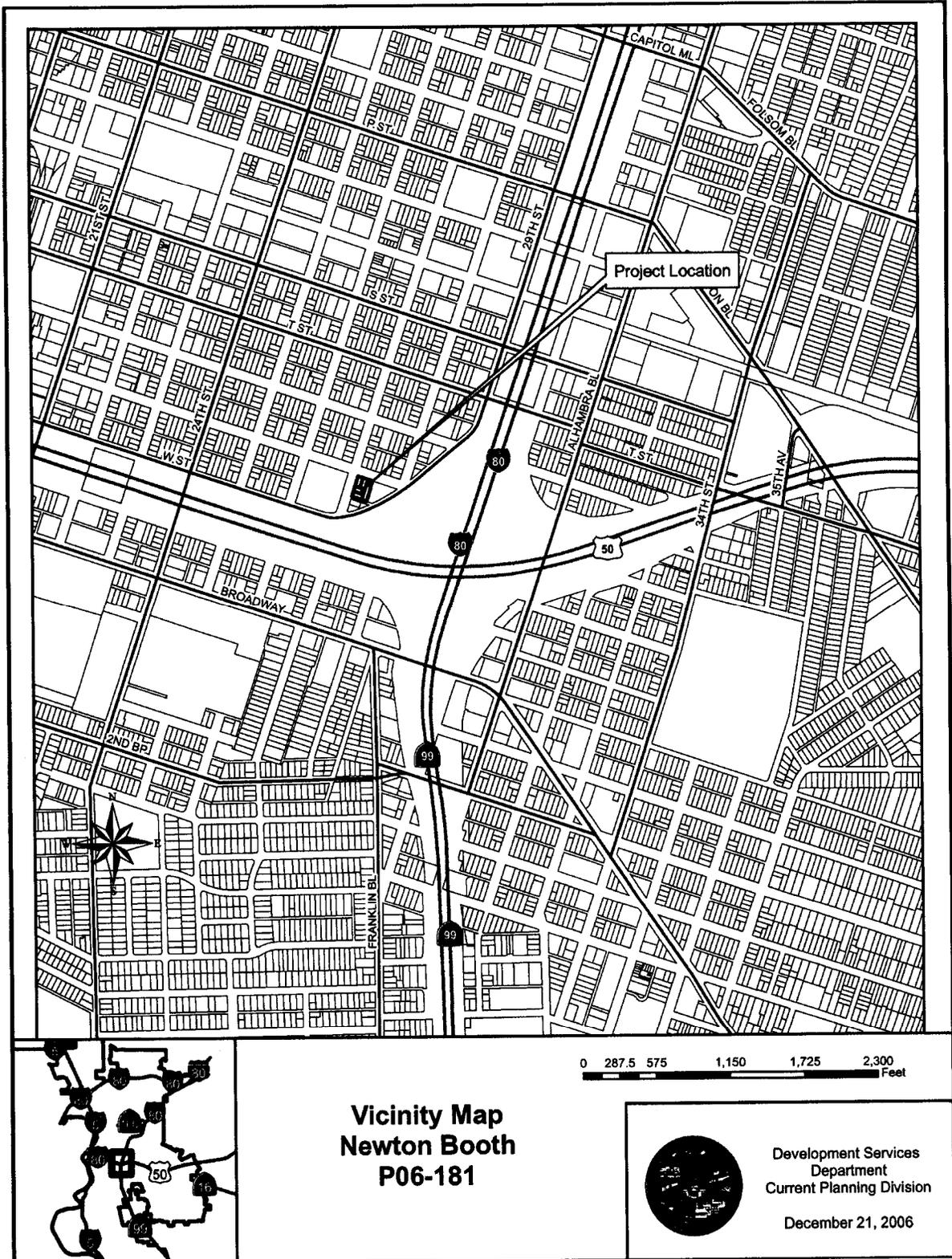
Recommendation Approved:

Ray Kerridge
Ray Kerridge
City Manager

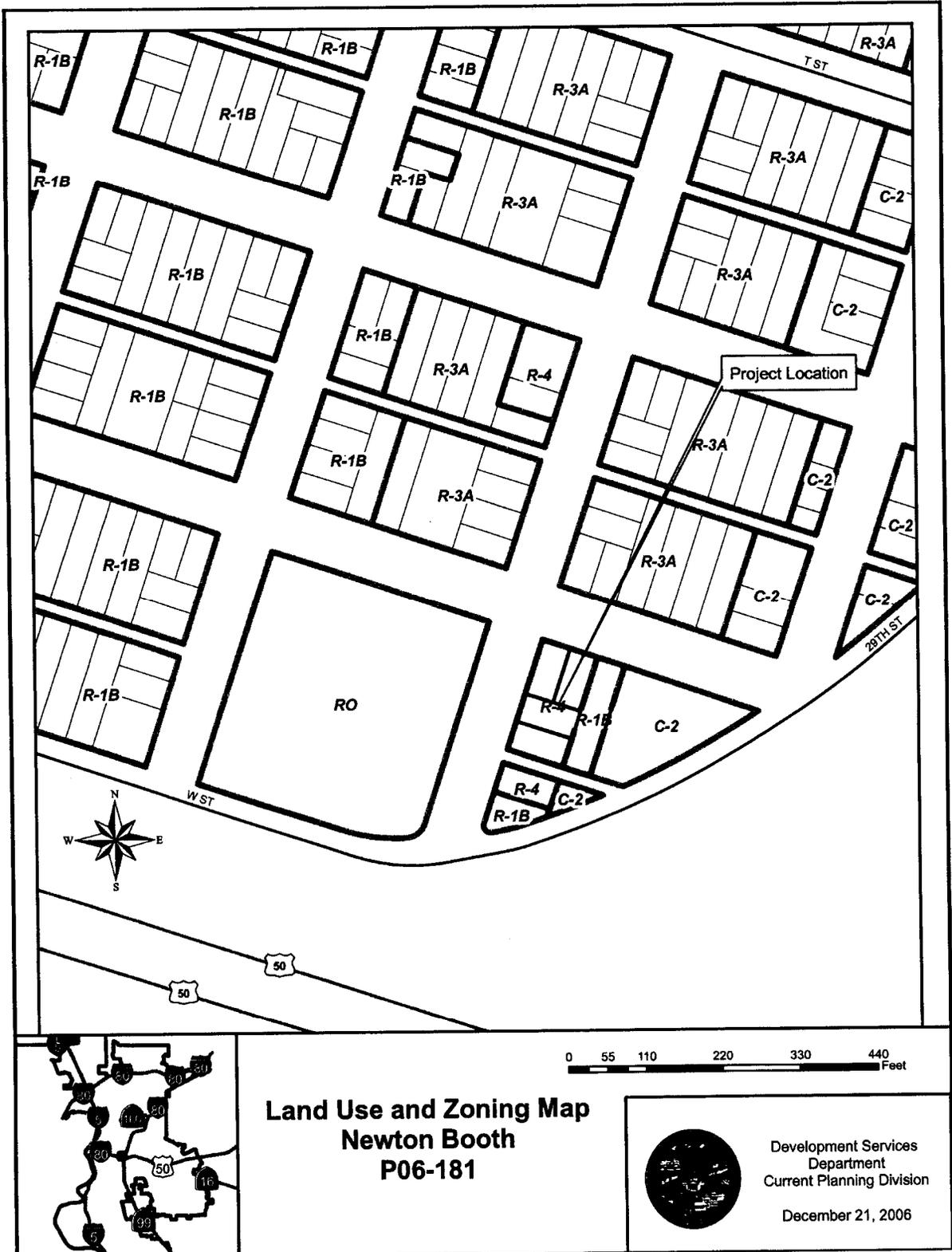
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Attachment 1 – Vicinity Map



Attachment 2 – Land Use & Zoning Map



Attachment 3 – Project Background Information

The project site was originally proposed and developed as single-family residential. On August 28, 1997 the City Planning Commission denied a request for a Community Plan Amendment and Rezone for development of a 20,000 square foot two-story office project (P97-004). The office project required the relocation or demolition of five single-family units and one duplex unit. The Planning Commission decision was appealed to City Council. On October 28, 1997 City Council made an intent motion to approve the appeal with conditions, the vote was five to four. Prior to returning to City Council with revised plans addressing conditions of the intent motion, a Council member passed away, which did not allow the applicant to gain the necessary majority vote to approve their project leading to the withdrawal of the application. In 1998 the applicant demolished the existing structures on the subject site.

On June 9, 2005 the Planning Commission approved a Tentative Map and Special Permit to develop 15 ownership units on a portion of the site (P04-222) and recommended approval and forwarded to City Council a Community Plan Amendment and Rezone supporting the development. On August 9, 2005 the City Council approved a Community Plan Amendment designating a portion of the site to 'Multi-Family' and Rezoning to 'Multi-Family' (R-4). The property has since been sold to the developer of the current proposal. The property remains vacant.

On April 12, 2007 the Planning Commission provided comments on the project (P06-181) in relation to three specific issues: 1) the waiver of parking for eight units, 2) the setback along 27th Street south of the alley, and 3) the potential height. At the meeting neighbors spoke in opposition and support of the project. The majority of the opposition was concerned with the parking in the area. The comments provided by the Commissioners relating to the three issues were used as the basis for the project coming forward today as proposed.

On May 16, 2007 the project was heard and approved by the Design Director.

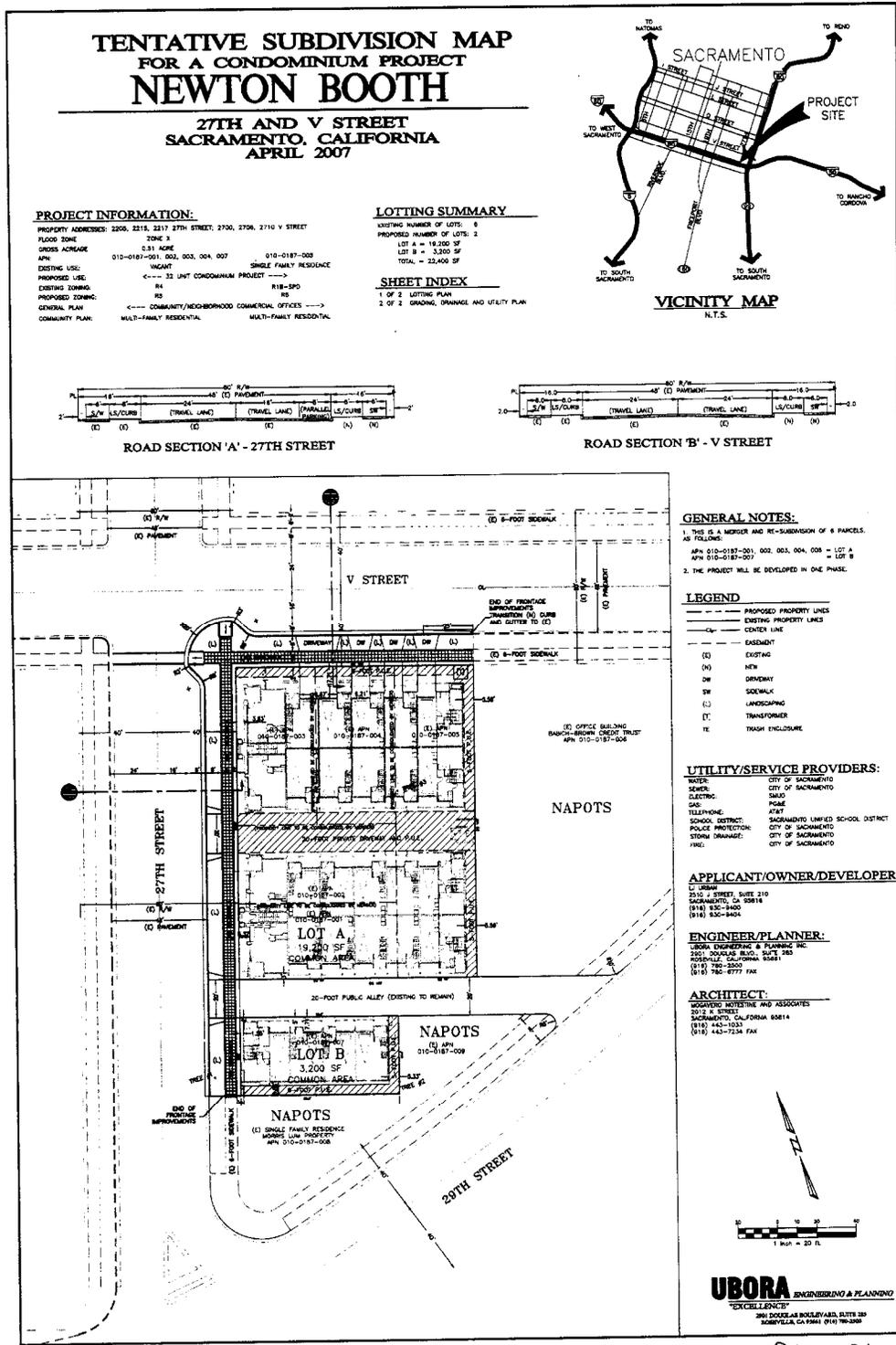
On May 24, 2007 the Planning Commission approved the Tentative Map and Special Permits to develop the 32 unit residential complex and recommended approval of the Rezone and Central City Community Plan Amendment.

Notice of the July 31, 2007 public hearing has been given by publication and by mail within a 500 foot radius of the subject site pursuant to Sacramento City Code Sections 17.204.020(C), 17.208.020(C), and 17.200.010(C)(2)(a) and (c).

Attached Exhibits:

- Exhibit A – Tentative Map
- Exhibit B – Site plan & Unit Types
- Exhibit C – Building 1 Floor Plans
- Exhibit D – Building 2 Floor Plans
- Exhibit E – Building 3 Floor Plans
- Exhibit F – Building 1 Elevations
- Exhibit G – Building 2 Elevations
- Exhibit H – Building 3 Elevations
- Exhibit I – Trash Enclosure Details
- Exhibit J – Landscape Plan

Exhibit A – Tentative Map



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Exhibit C – Building 1 Floor Plans

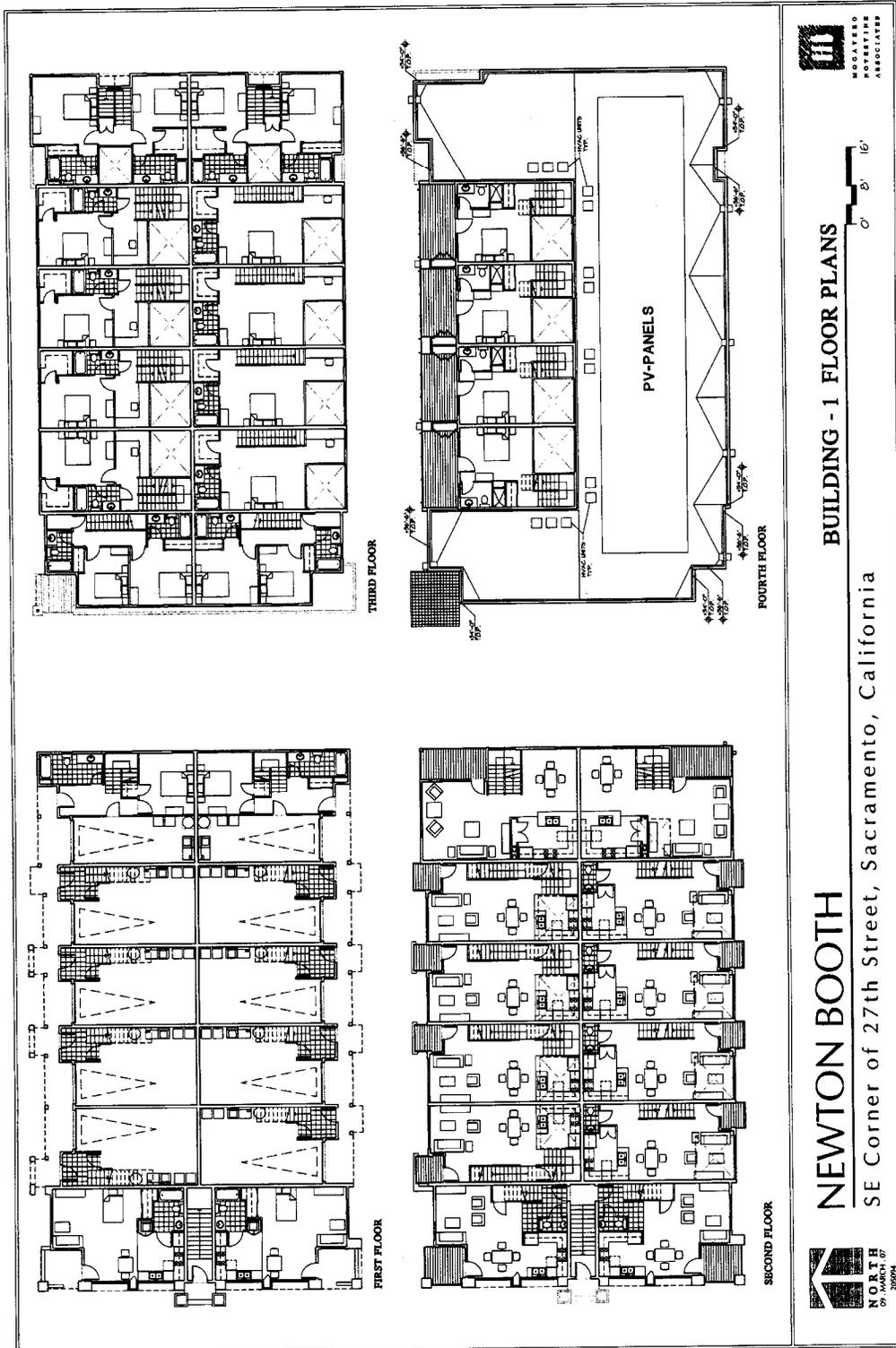
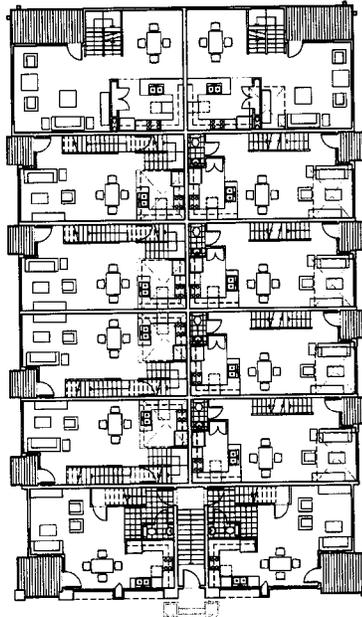
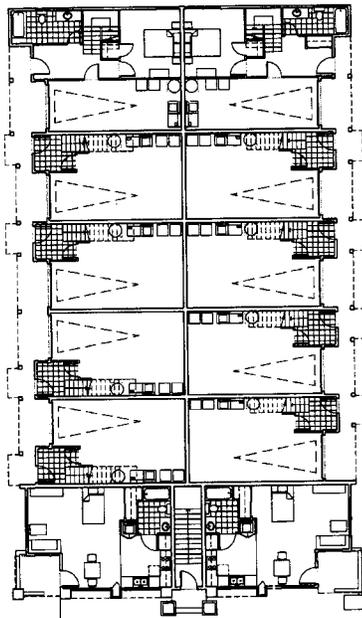
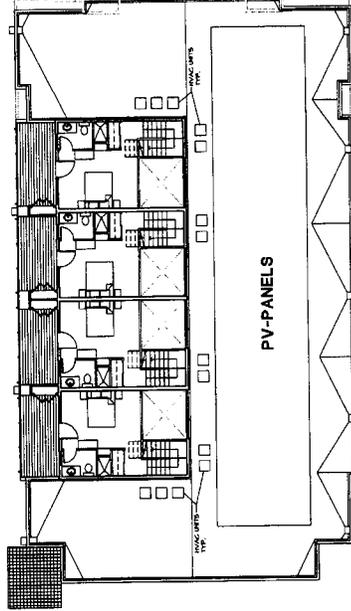
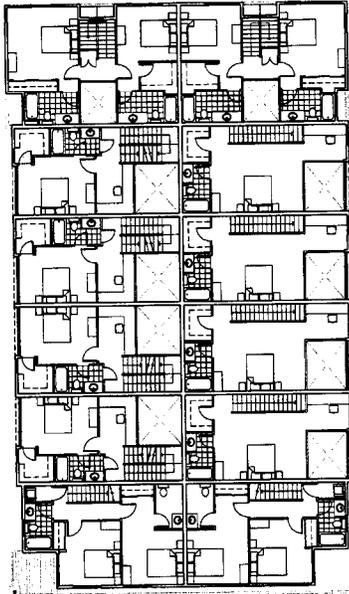


Exhibit D – Building 2 Floor Plans



BUILDING 2 - FLOOR PLANS



NEWTON BOOTH
SE Corner of 27th Street, Sacramento, California



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Exhibit E – Building 3 Floor Plans

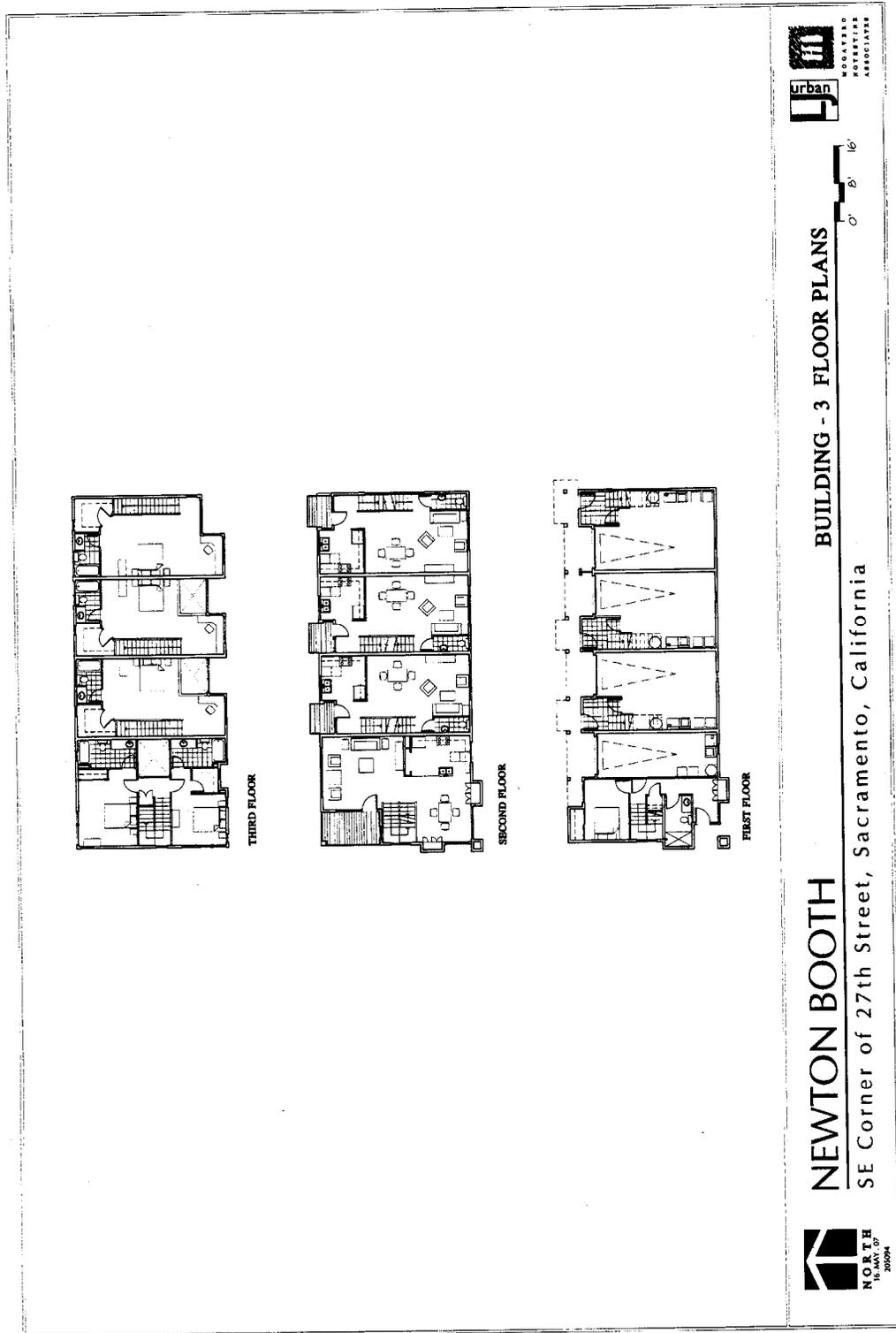


Exhibit F – Building 1 Elevations

NORTH ELEVATION

WEST ELEVATION

SOUTH ELEVATION

EAST ELEVATION

BUILDING - 1 ELEVATIONS

NEWTON BOOTH
SE Corner of 27th Street, Sacramento, California

MOYERHOOD
ROBERTSON
ASSOCIATES

0' 8' 16'

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NORTH
2009M

Exhibit G – Building 2 Elevations

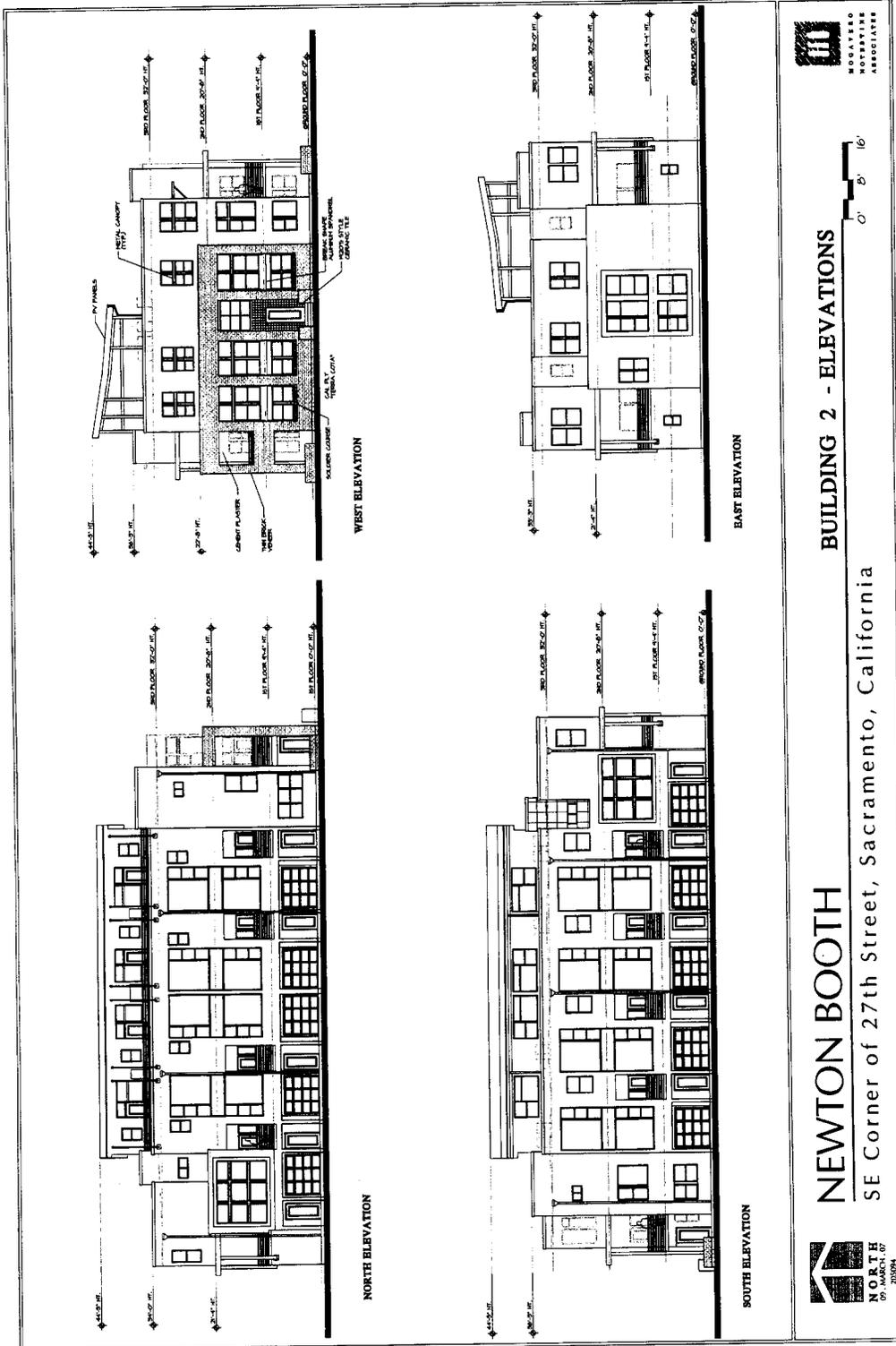
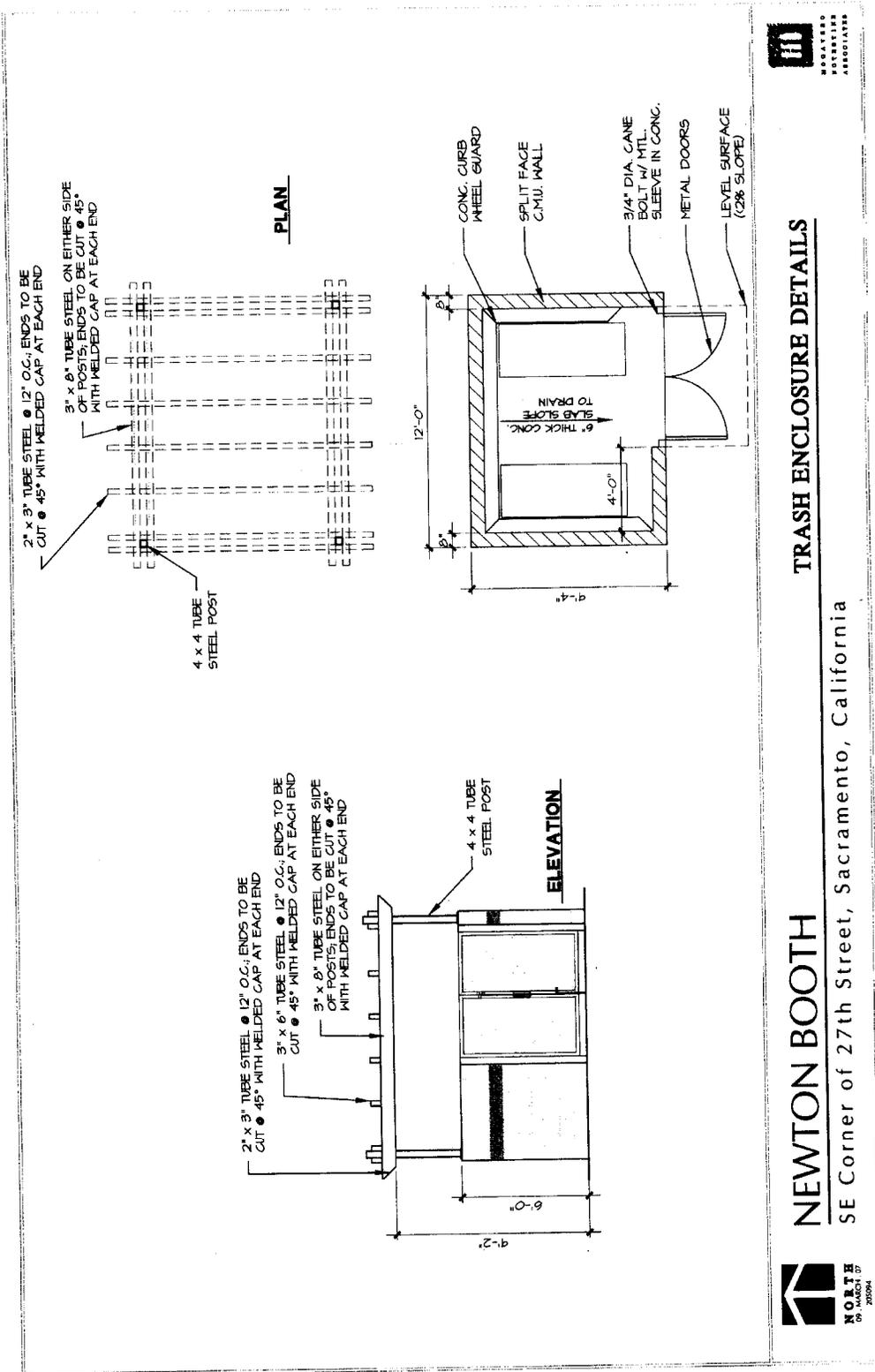


Exhibit I – Trash Enclosure Details



Attachment 4 – Exemption Resolution

RESOLUTION NO. 2007-

Adopted by the Sacramento City Council

DETERMINING PROJECT EXEMPT FROM REVIEW UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (P06-181)

BACKGROUND

A. The City of Sacramento's Environmental Planning Services has reviewed the Newton Booth (P06-181) "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.

2. The factual basis for the finding of exemption is as follows: The Project is consistent with the applicable General Plan designation and all applicable plan policies as well as with applicable zoning designations and regulations. The project occurs within city limits on a site not more than five acres and substantially surrounded by urban uses.

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 – Central City Community Plan Amendment Resolution

RESOLUTION NO. 2007-

Adopted by the Sacramento City Council

AMENDING THE CENTRAL CITY COMMUNITY PLAN LAND USE MAP TO RE-DESIGNATE ONE PARCEL TOTALING 6,400 SQUARE FEET FROM LOW DENSITY RESIDENTIAL TO MULTI-FAMILY RESIDENTIAL, FOR THE PROPERTY LOCATED ON THE SOUTHEAST CORNER OF V STREET AND 27th STREET IN SACRAMENTO, CALIFORNIA. (P06-181) (APN: 010-0187-001, -002, -003, -004, -005, -007)

BACKGROUND

The City Council conducted a public hearing on July 31, 2007 concerning the Central City 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 multi-family residential development; and
- C. The proposal is consistent with the policies of the General Plan and the Central City 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 Central City 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 Central City Community Plan land use map from 0.15+/- acres of Low Density Residential to Multi-Family Residential (APN: 010-0187-005).

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Exhibit A: Central City Community Plan Amendment – 1 Page

Exhibit A – Central City Community Plan Amendment

**COMMUNITY PLAN AMENDMENT EXHIBIT
FOR
NEWTON BOOTH**

**27TH AND V STREET
SACRAMENTO, CALIFORNIA
APRIL 2007**

VICINITY MAP
N.T.S.

LEGEND

----- PROPOSED PROPERTY LINES
 _____ EXISTING PROPERTY LINES

PROJECT INFORMATION:

PROPERTY ADDRESSES:	2710 V STREET
FLOOD ZONE:	ZONE X
GROSS ACREAGE:	0.147 ACRE
APN:	010-0187-005
EXISTING USE:	SINGLE FAMILY RESIDENCE
PROPOSED USE:	PART OF NEWTON BOOTH CONDOMINIUM PROJECT
EXISTING ZONING:	R1B-SPD
PROPOSED ZONING:	R5
GENERAL PLAN:	COMMUNITY/NEIGHBORHOOD COMMERCIAL OFFICES
EXISTING COMMUNITY PLAN:	LOW DENSITY RESIDENTIAL
PROPOSED COMMUNITY PLAN:	MULTI-FAMILY RESIDENTIAL

EXISTING

PROPOSED

<p>APPLICANT/OWNER/DEVELOPER:</p> <p>LJ URBAN 2510 J STREET, SUITE 210 SACRAMENTO, CA 95816 (916) 930-9400 (916) 930-9404</p>	<p>ENGINEER/PLANNER:</p> <p>UBORA ENGINEERING & PLANNING INC. 2901 DOUGLAS BLVD., SUITE 285 ROSEVILLE, CALIFORNIA 95661 (916) 780-2500 (916) 780-6777 FAX</p>
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UBORA ENGINEERING & PLANNING
 "EXCELLENCE"
 2901 DOUGLAS BOULEVARD, SUITE 285
 ROSEVILLE, CA 95661 (916) 780-2500

P06-181
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ORDINANCE NO. 2007-

Adopted by the Sacramento City Council

**AMENDING TITLE 17 OF THE SACRAMENTO
CITY CODE (THE ZONING CODE) BY REZONING CERTAIN
REAL PROPERTY FROM TWO-FAMILY (R-1B) AND MULTI-FAMILY
(R-4) ZONES TO MULTI-FAMILY (R-5)
(2700 V ST)(P06-181)(APN:010-0187-001, -002, -003, -004, -005, -007, -009)**

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

SECTION 1

The property generally described, known and referred to as APN: 010-0187-001, -002, -003, -004, -005, -007, -009 which is shown on attached Exhibit A, consists of 0.51± acres and is currently in the Two-Family Family (R-1B) and Multi-Family (R-4) zones established by the Comprehensive Zoning Ordinance (Title 17 of the City Code). Said territory is hereby removed from the R-1B and R-4 zones and placed in the R-5 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: Newton Booth Rezoning Map – 1 Page

Exhibit A – Rezone Exhibit

