REPORT TO COUNCIL 26
City of Sacramento

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

PUBLIC HEARING
August 21, 2007

Honorable Mayor and
Members of the City Council

Title: Meadowgate Residences (P06-204)

Location/Council District: Southeast corner of the intersection of Meadowgate Drive and Mandy Drive; APN: 049-0270-005 & 049-0270-006 (District 8)

Recommendation: Conduct a public hearing and upon conclusion 1) adopt a **Resolution** approving the environmental exemption under CEQA Guidelines Section 15332 (In-fill Developments); 2) adopt a **Resolution** amending the South Sacramento Community Plan Land Use Map from Office to Residential 11-21; and 3) adopt an **Ordinance** approving a rezoning from Office (OB-R) to Multi-Family (R-2B)

Contact: Antonio Ablog, Associate Planner, (916) 808-7702; Tom Buford, Senior Planner, (916) 808-6848

Presenter: Antonio Ablog, Associate Planner

Department: Development Services

Division: Current Planning

Organization No.: 4885

Description/Analysis:

Issue: The applicant, Michael Feldman, is proposing to change the existing land use designations for two vacant parcels totaling 0.89± acres to allow for the development of a 12-lot single-family residential subdivision on the southeast corner of the intersection of Meadowgate and Mandy Drive. The parcels are currently designated for office uses on the South Sacramento Community Plan Land Use Map and the Zoning Map. The applicant is requesting a Community Plan Land Use Map Amendment from Office to Residential 11-21 dwelling units per net acre (du/na), and a rezone from Office (OB-R) to Multi-Family (R-2B). The project is not controversial and has the support of staff.

Policy Considerations: The current General Plan land use designations for the two parcels are not consistent with a proposal for medium-density residential development. However, pursuant to Section 9-16 of the General Plan, for

developments below five acres in size, the community plan land use designation (in this case the South Sacramento Community Plan) takes precedence over the General Plan designation. Therefore, since the subject site is only ±0.89 acres, neither parcel will require a General Plan Amendment. Instead, the applicant is proposing to amend the South Sacramento Community Plan land use designation for both parcels from Office to Residential 11-21 du/na. This will allow the proposed development to be consistent with the land use designation of the Community Plan, thereby also making it consistent with the General Plan.

Similarly, both parcels are currently zoned for office uses, not residential uses. Therefore, in order to build a residential subdivision at the density being proposed, the applicant must rezone the land from Office (OB-R) to Multi-Family (R-2B). The R-2B Zone is intended to allow for medium density residential development with minimum lot sizes of 2,000 square feet and a maximum density of 21 dwelling units per net acre. The proposal features an average lot size of 2,433 square feet with the smallest lot measuring 2,264 square feet, and an average density of 17.9 dwelling units per net acre. Therefore, should the rezone be approved by Council, the project will be consistent with the minimum lot size and density requirements of the R-2B Zone.

Smart Growth Principles: The City Council adopted a set of Smart Growth Principles in December 2001 to promote growth that is economically sound, environmentally friendly, and supportive of community livability. The subject proposal is consistent with these principles in that: (a) it helps provide a range of affordable housing opportunities for households of various income levels; (b) it concentrates new medium-density residential development on an underutilized site in close proximity to existing neighborhood-serving commercial centers and major transportation corridors; and (c) it adds new housing stock to an older neighborhood where adequate infrastructure is already in place.

Strategic Plan Implementation: The project conforms to the City of Sacramento's Strategic Plan specifically by advancing the goals to achieve sustainability and enhance livability by providing new homes in an area already served by existing infrastructure and in close proximity to existing neighborhood-serving commercial uses and two major thoroughfares having extensive transit service (Franklin Blvd. and Florin Rd.). It also provides increased opportunities for residents of different income levels to purchase and live in new, safe and affordable housing.

Planning Commission Action: On June 28, 2007, by a unanimous vote of 8-0 (one absent), the Planning Commission approved the associated Tentative Map, Subdivision Modification and Special Permit entitlements subject to conditions, and forwarded the Community Plan Amendment, Rezone, and Determination of Exemption to the Council with a recommendation for approval.

Environmental Considerations: The Development Services Department, Environmental Planning Services Division has reviewed this project and

determined that it is exempt from the provisions of CEQA (the California Environmental Quality Act) under Class 32, Section 15332 which consists of projects characterized as "in-fill developments". The project complies with all applicable policies of the South Sacramento Community Plan, as well as with the applicable zoning regulations. The proposed development occurs within City limits on a project site of no more than five (5) 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 and the site can be adequately served by all required utilities and public services.

Rationale for Recommendation: While the project does require a Community Plan Amendment and Rezone, the proposal is consistent with the City's Smart Growth Principles and its Strategic Plan for the reasons discussed in the "Policy Considerations" section above. In addition, a number of neighbors have expressed their support for the proposal, and staff has received no opposition throughout the review process. For these reasons, staff recommends that the Council approve the Ordinance to rezone the property as proposed, and approve the Resolutions adopting the Community Plan Land Use Map Amendment and the Environmental Exemption as attached hereto.

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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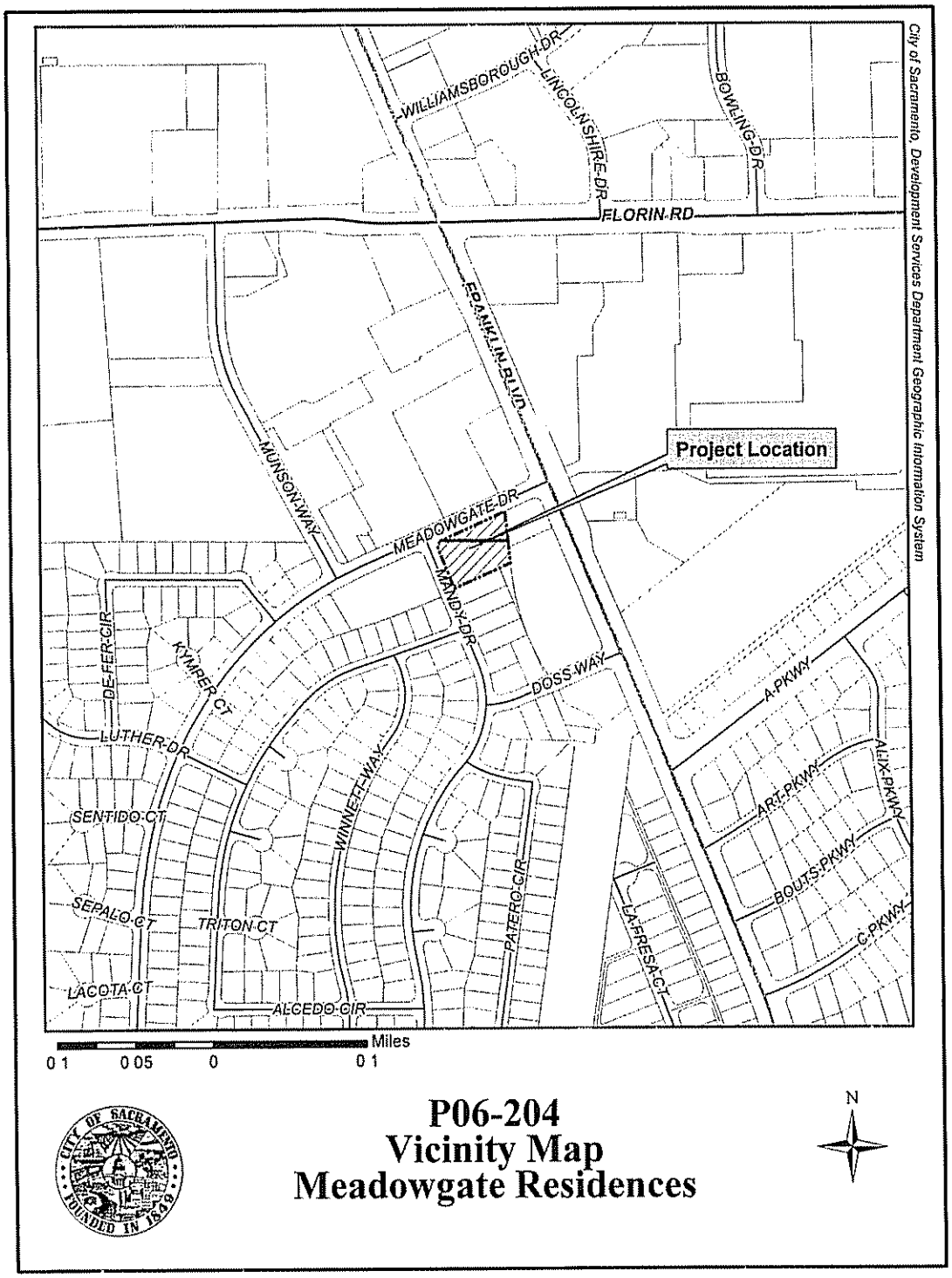
There is no record of any prior planning applications affecting the subject parcels.

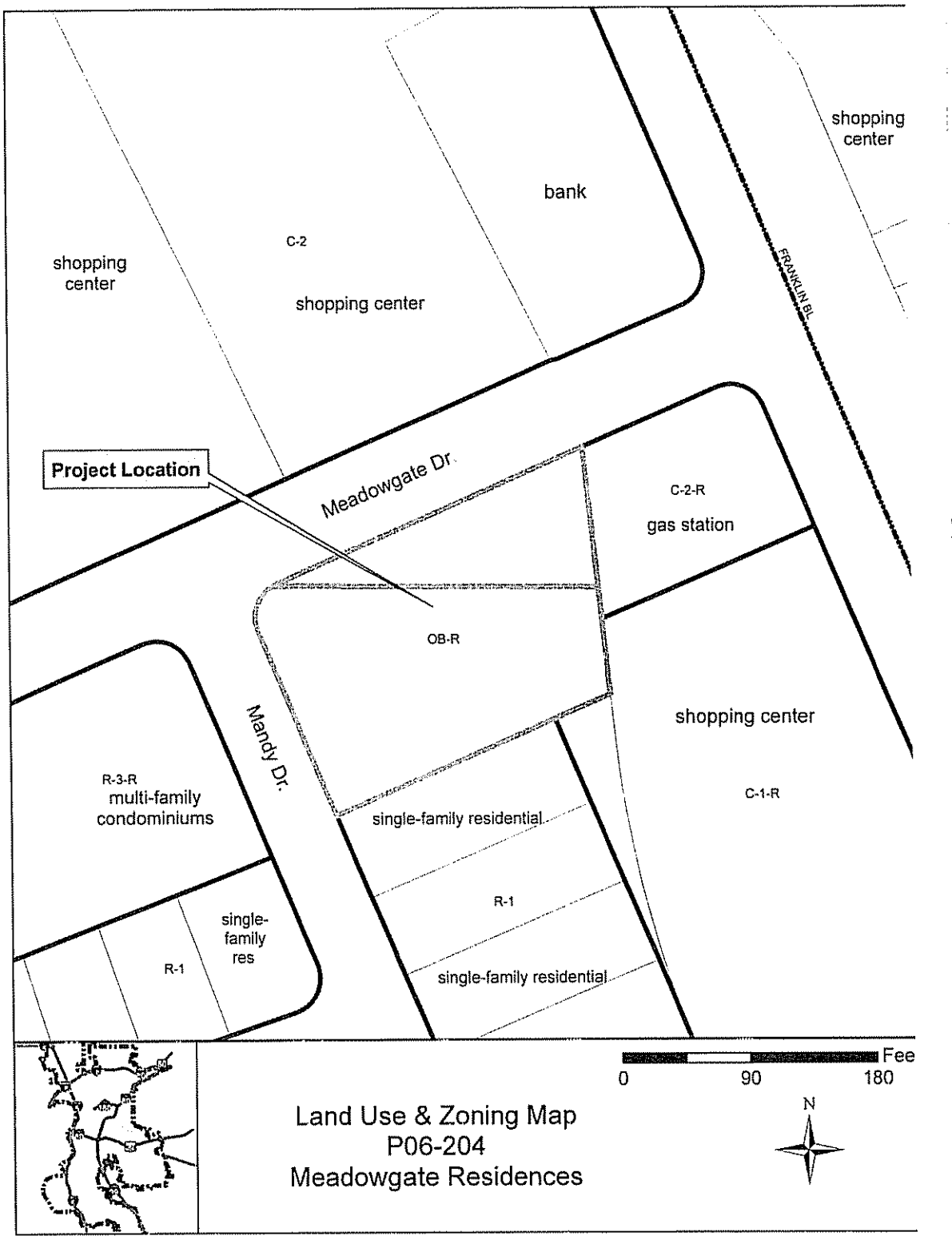
The proposed subdivision will feature single-family lots ranging in size from 2,264± to 2,297± square feet, and an average density of 17.9 dwelling units per net acre. A new 41' wide public right-of-way will be built as a cul-de-sac off of Mandy Drive. Seven of the dwelling units will face Meadowgate Drive with the garages located at the rear of the house off the proposed cul-de-sac. The other five units will be located on the cul-de-sac and will have both their front doors and garages fronting on the court. A special permit was required to allow for the construction of alternative single-family zero lot-line units on four of the lots, and subdivision modifications were required to allow for a non-standard stub on the end of the cul-de-sac and for the creation of seven lots having frontage on two parallel streets (also known as "through" lots). These entitlements were all approved unanimously by the Planning Commission on June 28, 2007.

Notice of the August 21, 2007 hearing was given by publication and mail pursuant to Sacramento City Code Sections 17.204.020 (C) and 17.208.020 (C).

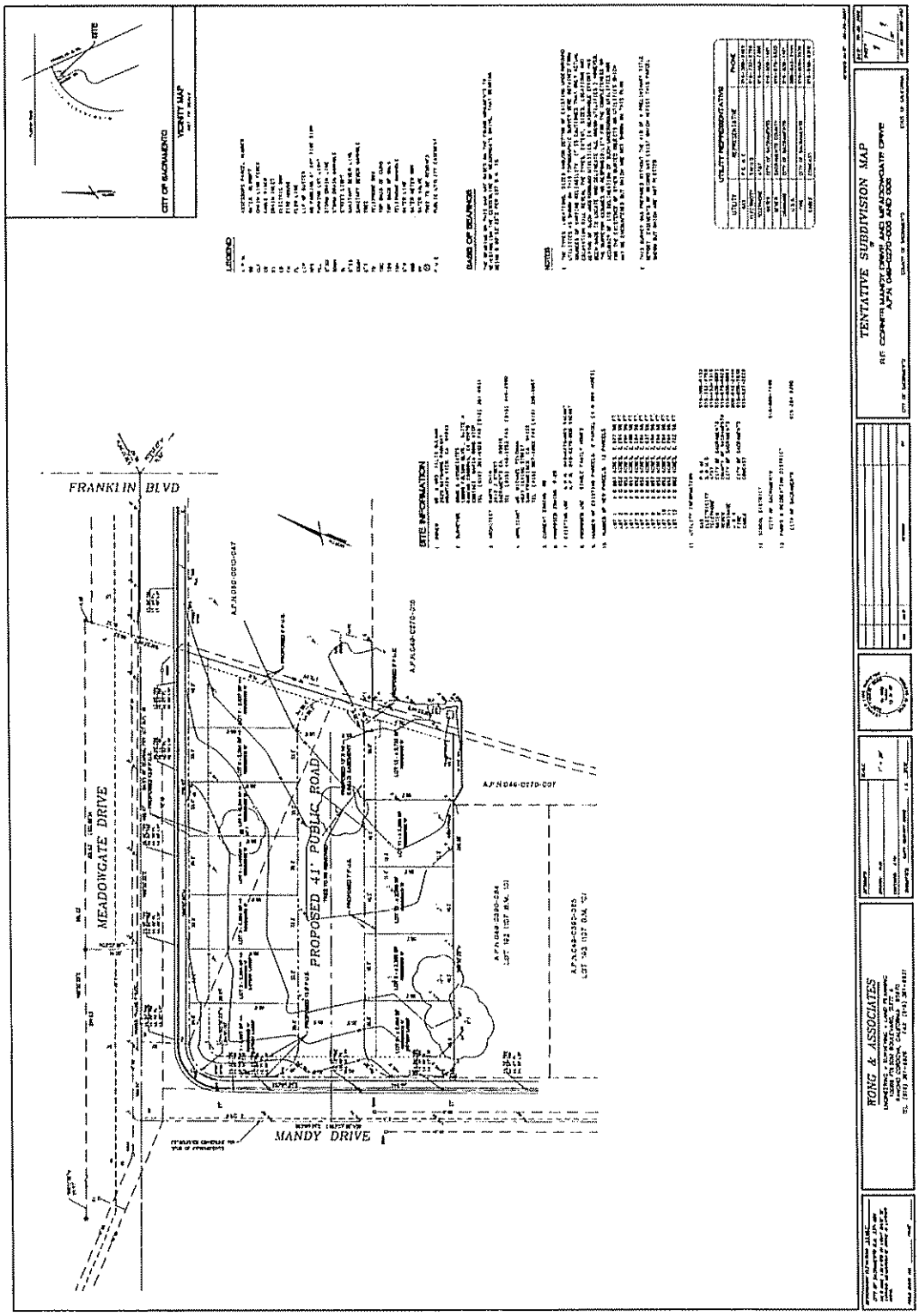
Attachment 2 – Vicinity Map



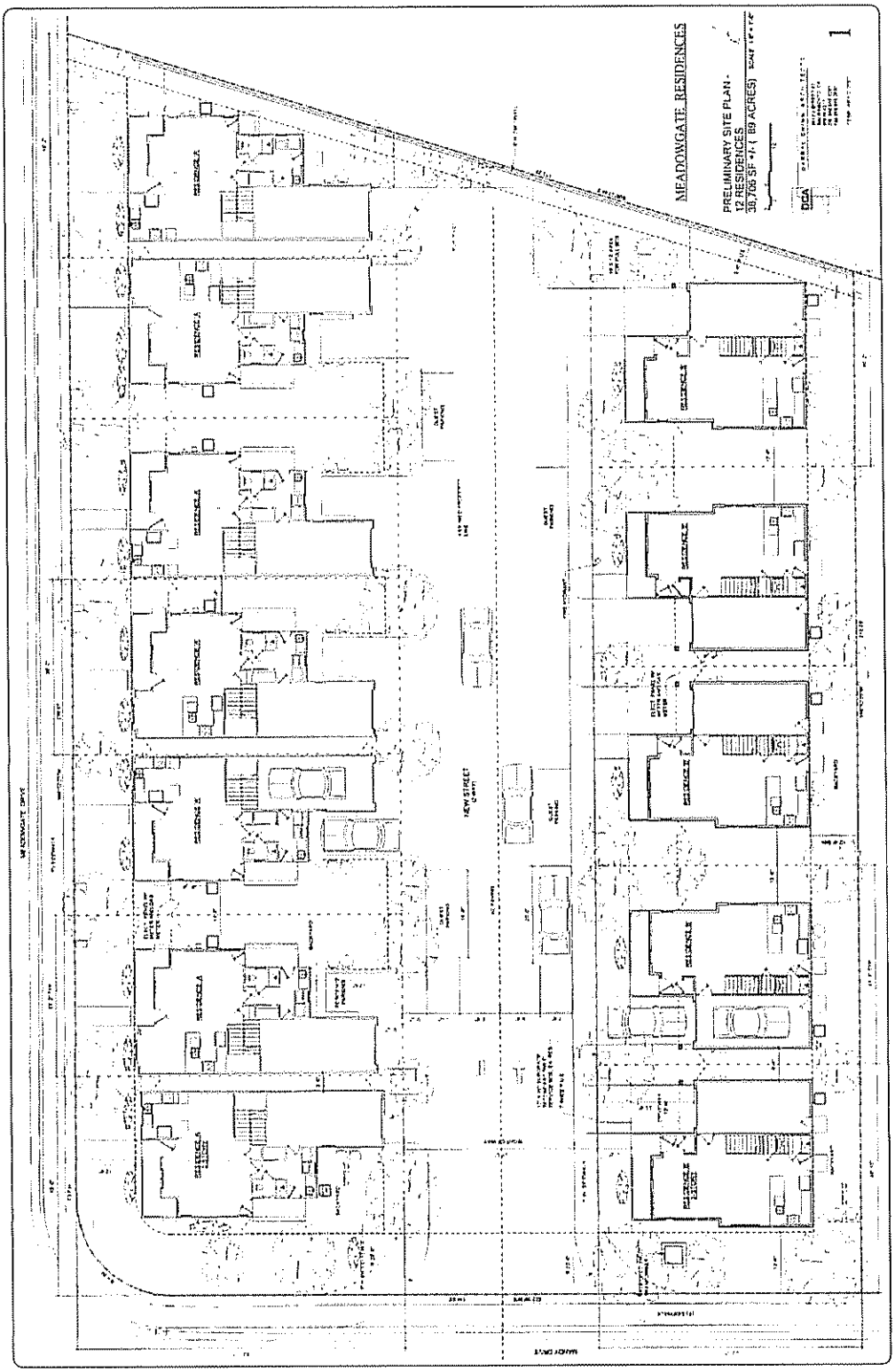
Attachment 3 – Land Use & Zoning Map



Attachment 4 – Tentative Subdivision Map



Attachment 5 – Site Plan



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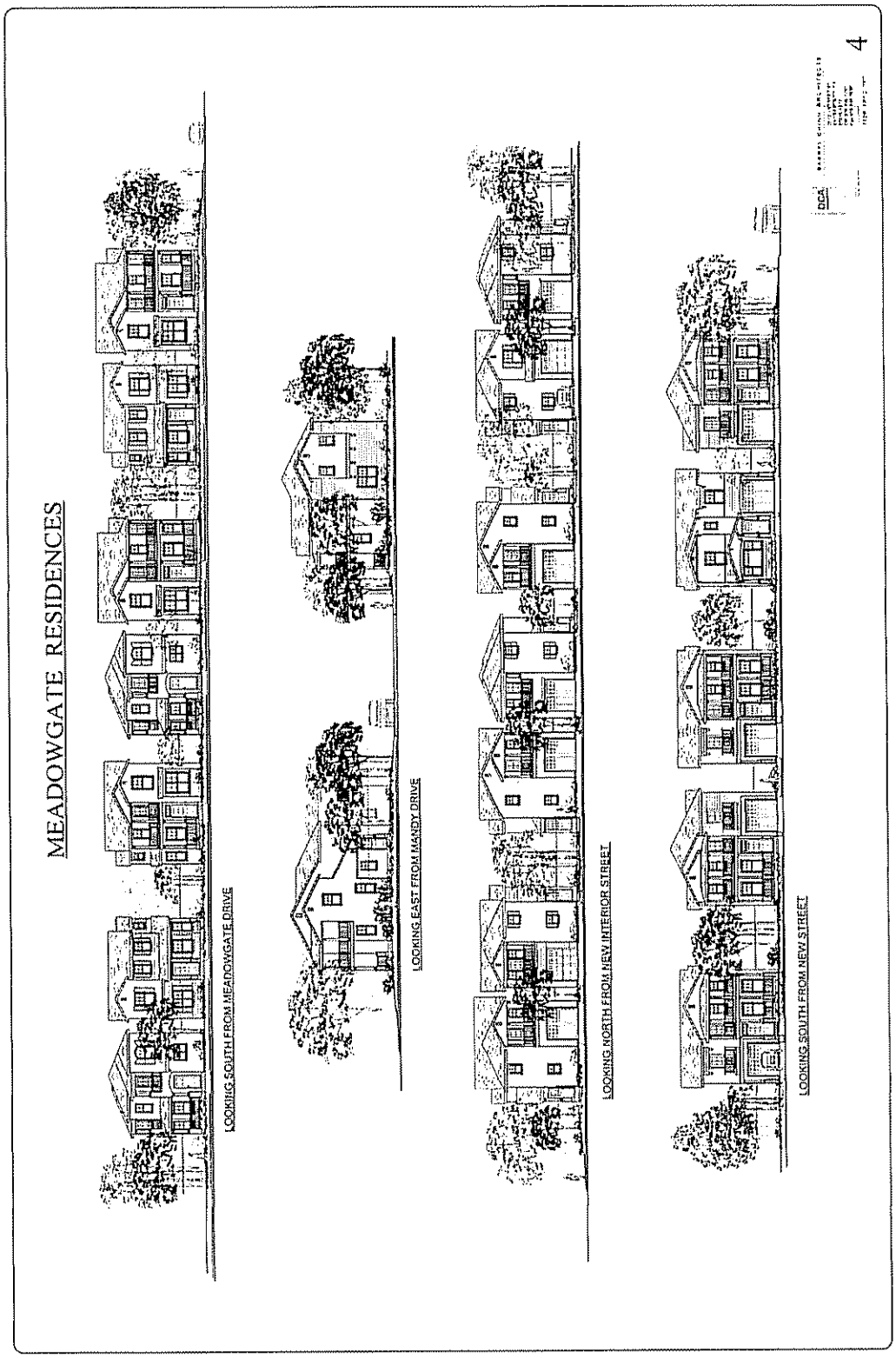
Attachment 6 – Streetscapes



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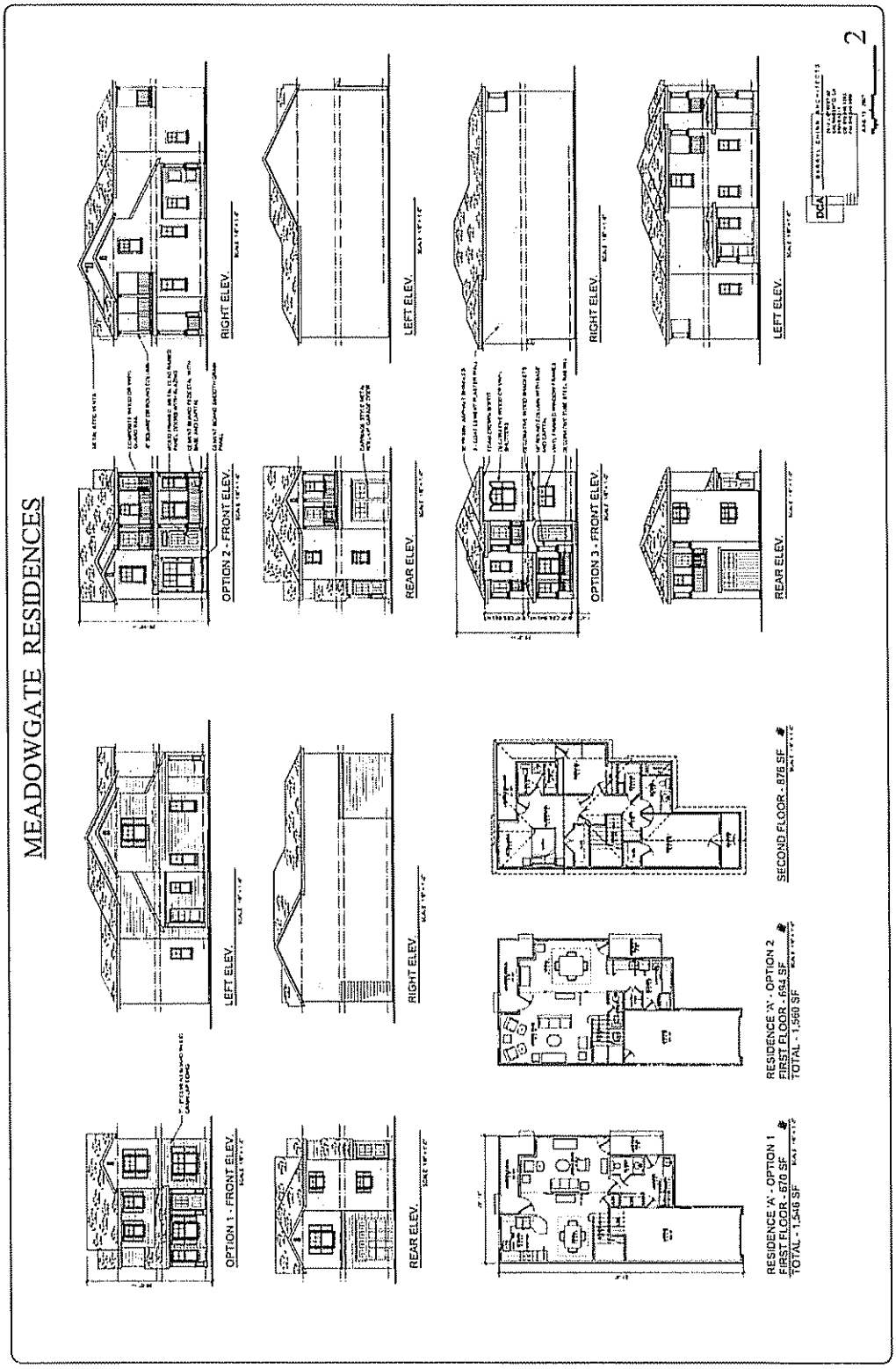
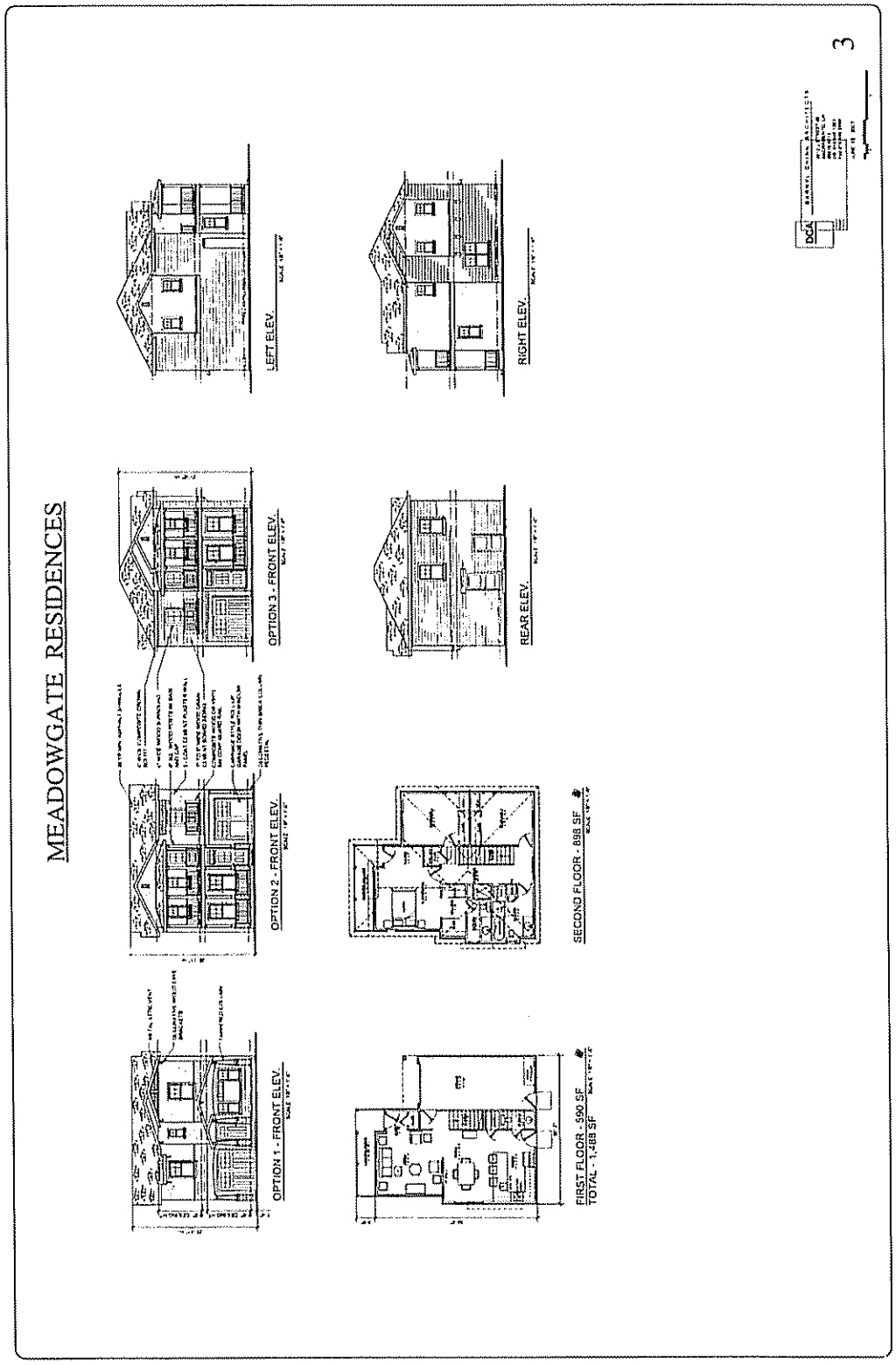
Attachment 7 – Floorplans/Elevations for Houseplan A



Attachment 8 – Floorplans/Elevations for Houseplan B



Attachment 9 –Resolution for Categorical Exemption

RESOLUTION NO. 2007-____

ADOPTED BY THE SACRAMENTO CITY COUNCIL

DETERMINING PROJECT EXEMPT FROM REVIEW UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (MEADOWGATE RESIDENCES, P06-204)

BACKGROUND

A. On June 28, 2007, the City Planning Commission conducted a public hearing on the Meadowgate Residences project (hereafter referred to as "Project"), and forwarded the Project to the City Council with a recommendation to approve with conditions.

B. On August 21, 2007, the City Council conducted a public hearing, for which notice was given pursuant to Sacramento City Code Section 17.204.020 (C) and 17.208.020 (C), and received and considered evidence concerning the Project.

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

Section 1. Based on the determination and recommendation of the City's Environmental Planning Services Manager and the oral and documentary evidence received at the hearing on the Project, the City Council finds that the Project is exempt from review under Section 15332 of the California Environmental Quality Act Guidelines as follows:

a. The project complies with all applicable policies of the South Sacramento Community Plan, as well as with the applicable zoning regulations;

b. The proposed development occurs within City limits on a project site of no more than five (5) 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; and

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

Attachment 10 –Community Plan Land Use Map Amendment Resolution

RESOLUTION NO. 2007-_____

ADOPTED BY THE SACRAMENTO CITY COUNCIL

APPROVING AN AMENDMENT TO THE SOUTH SACRAMENTO COMMUNITY PLAN LAND USE MAP FROM OFFICE TO RESIDENTIAL 11-21 DU/NA (MEADOWGATE RESIDENCES, P06-204) (APN: 049-0270-005 & 049-0270-006)

BACKGROUND

The City Council conducted a public hearing on August 21, 2007 concerning the South Sacramento 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 Community Plan Land Use Map Amendment is compatible with the surrounding land uses;

B. The subject site is suitable for single-family residential development; and

C. The proposal is consistent with the policies of the General Plan and the South Sacramento Community Plan to promote a variety of housing types within neighborhoods to encourage economic diversity and housing choice.

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

Section 1. The City Council adopts the Community Plan Amendment for the property, as described on the attached Exhibit A, in the City of Sacramento, which hereby re-designates 0.89± acres on the South Sacramento Community Plan land use map from Office to Residential 11-21 du/na. (APN: 049-0270-005 and -006).

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Exhibit A: South Sacramento Community Plan Land Use Map Amendment Exhibit (1 page)

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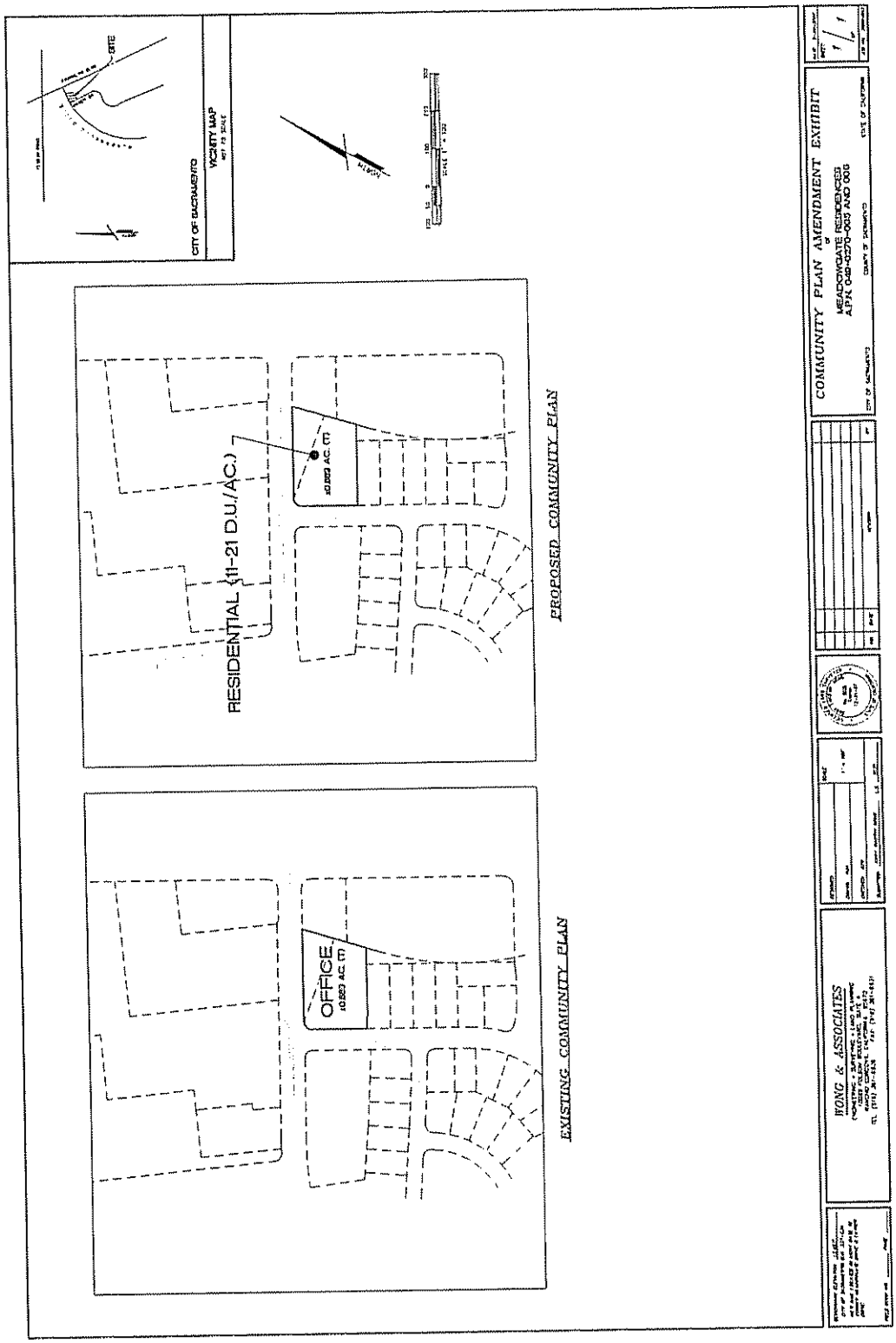

Attachment 11 –Rezone Ordinance

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 OFFICE (OB-R) TO MULTI-FAMILY (R-2B) (MEADOWGATE RESIDENCES P06-204) (APN: 049-0270-005 & 049-0270-006)

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

SECTION 1

Title 17 of the Sacramento City Code (the Zoning Code) is amended by rezoning the property shown in the attached Exhibit A, generally described, known and referred to as Meadowgate Residences (APN: 049-0270-005 and 049-0270-006) and consisting of 0.89± acres, from Office (OB-R) to Multi-Family (R-2B).

SECTION 2

Rezoning of the property as 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 the property described in the Zoning 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 map, which is a part of the Zoning Code, to conform to the provisions of this Ordinance.

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Exhibit A – Rezone Exhibit

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