



# REPORT TO COUNCIL

## City of Sacramento

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

**PUBLIC HEARING**  
**August 9, 2005**  
(Continued from August 2, 2005)

Honorable Mayor and  
Members of the City Council

**Subject:** Central City Community Plan Amendment and Rezone: D Street Townhomes  
(P05-017)

**Location/Council District:** 1718 D Street and 400 17<sup>th</sup> Street. APN: 002-0135-001 & 002-0133-005. (District 3)

**Recommendation:**

Conduct a public hearing and upon conclusion; adopt 1) a Resolution amending the Central City Community Plan land use map of acreage from Industrial to Multi-Family Residential; 2) an Ordinance amending the Comprehensive Zoning Ordinance Title 17 of the Sacramento City Code by removing acreage from the Heavy Commercial (C-4) zone and placing it in the Multi-Family Residential (R-3A) zone to construct 52, three story condominium units ranging from 1,263 to 2,366 square feet in size, not including the first floor garage area.

**Contact:** Jeanne Corcoran, Senior Planner, 808-5317; David Kwong, Principal Planner, 808-2691

**Presenters:** Jeanne Corcoran, Senior Planner

**Department:** Development Services Department

**Division:** Planning

**Organization No:** 4875

**Summary:**

On August 2, 2005 the City Council considered an Ordinance and passed the Ordinance title for publication as required by Sacramento City Charter 32(c). Ordinance titles were published in the Daily Recorder newspaper by the City Clerk on Friday, August 5, 2005.

**Committee/Commission Action:**

On May 12, 2005, the Planning Commission approved the necessary entitlements to subdivide the property into seven condominium lots for the development of 52 condominium units, and recommended approval of a Community Plan Amendment and rezone of 1.89± net acres from Industrial to Multi-Family Residential and from the Heavy Commercial (C-4) zone to the Multi-Family Residential (R-3A) zone, respectively. The

Planning Commission voted seven ayes and two absent to approve the proposed project on the consent calendar.

**Background Information:**

The applicant proposes to construct 52, three story condominium units ranging from 1,263 to 2,366 square feet in size, not including the first floor garage area. The property is currently zoned Heavy Commercial (C-4) and designated Industrial under the Central City Community Plan. In the Central City, housing is permitted by special permit in the C-4, M-1, & M-2 zone. Staff is bringing forward a rezone and Community Plan Amendment to provide consistency with the proposed land use and the zoning & Community Plan. The rezone and Community Plan re-designation consists of 1.89± net acres from the Heavy Commercial (C-4) zone to the Multi-Family Residential (R-3A) zone and from Industrial to Multi-Family Residential, respectively.

**Financial Considerations:**

This project has no fiscal considerations.

**Environmental Considerations:**

The Environmental Services Manager has determined that the proposed project is exempt from environmental review pursuant to CEQA Guidelines (CEQA Section 15332).

**Policy Considerations:**

The proposed project is consistent with the proposed Community Plan land use and zoning designations. Condominium units are permitted with the issuance of a special permit in the Multi-Family (R-3A) zone. The project is also consistent with the General Plan policies to encourage housing, promote infill development and the reuse of underutilized property within the urban area. Furthermore, in order to encourage residential development and improve the jobs housing ratio in the Central City, residential development is permitted in industrial zones subject to approval of a special permit.

Smart Growth Principles- City Council adopted a set of Smart Growth Principles in December 2001 in order to promote growth that is economically sound, environmentally friendly, and supportive of community livability. Supporting development in identified infill areas focuses new development and infrastructure investments within already developed areas.

Strategic Plan Implementation- The recommended action conforms with the City of Sacramento Strategic Plan, specifically by adhering to the goal to enhance and preserve neighborhoods by directing new development (and supportive infrastructure) to existing developed areas, allowing for efficient use of existing facilities, features and neighborhoods.

**Emerging Small Business Development (ESBD):**

No goods or services are being purchased under this report.

Respectfully Submitted by:

  
Carol Shearly  
Interim Planning Director, Planning

Recommendation Approved:

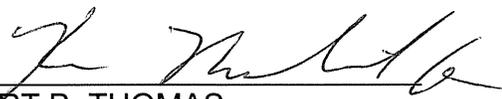
  
ROBERT P. THOMAS  
City Manager

Table of Contents:

Pg	1-3	Report
Pg	4	Resolution
Pg	5	Exhibit A-Community Plan
Pg	6	Ordinance - Rezoning 308 1718 D Street/400 17 <sup>th</sup> Street
Pg	7	Exhibit 1 – Rezone

**RESOLUTION NO.**

Adopted by the Sacramento City Council

**AMENDING THE CENTRAL CITY COMMUNITY PLAN LAND USE MAP FOR  
1.89± NET ACRES FROM INDUSTRIAL TO MULTI FAMILY RESIDENTIAL  
FOR THE PROPERTY LOCATED IN THE CENTRAL CITY, SPECIFICALLY  
AT 1718 D STREET AND 400 17<sup>TH</sup> STREET.**

(APN: 002-0135-001; 002-0133-005) (P05-017)

**BACKGROUND**

The City Council conducted a public hearing on August 9, 2005 concerning the Central City land use map and based on documentary and oral evidence submitted at the public hearing, the City Council hereby finds:

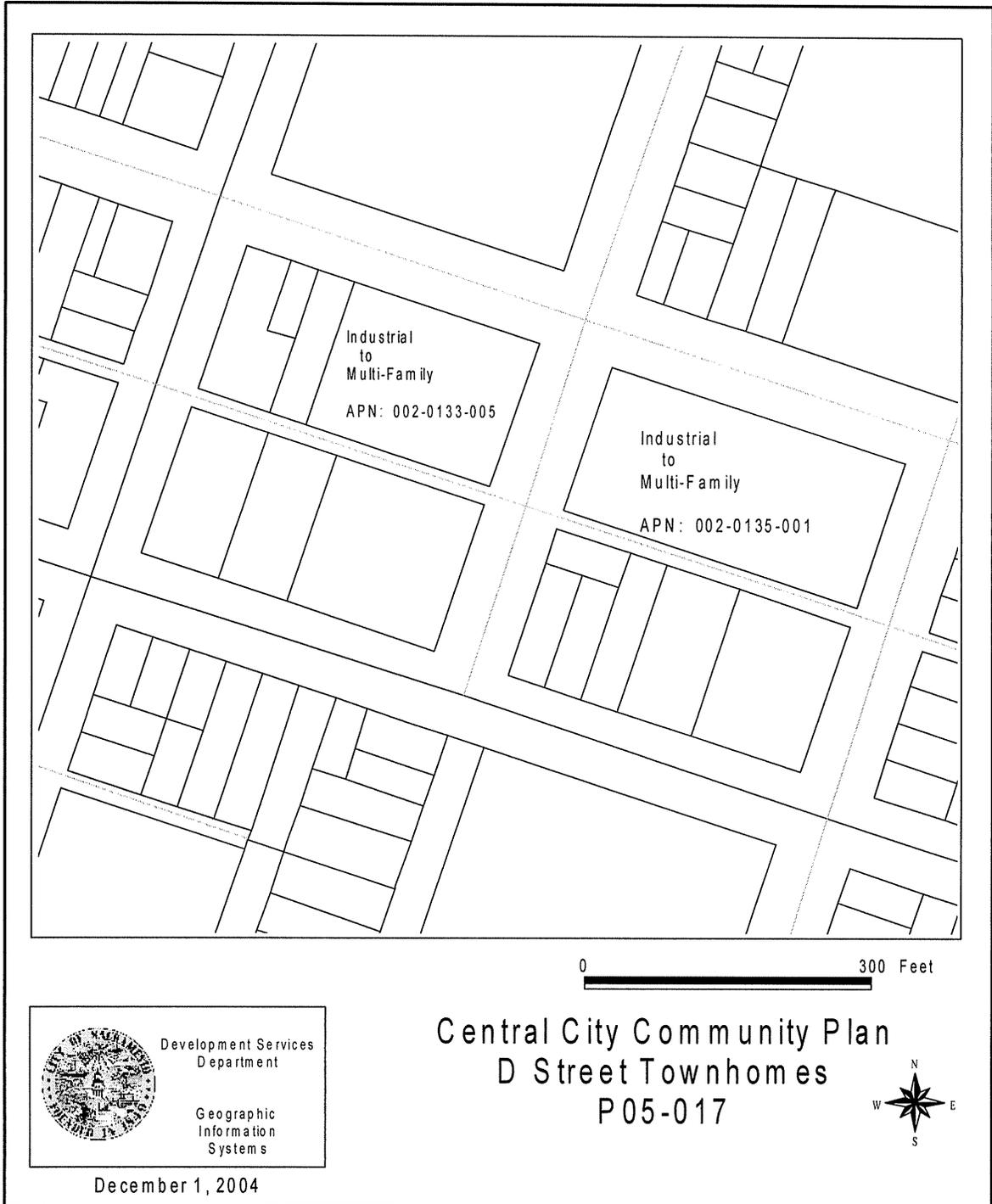
- A. The proposed land use amendment is consistent with the conversion of this site to residential to implement the goals and policies of the Central City Community Plan and the Housing Strategy to maintain a balance between housing and jobs;
- B. The proposed plan amendment is compatible with the surrounding uses; and
- C. The proposal is consistent with the policies of the General Plan and the Central City Community Plan that promote infill opportunities, reuse, and rehabilitation and provide ownership opportunities to all.

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

- Section 1. The properties (APN: 002-0135-001; 002-0133-005), as described on the attached Exhibit 1, within the City of Sacramento are hereby designated on the Central City's Community Plan land use map as Multi-Family Residential

**Table of Contents:**

Exhibit 1: Community Plan Exhibit – 1 Page



**ORDINANCE NO. 2005-XXXX**

Adopted by the Sacramento City Council

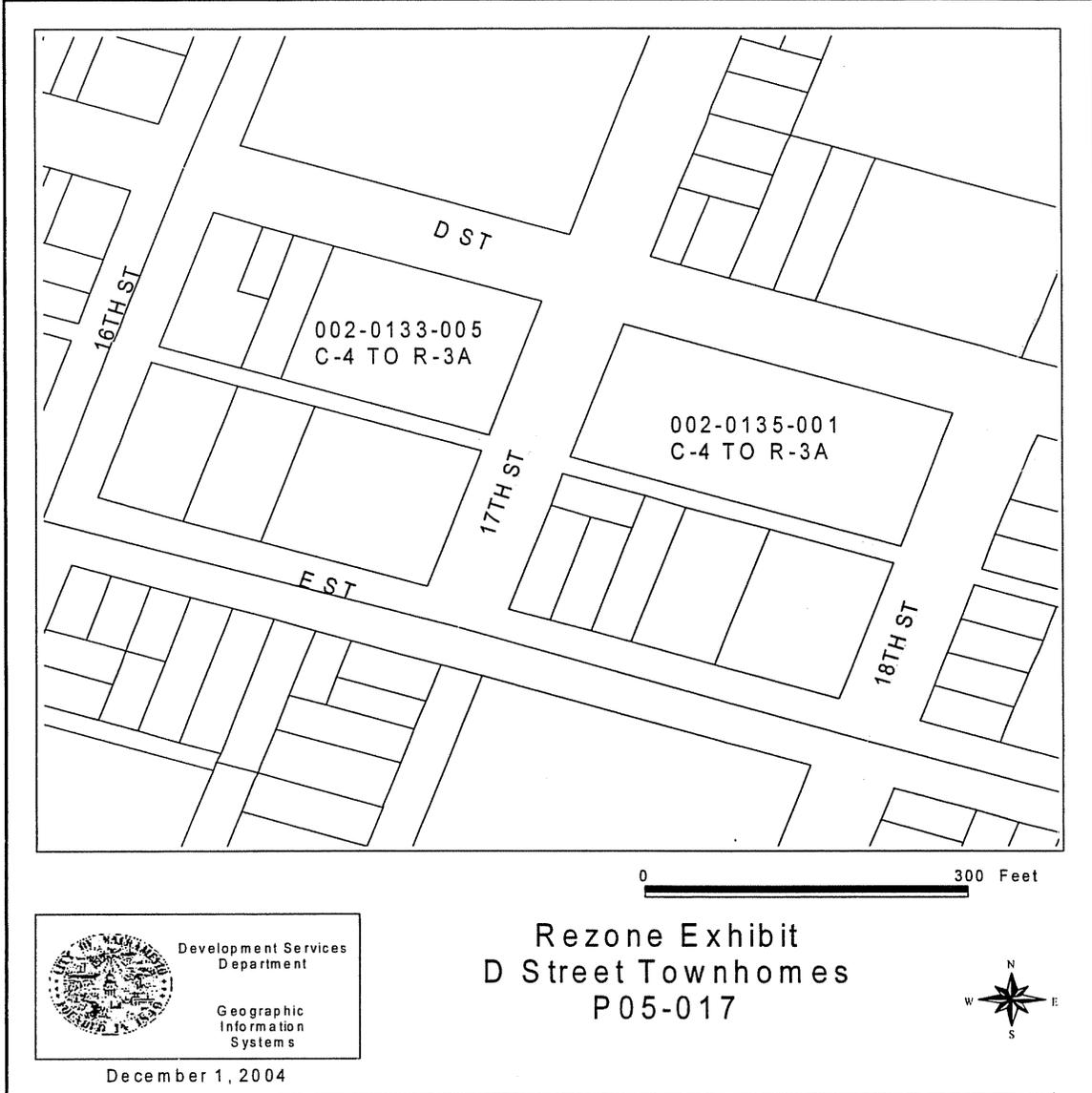
**AN ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE TITLE 17 OF THE SACRAMENTO CITY CODE, AS AMENDED, BY REMOVING 1.89± NET ACRES FROM THE HEAVY COMMERCIAL (C-4) ZONE AND PLACING THE SAME IN THE MULTI-FAMILY RESIDENTIAL (R-3A) ZONE.**

**(APN: 002-0135-001; 002-0133-005) (P05-017)**

- A. The properties generally described, known and referred to as 1718 D Street (APN: 002-0135-001) and 400 17<sup>th</sup> Street (APN 002-0133-005) which are shown on Exhibit 1, consist of 1.89± net acres and are currently in the Heavy Commercial (C-4) zone established by the Comprehensive Zoning Ordinance (Title 17 of the City Code). Said properties are hereby removed from the C-4 zone and placed in the Multi-Family Residential (R-3A) zone.
- B. The City Clerk of the City of Sacramento is hereby directed to amend the official zoning map, which is a part of said Comprehensive Zoning Ordinance, Title 17 of the City Code, to conform to the provisions of this Ordinance.
- C. Rezoning of the property described in the attached Exhibit 1 by the adoption of this Ordinance shall be deemed to be in compliance with the procedures for the rezoning of property described in the Comprehensive Zoning Ordinance, Title 17 or the City Code, as amended, as said procedures have been affected by recent court decisions.

**Table of Contents:**

Exhibit 1: Rezone Exhibit – 1 Page



Rezone Exhibit  
D Street Townhomes  
P05-017