



REPORT TO COUNCIL

City of Sacramento

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

CONSENT
August 30, 2005

Honorable Mayor and
Members of the City Council

Subject: Jacinto Road Subdivision (P04-200)

Location/Council District: 7701 Jacinto Road; APN: 117-0202-022; Council District 8

Recommendation:

1) Review an Ordinance amending the Comprehensive Zoning Ordinance Title 17 of the Sacramento City Code by removing 2.4± acres from the Rural Estates (RE-1/2) zone and placing it in the Single Family Alternative (R-1A) zone at 7701 Jacinto Road. 2) Pass for Publication as required by Sacramento City Charter 32(c) and 3) continue to September 6, 2005 for adoption.

Contact: Heather Forest, Assistant Planner, 808-5008
Thomas Pace, Senior Planner, 808-6848

Presenters: Heather Forest, Assistant Planner

Department: Development Services Department

Division: Planning

Organization No: 4875

Summary:

The applicant proposes to develop eleven single family residences and two half-plex residences on 2.4± vacant acres located at 7701 Jacinto Road. The property is currently zoned Rural Estates (RE-1/2). Staff is bringing forward a Rezone to provide consistency with the proposed land use, the Community Plan, and zoning. The rezone would remove acreage from the Rural Estates (RE-1/2) zone and place it in the Single Family Alternative (R-1A) zone.

Committee/Commission Action:

On July 28, 2005, the Planning Commission approved the necessary entitlements to subdivide 2.4± acres into eleven (11) single family lots and two half-plex lots, in order to develop single family residences upon the lots. At that time, the Planning Commission also recommended approval of a Rezone of 2.4± acres from the Rural Estates (RE-1/2)

zone to the Single Family Alternative (R-1A) zone, as well as an Inclusionary Housing Plan in order to meet the requirements of City Zoning Code Section 17.190, Mixed Income Housing. The Planning Commission voted five ayes (four absent) to approve the proposed project on the consent calendar.

Background Information:

The subject site consists of 2.4± net acres located at 7701 Jacinto Road. In 1992, the subject property was included in an annexation of the properties within the Cosumnes River College area. In 1995, the City Council approved the Jacinto Creek Planning Area Land Use Plan that designated the subject site for low density residential development. General Plan and Community Plan designations were approved for the site, but the site remained zoned as Rural Estates (RE-1/2).

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) for projects such as the Jacinto Road Subdivision, which is characterized as "in-fill development."

Policy Considerations:

The proposed project is consistent with the current General Plan and Community Plan designations. Approval of the proposed project would rezone the subject site from Rural Estates (RE-1/2) to Single Family Alternative (R-1A), in order to develop the site with single family residences, to be consistent with the existing land use designations.

Smart Growth Principles- City Council adopted a set of Smart Growth Principles in December 2001 in order to encourage development patterns that are sustainable and balanced in terms of economic objective, social goals, and use of environmental/natural resources. The proposed project is consistent with the Smart Growth Principles in that it creates a range of housing opportunities and choices, as well as fosters walkable, close-knit neighborhoods.

Strategic Plan Implementation- The recommended action conforms with the City of Sacramento Strategic Plan, specifically by advancing 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.

August 30, 2005

Respectfully submitted by:


CAROL SHEARLY
Interim Planning Director

Recommendation Approved:

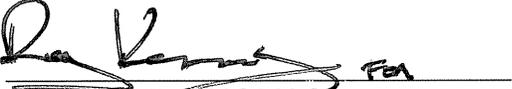
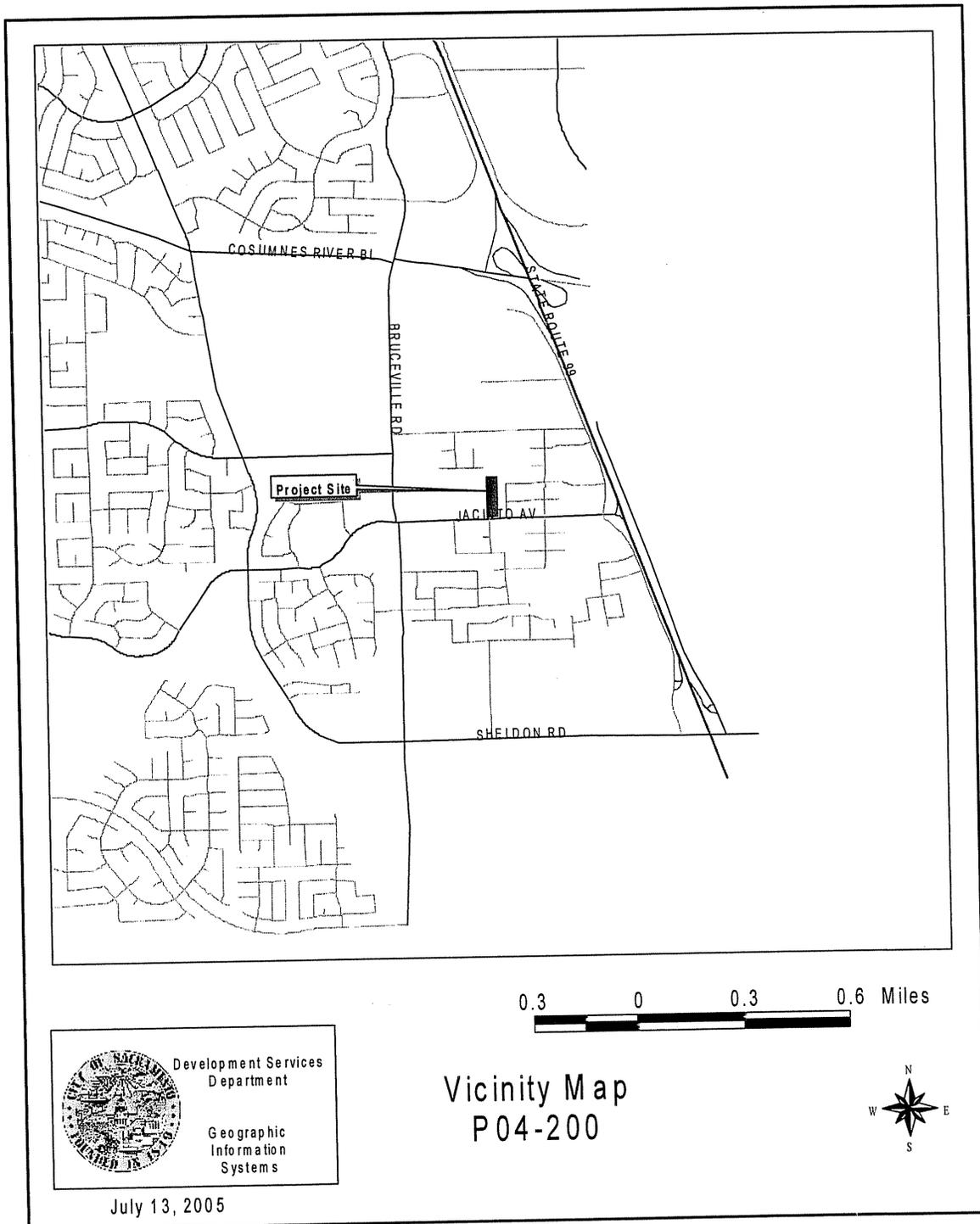

ROBERT P. THOMAS
City Manager

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Attachment 1 – Vicinity Map



Attachment 2 – City Planning Commission Voting Record

**CITY PLANNING COMMISSION
CONSENT ITEMS**

CPC AGENDA DATE:

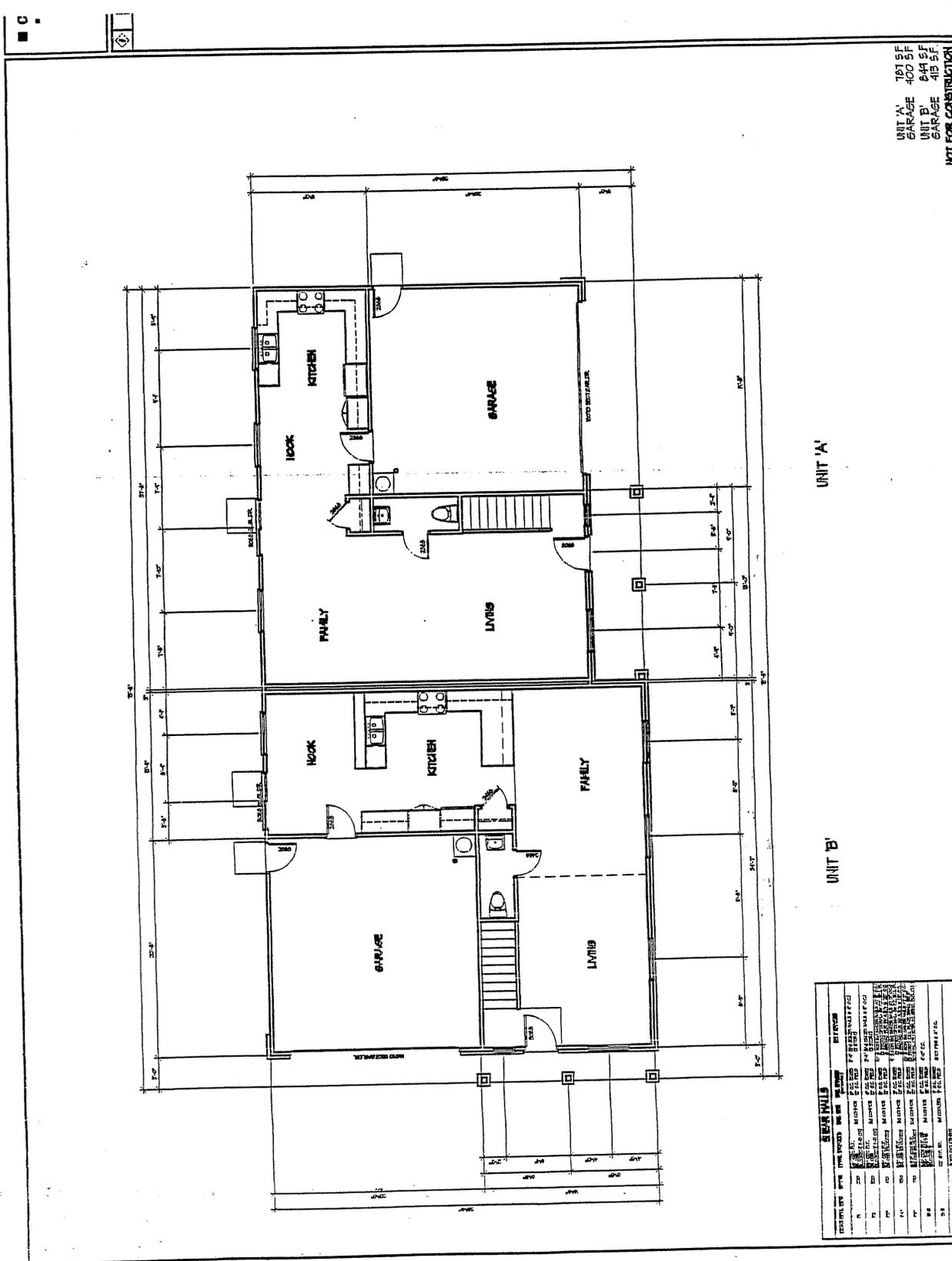
Item No.	Project No.	Title/Location	Action: Approved/ Denied/Cont'd
4	P04-153	River Life Covenant Church located at 1901 Broadway	Ap'd
5	P04-160	BLT Raley Warehouse – SW corner of Raley Blvd & Vinci Ave	Ap'd
7	P04-200	7701 Jacinto Road Subdivision	Ap'd
8	P04-232	Sutterville Telecommunications Colocation – 1250 Sutterville Rd	Ap'd as amended
9	P04-240	Aston Parc Apartments – NW corner of Arena Blvd & Innovator Dr	Ap'd as amended
11	P05-053	Main Avenue Warehouse – 1748 Main Ave.	Ap'd

VOTE OF THE PLANNING COMMISSION:

COMMISSIONER	Motion (M) Second (S)	YES	NO	ABSTAIN
Bacchini				
Banes		Y		
Boyd				
Notestine		Y		
Taylor-Carroll				
Vallencia	M	Y		
Wasserman	S	Y		
Woo				
Yee		Y		

Attachment 4 – House Plans

REVISED
P04-200



UNIT 'A' 787 SF
 GARAGE 400 SF
 UNIT 'B' 844 SF
 GARAGE 415 SF
NOT FOR CONSTRUCTION

UNIT 'A'

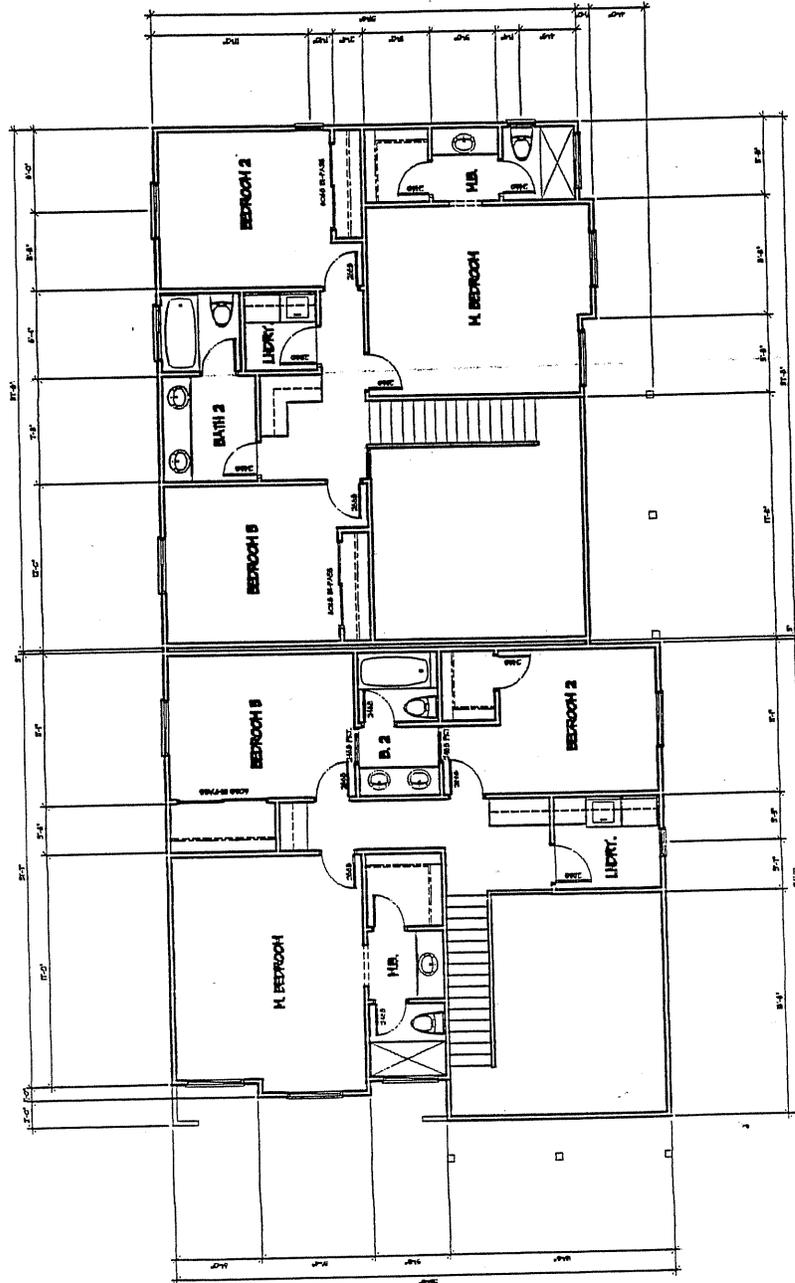
UNIT 'B'

NO.	DESCRIPTION	DATE	BY	REVISION
1	ISSUED FOR PERMITS	8/30/05
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Attachment 4 – House Plans Cont.

P04-200

REVISED



UNIT 'A'

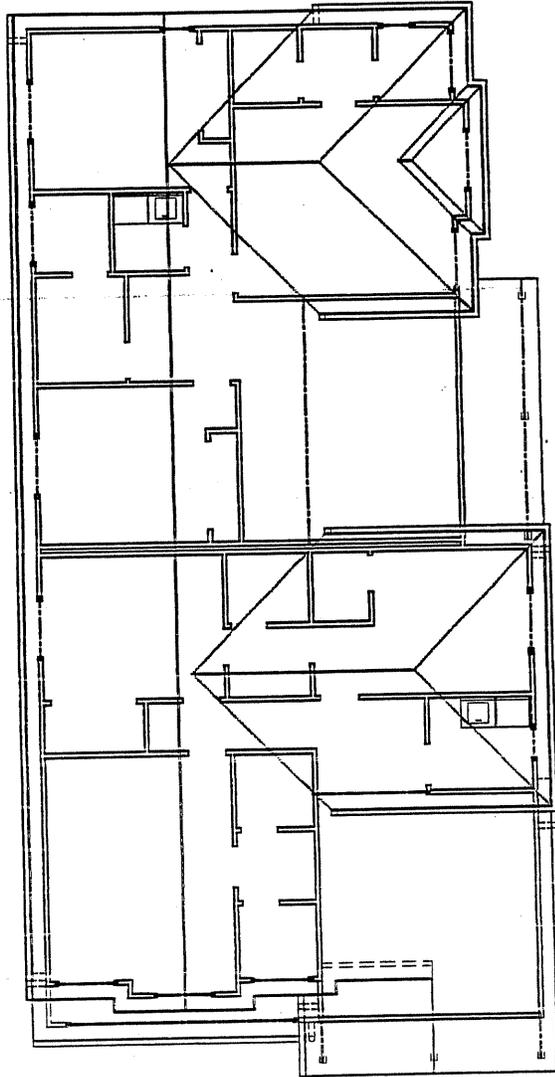
UNIT 'B'

UNIT 'A' 910 SF.
UNIT 'B' 945 SF.
NOT FOR CONSTRUCTION

Attachment 4 – House Plans Cont.

P04

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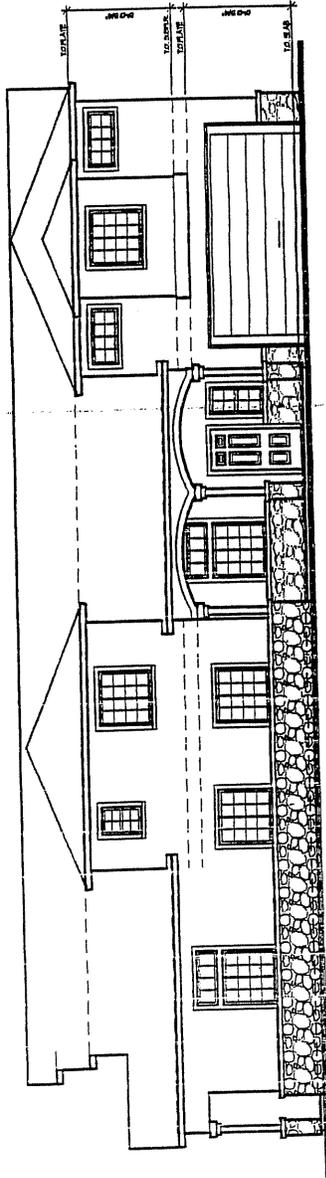
UNIT 'A'

UNIT 'B'

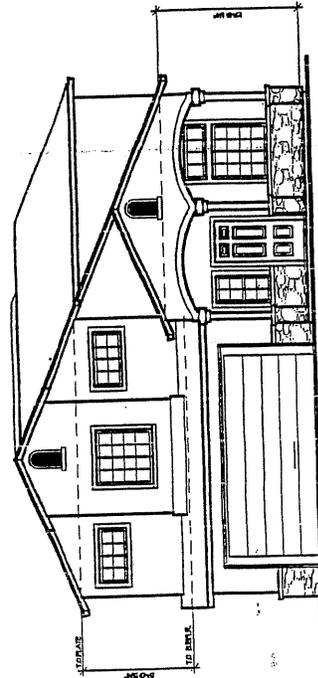
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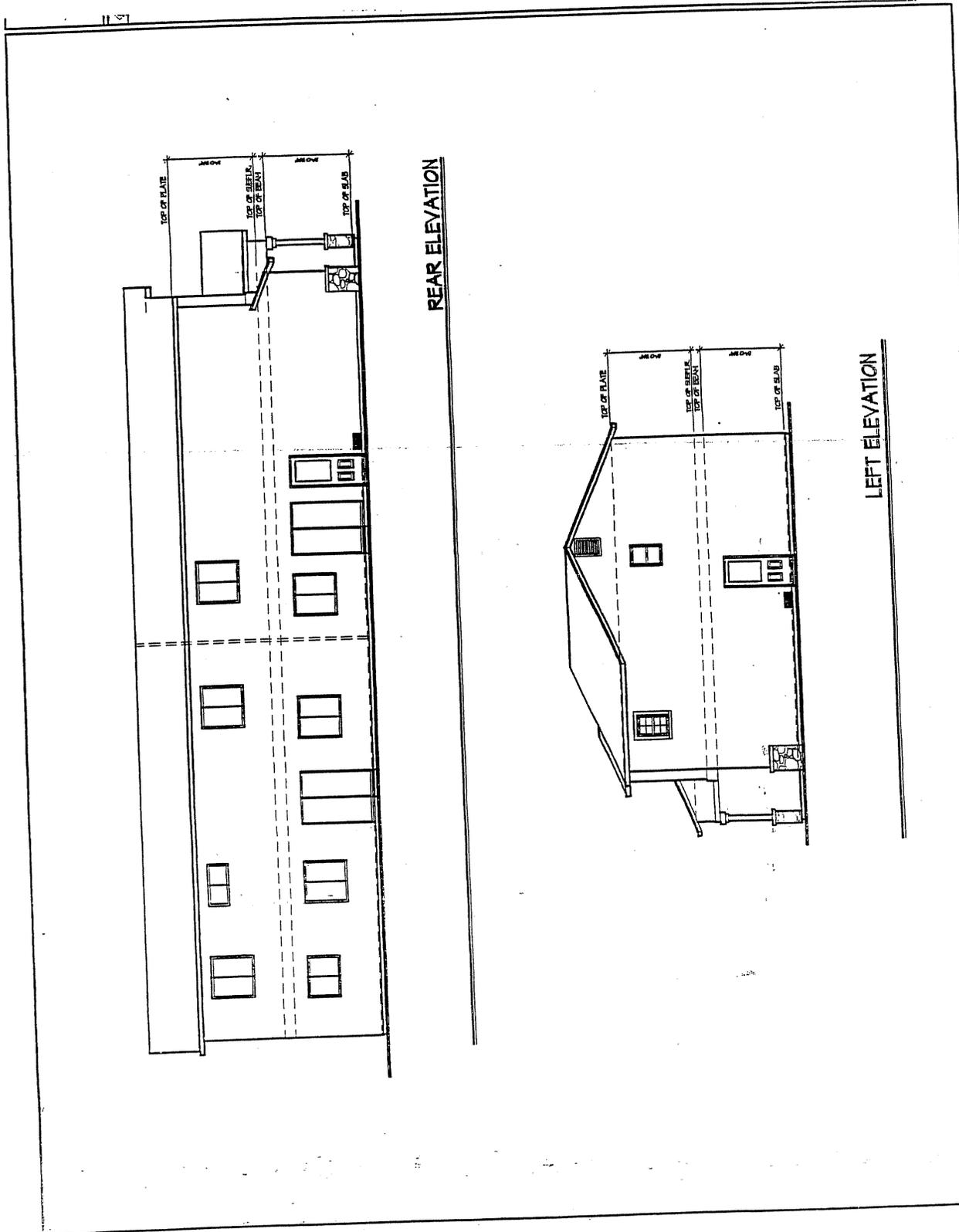
FRONT ELEVATION



RIGHT ELEVATION

P04-200

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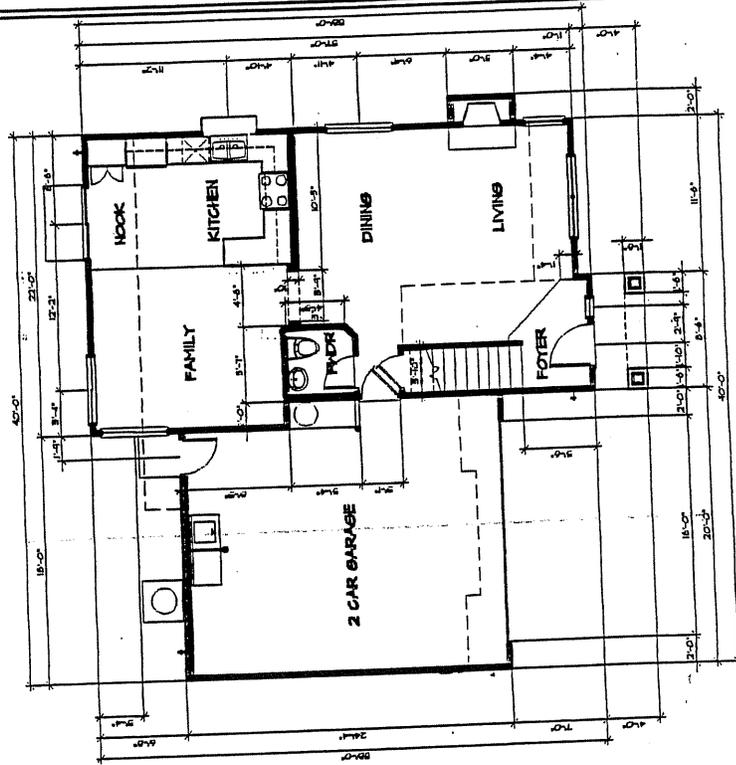
REAR ELEVATION

LEFT ELEVATION

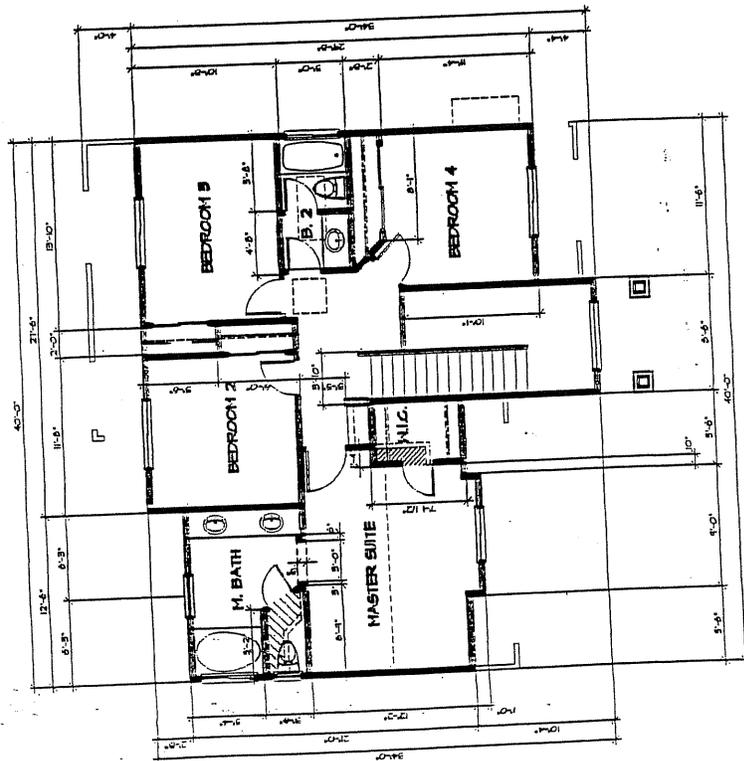
Attachment 4 – House Plans Cont.

P04-2

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FIRST FLOOR PLAN - ELEV. "A"

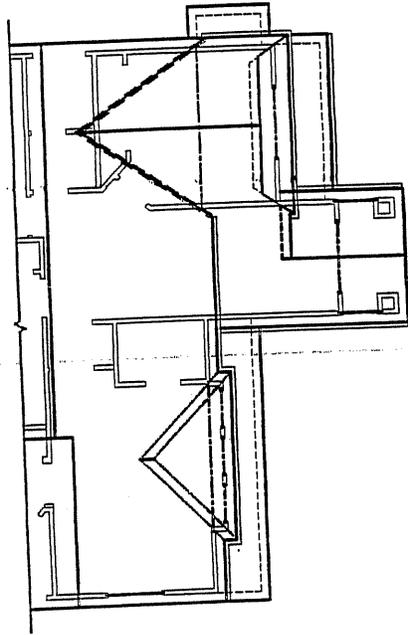


SECOND FLOOR PLAN - ELEV. "A"

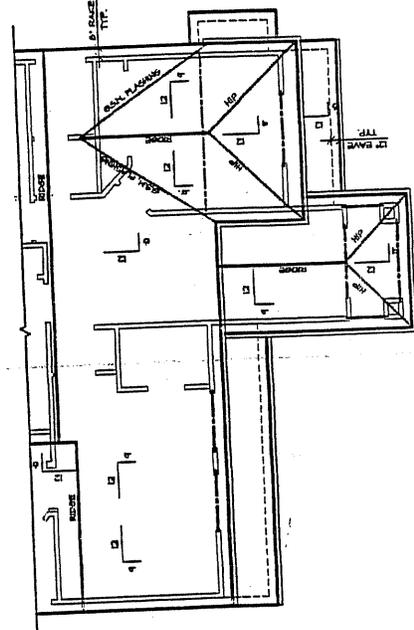
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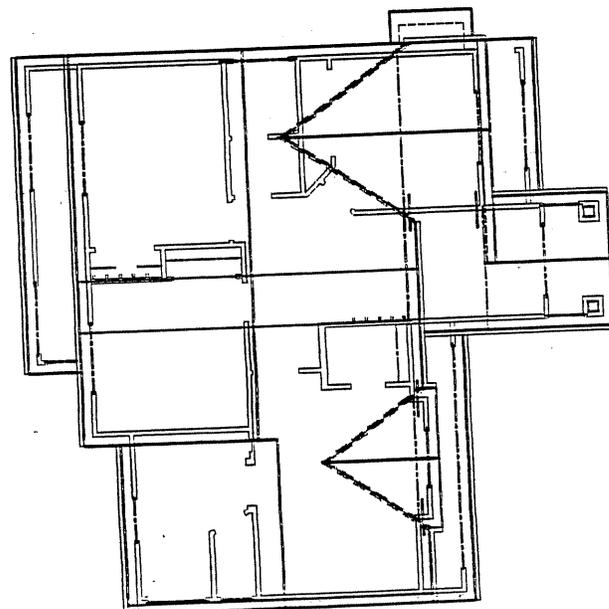
CHRIS
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KEY



ROOF PLAN - ELEV. "B"



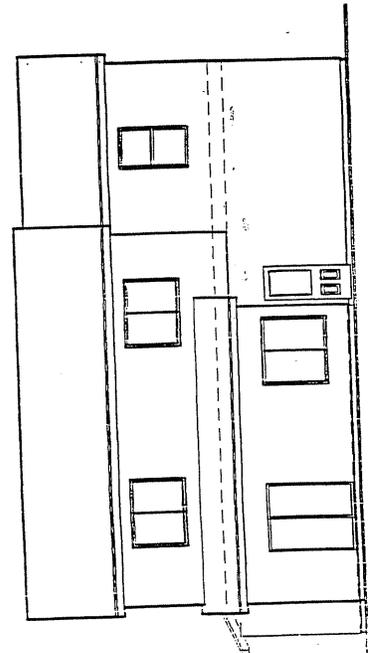
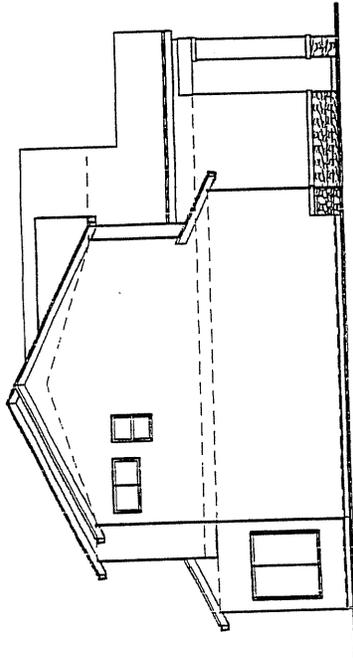
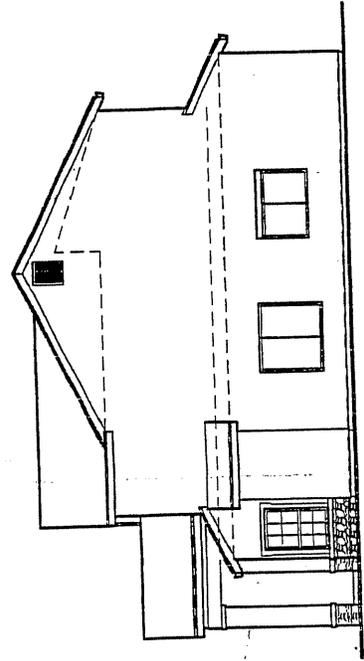
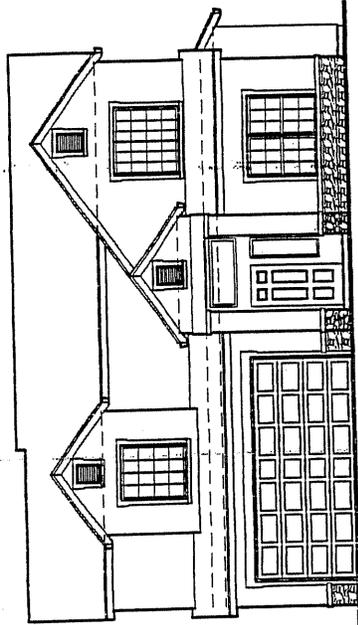
ROOF PLAN - ELEV. "C"



ROOF PLAN - ELEV. "A"

Attachment 4 – House Plans Cont.

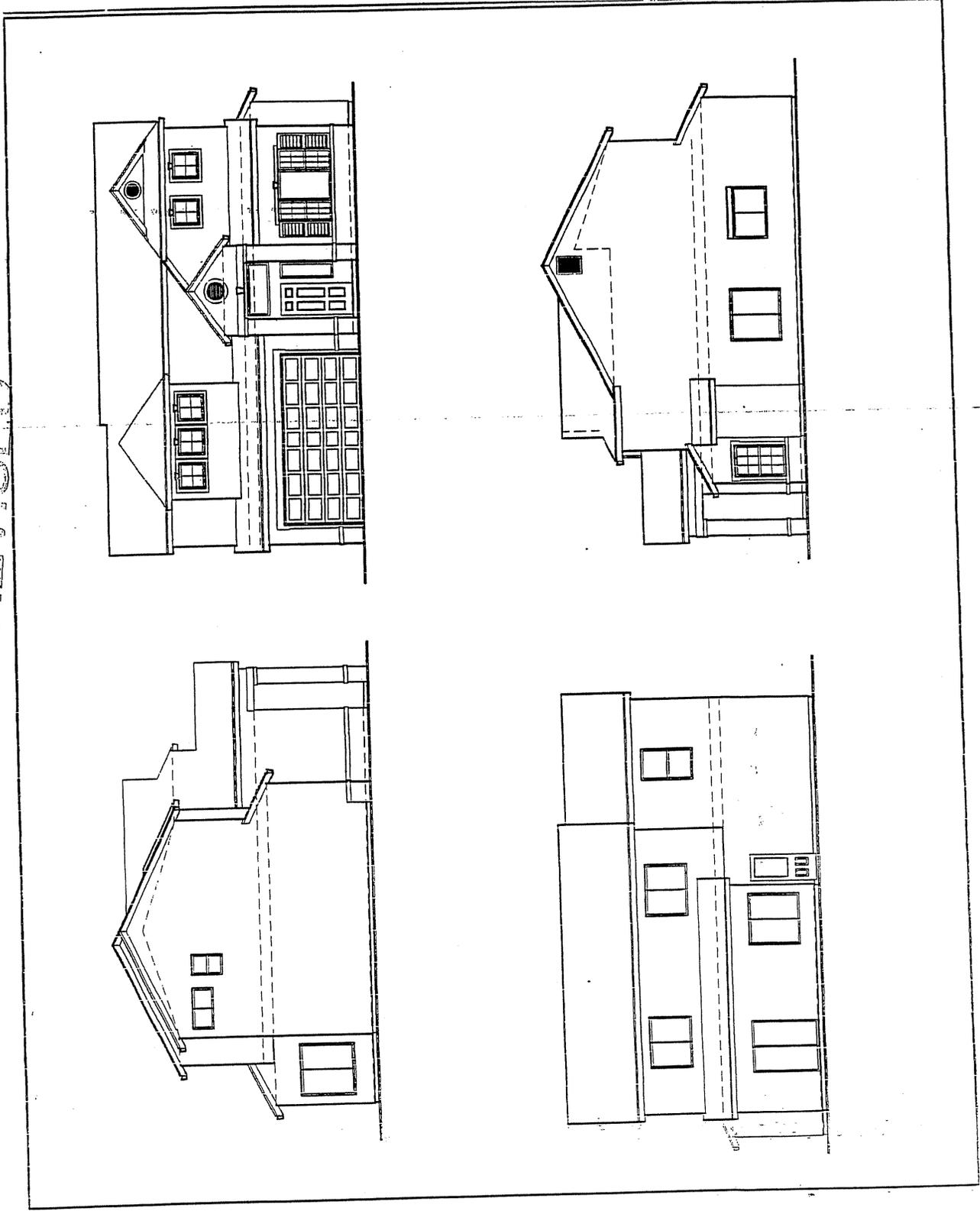
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Attachment 4 – House Plans Cont.

P04-2

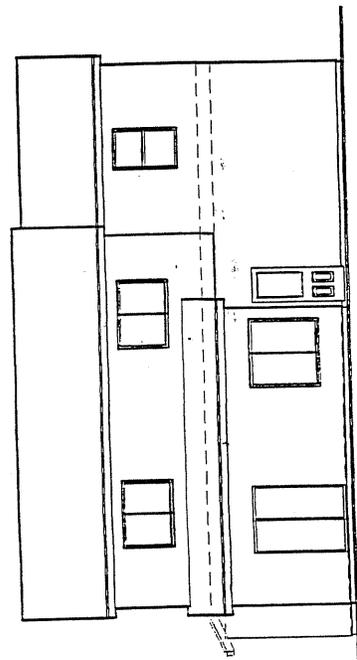
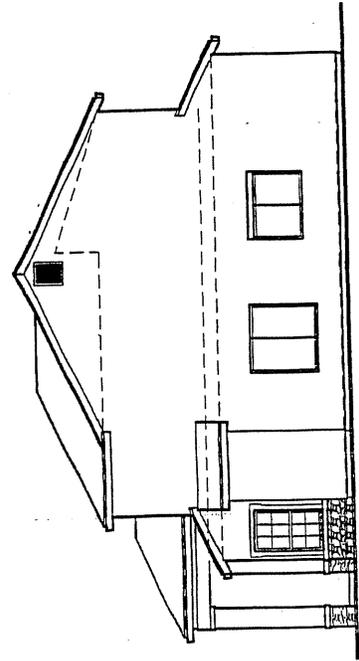
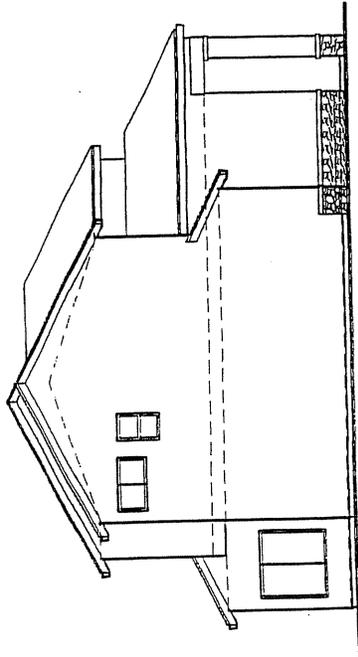
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Attachment 4 – House Plans Cont.

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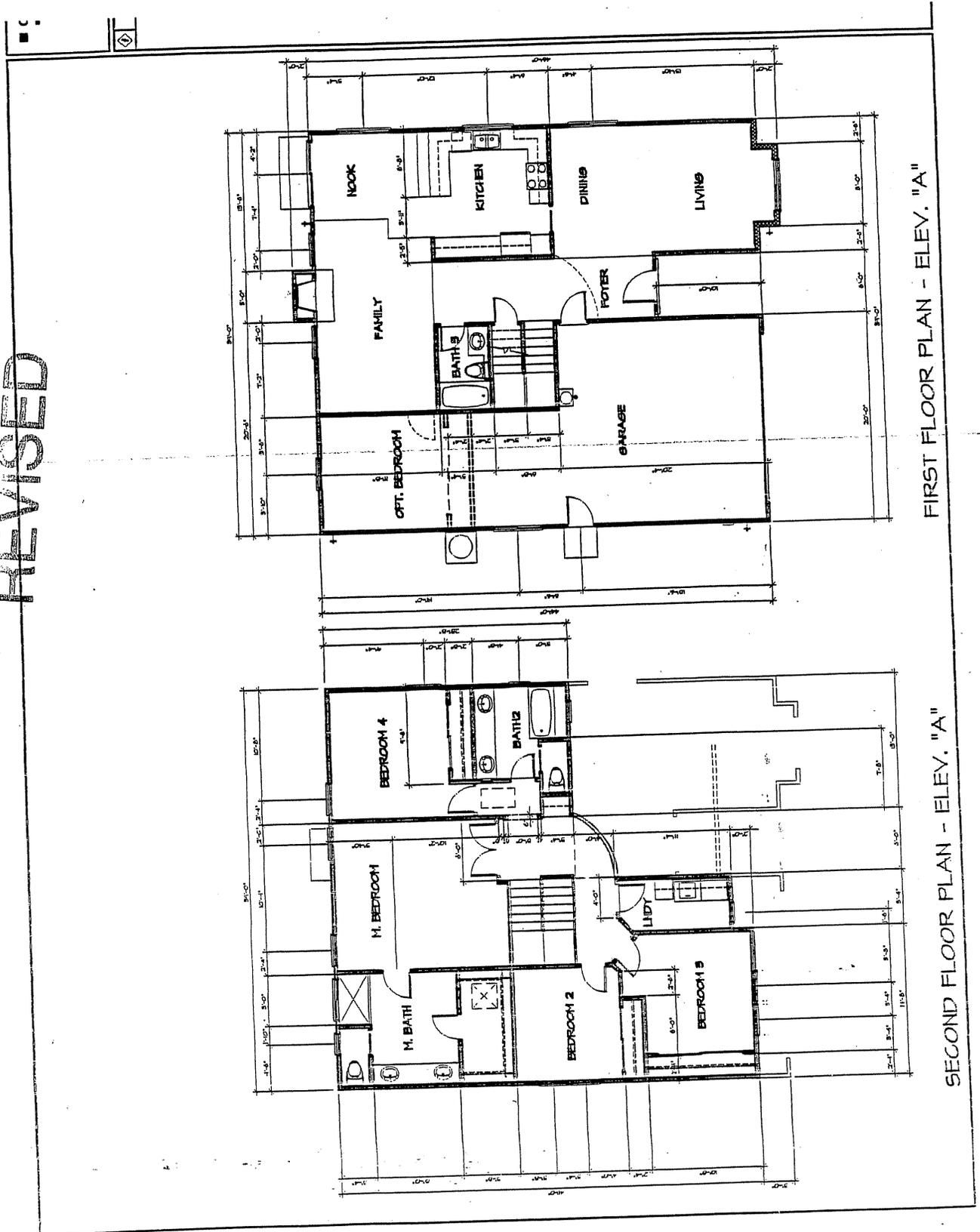
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Attachment 4 – House Plans Cont.

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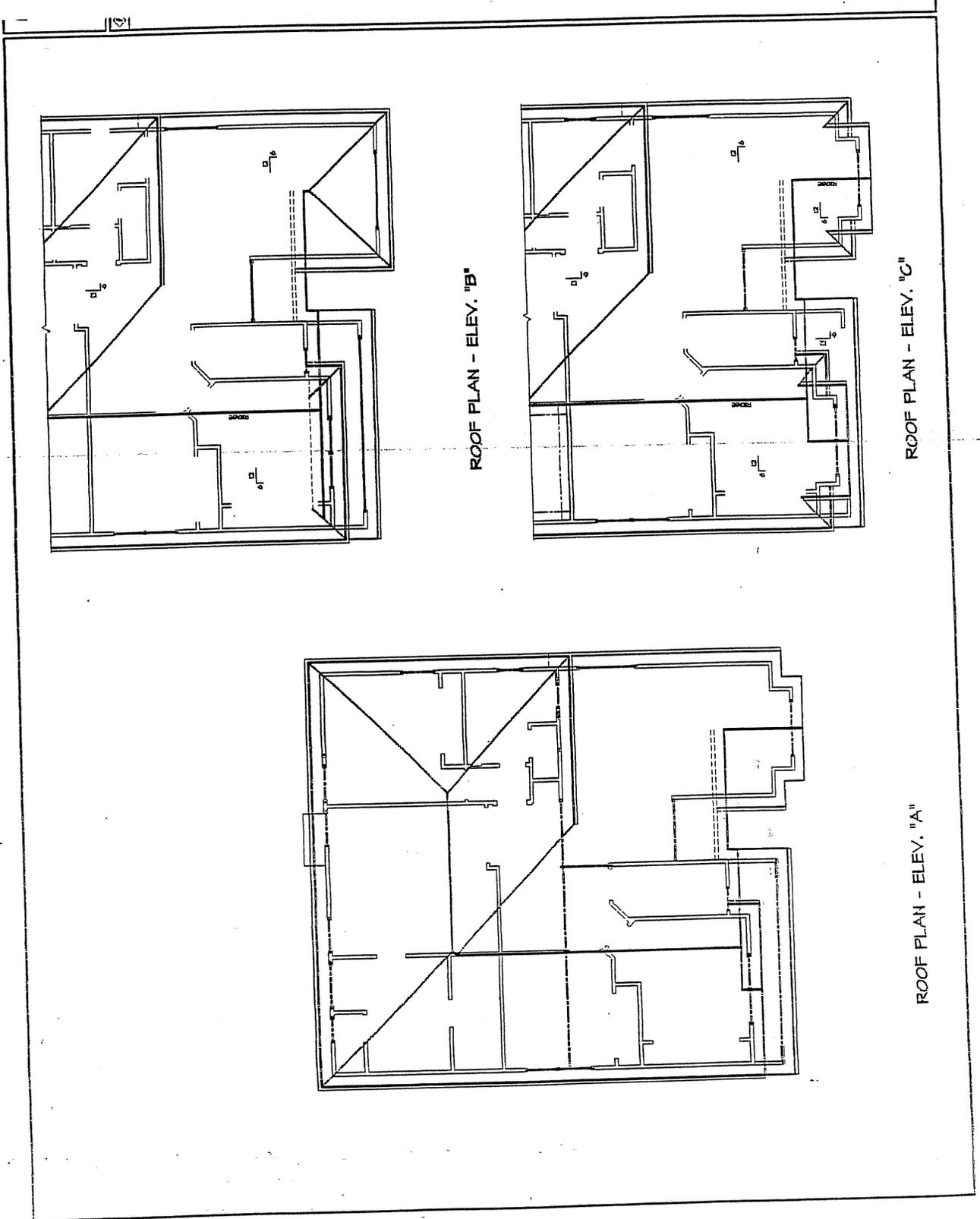
FIRST FLOOR PLAN - ELEV. "A"

SECOND FLOOR PLAN - ELEV. "A"

Attachment 4 – House Plans Cont.

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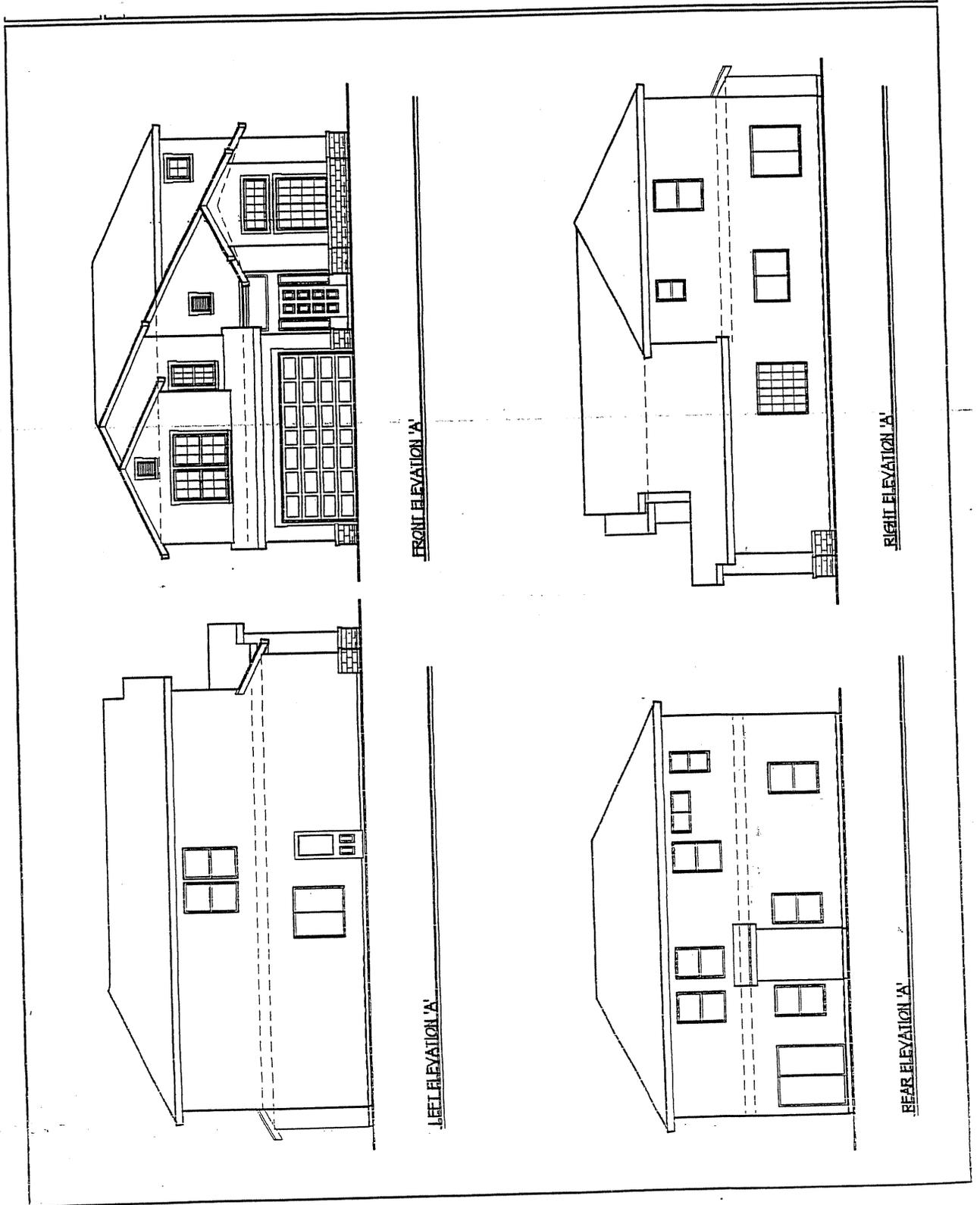
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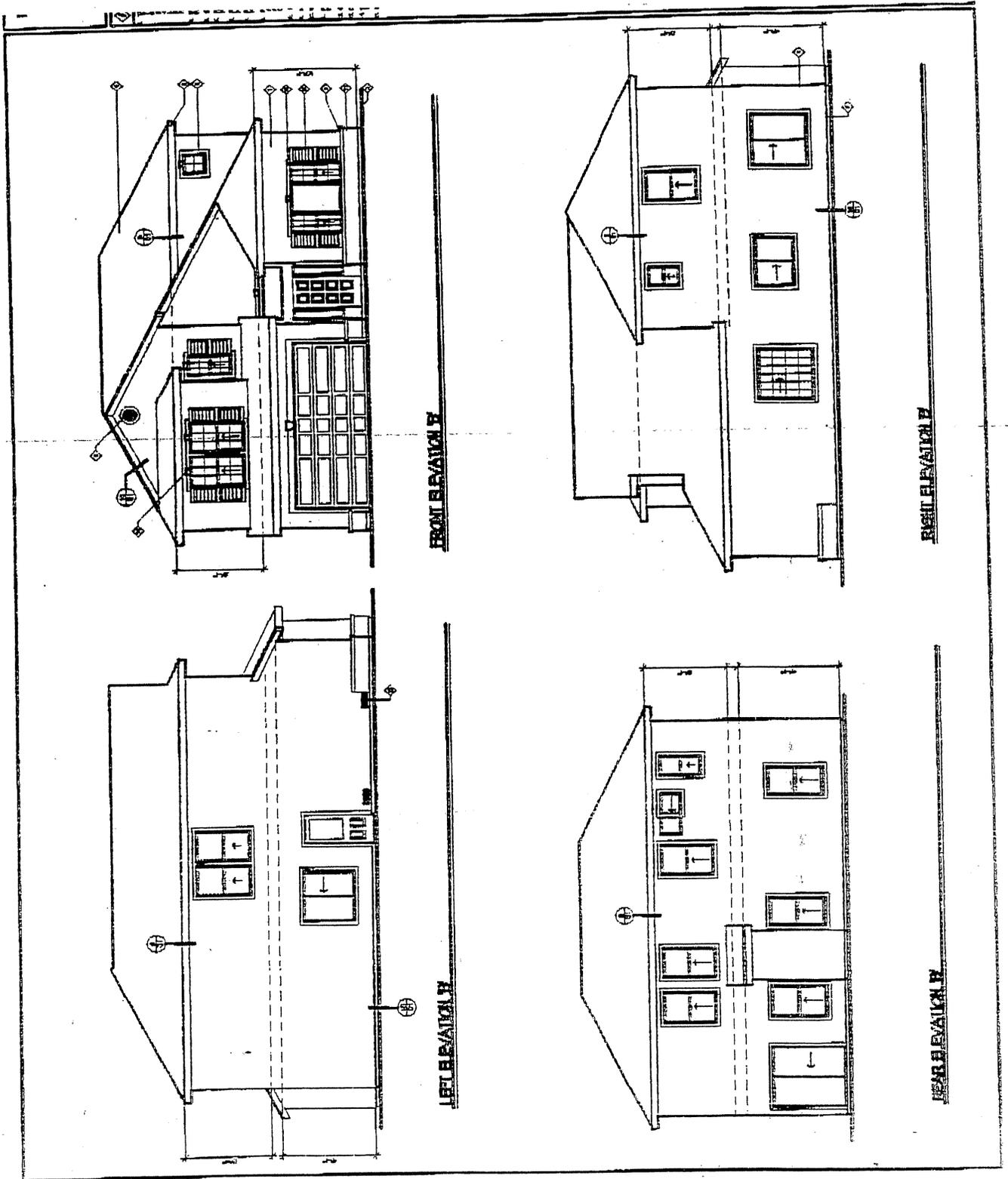
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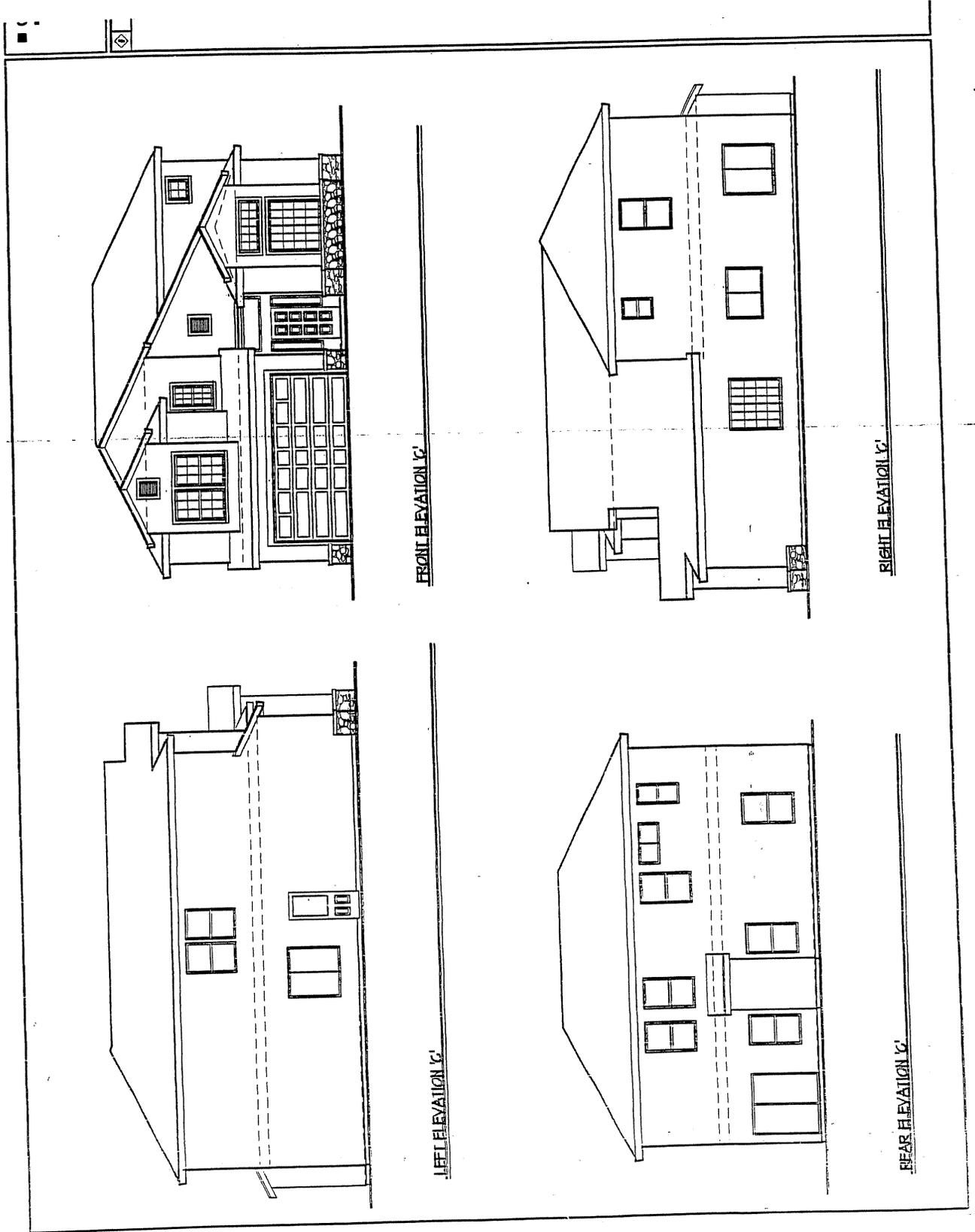
P04-200



Attachment 4 – House Plans Cont.



REVISED P04-200



Attachment 5 – Inclusionary Housing Plan

Inclusionary Housing Plan
7701 Jacinto Road
Elk Grove, CA 95758
(July 28, 2005)

Proposed Project

Servo Investments, Inc., (Iqbal Chohan) is the owner and developer (Developer) of that certain real property in the City of Sacramento in which the Developer proposes to develop and construct the “7701 Jacinto Road” residential community (Project). This 2.4 +/- acre (gross) Project is located on the north side of Jacinto Road, directly across from existing Ardennes Way (on the south side of Jacinto Road). The Project will propose an extension of Ardennes Way to the north side of Jacinto Road, said extension being on the westerly portion of the Project property. The Project consists of 13 single-family units on 13 lots. Of these, 11 will be detached single-family residential units and 2 will be attached single-family half-plex units.

Mixed Income Housing Policy

The Project site is located in a new growth area and the project is subject to the City’s Mixed Income Housing Policy. The Mixed Income Housing Policy adopted in the City of Sacramento Housing Element and required by the City’s Mixed Income Housing Ordinance, City of Sacramento City Code Chapter 17.190, requires that ten percent (10%) of the total units in a Residential Project be affordable to very low income households and five percent (5%) to low income households (the “Inclusionary Requirement” and “Inclusionary Units”), however, pursuant to Section 17.190.030(B)(2), the Inclusionary Housing Component of Exclusively Single Family Residential Projects that are five gross acres in size or less, if met on-site, may consist of 15% of the Residential Project’s units being affordable to and occupied by Low Income households.

Pursuant to the City Code Section 17.190.110 (B), an Inclusionary Housing Plan (“Plan”) must be approved prior to or concurrent with the approval of legislative, or as applicable in this case, adjudicative entitlements for the Project. City Code Section 17.190.110 (A) sets forth the number, unit mix, location, structure type, affordability and phasing of the Inclusionary Units in the Project. This document constitutes the Plan, and, as supplemented and amended from time to time, is intended to begin implementation of the Inclusionary Requirement for the Project. All future approvals for the Project shall be consistent with this Inclusionary Housing Plan.

The Inclusionary Requirement for the Project will be set forth in more detail in the Inclusionary Housing Agreement executed by the Developer and the Sacramento Housing and Redevelopment Agency (“SHRA”) and recorded against all the residential land in the Project. The Inclusionary Housing Agreement shall be executed and recorded no later than the approval of the final map for the subdivision. The Inclusionary Housing

Attachment 5 – Inclusionary Housing Plan Cont.

Agreement will describe with particularity the site and building schematics and financial arrangements for the construction and financing of the Inclusionary Units, pursuant Section 17.190.110(C). The Inclusionary Housing Agreement shall be consistent with this Plan.

Number of Inclusionary Units

Pursuant to Section 17.190.030(B)(2), the Inclusionary Housing Component of Exclusively Single Family Residential Projects that are five gross acres in size or less, if met on-site, may consist of 15% of the Residential Project's units being affordable to and occupied by Low Income households. The 7701 Jacinto Road Project consists of a total of 2.4 gross acres, and, therefore, the Developer, or its successors and assignees, shall construct or cause to be constructed a number of dwelling units affordable to Low Income Households ("Low Income Units") as defined in the Sacramento City Code Section 17.190.020, equal to fifteen percent (15%) of the total number of housing units approved for the Residential Project. Based on the current Project proposal, the Inclusionary Requirement for the Project is 2 units for Low Income households (15%).

Total Number of Units within the Project	13
Low Income Units (15% of units)	2
Total Number of Inclusionary Units	2

If the Project approvals are amended to increase the number of units in the Project, this Plan will be amended to reflect a number equal to fifteen percent (15%) of the increased total residential units in the amended entitlements for Low Income units. If the Project approvals are amended to decrease the number of residential units in the Project, this Plan will be amended to reflect a number equal to fifteen percent (15%) of the decreased total residential units in the amended entitlements for Low Income units. However, after a building permit has been issued for a structure to contain Inclusionary Units, those Units will be constructed and maintained as Inclusionary Units pursuant to the terms of Chapter 17.190 of the City Code regardless of any subsequent reduction in the number of approved total residential units in the Project.

Units by Type and Tenure

The Inclusionary Housing Units shall consist of 2 half-plex units. Developer will offer the half-plex units as ownership units, for sale in accordance with the Guidelines for the Sale Of Inclusionary Housing (Guidelines). An initial owner who purchases a for-sale inclusionary unit shall occupy that unit as their principal residence and shall certify to the Developer/builder of the unit that he/she is a first-time home buyer. SHRA will record a regulatory agreement against each inclusionary unit, detailing the recapture difference between the market sales price and the affordable price (adjusted for inflation) if the home is resold to a non-income qualified buyer in the future.

Attachment 5 – Inclusionary Housing Plan Cont.

Size and Bedroom Count

The Inclusionary Housing units shall consist of half-plex units. The half-plex units will range from 1,697 to 1,792 square feet each and include 3 bedrooms each.

Location of Inclusionary Units within the Project

Inclusionary Units shall be located on-site within the proposed Project as part of the single-family residential development. The half-plex units are planned to be located in a pair on the corner of Jacinto Road and Ardennes Way within the single-family residential neighborhood, as shown on the Project tentative map. In the City’s R-1A zone, half-plex units are permitted on corner lots.

Table 1 summarizes the locations of the inclusionary units within the Project.

**Table 1
Location of Inclusionary Units**

Inclusionary Unit	Level of Affordability	Lot Number	Size of Unit
A	Low Income	1A	1,792 sq. feet
B	Low Income	1B	1,697 sq. feet

The location of the inclusionary units within the Project is subject to amendment, consistent with Section 17.190.110 B (1) of the Mixed Income Ordinance.

Affordability Requirements

Sale and occupancy of the Inclusionary Units shall be restricted to households with incomes, at the time of initial occupancy, that do not exceed fifty percent (50%) of the median income for Sacramento County, adjusted for actual household size for Very Low Income households and eighty percent (80%) of the median income for Low Income households and shall be consistent with the SHRA guidelines. Median income figures are those published annually by the United States Department of Housing and Urban Development.

The sale price of the units will be set so that low income and very low income households can qualify for the purchase of the half-plex units. The sales price will be set such that no more than thirty five percent (35%) of the gross annual household income of the given income group will be allocated to housing costs. As part of the Inclusionary Housing Agreement, SHRA will provide the Developer with a schedule of maximum sales prices affordable to income ranges.

Sales prices of units will be outlined in the Inclusionary Housing Agreement. The units will be sold initially at an affordable housing price to a low or very low income

Attachment 5 – Inclusionary Housing Plan Cont.

household, as required by the Plan, with a first-time home buyer. An SHRA 30-year note will govern the home's resale, allowing SHRA ninety days to refer an income-eligible buyer after notification of the owner's intent to sell. If an income-eligible purchaser is not found, the home may be resold, provided that SHRA recaptures the difference between the home's market value and its affordable housing price as well as any other City or SHRA contributions. The owner occupant will receive his or her initial equity in the home and a portion of the home's appreciated value. The terms of this arrangement are to be in accordance with the Guidelines and will be outlined in the Inclusionary Housing Agreement between SHRA and the Developer.

Phasing of Development of the Inclusionary Units

The Inclusionary Units shall be developed concurrently with the development of the remaining units in the Project, as defined in Sacramento City Code Section 17.190.020. The nature of the concurrency is defined by a series of linkages between approvals of the market rate units and the development of the Inclusionary Units.

Market Rate Housing/Inclusionary Unit Linkages

The following describes the relationship of market rate development activity to the activity of inclusionary unit development activity. These milestones are outlined to ensure that the development of affordable units occurs concurrent with development of market rate units:

- The Inclusionary Housing Plan shall be approved concurrently with the approval of the Project's tentative map.
- The Inclusionary Housing Agreement shall be executed and recorded prior to the recordation of the Project's final map.
- Up to 65% of the building permits for market rate residential units may be pulled prior to the issuance of building permits for all inclusionary units in the project.
- Marketing of half-plex inclusionary units within the Project shall occur concurrently with the marketing of market rate units.

Amendment and Administration of the Inclusionary Housing Plan

The Planning Director, with the advice of the Executive Director of SHRA, shall administer this Inclusionary Housing Plan. The Planning Director may make minor administrative amendments to the text of this Plan as provided in Sacramento City Code Section 17.190.110B(3).

ORDINANCE NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

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 7701 JACINTO ROAD FROM THE RURAL ESTATES (RE-1/2) ZONE AND PLACING IT IN THE SINGLE FAMILY ALTERNATIVE (R-1A) ZONE. (P04-200)

(APN: 117-0202-022)

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

SECTION 1

The territory described in the attached exhibit which is located as described above, as established by Ordinance No. 99-015, as amended, is hereby removed from the Rural Estates (RE-1/2) zone and placed in the Single Family Alternative (R-1A) zone. This action rezoning the property described in the attached exhibit is adopted subject to the following conditions and stipulations:

- a. A material consideration in the decision of the Planning Commission to recommend and the City Council to approve rezoning of the applicant's property is the development plans and representations submitted by the applicant in support of this request. It is believed said plans and representations are an integral part of such proposal and should continue to be the development program for the property.
- b. If an application for a building permit or other construction permit is filed for said parcels which is not in conformity with the proposed development plans and representations submitted by the applicant and as approved by the Planning Commission on July 28, 2005, on file in the office of the Planning Division, or any provision or modification thereof as subsequently reviewed and approved by the Planning Commission, no such permit shall be issued, and the Planning Division shall report the matter to the Planning Commission as provided for in Ordinance No. 99-015, as amended.

SECTION 2

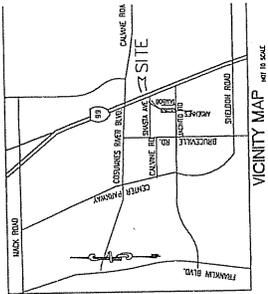
The City Clerk of the City of Sacramento is hereby directed to amend the maps which are a part of said Ordinance No. 99-015, as amended, to conform to the provisions of this Ordinance.

SECTION 3

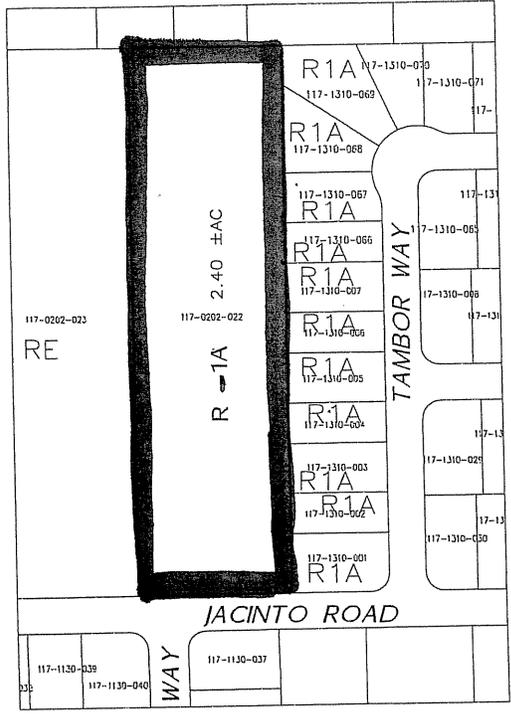
Rezoning of the property described in the attached Exhibit 1 by the adoption of this Ordinance shall be deemed to be in compliance with the procedures for the rezoning of property described in Ordinance No. 99-015, as amended, as said procedures have been affected by recent court decisions.

Table of Contents:

Exhibit 1: Rezoning Exhibit Pg.1



EXISTING & PROPOSED ZONING EXHIBIT
JACINTO ESTATES
 7701 JACINTO ROAD
 APN: 117-0202-022
 CITY OF SACRAMENTO, CALIFORNIA
 JULY 14, 2005



JTS ENGINEERING
 CONSULTANTS, INC.
 1000 S. STREETS
 SACRAMENTO, CALIFORNIA 95811 (916) 441-6788

