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REPORT TO COUNCIL
City of Sacramento

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

CONSENT
August 30, 2005

Honorable Mayor and
Members of the City Council

Subject: APPEAL OF VILLAGE GREENS (P04-121)

Location/Council District: Southeast and southwest of the intersection of Bayou Road and Callison Drive

APN: 225-1480-055, 225-1740-001, and 225-1750-001

Council District 1

Recommendation:

1) Review an ordinance relating to the amendment of the official zoning maps, for the Village Greens proposal, 2) Pass for Publication, as required by Sacramento City Charter 32(c), an Ordinance amending the districts established by the Comprehensive Zoning Ordinance Title 17 of the Sacramento City Code, relating to the Village Greens proposal, and 3) Continue to September 6, 2005.

Contact:	Greg Bitter, Senior Planner, 808-7816
	Arwen Wacht, Associate Planner, 808-1964
Presenters:	Greg Bitter, Senior Planner, 808-7816
Department:	Development Services
Division:	Planning
Organization No:	4875

Summary:

The applicant, Winncrest Natomas II, is requesting the necessary entitlements to allow development of 25.3± acres, known as Village Greens, comprised of 183± single-family detached medium density lots. The proposal also includes two private park lots, three landscape lots, and twelve private drive/alley lots. A General Plan Amendment, Community Plan Amendment, Rezone, and PUD Schematic Plan Amendment are being requested in order to make the plan consistent with the proposal."

Pursuant to City Charter, Section 32, prior to publication of an item in a local paper to meet legal advertising requirement, the City Council must first pass the item for publication. The City Clerk then transmits the title of the item to the paper for publication and advertising the meeting date.

Committee/Commission Action:

On August 11, 2005, by a vote of 3 ayes, 3 noes, and 0 abstentions, the Planning Commission forwarded, with no recommendation, the Inclusionary Housing Plan, General Plan Amendment, Community Plan Amendment, Rezone, and PUD Schematic Plan Amendment to City Council. Also, in the same action, the Planning Commission denied following entitlements due to a lack of majority: the Tentative Subdivision Map to subdivide 25.3± acres into 183± residential lots, 2± private park lots, 3± landscape lots, and 12± private drive lots in the proposed Single-Family Alternative Planned Unit Development (R-1A-PUD) zone; the Subdivision Modification to allow non-standard elbow design, non-standard intersection, and non-standard tangent length between curves; the Planned Unit Development (PUD) Special Permit to allow the development of four (4) house plans on 78± lots in the proposed Single-Family Alternative Planned Unit Development (R-1A-PUD) zone; and the Planned Unit Development (PUD) Special Permit to allow the development of three (3) house plans on 104± lots in the proposed Single-Family Alternative Planned Unit Development (R-1A-PUD) zone. The applicant has since appealed the Planning Commissions decision.

Background Information:

- The Westborough Planned Unit Development (PUD), an area in which this project is located, was originally approved by City Council on October 26, 1999 (P98-112). Minor adjustments to the PUD Schematic Plan, North Natomas Community Plan, General Plan, and zoning, together with a Post Subdivision Modification, were subsequently approved by City Council on May 2, 2000 (P00-001).
- On May 3, 2001, the City Council approved General Plan Amendments, Community Plan Amendments, and Rezones (P00-036) of a portion of the Westborough Planned Unit Development (PUD). Also approved were amendments to the PUD Schematic Plan and PUD Development Guidelines. On March 22, 2001, the Planning Commission approved the following entitlements: a Tentative Subdivision Map to create 114 single-family residential cluster housing type lots and 111 single-family residential lots, five (5) non-residential lots, and five (5) landscape/open space lots; Subdivision Modifications to eliminate sidewalks and planters along one side of Bayou Road and to allow non-standard street sections; and a Lot Line Adjustment and Lot Merger of eleven (11) parcels into nine (9) parcels. The Planning Commission denied a Special Permit to gate Village 7 of that proposal. These amendments resulted in minor amendments to land use and zoning designations, allowed front-on lots on Westlake Parkway, reduced and relocated an institutional lot, removed 2 acres of parks acreage, made minor boundary line amendments, and subdivided 34.7± gross acres for single-family residential development.

Financial Considerations:

This project has no fiscal considerations.

Environmental Considerations:

The Environmental Services Manager has determined the project, as proposed, will not have a significant impact to the environment; therefore, a Negative Declaration has been prepared. In compliance with Section 15070(B)1 of the California Environmental Quality Act Guidelines, the applicant has incorporated mandatory mitigation measures into the project plans to avoid identified impacts or to mitigate such impacts to a point where clearly no significant impacts will occur. These mitigation measures address Air Quality, Biological Resources, Noise, and Cultural Resources impacts.

The Mitigated Negative Declaration was available for public review during the period of Wednesday, June 8, 2005 through Monday, June 27, 2005. Several public comments were received.

Policy Considerations:

Land Use: The proposed General Plan and Community Plan land uses amendments will provide land use consistency for the proposed project. Staff evaluated a number of General and Community Plan policies for the overall project. Staff finds that overall this project is consistent with the General Plan and North Natomas Community Plan.

Mixed Income Housing Ordinance: This proposal is required to provide an Inclusionary Housing Plan, which has been provided with the overall provided.

Smart Growth Principles: City Council adopted a set of Smart Growth Principles in December 2001 in order to promote growth or sustain existing development that is economically sound, environmentally friendly, and supportive of community livability. The following Smart Growth principles apply to the proposed project:

- Create a range of housing opportunities and choices with a diversity of affordable housing near employment centers;
- Foster a walkable close-knit communities;
- Promote distinctive, attractive communities
- Provide a variety of transportation choices
- Design streets to accommodate a variety of activities. Calm traffic.
- Plan and coordinate projects between jurisdictions and stakeholders.

The proposed project has been designed to incorporate many of the Smart Growth Principles listed above.

Strategic Plan Implementation: The recommended action conforms with the City of Sacramento Strategic Plan, specifically by advancing the goal to enhance and preserve urban areas by supporting existing development (and supportive infrastructure) within

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 Division

Recommendation Approved:

_____ For
ROBERT P. THOMAS
City Manager

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ORDINANCE NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

AN ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE (TITLE 17 OF THE CITY CODE), BY REZONING 24.0± ACRES FROM 6.8± ACRES OF LIGHT INDUSTRIAL PLANNED UNIT DEVELOPMENT (M-1S-PUD) ZONE AND 17.2± ACRES OF EMPLOYMENT CENTER PLANNED UNIT DEVELOPMENT (EC-50-PUD) ZONE TO 24.0± ACRES OF SINGLE-FAMILY ALTERNATIVE PLANNED UNIT DEVELOPMENT (R-1A-PUD) ZONE LOCATED SOUTHEAST AND SOUTHWEST OF THE INTERSECTION OF BAYOU ROAD AND CALLISON DRIVE. (P04-121) (APN: 225-1480-055, 225-1740-001, AND 225-1750-001)

BACKGROUND

A. The Westborough Planned Unit Development (PUD) was approved by the City Council on October 26, 1999 (P99-112). Minor adjustments to the PUD Schematic Plan, North Natomas Community Plan, General Plan, and zoning, together with a Post Subdivision Modification, were subsequently approved by City Council on May 2, 2000 (P00-001).

B. The Planning Commission reviewed this proposal on August 11, 2005 and voted to forward the rezone to City Council with no recommendation (the Planning Commission vote was 3 ayes, 3 noes, and 0 abstentions).

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

SECTION I

The Properties generally described and referred to as APN: 225-1480-055, 225-1740-001, and 225-1750-001 and which are shown on the attached Exhibit 1. This exhibit describes the properties and both their current zoning and the zones for which they are to be placed pursuant to this amendment.

The zoning designation for the following properties which constitute from 6.8± acres of Light Industrial Planned Unit Development (M-1S-PUD) zone and 17.2± acres of Employment Center Planned Unit Development (EC-50-PUD) zone, are hereby removed and placed into the Single-Family Alternative Planned Unit Development (R-1A-PUD) zone for:

APNs: 225-1480-055, 225-1740-001, and 225-1750-001

SECTION 2

The City Clerk of the City of Sacramento is hereby directed to amend the official zoning maps which are a part of said Ordinance to conform to the provisions of this Ordinance.

_____
Mayor Heather Fargo

Attest:

_____
Shirley Concolino, City Clerk

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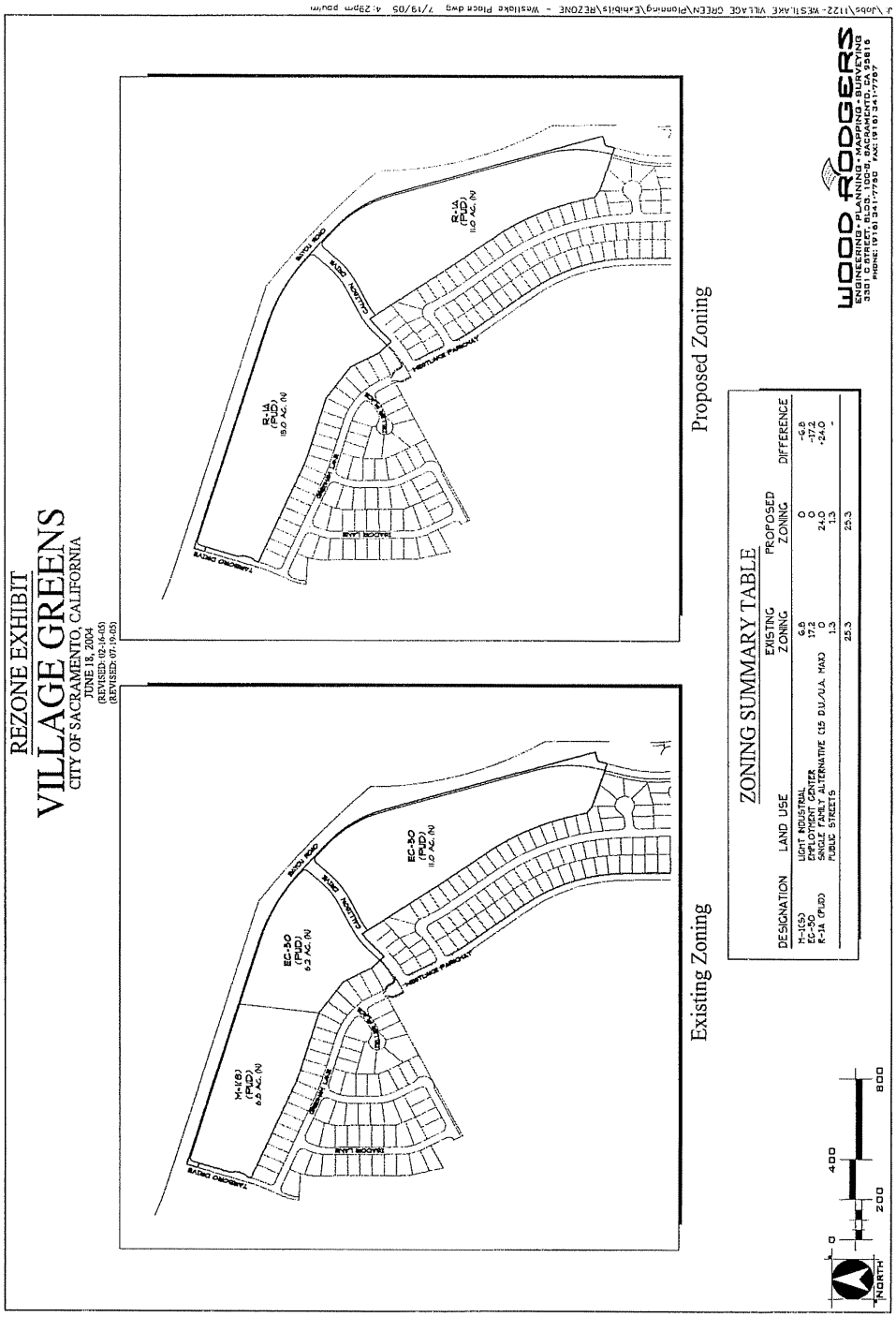
EXHIBIT 1 – REZONE EXHIBIT



ZONING SUMMARY TABLE

DESIGNATION	LAND USE	EXISTING ZONING	PROPOSED ZONING	DIFFERENCE
M-1(S)	LIGHT INDUSTRIAL	6.8	0	-6.8
EC-30	EMPLOYMENT CENTER	17.2	0	-17.2
R-1A (PUD)	SINGLE FAMILY ALTERNATIVE (15 D.U./U.A. MAX)	0	24.0	+24.0
	PUBLIC STREETS	1.3	1.3	-
		25.3	25.3	