REPORT TO COUNCIL
City of Sacramento

16

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

CONSENT
November 29, 2005

Honorable Mayor and
Members of the City Council

Subject: PFP: Prasad Tentative Map Rezone (P04-207)

Location/Council District:

4511 Austin Street; APN: 237-0022-024; Council District 2.

Recommendation:

Planning Commission and staff recommend the City Council: 1) Review the attached Ordinance amending the Zoning Districts established by the Comprehensive Zoning Ordinance Title 17 of the Sacramento City Code by removing 2.61± acres from Agriculture (A) and placing in the Standard Single-Family (R-1) zone; and 2) Continue to December 6, 2005 for adoption.

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

Summary:

The applicant is requesting a rezone of a 2.61± acre lot from the Agriculture (A) zone to the Standard Single-Family (R-1) zone in order to develop the site with single-family residences. The site currently is developed with a one-story single-family residence. The proposal is to subdivide the property into ten parcels and allow for residential development on each of the proposed parcels. The existing single-family residence will be maintained on Lot A.

Committee/Commission Action:

On September 22, 2005, on consent, the Planning Commission approved the related Tentative Subdivision Map and Subdivision Modifications by a vote of six ayes and zero noes to subdivide 2.61± gross acres into ten (10) parcels, to create one (1) lot less than 52 feet in width, to create one (1) corner lot less than 62 feet in width, to create two (2) lots exceeding 160 feet in depth, to create three (3) lots less than 100 feet in depth, and recommended approval of the Rezone and forwarded it to City Council.

Background Information:

This site currently houses a single-family residence that was constructed in 2000. The applicant applied for Expanded North Area Design Review for the single-family residence in July 1999. The final building permit was issued for the residence in December 2000. At this time the existing zoning of Agriculture (A) only allows the site to be developed with one dwelling unit and would not allow the site to be subdivided further. The proposed rezone will allow for the subdivision and for the overall site to be developed with nine additional residences.

Rezone

The applicant is proposing to rezone the site to Standard Single-Family (R-1). The R-1 zone is intended to be a low density residential zone composed of single-family detached residences on lots a minimum of fifty-two (52) feet by one hundred (100) feet in size. In this case, five of the lots were not able to provide the required fifty-two feet (interior lot), sixty two feet (corner lot), or one-hundred feet (in depth) due to the location of the lot and the layout of the surrounding development, although all ten lots are able to meet the lot square footage requirements (a minimum of 5,200 square feet for interior lots and 6,200 square feet for corner lots). The Planning Commission approved the Tentative Subdivision Map and Subdivision Modifications on September 22, 2005.

Although a rezone is required to develop this site as proposed, the proposal is consistent with the North Sacramento Community Plan designation of Residential (4-8 du/na) and the General Plan designation of Low Density Residential (4-15 du/na). Therefore, the proposal does not require a Community Plan Amendment or a General Plan Amendment to develop.

Staff supports the rezone to Standard Single Family (R-1) and subdivision of the site into ten parcels, since it retains the existing residential unit and provides for development consistent with the surrounding single-family lots and zoning.

Financial Considerations:

This project has no fiscal considerations.

Environmental Considerations:

The proposed project is exempt from environmental review pursuant to CEQA Guidelines (CEQA Section 15332).

Policy Considerations:

The project is consistent with General Plan policies to develop residential land uses in a manner which is efficient and utilizes existing and planned urban resources, to promote appropriate and compatible infill housing, and to improve the quality of residential neighborhoods by protecting, preserving, and enhancing their character. The project is consistent with North Sacramento Community Plan policies to encourage development north of I-80 in a manner which emphasizes neighborhood cohesiveness and variety of housing types.

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 proposed project meets the above goals by supporting new development to allow for efficient use of infill areas.

Strategic Plan Implementation- The project conforms with the City of Sacramento Strategic Plan, specifically by advancing the goal to enhance and preserve urban areas by supporting new development, or redevelopment within existing developed areas, that allows for efficient use of existing facilities or features.

Emerging Small Business Development (ESBD):

No goods or services are being purchased under this report.

Respectfully submitted by:

CAROL SHEARLY
Planning Director, Planning Division

Recommendation Approved:

For ROBERT P. THOMAS
City Manager

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Pg 5 Attachment 1 - Planning Commission Voting Record
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Pg 7 Attachment 3 - Land Use & Zoning Map
Pg 8 Ordinance
Pg 9 Exhibit A - Ordinance

ATTACHMENT 1

CITY PLANNING COMMISSION
CONSENT ITEMS CPC AGENDA DATE: September 22, 2005

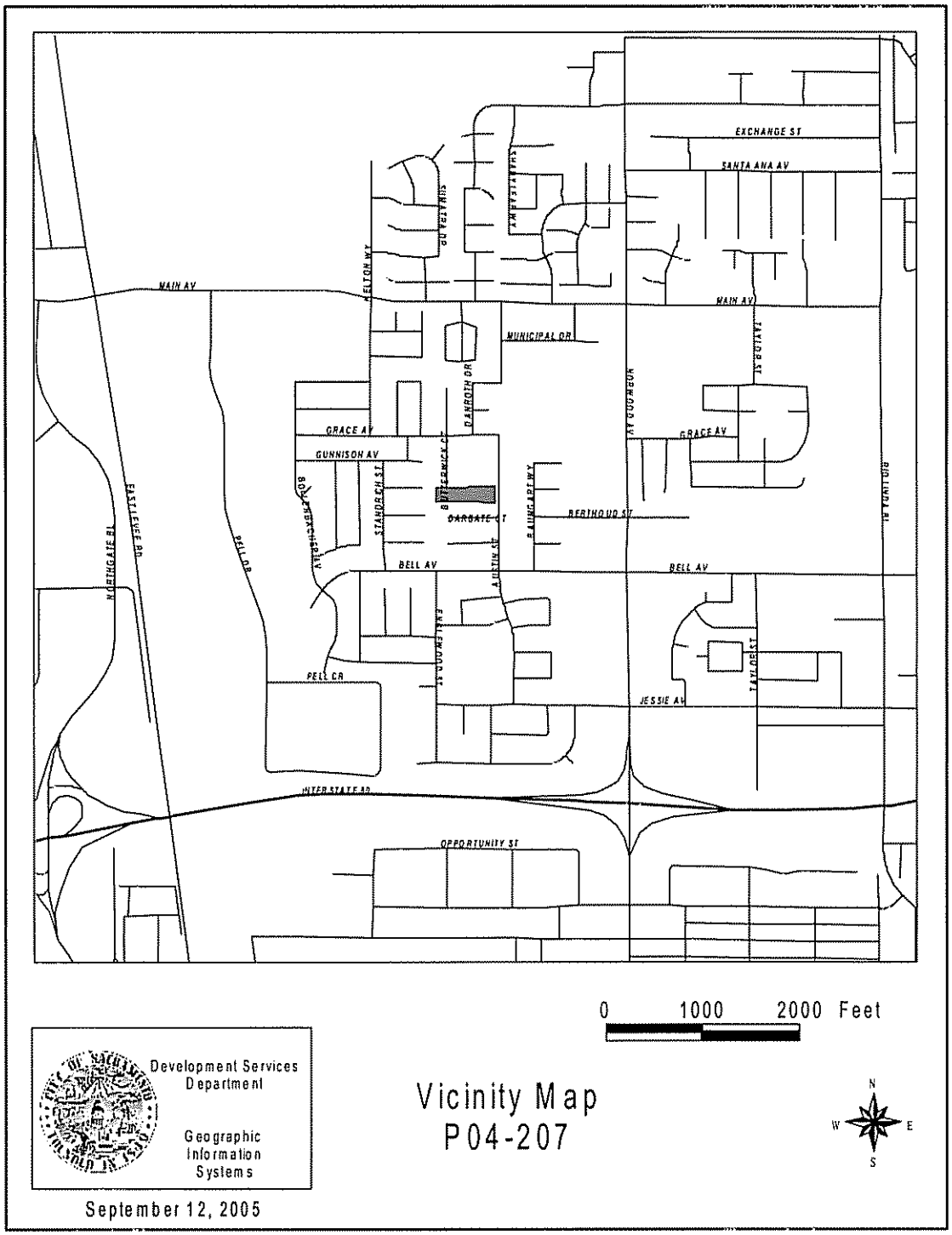
Item No.	Project No.	Title/Location	Action: Approved/ Denied	Continued To:
8	P04-207	Prasad Tentative Subdivision Map Located at 4511 Austin Street	Ap'd	
13	P05-039	Arrow Warehouse located at 6850 Straus Drive	Ap'd as amended	
15	P05-089	Welsh Map Time Extension located on the south side of Pocket Rd. east of Greenhaven Dr	Ap'd	
16	P05-110	Sacramento Local Conservation Corps Center located at 2708 47th Ave	Ap'd	
17	P05-113	Pilot Professional Building located at the North end of Timberlake Way, East of Bruceville Rd	Ap'd	
18	P05-139	Sycamore Park Subdivision Inclusionary Housing Plan Amendment	Ap'd	
1		Synopsis of 9/8/05	Ap'd as amended	
		— amendment — 9/8/05 hearing continued to 9/15/05		
		by PC not staff		

VOTE OF THE PLANNING COMMISSION:

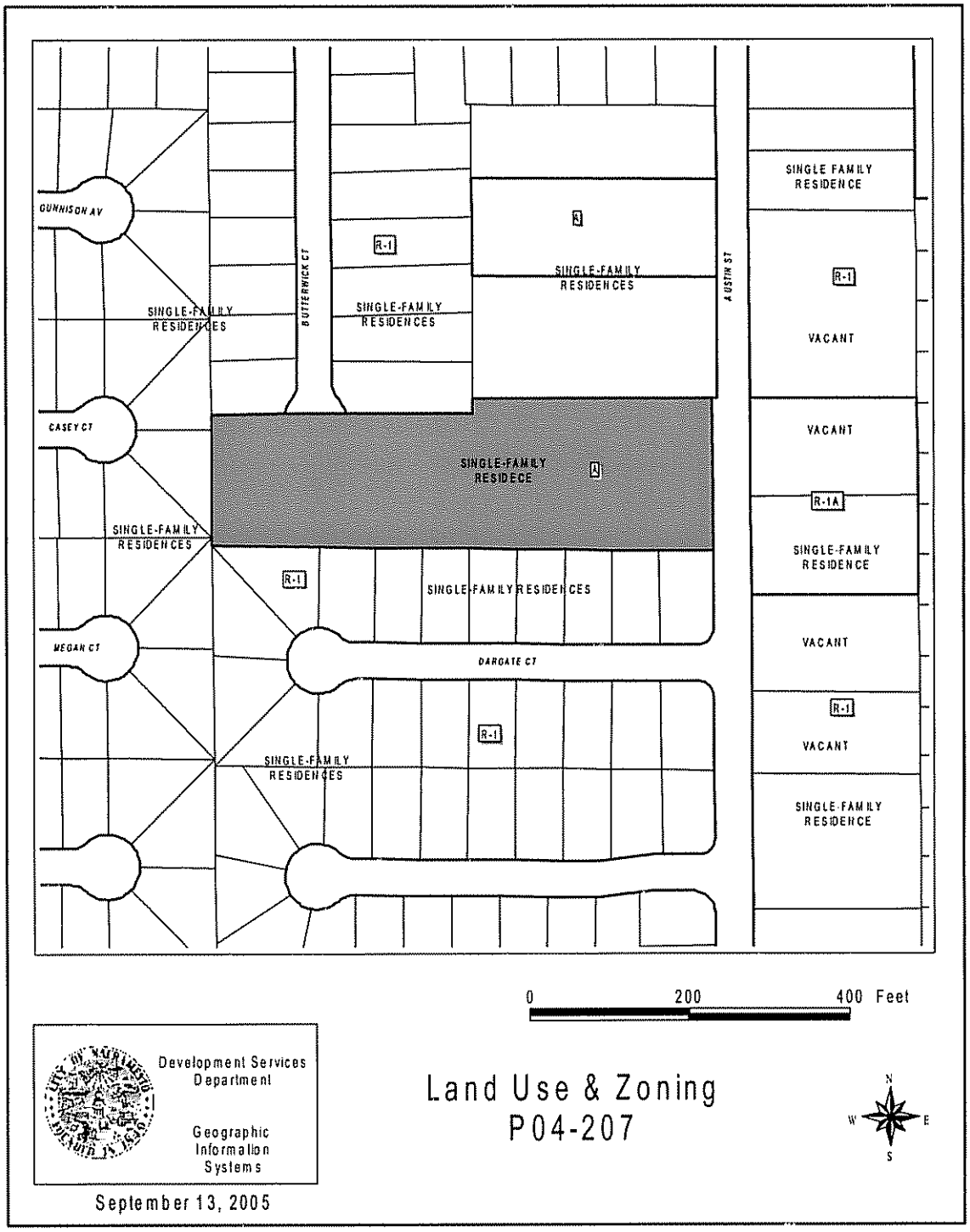
COMMISSIONERS	Motion (M) Second (S)	YES	NO	ABSTAIN
VACANCY				
Banes	M	~~S~~ Y		
Boyd		Y		
Notestine				
Taylor-Carroll		Y		
Vallencia		Y		
Wasserman				
Woo	M	~~S~~ Y		
Yee		Y		

COPY

ATTACHMENT 2



ATTACHMENT 3



ORDINANCE NO.

Adopted by the Sacramento City Council

November 15, 2005

AN ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE, TITLE 17 OF THE CITY CODE, BY REZONING 2.61± ACRES FROM THE AGRICULTURE (A) ZONE TO THE STANDARD SINGLE-FAMILY RESIDENTIAL (R-1) ZONE, FOR THE PROPERTY LOCATED AT 4511 AUSTIN STREET (P04-207) (APN: 237-0022-024)

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

Section 1. The attached Exhibit A describes properties and both their current zoning and the zone in which they are to be placed pursuant to this amendment.

A. The zoning for the following property that constitutes 2.61± acres is hereby removed from said zones and placed in the following zones: 2.61± acres of Standard Single Family (R-1).

APN: 237-0022-024

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.

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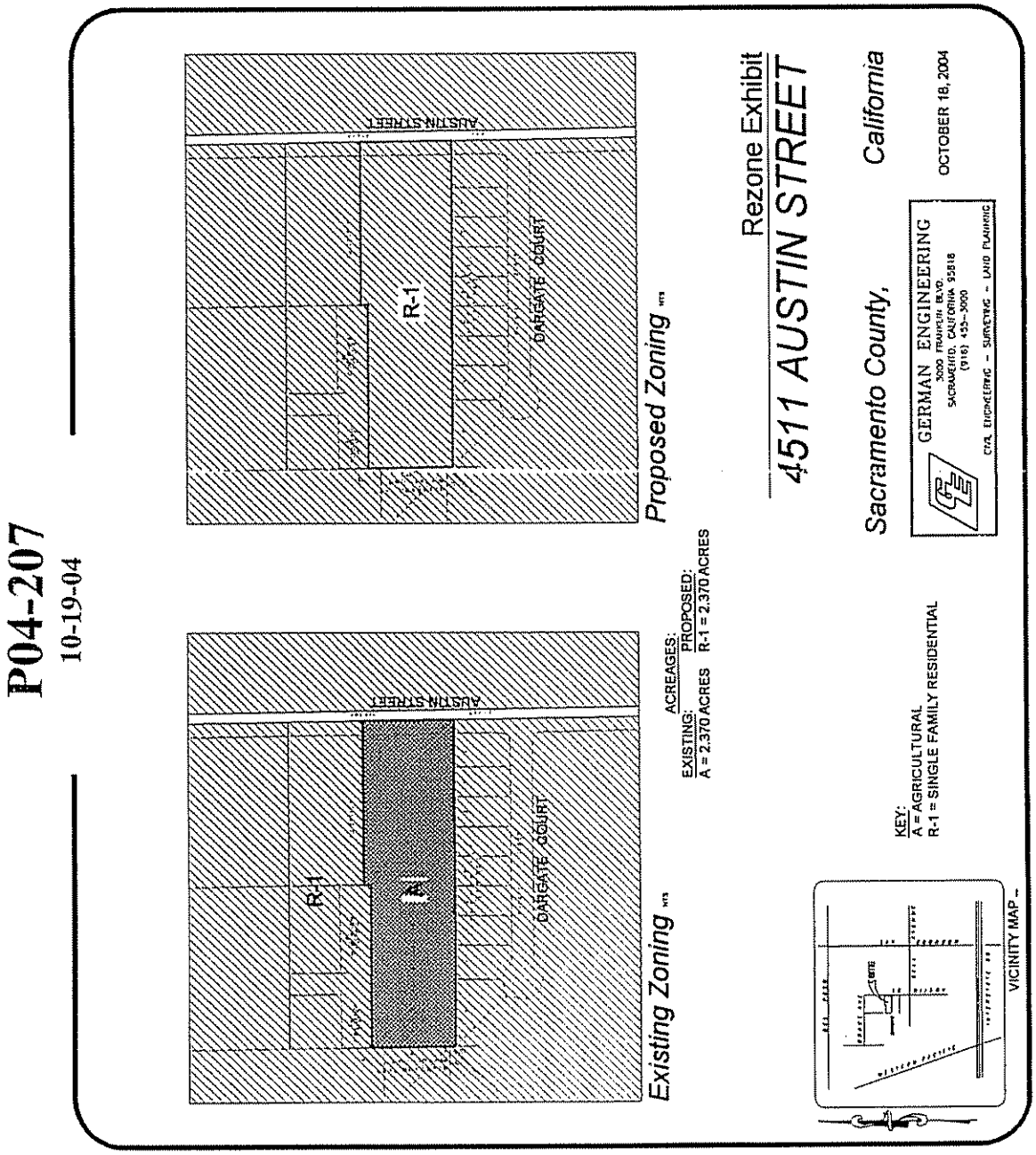
Exhibit A: Prasad Tentative Map Rezone – 1 page

EXHIBIT A


P04-207
10-19-04
AUSTIN STREET
R-1
A
DARGATE COURT
Existing Zoning NTS
ACREAGES:
EXISTING: A = 2.370 ACRES
PROPOSED: R-1 = 2.370 ACRES
AUSTIN STREET
R-1
DARGATE COURT
Proposed Zoning NTS
KEY:
A = AGRICULTURAL
R-1 = SINGLE FAMILY RESIDENTIAL
VICINITY MAP
Rezone Exhibit
4511 AUSTIN STREET
Sacramento County, California
GERMAN ENGINEERING
3000 FRANCIS BLVD.
SACRAMENTO, CALIFORNIA 95818
(916) 452-3900
CIVIL ENGINEERING - SURVEYING - LAND PLANNING
OCTOBER 18, 2004