REPORT TO COUNCIL
City of Sacramento

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

PUBLIC HEARING
January 5, 2006

Honorable Mayor and
Members of the City Council

Subject: Del Paso Nuevo Special Planning District Text and Guideline Amendment (P05-083 & M05-096)

Location/Council District:

Area bounded by South Avenue to the north, Taylor Street to the east, Arcade Creek to the south, and Norwood Avenue to the west. APN: All APN's in R-1A within Del Paso Nuevo Special Planning District. Council District 2

Recommendation:

Planning Commission and staff recommend the City Council:

1. Adopt the attached Resolution approving an Addendum to a previously adopted Negative Declaration.
2. Adopt the attached Mitigation Monitoring Plan.
3. Adopt the attached Resolution amending the Del Paso Nuevo Special Planning District Guidelines to allow lot widths less than 35 feet wide in the Single Family Alternative (R-1A) zone;
4. Adopt the Ordinance amending the Comprehensive Zoning Ordinance Title 17 of the Sacramento City Code by amending text in the Del Paso Nuevo Special Planning District relating to minimum yard and lot area requirements in the Single Family Alternative (R-1A) zone of the Del Paso Nuevo Special Planning District (SPD).

Contact: Gregory Bitter, Senior Planner, 808-5317; Michael York, Associate Planner, 808-8239
Presenters: Michael York, Associate Planner, 808-8239
Department: Development Services
Division: Planning
Organization No: 4875

Summary:

The proposed Zoning Ordinance & Guideline Amendments would give authority to the Planning Commission and Planning Director to vary the required minimum lot area and yard setbacks within the Single Family Alternative (R-1A) zone of the Del Paso Nuevo SPD. Within the Del Paso Nuevo SPD there are specific requirements for minimum lot area and yard setbacks. Specifically, within the Single Family Alternative (R-1A) zone the requirements are 4,000 square feet in lot area, 17.5 feet front setback, and minimum 35 foot lot widths. These requirements are specific only to the Del Paso Nuevo Special Planning District. The Zoning Ordinance and Guideline Amendments will permit any lot size, less than the required 4,000 square feet and 35 feet wide, in the Single Family Alternative (R-1A) zone, subject to the approval of a special permit by the Planning Commission.

The Del Paso Nuevo Phase IV project to develop 81 single family detached homes proposes lot sizes ranging from 2,482 square feet to 6,075 square feet with 67 of the proposed 81 lots less than 4,000 square feet. The project also proposes some lots to be 34 feet wide, less than the required 35 feet. For the project to go forward, the project requires amendments to the Zoning Ordinance and the guidelines.

The amendments will bring the R-1A zoning standards within the Del Paso Nuevo SPD more in line with the R-1A zoning standards citywide. The requested amendments allow for denser development while maintaining consistency with the North Sacramento Community Plan designation of 7-15 du/na and the Del Paso Nuevo SPD plan designation of 8-12 du/na. The proposed density of the project is 12 du/na, which is below the 15 du/na maximum allowed by the R-1A zone outside the Del Paso Nuevo SPD.

Committee/Commission Action:

On November 10, 2005, on consent, the Planning Commission approved the related Tentative Map and Special Permit by a vote of seven ayes and one abstention to develop 81 single family detached homes and recommended approval of the Zoning Ordinance Amendment and Guideline Amendment and forward to City Council.

Background Information:

Del Paso Nuevo is a proposed 154-acre Master Plan area for future development in the Del Paso Heights community. In March 1998, the City Council approved various entitlements including General Plan Amendments, North Sacramento Community Plan Amendments, Rezones, and Special Planning District Guidelines for the Del Paso Nuevo Special Planning District (P97-088). This project, Del Paso Nuevo Phase IV (P05-083) is a portion of the development of the 154-acre Master Plan.

At the time the Del Paso Nuevo Guidelines were established in 1998, the approved development standards determined what was appropriate and necessary to create a

sustainable community for this area. Since that time, development standards that provide for the creation of a sustainable community have been re-evaluated.

City Planning Commission approved a Tentative Map to subdivide this portion of the Del Paso Nuevo area into 81 single family lots. The applicant intends the development to be a mix of starter and move-up housing with half the homes over 2,000 square feet (two stories) in size.

Zoning Ordinance & Guideline Amendments:

The proposed Ordinance Amendment relates to minimum yard and lot area requirements within the Single Family Alternative (R-1A) zone of the Del Paso Nuevo Special Planning District (SPD). The proposed amendment creates more flexibility within the R-1A zone of the Del Paso Nuevo SPD by allowing lots to be smaller than the required 4,000 square feet and allowing front and side yard setbacks to be less than 17.5 feet and five feet required, respectively.

The proposed Guideline Amendment would allow lot widths to be less than the current required minimum of 35 feet within the R-1A zone of the Del Paso Nuevo Special Planning District. The Guideline Amendment also creates more flexibility within the R-1A zone of the Del Paso Nuevo SPD by allowing smaller lot widths.

The Del Paso Nuevo Phase IV project to develop 81 single family detached homes proposes some lots to have less than 4,000 square feet in area and be less than 35 feet wide. This project is subject to the Del Paso Nuevo SPD regulations and guidelines, therefore development of the project is directly related to the approval of these amendments.

Staff supports the Zoning Ordinance and Guideline Amendments to vary from the requirements within the R-1A zone of the Del Paso Nuevo SPD in that the intent of the R-1A zone is met, the lot sizes are consistent with what is permitted in the R-1A zone in other parts of the city, and the lot sizes will allow for modestly sized homes with adequate setbacks. The goals of the SPD to guide development towards a cohesive neighborhood will not be altered with this Zoning Ordinance or Guideline Amendment.

Financial Considerations:

This project has no fiscal considerations.

Environmental Considerations:

The Development Services Department, Environmental Planning Services has reviewed the project for compliance with the requirements of the California Environmental Quality Act (CEQA). The Del Paso Nuevo Phase IV project is determined to fall within the scope of the Negative Declaration adopted in December 15, 2004. The Adopted Negative Declaration adequately described the effects of the proposed development of the residential units at the subject location. In compliance with Section 15070(b)(1) of the CEQA guidelines the City has incorporated mandatory mitigation measures to avoid

identified impacts or to mitigate such impacts to a point where clearly no significant impacts will occur. The analyses and mitigation measures in the Adopted Negative Declaration are reaffirmed except as amended by this addendum.

An Addendum to the Negative Declaration has been prepared describing the proposed development of the Del Paso Nuevo Phase IV project and evaluating the potential environmental effects of the proposed project within the Del Paso Nuevo Special Planning District. The Addendum defines the project description and justification for use of an Addendum pursuant to the CEQA Guidelines (Section 15164). Therefore, it is recommended that the City Council consider the Adopted Negative Declaration as amended by an Addendum for the Del Paso Nuevo Phase IV project.

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.

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 redevelopment of existing lots to allow for efficient use of existing facilities.

Strategic Plan Implementation- The project conforms with the City of Sacramento Strategic Plan, specifically by advancing the goals to achieve sustainability, enhance livability, and increase opportunities for all Sacramento residents to live in safe and affordable housing.

Emerging Small Business Development (ESBD):

No goods or services are being purchased under this report.

Respectfully submitted,

for David Kwong, Planning Manager

Approved:

for William Thomas
Director of Development Services

Recommendation Approved:

RAY KERRIDGE
Interim City Manager

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CITY PLANNING COMMISSION
CONSENT ITEMS **CPC AGENDA DATE:November 10, 2005**

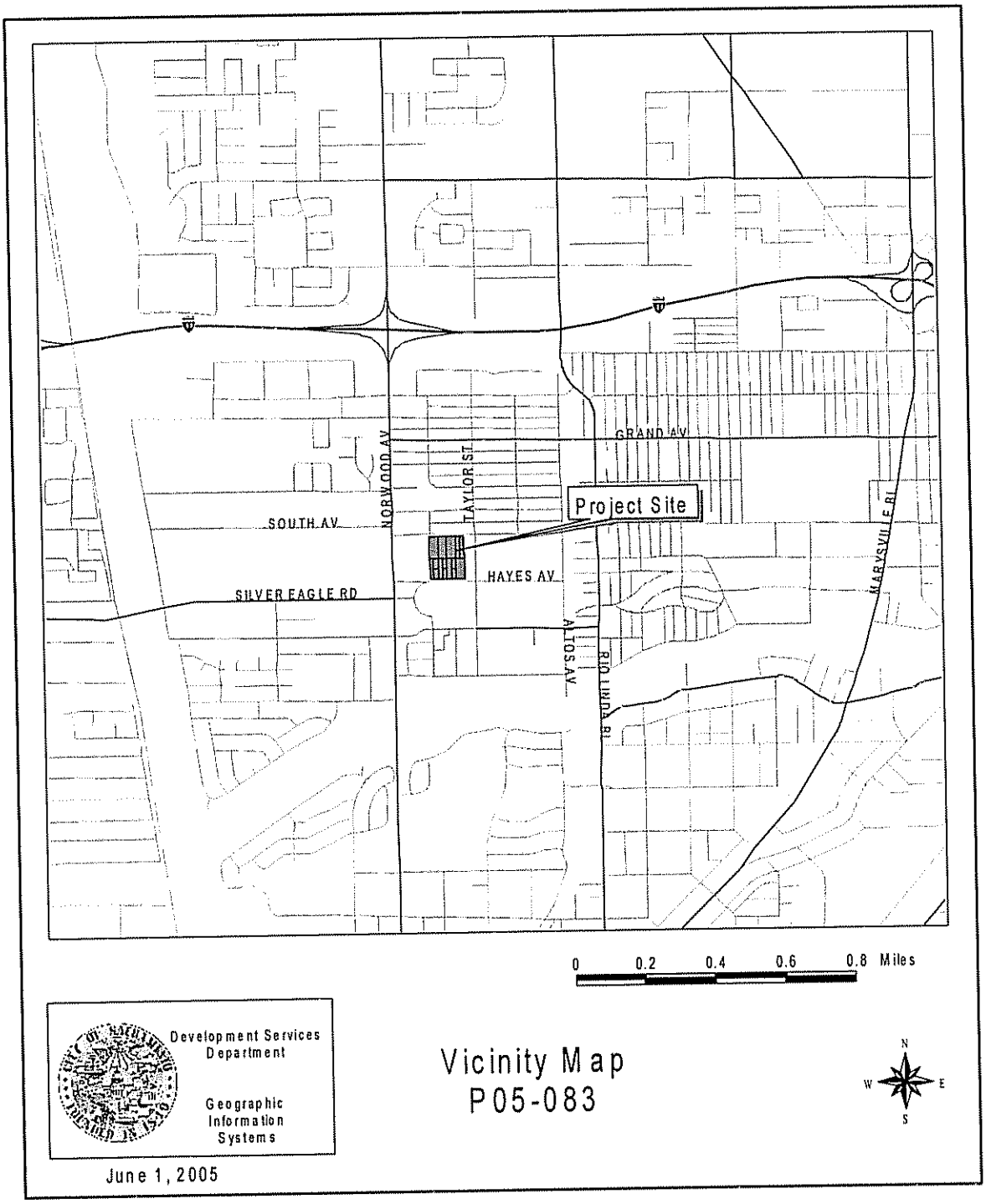
Item No.	Project No.	Title/Location	Action: Approved/ Denied/Cont'd
3	P04-145	Broadway Chevron, 1814 Broadway	App'd
4	P05-065	Socap Lofts Two, 1800 7th Street	App'd
5	P03-122	La Fontana at Creekside, west of La Manca Way, between Creek Centre and S. Elder Courts	App'd
6	P04-253	Morrison Creek Tentative Map, Morrison Creek Dr and east of Florin Rd	Cont'd 12-8-05
10	P05-015	Fell Street Map, east side of Fell Street north of Longshore Court	App'd
11	P05-083	Del Paso Nuevo Phase 4, Hayes Ave at north of Nuevo Park	App'd
12	P05-118	Creekside Office Plaza Building A, 6481 Creek Center Court	App'd
13	P05-119	Creekside Office Plaza Building B, 6461 Creek Center Court	App'd
17	P05-170	Raley's Parking lot, 4800 Freeport	App'd
18	P05-173	Sky Park at Natomas Field	App'd
21	M05-081	Amendments to the Sacramento City Code related to Heliports	App'd
22		Cancellation of November 24th and December 22nd CPC Meetings	App'd

VOTE OF THE PLANNING COMMISSION:

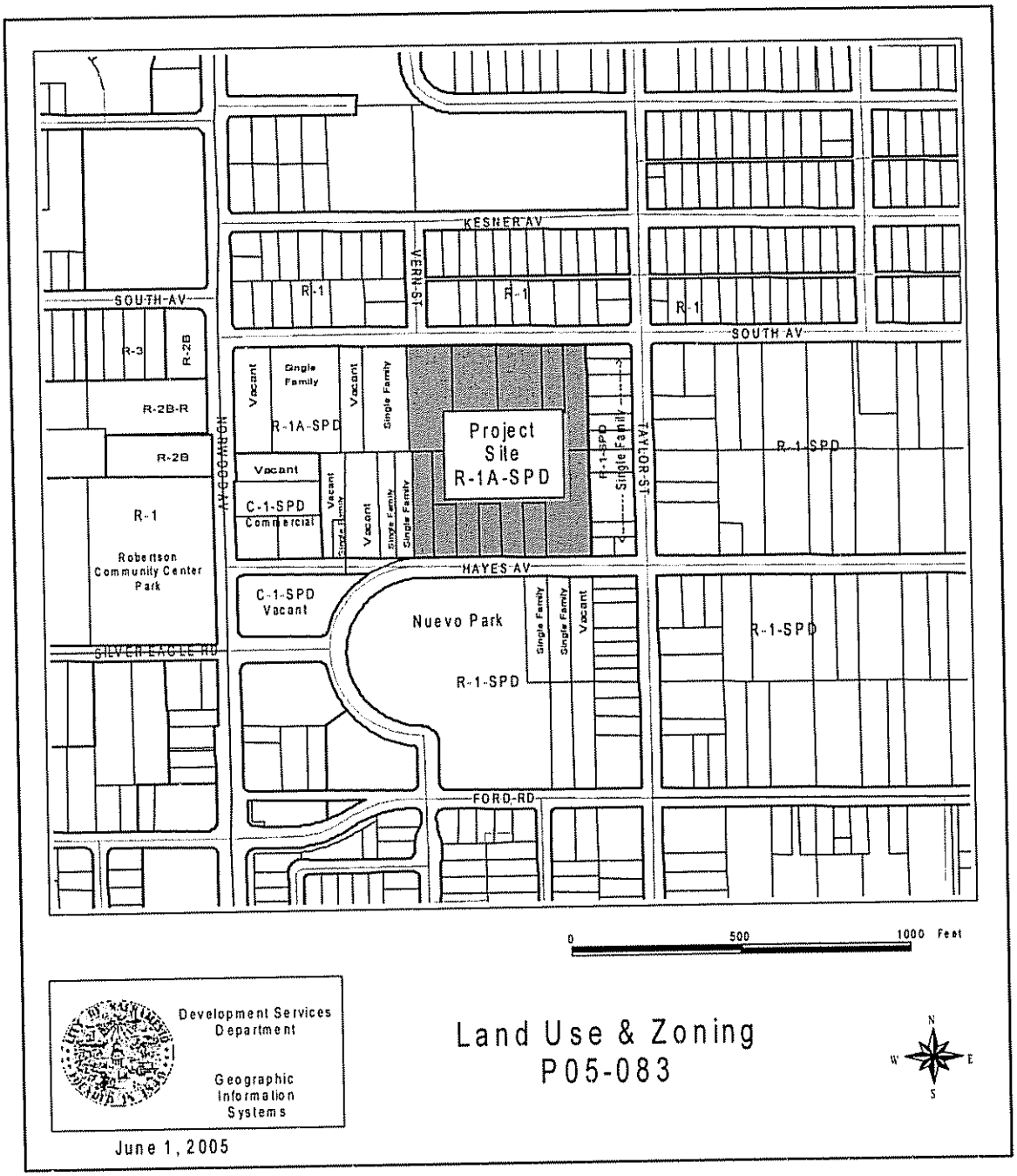
COMMISSIONER	Motion (M) Second (S)	YES	NO	ABSTAIN
Vacant				
Banes	M	✓		
Boyd		✓		
Notestine		✓	#17 only	~~#~~ 11 only
Taylor-Carroll		✓	#17 only	
Vallencia		✓	#17 only	
Wasserman	S	✓		
Woo		✓		
Yee		✓		

COPY

ATTACHMENT 2



ATTACHMENT 3



RESOLUTION NO. 2006-

Adopted by the Sacramento City Council

January 5, 2006

A RESOLUTION APPROVING AN ADDENDUM TO A PREVIOUSLY APPROVED NEGATIVE DECLARATION AND APPROVING THE MITIGATION MONITORING PLAN FOR THE DEL PASO NUEVO PHASE IV PROJECT, LOCATED IN THE DEL PASO NUEVO SPECIAL PLANNING DISTRICT IN AN AREA BOUNDED BY SOUTH AVENUE TO THE NORTH, TAYLOR STREET TO THE EAST, ARCADE CREEK TO THE SOUTH AND NORWOOD AVENUE TO THE WEST, IN NORTH SACRAMENTO, SACRAMENTO, CALIFORNIA. (P05-083 AND M05-096) (APN: VARIOUS)

BACKGROUND

A. The Environmental Coordinator has prepared an Addendum to a previously adopted Negative Declaration for the above identified project; and

B. On November 10, 2005, the City Planning Commission found that a previous Negative Declaration was prepared and ratified by the Sacramento Housing and Redevelopment Agency on December 15, 2004 for the Del Paso Nuevo Phase IV project, and that pursuant to the CEQA Guidelines (Section 15162 and 15164) an Addendum to a previously ratified Negative Declaration is required. The City Planning Commission found that:

   a. Only minor technical changes or additions are necessary (CEQA Guidelines Section 15164); and

   b. None of the following findings necessary to prepare a Subsequent Negative Declaration have been made pursuant to CEQA Guidelines Section 15164:

      1. No substantial changes are proposed to the project, which will require major revisions of the previous Negative Declaration.

      2. No substantial changes have occurred with respect to the circumstances under which the project was undertaken which will require major revisions of the previous Negative Declaration;

      3. No new information of substantial importance has been found that shows any of the following:

         (a) The project will have one or more significant effects not discussed in the previous Negative Declaration;

         (b) Significant effects previously examined will be substantially more severe than shown in the previous Negative Declaration;

(c) Mitigation measures previously found to be infeasible would in fact be feasible and would substantially reduce one or more significant effects of the project; or

(d) Mitigation measures which are considerably different from those analyzed in the previous Negative Declaration would substantially reduce one or more significant effects on the environment.

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

Section 1. The City Council ratifies the Addendum to a previously adopted Negative Declaration for Del Paso Nuevo IV (P05-083 and M05-096).

Section 2. The City Council approves the Mitigation Monitoring Plan for the Del Paso Nuevo IV project (P05-083 and M05-096) based upon the following findings:

1. One or more mitigation measures have been added to the above-identified project;
2. A Mitigation Monitoring Plan has been prepared to ensure compliance and implementation of the mitigation measures for the above-identified project, a copy of which is attached as Exhibit A;

Table of Contents:

Exhibit A: Mitigation Monitoring Plan – 6 Pages

DEL PASO NUEVO PHASE IV (P05-083)
MITIGATION MONITORING PLAN

FOR
John Griffin

TYPE OF ENVIRONMENTAL DOCUMENT:
ADDENDUM TO THE DEL PASO NUEVO PHASE IV
NEGATIVE DECLARATION

PREPARED FOR:
CITY OF SACRAMENTO, DEVELOPMENT SERVICES DEPARTMENT

DATE:
October 13, 2005

ADOPTED BY:
CITY OF SACRAMENTO
PLANNING COMMISSION

DATE:

_____

ATTEST:

_____

Del Paso Nuevo IV (P05-083)
Mitigation Monitoring Plan

This Mitigation Monitoring Plan (MMP) has been required by and prepared for the City of Sacramento Development Services Department, Environmental Planning Services, 2101 Arena Blvd. Suite 200, Sacramento, CA 95834, pursuant to CEQA Guidelines Section 21081.6.

SECTION 1: PROJECT IDENTIFICATION

Project Name / File Number: Del Paso Nuevo IV P05-083
Owner/Developer- Name: Griffin Industries
Address: 4200 Duckorn Drive
Sacramento, CA 95834 (916) 515-0171

Project Location / Legal Description of Property (if recorded):

The subject property consists of 6.36± net acres bounded by South Avenue to the north and Hayes Avenue to the south, between Norwood Avenue and Taylor Street. (Assessor's Parcel Number 225-0140-005, 006, 007, 008, 009, 021, 022, 023, 024, 026, 028, 039, 040, 041, 042)

Project Description:

The proposed project consists of an application for the necessary entitlements to allow for a development of 84 single-family alternative homes (45'x73' and 34'x73') on 6.36± net acres lots in the North Sacramento Community Plan area. The site was designated Low Density Residential under the Sacramento General Plan, Low Density Residential (7-15) under the North Sacramento Community Plan, and zoned (R-1A-SPD) zone.

SECTION 2: GENERAL INFORMATION

The Plan includes project specific mitigation Biological Resources and Cultural Resources. The intent of the Plan is to prescribe and enforce a means for properly and successfully implementing the mitigation measures as identified within the Initial Study for this project. Unless otherwise noted, the cost of implementing the mitigation measures as prescribed by this Plan shall be funded by the owner/developer identified above. This Mitigation Monitoring Plan (MMP) is designed to aid the City of Sacramento in its implementation and monitoring of mitigation measures adopted for the proposed project.

The MMP describes the actions that must take place to implement each mitigation measure, the timing of those actions, and the entities responsible for implementing and monitoring the actions. The developer will be responsible for fully understanding and effectively implementing the mitigation measures contained with the MMP. The City of Sacramento will be responsible for ensuring compliance.

DEL PASO NUEVO PHASE IV (P05-083)
MITIGATION MONITORING PROGRAM CHECKLIST

Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	VERIFICATION OF COMPLIANCE		
			Compliance Standards	Timing	Verification of Compliance (Initials/Date)
Biological: IV-1 Mitigation Measure 3.11.2 of the DPN EA/IS shall be implemented as follows: 1. If construction activities (including grading) are scheduled to occur between August 15 and March 1, no Swainson's hawks surveys are required, as the birds would not normally be present at the nesting territories during that period; OR 2. If construction activities (including grading) are scheduled to occur between March 1 and August 15, a two-phase pre-construction survery (at intervals of 30 days prior to, and 14 days prior to, commencement of construction activities) of areas within ¼ mile of the site shall be performed by a qualified raptor biologist (acceptable to the City and DFG, and funded by the project sponsor). Based on the results of this survery, the following measures will be implemented: a. If no active Swainson's hawk nests are found, no further actions are required. Nests of the year (those nests determined to be active Swainson's hawk nests) will be considered inactive if young have fledged (usually during July) or the nesting effort is abandoned due to other factors not associated with this project, and no further action will be required after these events. b. If an active Swainson's hawk nest is found within ¼ mile of the project site but not in a direct line of sight to the project site, the biologist shall observe the birds for one	Before construction	The project applicant /developer			

DEL PASO NUEVO PHASE IV (P05-083)
MITIGATION MONITORING PROGRAM CHECKLIST

Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	VERIFICATION OF COMPLIANCE		
			Compliance Standards	Timing	Verification of Compliance (Initials/Date)
week, recording any observable responses to potentially disruptive stimuli (eg. loud noises, other construction project, disturbance from humans). Considering these observations, the biologist shall make an assessment of whether or not project construction poses a substantial risk of disrupting the nesting effort. If the assessment is that the risk is not substantial, the biologist's report shall be forwarded to the City and DFG. Construction may begin upon approval by DFG. If the assessment is that the risk is substantial, then monitoring as described below in (c) shall be performed.					
c. If an active Swainson's hawk nest is found within ¼ mile of the site and in a direct line of sight to the project site, then the biologist shall observe the nest as long as it is active and whenever construction is proceeding, recording any observable responses to potentially disruptive stimuli (eg. loud noises, other construction project, increases in construction activities). These observations shall occur daily during the first week, tapering off to weekly observations. If construction activities increase, the frequency of observations should increase correspondingly.					
If at any time after the first month of monitoring, the biologist finds that the birds are exhibiting no significant reactions indicating that the construction poses a substantial risk of nest disruption, the biologist shall prepare a report documenting those conclusions with a recommendation to stop monitoring or reduce the intensity of monitoring. The report shall be forwarded to					

DEL PASO NUEVO PHASE IV (P05-083)
MITIGATION MONITORING PROGRAM CHECKLIST

	Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	VERIFICATION OF COMPLIANCE		
				Compliance Standards	Timing	Verification of Compliance (Initials/Date)
	the City and DFG. The recommendation shall be adopted upon approval by DFG. During the construction period (until August 15 or fledging), unless other recommendations have been adopted per the preceding paragraph, the project sponsor shall allow the biologist to stop any contractor's work causing adverse reaction by a Swainson's hawk (e.g. startle, flushing). Any work on the project site may continue as long as the biologist sees that the birds are not exhibiting an adverse reaction to that type of work. Weekly reports during the first month, and as needed thereafter, shall be submitted to the City and DFG while the above monitoring is underway, and either agency may observe the biologist's work in the field at any time.					
3.	Hacking as a substitute for avoidance of impacts during the nesting period may be used in unusual circumstance after review and approval of a hacking plan by DFG Environmental Services Division and DFG Wildlife Management Division. Proponents who propose hacking will be required to fund the full costs of the effort, including any telemetry work specified by the Department of Fish and Game.					
IV-2	A tree survey shall be conducted to the satisfaction of the City Arborist. If heritage trees are identified, mitigation measure 3.11.1 of the DPN EA/IS shall apply as follows: 1. To the extent feasible, existing heritage trees shall be	Before construction	The project applicant /developer			

DEL PASO NUEVO PHASE IV (P05-083)
MITIGATION MONITORING PROGRAM CHECKLIST

Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	VERIFICATION OF COMPLIANCE		
			Compliance Standards	Timing	Verification of Compliance (Initials/Date)
retained and incorporated into the proposed development and/or landscaping plans; or, 2. If heritage trees cannot be avoided and will likely be removed, a certified arborist should conduct a tree survey to identify the diameter at breast height (DBH), height, location, and health of the trees to be removed. This information is required for a permit to remove the trees. Recommendations for tree planting/replacement ratios and appropriate planting sites would also be included in this report.					
Cultural Resources: If subsurface archaeological, or pre-historical, or historical remains (including unusual amounts of bones, stones, or shells) are discovered during excavation or construction of the site, work shall stop immediately and a qualified archaeologist and a representative of the Native American Heritage Commission shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less-than-significant level before construction continues.	During construction	The project applicant /developer			
In the event human remains are discovered during excavation, work must stop immediately and the county coroner must be contacted. Section 5097.94 and 5097.98 of the Public Resources Code require consultation with the Native American Heritage Commission, protection of Native American remains, and notification of most likely descendants. SB 447 (Chapter 404, Statues of 1987) also protects Native American remains or associated grave goods.	Prior and during construction	Dept. of Utilities and Contractor			

RESOLUTION NO. 2006-

Adopted by the Sacramento City Council

January 5, 2006

RESOLUTION TO AMEND THE DEL PASO NUEVO SPECIAL PLANNING DISTRICT DEVELOPMENT GUIDELINES PLAN LAND USE MAP TO ALLOW LOT WIDTHS LESS THAN 35 FEET IN THE SINGLE FAMILY ALTERNATIVE (R-1A) ZONE OF THE DEL PASO NUEVO SPECIAL PLANNING DISTRICT (APN: ALL APN'S IN THE R-1A ZONE OF THE DEL PASO NUEVO SPD) (P05-083)

BACKGROUND

A. The proposed guideline amendment is consistent with policies to provide additional ownership housing in the Del Paso Nuevo SPD;

B. The proposed guideline amendment supports infill development as a means to meet future housing needs;

C. The proposed guideline amendment is consistent with the North Sacramento Community Plan to attract residential development that increases densities and attract more middle and upper income households; and

D. The proposal is consistent with policies of the City's General Plan and the North Sacramento Community Plan that encourage the revitalization of neighborhoods.

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

Amend the Del Paso Nuevo SPD Guidelines to allow lot widths less than 35 feet in the Single Family Alternative (R-1A) zone of the Del Paso Nuevo Special Planning District.

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Exhibit A: Del Paso Nuevo SPD Guideline Amendment – 1 Page

Adopted by the City of Sacramento City Council on January 5, 2006, by the following vote:

Ayes:

Noes:

Abstain:

Absent:

_____
Mayor Heather Fargo

Attest:

_____
Shirley Concolino, City Clerk

EXHIBIT A

Del Paso Nuevo Special Planning District (P97-088) Development Guidelines Amendment

Under 4.3 Section B Single-Family Detached Residential (8-12 DU/NA) of the Del Paso Nuevo Development Guidelines (page 4-14). The guidelines are amended to add the following text:

",with the exception that the Planning Commission and Planning Director shall have the authority to vary the minimum width to less than 35 feet wide."

The paragraph currently reads:

> "Single-family detached housing is required in this density range. The average lot size is approximately 40' x 90'. The minimum lot width shall be 35 feet. Lot sizes will vary depending on the location of streets and the preservation of existing lots."

The paragraph is to read:

> "Single-family detached housing is required in this density range. The average lot size is approximately 40' x 90'. The minimum lot width shall be 35 feet, with the exception that the Planning Commission and Planning Director shall have the authority to vary the minimum width to less than 35 feet wide. Lot sizes will vary depending on the location of streets and the preservation of existing lots."

ORDINANCE NO. 2006-

Adopted by the Sacramento City Council

January 5, 2006

AN ORDINANCE AMENDING SECTION 17.112.020 OF TITLE 17 OF THE SACRAMENTO CITY CODE (THE ZONING CODE) RELATING TO MINIMUM YARD AND LOT AREA REQUIREMENTS IN THE R-1A-SPD ZONE OF THE DEL PASO NUEVO SPECIAL PLANNING DISTRICT (M05-096) (APN: ALL APN'S IN R-1A ZONE OF DEL PASO NUEVO SPD)

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

SECTION 1

Section 17.112.020 of Title 17 of the Sacramento City Code (the Zoning Code) is amended to read as follows:

17.112.020 Basic Height and Area Regulations

A. The following standards shall apply to new construction:

	R-1-SPD	R-1A-SPD	C-1-SPD
Front Yard Setback – Porch/Entry	12.5' minimum	12.5' minimum	n/a
Minimum Front Yard Setback – Main Structure	17.5' minimum	17.5' minimum	12.5' minimum along Norwood Ave.; 0' setback elsewhere
Minimum Side Yard Setback (Interior)	5' 0' for garage	5' 0' for garage	See §3-C-24
Minimum Lot Area	5,200 square feet	4,000 square feet	1,600 square feet

B. Notwithstanding the requirements set forth in section 17.112.020(A), the Planning Commission and the Planning Director shall have the authority to vary the minimum yard setback and the minimum lot area per dwelling unit requirements in the R-1A-SPD zone in approving a special permit under section 17.112.050(A). The density of a project may not exceed the maximum density under section 17.112.050(B) and Appendix A.

SECTION 2

The City Clerk of the City of Sacramento is hereby directed to amend section 17.112.020 of Title 17 of the Sacramento City Code (the Zoning Code), official zoning maps, which are part of said Ordinance to conform to the provisions of this Ordinance.

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Exhibit A: Del Paso Nuevo SPD Text Amendment – 1 Page

Adopted by the City of Sacramento City Council on January 5, 2006, by the following vote:

Ayes:

Noes:

Abstain:

Absent:

_____
Mayor Heather Fargo

Attest:

_____
Shirley Concolino, City Clerk

EXHIBIT A

The following is text to be added under Section 17.112.020 in the Basic Height and Area Regulations of the Zoning Code:

"B. **Notwithstanding the requirements set forth in section 17.112.020(A), the Planning Commission and the Planning Director shall have the authority to vary the minimum yard setback and the minimum lot area per dwelling unit requirements in the R-1A-SPD zone in approving a special permit under section 17.112.050(A). The density of a project may not exceed the maximum density under section 17.112.050(B) and Appendix A."**