# REPORT TO COUNCIL
# City of Sacramento

**30**

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

**PUBLIC HEARING**
**January 17, 2006**

Honorable Mayor and
Members of the City Council

**Subject:** 2761 & 2763 Riverside Blvd. Rezone (P05-157)

**Location/Council District:**

2761 & 2763 Riverside Boulevard. APN: 012-0062-001. Council District 5.

**Recommendation:**

Planning Commission and staff recommend that the City Council approve the Ordinance to Rezone the property located at 2761 & 2763 Riverside Boulevard from Standard Single Family (R-1) zone to the Multi-Family (R-2B) zone.

**Contact:** Ellen Marshall, Associate Planner, 808-5851; Thomas Pace, Senior Planner, 808-6848
**Presenters:** Ellen Marshall, Associate Planner
**Department:** Development Services Department
**Division:** Planning
**Organization No:** 4875

**Summary:**

The owner is seeking entitlements to replace an existing two story, three car garage with a new three car garage with a 930 square foot apartment on the second floor. The parcel currently contains a duplex and the three car garage. A Rezone, Plan Review, and several variances are necessary to construct the garage and apartment on the small parcel.

**Committee/Commission Action:**

On December 12, 2005, the Planning Commission unanimously (seven ayes and zero noes) approved the Plan Review and Variances and forwarded the recommendation to approve the Rezone to the City Council.

**Background Information:**

The proposed project site is located at 2761 and 2763 Riverside Boulevard. To the east of the site are single family residences, to the north and south of the site are duplexes, to the west of the site is a sixplex. The subject parcel currently contains a duplex with a detached two-story, three car garage. The garage is in poor condition and the property owner would like to replace the garage with a new three car garage with a 930 square foot garage on the second story.

The owner of the project site is seeking entitlements to construct a three car garage with second story apartment unit on the site of the existing garage. The proposed garage will be two stories with modern design influences totaling 1560 square feet (957 sq.ft. on the first floor and 930 sq.ft. on the second floor). Several variances are necessary to construct the apartment on the parcel in the same location as the existing garage.

**Financial Considerations:**

The project has no fiscal considerations.

**Environmental Considerations:**

The proposed project is exempt from environmental review pursuant to CEQA Guidelines (CEQA Section 15301(e) & 15303(b)). Section 15301(e), "...additions to existing structures provided that the addition will not result in an increase of more than:

(a) 50 percent of the floor area of the structures before the addition, or 2,500 square feet, whichever is less; or.
(b) 10,000 square feet

Section 15303(b), "A duplex or similar multi-family residential structure totaling no more than four dwelling units. In urbanized area, this exemption applies to apartments, duplexes, and similar structures designed for not more than six dwelling units.

Furthermore, the site is not located in an environmentally sensitive area, does not contribute to a cumulatively significant environmental effect, is not located near a scenic highway, is not designated as a hazardous waste site, and will not cause a substantial adverse change in the significance of a historical resource.

**Policy Considerations:**

The 2761 & 2763 Riverside Boulevard Rezone project, has been determined to be consistent with applicable City policies, including the City's Smart Growth Principles, as well as the City's Strategic Plan three-year goals of achieving sustainability and enhance livability, and increasing 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 by: _____
David Kwong, Interim Planning Manager

Approved by: _____
William Thomas
Director of Development Services

Recommendation Approved:

_____

Marty Hanneman, Assistant City Manager
For: Ray Kerridge, Interim City Manager

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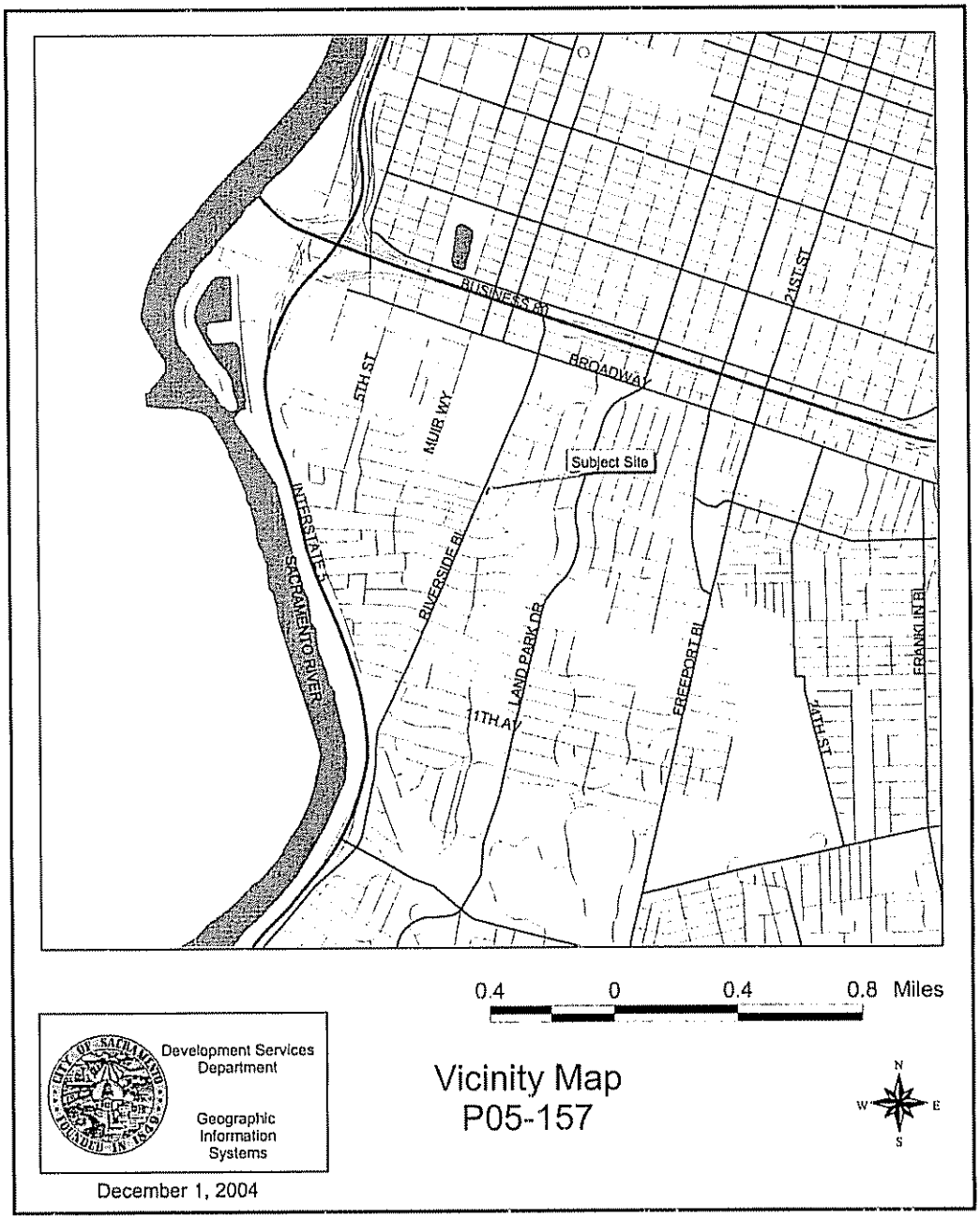
Vicinity Map



**ORDINANCE NO. 2005-XXXX**

Adopted by the Sacramento City Council

Date

**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 2761 & 2763 RIVERSIDE BOULEVARD FROM THE STANDARD SINGLE FAMILY (R-1) ZONE AND PLACING IT IN THE MULTI-FAMILY (R-2B) ZONE. APN: 012-0062-001(P05-157)**

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

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 Standard Single Family (R-1) zone and placed in the Multi-Family (R-2B) 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 December 8, 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.

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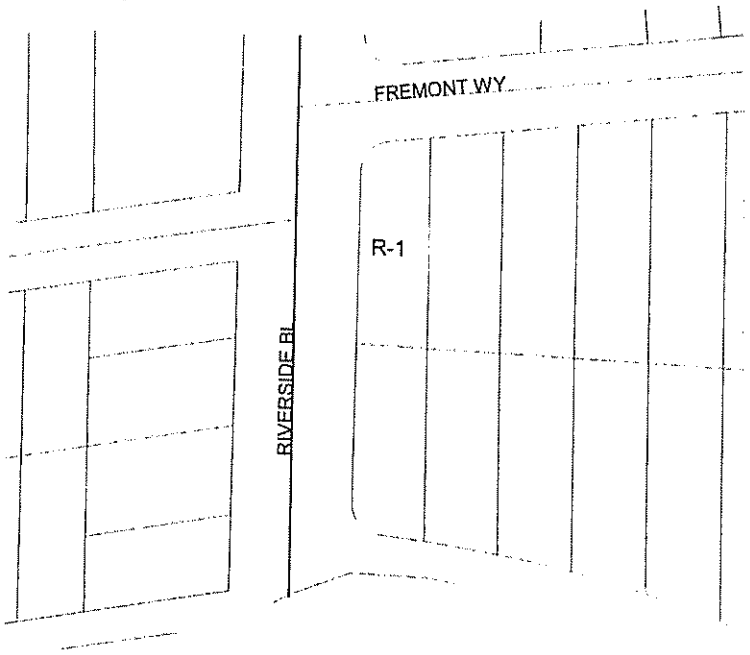
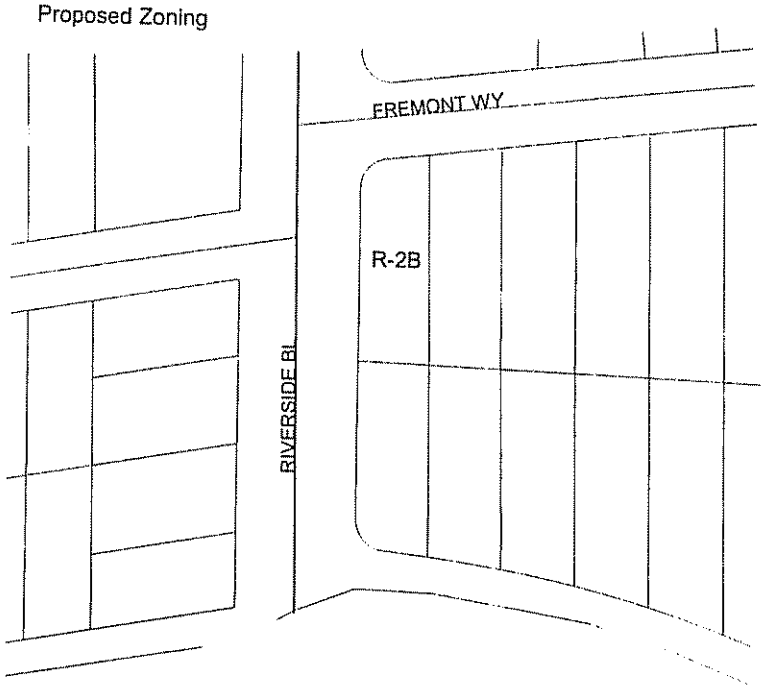
Exhibit A: Rezone

Exhibit A – Rezone

Existing Zoning




Proposed Zoning