



REPORT TO COUNCIL

City of Sacramento

14

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

CONSENT
January 24, 2006

Honorable Mayor and
Members of the City Council

Subject: PFP: Zoning ordinance amendment for Randle Heights Subdivision (P04-263)

Location/Council District:

South Avenue 1,000 feet west of Norwood Avenue; APN: 250-0342-009; Council District 2

Recommendation:

Planning Commission and staff recommend the City Council: 1) Review the attached Ordinance amending the Comprehensive Zoning Ordinance Title 17 of the Sacramento City Code by removing 2.2± net acres from Standard Single Family (R-1) zone and placing in the Single Family Alternative (R-1A) zone; and 2) Continue to January 31, 2006 for adoption.

Contact: Gregory Bitter, Senior Planner, 808-7816; Michael York, Associate Planner, 808-8239

Presenters: Michael York, Associate Planner, 808-8239

Department: Development Services

Division: Planning

Organization No: 4875

Summary:

The applicant is requesting to amend the land use designation and rezone the subject property to develop 27 residential units. The proposed Single Family Alternative (R-1A) zone and "Residential 7-15 du/na" designation allows development of a higher density project which is consistent with the North Sacramento Community Plan policies that promote neighborhood revitalization, ownership opportunities, and development in infill areas.

Committee/Commission Action:

On December 8, 2005, by a vote of 5 ayes, 1 no, and 1 recuse, the Planning Commission approved the related Tentative Map and Special Permit to develop 27 single family detached homes and recommended approval and forward to City Council the Community Plan Amendment and Rezone.

Background Information:

In 1991 (P90-483) entitlements were approved to subdivide a larger 7.5± acre parcel into 39 lots. The 39 lots would be developed as 28 single family homes and 18 half-plex units in order to meet the density requirement for the Community Plan designation of "Residential 7-15 du/na". The tentative map expired in 1993. In 1995 (P95-105) a new tentative map was approved for 39 lots, which were to be developed as 39 single family homes. However, that project did not meet the density requirement for the Community Plan designation of "Residential 7-15 du/na". As such, a Resolution to amend the Community Plan designation from "Residential 7-15 du/na" to "Residential 4-8 du/na" was also approved. The tentative map was not finalized and the land has remained vacant.

The Randle Heights project proposes a Rezone and Community Plan Amendment of 2.2± net acres to allow development of 27 single family residences. Planning Commission approved the Tentative Map and Special Permit for the project on December 8, 2005.

Zoning Ordinance Amendment (Rezone):

The applicant is proposing to rezone the property from Standard Single Family (R-1) to Single Family Alternative (R-1A). The R-1A zone allows lots to vary from the standard size and may provide for varying setbacks subject to a special permit creating a slightly denser development than a typical standard single family subdivision. For this project, the change in zoning from R-1 to R-1A allows for the creation of an additional 10 lots.

The project site is located in an area that is difficult to develop due to inadequate water, sewer, and drainage service in the area and the costs associated with upgrading those services. Staff supports the rezone to the Single Family Alternative (R-1A) zone because the creation of the additional lots will help to offset the costs of upgrading infrastructure in this area. The site might not otherwise be developed due to infrastructure costs, if the existing zoning of R-1 is maintained.

Staff supports the rezone to Single Family Alternative (R-1A), since the rezone is consistent with the proposed North Sacramento Community Plan designation of "Residential 7-15 du/na", adequately sized units can be developed that function on the smaller lots, it provides ownership housing in the area, is consistent with existing development, and adds to the residential character of the street.

Financial Considerations:

This project has no fiscal considerations.

Environmental Considerations:

The Environmental Planning Services has determined the project, as proposed, will not have a significant impact to the environment; therefore, a Mitigated Negative Declaration has been prepared. In compliance with Section 15070(B)1 of the California Environmental Quality Act (CEQA) Guidelines, mitigation measures have been identified to reduce impacts to a less-than-significant level. These mitigation measures address biological resources and cultural resources. The mitigation measures are listed in the Mitigation Monitoring Plan. The draft Initial Study/Mitigated Negative Declaration was available for public review and comment during the period of October 18, 2005 through November 16, 2005. One comment letter was received from the Sacramento Regional County Sanitation District (SRCSD) stating the project will not significantly impact SRCSD facilities. Therefore, Planning Commission recommends the City Council approve the Mitigated Negative Declaration and adopt the Mitigation Monitoring Plan.

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:

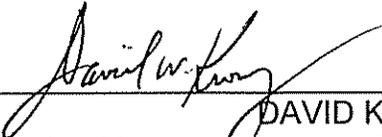
City Council adopted a set of Smart Growth Principles in December 2001 in order to promote growth or sustain existing development that is economically sound, environmentally friendly, and supportive of community livability. The proposed project meets the above goals by supporting redevelopment of existing structures to allow for efficient use of existing facilities.

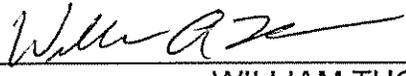
Strategic Plan Implementation:

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 by: 
DAVID KWONG
Planning Manager, Planning Division

Approved by: 
WILLIAM THOMAS
Director of Development Services

Recommendation Approved:

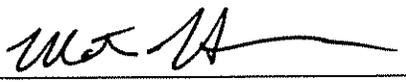

RAY KERRIDGE
Interim City Manager

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Pg 9	Exhibit A - Rezone

**CITY PLANNING COMMISSION
HEARING ITEM**

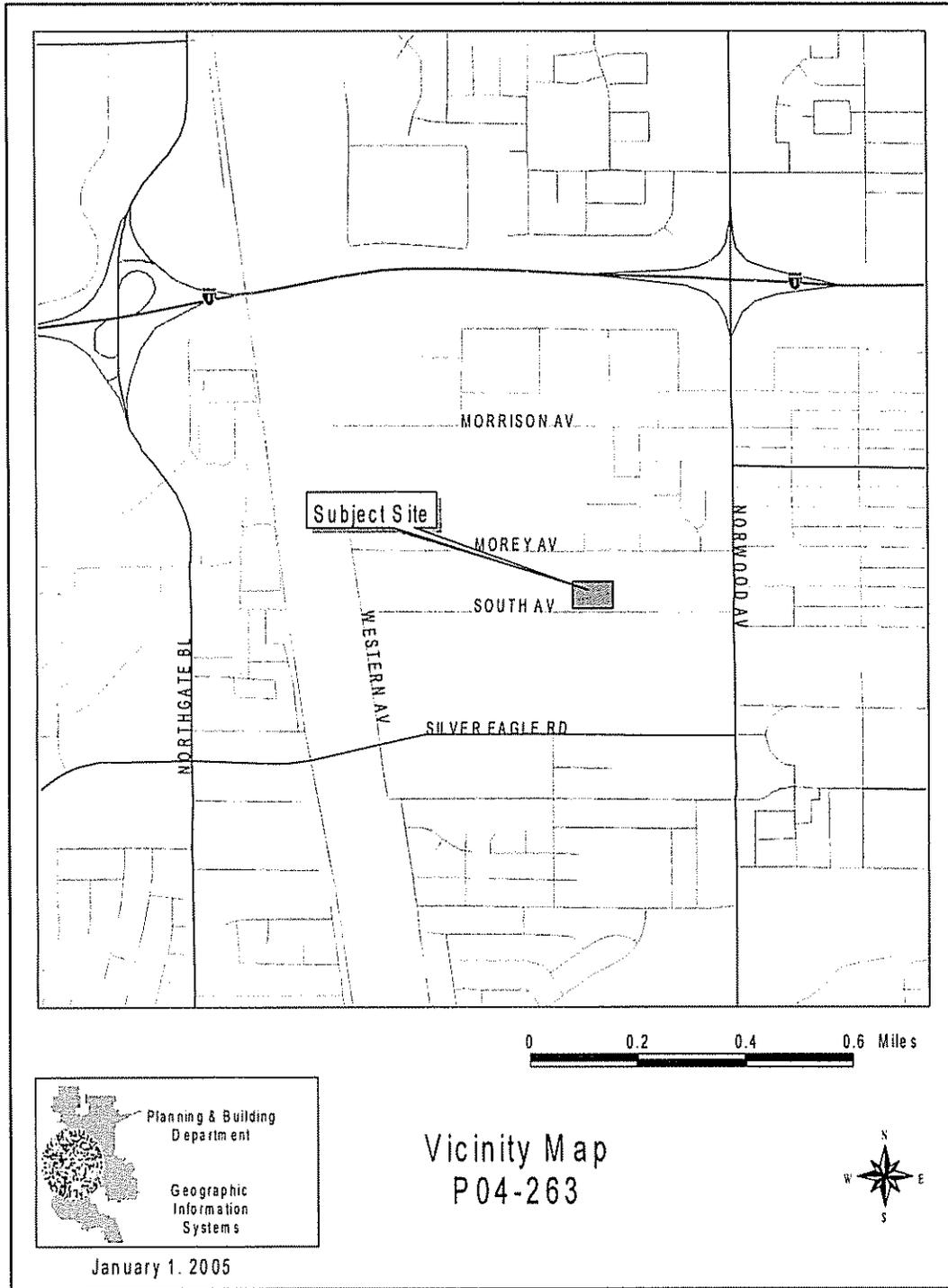
CPC AGENDA DATE:

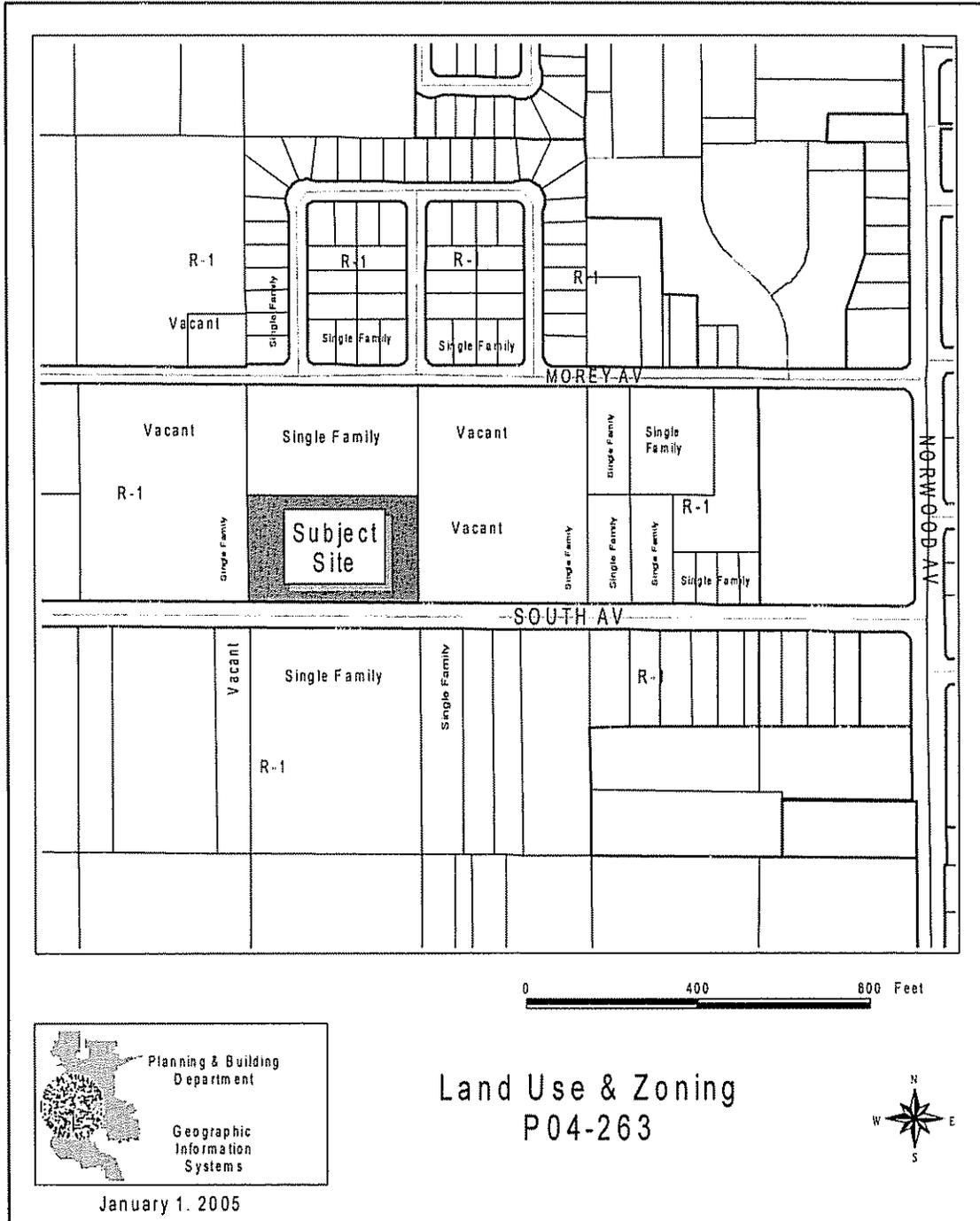
Item No.	Project No.	Title/Location	Action: Approved/Denied
10	P04-263	Randle Heights	App'd
ACTION			

VOTE OF THE PLANNING COMMISSION:

COMMISSIONER	MOTION 1			MOTION 2			ABSTAIN
	Yes	No	M/S	Yes	No	M/S	
VACANCY							
Banes	✓		S				
Boyd	✓						
Notestine							Recuse
Taylor-Carroll		✓					
Valencia							
Wasserman	✓						
Woo	✓						
Yee	✓		M				

**** List "Proponents" and Opponents" on reverse side of this page****





ORDINANCE NO.

Adopted by the Sacramento City Council

January 31, 2006

AN ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE, TITLE 17 OF THE CITY CODE, BY REMOVING 2.2± ACRES FROM THE STANDARD SINGLE-FAMILY (R-1) ZONE AND PLACING IN THE SINGLE FAMILY ALTERNATIVE (R-1A) ZONE, FOR THE PROPERTY LOCATED ON SOUTH AVENUE, 1000 FEET WEST OF NORWOOD AVENUE (P04-263) (APN: 250-0342-009)

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

SECTION 1

The property generally described, known and referred to as APN: 250-0342-009 which is shown on attached Exhibit A, consists of 2.2± net acres and is currently in the Standard Single Family (R-1) zone established by the Comprehensive Zoning Ordinance (Title 17 of the City Code). Said territory is hereby removed from the R-1 zone and placed in the R-1A zone.

SECTION 2

Rezoning of the property shown in the attached Exhibit A, by the adoption of this Ordinance will be considered to be in compliance with the requirements for the rezoning of property described in the Comprehensive Zoning Ordinance, Title 17 of the City Code, as amended, as those procedures have been affected by recent court decisions.

SECTION 3

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

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Exhibit A: Randle Heights Rezoning Map – 1 Page

