



12.1

PLANNING AND BUILDING
DEPARTMENT

CITY OF SACRAMENTO
CALIFORNIA

125 F STREET
ROOM 300
SACRAMENTO, CA
95814-2998

PLANNING
916-264-2381
FAX 916-264-5328

May 31, 2002

City Council
Sacramento, California

*Intent Motion Adopted;
Continued to 6/25/02*

Honorable Members in Session:

SUBJECT: CALL-UP OF NORTH DELTA SHORES SUBDIVISION (P00-116)

- A. Environmental Determination: Mitigated Negative Declaration;
- B. Mitigation Monitoring Plan;
- C. Tentative Map to subdivide 117.7± gross acres into 399 single-family lots, 120 halfplex lots, one 3.0± acre park, and one 26.5± acre open space lot in the Standard Single Family (R-1) zone;
- D. Subdivision Modification to allow four lots with a depth of less than 100 feet on P Street;
- E. Subdivision Modification to waive the requirement for sidewalks along P Street and N Street from south of the active park to P Street;
- F. Adoption of Inclusionary Housing Plan

LOCATION AND COUNCIL DISTRICT: South of Meadowview Road between Amherst Way and John Still Drive. APNs: 052-0010-033, -034, -039, -053 and -054. District 8

RECOMMENDATION: Planning Staff recommends that City Council approve the above-listed entitlements by adopting the attached resolution.

CONTACT PERSON:

Gary L. Stonehouse, Planning Director, 264-5567
Thomas Pace, Senior Planner, 264-6848

FOR COUNCIL MEETING OF: June 18, 2002

SUMMARY: Councilmember Bonnie Pannell has called up the Planning Commission's approval of the requested entitlements for the North Delta Shores subdivision (also known as Meadowview Estates). Principal issues include her objection to halfplexes on corner lots and the applicability of the Mixed Income Housing Ordinance to the site. In addition, the applicant has expressed concerns about the timing of formation or annexation into a parks maintenance district, that he is being required to pay parkland in-lieu fees and is not being granted parkland dedication credits for wetlands he is dedicating to the City as