



11.2

CITY OF SACRAMENTO
CALIFORNIA

PLANNING AND BUILDING
DEPARTMENT

PLANNING DIVISION

1231 I STREET
ROOM 300
SACRAMENTO, CA

95814-2998

PH 916-264-5381
FAX 916-264-5328

September 30, 2003

City Council
Sacramento, California

CONTINUED
FROM 11-25-03
TO 12-16-03

Honorable Members in Session:

SUBJECT: APPEAL OF MEADOWVIEW ESTATES INCLUSIONARY HOUSING PLAN AMENDMENT, P02-170

- A. Environmental Determination: Exempt per CEQA Guidelines Sec. 15270(a);
- B. Inclusionary Housing Plan Amendment to remove the on-site inclusionary housing requirement and to instead construct affordable units off-site on a 9.83 acre parcel of R-2B-PUD zoned land located at the southeast corner of Bruceville Road and Jacinto Avenue.

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

RECOMMENDATION: Planning Staff recommends that City Council uphold the Planning Commission's denial of the project by adopting the attached Resolution, denying the appeal and denying the request. Initially, staff recommended that the Planning Commission approve the proposal. However, after considering the public testimony and comments of the commissioners, staff has revised its recommendation from approval to denial.

CONTACT PERSON: Thomas Pace, Senior Planner, 264-6848

FOR COUNCIL MEETING OF: November 25, 2003 (Evening Session)

SUMMARY: The owner, JTS Communities, is appealing the Planning Commission's denial of entitlements to amend an existing Inclusionary Housing Plan that provides for on-site construction in Meadowview Estates of for-sale halfplexes affordable to low and very low income families. The applicant proposes to replace this requirement with construction of affordable units in an off-site