

CITY PLANNING COMMISSION

1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT City of Sacramento, 1231 I Street, NO. 300, Sacramento, CA 95814
OWNER Various - see attached list.
PLANS BY City of Sacramento
FILING DATE 3/2/88 ENVIR. DET. Neg. Dec. 3/11/88 REPORT BY PW:vf
ASSESSOR'S-PCL. NO. 117-0182-018, 019, 020, 021, 022, 023 and a portion of
117-0182-001

- APPLICATION:
- A. Negative Declaration
 - B. Rezone 62.80+ vacant acres from Multi-Family-Review (R-2A-R) and Standard Single Family (R-1) to Multi-Family-Review (R-2B-R) zone.

LOCATION: Southeast quadrant of Bruceville Road and Consumnes River Boulevard.

PROPOSAL: The City Council has directed staff to initiate the rezoning of 62.80+ acres from R-2A-R to R-1 to R-2B-R.

PROJECT INFORMATION:

General Plan Designation:	Medium Density Residential
1986 South Sacramento Community Plan Designation:	Residential 11-21 du/ac
Existing Zoning of Site:	R-2A-R, R-1
Existing Land Use of Site:	Vacant

Surrounding Land Use and zoning:

North: Vacant; OB
South: Residential, Vacant, County
East : Vacant, Hwy. 99, County
West : Consumnes River college; A

Property Dimensions:	Irregular
Property Area:	62.80+ acres
Topography:	Flat

BACKGROUND INFORMATION: On June 16, 1987, the City Council approved the City initiated Danekas Annexation, which included the subject parcels. At the time of annexation approval, the subject property was pre-zoned to its existing zoning designations by an emergency ordinance. The various parcels within the annexation were given zoning that was consistent with land use designations in the 1986 South Sacramento Community Plan. In some instances, this was zoning of lower density than which was previously allowed in the County.

The landowners of the subject site came forward during the recent General Plan Update and requested land use designation changes. The owners requested higher land use densities in order to be compatible with what they had previously under County zoning. The City Council approved the request as a part of the General

APPLC. NO. P88-115 MEETING DATE April 14, 1988 ITEM NO 17

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Plan Update adoption (See attachments A, B). This decision appears to be consistent with the Revised City Annexation Policy that was adopted by the City Council on January 20, 1987. The following section of the Revised City Annexation Policy applies to the Council's decision to approve the land use designation changes and initiation of rezonings for the subject property.

"Section 2: Consistent with the policies set forth above, the City will assist land owners/or residents by:

- a. providing a positive intent to honor land use permits and entitlements previously granted by the County Government, subject to consistency with City public infrastructure standards, compatibility with existing City municipal services and facilities, and to the legislative discretion of the City Council."

A copy of the Revised City Annexation Policy is attached at the end of this report.

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site consists of 62.80+ vacant acres. Currently, 20.79+ acres are zoned R-1 and 42.01+ acres are zoned R-2B-R. The City's General Plan designates the site for medium density residential uses and the 1986 South Sacramento Plan, as amended, designates the site for residential uses at a density of 11-21 du/ac. Surrounding land uses are primarily vacant with a few single family residences to the south of the subject site. Consumnes River College is adjacent to the west across Bruceville Road. The City/County boundary lies to the east and south.

- B. The proposed rezoning of the subject 62.80+ acres would result in the potential for a significantly larger number of apartment units in the area than is currently allowed; 20.8+ acres of single family residential would be changed to apartment units. Staff has prepared the following table, calculating density and total yield that could be expected from the proposed rezone.

APN #	AC.	EXISTING ZONING	EXISTING # UNITS ALLOWED	PROPOSED ZONING	PROPOSED # UNITS ALLOWED
Portion of 117-0182-001	10.34	R-2A-R	180	R-2B-R	223
117-0182-019	9.70	R-2A-R	169	R-2B-R	210
117-0182-018	21.97	R-2A-R	382	R-2B-R	475
117-0182-020	.70	R-1	5	R-2B-R	15
117-0182-021	9.48	R-1	76	R-2B-R	205
117-0182-022	5.30	R-1	42	R-2B-R	114
117-0182-023	5.31	R-1	42	R-2B-R	114
			<u>896</u>		<u>1,356</u>

A total overall increase of 460 units would be allowed under the proposed rezoning. All of the totals were based on the maximum number of units allowed by the zoning designations.

Although staff has reservations about the amount of apartment units that will result from the rezoning, staff does recommend approval of the rezoning. The proposed densities are consistent with both the recently adopted General Plan and the 1986 South Sacramento Community Plan as amended. The City's adopted annexation policy would suggest that this rezoning is warranted in order to allow the applicant similar densities to that which was approved by the County Government. Staff does recommend the "R" review be placed on all the subject parcels to allow both staff and the Commission an opportunity to review all future development. All development must meet the multi-family design guidelines and any other further design criteria found appropriate to each specific development.

C. Agency Review

The proposed rezone was reviewed by the City's Traffic Engineer, Engineering, Water and Sewer, Community Services, Waste Removal Divisions, Regional Transit, the Valley Hi Community Association and the South Sacramento Community Planning Advisory Council. The following comment was received:

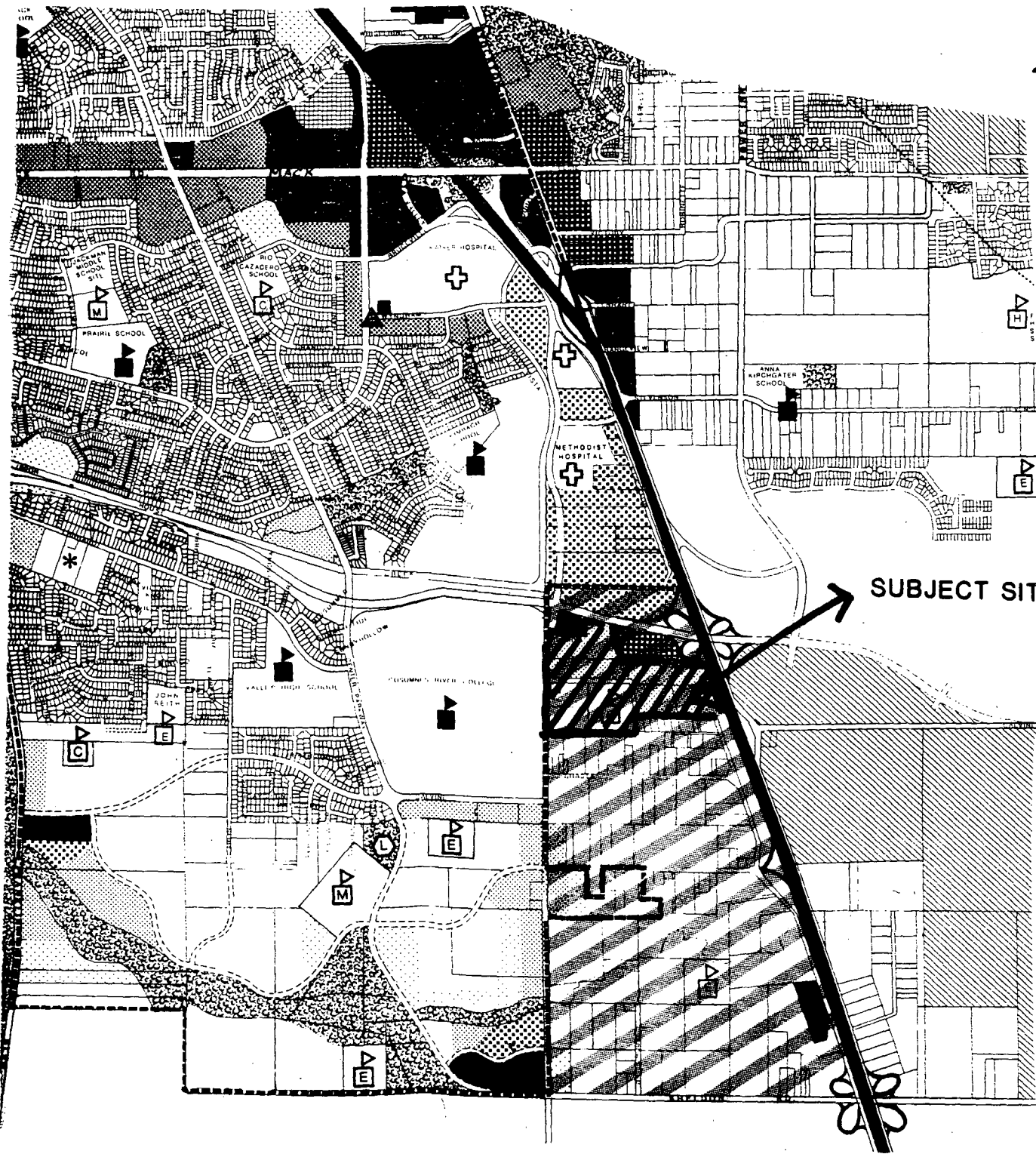
Engineering

Verify sewer capacities with County Sanitation District.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the proposed project will not have an adverse effect on the environment and has filed a Negative Declaration.

STAFF RECOMMENDATION: Staff recommends the following action:

- A. Ratification of the Negative Declaration; and
- B. Recommend approval of the rezone from R-2A-R and R-1 to R-2B-R.



VICINITY MAP

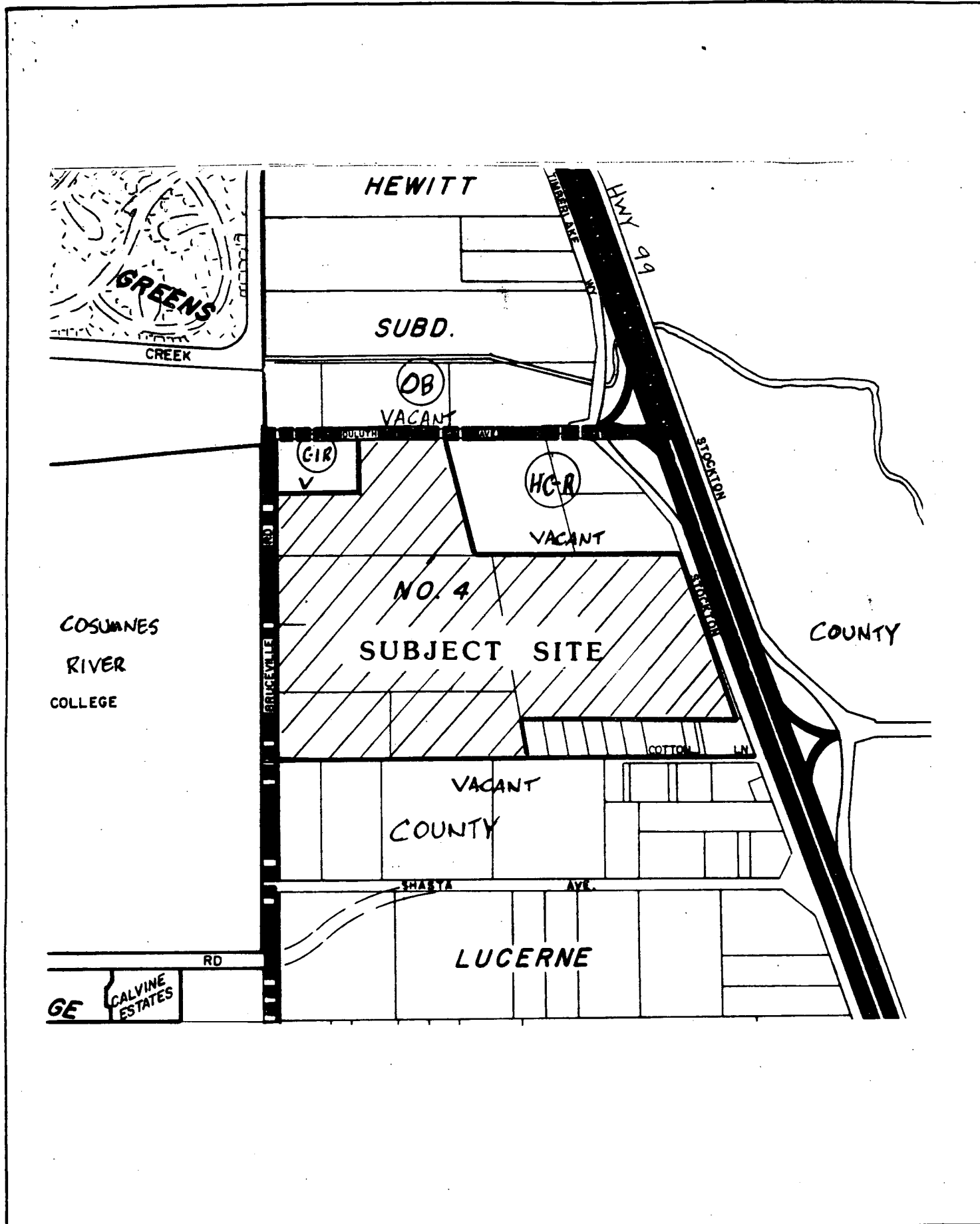
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LAND USE & ZONING MAP 000886

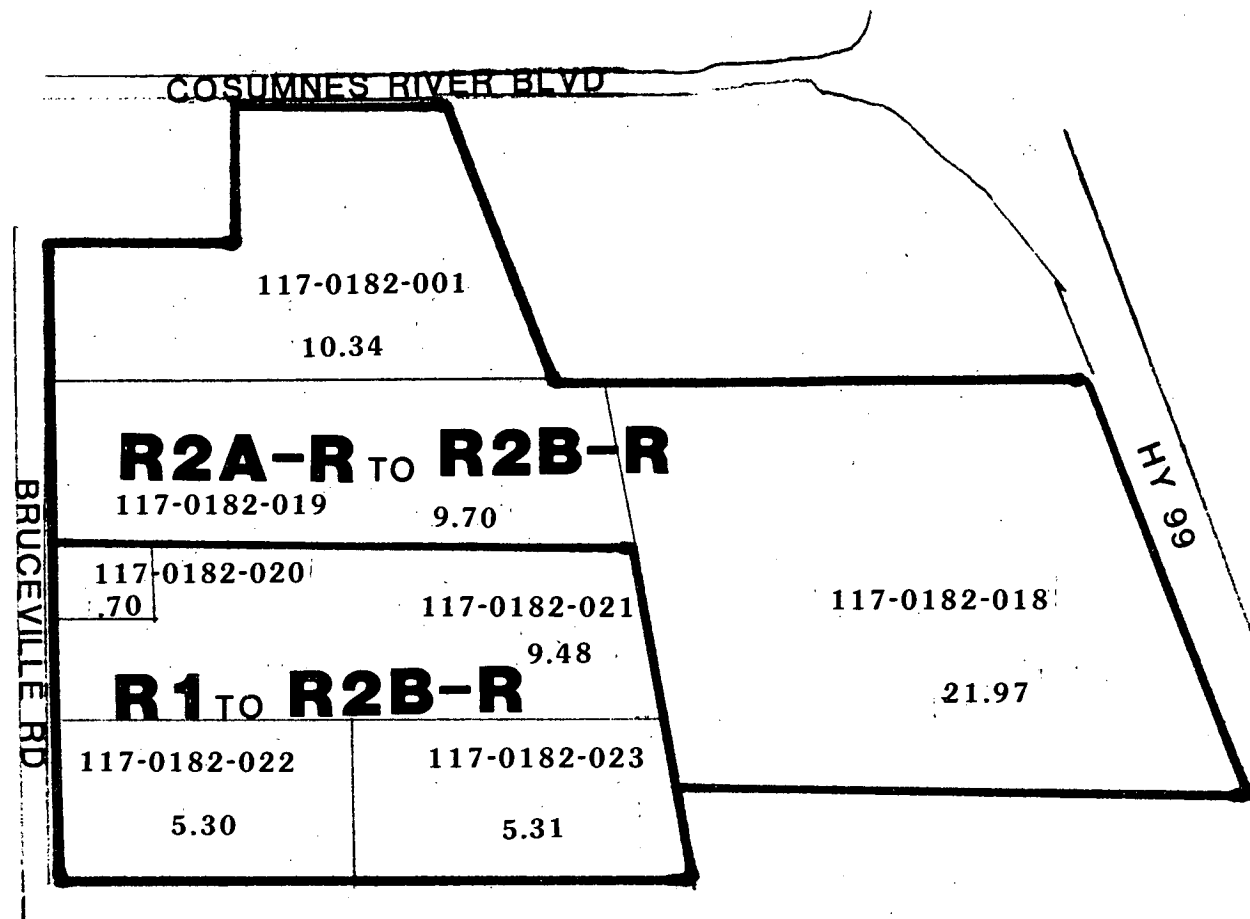
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REZONE EXHIBIT

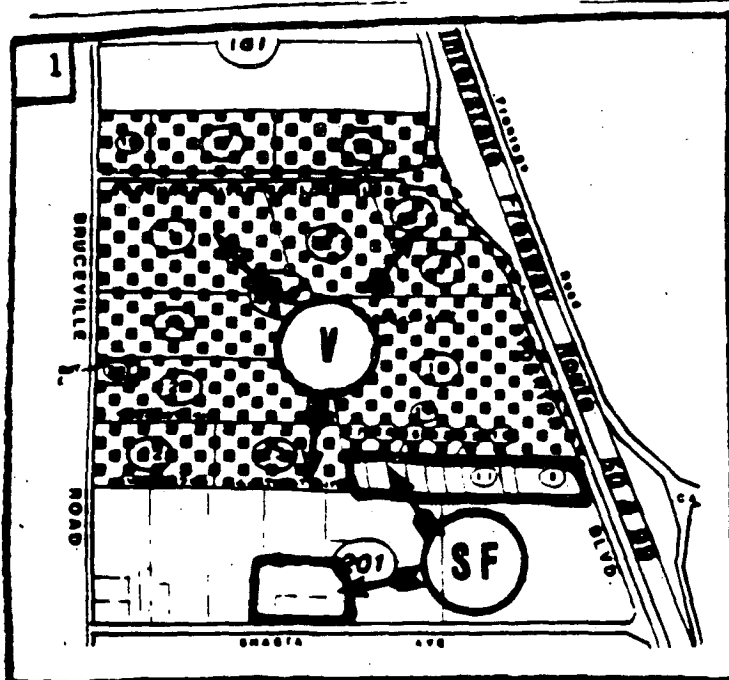


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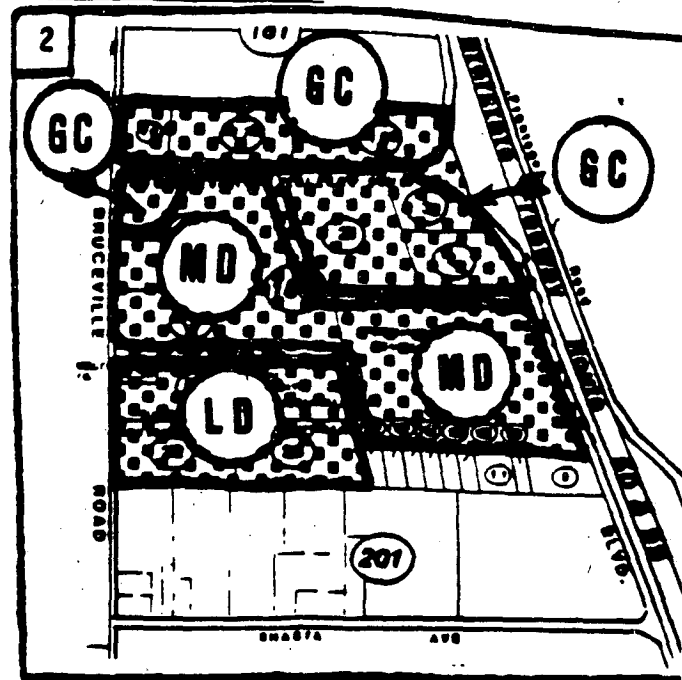
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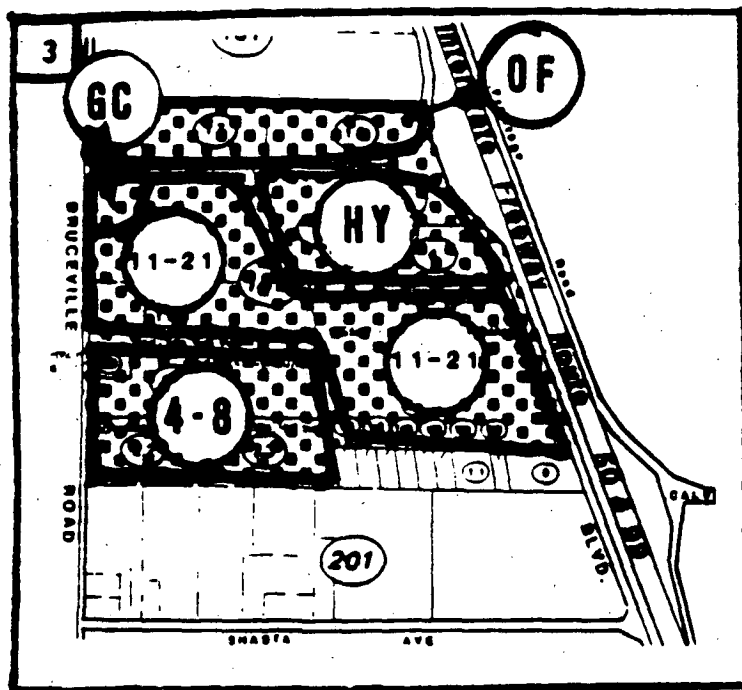
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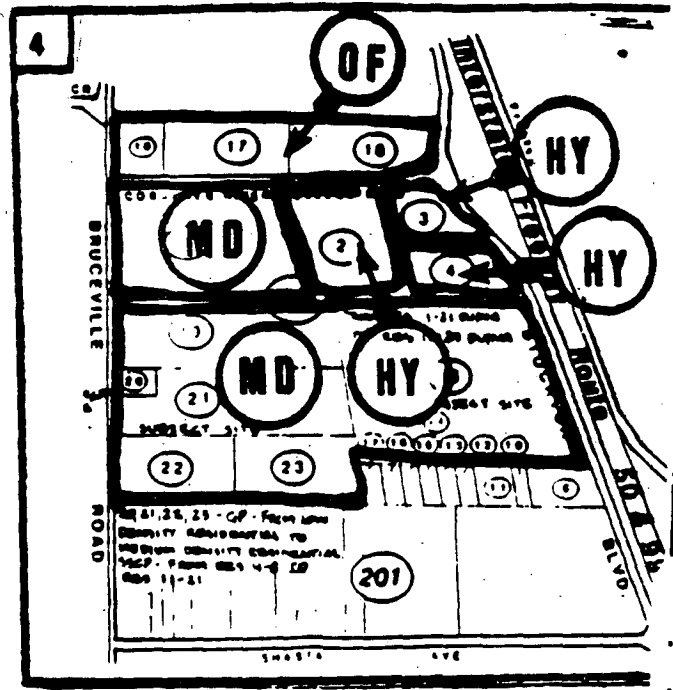
1-EXISTING LAND USES



2-DEC 86 PROPOSED GENERAL PLAN



3-POST 76 COMMUNITY PLAN



4-STAFF RECOMMENDED CHANGE TO COMM. PLAN

PROPERTY OWNER: Various-Danekas Annexation
REQUESTED USE CHANGE: APN 117-181-16-18, 182-1-4, 18-23

GP from: LD, MD, GC; to: MD & GC in a different distribution of land uses.

CP from: Res 4-8, Res 11-21, OF, HY, GC; to: Res 11-21

REASONS: HY, OF
 (Site is 94.0± acres)

Since this property is being annexed from the County the applicant is requesting that the County land use designation be used on part of the site and that property owner request be given to one parcel.

STAFF COMMENTS:

The site has been annexed to the City. The existing County land use designation will be recognized for some parcels by prior agreement and policy, along with certain land uses adopted in the Community Plan.

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EXHIBIT B

STAFF RECOMMENDATION:

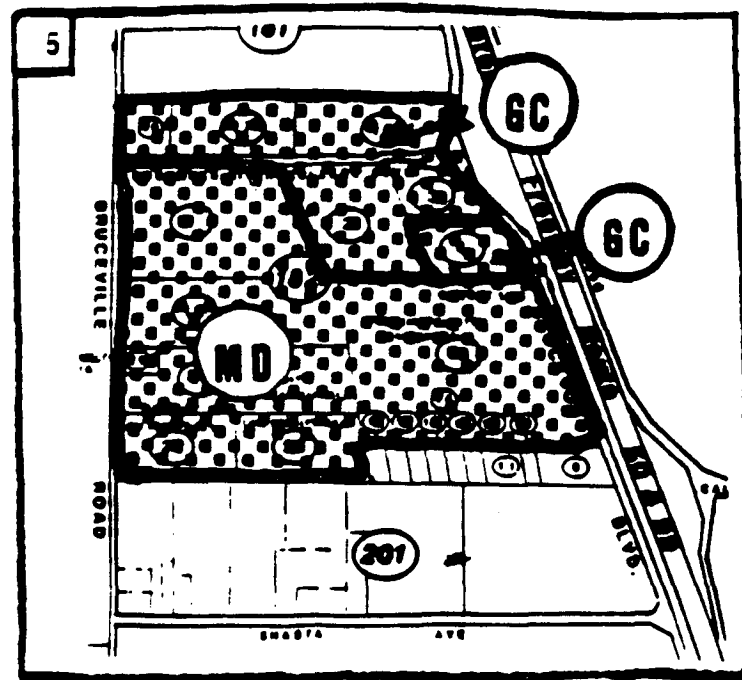
Change GP-from: LD, MD, GC to: MD, CG in a different distribution of land uses.

CP-from: Res 4-8, Res 11-21, OF, HY, GC; to: Res 11-21, HY & OF in a different distribution of land uses.

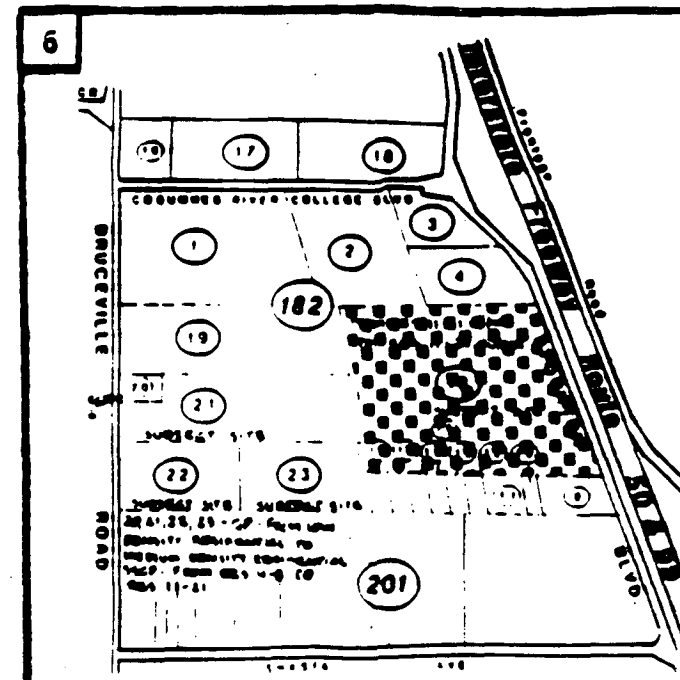
CPC RECOMMENDATION:

CC ACTION :

APPROVED STAFF RECOMMENDATION



5-PROPOSED GENERAL PLAN



6-APPLICANT'S ADDITIONAL REQUEST FOR GC

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