



REPORT TO COUNCIL

City of Sacramento

21

915 I Street, Sacramento, CA 95814-2604
www.CityofSacramento.org

Public Hearing
February 6, 2007

Honorable Mayor and
Members of the City Council

Title: Mission & J Residential (P06-115)

Location/Council District: 961 Mission Way; APN: 008-0091-008, -009; Council District 3

Recommendation: Conduct a public hearing and upon conclusion 1) adopt a **Resolution** approving an exemption under the California Environmental Quality Act (CEQA) Guidelines Section 15332, 2) Adopt an **Ordinance** amending the districts established by the Zoning Ordinance (Sacramento City Code, Title 17)

Contact: Michael York, Associate Planner, (916) 808-8239; Jeanne Corcoran, Senior Planner, (916) 808-5317

Presenters: Michael York, Associate Planner, (916) 808-8239

Department: Development Services

Division: Planning

Organization No: 4875

Description/Analysis

Issue: The proposal is to rezone two parcels from the Standard Single Family (R-1) zone to the Single Family Alternative (R-1A) zone. The two parcels are located at the northeast corner of J Street and Mission Way and total 81 feet by 131 feet (0.24± acres). The rezone allows the development of two half-plex units on four lots (four residential units).

Policy Considerations: The proposed project is consistent with the following land use designations and applicable policies of the General Plan. The applicable policies include: "To promote infill development as a means to meet future housing needs," "Develop residential land uses in a manner which is efficient and utilizes existing and planned urban resources," and "Provide a variety of housing densities, types and prices to enhance a neighborhood identity."

Smart Growth Principles: City Council adopted a set of Smart Growth Principles in December 2001 to promote growth or sustain existing development that is economically sound, environmentally friendly, and supportive of community livability. The subject proposal complies with the applicable guiding principles:

- Promote developments that foster accessibility and connectivity between areas and safely and efficiently accommodate a mixture of cars, transit, bicyclists and pedestrians.
- Create housing opportunities that promote a diversity of household types and housing choices for residents of all ages and income levels.
- Use the existing assets of infrastructure and public facilities to increase infill and reuse, while maintaining important qualities of community character.

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.

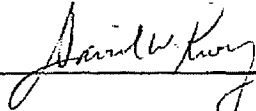
Committee/Commission Action: On November 9, 2006, by a unanimous vote of six ayes and two absent, the Planning Commission approved the Tentative Map and Special Permit and recommended approval of the Rezone.


Environmental Considerations: The project will not have a significant effect on the environment and is exempt from environmental review pursuant to California Environmental Quality Act Guidelines, Section 15332 Infill Development.

Rationale for Recommendation: The project is consistent with the objectives of General Plan policies that create housing opportunities that promote a diversity of household types and housing choices for residents of all ages and income levels, uses the existing assets of infrastructure and public facilities to increase infill and reuse, while maintaining important qualities of community character, and the design is compatible with the area.

Financial Considerations: The project has no fiscal considerations.

Emerging Small Business Development (ESBD): No goods or services are being purchased under this report.

Respectfully Submitted by: 
David Kwong
Planning Manager

Approved by: 
William A. Thomas
Director of Development Services

Recommendation Approved:


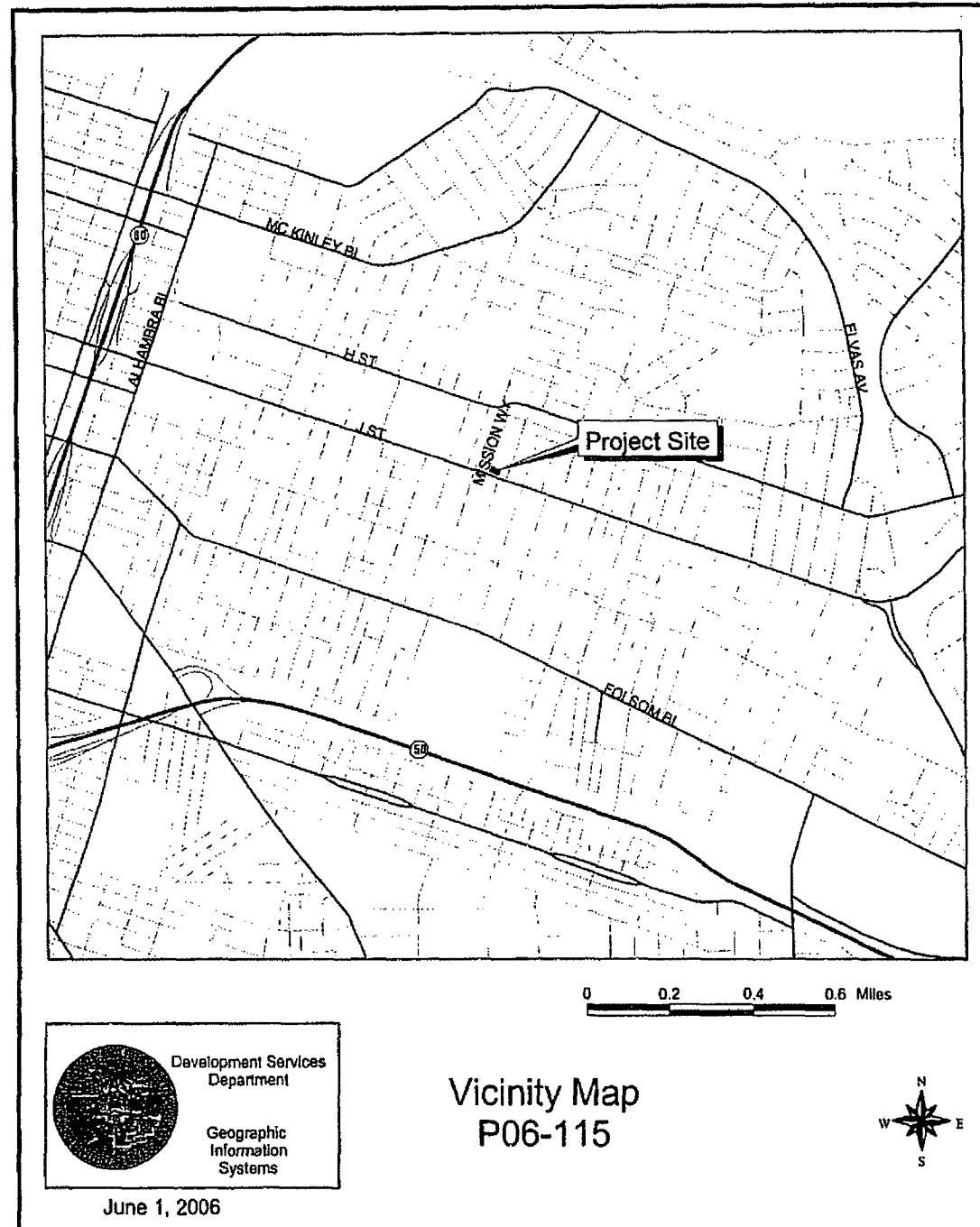
Ben 
Ray Kerridge
City Manager

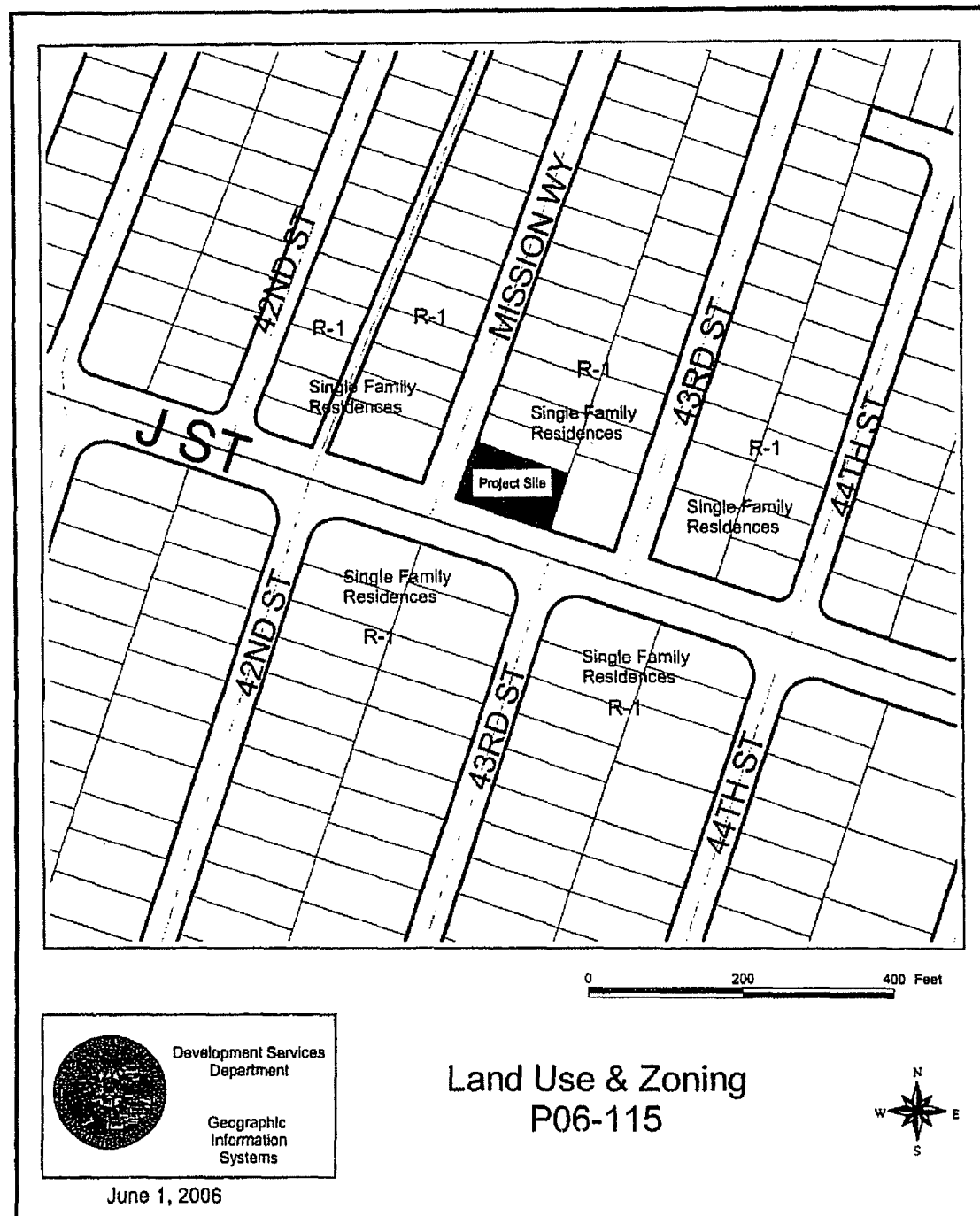
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Attachment 1 – Vicinity Map



Attachment 2 – Land Use & Zoning Map



Attachment 3 – Project Background Information

The proposal is to rezone two parcels from the Standard Single Family (R-1) zone to the Single Family Alternative (R-1A) zone. The two parcels are part of an approved six lot Tentative Map and Special Permit to allow development of two half-plex units on four lots at the northeast corner of J Street and Mission Way.

The two parcels requested to be rezoned will become five lots, four which front on J Street and a common area lot fronting Mission Way. The main purpose of the common area lot is for reciprocal vehicle access to the rear of the four lots because there is no vehicle access from J Street. The sixth lot is not proposed to be rezoned and will maintain the Standard Single Family (R-1) Zoning.

The project site is currently vacant. The project site has never been developed with anything other than a single-family residence. A single-family residence was built on the site in 1925. The structure was not considered a historically significant structure and was demolished in July 2006. No other entitlements have been proposed for the site.

The applicant presented the project to the McKinley East Sacramento Neighborhood Association and the East Sacramento Improvement Association. Both groups support the project.

On November 9, 2006 Planning Commission heard and considered this project. At the hearing, neighbors in proximity to the project questioned the validity of the surveyors tentative map. The neighbors near the project site were concerned that recording the map would alter their property lines since they contend the map was in error by approximately five feet. The surveyor provided the necessary information. Planning Commission had nothing to dispute the surveyors facts and approved the map. There was no discussion or issues raised on the rezone, proposed use, or design and the project was not appealed.

A public hearing for the project has been noticed by publication and mail for February 06, 2007 pursuant to Sacramento City Code section 17.208.020(C).

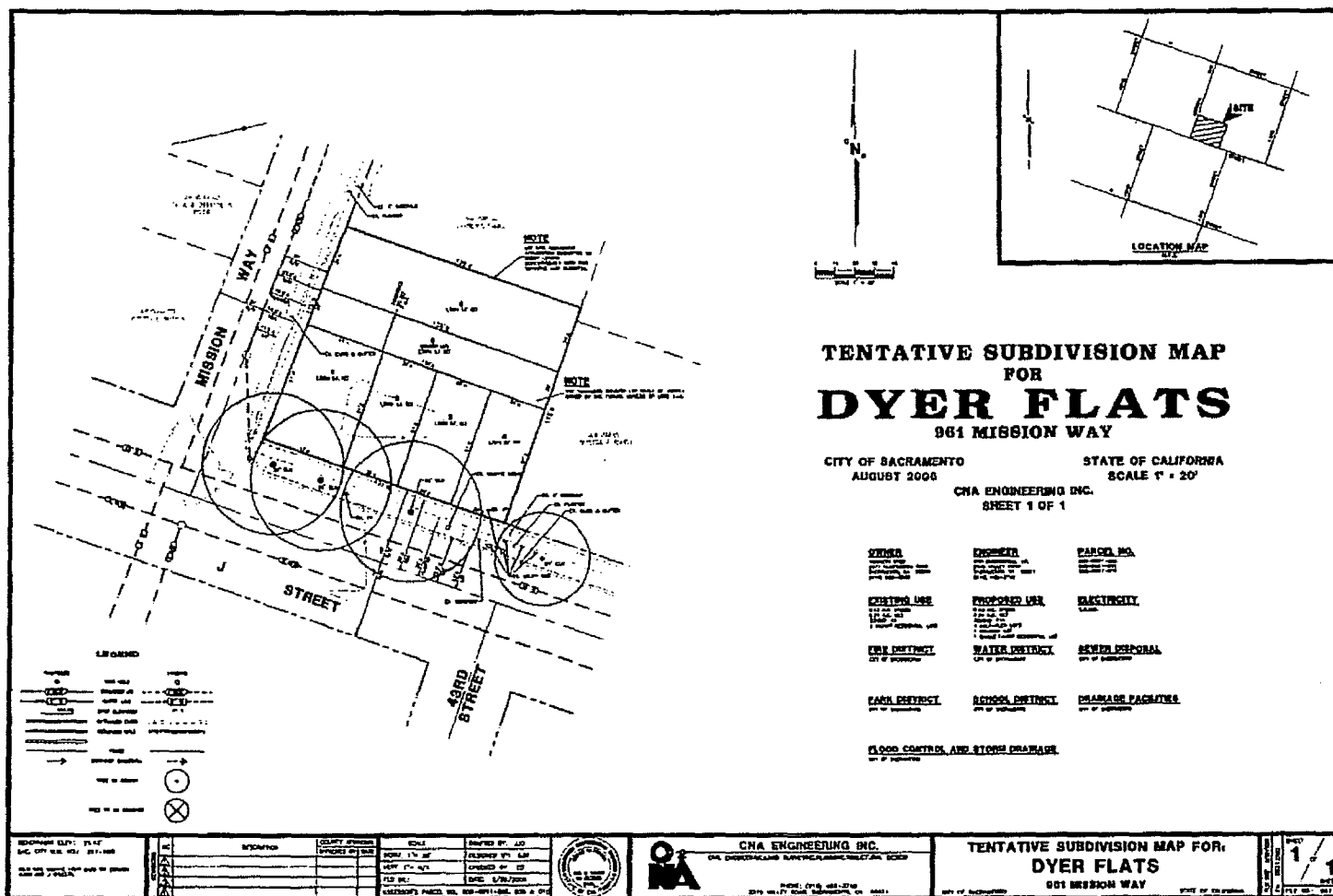
Attached Exhibits:

- Exhibit A – Tentative Map
- Exhibit B – Site Plan
- Exhibit C – Elevations
- Exhibit D – Streetscape

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Exhibit A - Tentative Map

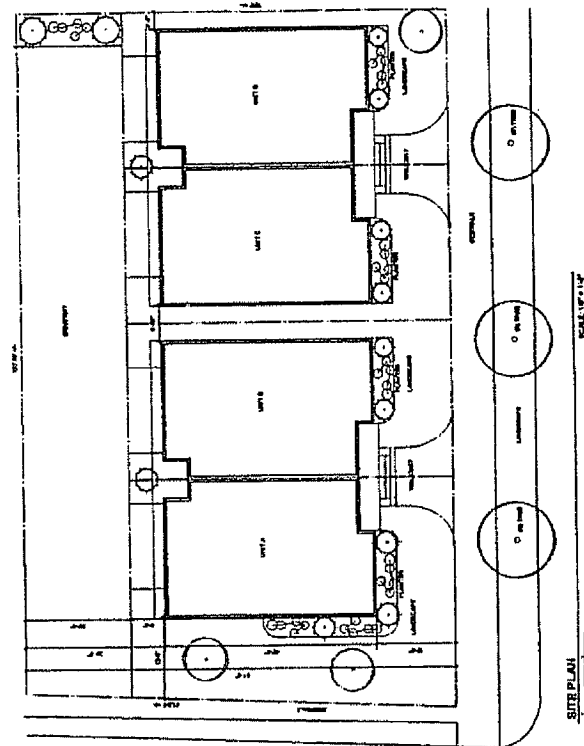


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RECEIVED 9-1-06

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Exhibit B – Site Plan

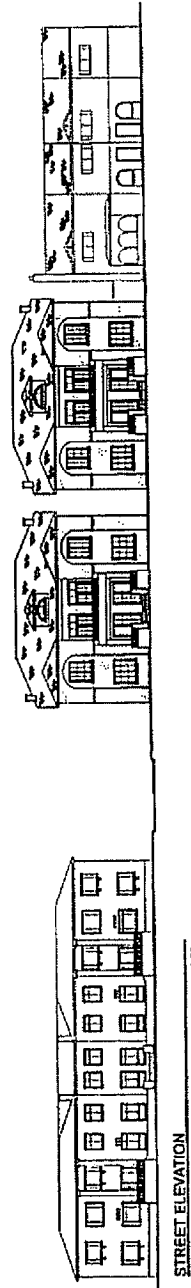


J ST & MISSION
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Exhibit C – Elevations



Exhibit D – Streetscape



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DARRELL CHURCH ARCHITECTS
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Attachment 4 – Exemption Resolution

RESOLUTION NO. 2007-

Adopted by the Sacramento City Council

DETERMINING PROJECT EXEMPT FROM REVIEW UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (P06-115)

BACKGROUND

A. The City of Sacramento's Environmental Planning Services has reviewed the Mission & J Residential project (P06-115) and has determined the Project is exempt from review under the California Environmental Quality Act as follows:

1. The Project is exempt under the following provisions of the California Environmental Quality Act and/or Guidelines: Section 15332, infill Development.

2. The factual basis for the finding of exemption is as follows: The project is consistent with the applicable general plan designation and all applicable plan policies as well as with applicable zoning designations and regulations. The project occurs within city limits on a site not more than five acres and substantially surrounded by urban uses.

BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL RESOLVES AS FOLLOWS:

Section 1. The City Council has reviewed and considered the Environmental Planning Services determination of exemption and the comments received at the hearing on the Project and determines that the Project is exempt from review under the California Environmental Quality Act for the reasons stated above.

ORDINANCE NO. 2007-

Adopted by the Sacramento City Council

**AMENDING THE DISTRICTS ESTABLISHED BY THE
COMPREHENSIVE ZONING ORDINANCE, TITLE 17 OF THE CITY
CODE, BY REMOVING 0.24± ACRES FROM THE STANDARD SINGLE
FAMILY (R-1) ZONE AND PLACING IN THE SINGLE FAMILY
ALTERNATIVE (R-1A) ZONE, FOR THE PROPERTY LOCATED AT 961
MISSION WAY IN SACRAMENTO, CALIFORNIA.
(P06-115) (APN: 008-0091-008, -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: 008-0091-008, -009 which is shown on attached Exhibit A, consists of 0.24± 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 - Rezoning

