

City of Sacramento

Legislation Text

File #: 2019-0069, **Version:** 1

Title:

(Pass for Publication) Ordinance Approving Northwest Land Park Phase 5 at The Mill (P18-067)

File ID: 2019-00692

Location: 2469 5th Street, Sacramento, CA 95818, District 4

Recommendation:

1) Review a Resolution determining Urban Infill Project Streamlining--no further environmental document is required (per Public Resources Code section 21094.5 and CEQA Guidelines section 15183.3); 2) review an Ordinance rezoning the subject site from Light Industrial (M-1) and Multi-Unit Dwelling (R-3) zone to Multi-Unit Dwelling (R-4) zone; 3) review a Resolution adopting remaining project entitlements for a Tentative Subdivision Map to subdivide ±6.7 acres into five lots and designating them for condominium purposes, a private motor court, and a remainder lot with Site Plan and Design Review of the Tentative Map with a deviation to exceed maximum lot depth, and a Tree Permit to remove three public trees; and 4) pass for publication the ordinance titles per City Charter section 32(c) to be considered on May 28, 2019.

Contact: Angel Anguiano, Assistant Planner, (916) 808-5519; Marcus Adams, Senior Planner, (916) 808-5044, Community Development Department

Presenter: None

Attachments:

1-Description/Analysis

2-Background

3-Resolution: Environmental Determination

4-Ordinance: Rezone

5-Exhibit A: Rezone Exhibit

6-Resolution: Project Entitlements for a Tentative Subdivision Map with Site Plan and Design Review, and Tree Permit

7-Exhibit A: Tentative Subdivision Map for Condominium Purposes with Site Plan and Design Review, and Tree Permit

8-Exhibit B: Tentative Subdivision Map for Condominium Purposes Cross-Sections

9-Project Comments

Description/Analysis

Issue Detail: The applicant is requesting to rezone and subdivide a ±6.7 acre industrial site into 5 parcels for residential development in the Multi-Family (R-4) zone. The site is currently zoned Light Industrial (M-1) and Multi-Unit Dwelling (R-3) zone. The rezone requires City Council approval. Several City street trees are also proposed for removal to accommodate new street and right-of-way improvements.

Public/Neighborhood Outreach and Comments: The project was routed to several community groups including: Preservation Sacramento, Upper Land Park Neighbors, Sacramento Riverfront Association, Land Park Community Association, and Walk Sacramento. On April 12, 2019, property owners within 300 feet of the site were sent hearing notices and the site was posted prior to the public hearing. As of the writing of this report, staff has received a comment letter from Walk Sacramento (Attachment 8), emphasizing the importance of pedestrian connections through the site. Staff agrees that pedestrian connections through the site are important and the applicant is providing public streets with separated sidewalks that will allow convenient access to 5th Street for this and future developments adjacent to the site. Staff also received general inquiries about the project from Upper Land Parks Neighbors. Staff has not received any letters of opposition.

Staff also received a consistency determination letter from the Sacramento Area Council of Governments (SACOG) regarding the project's consistency with the Metropolitan Transportation Plan/Sustainable Communities Strategy for 2036 (MTP/SCS) (Attachment 7). The letter summarizes SACOG's review of the project and has concurred with the City's determination that the project is consistent with the MTP/SCS assumptions due to its proximity to a Transit Priority Area (Broadway and 5th Street) identified in the MTP/SCS.

Policy Considerations: The 2035 General Plan Update was adopted by City Council on March 3, 2015. The 2035 General Plan's goals, policies, and implementation programs define a roadmap to achieving Sacramento's vision to be the most livable city in America. The proposed General Plan designation for the subject site is Urban Neighborhood Medium Density. Policies within this designation focus on enhancing and promoting urban development, outside central city, in order to support medium to high density residential which include active living areas where people live, work, and recreate seven days a week, and around the clock. Per the 2035 General Plan, the Urban Neighborhood Medium Density designation provides for moderate to higher intensity housing which includes small lot single family dwellings, small lot single family attached dwellings, multi-family dwellings, and mixed use. The proposed project helps achieve this vision by setting in place the infrastructure needed to redevelop an industrial area, near central city, by considering housing the design, and an improved pedestrian circulation system, which is aligned with the goals and policies of the General Plan.

In addition, to the project's consistency with the proposed General Plan designation, the following Goals and Policies from the Land Use and Urban Design section of the 2035 General Plan are supported by the project:

GOAL LU 1.1: Growth and Change. Support sustainable growth and change through orderly and well-planned development that provides for the needs of existing and future residents and businesses, ensures the effective and equitable provision of public services, and make efficient use of land and infrastructure.

- **Policy LU 1.1.5 Infill Development.** The City shall promote and provide incentives (e.g., focused infill planning, zoning/rezoning, revised regulations, provision of infrastructure) for infill development, reuse, and growth in existing urbanized areas to enhance community character, optimize City investments in infrastructure and community facilities, support increased transit use, promote pedestrian- and bicycle friendly neighborhoods, increase housing diversity, ensure integrity of historic districts, and enhance retail viability.

Goal LU 2.1 City of Neighborhoods Maintain a city of diverse, distinct, and well-structured neighborhoods that meet the community's needs for complete, sustainable, and high-quality living environments, from the historic downtown core to well-integrated new growth areas.

- **Policy LU 2.1.8 Neighborhood Enhancement.** The City shall promote infill development, reuse, rehabilitation, and reuse efforts that contribute positively (e.g., architectural design) to existing neighborhoods and surrounding areas.

Goal LU 2.6 City Sustained and Renewed Promote sustainable development and land use practices in both new development, reuse, and reinvestment that provide for the transformation of Sacramento into a sustainable urban city while preserving choices (e.g., where to live, work, and recreate) for future generations.

- **Policy LU 2.6.1: Sustainable Development Patterns.** The City shall promote compact development patterns, mixed use, and higher-development intensities that use land efficiently; reduce pollution and automobile dependence and the expenditure of energy and other resources, and facilitate walking, bicycling, and transit use.

Goal LU 2.7: City Form and Structure. Require excellence in the design of the city's form and structure through development standards and clear design direction.

- **Policy LU 2.7.6 Walkable Blocks.** The City shall require new development and reuse and reinvestment projects to create walkable, pedestrian-scaled blocks, publicly accessible mid-block and alley pedestrian routes where appropriate, and sidewalks appropriately scaled for the anticipated pedestrian use.

Goal LU 4.1 Neighborhoods. Promote the development and preservation of neighborhoods that provide a variety of housing types, densities, and designs and a mix of uses and services that address the diverse needs of Sacramento residents of all ages, socio-economic groups, and abilities.

- **Policy: LU 4.1.8 Connections to Open Space.** The City shall ensure that new and existing neighborhoods contain a diverse mix of parks and open spaces that are connected by trails, bikeways, and other open space networks and are within easy walking distance of residents.

The Northwest Land Park Phase 5 at The Mill project is consistent with the goals and policies of the 2035 General Plan because the subdivision facilitates infill development in an industrial area envisioned to transition to include more residential development. New public street connections are proposed that will replicate a gridded, walkable street pattern. The site is near parks and other open space amenities, schools, and commercial development, promoting a sustainable development pattern, consistent with LU 2.6.1.

West Broadway Specific Plan

The City is currently working on creating a Specific Plan for the West Broadway area, generally bounded by the Sacramento River on the west; U.S. Highway 50 and Broadway on the north; Muir Way and 5th Street on the east; and 4th Avenue on the south. This project is located within the West Broadway Specific Plan area. The goals of the plan are to address affordable housing, promote a mixed income community, neighborhood safety, the provision of additional neighborhood services within the 292-acre plan area.

The Northwest Land Park Phase 5 at The Mill was looked at in conjunction with the draft goals of the West Broadway Specific Plan and promotes the plan vision to redevelop an industrial area with additional housing and establish a gridded network of public streets.

Economic Impacts: Not Applicable

Environmental Considerations: The proposed project has been evaluated under the California Environmental Quality Act (CEQA) pursuant to Public Resources Code section 21094.5 and CEQA Guidelines section 15183.3. These provisions established a streamlined review procedure for projects that meet requirements for infill development, as defined in the statute.

The statute and guidelines call for completion of an “infill environmental checklist” that reviews the project to determine whether there are project-specific effects that were not evaluated in the Master EIR prepared for the 2035 General Plan. In addition to addressing this issue, the checklist reviews the project for compliance with the development standards set forth in Appendix M to the Guidelines.

The environmental infill checklist has been posted on the Department of Community Development website at

[<http://www.cityofsacramento.org/Community-evelopment/Planning/Environmental/Impact-Reports>](http://www.cityofsacramento.org/Community-evelopment/Planning/Environmental/Impact-Reports)

and has been made available for review at the office of the Community Development Department. A Notice of Determination would be filed with the Sacramento County Clerk if the project is approved. No further CEQA review is required.

200-Year Flood Protection: State Law (SB 5) and Planning and Development Code Chapter 17.810 require that the City must make specific findings prior to approving certain entitlements for projects within a flood hazard zone. The purpose is to ensure that new development will have protection from a 200-year flood event or will achieve that protection by 2025. The project site is within a flood hazard zone and is an area covered by SAFCA's Improvements to the State Plan of Flood Control System, and specific findings related to the level of protection have been incorporated as part of this project. Even though the project site is within a flood hazard zone, the local flood management agency, SAFCA, has made adequate progress on the construction of a flood protection system that will ensure protection from a 200-year flood event or will achieve that protection by 2025. This is based on the SAFCA Urban level of flood protection plan, adequate progress baseline report, and adequate progress toward an urban level of flood protection engineer's report that were accepted by City Council Resolution No. 2016-0226 on June 21, 2016 and the SAFCA 2018 Adequate Progress Annual Report accepted by City Council Resolution No. 2018-0445 on November 20, 2018.

Sustainability: The proposal helps facilitate the redevelopment of an industrial area.

Commission/Committee Action: On April 25, 2019, the Planning and Design Commission held a public hearing the project and unanimously passed a motion to forward a recommendation of approval to City Council.

Rationale for Recommendation: Staff recommends the Council approve item 1 through 5 (Page 1. "Recommendation"). Staff finds the project is consistent with the goals and policies of the 2035 General Plan related to the development of infill sites. The project also promotes healthy communities and addressed the challenges associated with the developing single-family housing.

Financial Considerations: Not Applicable

Local Business Enterprise (LBE): Not Applicable