

Public Hearing Notice for Modifications to the Alhambra Corridor Special Planning District (SPD) and Proposed Rezones

September 16, 2016

The City is proposing changes to the Alhambra Corridor Special Planning District (SPD) that will result in a smaller footprint for the SPD which will help remove barriers to residential infill development by streamlining and increasing predictability for development projects. Additionally, these changes will allow development in the Central City to occur in a more consistent urban development pattern as identified in the 2035 General Plan, Downtown Housing Initiative, Central City Neighborhood Design Guidelines and the Planning and Development Code.

CITY COUNCIL – PUBLIC HEARING

Tuesday, September 27, 2016
New City Hall – Council Chambers
915 I Street, First Floor, Sacramento, CA 95814
6:00 p.m.

TITLE: Proposed Modifications to the Alhambra Corridor Special Planning District (LR16-009)

LOCATION: The area located between 26th and 34th streets from the Southern Pacific railroad mainline levee To Highway 50. Council Districts – 3 and 4.

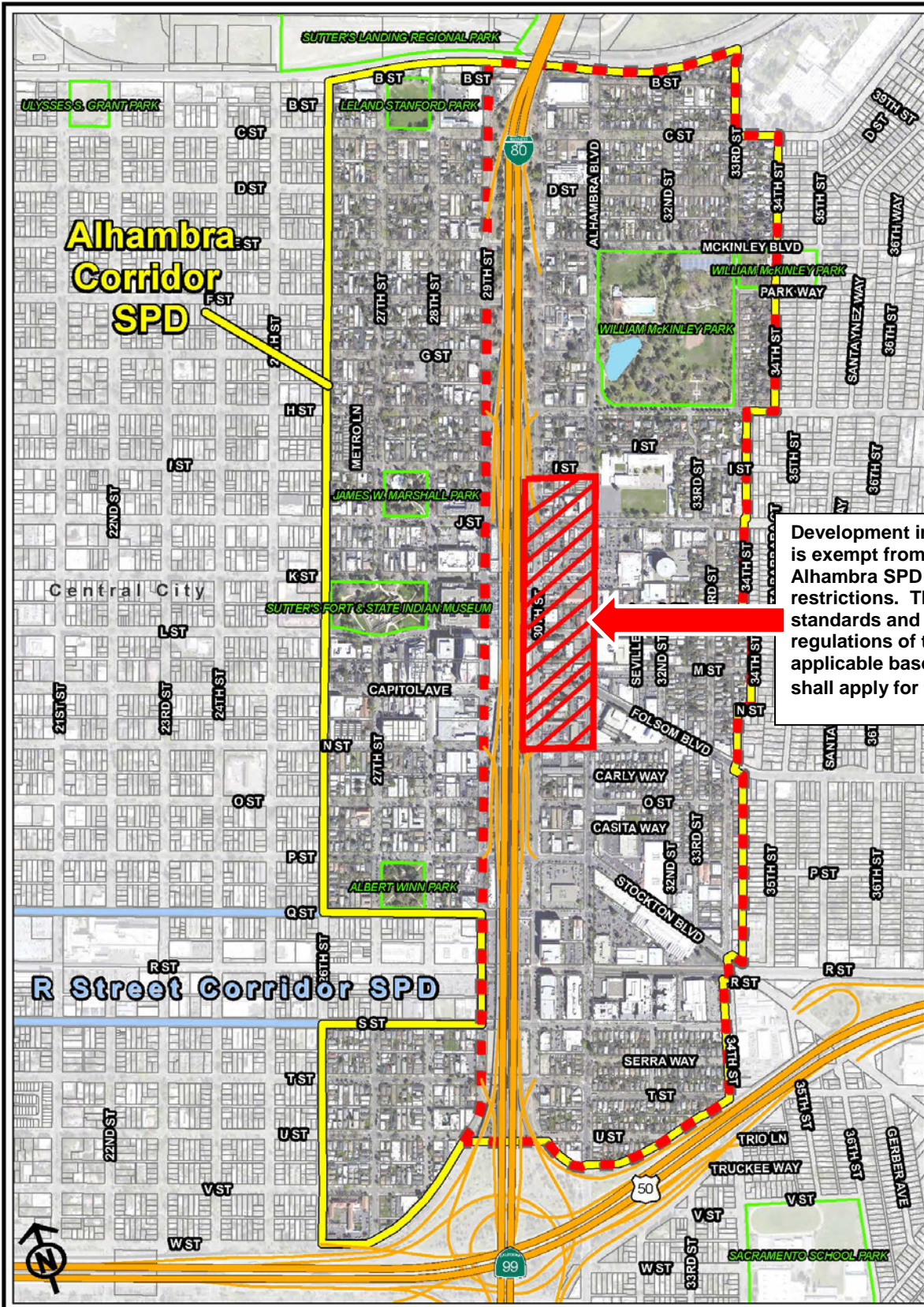
Project: The proposed SPD modifications, amending sections 17.420.010 and 17.420.010 of the City Planning and Development Code, include:

1. Shrinking the footprint of the Alhambra SPD by adjusting the western boundary from 26th St. to 29th St. resulting in approximately 900 properties being rezoned. A list & map of the proposed rezones is attached.
2. Removing the SPD height restrictions for properties located between 30th St. & Alhambra Blvd. from I Street to N Street. Development standards within this area will continue to be subject to the regulations and development standards of the City's Planning and Development Code.

ENVIRONMENTAL: Approval of the required amendments constitutes an administrative action that will not result in direct or indirect physical changes in the environment, and the action is not a project that requires environmental review under the California Environmental Quality Act (CEQA). See CEQA Guidelines section 15378(b)(5). Any future proposed development is subject to the review requirements established in the Planning and Development Code, including CEQA review as appropriate.

If you challenge the nature of the proposed action in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice or in written correspondence delivered to the Planning Commission at or prior to the Public Hearing.

If you have any concerns, questions or objections, or need further information, please contact Remi Mendoza at the Community Development Department, (916) 808-5003, RMendoza@cityofsacramento.org and please refer to project number LR16-009. Staff reports are posted on our website (http://sacramento.granicus.com/ViewPublisher.php?view_id=21) the Friday prior to the hearing date.



Development in this area is exempt from the Alhambra SPD height restrictions. The height standards and regulations of the applicable base zone shall apply for this area.



0 0.25 Miles

Alhambra Corridor SPD with Proposal

- Proposed New Boundary
- Alhambra Corridor SPD
- R Street SPD
- Parcels
- Highways

The proposed rezoned parcels are listed below:

Rezone 1 parcel from (C-2,C-2-R)-SPD to (C-2,C-2-R) (APN : 003-0153-026).

Rezone 1 parcel from (C-2,R-3A)-SPD to (C-2,R-3A) (APN : 007-0042-001).

Rezone 1 parcel from C-1-R-SPD to C-1-R (APN : 003-0154-008).

Rezone 22 parcels from C-2-MC-SPD to C-2-MC (APN's: 007-0036-008 through -011, -014, -020, -021; 007-0105-001 through -010; 007-0111-001, -006, -020, -022, -025).

Rezone 199 parcels from C-2-SPD to C-2 (APN's: 003-0104-013, through -016, -025 through -027; 003-0153-012, -023; 003-0154-012, -025, -026; 003-0203-009 through -013, -025; 003-0204-023, -026; 007-0043-009 through -015; 007-044-010, -011, -012, -023; 007-0105-015, -018 through -023, -025; 007-0106-001; 007-0111-011 through -019; 007-0112-001; 007-0113-026, -032, -033, -034; 007-0166-016; 007-0171-003 through -008, -017; 007-0172-001 through -005, -013, -014, -016 through -021; 007-0173-004; 007-0174-003, -004, -005; 007-0271-008 through -010, -016, -028, -030; 007-0273-001 through -004, -008, -011, -014, -015, -017, -018, -019, -022, -025, -026; 007-0274-001, -005 through -013, -018 through -023, -026, -027; 007-0343-001, -002, -004 through -007, -018 through -024, -026, -029; 010-0052-010 through -016; 010-0054-001 through -005, -007 through -009, -018 through -030; 010-0115-001; 010-0122-011 through -017; 010-0123-001 through -005, -007, -010, -014, -019, -021 through -024; 010-0124-001, -002, -003; -027, -030, -031; 010-0127-009 through -016; 010-0187-006, -009).

Rezone eight parcels from C-4-SPD to C-4 (APN's: 003-0050-006, -008, -009, -010; 003-0095-01, -028, -029, -030).

Rezone five parcels from H-SPD to H (APN's: 007-0114-003; 007-0171-016; 007-0173-001 through -003).

Rezone one parcel from M-1-SPD to M-1 (APN: 003-0042-003-0000)

Rezone four parcels from OB-SPD to OB (APN's: 003-0102-025, -026; 007-0171-001, -011)

Rezone 301 parcels from R-1B-SPD to R-1B (APN's: 003-0095-016 through -027; 003-0096-001 through -016, -019 through -025; 003-0101-001; 003-0102-001 through -004, -007, -011 through -018, -020 through -023, -027; 003-0104-001 through -009, -017 through -023; 003-0145-001 through -025; 003-0146-001 through -024; 003-0151-001 through -024; 003-0152-001 through -005, -009 through -025; 003-0153-001, -002, -003, -004, -019 through -022; 003-0154-001 through -006, -017 through -024; 003-0195-001 through -016, -019 through -025; 003-0201-001 through -024; 003-0203-001 through -008, -017 through -024; 007-0272-022; 007-0343-003; 010-0046-001 through -022, -024, -025; 010-0052-001 through -007, -023, -024; 010-0115-002, -003, -004, -021, -022; 010-0116-001, -002, -003, -004, -018 through -022; 01-0187-008).

Rezone 279 parcels from R-3A-SPD to R-3A (APN's: 003-0102-019-0000; 003-0153-005, -006, -007, -008, -016, -025; 003-0196-001, -004 through -026; 003-0202-001 through -012; 003-0204-001 through -007, -021, -022, -024, -025; 007-0036-001 through -006, -017, -018, -019; 007-0041-001 through -023; 007-0043-001, -002, -003, -006, -007, -008, -019 through -025; 007-0044-001 through -009; 007-0165-006 through -011; 007-0166-004, -005, -006, -007; 007-0166-013; 007-0265-001 through -020; 007-0266-001 through -006, -010 through -021; 007-0271-002, -003, -017, -018, -21 through -024, -026, -027 -029; 007-0272-001 through -005, -009, -010, -013 through -021, -023, -027, -028; 007-0335-001 through -022; 007-0341-001; 010-0052-008, -017 through -022, -025, -026; 010-0115-005 through -009, -012 through -015, -018, -019, -020, -023, -026, -028, -029; 010-0116-007, -008, -009, -011 through -017, -023; 010-0122-001, -002, -003, -004, -008, -009, -010, -018 through -026; 010-0127-001 through -008, -017 through -023).

Rezone 49 parcels from R-4-PUD-SPD to R-4-PUD (APN's: 007-0035-002, -003, -004; 007-0380-001 through -046).

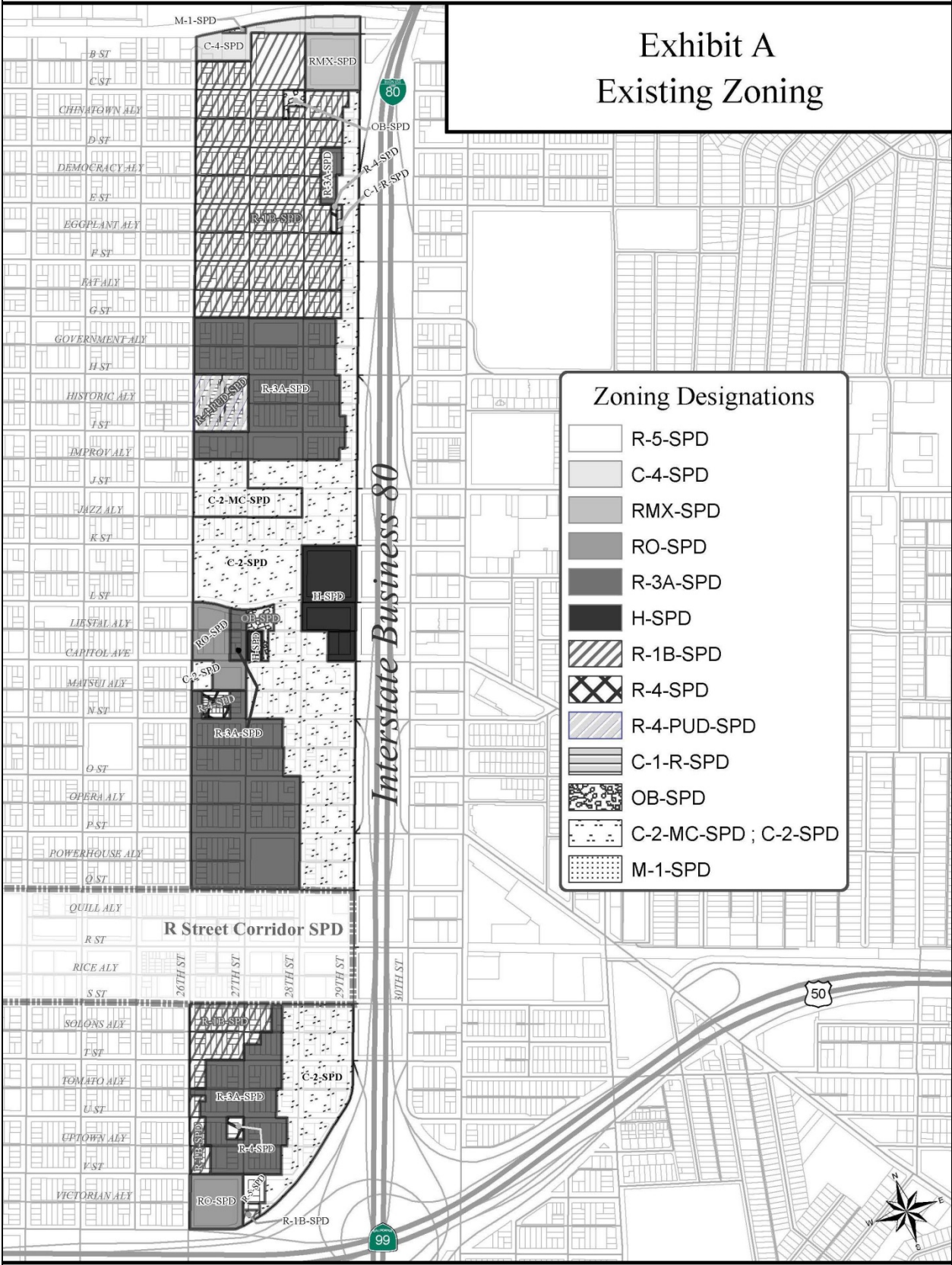
Rezone 33 parcels from R-4-SPD to R-4 (APN's: 003-0154-007; 007-0410-001 through -030; 010-0116-024, -025).

Rezone 6 parcels from R-5-SPD to R-5 (APN's: 010-0187-001 through -005, 010-0187-007).

Rezone 1 parcel from RMX-SPD to RMX (APN: 003-0103-001-0000).

Rezone 9 parcels from RO-SPD to RO (APN's: 007-0165-005; -012, -013, -015, -018, -019, -020; 007-0166-014; 010-0176-026).

Exhibit A Existing Zoning



Zoning Designations

[White Box]	R-5-SPD
[Light Gray Box]	C-4-SPD
[Medium Gray Box]	RMX-SPD
[Dark Gray Box]	RO-SPD
[Black Box]	R-3A-SPD
[Black Box]	H-SPD
[Diagonal Lines /]	R-1B-SPD
[Cross-hatch]	R-4-SPD
[Diagonal Lines \]	R-4-PUD-SPD
[Horizontal Lines]	C-1-R-SPD
[Stippled]	OB-SPD
[Dotted]	C-2-MC-SPD ; C-2-SPD
[Dotted]	M-1-SPD



Exhibit B Proposed Zoning

