

City Planning Commission
Sacramento, California

Members in Session:

SUBJECT: Request for Section 65402(a) Findings of General Plan and Community Plan consistency. (M87-012)

LOCATION: Oak Mist Court and 0.49 acre portion of Oak Landing Drive (aka River Plaza Drive)

SUMMARY: The request is to abandon a portion of Oak Landing Drive (now called River Plaza Drive) and all of Oak Mist Court to allow the realignment of River Plaza Drive.

PROJECT INFORMATION:

1974 General Plan Designation: Residential, Agriculture Urban Reserve

~~1986 South Natomas Community Plan / High Density Residential / Office / Office Park~~

Existing Zoning of Site: R-2B OB (PUD), R-1(PUD), R-1A

Existing Land Use of Site: Vacant to the south, multiple family residential to the north, Natomas drainage canal to the west, office to east.

PROJECT EVALUATION:

- A. The applicant proposes to realign Oak Landing Drive, to be renamed to River Plaza Drive in the vicinity of the former cul-de-sac called Oak Mist Court. This requires abandonment of the right-of-way shown in exhibit A.
The Gateway Center PUD designates
- B. ~~The 1986 South Natomas Community Plan designates~~ the site for High Density Residential, Office Park. Surrounding land uses include multiple family residential to the north, vacant to the south, office to the east, Natomas main drainage canal to the west. *(staff amended)*

Section 65402(a) of the State Government Code requires the Planning Commission to report on the consistency of the proposal with the General Plan and applicable community plans. The ~~1986~~ South Natomas Community Plan depicts a major street in the alignment shown for River Plaza Drive. The proposed abandonment is consistent with the circulation plan of the ~~1986 South Natomas~~ *General Community* Plan in that the portion of Oak Landing Drive and Oak Mist Court will be replaced with a major right-of-way replacement for River Plaza Drive.

The proposed abandonment is consistent with the ^{ City's Interim Discretionary Land Use Policy and Research} General Plan ~~extension~~ in that the proposed route was indicated on the 1974 General Plan Circulation Element as a second access across the Main Drainage Canal. The route provides necessary access over a canal and between residential and office uses.*

- C. The proposed abandonment has been reviewed by the City Traffic Engineer, Fire, Utilities Planning, Electrical and Police Department, SMUD, PG&E and Sacramento Cable with the following comment received:

Traffic Engineer - Abandonment of that portion of Oak Landing Drive at Harbour Drive shall become effective only on completion of the realignment of Oak Landing Drive;


Environmental Review: The Environmental Coordinator has determined that the proposed project will not have a significant adverse impact on the environment. A negative declaration has been filed.

Recommendation: Staff recommends the Commission take the following actions.

A. Ratify the negative Declaration;

B. Find the proposed abandonment as depicted on Exhibit A to be in conformance with the City's Discretionary Interim Land Use Policy per the Circulation Element of the 1974 General Plan and the 1986 South Natomas Community Plan as required by Section 85402(a). The new street route provides the necessary access over the Main Drainage Canal and between two neighborhoods. *(staff deleted)

Respectfully submitted,


Wilfred Weitman,
Senior Planner

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*Staff amended to:

B. Find the proposed abandonment is consistent with the City's Interim Discretionary Land Use Policy for South Natomas area because that policy depicts a major street in the alignment shown for River Plaza Drive (see exhibit A). The proposed abandonment is consistent with the provisions of that major street running through the property. Oak Mist Court would be replaced by that major street (River Plaza Drive).