

CITY PLANNING COMMISSION

927 - 10th Street, Suite 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Spink Corporation, 720 F Street, 95814 444-8170		
OWNER	Placer Savings & Loan, P. O. Box 871, Auburn 95603		
PLANS BY	Spink Corporation		
FILING DATE	11/9/84	50 DAY CPC ACTION DATE	REPORT BY: SD:jl
NEGATIVE DEC	12/31/84	EIR	ASSESSOR'S PCL. NO. 031-060-10.11 031-030-44.45

APPLICATION:

- A. Negative Determination.
- B. General Plan Amendment from elementary school site to residential.
- C. Amend the 1976 So. Pocket Plan from elementary school site to residential; from Low Density Residential to Low Density Multi Family.
- D. Rezone 15[±] acres from Agricultural (A) to Garden Apt. (R-2B), 51[±] acres from Agricultural (A) to Single Family (R-1).
- E. Tentative Map (P-84-433) to subdivide 67[±] acres.

LOCATION: South of the intersection of Windbridge Drive and Rush River Drive.

PROPOSAL: The applicant is requesting the necessary entitlements to develop 191 single family 33 halfplex units and 2 multi family sites with a total of 306 apartments.

PROJECT INFORMATION:

1974 General Plan Designation: Residential and School site
1976 So. Pocket Community Plan Designation: School site, low density residential and low density multiple family

Existing Zoning of Site: Agricultural
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:

North: Apartments, Shopping Center (proposed) R-2B-R,S-CR
South: Vacant; A, R-2B-R
East: Vacant; A
West: Vacant; A

Property Dimensions: Irregular
Property Area: 67[±] Acres
Density of Development: Parcel A-20.9 du/net ac; PclB-17.7 du/ac net
Single Family 4.7 du/ac net
Topography: Flat
Street Improvement: To be provided
Utilities: To be provided

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SUBDIVISION REVIEW COMMITTEE RECOMMENDATION

On November 28, 1984, by a vote of 5 ayes, one no, and 3 absent, the Subdivision Review Committee voted to recommend denial of the tentative map based upon inconsistency with the General and Community Plans with relationship to the school site.

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APPLC. NO. P84-433

MEETING DATE January 10²⁴, 1985

CPC ITEM NO. 14-7

BACKGROUND INFORMATION:

On August 21, 1984, the City Council approved the necessary entitlements to develop an 11.6 acre shopping center site and 7.2 acres of residential condominiums located on the northwest corner of Windbridge Drive and Rush River. This approval was based upon redesignating the southeast corner of that intersection from shopping center to low density residential. The new residential designation includes Lot B of the subject site.

PROJECT EVALUATION: Staff has the following concerns and comments regarding the project:

- A. Land Use: The 1974 General Plan designates the subject site for residential uses and an elementary school site designated south of the drainage canal and west of Windbridge Drive. The 1976 So. Pocket Plan designates the site for low density multiple family, single family uses, and an elementary school site. The applicant proposes to redesignate the area from Rush River Drive to the drainage canal, east of Windbridge Drive low density multiple family with a zoning of R-2B. In addition, the subdivision design does not reserve the school site. The project is therefore inconsistent with applicable plans.
- B. The subject site is surrounded by a 134 unit apartment complex with a density of 20.6 units per acre under construction (northwest) which are zoned R-2A, a vacant shopping center site and two approved, vacant apartment sites containing 194 units and with a density of 18.4 units per acre, to the north. The site to the east is currently designated for low density residential. A project which includes a private lake is being considered for the site. The property to the south is the recently approved River Landing Apartments, zoned R-2B-R, and Garcia Bend Park. The site to the west is vacant, zoned A and designated for Light Density Residential uses. The project's residential use is compatible with surrounding existing and proposed land uses. However, the over impaction of the Windbridge/Rush River intersection with 5 multi family projects (3 approved and 2 proposed) all with densities of between 17.7 to 21 units per acre is a serious concern. Staff suggests the applicant consider a lower density of 15[±] units per acre for lots A and B. This density would provide a good transition to adjacent single family uses, would provide a welcomed variation from the three approved projects and would also provide design flexibility needed for the sites.
- C. Design: The entire subject site is designated for single family uses. The site is surrounded on two sides by multi family uses, under construction or so designated. Since the northern portion of the subject site is located at a major intersection and is adjacent to multi family uses, staff has no objection to supporting a land use designation of Low Density Multiple Family. Staff believes a zoning with a density of 15 units per acre would provide a better transition into the single family to the south and a needed alternative to the same design and density approved for three sites almost immediately adjacent to this project. A detailed set of plans has not been submitted by the applicant. Staff would, therefore, not support a rezoning request at this time without plans.

- D. Facilities: The General and Community Plan designated an elementary school site on a portion of the subject site. The City Unified School District requests that the site be retained (See Exhibit A). Their population projections indicate the site will be needed. Based upon inconsistency with applicable plans, staff cannot recommend approval of the project.
- E. Circulation: An off-street bikeway is designated on the subject site by the So. Pocket Community Plan. The design of the subdivision make an on-street bikeway along Windbridge Drive more logical and desirable. S.R.C. representative recommends that the off-street bikeway be rerouted along Windbridge Drive to Rush River Drive. If this project were approved, a bikeway would have to be rerouted onto Windbridge Drive.
- F. Policies: The Planning and Community Services Divisions have determined that parkland dedication in-lieu fees are appropriate. Fees shall be based upon 6.03 acres of land multiplied by the per acre land value established by the applicant's appraiser.

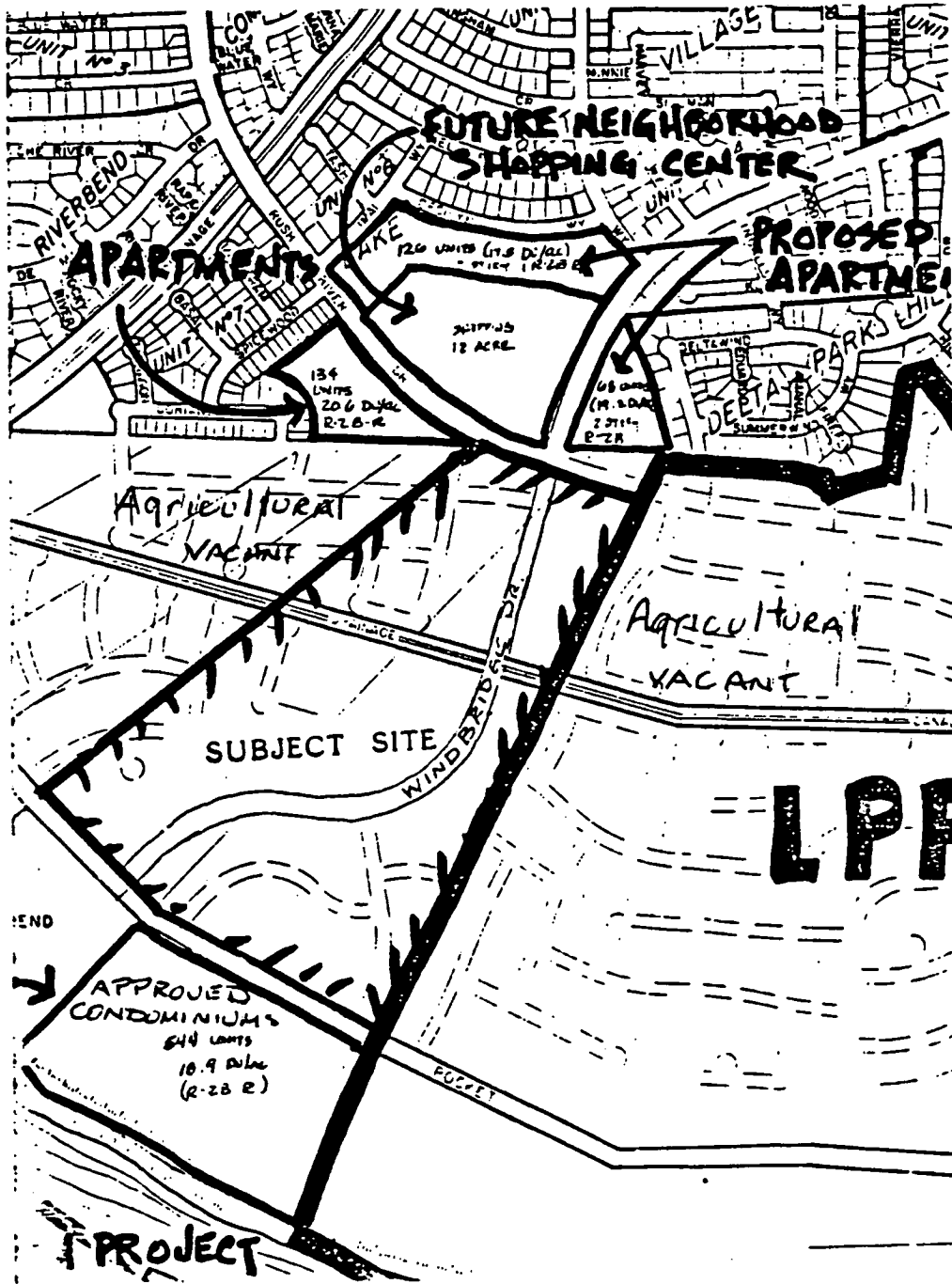
Environmental Determination: The Environmental Coordinator has reviewed this project and determined that it will not have a significant adverse impact on the environment. A Negative Declaration with mitigation measures relating to cultural deposits and ground water seepage has been filed.

Recommendation: Staff recommends the following:

- A. Ratification of the Negative Declaration
- B. Denial of the General Plan amendment from elementary school site to residential
- C. Denial of the 1976 So. Pocket Community Plan amendment from elementary school site to low density residential; from low density residential to low density multiple family
- D. Denial of the rezoning of 15[±] acres from Agricultural (A) to Garden Apt (R-2B), 51[±] acres from Agricultural (A) to Single Family (R-1).
- E. Denial of the Tentative Map

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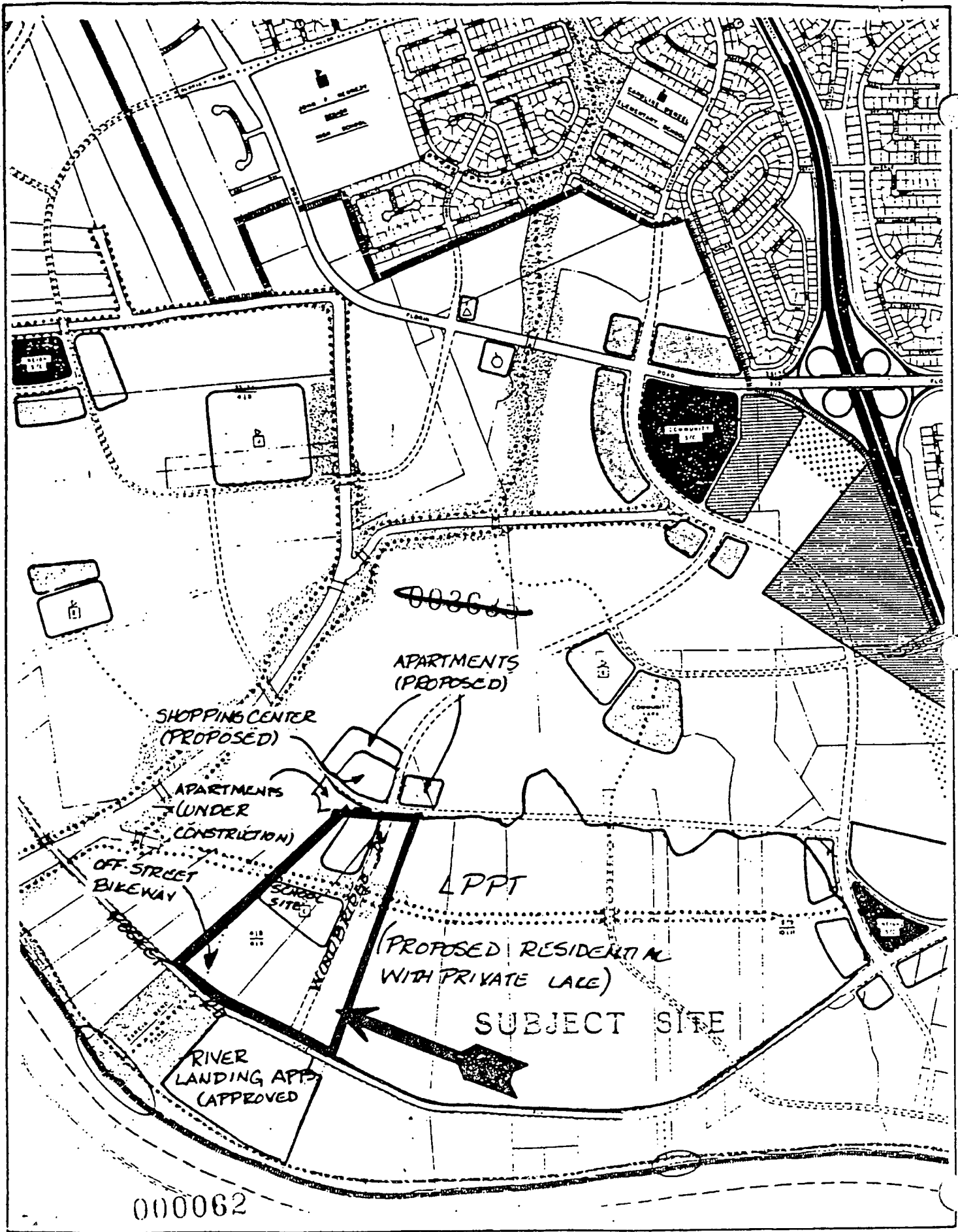


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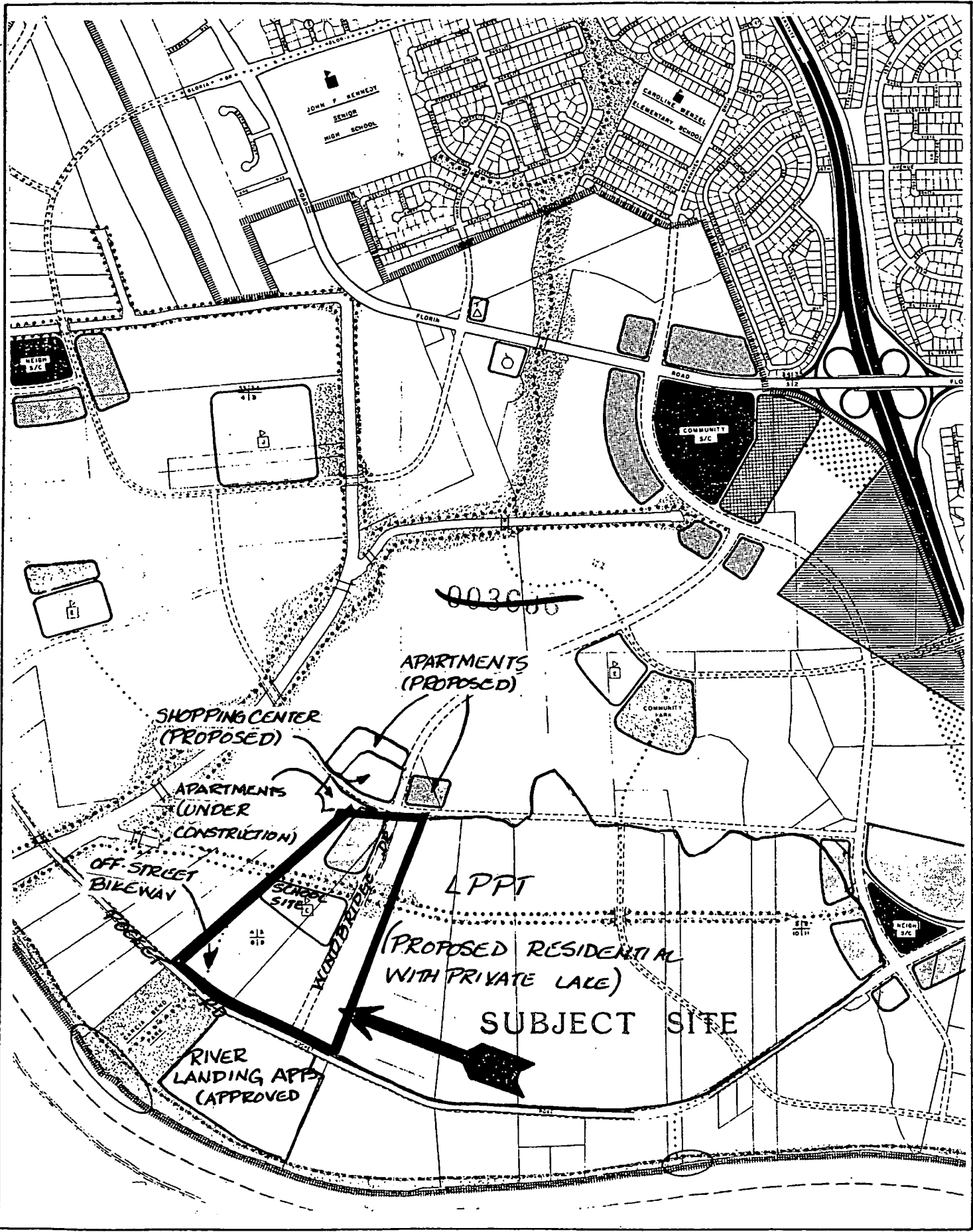
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VICINITY - LAND USE - ZONING

27 2-28-85
2-24-85
1-10-85



VICINITY MAP



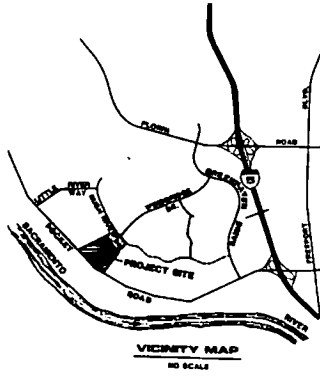
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VICINITY MAP

084-433

24
1-10-85

North
9



OWNER AND SUBDIVIDER
PLACER SAVINGS & LOAN
POST OFFICE BOX 87
AUBURN, CALIFORNIA 95605

EXISTING ZONING
A (AGRICULTURAL)

PROPOSED ZONING
R-2B-4 (PARCELS A AND B)
R-1 AND R-1A

EXISTING USE
VACANT - AGRICULTURAL

PROPOSED USE
FUTURE MULTI-FAMILY DEVELOPMENT (PARCELS A AND B)
151 R-1 LOTS
33 R-1A LOTS (TO BE SPLIT AT A FUTURE DATE)
*... DENOTES FUTURE HALF-PLEX LOTS

ACREAGE
26.65 ± AC. - GROSS AC.
(PARCEL A - 10.9 ± AC. NET)
(PARCEL B - 4.5 ± AC. NET)

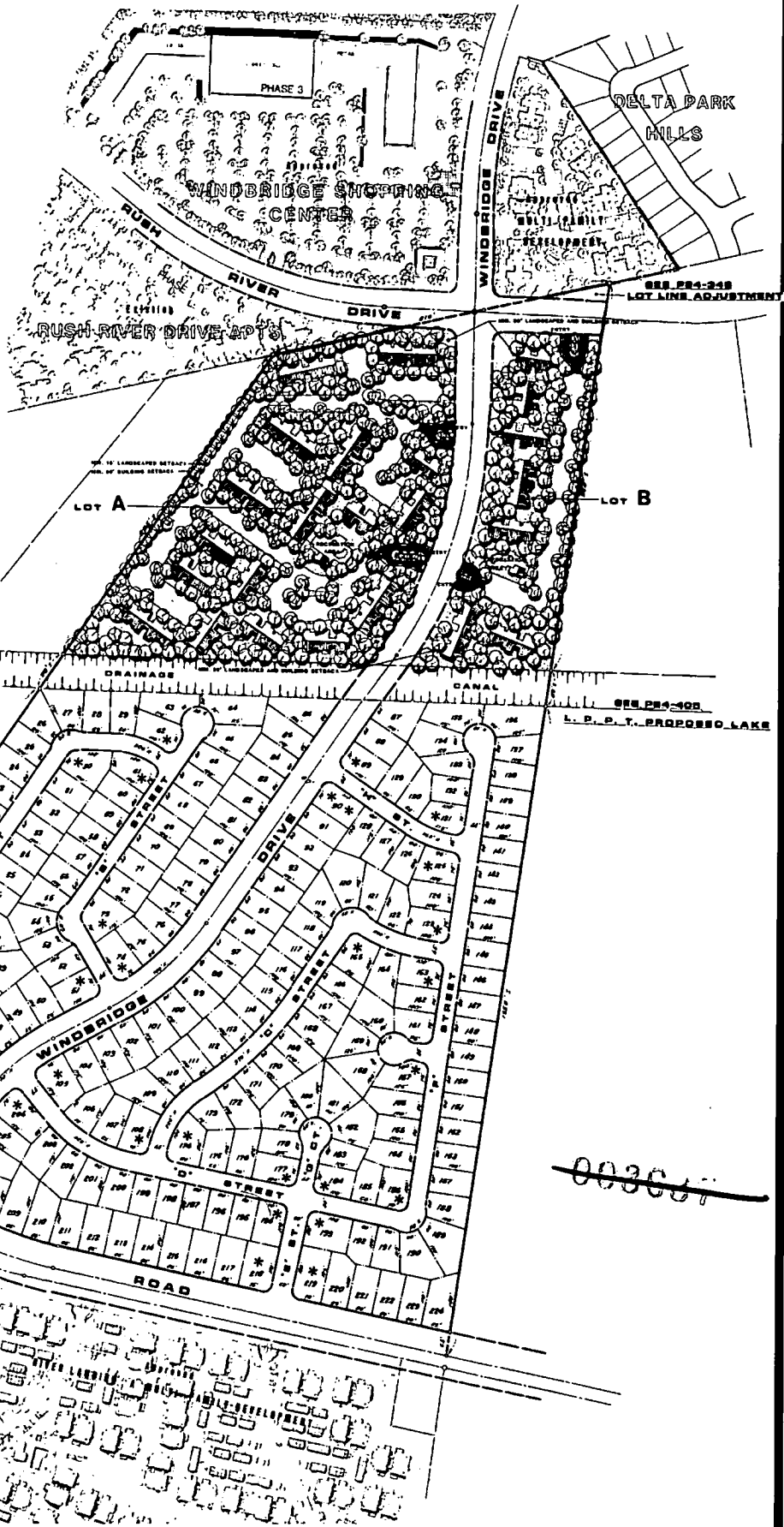
DEVELOPMENT
PARCEL A - 22.9 D.U. PER NET ACRE
PARCEL B - 17.7 D.U. PER NET ACRE
SINGLE FAMILY - 4.5 D.U. GROSS
OVERALL - 7.9 D.U. GROSS (NOT COMPUTED TO INCLUDE FUTURE SPLIT FOR R-1A LOTS)

WATER SUPPLY
PUBLIC UTILITIES

SEWER DISPOSAL
PUBLIC SEWERS

PROPOSED IMPROVEMENTS
SACRAMENTO CITY STANDARDS

ASSESSORS PARCEL NUMBER
031-060-10 & 11
031-030-41 & 45



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TENTATIVE MAP	LAKE CREST VILLAGE 8 & 9 CITY OF SACRAMENTO CALIFORNIA	SCALE IN FEET		NOV. 1984
				7460-018

P 84-433

1-20-85

No. 14-9

STAFF REPORT AMENDED 3-14-85
CITY PLANNING COMMISSION

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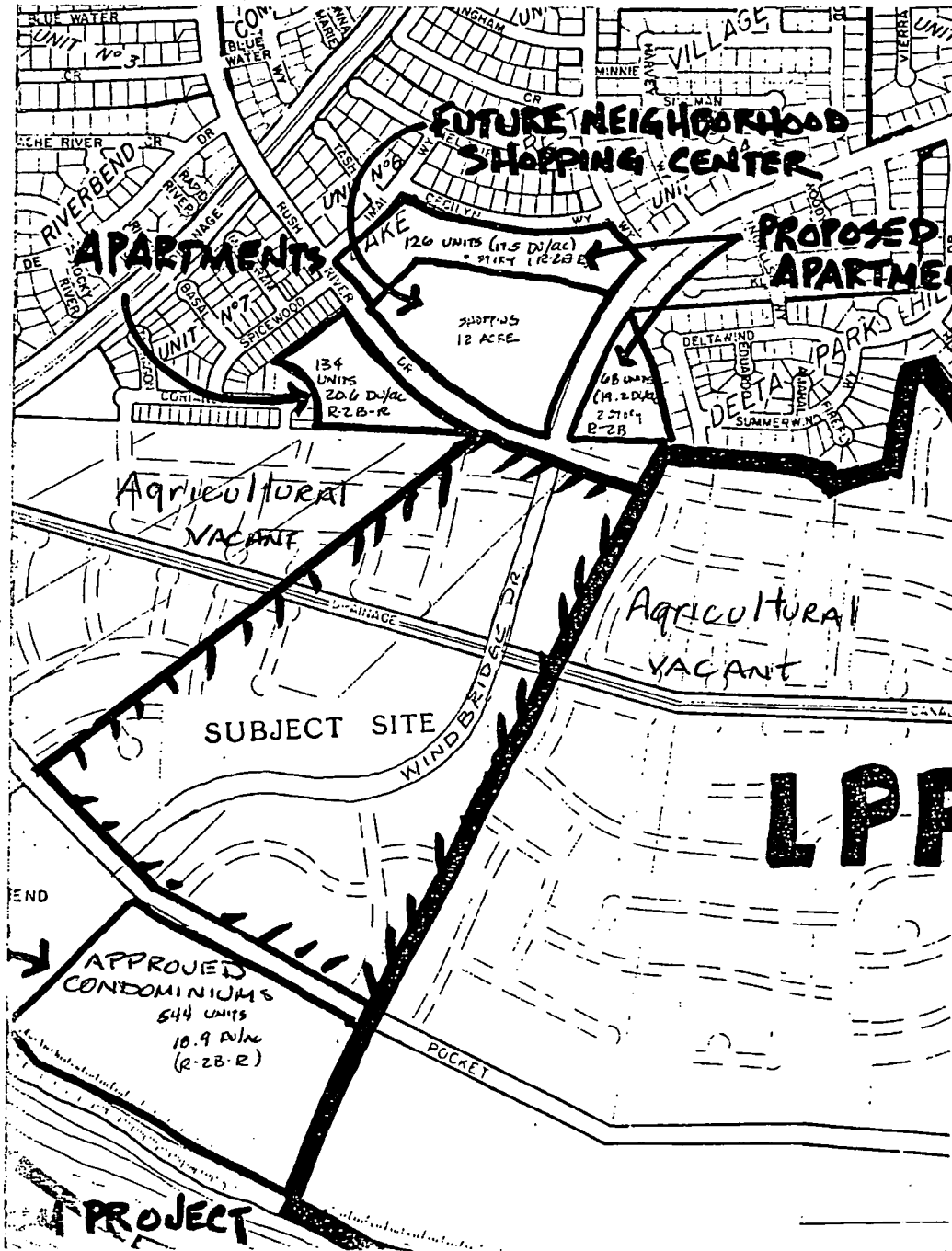
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APPLC. NO. P84-433

MEETING DATE January 10, 1985

CPC ITEM NO. 1474

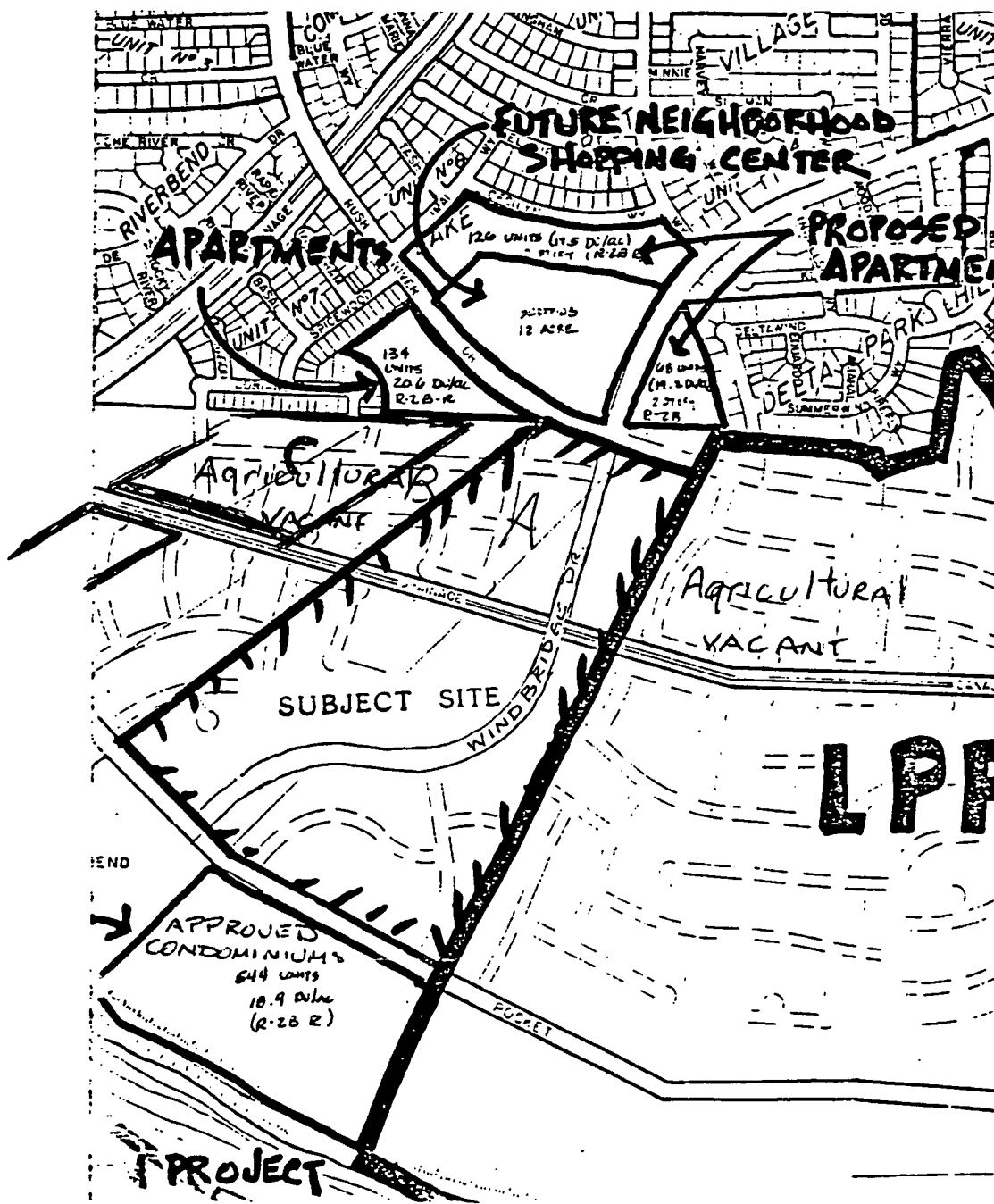
22 2-14-85
2-28-85
3-14-85



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VICINITY - LAND USE - ZONING



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VICINITY - LAND USE - ZONING

SACRAMENTO CITY UNIFIED SCHOOL DISTRICT

1619 N STREET, P.O. BOX 2271
SACRAMENTO, CALIFORNIA 95810

EXHIBIT A



E. T. GIUGNI
Superintendent

November 30, 1984

RECEIVED
NOV 30 1984
10

Mr. Marty Van Duyn, Director
City Planning Department
927 10th Street, Suite 300
Sacramento, CA 95814

Dear Mr. Van Duyn:

The Sacramento City Unified School District requests that the elementary school site located in the South Pocket community plan and the city general plan at the southerly extension of Windbridge Drive be retained for school purposes as long as legally permitted. The district is convinced that at complete build-out the total population of the South Pocket will, in fact, produce a need for the three remaining school sites. Two of those sites currently are owned by the district and the third, referred to in this letter, will be acquired if the district can identify appropriate funds within legally stated time limits. In the meantime we would hope that any proposed development would take into consideration the future need for a school in this area.

Sincerely,

E. Tom Giugni
Superintendent

ETG:WAP:mw

- cc Mr. Pede
- Dr. Delavan
- Mr. Gosling
- Ms. Sue Desmarais, City Planning Department

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984 433

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1-10-85 2-28-85
2-11-85

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No. 1474