

City Planning Commission
Sacramento, California

Members in Session:

- SUBJECT: A. Environmental Determination
B. Subdivision Modification to Waive Parkland
Dedication Requirements (P87-008)

SUMMARY: On January 8, 1987, the Commission considered a request to subdivide 21.4+ vacant acres into two parcels. Parcel One is intended for a 196 unit senior citizen independent living center. No plans were proposed for Parcel Two. The applicant is responsible for 4.5611 acres of Parkland dedication requirements based upon 196 units on Parcel One and the maximum number of units allowed in the R-2A-R zone on Parcel Two.

PROJECT BACKGROUND: The applicant is now requesting to waive the Parkland Dedication obligation based on the fact that the proposed development is intended for senior citizens. Elderly housing is not exempted from Parkland dedication obligation under the City Subdivision Ordinance or the Quimby Act. The Subdivision Review Committee voted to recommend denial of the request at its January 28, 1987 meeting.

Committee members discussed the possibility of deferring Parkland requirements until building permits are issued. Parks and Community Services and Public Works Department pointed out, however, that map recordation is the normal time for collection of these fees. The City has no mechanism for collecting fees beyond the map recordation stage. Staff, therefore, is concerned that these fees will ultimately go uncollected.

The applicant's letter of request also cites a drastic reduction in fees as an acceptable alternative (Section C). Staff believes this would be unfair to other developers who have complied fully with their Parkland dedication obligation. It would also set a precedent for approval of future similar requests and greatly reduce the City's ability to acquire and maintain public parks.

Staff notes some amenities on the site plan which may qualify for credits toward the applicant's obligation.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the project will not significantly impact the environment and has filed a Negative Declaration.

RECOMMENDATION: Staff and the Subdivision Review Committee recommend that the Planning Commission ratify the Negative Declaration and recommend denial of the request to waive Parkland Dedication requirements.

The Planning Commission recommended approval of the request subject to the following conditions:

- A. The applicant shall place a note on the final map which indicates that parkland dedication fees are to be paid prior to issuance of building permits for parcels 1 and 2.*
- B. The applicant shall enter into an agreement with the City which guarantees payment of parkland dedication fees prior to issuance of building permits for parcels 1 and 2. This agreement shall be drafted to the satisfaction of the City Attorney and the Director of the Department of Community Services.*

Respectfully submitted,

Art Gee
Art Gee
Principle Planner

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Sacramento, California

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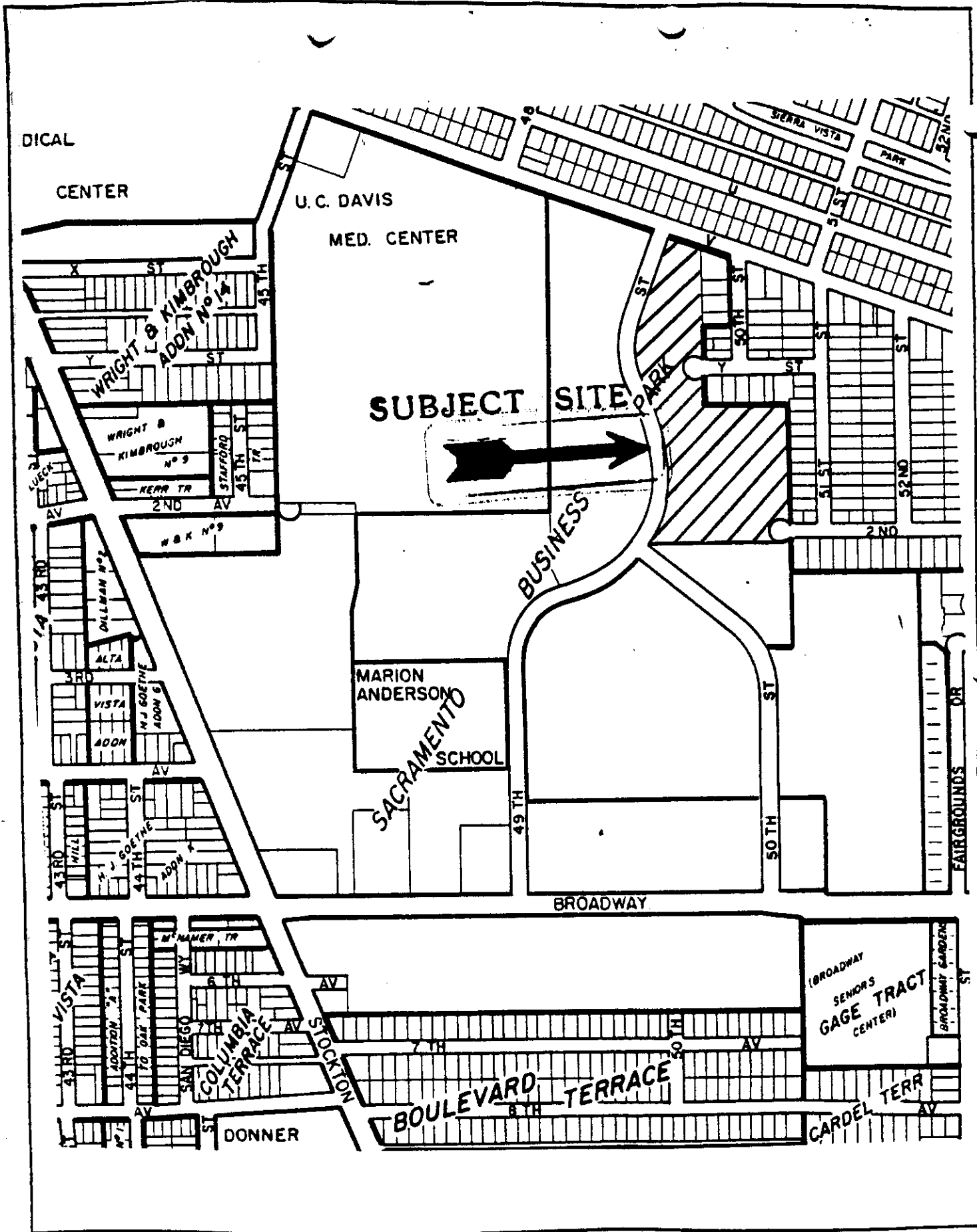
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RECOMMENDATION: Staff and the Subdivision Review Committee recommend that the Planning Commission ratify the Negative Declaration and recommend denial of the request to waive Parkland Dedication requirements.

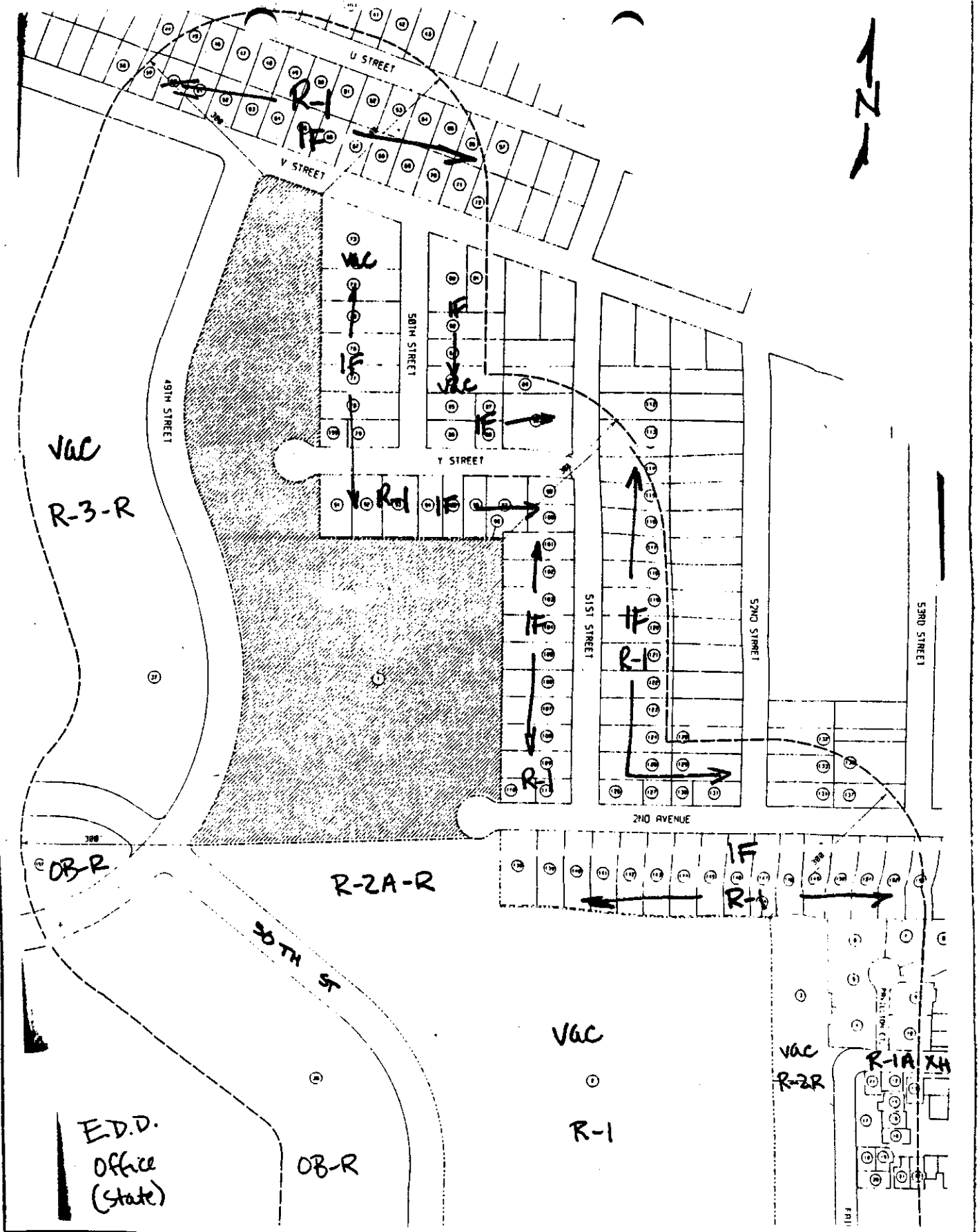
Respectfully submitted,

Art Gee
Art Gee
Principle Planner

AG:SD:kh



VICINITY MAP



LAND USE & ZONING MAP

TENTATIVE PARCEL MAP

PARCEL 2-38 PM 22
 CITY OF SACRAMENTO CALIFORNIA
 NOVEMBER, 1988
 HORTON & PITALO, INC.
 SHEET 1 OF 1 SHEETS

OWNER/DEVELOPER

SACRAMENTO BUSINESS PARK
 C/O BUZZ GATES ENTERPRISES
 8401 JACKSON ROAD
 SACRAMENTO, CA 95826

APPLICANT

HORTON & PITALO, INC.
 1430 ALHAMBRA BLVD., SUITE 200
 SACRAMENTO, CA 95816

ASSESSOR'S PARCEL NO.

11-200-48

AREA

21.62 AC.

STORM DRAINAGE

SAINTITY SEWER
 WATER
 SCHOOLS
 PARKS & RECREATION
 FIRE PROTECTION
 POLICE PROTECTION

CITY OF SACRAMENTO

ELECTRICITY

S.N.W.D.

GAS

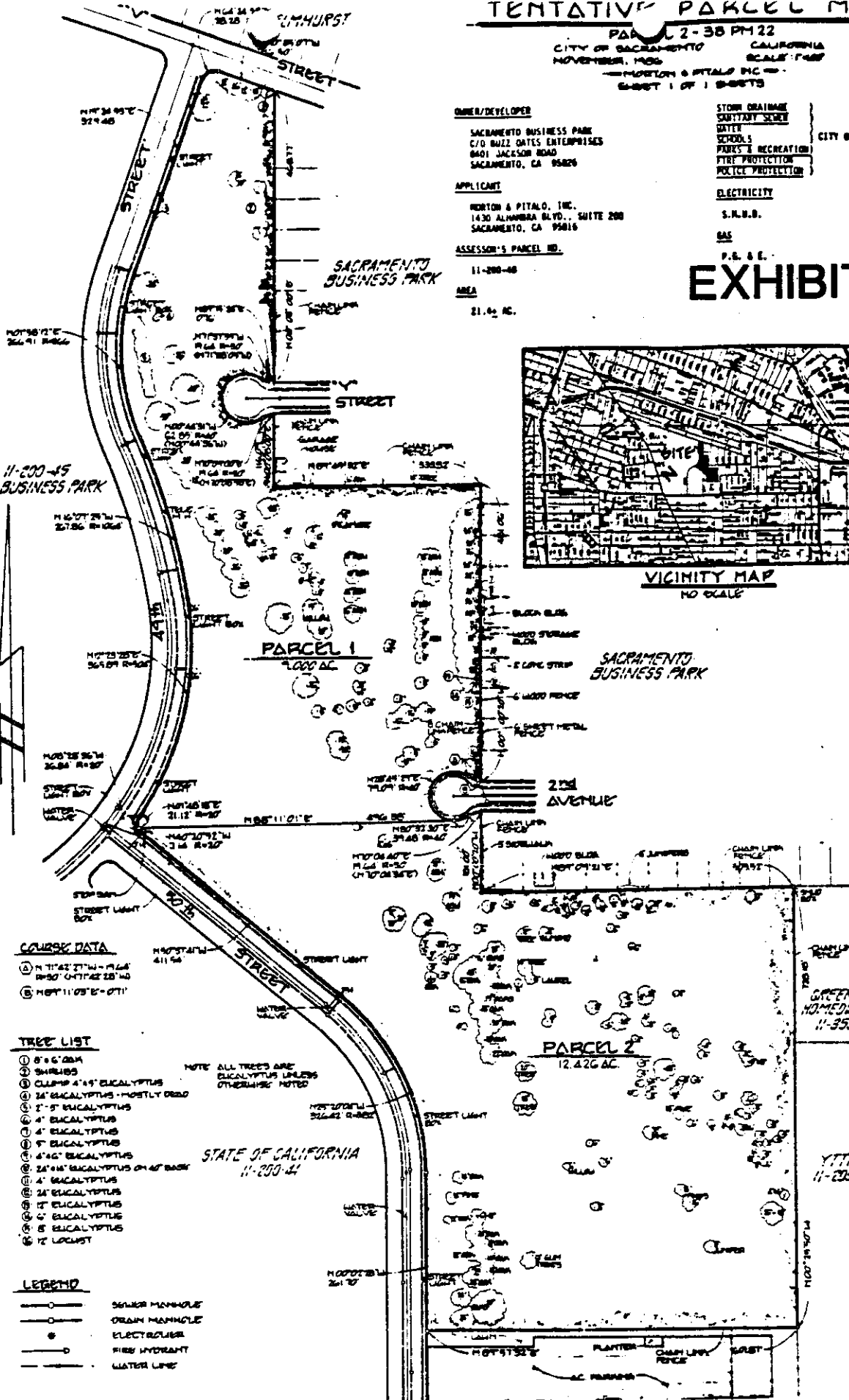
P.S. & E.

EXHIBIT A



VICINITY MAP
 NO SCALE

11-200-45
 SAC. BUSINESS PARK



COURSE DATA

- ① N 11°42'27"W - 114.6' - 114.6'
- ② R 90° - 0'11"42'28"W
- ③ N 87°11'05"E - 0'11"

TREE LIST

- ① 8" x 6" OAK
- ② SHRUBS
- ③ CLUMP 4" x 4" EUCALYPTUS
- ④ 24" EUCALYPTUS - MOSTLY DEAD
- ⑤ 2" x 2" EUCALYPTUS
- ⑥ 4" EUCALYPTUS
- ⑦ EUCALYPTUS
- ⑧ 4" x 6" EUCALYPTUS
- ⑨ 24" x 4" EUCALYPTUS ON 45° BANK
- ⑩ 4" EUCALYPTUS
- ⑪ 24" EUCALYPTUS
- ⑫ EUCALYPTUS
- ⑬ 4" EUCALYPTUS
- ⑭ 8" EUCALYPTUS
- ⑮ 12" LOCUST

NOTE: ALL TREES ARE
 EUCALYPTUS UNLESS
 OTHERWISE NOTED

LEGEND

- SINKER MANHOLE
- DRAIN MANHOLE
- ELECTRICIAN
- FIRE HYDRANT
- WATER LINE

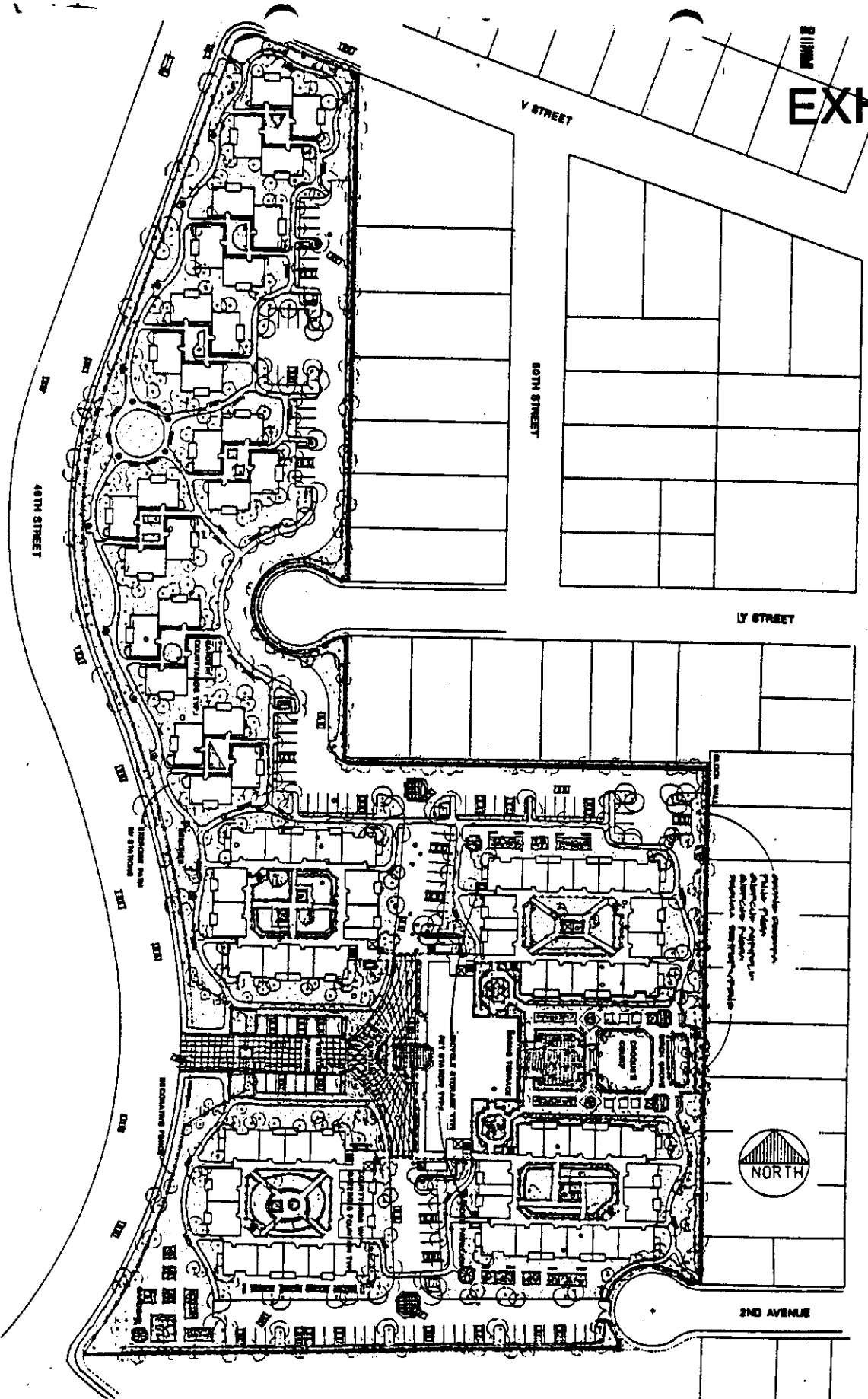
P87-008

STATE OF CALIFORNIA
 11-200-47

Item 13
 860000

2-12-87

EXHIBIT B



12

LANDSCAPE PLAN
 DATE: 11-11-87
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]

ELMHURST PARK VILLAS
 SACRAMENTO, CALIFORNIA

DATE: 11-11-87
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]

SCALE: 1" = 20'-0"

PA7-008

2-287

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EXHIBIT C

SACRAMENTO BUSINESS PARK,
a California General Partnership

January 15, 1987

The City of Sacramento Planning Department
1231 "I" Street, 2nd Floor
Sacramento, California 95814

Attention: Mr. Will Whiteman,
Senior Planner

SUBJECT: Division of APN 011-200-48 - City Control
Number P87008

Dear Sir:


The undersigned, owners of the subject parcel, request that the requirement of a dedication of land for park or recreational purposes, or fees in lieu thereof, as a condition to the filing of a parcel map be waived or such fees be drastically reduced.

Very truly yours,

P.S. Please place this matter on
the Planning Commission's agenda
for review as soon as possible.
S.B.P.


SACRAMENTO BUSINESS PARK,
a California General
Partnership, by all of its
partners

By: O. K. & B, a California
General Partnership

By: 
Marvin L. Oates,
Its Managing General
Partner

By: BENEQUITY PROPERTIES, a
California Limited
Partnership

By: EDM Equities, Inc.
a California corporation,
Its Managing General
Partner

By: 
Jonathan E. Mitchell,
Its President

cc: Fred Goodrich

P87-008

2-2-87

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