

City Planning Commission
Sacramento, California

Members in Session:

SUBJECT: Rezoning; PUD Schematic Plan Amendment; Tentative Subdivision for Natomas Oaks; Tentative Parcel Map; and Subdivision Modification to waive Parkland fees.

LOCATION: North of Garden Highway, east side of Gateway Oaks Drive

This project was originally presented to the Planning Commission on March 24, 1983. The Commission continued the item because of the numerous unresolved issues related to the project. The following are issues discussed at the last meeting:

1. Parkland Fee waiver. The applicant requested that any required parkland fees be waived until actual development of the site occurs.
2. The staff suggested that the canal-parkway be developed by the applicant and maintained by a homeowners' association. In addition, a public easement for public access was also requested.
3. Staff expressed some concerns with creating Lot A with two different zoning classifications, R-1 and R-2B(PUD).
4. The applicant is in opposition to Condition "f", pg. 8 of the original staff report which requires that a right-of-way study be prepared for Garden Highway. The applicant indicated that a right-of-way study was already completed.
5. The applicant was also against Condition "o", pg. 8 of the staff report which requires that the remainder lot (Lot "E") be merged with the adjacent property to the east.

Subsequent to the March 24 meeting, staff met with the developer on several occasions. As a result, the applicant has submitted a revised tentative parcel map to divide the site into four separate parcels and has withdrawn the tentative subdivision map.

At this time, the following entitlements are before the Commission:

- a. Rezoning from R-1 and R-1A(PUD) to R-2B(PUD);
- b. Amendment to the PUD Schematic Plan;
- c. Tentative Parcel Map;
- d. Subdivision Modification to waive parkland dedication fees.

Staff has concerns with the consideration of the Rezoning to R-2B(PUD) and the Schematic Plan Amendment at this time because there are no specific plans submitted. With the withdrawal of the Subdivision Map and no specific plans for Lot "A", staff has no idea how the site will be developed. Staff suggests that these two requests be continued until specific plans are developed and submitted for consideration.

P83-021

April 14, 1983

Item No. 6

003103

NOTED

In terms of the tentative parcel map and subdivision modification, staff supports the requests with revised conditions. The parcel map will allow the division of the site for the future park site, and two separate sites that will allow future development. Also, a remnant parcel will be created that will eventually be developed with properties to the east. The revised conditions will require payment of parkland fees when the properties develop, and the specific dedication and development of the canal parkway will be addressed when the properties develop or when a future tentative map is submitted. The applicant has indicated that any future requirement for the developer to improve and maintain the canal-parkway may be opposed. He indicated that a position cannot be taken until a specific policy is presented.

In reference to the requirement for a right-of-way study, the Engineering Department indicated that the right-of-way study can be completed when the subdivision map is final. Therefore, staff is recommending that this condition be deleted.

In reference to the original Condition "o", pg. 8 of the City Planning Commission report, the City Attorney's office has advised the elimination of this condition.

RECOMMENDATION: The staff recommends the following:

1. Ratification of the Negative Declaration;
2. Continuation of the Rezoning from R-1 and R-1A(PUD) to R-2B(PUD);
3. Continuation of the PUD Schematic Plan Amendment;
4. Approval of the Tentative Map and Subdivision Modification with conditions which follow.

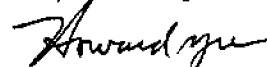
Tentative Parcel Map Conditions

The applicant shall satisfy each of the following conditions prior to filing the final map unless a different time for compliance is specifically noted:

- a. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code by providing plans and bonds to guarantee the improvements;
- b. Place a note on the final map indicating: "No building permit shall be issued on any lot created by this map prior to preparation of a sewer, drainage and water study for the review and approval of the City Engineer. Dedicate easements and construction improvements as required by said study."
- c. Pay off existing assessments or file the necessary segregation requests and fees to segregate existing assessments;
- d. Relocate existing gas main adjacent to Gateway Oaks Drive or provide an easement to the satisfaction of Pacific Gas and Electric Company;
- e. Prepare a right-of-way study from the end of existing improvements of Gateway Oaks Drive to W. El Camino Avenue to the satisfaction of the City Engineer. From the current end of Gateway Oaks Drive to the northern property line, standard dedication and improvements shall be required. From the northern property line to W. El Camino Avenue, off-site dedication and construction of two 18-foot lanes shall be required by providing plans and bonds to guarantee the improvements.

- f. Dedicate Lot "C" (park site) to the City of Sacramento;
- g. The applicant shall not allow stacking of construction materials and the parking of equipment and vehicles within tree drip lines;
- h. The applicant shall not grade, trench, cut or fill within a tree drip line;
- i. If unusual amounts of bone, stone or artifacts are uncovered, work within 50 meters of the area will cease immediately and a qualified archaeologist shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less than significant effect before construction resumes.
- j. Prior to the filing of a final subdivision map or the issuance of any building permits for Lots A or B, whichever occurs first, property necessary for development of the canal parkway on the east side of the Natomas Main Drainage Canal shall be dedicated in conformity with the South Natomas Community Plan. As used herein, "final subdivision map" does not include the final parcel map filed in conformity with this tentative parcel map. At the time of the filing of the final subdivision map or issuance of a building permit, such parkway shall be improved to the satisfaction of the City Engineer and Director of Community Services or security therefore shall be posted satisfactory to the City Attorney to assure performance of the improvement of said parkway if such policy as adopted by the City Council.

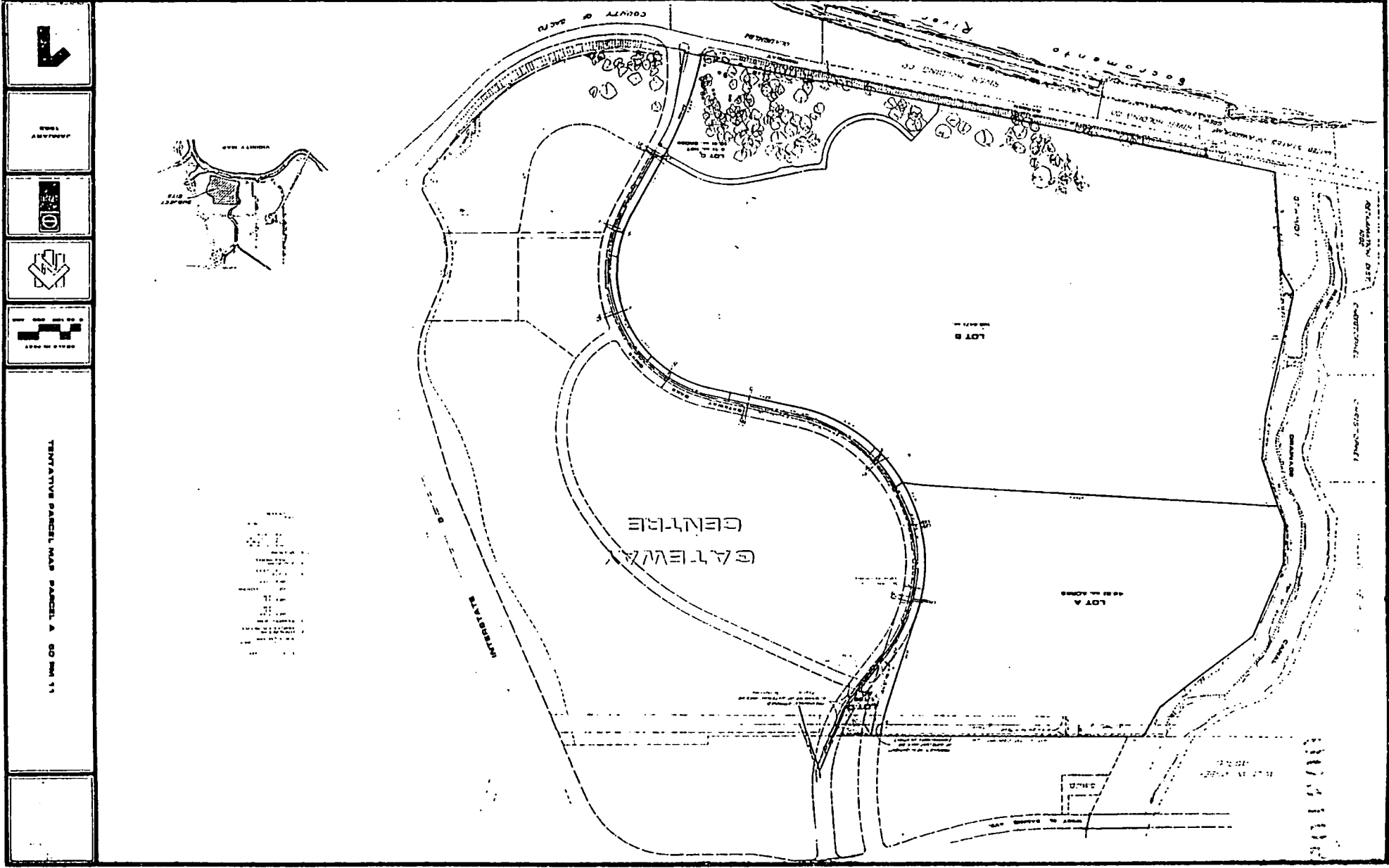
Respectfully submitted,



Howard Yee
Principal Planner

HY:bw

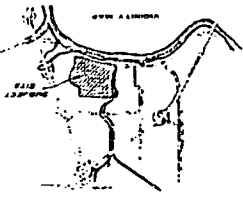
Attachments



SCALE



TENTATIVE PARCEL MAP PARCEL A 60 944 11



GATEWAY CENTRE

LOT B

LOT A

LOT C

WATERBURY

4-14-83