

REPORT CORRECTED BY STAFF 2-22-89
CITY PLANNING COMMISSION

1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT SCW Capital Corporation - 2221 Hurley Way, Sacramento, CA 95825
OWNER SCW Corp./Kathrine Meister - 2489 American River Drive, Sacramento 95825
PLANS BY Ferrar Williams Architects - 1418 12th Street, Sacramento, CA 95814
FILING DATE 12/21/88 ENVIR. DET. Neg. Dec. REPORT BY B.W.:vf
ASSESSOR'S PCL. NO. 250-010-47,48

- APPLICATION:
- A. Negative Declaration
 - B. Rezone 6.56+ vacant acres from Agriculture (A) to Highway Commercial (HC-PUD) Planned Unit Development.
 - C. PUD designation for 6.5+ vacant acres to be known as Northgate Regency Motor Inn complex.

LOCATION: West side of Rosin Court at the terminus with I-80

PROPOSAL: The applicant is requesting the necessary entitlements to allow future highway oriented commercial development.

PROJECT INFORMATION:

General Plan Designation: Community Neighborhood/Commercial & Offices
1988 South Natomas Community Plan: Highway Commercial
Existing Zoning of Site: Agriculture
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:

North: I-80 Freeway; TC
South: Restaurant & Motel; HC-R PUD
East : Warehouse/Offices; M-1S, C-4
West : Proposed Sutter Business Park; OB-PUD

Property Dimensions: Irregular
Property Area: 6.56+ acres
Topography: Flat
Street Improvements: Existing
Utilities: Existing

BACKGROUND INFORMATION: On June 24, 1986, the City Council approved a rezone of 6.56+ vacant acres, consisting of two lots, from Agriculture (A) to Highway Commercial Review (HC-R), (P86-143). On February 4, 1987, the Superior Court of the State of California directed the City of Sacramento to set aside the above action pending preparation, circulation for public comment and adoption of an adequate cumulative impact analysis of South and North Natomas; this project was, therefore, held up.

APPLC. NO. P86-143 MEETING DATE February 23, 1989 ITEM NO. 28

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site consists of two vacant parcels totaling 6.56+ acres in the Agriculture (A) zone. The General Plan designates the site for Community Neighborhood/Commercial and Offices and the 1988 South Natomas Community Plan designates the site for Highway Commercial. Surrounding land uses and zoning includes the I-80 Freeway to the north, zoned TC; a restaurant and a motel to the south, zoned HC-R PUD; warehouse and offices to the east and the proposed Sutter Business Park to the west, zoned OB-PUD.

B. Applicant's Proposal

The applicant is requesting to rezone 6.56+ vacant acres from Agriculture (A) to Highway Commercial (HC-PUD). A designation for a Planned Unit Development (PUD) based on a conceptual site plan is also requested by the applicant. Subsequent to the rezone and PUD designation approval, the applicant will apply for a Special Permit prior to development.

C. Staff Analysis

The rezone request conforms to both the General Plan and the recently adopted 1988 South Natomas Community Plan. The Highway Commercial designation for the subject site was studied in the South Natomas Community Plan update and the final EIR. The applicant's intent is to later develop the site with highway oriented commercial type uses.

The conceptual plan (Exhibit A) indicates a motel development with a motel/restaurant and a freestanding restaurant fronting on Rosin Court. The applicant, however, has indicated to staff that the attached site plan does not reflect the actual layout of the buildings and type of occupants to be located on the subject site. The applicant has agreed with staff, that he will, at a later date, apply for a special permit which will include a specific site plan and development guidelines for the entire site.

Staff has no objections to the rezone nor the PUD designation since the proposal conforms with the 1988 South Natomas Community Plan and the General Plan.

D. Agency Comments

The Environmental Coordinator comments on the proposal covers all areas of concern for development in South Natomas.

E. ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the proposal will not have a significant impact on the environment and has filed a negative declaration with the following mitigation measures.

1. All tenants of the project development shall join other South Natomas employers in working with the Sacramento County Air Pollution Control District to develop a mitigation program consisting of new traffic and air quality mitigation measures not already identified in the SNCP and EIR.
2. Pay the cost (connection fees) of providing water to the site.
3. Implement standard water conservation measures into the site design.
4. The owners and other principals of development in the PUD shall have and assume the obligation to acquire information reasonably available to the public relevant to the development which is sufficient to inform subsequent purchasers of the existing level of flood protection and the applicable floor elevations in the possession of the Army Corps of Engineers, whether or not such information has been adopted as part of the official FEMA flood map or the City's Flood Plain Management Ordinance, and to pass on such information to subsequent purchasers and tenants of the development. The City shall provide to owners any requested public information it possesses relating thereto. The City Manager is authorized to develop and implement procedures and requirements to carry out the intent of this paragraph, including defining the meaning of "other principals" of the development to include lenders and others related to the project.

As a condition to any future discretionary land use entitlement, developer shall execute and record in the County Recorder's Office, in favor of the City of Sacramento in a form satisfactory to the City Attorney, hold harmless waivers exculpation and assumption of risk clauses for all new development which is not built at an elevation consistent with an elevation that is one foot above the flood data currently being prepared by the Army Corps of Engineers.

The aforementioned recorded documents shall include a provision that these obligations shall cease upon substantial completion of 100 year flood control protection.

5. The schematic site plan and development guidelines shall require the use of native vegetation in project landscaping.
6. Participate in the City's Housing Trust Fund if the ordinance is adopted.
7. Pay the fair share contribution for the project for the traffic signal at the Northgate and Rosin Boulevard intersection prior to issuance of any building permit.
8. The final site plan shall incorporate any needed elements of the bicycle master plan. All easements and final alignment shall be to the satisfaction of the City Traffic Engineer.
9. Participate in the Transportation Systems Management Programs (TSM) referenced to in the 1988 South Natomas Community Plan. Upon Adoption of the TSM Implementation Program by the City, this participation may include, but is not limited to, provisions of trip reduction facilities, a framework for trip reduction services and funds for monitoring and enforcement.

Submit for review and approval (in accordance with the guidelines set forth in the City's TSM Ordinance) with each special permit application a Preliminary Transportation Systems Management Program designed to achieve the trip reduction level specified in the 1988 South Natomas Community Plan or the City's current TSM Ordinance in effect at the time of special permit application, whichever requirement achieves the greater reduction. A draft of the Transportation Management Plan (TMP) shall be submitted at least 60 days prior to issuance of the building permit. A building permit shall not be issued until the TMP has been reviewed and approved by the City's Transportation Division and Planning Division.

Incorporate the final approved TMP in the Covenants, Conditions, and Restrictions (C. C. & R's) for the project and bind all subsequent owners of the site to all previously agreed upon TSM provisions.

10. Participate in a Facilities Benefit Assessment (FBA) District or other fair and appropriate financing mechanisms to be formed to finance needed public infrastructure and community facilities in South Natomas. The exact amount of dollar participation by the Facilities Benefit Assessment District for each of the improvements will be specified at the time that the District is formed.

Granting of future discretionary land use entitlements beyond zoning shall be withheld until the FBA or other financing mechanism is in place, unless the applicants agree to participate in the FBA or other equitable funding mechanism needed to finance needed community facilities at the time of such future discretionary entitlements.

11. The schematic site plan and development guidelines shall incorporate lighting, addressing and security measures as recommended by the police department.
12. The schematic site plan shall incorporate recreation and open space facilities for employees.
13. Implement SMUD's Conservation Load Management Measures.
14. Pay for any internal or trunk lines connections to the existing sewer system to the satisfaction of the regional Sanitation District No. 1.
15. Pay the one-time assessment to Reclamation District 1000.
16. Cease construction, if at any time during construction artifacts are discovered, until a qualified archaeologist can examine the find and recommend preservation or possible mitigation if the find is significant.

RECOMMENDATION: Staff recommends the commission take the following actions:

- A. Ratify the Negative Declaration.
- B. Recommend approval of the rezoning from Agriculture (A) to Highway Commercial (HC-PUD) Planned Unit Development zone subject to the following conditions:

Conditions/Rezone

1. The applicant shall apply for a Special Permit prior to development of any portion of the project and shall submit an overall detailed site plan and development guidelines for the entire project site at the time of application for the first special permit.
2. All tenants of the project development shall join other South Natomas employers in working with the Sacramento County Air Pollution Control District to develop a mitigation program consisting of new traffic and air quality mitigation measures not already identified in the SNCP and EIR.

3. Pay the cost (connection fees) of providing water to the site.
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CITY PLANNING COMMISSION

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OWNER Katherine Meister, c/o Cook Company, 2020 Hurley Way #405, Sac., CA 95825
PLANS BY Forrar Williams Architects - 1418 12th Street, Sacramento, CA 95814
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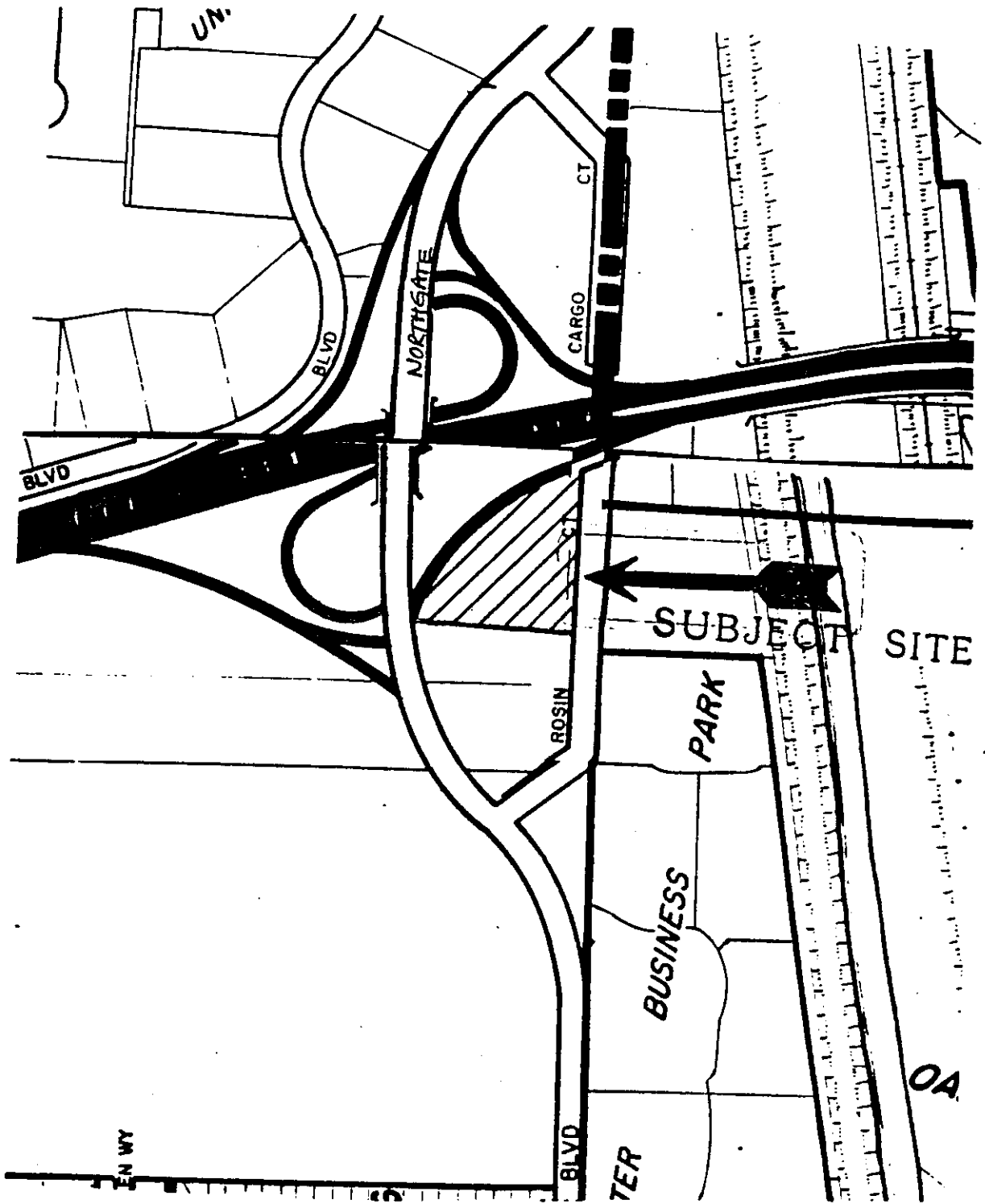
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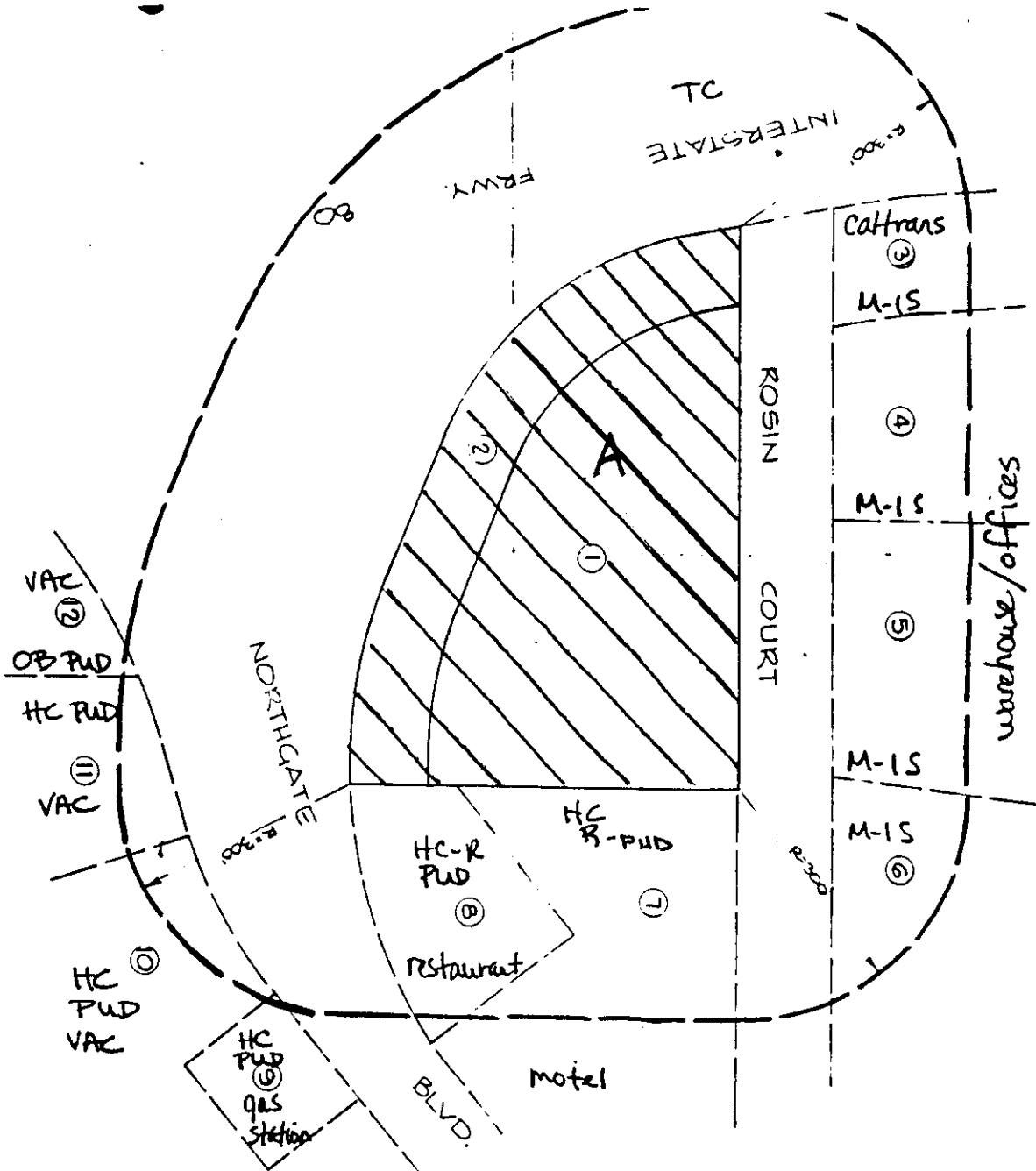


VICINITY MAP

P86-143

2-23-89

Item #28



LAND USE & ZONING MAP



City Planning Commission
Sacramento, California

Members in Session:

Subject: Street name change from Harbor View Drive to Marina View Drive
(M89-010)

LOCATION: Harbor View Drive located in Miller Park, south of Broadway at the foot of the Sacramento River

SUMMARY:

This is a request for a street name change from Harbor View Drive to Marina View Drive

PROJECT INFORMATION:

General Plan Designation: Parks, Recreation, Open Space
Existing Zoning of Site: R-3
Existing Land Use of Site: Miller Park

PROJECT EVALUATION: Staff has the following comments:

- A. Harbor View Drive is located south of Broadway at the foot of the Sacramento River in Miller Park. The street is approximately 500 yards and is located entirely within Miller Park. The City of Sacramento Department of Parks and Community Services will be requesting City Council approval to change the name of the Sacramento Boat Harbor to Sacramento Marina. For identification purposes, it would be appropriate to change the name of the street that parallels the facility from Harbor View Drive to Marina View Drive.
- B. The General Plan designates the area Parks, Recreation, Open Space. The surrounding zoning and land use is R-3, Miller Park.
- C. The surrounding property owner is the City of Sacramento. The City is the only owner to be affected by the street name change.
- D. The proposal for the street name change was reviewed by City Building Division, City Traffic Engineering Division, City Fire Department and the County of Sacramento Mapping Section. There were no objections to the proposed street name change.

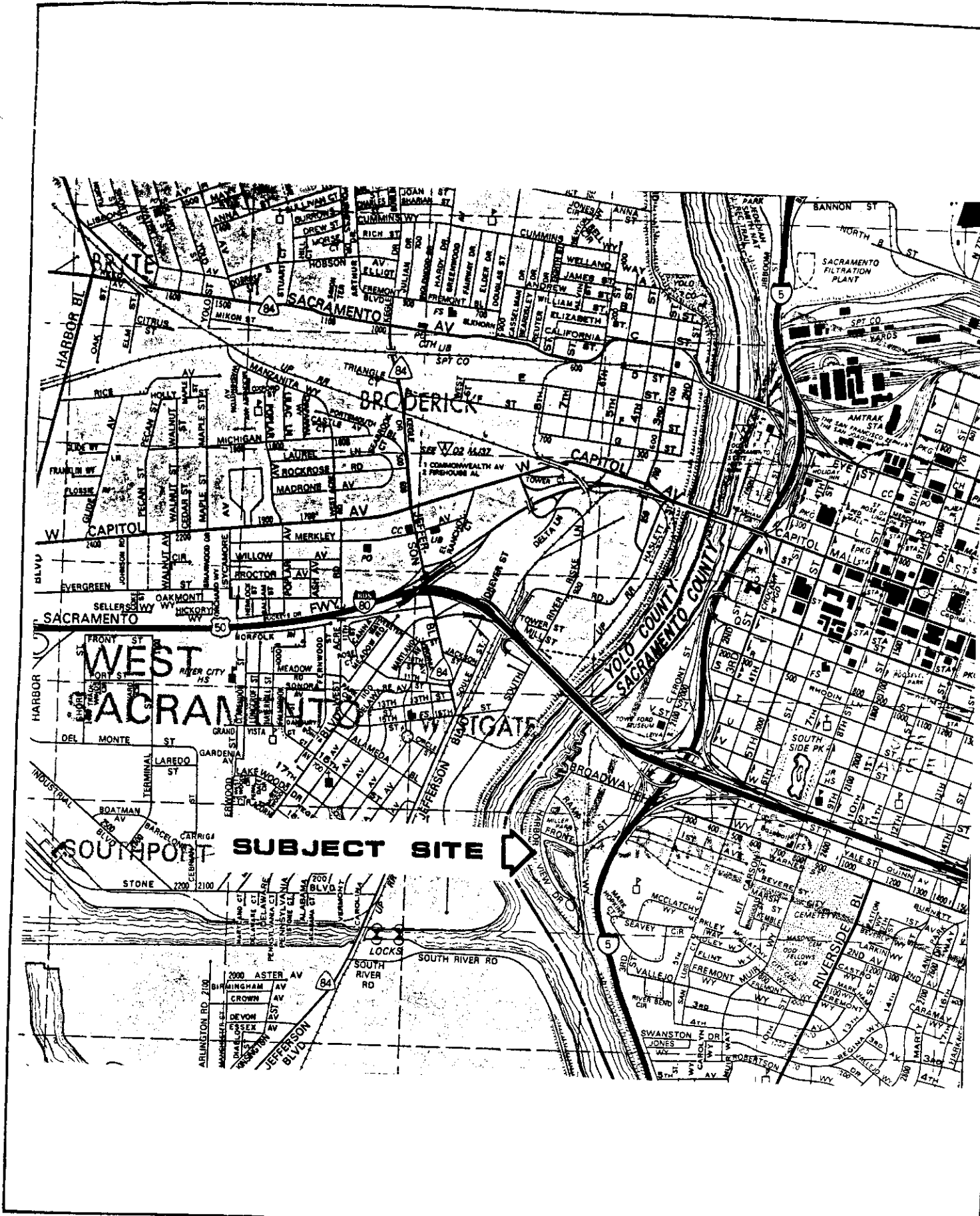
ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that this project will not have an adverse impact on the environment and has filed a Negative Declaration.

RECOMMENDATION: Staff recommends approval of the street name change from Harbor View Drive to Marina View Drive.

Respectfully submitted,

ART Galt
Wilfred Weitman, Senior Planner

2/17/89
Date

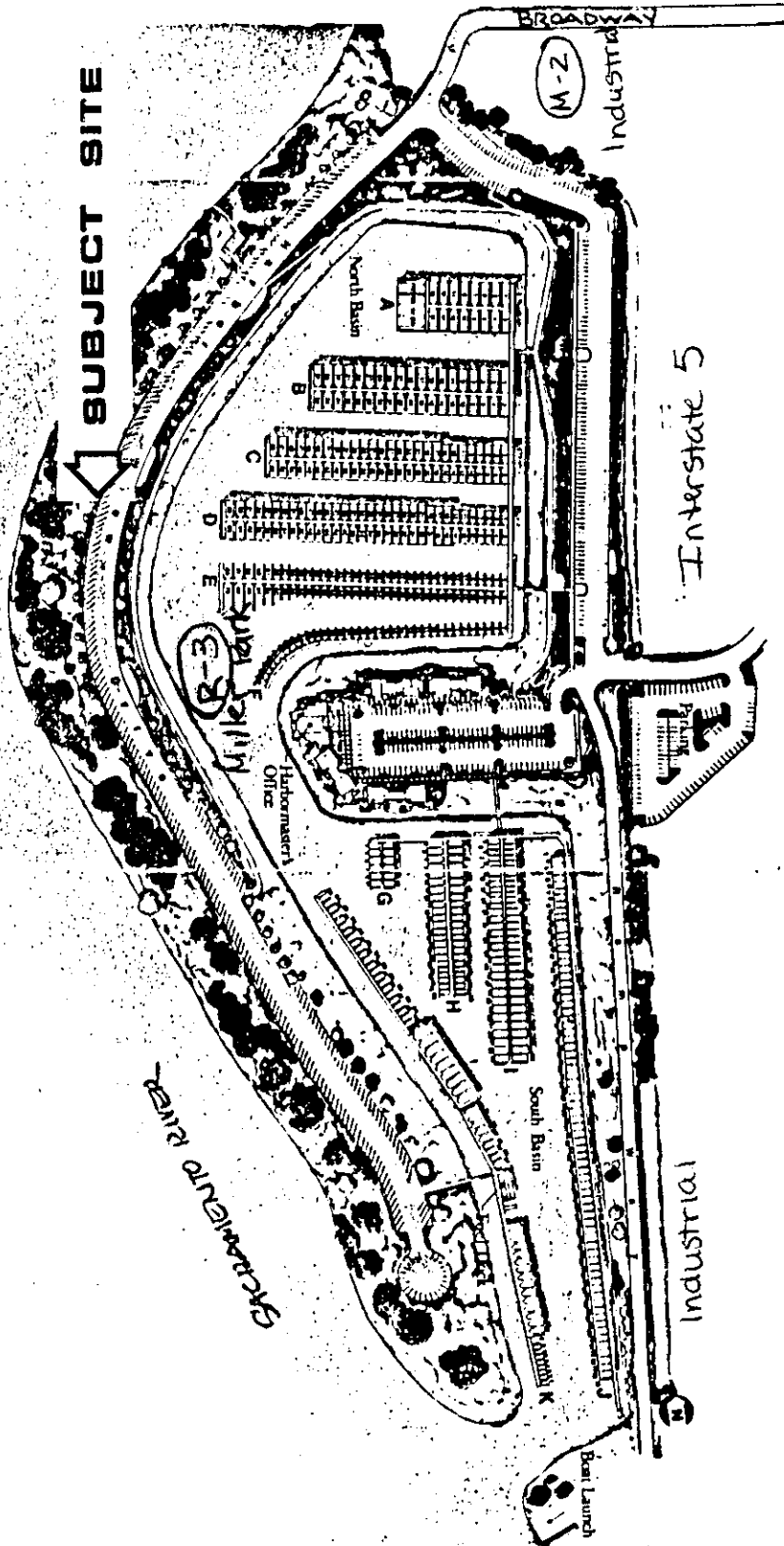


VICINITY MAP

M89-010

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Item #29



LAND USE & ZONING MAP

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Item #29