

P99-115 - The Club at Natomas

REQUEST: Entitlements to subdivide two existing, partially developed parcels into three parcels, in the Residential Single Family Alternative (R-1A) zone, within the Northborough Neighborhood #9 Planned Unit Development (PUD):

- A. Environmental Determination: Exempt;
- B. Tentative Map to subdivide two parcels totaling 11.11 net acres into three parcels containing 7.198, 3.395, and 0.514 net acres respectively.

LOCATION: 2101 Club Center Drive, at Natomas Blvd (Truxel Road)  
North Natomas Community Plan area  
APN: 201-0310-029 and 033  
Natomas Unified School District  
Council District #1

APPLICANT:	Mike Himmelmann, Murray Smith & Associates, (916) 635-1511 3110 Gold Canal Drive, Suite A, Rancho Cordova, CA 95661
OWNER (1):	Lennar Natomas LLC (Don Barnett), (916) 783-3224 2240 Douglas Blvd; Suite 200, Roseville, CA 95661
OWNER (2):	City of Sacramento (Victor Edmisten), (916) 264-8729 1023 J' Street, Suite 200, Sacramento, CA 95814
APPLICATION FILED:	September 10, 1999
APPLICATION COMPLETED:	September 14, 1999
STAFF CONTACT:	Philip Reed, (916) 264-8287

SUMMARY:

Applicant is proposing to adjust the property line between two existing parcels and at the same time create a third parcel from some of the property within each of the two existing parcels. This requires approval of a new Tentative Map.

RECOMMENDATION:

**Staff recommends approval of the project** subject to the conditions of approval in the attached Notice of Decision.

PROJECT INFORMATION:

General Plan Designation: Low Density Residential (LDR) and Open Space (OS)  
 Community Plan Designation: Medium Density Residential (R-12) and Open Space (OS)  
 Existing Land Use of Site: Social Center (under construction) and future park  
 Existing Zoning of Site: Residential Single Family Alternative - PUD (R-1A-PUD)

## Surrounding Land Use and Zoning:

North: Vacant; R-1A-PUD  
 South: Vacant / Residential Subdivision under construction; R-1A-PUD  
 East: East Drain and Vacant; R-3-PUD  
 West: Vacant; R-1A-PUD

Topography: Flat  
 Property Dimensions: Irregular (approximately 470' x 805')  
 Property Area: 13.04± acres gross; 11.11± acres net  
 Street Improvements: Existing or Under Construction  
 Utilities: Existing or Under Construction

OTHER APPROVALS REQUIRED: In addition to the entitlements requested, the applicant will also need to obtain the following permits or approvals, including, but not limited to:

<u>Permit</u>	<u>Agency</u>
Final Map	Public Works, Development Services

BACKGROUND INFORMATION:

Special Permits and other entitlements were approved by the City Planning Commission on September 24, 1998 for the development of a private social center (the Club at Natomas Park) on the existing 7.6± acre parcel in the R-1A zone within the Northborough Neighborhood #9 Planned Unit Development (PUD) at 2101 Club Center Drive (P98-078). This previously approved project is currently under construction.

The second existing parcel (3.4± acres) involved in the Tentative Map submitted is owned by the City of Sacramento (for future park use). The wall and fence surrounding the Club at Natomas Park was constructed such that it slightly infringed (0.05 acres) upon the City's adjacent park site. The Tentative Map submitted seeks to adjust the property line to conform to the as-built circumstance, as well as to create a third parcel (0.5± acre) for future accessory commercial use.

STAFF EVALUATION: Staff has the following comments:

A. Policy Considerations

The following possible uses for the third (0.5± acre) parcel have been discussed: a day care facility; a small convenience commercial use that would compliment both the future park and the social club, such as a coffee stand / snack bar; or future expansion of the Club at Natomas Park.

The City Zoning Ordinance (Chapter 5, Section 4.C.3.a) allows provision of accessory uses which are primarily for the convenience of the occupants of the development, provided that the proposed use is authorized by the PUD guidelines and the square footage devoted to such accessory use does not exceed ten percent (10%) of the total square footage of the PUD. For the purposes of this provision, accessory uses are those allowed within the Limited Commercial (C-1) zone. A Special Permit would still be required for the development of any such use; however, a rezone and/or plan amendment would be unnecessary, provided that the terms of the above Zoning Ordinance Section are met.

The proposal submitted is in keeping with the provisions of the Zoning Ordinance for accessory commercial uses within a PUD, and it is also consistent with policies within the PUD guidelines and the North Natomas Community Plan. The PUD guidelines specifically identifies commercial uses such as coffee shops, newsstands, and other local serving businesses up to a maximum of 10,000 square feet as allowable uses within medium and high density multi-family residential areas, and they also allow any other uses permitted by City ordinances, resolutions, or other policies within all low to high density single and multi-family residential areas. The North Natomas Community Plan does not specifically address the provision of accessory commercial uses within residential neighborhoods; but nor does it prohibit them.

B. Tentative Map Design

The subject property is currently subdivided into two parcels of 3.4± and 7.6± acres respectively. The existing 3.4± acre parcel is owned by the City of Sacramento (for future park use), and the other, 7.6± acre parcel is the site of the Club at Natomas Park, a previously approved (P98-078) private social club which is currently under construction. The submitted Tentative Map proposes to adjust the boundary between the two existing parcels to correspond to the as-built location of the wall and fence that will separate the future park from the social club; and it also proposes to create a third parcel of 0.5± acres for future development of an accessory commercial use.

The submitted Tentative Map proposes three parcels of 3.395, 7.198, and 0.514 net acres. There will be virtually no net loss of park acreage resulting from this proposal, and it is fully supported by the Landscape Architecture Section. Driveway locations will not be altered by the submitted Tentative Map from what was previously approved.

The Tentative Map submitted was reviewed and approved by the Subdivision Review Committee on November 3, 1999. There were no issues raised and all parties were in agreement about the proposed conditions of approval.

PROJECT REVIEW PROCESS:

A. Environmental Determination

The proposed project is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15315 – minor land divisions).

B. Public/Neighborhood/Business Association Comments

The project application was routed to the following associations, advisory groups, and interested members of the public:

Natomas Community Association  
North Natomas Community Association  
Valley View Acres Community Association  
Environmental Council of Sacramento (ECOS)

Comments were not received from these or any other members of the public.

C. Summary of Agency Comments

The project has been reviewed by several City Departments and other agencies. The following summarizes the comments received:

1. Public Works: Comments provided are included as conditions of approval.
2. Fire: The City Fire Department had no comments on this project.
3. Utilities: The Department of Utilities had no comments on this project.
4. County Sanitation District 1 (CSD-1): Comments are included as conditions.
5. SMUD: Dedication of a 12.5 foot public utility easement for underground facilities and appurtenances adjacent to all public ways was requested as a condition of approval; however, since the necessary easements already exist and will be unaffected by the submitted Tentative Map, this is not included as a condition.
6. PG&E: Dedication of a 12.5 foot public utility easement for underground facilities and appurtenances adjacent to all public ways was requested as a condition of

approval; however, since the necessary easements already exist and will be unaffected by the submitted Tentative Map, this is not included as a condition.

D. Subdivision Review Committee Recommendation

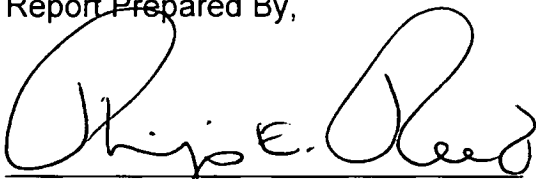
On November 3, 1999, the Subdivision Review Committee (SRC), by a vote of three ayes, voted to recommend approval of the proposed subdivision subject to the conditions in the Notice of Decision and Findings of Fact (Attachment 1). There has been no modification of the conditions since this SRC vote of approval.

PROJECT APPROVAL PROCESS: The Planning Commission has the authority to approve or deny the entitlements below. The Planning Commission action may be appealed to the City Council. The appeal must occur within 10 days of the Planning Commission action.

RECOMMENDATION: Staff recommends the Planning Commission take the following actions:

- A. Adopt the attached Notice of Decision and Findings of Fact which finds that the project is Exempt pursuant to CEQA Section 15315 – minor land divisions;
- B. Adopt the attached Notice of Decision and Findings of Fact approving the Tentative Map to subdivide two parcels totaling 11.11 net acres into three parcels containing 7.198, 3.395, and 0.514 net acres respectively.

Report Prepared By,



Philip Reed, Junior Planner

Report Reviewed By,



Scot Mende, Senior Planner

Attachments

- Attachment 1      Notice of Decision & Findings of Fact
- Exhibit 1A      Tentative Map
- Attachment 2      Vicinity Map

**NOTICE OF DECISION AND FINDINGS OF FACT FOR  
The Club at Natomas, LOCATED AT 2101 Club Center Drive, at Natomas Blvd  
SACRAMENTO, CALIFORNIA IN THE R-1A-PUD ZONE. (P99-115)**

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At the regular meeting of December 9, 1999, the City Planning Commission heard and considered evidence in the above entitled matter. Based on verbal and documentary evidence at said hearing, the Planning Commission took the following actions for the location listed above:

- A. Environmental Determination: Exempt;**
- B. Tentative Map to subdivide two parcels totaling 11.11 net acres into three parcels containing 7.198, 3.395, and 0.514 net acres respectively.**

These actions were made based upon the following findings of fact and subject to the following conditions of approval:

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**FINDINGS OF FACT**

- A. Categorical Exemption: The City Planning Commission finds and determines that the proposed project is exempt from environmental review pursuant to Section #15315 (minor land divisions) of the CEQA Guidelines.
- B. Tentative Map to subdivide two parcels totaling 11.11 net acres into three parcels containing 7.198, 3.395, and 0.514 net acres respectively: The Tentative Map to subdivide two parcels totaling 11.11 net acres into three parcels, containing 7.198, 3.395, and 0.514 net acres respectively, is **approved** subject to the following findings of fact and conditions of approval:
  - 1. None of the conditions described in Government Code Section 66474, subsections (a) through (g) inclusive, exist with respect to the proposed subdivision;
  - 2. The proposed subdivision, together with the provision for its design and improvement, is consistent with the City General Plan, North Natomas Community Plan, and the City Subdivision Ordinance;
  - 3. The discharge of waste from the proposed subdivision into the existing community sewer system will not result in violation of the applicable waste discharge requirements prescribed by the California Regional Water Quality Control Board, Central Valley Region, in that existing treatment plants have a design capacity adequate to service the proposed subdivision.

**CONDITIONS OF APPROVAL**

- B. The Tentative Map to subdivide two parcels totaling 11.11 net acres into three parcels, containing 7.198, 3.395, and 0.514 net acres respectively, is hereby approved subject to the following conditions:

**General**

- B1. The applicant shall participate in the North Natomas Financing Plan, adopted by Resolution No. 94-495 on August 9, 1994, as amended from time to time, and shall execute any and all agreements which may be required in order to implement this condition.
- B2. Comply with the North Natomas Development Guidelines and the PUD guidelines approved for Parkway Plaza (P97-013) to the satisfaction of the Planning Director and Department of Public Works.
- B3. Show all existing, proposed, and required easements. Successfully abandon and/or relocate on-site easements as necessary to allow development of parcels created with the Final Map.
- B4. Provide an easement for the benefit of Parcel 2 that allows ingress, egress, and pedestrian access through Parcel 1 and the use of parking spaces within Parcel 1.

**Public Utilities**

- B5. Abandon and modify the existing 6-inch sewer service to the satisfaction of CSD-1.

**ADVISORY NOTES:**

The following advisory notes are informational in nature and are not requirements of the Tentative Parcel Map:

- B6. Developing this property may require the payment of additional sewer impact fees. The applicant should contact the CSD-1 Fee Quote Desk at 875-6679 for sewer impact fee information.
- B7. Gas service may be available to this project if desired. The developer should contact PG&E's Service Planning Department as soon as possible to coordinate construction so as not to delay the project.

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CHAIRPERSON

ATTEST:

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SECRETARY TO CITY PLANNING COMMISSION

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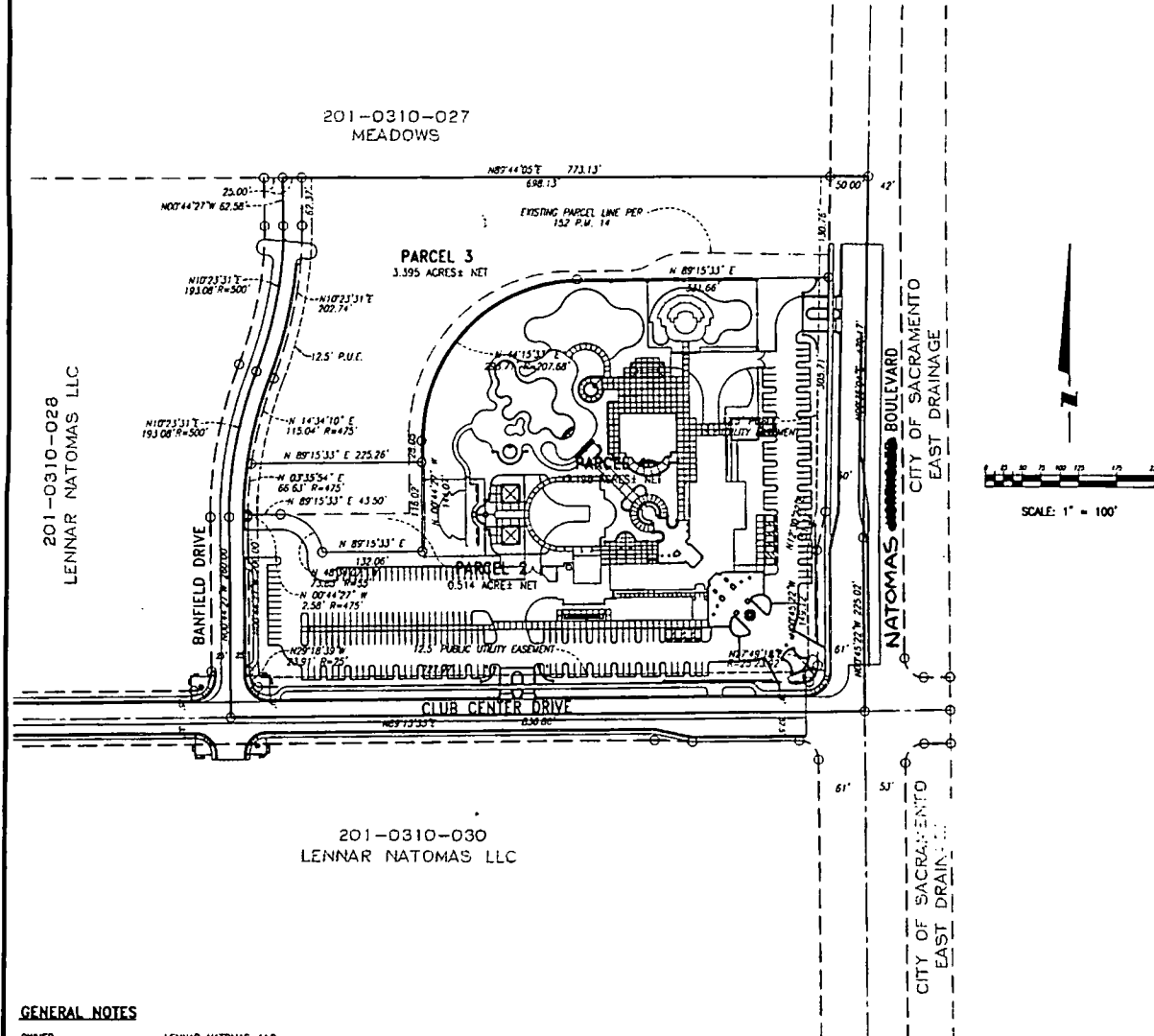
DATE (P99-115)

Exhibit 1A      Tentative Map  
(Attached)



Exhibit 1A

TENTATIVE PARCEL MAP  
PARCELS 1 & 2B OF MASTER PARCEL MAP  
OF PARKWAY PLAZA (152 P.M. 14)  
CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, CALIFORNIA  
AUGUST, 1999  
SCALE: SCALE 1"=100'  
MURRAY SMITH & ASSOCIATES



GENERAL NOTES

OWNER: LENNAR NATOMAS, LLC  
2240 DOUGLAS BOULEVARD, SUITE 200  
ROSEVILLE, CA 95661  
(916) 783-3224

DEVELOPER: SAME AS OWNER

PLANNER/  
ENGINEER: MURRAY SMITH & ASSOCIATES  
3110 GOLD CANAL DRIVE  
RANCHO CORDOVA, CALIFORNIA 95670  
(916) 635-1511

IMPROVEMENTS: AS REQUIRED BY THE CITY OF SACRAMENTO  
DEPARTMENT OF PUBLIC WORKS

EXISTING USE: UNDER CONSTRUCTION

PROPOSED USE: COMMUNITY RECREATION CENTER/PARK SITE

ZONING: EXISTING: R-1A (PUD)  
PROPOSED: R-1A (PUD)

ASSESSOR'S PARCEL No.: 201-0310-029 & 033

SEWAGE DISPOSAL: CITY OF SACRAMENTO

DRAINAGE: CITY OF SACRAMENTO

WATER SUPPLY: CITY OF SACRAMENTO

FIRE PROTECTION: CITY OF SACRAMENTO

SCHOOL DISTRICT: SACRAMENTO CITY UNIFIED

PARK DISTRICT: CITY OF SACRAMENTO

ELECTRICAL SERVICE: S.M.U.D.

GAS SERVICE: PACIFIC GAS AND ELECTRIC

ACREAGE: 13.04 ± AC. GROSS; 11.11 ± AC. NET

NUMBER OF LOTS: 3

NOTE: Buildings and Improvements shown hereon are currently under construction as per approved plans prepared by Murray Smith & Associates on file with the Development Services Division of the City of Sacramento.

P99-115  
rcvd 9.10.99

