

STAFF REPORT AMENDED 6-14-84
CITY PLANNING COMMISSION

927 10TH STREET, SUITE 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Spink Corporation, P.O. Box 2511, Sacramento, CA 95811		
OWNER	Lee & Joan Sammis, 94 Linda Isle, Newport Beach, CA 95660		
PLANS BY	A. Guzzarda, 836 Montgomery Street, San Francisco, CA		
FILING DATE	4-19-84	50 DAY CPC ACTION DATE	REPORT BY: PB:bw
NEGATIVE DEC	6-4-84	EIR	ASSESSOR'S PCL NO. 225-170-10

APPLICATION: 1. Negative Declaration
2. Rezone 24± acres from Single Family (R-1) to Garden Apartment (R-2A) zone

LOCATION: North side of San Juan Road, approximately 1,500 feet west of Truxel Road

PROPOSAL: The applicant is requesting the necessary entitlement to allow a 384-unit apartment complex and one public park on 24± acre site.

PROJECT INFORMATION:

1974 General Plan Designation: Residential
1976 South Natomas Community Plan Designation: Residential (4-21 du/ac; 7 units minimum average)
Existing Zoning: R-1
Existing Land Use: Vacant

Surrounding Land Use and Zoning:

North: I-80
South: Single Family; R-1A
East: Vacant; A
West: Apartments; R-2A

Property Dimensions: Irregular shape
Property Area: 24± acres
Density of Development: 16 du/ac
Topography: Flat
Street Improvements/Utilities: To be provided
Significant Feature of Site: Adjacent to freeway

BACKGROUND INFORMATION: The subject site consists of 24± acres currently zoned Single Family (R-1). The previous project (P-8599) approved for this site was a single family subdivision consisting of 107 lots known as Oakbrook. The current application consists of a rezoning request to Garden Apartment (R-2B) in order to develop 384 apartment units.

STAFF EVALUATION: Staff has the following comments and concerns relative to this project:

1. Land Use and Community Plan Designation: The existing community plan designates the site as residential, 4-21 units per acre, seven units minimum average. The applicant's proposal consists of approximately 16 units per acre and is within the designated density range. The draft alternative community plans under preparation would, if adopted, designate the subject site for a maximum density of eight units per acre.

The subject site is located in an area within the South Natomas Community Plan which has a significant amount of multiple family development. Surrounding developments and approved projects consist of the following:

001352

APPLC. NO. P84-154

MEETING DATE June 14, 1984

CPC ITEM NO. 14

Existing	Smoketree Apartments	R-2A	15 du/ac
	Barratt Condos	R-2B	21 du/ac
	Del Verde Square Condos	R-2A	17 du/ac
Proposed	Oakbrook	R-2A	17 du/ac
	Fong Ranch	R-1A	12 du/ac
	Barratt (north por.)	R-1A	10 du/ac
	CDS Apartments	R-2B	20 du/ac
	Citation	R-2B	21 du/ac

Staff's primary concern relative to community plan consistency and land use is that this portion of the community plan area does not become excessively developed with multiple family projects, especially of the magnitude as proposed by this development. Staff finds that a mix of housing types would be more compatible to the surrounding area as well as more consistent with the community plan. For these reasons staff recommends that the requested Garden Apartment zoning not be granted but rather a Townhouse (R-1A) zone be considered, subject to the stipulation that a minimum of three housing types be required.

2. Circulation: As currently proposed, the project provides for its own internal circulation, including a private street around the designated park site. No access is provided to adjacent properties.

To facilitate the development of the property due east of the site, it is desirable that a looped public street system be designed through the subject site northward from San Juan Road around and past the park site and then to the east. This street design would also have the benefit of providing better access and visibility to the park site. The community plan indicates an on-street bikeway through the site. The looped street system as advocated by staff would accommodate this bikeway. The incorporation of the looped street system would require substantial revision of the site plan.

3. Noise Impacts: The northwesterly portion of the site abuts the I-80 freeway and, therefore, the site is impacted by noise. A sound wall should be constructed adjacent to the freeway right-of-way and noise attenuation measures incorporated within the adjacent residential structures as required to comply with the City Noise Ordinance.
4. Development Plans: The application as submitted by the proponent included only a site plan. No elevation plans were submitted. The intent of the applicant was to provide a perspective of what the project may eventually look like, based upon the requested density of 16 units per acre. The applicant is seeking only a rezoning entitlement and does not intend to develop the site within the near future. Therefore, staff finds no reason to incorporate a detailed analysis of this plan.
5. Park Site: The site plan indicates a 1.9± acre park site adjacent to San Juan Road (see site plan). The location of this park is generally consistent with the recently adopted Parks Master Plan. Since the subject request involves only a rezoning, the City cannot require dedication of the site. Therefore, the City will have to purchase the site at a later date when and if funds become available.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the proposed project will not have a significant adverse affect on the environment and has filed a Negative Declaration.

In conclusion, staff finds the project needs major revisions to provide for necessary circulation improvements, access to the proposed park site, and to provide for the designated bikeway. Also, staff is concerned about the magnitude of strictly multiple family development in the immediate vicinity and, therefore, recommends that the project be substantially revised to incorporate a variety of housing types consistent with a maximum density of 15 units per acre.

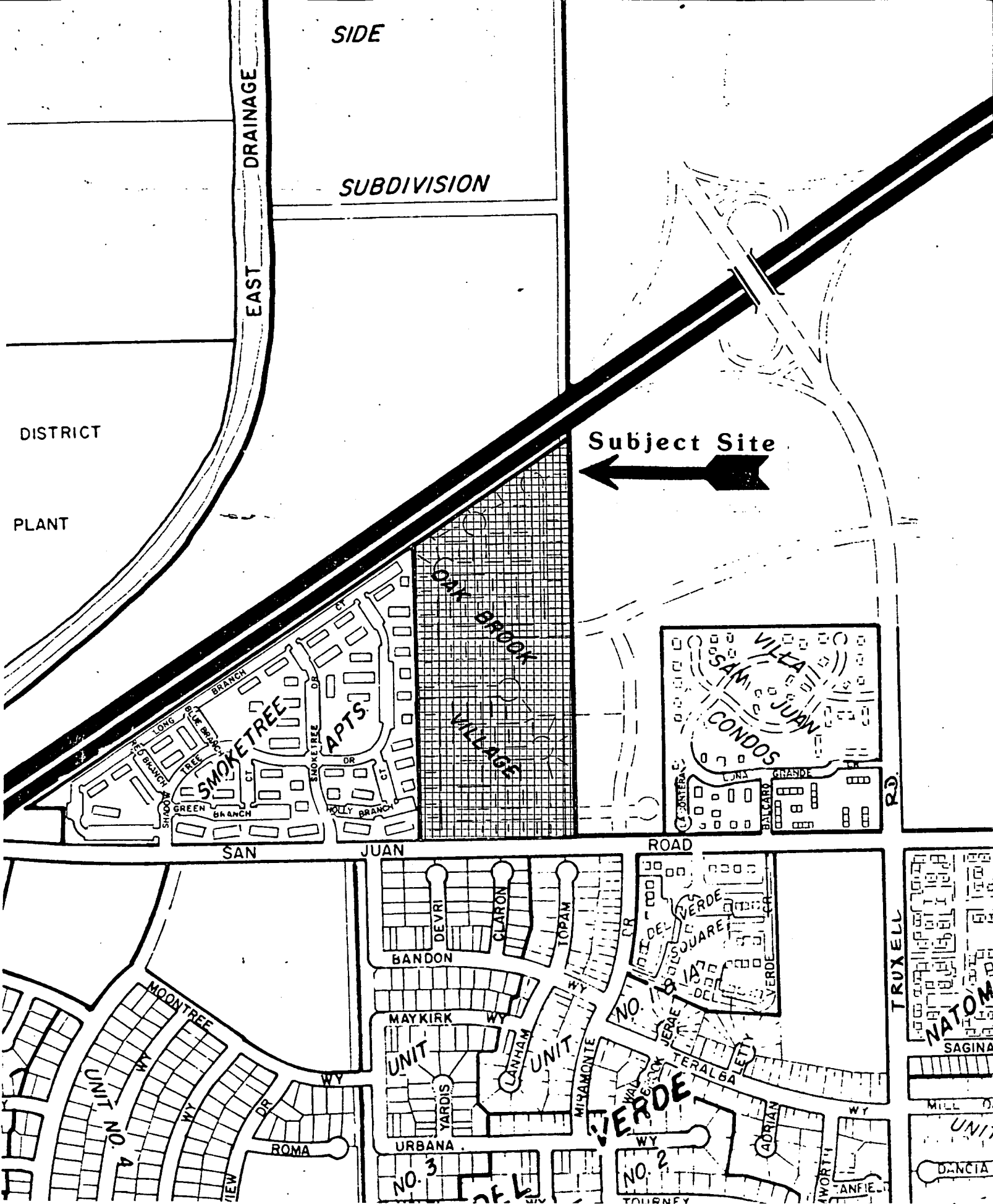
STAFF RECOMMENDATION: Staff recommends the following actions:

1. Ratification of the Negative Declaration;
2. Denial of the Rezoning from Single Family (R-1) to Garden Apartment (R-2A) zone.

The Planning Commission approved the rezoning to R-2A-R, subject to the following conditions:

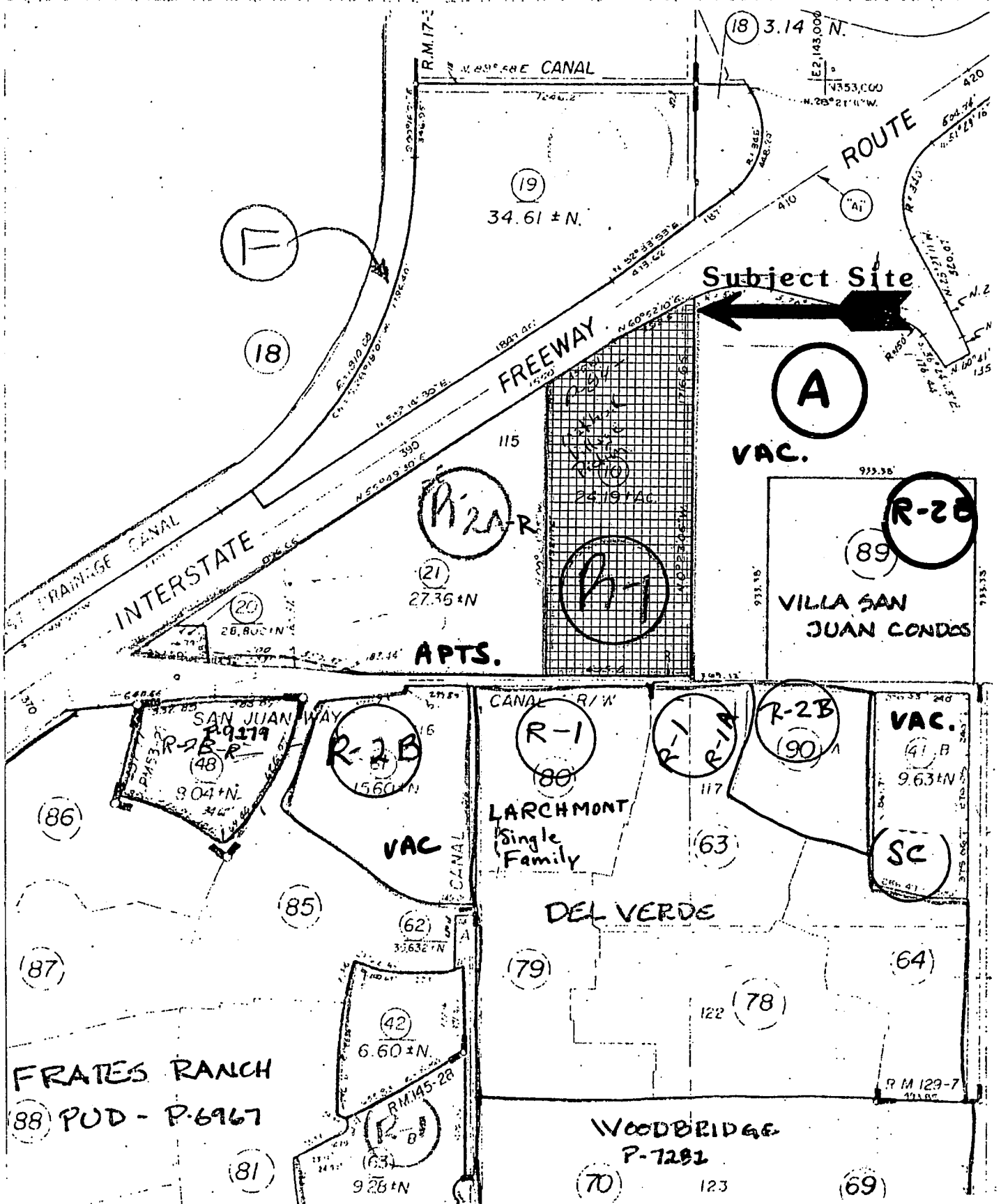
- A. *The applicant shall reserve the 1.9+ acre park site in the location shown on the schematic site plan.*
- B. *A sound wall shall be constructed adjacent to the freeway right-of-way; noise attenuation measures shall be incorporated within the adjacent residential structures as required by the City Noise Ordinance.*
- C. *Consistent with zoning ordinance provisions relating to the "R" designation attached to this rezoning, no building permit shall be issued for any development on the property until the Planning Commission reviews and approves a final site plan, including, but not limited to, building elevations, setbacks, landscaping, open space areas, recreational facilities and and vehicular, bicycle and pedestrian circulation.*
- D. *The final site plan shall be consistent with the attached multiple family design criteria and may include parking located adjacent to the park site and a bike path.*

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VICINITY MAP

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ZONING & LAND USE

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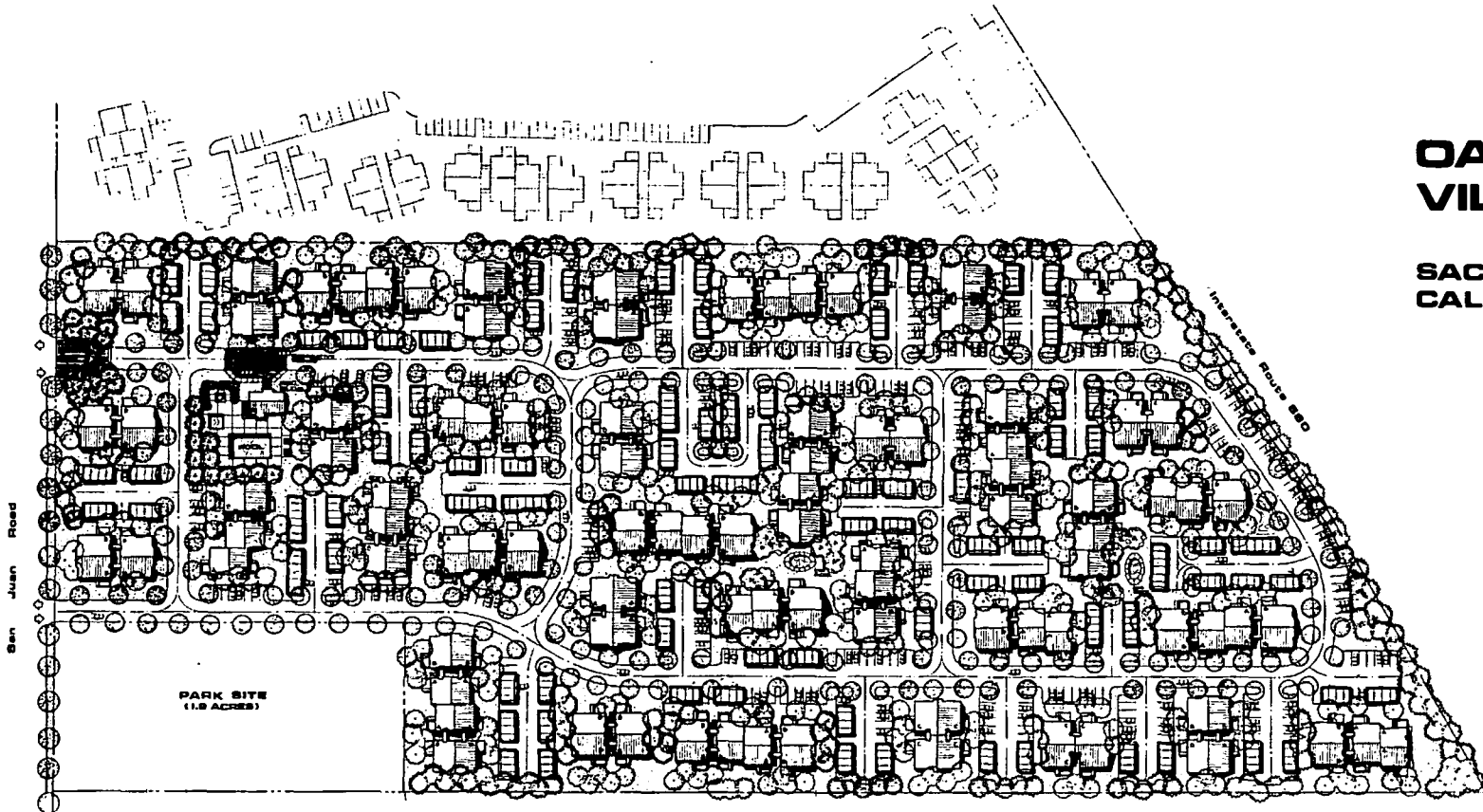
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6-14-84

No. 14

OAKBROOK VILLAGE

SACRAMENTO CALIFORNIA



SITE INFORMATION

TOTAL NO. OF NET ACRES	24.21
NO. OF UNITS PER NET ACRE	15
TOTAL NO. OF DWELLING UNITS	384
TOTAL NO. OF PARKING (2:1)	768
COVERED PARKING	384
OPEN PARKING	384

LEE SAMMIS COMPANY
DEVELOPER
3788 PITCH AVENUE, SUITE 100
EMERYVILLE, CALIFORNIA

ANTHONY M. GUZZARDO
AND ASSOCIATES INC.
LANDSCAPE ARCHITECTS
LAND PLANNERS
220 MONTGOMERY STREET
SAN FRANCISCO, CALIFORNIA

SCHEMATIC SITE PLAN

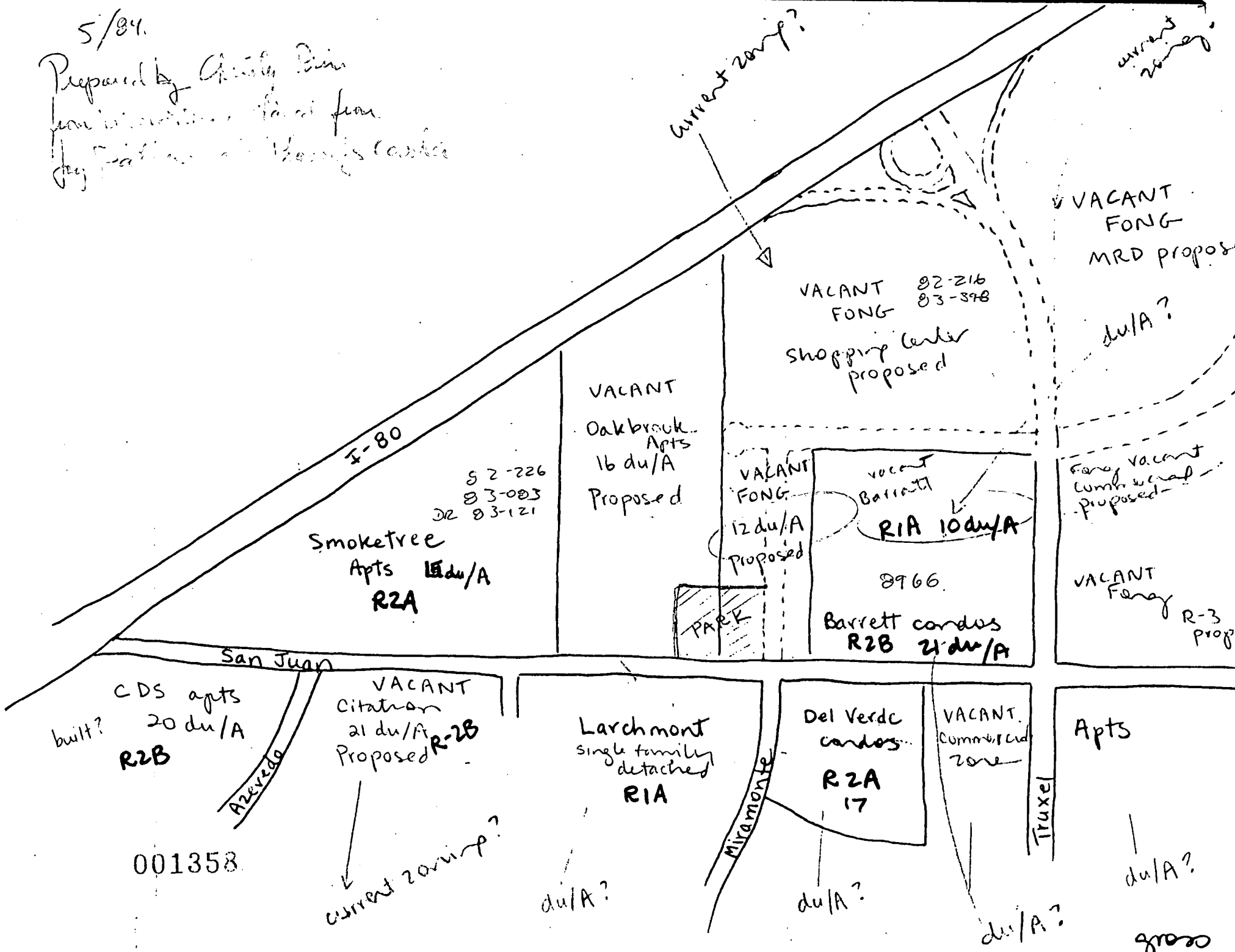


DATE: APRIL 11, 1984

001357

5/84.

Prepared by *Quality* from
for information and for
any features of *Henry's* Center



current zoning?

current zoning?

VACANT FONG MRD proposed

VACANT FONG 82-216 83-398
Shopping Center proposed

du/A?

VACANT Oakbrook Apts 16 du/A Proposed

82-226
83-003
83-121

Smoke Tree Apts 15 du/A R2A

VACANT FONG 12 du/A Proposed

VACANT Barrett RIA 10 du/A
8966
Barrett condos R2B 21 du/A

Fong vacant commercial proposed

VACANT Fong R-3 proposed

PARK

San Juan

CDS apts built? 20 du/A R2B

VACANT Citation 21 du/A Proposed R-2B

Larchmont single family detached RIA

Del Verde condos R2A 17

VACANT Commercial zone

Apts

001358

current zoning?

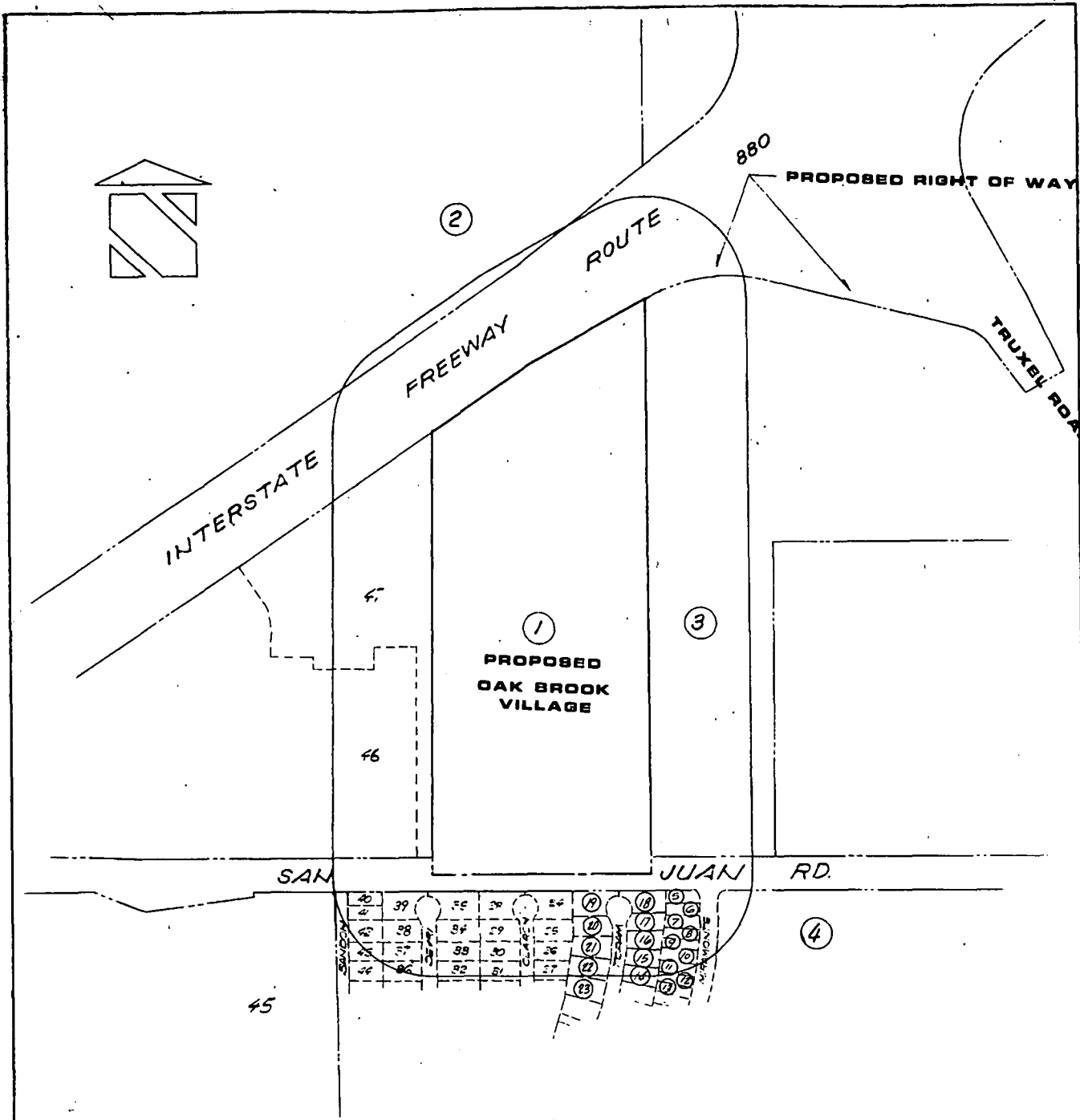
du/A?

du/A?

du/A?

du/A?

gross



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TRUXEL ROAD/ I-880 INTERCHANGE
 REZONING
 OWNERSHIP EXHIBIT
 OF
OAK BROOK VILLAGE
 Being a portion of Section 14, T.9N, R.4E, M.D.B. & M.
 City of Sacramento, California
 APRIL 1984 Scale: 1"=200'



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Job No.:
 Area Code: L8M-18

P84-154

6-14-84

No. 14