

P99-155 - Northpointe Park Village 15 Post Subdivision Modification

REQUEST: A. Environmental Determination: Prior Negative Declaration;

 B. Post Subdivision Modification to reduce the width of a
 landscape corridor from 35-75 feet to 15 feet and increase
 the adjacent residential lots to exceed 160 feet in depth.

LOCATION: Northwest corner of North Bend Dr. and Menard Dr.
 APN: 225-1060-027
 North Natomas Community Plan Area
 Natomas Unified School District
 Council District 1

APPLICANT:	Don Barnett, Lennar Communities 2240 Douglas Bl., #200 Roseville 95661 (916) 783-3224
OWNER:	Lennar Winncrest, LLC 2240 Douglas Bl., #200 Roseville 95661 (916) 783-3224
APPLICATION FILED:	December 20, 1999
STAFF CONTACT:	Thomas Pace, (916) 264-6848

SUMMARY:

The applicant proposes to reconfigure a large, irregular landscape corridor to create a more standard-sized landscape area thereby enlarging the adjacent residential lots. To accomplish this proposal, a Post Subdivision Modification is required to alter the previously approved Tentative Map design and to allow some of the adjacent lots to exceed the maximum lot depth permitted by the Subdivision Ordinance.

RECOMMENDATION:

Staff recommends approval of the project with findings and conditions.

PROJECT INFORMATION:

General Plan Designation:	Low Density Residential
Community Plan Designation:	Low Density Residential
Existing Land Use of Site:	Vacant, proposed single family residential
Existing Zoning of Site:	R-1-PUD

Surrounding Land Use and Zoning:

North: vacant; R-3-PUD
 South: vacant, future junior high school; R-1-PUD
 East: vacant, county unincorporated area; AG-80
 West: vacant, future single family residential; R-1-PUD

Property Dimensions:	1373' x 610' (entire Village 15)
Property Area:	21.7± gross acres (entire Village 15) 20.1± net acres (entire Village 15)

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
Building Permit	Building Division

BACKGROUND INFORMATION:

On December 19, 1996, the Planning Commission approved the Northpointe Park Tentative Map (P96-058). On February 4, 1997, the City Council approved entitlements to designate the site as the Northpointe Park Planned Unit Development. Also approved were General and North Natomas Community Plan Amendments, rezoning, a development agreement, and PUD Guidelines and a schematic plan for the PUD. Subsequently approved projects affecting Northpointe Park are P97-040, an amendment to the PUD Guidelines to allow use of the Planning Director's Special Permit for single family home development and P99-065, a re-mapping of Village 15, approved on July 22, 1999, which created the current configuration of the landscape corridor and adjacent lots, which are now proposed to be modified.

STAFF EVALUATION: Staff has the following comments:

A. Policy Considerations

The proposed modification is consistent with both the General Plan and North Natomas Community Plan (NNCP) policies, land use designations and the Northpointe Park PUD Development Guidelines. No amendment to these plans or rezoning is proposed.

Therefore, there are no policy issues with this project.

B. Post Subdivision Modification

When the Northpointe Park Village 15 re-mapping (P99-065) was approved, the design of the subject site included a row of five lots separated from North Bend Drive by an approximately 350 foot long landscape corridor which ranged in width from 35 to 75 feet. Typical landscape corridors in North Natomas and elsewhere in the City range in width from 5 to 25 feet. There are no other landscape corridors along North Bend Drive in the vicinity of the subject lots. Most of the lots along North Bend Drive either front onto the street or have side yards along it.

The applicant proposes to reduce the width of the landscape corridor to 15 feet, so that the adjacent lots can be enlarged and so that the ultimate landscape corridor maintenance assessment costs to the home owners can be kept at a reasonable level. Fifteen feet has been considered an acceptable landscape corridor width in recently approved project because it allows adequate room for the 12½ foot wide public utilities easement and an additional 2½ feet for sound wall or fence footings. In this case, there will also be an 8 foot wide planter strip between the sidewalk and curb along North Bend Drive, so the sidewalk will have 8 feet of landscaping on one side and 15 feet on the other. Because the proposed 15 foot landscape corridor meets the minimum standard staff has applied to recent residential developments in North Natomas, staff supports the adjusted landscape corridor.

The adjustment of the width of the landscape corridor would result in an increase in the depth of three of the five adjacent lots (lots 27, 28 and 29) to exceed 160 feet. Lot 27 would have an average depth of 160.66 feet, lot 28 would have an average depth of 177.72 feet, and lot 29 would have an average depth of 169.39 feet. Section 40.13 of the Subdivision Ordinance indicates that the Planning Commission may grant modifications to the requirements or standards imposed by the Subdivision Ordinance. The proposed project would require a modification of Section 40.10.1022(c), which stipulates that lot depths shall not exceed 160 feet.

The purpose of the lot depth limitation of 160 feet is to ensure that excessively deep lots are not created which could result in the future subdivision of the lots into two or more lots or which could trigger the City's deep lot regulations which allow second units on certain deep lots. However, construction of second units, whether by use of the deep lot regulations or by use of the second unit regulations, is subject to review by the Zoning Administrator or the Planning Commission. Also, further subdivision of the deep lots would require a Tentative Map from the Planning Commission, which in this case is unlikely due to the size, width and depth of the lots which preclude the addition of street access to the rear portions of the lots. Therefore, it is unlikely that the proposed deep lots would result in the negative effects which the lot depth restriction is intended to avoid. For this reason, staff supports the creation of the three deep lots.

PROJECT REVIEW PROCESS:A. Environmental Determination

On December 19, 1996 the Planning Commission ratified a Negative Declaration for the originally proposed project (P96-058). Potentially significant environmental issues regarding air quality, flooding, drainage, plant and animal life, traffic, mosquito abatement, toxics, and cultural resources were discussed and mitigated in this document. The proposed project was analyzed in this previous environmental document. No new issues or new information is known that would trigger additional environmental analysis. Section 15162 of the Guidelines for Implementation of the California Environmental Quality Act Public Resources Code provides that an additional Negative Declaration (or Environmental Impact Report) need not be prepared unless subsequent changes are proposed in the project, substantial changes occur with respect to the project circumstances, or new information of substantial importance to the project becomes known or available.

B. Public/Neighborhood/Business Association Comments

The proposed project was routed to the Natomas Community Association (NCA), North Natomas Community Association (NNCA) and the Valley View Acres Community Association (VVACA). Comments were received from NCA and NNCA and are discussed below.

Natomas Community Association: The NCA requested that consideration be given to having portion of landscape corridor (closest to corner of North Bend Drive and Menard Drive) remain at a larger width in order to provide a space for an entry sign and/or feature. While staff is not opposed to this idea, a subdivision entry monument sign would not typically be found on a minor collector street in this neighborhood; typically, entry signs are found on major streets like Del Paso Road and Natomas Boulevard. It should be noted that none of the adjacent villages surrounding the site will have subdivision entry signs.

North Natomas Community Association: Comments were received which indicate opposition to the reduction of the width of the landscape corridor, which is perceived to be a loss of open space. Staff does not agree that the currently configured landscape corridor constitutes "open space" as the land would not be large enough or long enough to serve as a park or parkway, nor was it ever intended to have any active or passive recreational facilities. Because the lots in the neighborhood are large by City standards (typically 70 feet wide by 115 feet deep), the residents of the area will have large yards and are served by nearby neighborhood park.

C. Summary of Agency Comments

The project has been reviewed by several City Departments and other agencies. The Fire, Utilities, and Neighborhoods departments had no comments. Public Works comments are incorporated into the conditions of approval in the attached Notice of Decision and Findings of Fact.

D. Subdivision Review Committee Recommendation

On February 2, 2000, the Subdivision Review Committee, by a vote of three ayes, voted to recommend approval of the proposed Post Subdivision Modification subject to the conditions in the attached Notice of Decision and Findings of Fact.

PROJECT APPROVAL PROCESS: The Planning Commission has the authority to approve or deny all of 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. Finds that a previous Negative Declaration was prepared and ratified;
- B. Adopt the attached Notice of Decision and Findings of Fact approving the Post Subdivision Modification to reduce the width of a landscape corridor from 35-75 feet to 15 feet and increase the adjacent residential lots to exceed 160 feet in depth.

Report Prepared By,

Report Reviewed By,



Thomas S. Pace,
Associate Planner



Scot Mende,
Senior Planner

Attachments

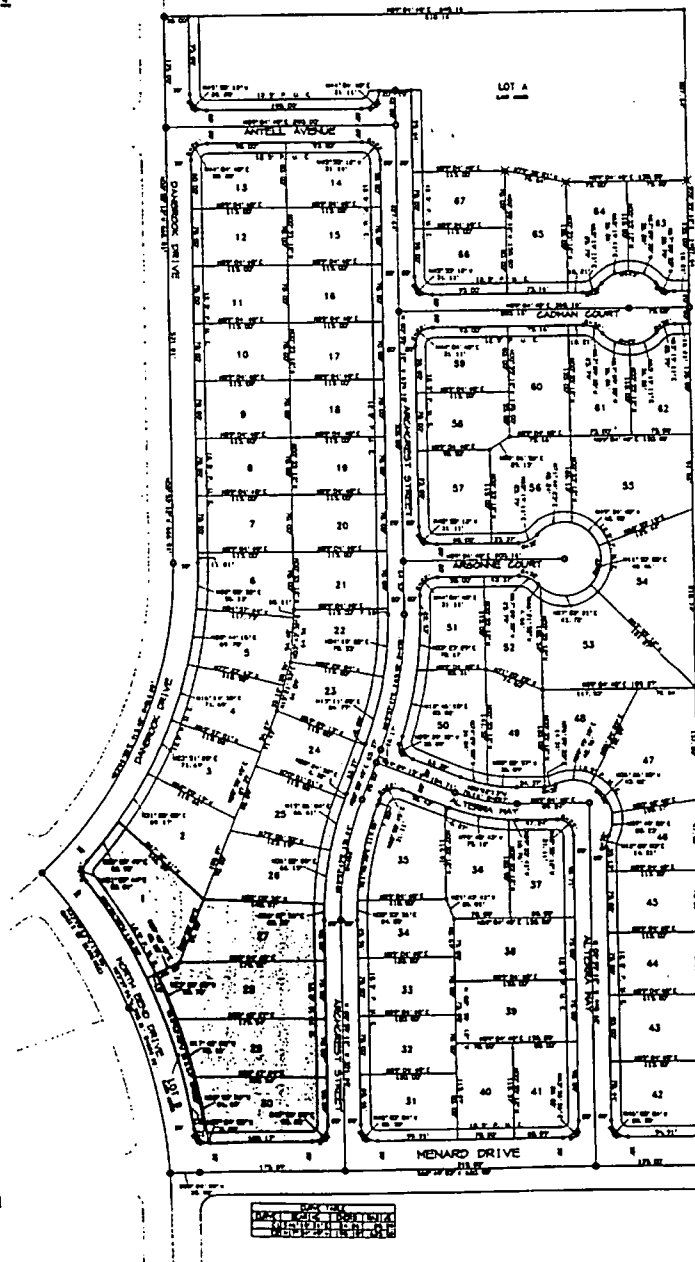
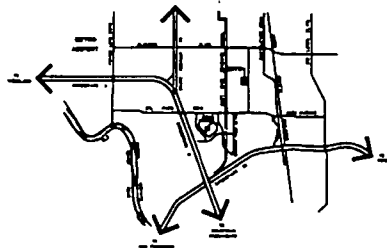
Attachment 1	Notice of Decision & Findings of Fact
Exhibit 1A	Post Subdivision Modification Exhibit
Exhibit 1B	Existing Landscape Corridor Exhibit
Attachment 2	Vicinity Map
Attachment 3	Land Use & Zoning Map

Exhibits

Exhibit 1A Post Subdivision Modification Exhibit
Exhibit 1B Existing Landscape Corridor Exhibit

Exhibit 1A Post Subdivision Modification Exhibit

Subdivision Modification for
**NORTHPOINTE PARK
VILLAGE 15**
City of Sacramento, California



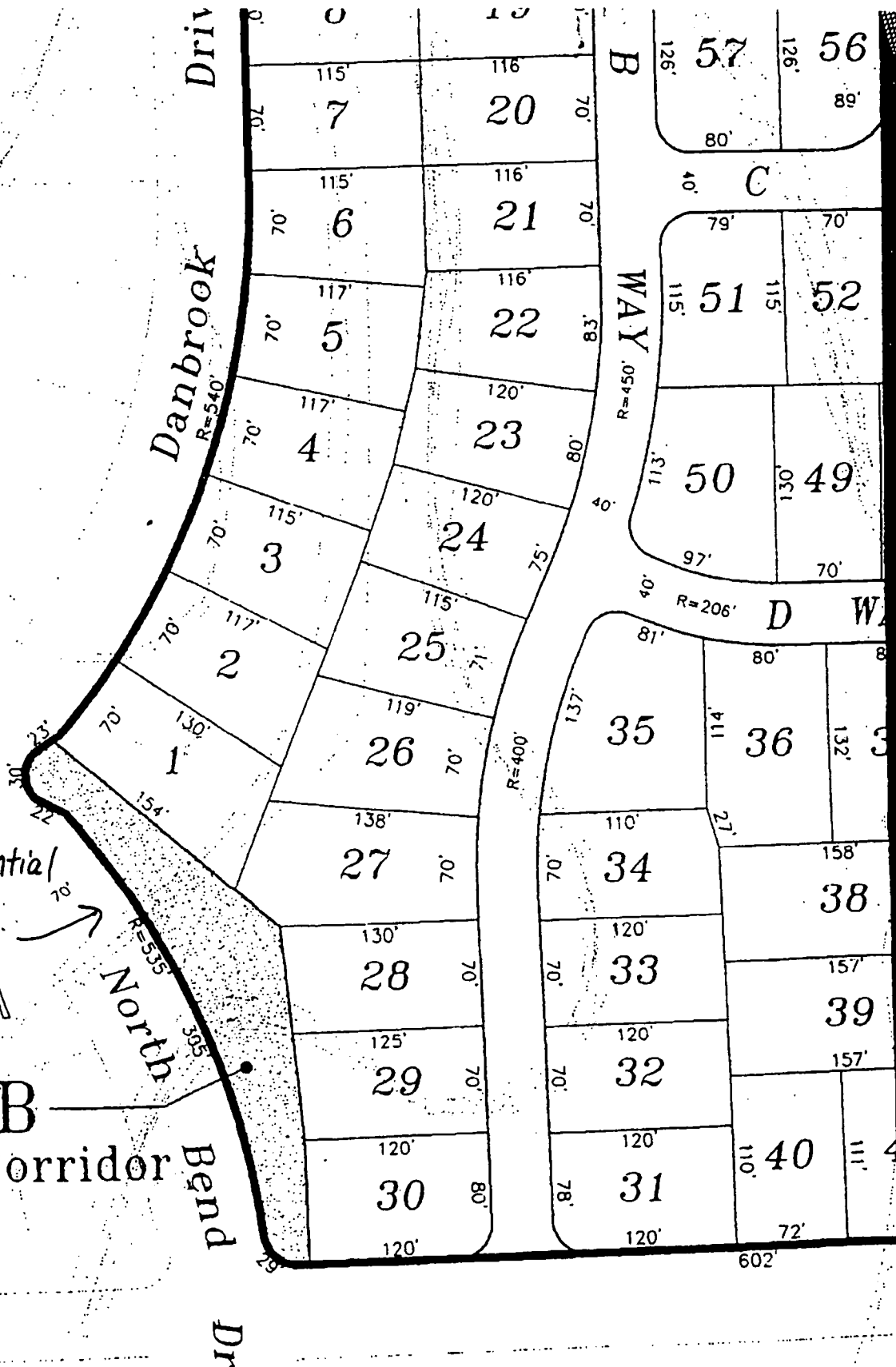
Denotes area to be addressed with Subdivision Modification

Site Acreage is 1.53±ac.

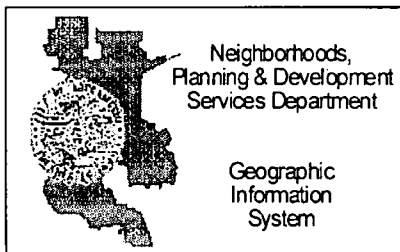
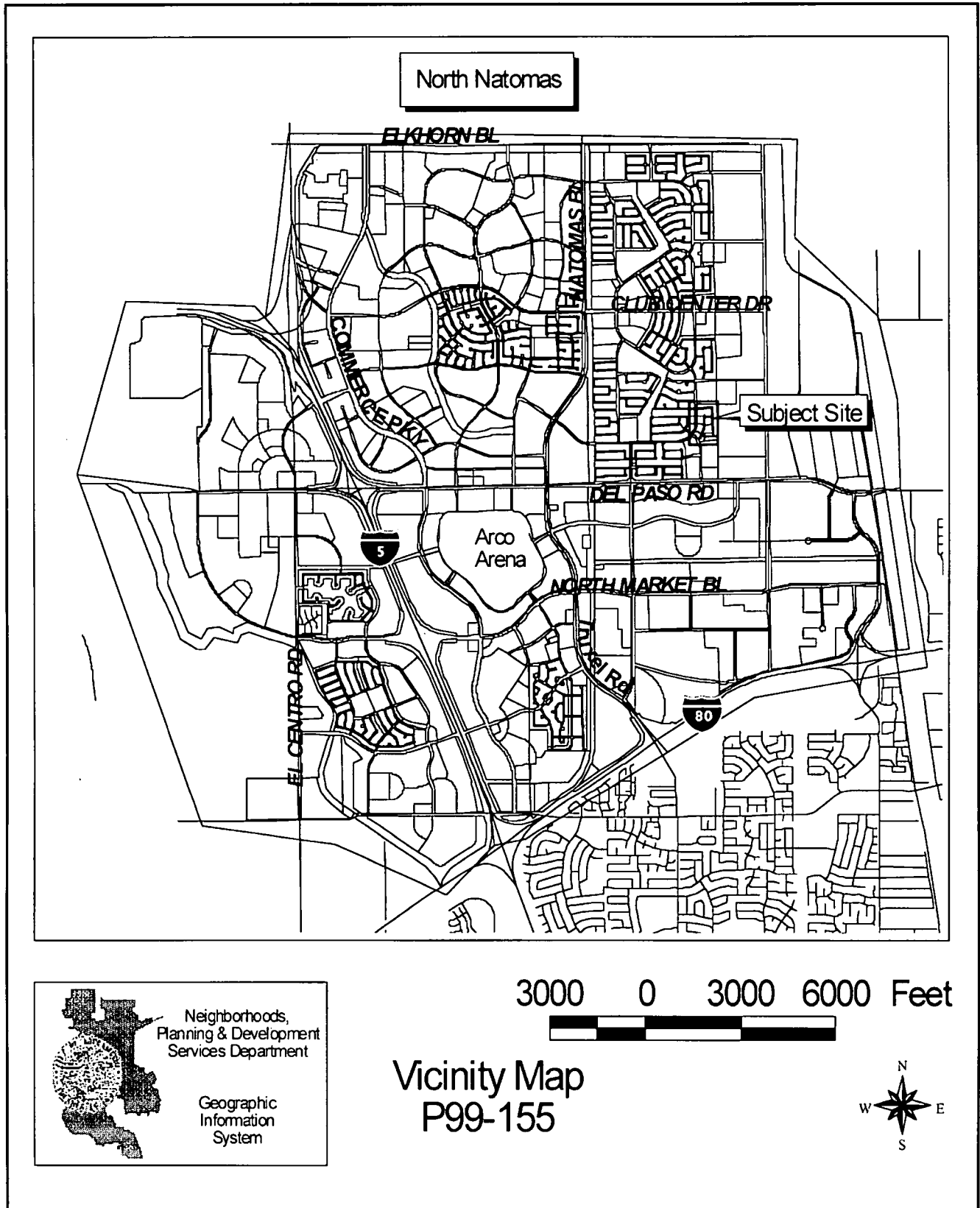
Exhibit 1B Existing Landscape Corridor Exhibit

Previous
Landscape
Corridor & Residential
Lot Configuration
Village 13-A

Lot B
Landscape Corridor
0.3±ac.



Attachment 2 Vicinity Map



Vicinity Map
P99-155



Attachment 3 Land Use & Zoning Map

