

CITY PLANNING COMMISSION

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

APPLICANT	Spink Corporation, P.O. Box 2511, Sacramento, CA 95811		
OWNER	Creekside Ventures, 9985 Folsom Blvd., Sacramento, CA 95827		
PLANS BY	Spink Corporation, P.O. Box 2511, Sacramento, CA 95811		
FILING DATE	5-9-86	ENVIR. DET.	6-12-86
ASSESSOR'S-PCL. NO.	274-410-01		REPORT BY FG:tc

- APPLICATION:**
- A. Negative Declaration
 - B. Tentative Parcel Map
 - C. Special Permit to construct 132 unit apartment complex
 - D. Special Permit to construct a day care facility
 - E. Creekside Oaks PUD Schematic Plan Amendment from private health club to day care, multi-family and community recreation center
 - F. Subdivision Modification to waive parkland dedication fees for Lots A and C

LOCATION: South side West El Camino Avenue between Azevedo Drive and Corkwood Court

PROPOSAL: The applicant is requesting the necessary entitlements to develop an apartment complex, a day care facility and a community recreation center.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1986 S. Natomas Community Plan Designation:	High Density Residential (11-29 du/na - 22 avg max)
Existing Zoning of Site:	R-2B(PUD)
Existing Land Use of Site:	Vacant
Surrounding Land Use and Zoning:	Setbacks: Required Provided
North: Single family: R-1	Front: 25 ft. 40'(W. El Camino) 16'(Natomas Park Dr)
South: Vacant; OB-PUD	Side(Int): 5' 5' min
East: Apts under const; R-2B(PUD)	
West: Vac; OB-PUD	Rear: 15' 5' for day care 11' for apts
Parking Required:	211 spaces for multi-family and an amount to be determined by Commission for day care facility
Parking Provided:	220 spaces
Property Dimensions:	Irregular
Property Area:	9.0+ acres
Density of Development:	19.7 d.u. per acre
Square Footage of Building:	Day care - 7,472 sq. ft.
Height of Building:	One and two-story
Topography:	Flat
Street Improvements/Utilities:	To be provided
Size of Units:	600 to 800 sq. ft.
Exterior Building Materials:	Stucco, wood siding
Roof Material:	Composition Shingles

APPLC. NO. P86-188 MEETING DATE July 10, 1986. ITEM NO. 11
~~July 24, 1986~~
~~October 23, 1986~~
1-8-87 2

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On June 25, 1986, by a vote of four ayes, one no, four absent, the Subdivision Review Committee voted to recommend approval of the tentative map and subdivision modification subject to the conditions attached.

BACKGROUND INFORMATION: The subject site is located in the Creekside Oaks PUD (P83-124), which was adopted by the City Council. The subject site is presently designated for a health club. An application for a day care center on the site is pending (P86-077).

PROJECT EVALUATION: Staff has the following comments:

- A. The subject site is a vacant 9.0± acre lot which is zoned Garden Apartment - Planned Unit Development (R-2B-PUD) and which is designated for High Density Residential (11-29 du/na - 22 avg max) in the 1986 South Natomas Community Plan. The Creekside Oaks PUD schematic plan designates the subject site for a private health club. Surrounding uses include vacant lots, single family, and multiple family under construction.
- B. The applicant is requesting to subdivide the site into three lots:
- Lot A 1± acre site for a proposed day care facility to accommodate approximately 164 children
- Lot B 6.7± acre site for a proposed 132 unit multiple family development
- Lot C 1± acre site for a proposed community recreational center (Park with basketball and tennis court).
- C. Special Permits are required to develop the day care and the multiple family apartment complex. The following is a breakdown of each proposal:
1. Day Care Center - The day care center would accommodate approximately 164 children and contains 7,472 square feet of gross floor area. The center would be open from 7 a.m. to 6:30 p.m., Monday through Friday and employ 13 people. The proposed building is a one-story structure constructed with wood siding and stucco. A total of 22 on-site parking spaces will be provided.
 2. Apartment Complex - The applicant proposes to construct 132 apartments and associated amenities (pool and club house). The apartments would be grouped in configurations of 8, 12, and 16 units with four basic floor plans. The buildings would be two-stories high with wood siding and stucco construction. The units will be 600 to 800 square feet in size.
- D. The subject site is included in the Creekside Oaks PUD. The PUD encompasses approximately 88± acres which are designated for the following uses:
- * Commercial - 6± acres
 - * Library/Park - 5± acres
 - * Apartments - 23± acres

- * Bannon Slough Natural Area - 3± acres
- * Seniors housing - 5± acres
- * Office park - 35± acres
- * Private health club - 10± acres (subject site)

E. The applicant has indicated that it is not economically feasible to develop nor could a health club be profitable at this location.

Current application (P86-077) on the subject site is pending which proposes a day care center be constructed on the exact location as this application. Staff recommended that the day care center be relocated to another site since another day care (P86-061) had been approved on property immediately to the west. The proposed day care would better serve the community if it were relocated in the office park portion of the PUD which is in harmony with the 1986 South Natomas Community Plan policy to encourage day care centers in business parks (see Exhibit A).

The designation of the remainder of the site for apartments and a one acre recreational area would remove a community oriented facility from the South Natomas Community. The health club site was an integral part of the Creekside Oaks PUD since it was the desire of the City Council to develop mixed uses on the entire PUD site. The present application would not provide a much needed community facility and therefore staff would recommend the application be denied.

F. The proposal has been reviewed by the Traffic Engineering, Public Works, Community Services and the South Natomas Advisory Committee. The following comments were received:

Traffic: There shall be no raised dividers in the driveways. The driveways must accommodate service trucks.

South Natomas Advisory Committee: The Committee has contacted staff by phone and has gone on record as opposing the project. A letter outlining their position will be presented at the Commission meeting.

G. The Subdivision Review Committee recommended approval of the tentative map and the subdivision modification to waive parkland dedication fees for Lots A and C. Planning Division voted against the motion for approval given the inconsistency between the proposal and the Creekside Oaks PUD Schematic Plan.

ENVIRONMENTAL DETERMINATION:

The Environmental Coordinator has reviewed the proposed project and has filed a Negative Declaration based on the preparation and certification of a previous EIR and findings for this project and based on compliance with the mitigation measures identified in that EIR.

RECOMMENDATION: Staff recommends the following:

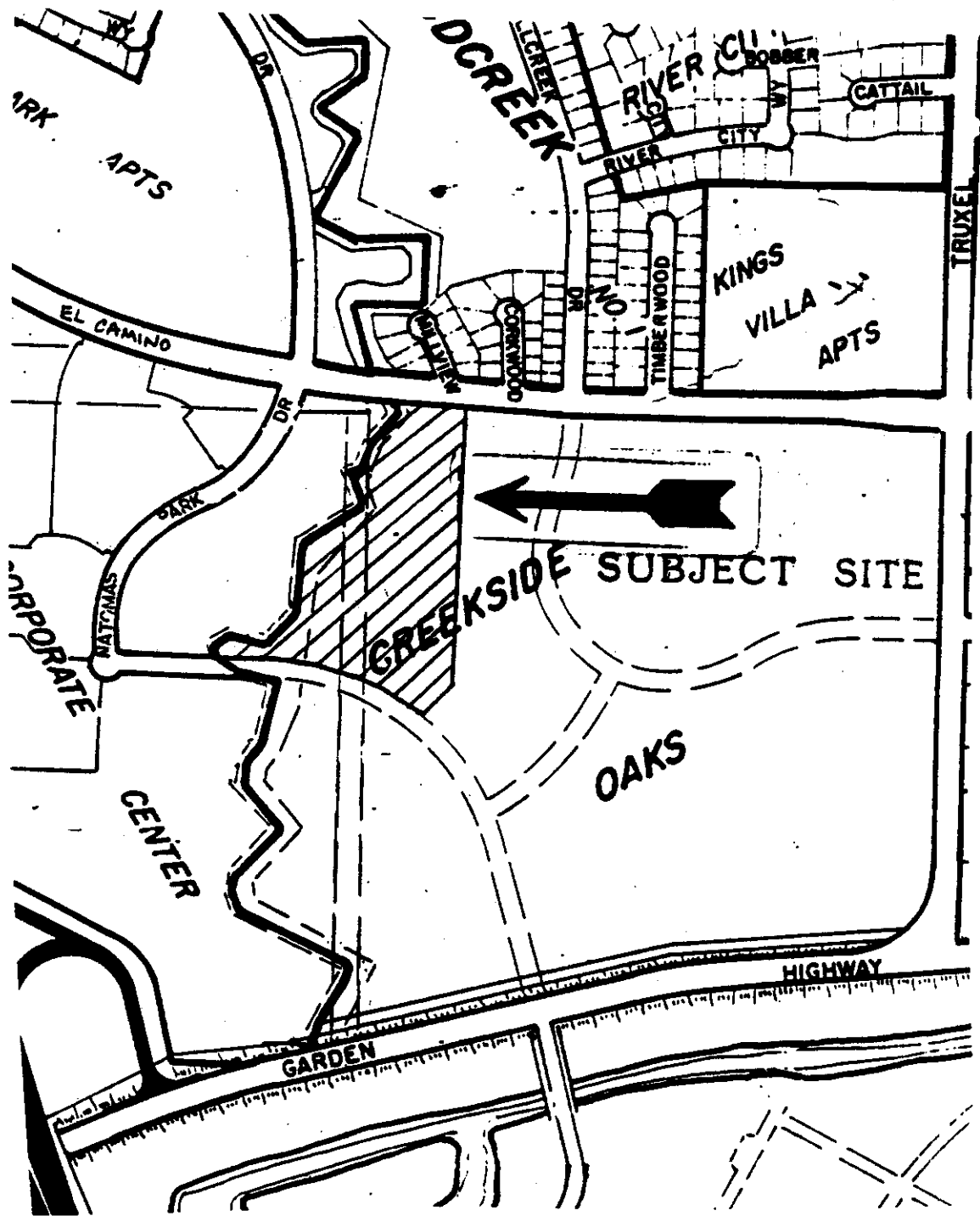
A. Ratify the Negative Declaration;

~~July 10, 1986~~
~~July 24, 1986~~
~~October 22, 1986~~
1-8-87

- B. Recommend denial of the tentative map, based upon findings of fact which follow;
- C. Deny the special permit to construct a 132 unit apartment complex, based upon findings of fact which follow;
- D. Deny the special permit to construct a day care center, based upon findings of fact which follow;
- E. Deny the PUD Schematic Plan Amendment;
- F. Deny the Subdivision Modification to waive parkland dedication fees.

Findings of Fact - Special Permits

- 1. The proposal is not based upon sound principles of land use in that it would reduce the area provided for a community-oriented recreational facility.
- 2. The proposal will be detrimental to the public health, safety or welfare and result in the creation of a nuisance in that traffic will increase as a result of the operation of the day care and by the occupants of the apartment complex.



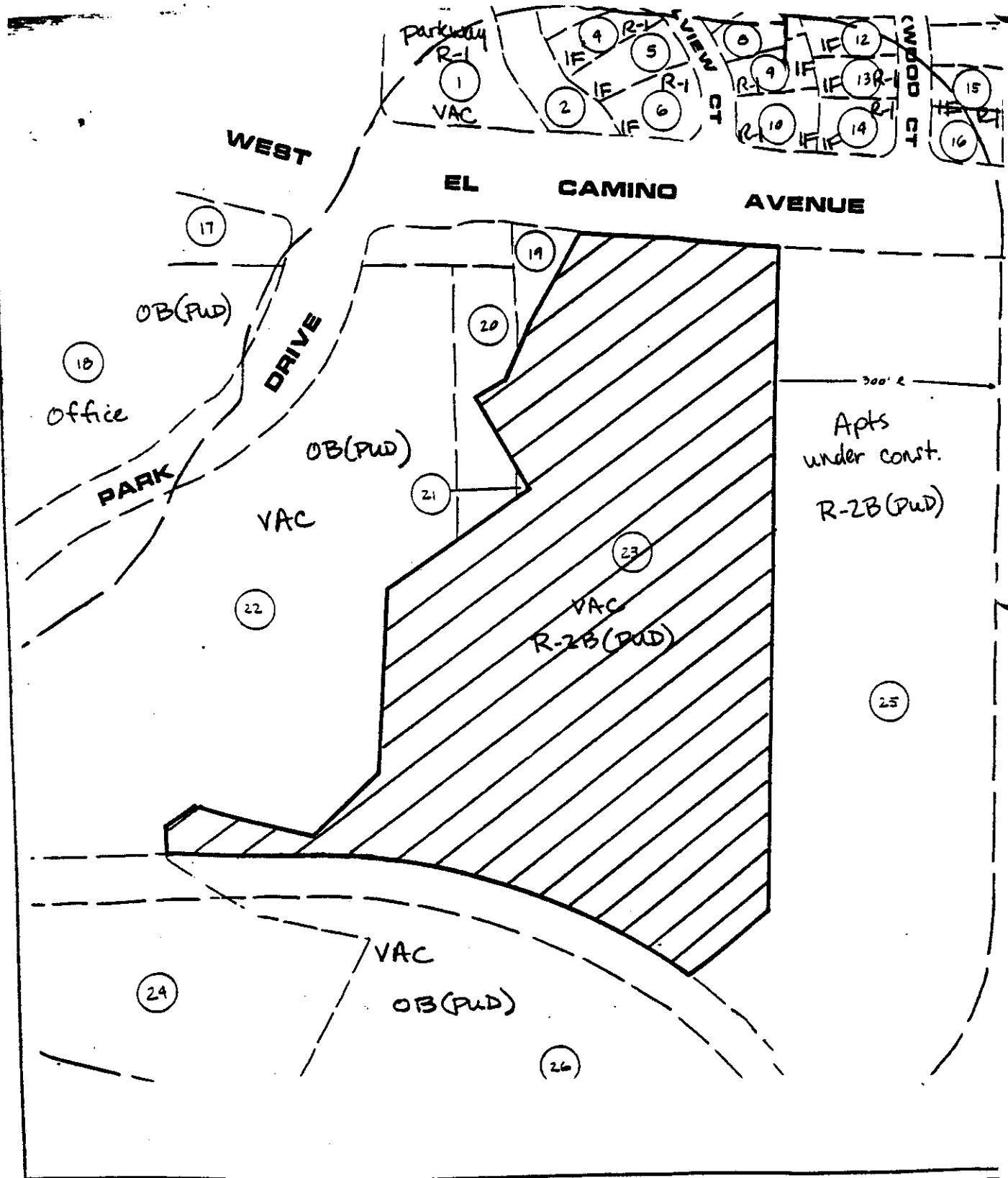
VICINITY MAP

P86-188

~~7-10-86~~
~~7-24-86~~ 10-23-86

1-8-87

Item # 1/2



LAND USE & ZONING MAP

PC-188

7-10-86 / 1-8-87
~~7-24-86 10-23-86~~

Item # 2

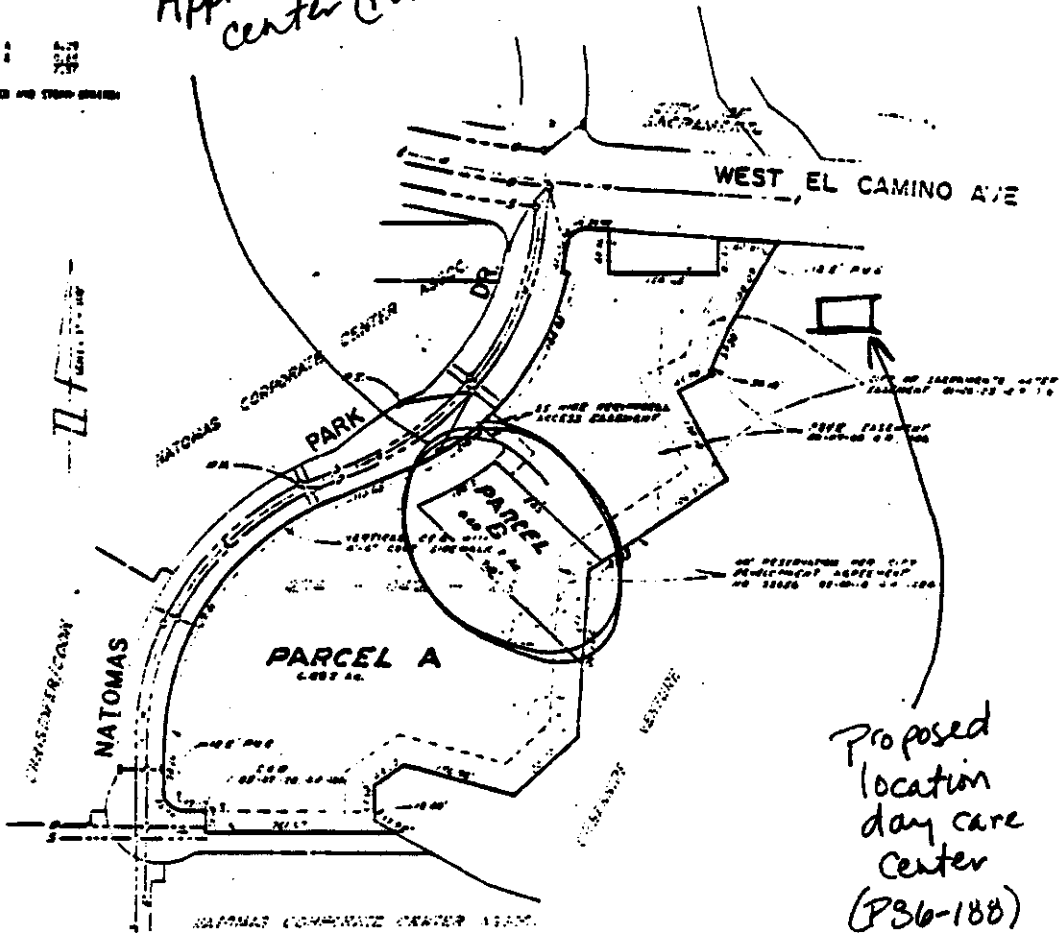
EXHIBIT A

TENTATIVE MAP

ALL MAPS SHALL BE PRINTED AND CALLED
 TO BE PRINTED BY THE
 SAN JOAQUIN COUNTY PUBLIC UTILITY
 DEPARTMENT
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 DEPARTMENT



Approved day care center (PSB-061)



Proposed location day care center (PSB-188)



PREPARED BY: _____ DATE: _____ SCALE: _____ SHEET NO.: _____	PROJECT TITLE: _____ LOCATION: _____ COUNTY: _____	OFFICE OF THE COUNTY ENGINEER SAN JOAQUIN COUNTY SACRAMENTO, CALIFORNIA
-----------------------------------------------------------------------	----------------------------------------------------------	-------------------------------------------------------------------------------

CITY PLANNING DEPARTMENT

3151 Yarwood Way
Sacramento, California 95833

~~Fried~~
P86-188

JUN 16 1986

RECEIVED

June 8, 1986

Sacramento Planning Commission
927 10th Street
Sacramento, California

Dear Sir/Madam:

We oppose the Creekside Oaks (in South Natomas) proposal to drop the 11-acre private sports complex and replace it with apartments.

This community has an overabundance of apartments and no such sports facility. In the interests of good planning and in protecting the better future for this area, please turn down this request. Such an action would be viewed by everyone here as showing commission support for the quality of life in this part of Sacramento.

Thank you.

Yours sincerely,
Deborah Blum

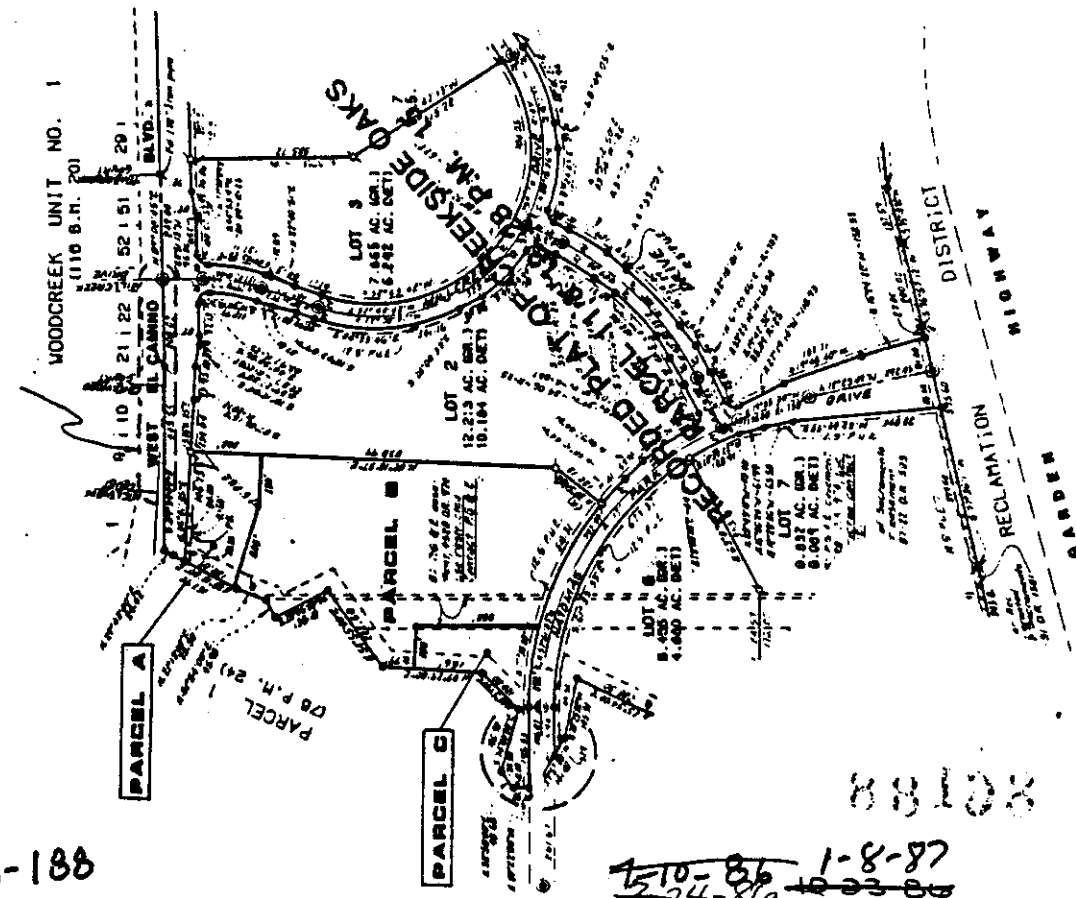
P86-188

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Item #
28

P86-188

1-10-86 1-8-87
7-24-86 1-23-88



RECORD OWNER:
 CREEKSIDE VENTURES
 9945 FOLSOM BOULEVARD
 SACRAMENTO, CA 95827

DEVELOPER:
 BETWEN & BARDIS
 9945 FOLSOM BOULEVARD
 SACRAMENTO, CA 95827

EXISTING ZONING: R - 2B
PROPOSED ZONING: R - 2B

EXISTING USE: WADWAT
PROPOSED USE:

PARCEL A - 12 AC.: SITE FOR A FUTURE
 DAY CARE FACILITY

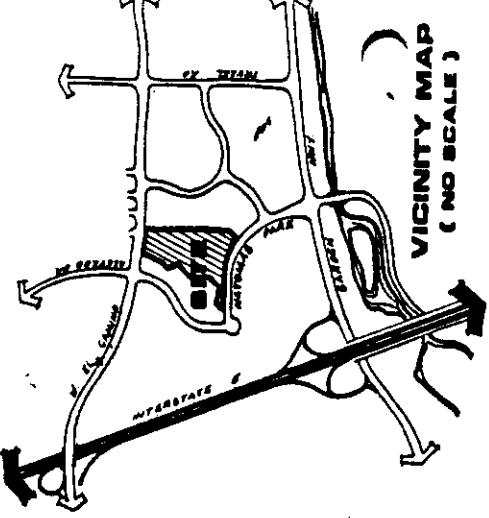
PARCEL B - 6.72 AC.: SITE FOR A FUTURE
 112 UNIT MULTI-FAMILY
 DEVELOPMENT WITH A
 DENSITY OF 39.7 UNITS/AC

PARCEL C - 13 AC.: SITE FOR A FUTURE
 COMMUNITY RECREATION
 CENTER

TOTAL ACREAGE: 6.72 AC. NET

WATER: CITY OF SACRAMENTO
SEWER: CITY OF SACRAMENTO
FIRE DISTRICT: CITY OF SACRAMENTO
PARK DISTRICT: CITY OF SACRAMENTO
SCHOOL DISTRICT: MATTHEW WILSON ELEMENTARY &
 GRANT JOINT UNION H.S.D.

A.P.N.: 274-0042-012

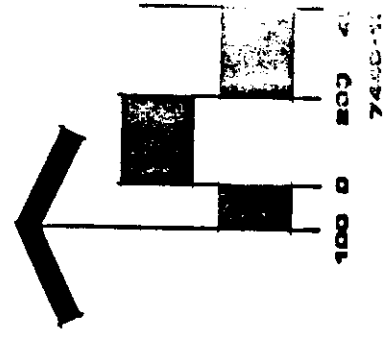


**TENTATIVE PARCEL MAP
 LOT 1 CREEKSIDE OAKS (166 BM 22)
 CITY OF SACRAMENTO
 SACRAMENTO COUNTY, CALIFORNIA**

MAY 1988

THE SPINK CORPORATION
 780 F STREET
 SACRAMENTO, CA 95814
 (916) 446-8170

PLANNING ARCHITECTURE & SURVEYING
 ENGINEERING & PHOTOGRAMMETRY



GREENSIDE OAKS

GREENSIDE OAKS

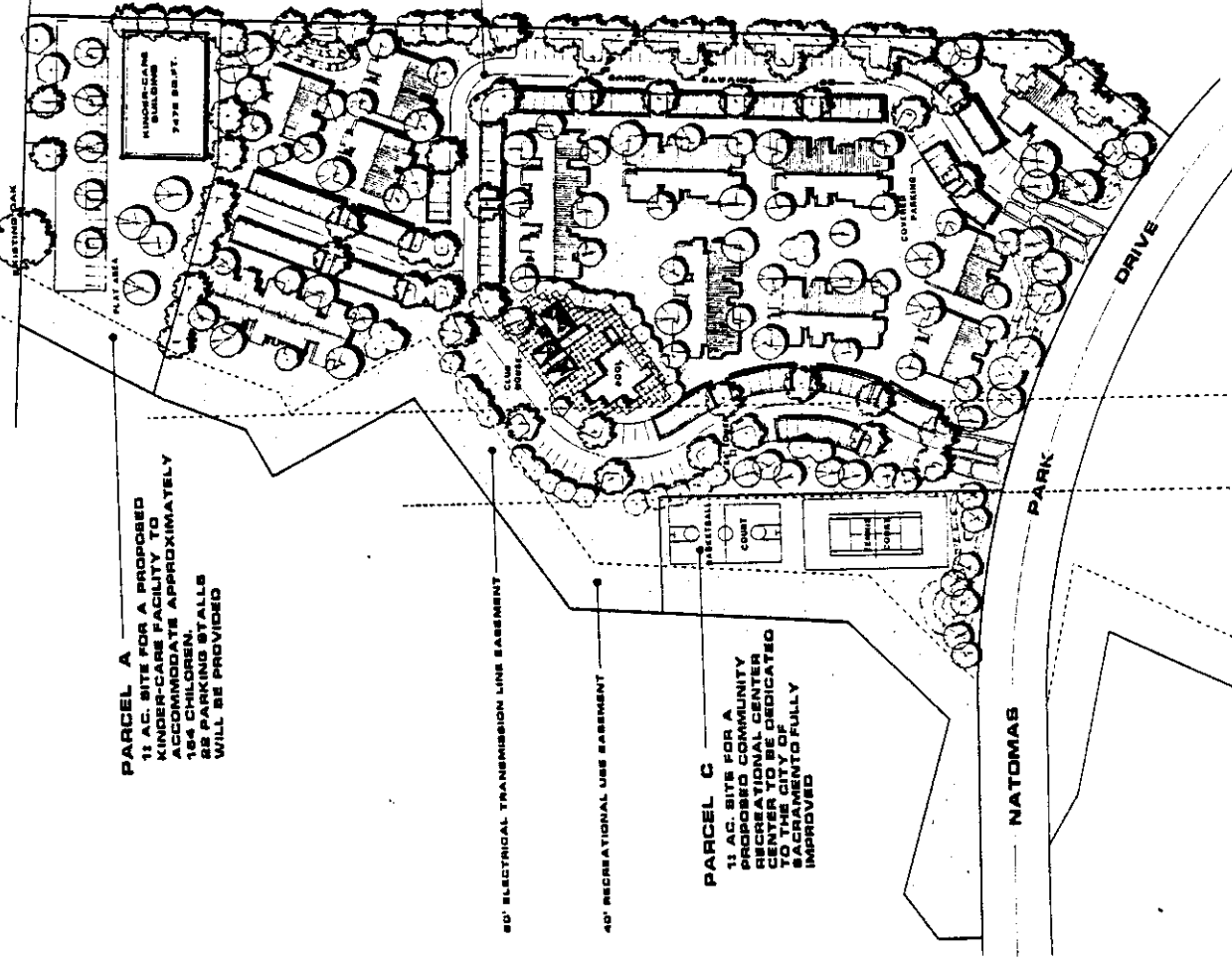
PARCEL 1 OF 1

SCALE IN FEET
0 20 40 60 80



MAY 1986

WEST EL CAMINO AVENUE

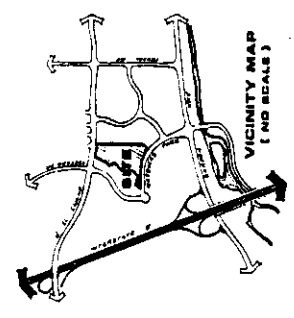


PARCEL A
11 AC. SITE FOR A PROPOSED
KINDER-CARE FACILITY TO
ACCOMMODATE APPROXIMATELY
164 CHILDREN.
88 PARKING STALLS
WILL BE PROVIDED

PARCEL B
- 8.71 AC. (NET) SITE FOR A PROPOSED
128 UNIT MULTI-FAMILY DEVELOPMENT
- PARKING TO BE PROVIDED AT A RATIO OF
1.8 SPACES PER DWELLING UNIT
- DENSITY WILL BE 18.7 DU/AC
- EXISTING ZONING R-28

PARCEL C
11 AC. SITE FOR A
PROPOSED COMMUNITY
RECREATIONAL CENTER
CENTER TO BE DEDICATED
TO SPORTS AND RECREATION TO BE FULLY
IMPROVED

20' ELECTRICAL TRANSMISSION LINE EASEMENT
40' RECREATIONAL USE EASEMENT



VICINITY MAP
(NO SCALE)

P86-188

2-24-86 1-8-87
7-10-86 10-23-86

Item 11

TYPICAL ELEVATIONS

CREEKSIDE OAKS

CALIFORNIA

CITY OF SACRAMENTO

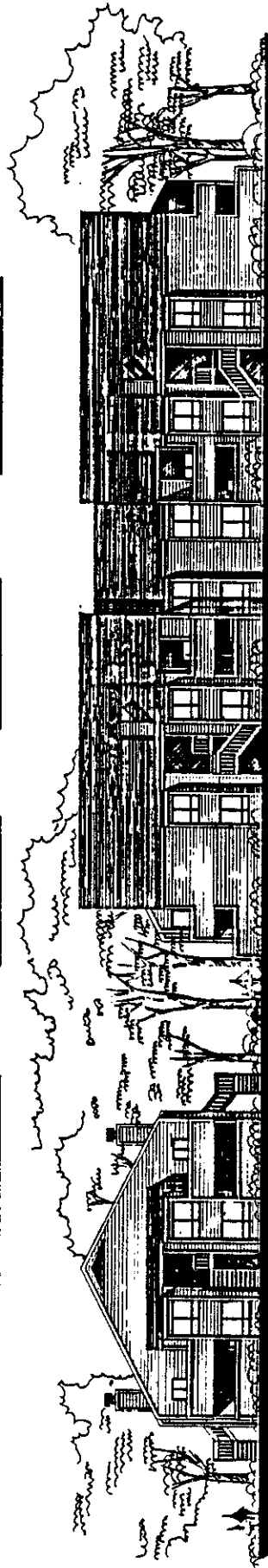
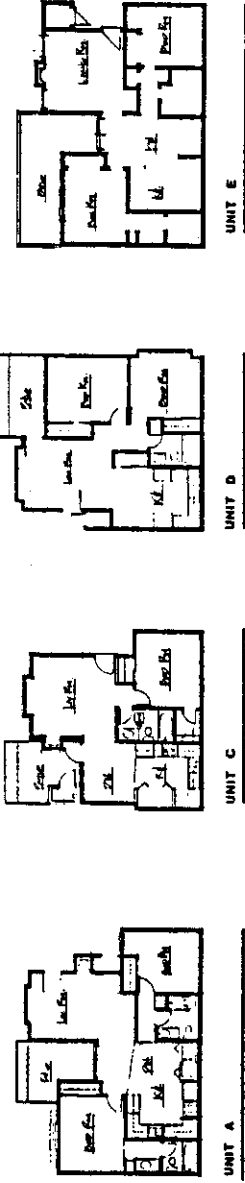
PARCEL OF 1



MAY '86

DATE

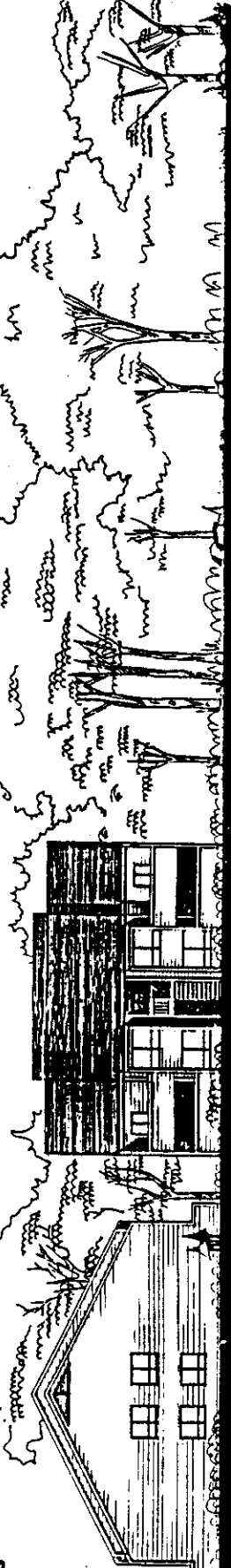
SCALE



TYPICAL 16-PLEX ELEVATIONS



TYPICAL 12-PLEX ELEVATIONS



TYPICAL 8-PLEX ELEVATIONS

P86-138

40-25-86
 7-24-86
 7-10-86 1-8-87

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