

City Planning Commission
Sacramento, California

Members in Session:

- SUBJECT:
- A. Negative Declaration
 - B. General Plan Amendment from Residential to Commercial and Offices (Section 13) - *NW Quadrant
 - C. General Plan Amendment from Commercial and Office to Residential (Section 13) - *SE Quadrant
 - D. South Pocket Community Plan Amendment from Low Density Residential and Low Density Multi-Family and *to Low Density Multi-Family and Commercial/Shopping Center (Section 13) - *NW Quadrant
 - E. South Pocket Community Plan Amendment from Commercial-Shopping Center to Low Density Residential (Section 13) - *SE Quadrant
 - F. Rezone 7+ acres from Single Family (R-1) to Shopping Center-Review (SC-R) (Section 13) - *NW Quadrant
 - G. Rezone 8+ acres from Single Family (R-1) to Garden Apartment-Review (R-2A-R) (Section 13) - *NW Quadrant
 - H. Rezone 4+ acres from Garden Apartment-Review (R-2B-R) to Shopping Center-Review (SC-R) (Section 13) - *NW Quadrant
 - I. Tentative Map (P84-125)

LOCATION: Northwest *and southeast* quadrant of Windbridge Drive and Rush River Drive

BACKGROUND INFORMATION: On June 23, 1984, the Commission considered the subject project which involves the necessary entitlements to develop a shopping center and multi-family residential units on the northwest quadrant of the intersection of Windbridge Drive and Rush River Drive. Staff's recommendation was denial of the project. The applicant suggested an alternative proposal and advertised the **to address the staff's concerns and the matter was continued to allow advertisement of an* additional entitlement.

STAFF COMMENT: The site located at the **southeast* quadrant of Windbridge and Rush River Drives is currently designated neighborhood shopping center in the South Pocket Community Plan. The applicant's original proposal was to rezone and develop the northwest quadrant of Windbridge and Rush River Drive, consisting of 11 acres for a shopping center and eight acres for multiple family development. The existing shopping center designation and the applicant's proposal would result in approximately 18 acres of land designated for shopping center. This total is equivalent to a community shopping center.

003603

Staff opposed the project because it was inconsistent with the community plan and the department's shopping center location criteria. In addition, the applicant did not successfully demonstrate the need for an additional shopping center designation in the area. Another community shopping center in the area would negatively impact the viability of the existing Lakecrest Village Shopping Center.

The applicant **and* owns the site currently designated for shopping center uses **at the southeast quadrant of Rush River and Windbridge Drives*. At the Commission hearing, the applicant suggested deleting that designation on the southwest quadrant and applying the shopping center designation to the subject site on the northwest quadrant (see exhibit E). Staff has no objection to this alternative. It is consistent with the community plan, shopping center locational criteria and will not negatively impact the viability of existing shopping centers in the area. In addition, the subject site is in an assessment district and can be developed immediately. The final development plans, however, must be reviewed and approved by the Commission prior to issuance of building permits. The site currently designated for shopping center uses is outside the assessment district boundaries which will delay development.

The Planning and Community Services Departments have determined the 1.394 acres of land are required for parkland dedication purposes and that fees are to be charged in lieu of the required dedication. The applicant shall submit an appraisal of the property to be subdivided. The appraisal shall be dated and submitted not more than 90 days prior to filing the final map.

STAFF RECOMMENDATION: Staff recommends the following actions:

- A. Ratification of the Negative Declaration;
- B. Approval of the amendment to the General Plan from Residential to Commercial and Offices **(NW Quadrant)*;
- C. Approval of the amendment to the General Plan from Commercial and Office to Residential **(SE Quadrant)*;
- D. Approval of the amendment to the South Pocket Community Plan from Low Density Residential and Low Density Multi-Family to Low Density Multi-Family and Commercial/Shopping Center **(NW Quadrant)*;
- E. Approval of the amendment to the South Pocket Community Plan from Commercial-Shopping Center to Low Density Residential **(SE Quadrant)*;
- F. Approval of the rezoning of 7+ acres from Single Family (R-1) to Shopping Center-Review (SC-R) zone **(NW Quadrant)*;
- G. Approval of the rezoning of 8+ acres from Single Family (R-1) to Garden Apartment-Review (R-2A-R) **(NW Quadrant)*;

H. Approval of the rezoning of 4+ acres from Garden Apartment-Review (R-2B-R) to Shopping Center-Review (SC-R) *(NW Quadrant);

I. Approval of the tentative map, subject to the following conditions.

The applicant shall satisfy each of the following conditions prior to filing the final map unless a different time for compliance is specifically noted:

1. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code;
2. Prepare a sewer and drainage study for the review and approval of the City Engineer;
3. Pursuant to City Code Section 40.1302 (parkland dedication), the applicant shall submit to the City an appraisal of the property to be subdivided and pay the required parkland dedication in-lieu fees. The appraisal shall be dated not more than 90 days prior to the filing of the final map;
4. Off-site dedication and improvement to a 90^o half-section and an expanded intersection required to complete intersection at Rush River Drive and Windbridge Drive. (City will condemn at subdivider's expense, if necessary);
5. Pay Pocket Bridge fees;
6. Minimum lot pad elevation = +3.5 feet;
7. Dedicate and improve Imai Way to a 50 foot right-of-way from Rush River Drive to Cecily Way;
8. Dedicate and improve Durfee Way to a 50 foot right-of-way from Windbridge Drive to Cecilyn Way;
9. Dedicate vehicular right of access along Cecilyn Way to the City;
10. The applicant/developer shall designate and place on the final map those structures and/or lots which will meet the required 80 percent south orientation (including solar access) to the satisfaction of the Planning Director, or comply with Title 24 requirements of the Uniform Building Code.

Respectfully submitted,

Art Gee,
Principal Planner

003611

CITY PLANNING COMMISSION

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

| | | | |
|---------------|--|------------------------|---|
| APPLICANT | Spink Corporation, P.O. Box 2511, Sacramento, CA 95811 | | |
| OWNER | Placer Savings & Loan, 385 Nevada Street, Auburn, CA | | |
| PLANS BY | Spink Corporation, P.O. Box 2511, Sacramento, CA 95811 | | |
| FILING DATE | 3/23/84 | 50 DAY CPC ACTION DATE | REPORT BY: SD:bw |
| NEGATIVE DEC. | 4/16/84 | EIR | ASSESSOR'S PCL. NO. 031-020-62; 031-604-01 thru 009; 031-900-01 thru 59 |

- APPLICATION:
- A. Ratify Negative Declaration
 - B. General Plan Amendment from Residential to Commercial and Offices (Sec. 13)
 - C. South Pocket Community Plan Amendment from Low Density Residential and Low Density Multi-Family to Low Density Multi-Family and Commercial/Shopping Center (Sec. 13)
 - D. Rezone 7± acres from Single Family (R-1) to Shopping Center-Review (SC-R) (Sec. 13)
 - E. Rezone 8± acres from Single Family (R-1) to Garden Apartment (R-2A-R) (Sec. 13)
 - F. Rezone 4± acres from Garden Apartment-Review (R-2B-R) to Shopping Center-Review (SC-R) (Sec. 13)
 - G. Tentative Map (P84-125)

LOCATION: Northwest quadrant of Windbridge Drive and Rush River Drive

PROPOSAL: The applicant is requesting necessary entitlements to designate 11± acres for a shopping center facility and 8± acres for multi-family uses for future development.

PROJECT INFORMATION:

| | |
|---|--|
| 1974 General Plan Designation: | Residential |
| 1976 South Pocket Community Plan Designation: | Low Density Multi-Family and Low Density Residential |
| Proposed Plan Designation: | Low Density Multi-Family and Commercial/Shopping |
| Existing Zoning of Site: | 15 acres (R-1); 4± acres (R-2B-R) |
| Proposed Zonings: | R-2A-R, SC-R |
| Existing Land Use of Site: | Vacant |
| Surrounding Land Use and Zoning: | |
| North: | Vacant; R-1 |
| South: | Vacant; R-1A and R-2B-R |
| East: | Vacant; R-1 and R-2B-R |
| West: | Vacant; R-1 |
| Property Dimensions: | Irregular |
| Property Area: | 19± acres |
| Density of Development: | 17.4 du/ac maximum |
| Square Footage of Building: | 150,300 sq. ft. retail |
| Topography: | Flat |
| Street Improvements/Utilities: | To be provided |

003606

BACKGROUND INFORMATION: The subject site is a portion of Lake Crest Village Unit 4 approved by the City Council on April 17, 1979 (P-8499). The original approval consisted of 4± acres of multi-family (R-2B-R) located at the intersection of Windbridge Drive and Rush River Drive. The remainder was approved for 68 standard single family lots.

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On June 13, 1984, by a vote of six ayes, one no and two absent, the Subdivision Review Committee voted to recommend approval of the project. The applicant shall satisfy each of the following conditions prior to filing the final map unless a different time for compliance is specifically noted:

1. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code;
2. Prepare a sewer and drainage study for the review and approval of the City Engineer;
3. Pursuant to City Code Section 40.1302 (Parkland Dedication), the applicant shall submit to the City an appraisal of the property to be subdivided and pay the required parkland dedication in-lieu fees. The appraisal shall be dated not more than 90 days prior to the filing of the final map;
4. Off-site dedication and improvement to a 90° half-section and an expanded intersection required to complete intersection at Rush River Drive and Windbridge Drive. (City will condemn at subdivider's expense, if necessary);
5. Pay Pocket Bridge fees;
6. Minimum lot pad elevation = +3.5 feet;
7. Dedicate and improve Imai Way to a 50-foot right-of-way from Rush River Drive to Cecilyn Way;
8. Dedicate and improve Durfee Way to a 50-foot right-of-way from Windbridge Drive to Cecilyn Way;
9. Dedicate vehicular right of access along Cecilyn Way to the City;
10. The applicant/developer shall designate and place on the final map those structures and/or lots which will meet the required 80 percent south orientation (including solar access) to the satisfaction of the Planning Director, or comply with Title 24 requirements of the Uniform Building Code.

STAFF EVALUATION: Staff has the following concerns and comments:

1. The applicant's original proposal consisted of 9± acres of Garden Apartment (R-2B-R) zoning, allowing a maximum of 195 units and 10± acres of Shopping Center (SC-R) zoning for 103,600 square feet of commercial space. The map was reviewed by the Subdivision Review Committee on May 9, 1984. The Committee recommended denial of the tentative map because the proposed density increases would create demands on the sewer system, exceeding designed capacities.
2. The applicant has since submitted revised plans. The current request includes rezoning 7± acres to Garden Apartment (R-2A-R) which would allow 17.4 units per acre, or a maximum of 125 units and 12± acres to Shopping Center (SC) with 150,300 square feet of commercial structure. The applicant has submitted a sewer study to the City Engineer for review. The City Engineer indicated that the revised project will not increase the demand on the sewer capacity. The Subdivision Review Committee therefore voted to recommend approval of the project. The applicant's request is for conceptual approval. Detailed floor plans and elevations will be submitted for approval at a future date.

3. The subject site is currently designated for residential uses in the South Pocket Community Plan and the General Plan. Plan amendments are, therefore, necessary for the applicant to accomplish his objectives. The site located at the southeast quadrant of Windbridge Drive and Rush River Drive is presently designated as a neighborhood shopping center in the South Pocket Community Plan. The current request will be in addition to the existing designation (see Exhibit A).

The applicant has submitted a report entitled "Windbridge Retail Market Analysis." This is a market analysis completed by the Real Estate and Land Use Institute of California State University, Sacramento Research Center. This document is intended to demonstrate the need for additional commercially designated land in the South Pocket Community Plan area. The Planning Division's Advance Planning staff evaluated the Windbridge Market Analysis and expressed concerns regarding its basic assumptions and the method by which the conclusions were made. The proposal was, therefore, evaluated using the Planning Division's Locational Criteria for Shopping Centers (see Exhibit B). Staff's conclusion is that there is sufficient land currently designated for commercial uses in the South Pocket area. If the existing commercial shopping center designation is retained on the property located to the southeast, enough land will be available for a community shopping center (18 acres). However, the population in the entire Pocket Community is anticipated to be between 43,000 and 48,000 at build-out. This is sufficient population to support one community shopping center (Lake Crest Village) as well as one more neighborhood shopping center. Approval of this project would create excess commercially zoned property in the Pocket and negatively impact the viability of the existing Lake Crest Village community shopping center.

If this project should be approved then the existing shopping center designation located to the southeast should be removed and replaced with a residential designation. Exhibit C is staff's detailed market analysis of the subject project.

4. In conclusion, no compelling evidence has been submitted to justify the plan amendments and rezonings necessary to accommodate the proposed project. Approval of the project would adversely affect the viability of existing commercial development and create an excess of commercially zoned property in the area.

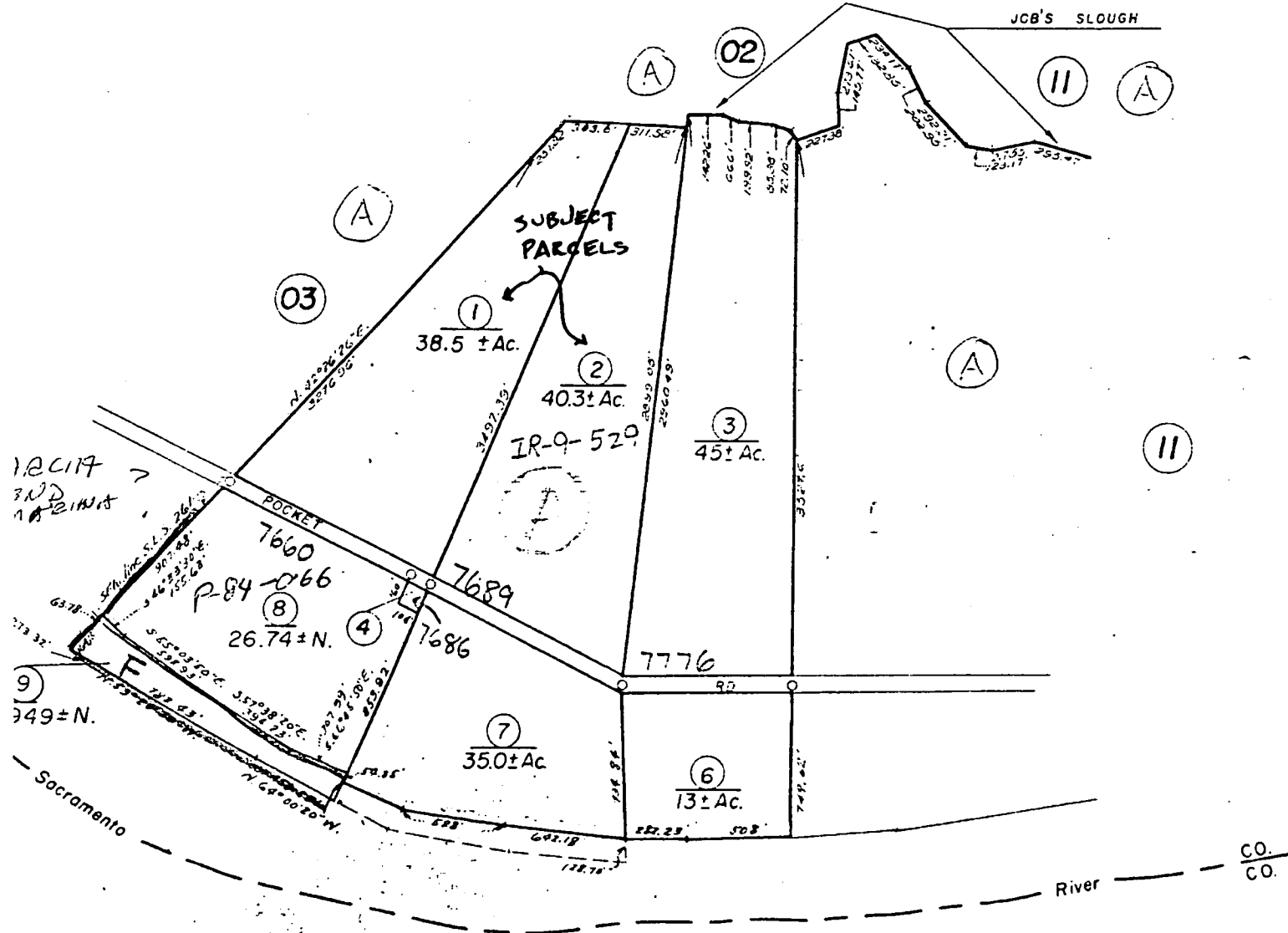
STAFF RECOMMENDATION: Staff recommends:

- A. Ratification of the Negative Declaration;
- B. Denial of the General Plan Amendment from Residential to Commercial and Offices;
- C. Denial of the South Pocket Community Plan Amendment from Low Density Residential and Low Density Multi-Family to Low Density Multi-family and Commercial and Office;
- D. Denial of the Rezoning of 7± acres from Single Family (R-1) to Shopping Center-Review (SC-R);
- E. Denial of the Rezoning of 8± acres from Single Family (R-1) to Garden Apartment-Review (R-2A-R);
- F. Denial of the Rezoning from Garden Apartment-Review (R-2B-R) to Shopping Center-Review (SC-R);
- G. Denial of the Tentative Map.

003608

EXHIBIT A-1

DISCREPANCIES IN SURVEYS OF JOB'S SLOUGH PREVENT MATCHING PARCEL BOUNDRIES OF ADJOINING PAGES.

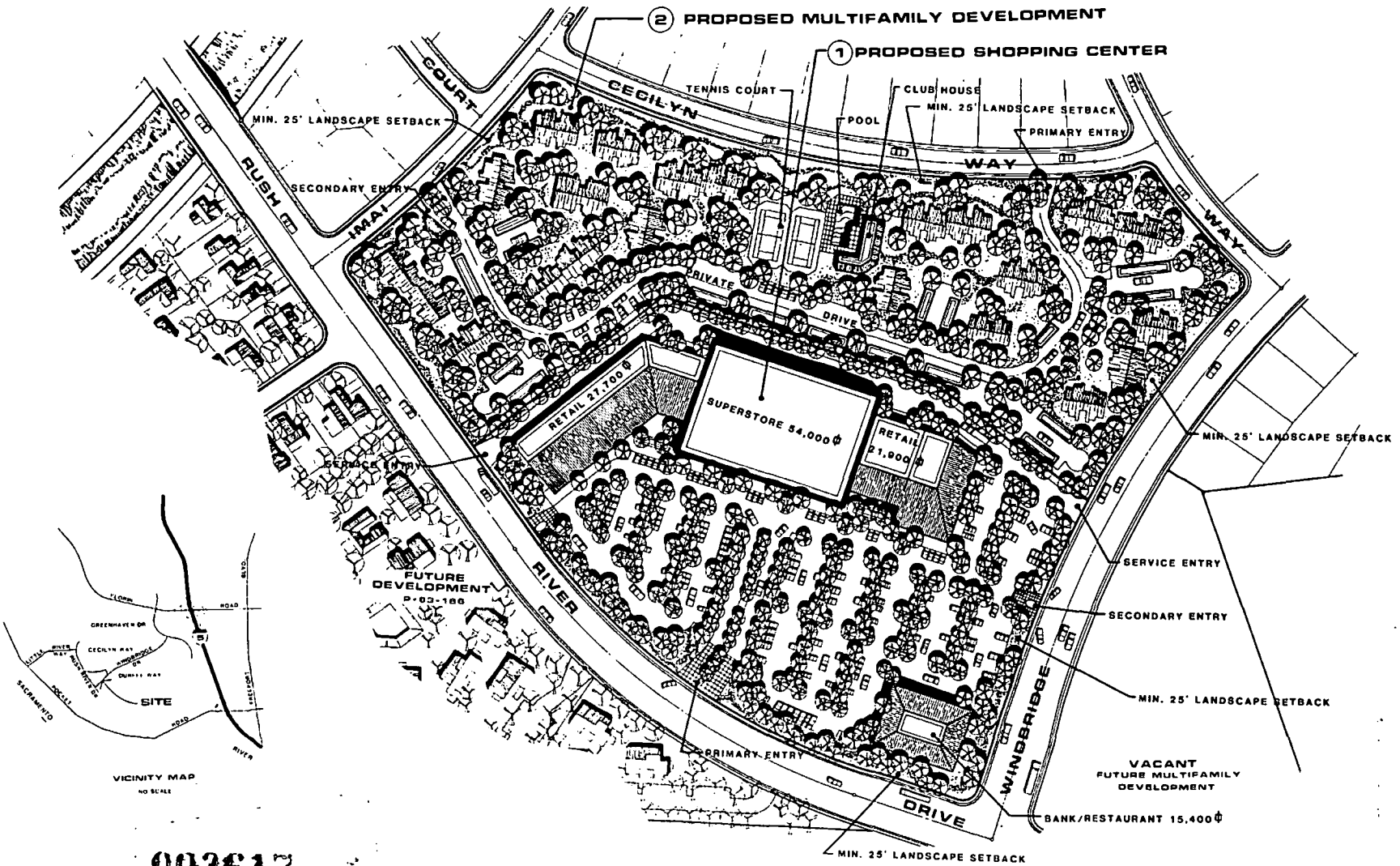


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NOTE—Assessor's Black Numbers Shown in Ellipses.

Ass
Co



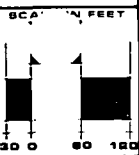
003617

SCHEMATIC PLAN SUMMARY

| PROPOSED USE | BUILDING AREA | NET LAND AREA | DENSITY SQ. FT. PER AC. | DENSITY DWELLING UNITS PER AC. | DWELLING UNITS |
|--|---------------|---------------|-------------------------|--------------------------------|----------------|
| SHOPPING CENTER | 119,000 | 5.2 AC. | 12,034 | | |
| MULTIFAMILY CONDOS, TOWNHOUSES OR APARTMENTS | | 9.0 AC. | | 21.7 D.U./AC. | 192 |
| TOTAL NET LAND AREA | | 19.8 AC. | | | |

- EXISTING ZONING - R-1 & R-28-R
- PROPOSED ZONING - R-20-R & O-C
- PARKING REQUIREMENTS
MULTIFAMILY - 1.5 PARKING STALLS PER DWELLING UNIT
SHOPPING CENTER - 1 SPACE PER 250 SQ. FEET OF BUILDING AREA

SCHEMATIC PLAN

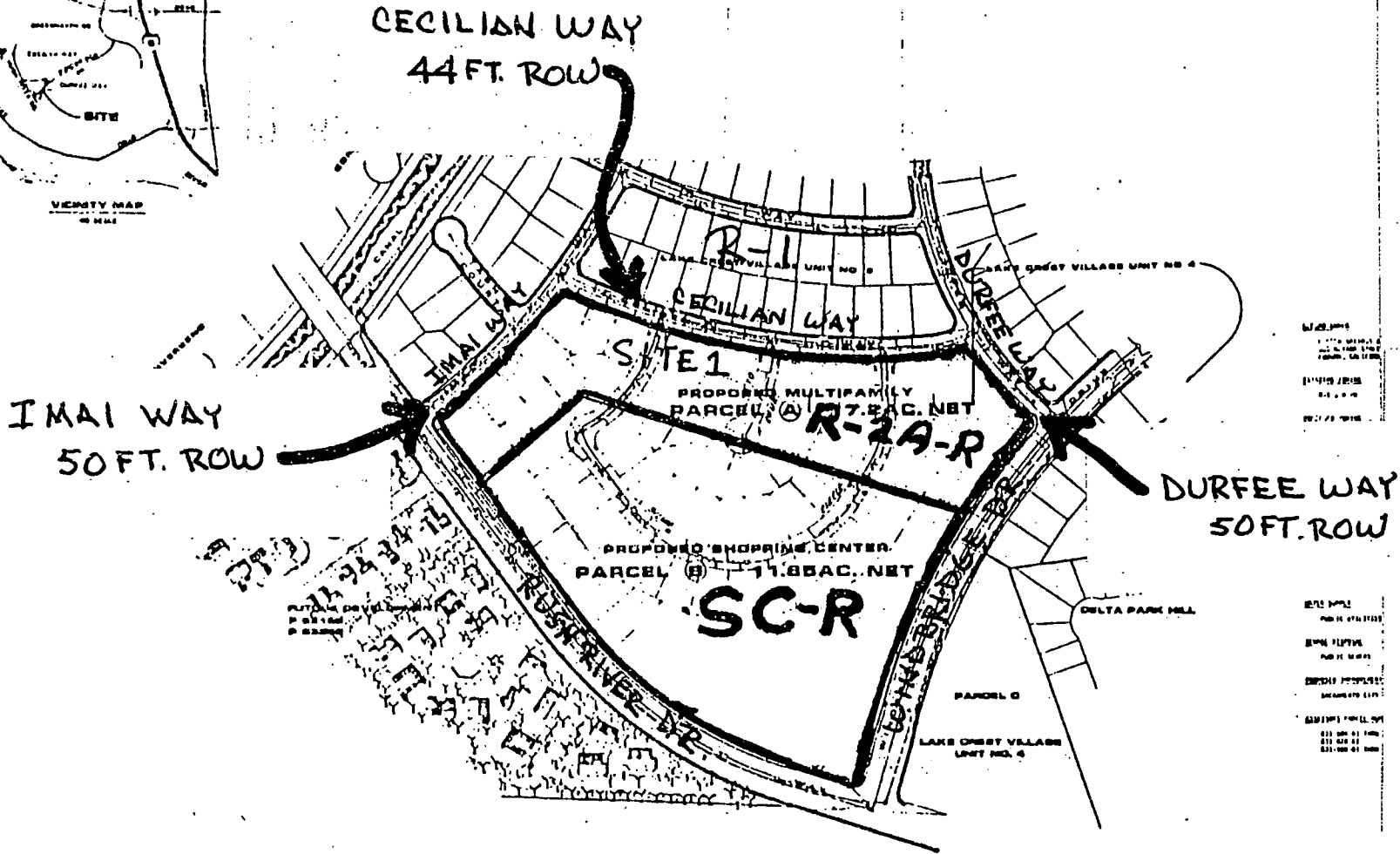
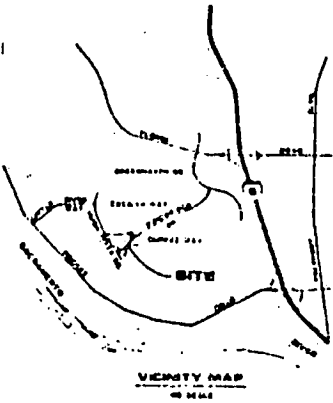


MAR 84
THE SPINA CORPORATION

P 84125

11-8-84

EXHIBIT A #5



DATE: 11-8-84
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 SCALE: 1" = 100'

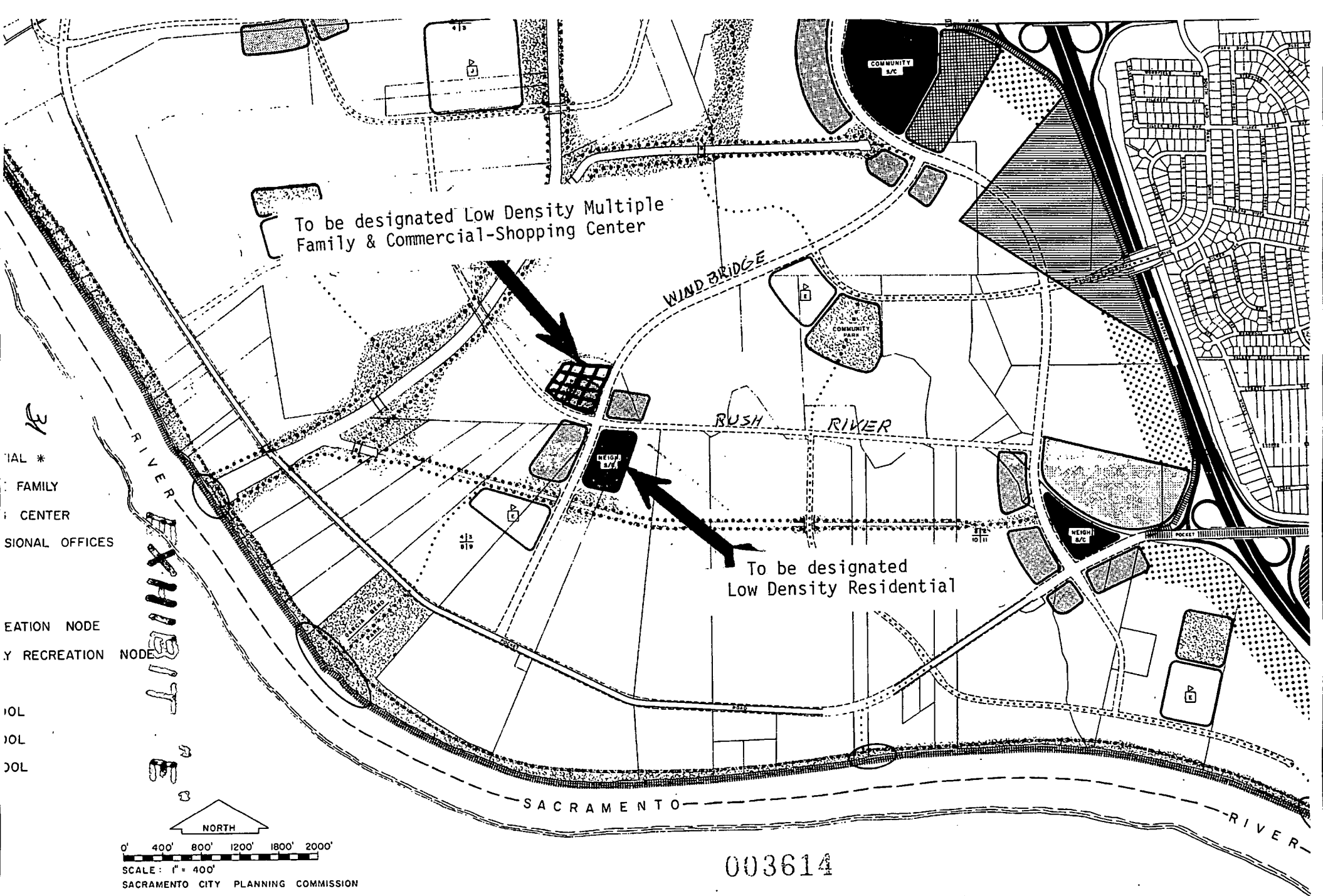
003615 P-84-125 REZONING OF SITE 1 FROM R-1 TO R-2A-R ADOPTED 8-21-84

TENTATIVE
PARCEL
MAP

WINDBRIDGE



MAR 87



To be designated Low Density Multiple Family & Commercial-Shopping Center

To be designated Low Density Residential

- IAL *
- FAMILY
- CENTER
- SIONAL OFFICES
- EATION NODE
- Y RECREATION NODE
- OL
- OL
- OL

0' 400' 800' 1200' 1800' 2000'
 SCALE: 1" = 400'
 SACRAMENTO CITY PLANNING COMMISSION

003614

Adopted by the
 SACRAMENTO CITY COUNCIL
 RESOLUTION NO. 76-142 ON MARCH 23, 1976

SOUTH POCKET SPECIFIC PLAN