

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 23, 1986~~
 1-8-87
 2-12-87

Item 11
 6
 2
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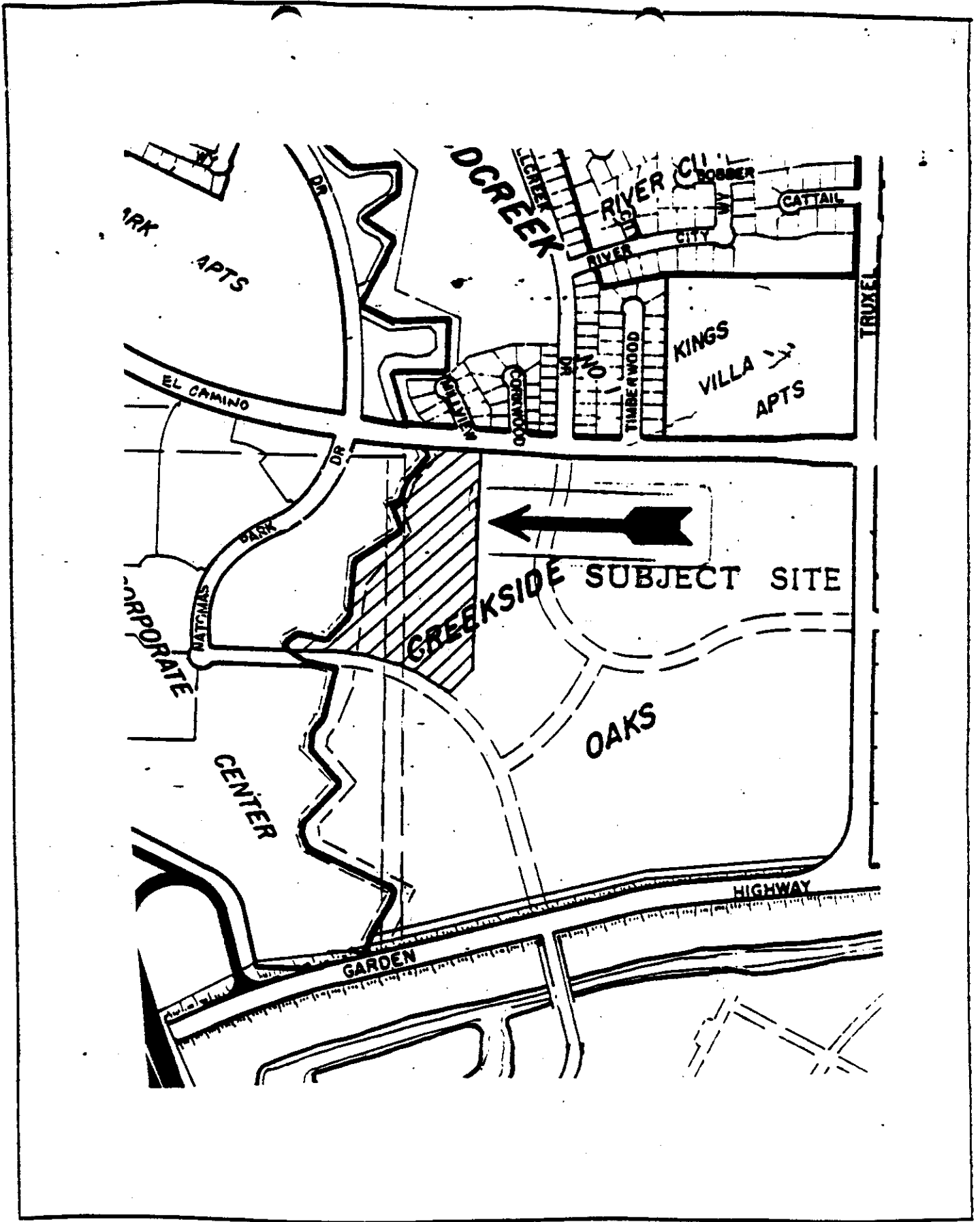
- B. Recommend denial of the tentative map, based upon findings of fact which follow;
- C. Deny the special permit to construct a 132 unit apartment complex, based upon findings of fact which follow;
- D. Deny the special permit to construct a day care center, based upon findings of fact which follow;
- 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.

~~July 10, 1986~~
~~July 24, 1986~~
~~October 23, 1986~~
+ 8-27 2-12-87

Item #
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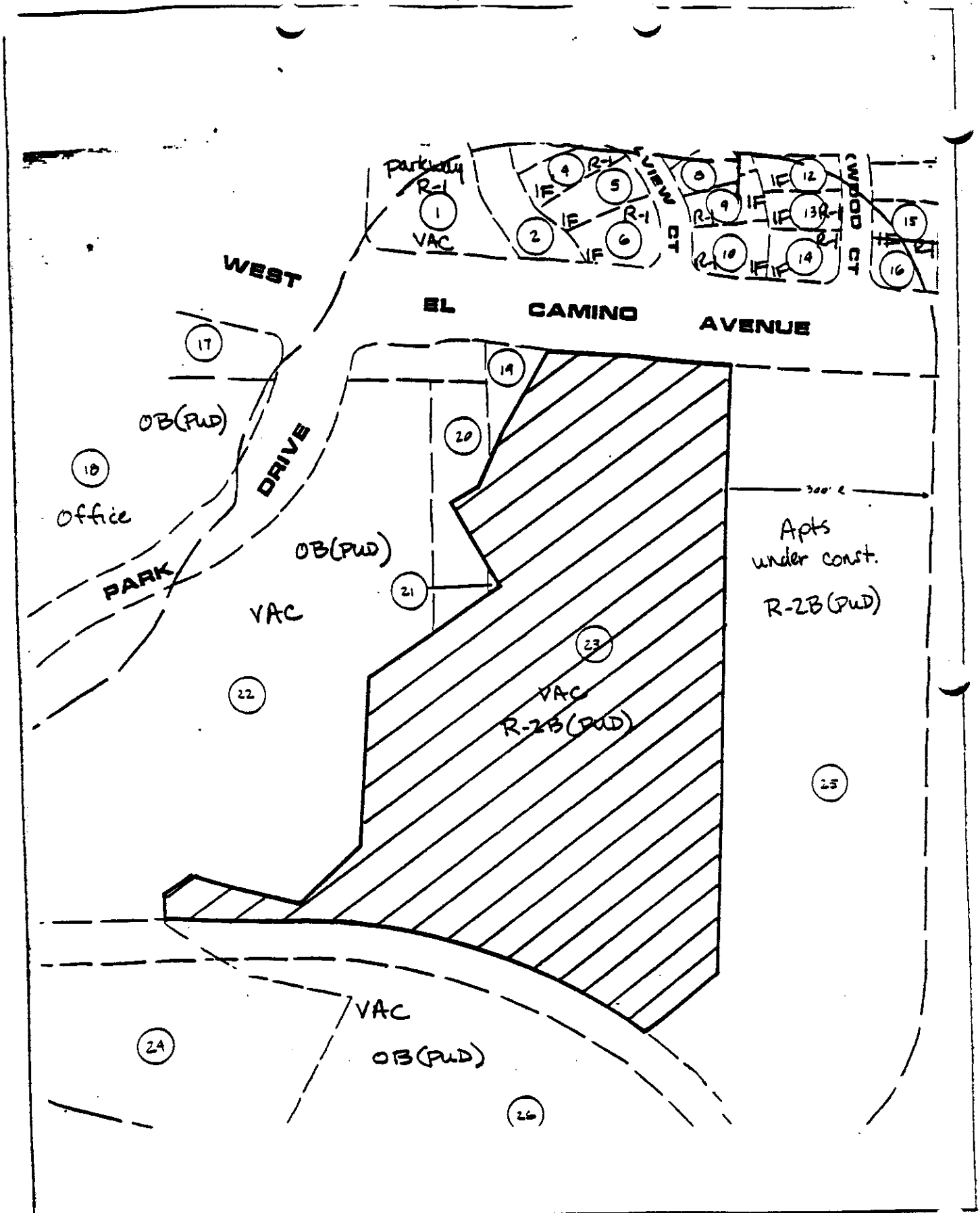


VICINITY MAP

P86-188

7-10-86
~~7-24-86~~ 10-25-86
 2-12-87

Item # 9.2
 2



LAND USE & ZONING MAP

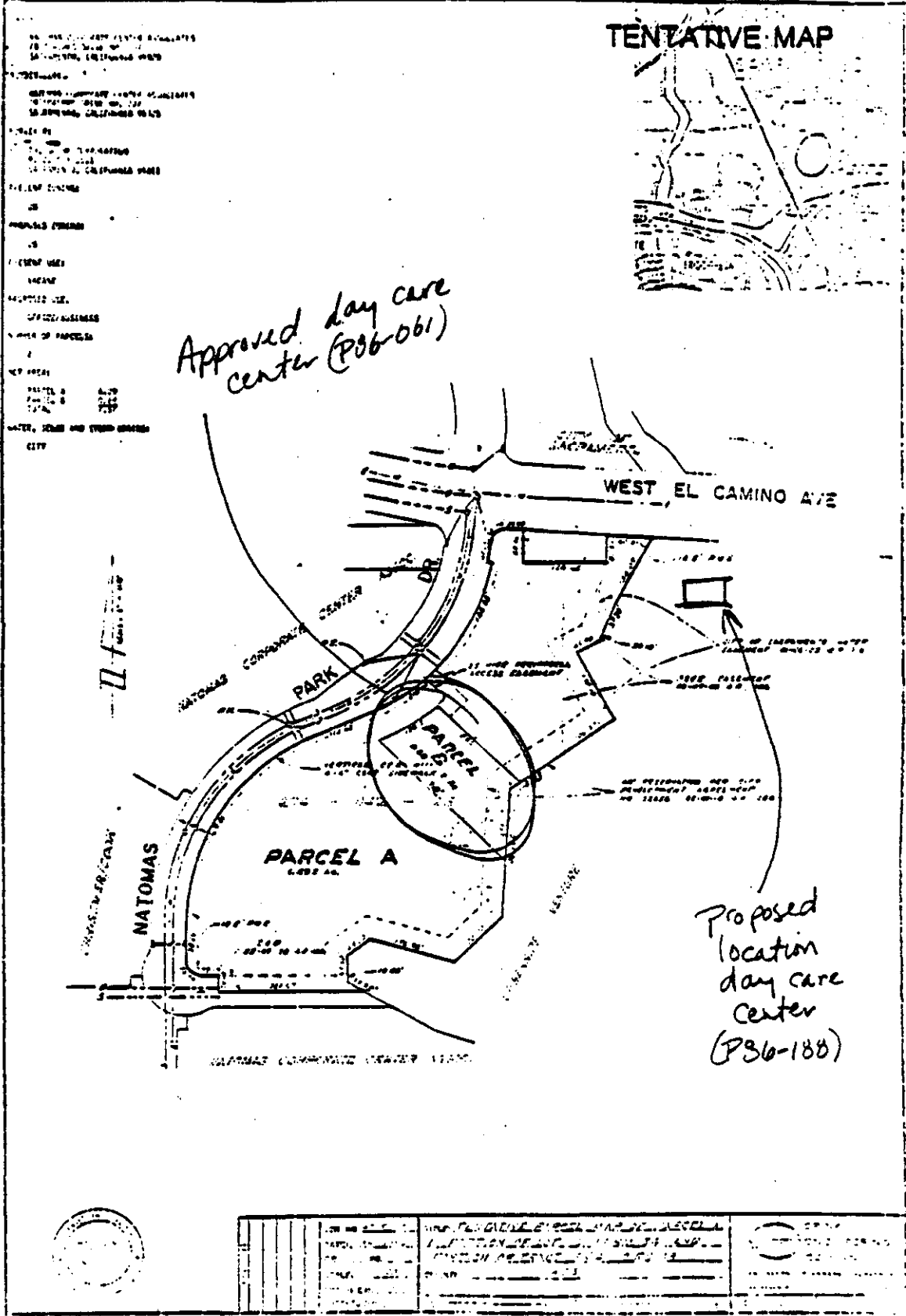
PC-188

7-10-86 to 8-87
~~7-24-86 to 2-25-86~~ 2-12-87

Item # 3-2
 2

EXHIBIT A

TENTATIVE MAP



Approved day care center (PSB-061)

Proposed location day care center (PSB-188)

P 86061

~~9-24-86~~ 1-8-87
 13
 10-23-86
 2-12-87

82
 H
 2

CITY PLANNING DEPARTMENT

3151 Yarwood Way
Sacramento, California 95833

Encl
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

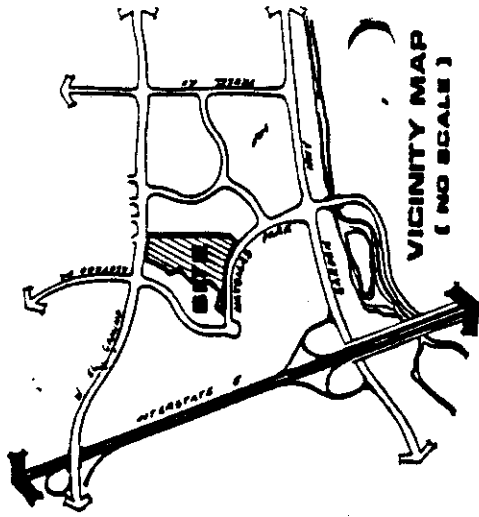
P86-188

~~7-10-86~~
~~7-24-86~~ 7-8-87
~~10-23-86~~ 2-12-87

Item #
28
2

P86-188

1510-86-18-87
724-86-23-80
2-12-87



RECORDED OWNER:
CRENSHAW DEVELOPMENT
1985 FOR SON BOULEVARD
SACRAMENTO, CA 95827

DEVELOPER:
DEWEY & BARBIS
1000 COLSON BOULEVARD
SACRAMENTO, CA 95827

EXISTING ZONING: R - 20
PROPOSED ZONING: R - 20

EXISTING USE: BARN
PROPOSED USE:

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

PARCEL B - 6.72 AC.: SITE FOR A FUTURE
25,000 SQUAR
FEET COMMUNITY
RECREATION CENTER

PARCEL C - 32 AC.: SITE FOR A FUTURE
COMMUNITY RECREATION
CENTER

TOTAL ACREAGE: 6.72 AC. NET

WATER: CITY OF SACRAMENTO

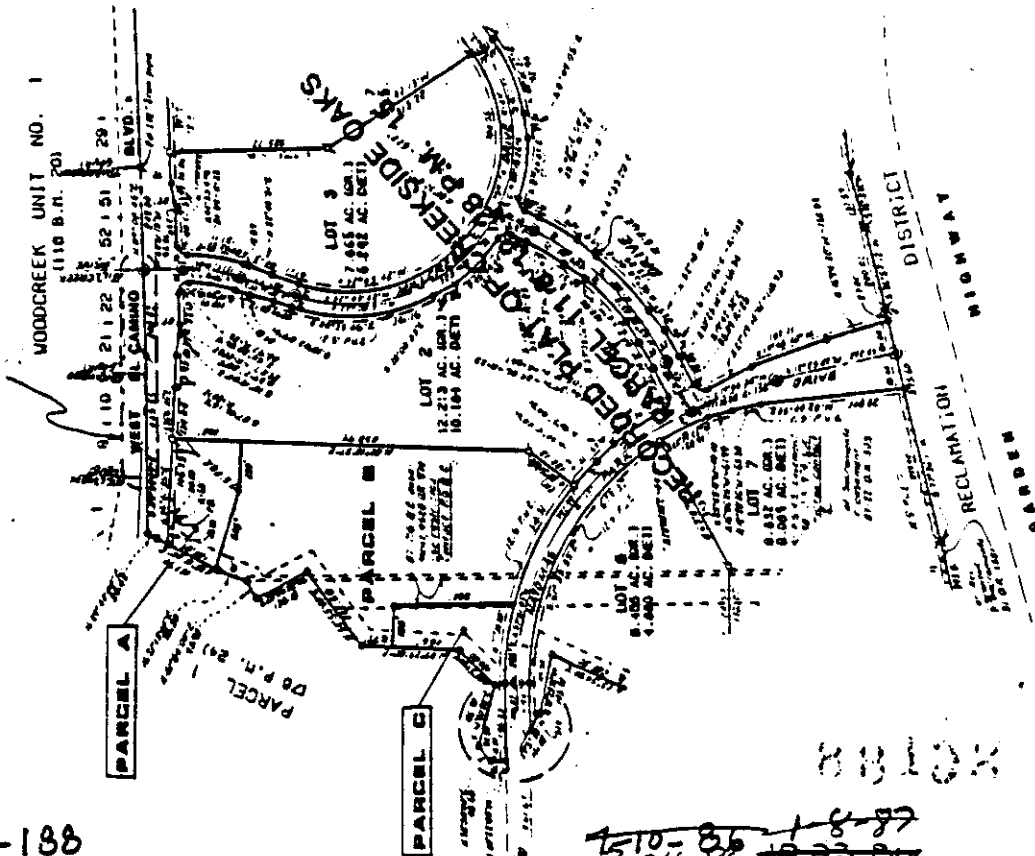
SEWER: CITY OF SACRAMENTO

FIRE DISTRICT: CITY OF SACRAMENTO

PARK DISTRICT: CITY OF SACRAMENTO

SCHOOL DISTRICT: NATIONAL UNION BLDG. &
SHEET JOINT UNION B.S.O.

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



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

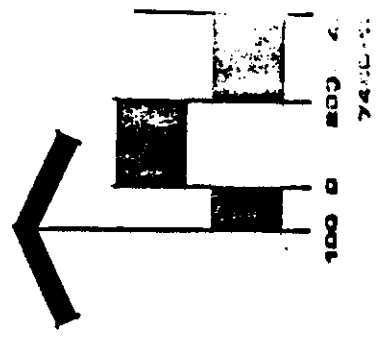
MAY 1988

THE BIRK CORPORATION
780 F STREET
SACRAMENTO, CA 95814
(916) 644-8170



ARCHITECTURE-PLANNING
LANDSCAPE ARCHITECTURE-SURVEYING
ENGINEERING-PHOTOGRAMMETRY

2



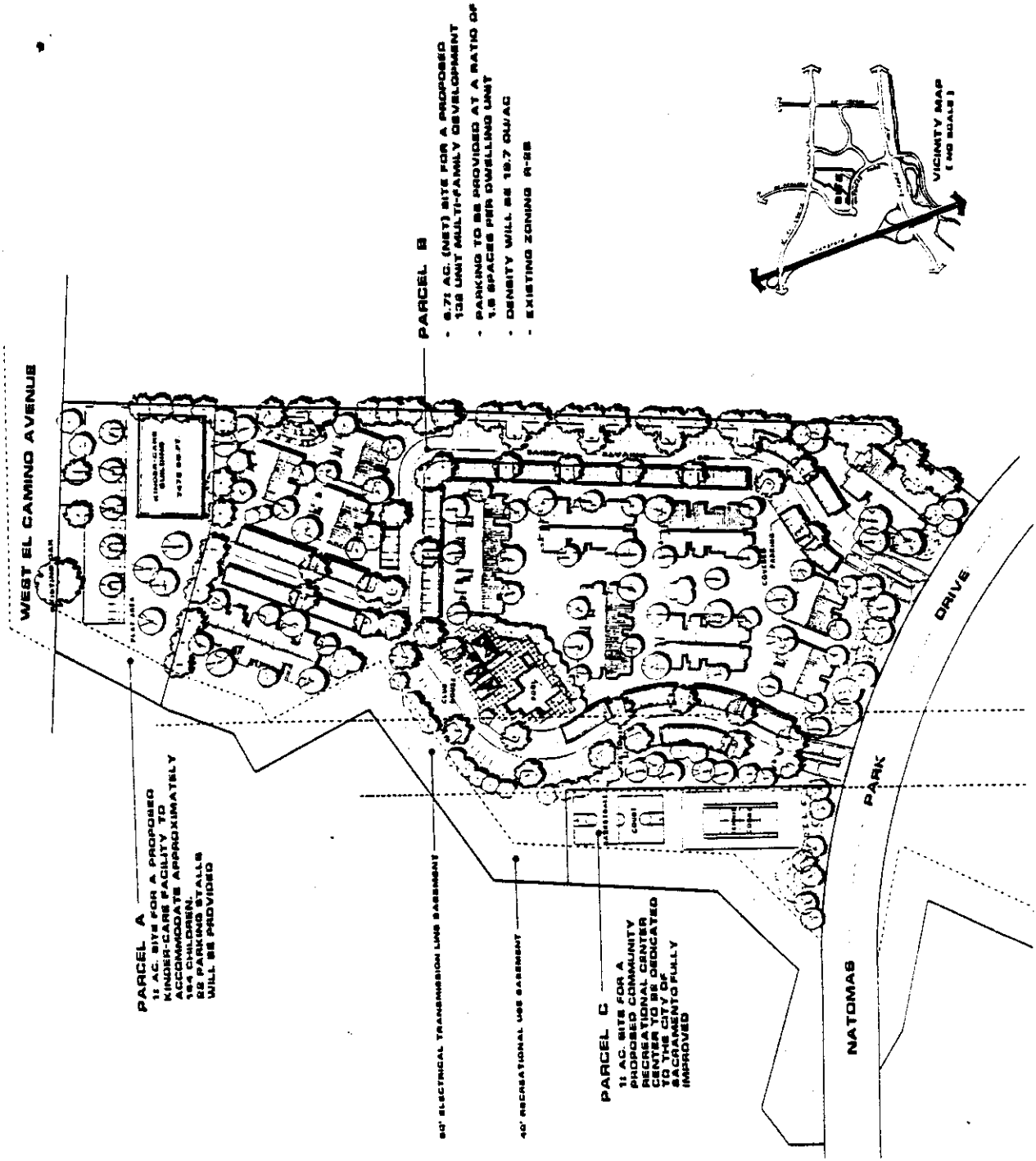
CREEKSIDE OAKS

PARCEL OF CITY OF SACRAMENTO

SCALE IN FEET



MAY 1986



PARCEL A
 11 AC. SITE FOR A PROPOSED KINDER-GARDEN FACILITY TO ACCOMMODATE APPROXIMATELY 150 CHILDREN. 82 PARKING STALLS WILL BE PROVIDED

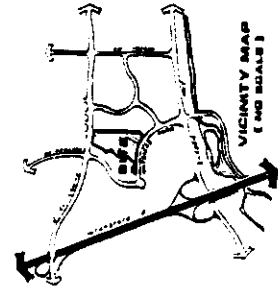
60' ELECTRICAL TRANSMISSION LINE BARRIERS

40' RECREATIONAL USE BARRIERS

PARCEL C
 11 AC. SITE FOR A PROPOSED COMMUNITY RECREATIONAL CENTER TO BE DEDICATED TO THE CITY OF SACRAMENTO FULLY IMPROVED

PARCEL B

- 8.71 AC. (NET) SITE FOR A PROPOSED 138 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-2B



VICINITY MAP (NO SCALE)

P86-188

~~7-24-86~~ ~~7-8-87~~
~~7-10-86~~ ~~10-22-86~~
 2-12-87

Item 11
 2

TYPICAL ELEVATIONS

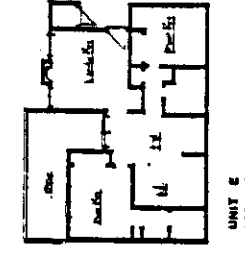
CREEKSIDE OAKS

CITY OF SACRAMENTO

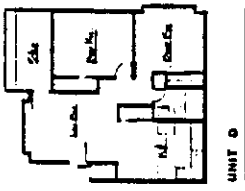
OF 1 PARCEL



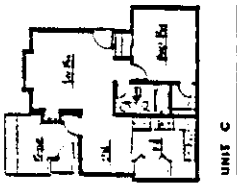
MAY '86
CITY OF SACRAMENTO
PLANNING DEPARTMENT



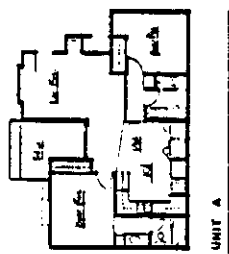
UNIT E



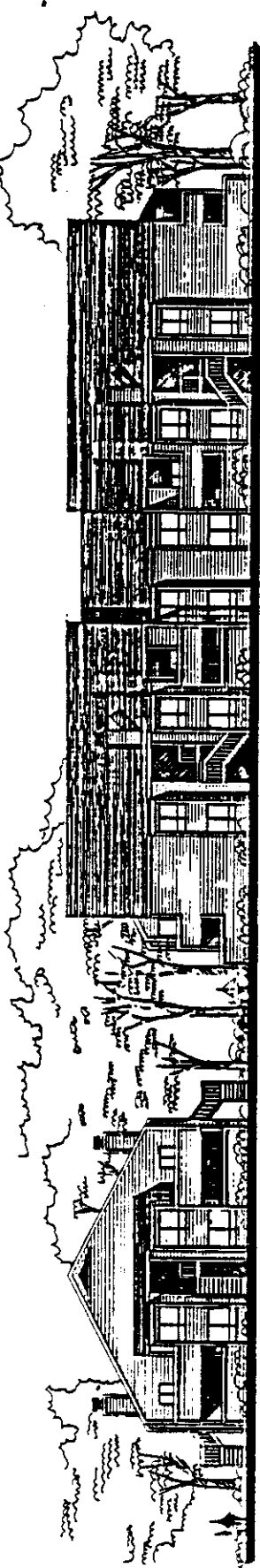
UNIT D



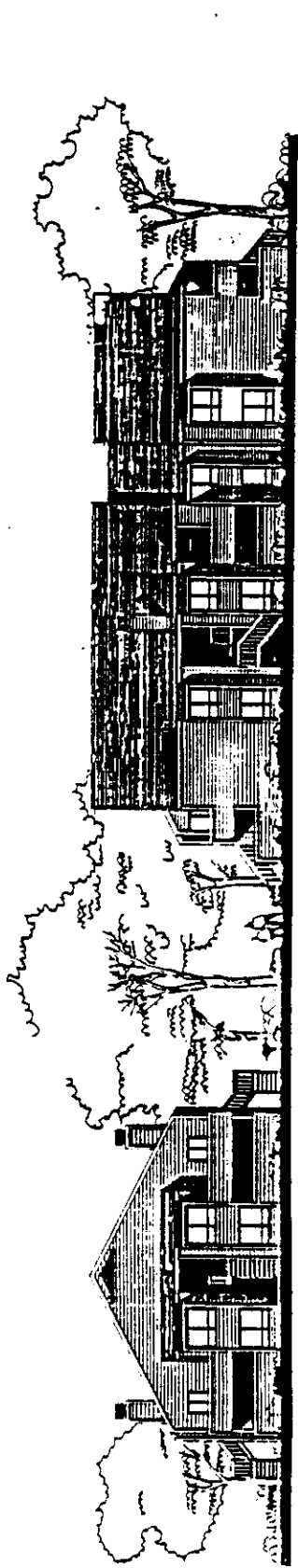
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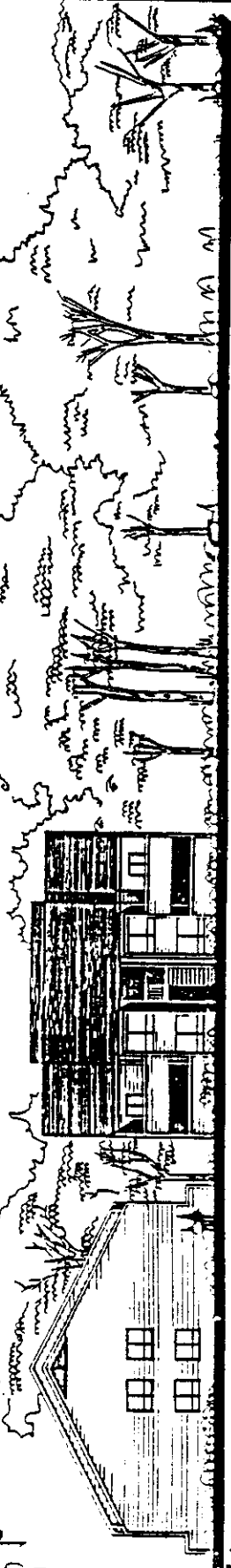
UNIT A



TYPICAL 16-PLEX ELEVATIONS



TYPICAL 12-PLEX ELEVATIONS



TYPICAL 8-PLEX ELEVATIONS

P86-188

~~4-25-86~~
~~2-24-86~~ + 8-87
~~7-10-86~~ 2-12-87

Handwritten initials and date: *Handwritten initials* 5/2