

April 4, 1985

City Planning Commission
Sacramento, California

Members in Session:

SUMMARY

During the February 21, and March 21, 1985 meetings on the South Natomas Community Plan Update, the Commission requested that staff report back on several items. Please find below a discussion of policy language regarding cultural amenities, light rail, transportation systems management, appropriate uses in the Riverfront District, additional park acreage, and the financing of public services and facilities. Also included are an evaluation of proposed redesignations and a synopsis of the eleven projects and of the comments received on the rezonings associated with the Plan.

BACKGROUND INFORMATION

On February 21, 1985, the Commission recommended the following changes to the Draft South Natomas Community Plan (SNCP).

- o Policy 3.C. Amend the policy to eliminate zero lot line lots separating multi-family clusters and to promote architectural variety and varied exterior construction materials on adjacent clusters and the placement of one-story multi-family units adjacent to single family development and as a visual break along streets.
- o Incorporate language in the Population and Housing Section 3.4. regarding a minimum 25 percent variation from the required 25 foot front setback and regarding varied structure height.
- o Amend Policy 3.D. to conform to the Citywide standard of 3 or more housing types for projects of 30 plus acres, 2 or more housing types for projects of 20 to 29 acres regardless of the density range.
- o Amend Policy 4.H. to include high design standards for both freeway and street frontages for business parks.
- o Amend Policies 6.B., 6.E., and 10.3 to seek compliance of Northgate Boulevard uses with City Code which requires storage and auto repair to occur within a building and parking areas to be paved and landscaped to City standards.
- o Deletion of Policy 6.B. which promoted a reduction of parking spaces for retail/office uses along Northgate Boulevard.
- o Amend Policy 6.F. to require Northgate Boulevard uses to meet City Code for paved areas including planters and solar shading.
- o Amend the land use map to designate the northeast corner of Northgate and Wisconsin as neighborhood commercial.

- o Delete Policy 7.B. which presented a formula for determining height and bulk of development along the Garden Highway.
- o Add a policy under Section 7 requiring special permit review of projects in the Riverfront District.
- o Amend Policy 8.1.A. to recognize Level of Service C or better as appropriate in South Natomas.
- o Amend Policy 9.3.C. to reflect the recently acquired library site east of Truxel Road and south of West El Camino Avenue.
- o Amend Section 10.4 (Design Guidelines) to delete design review districts and add Planned Unit Developments (PUDs) and Plan Review (R).
- o Delete Table 14 (Design Guidelines).

The following issues were unresolved:

- o The appropriate density per net acre in the office and business parks.
- o The appropriate zoning designations in the Northgate Boulevard district.
- o The location of community parks at major intersections.

The items discussed below evolved during the hearings on February 21, and March 21, 1985.

- o Cultural Amenities. Add the following implementing policy.
4.L. Encourage cultural amenities in the office/business parks.
- o Varied Architecture in Office and Business Parks. To avoid the monotony of structures that look alike within an office or business park, it is recommended that the following implementing policy be added:
4.M. Require each office and business park to establish an overall architectural theme. The intent of the design theme is to provide overall consistency within each park while allowing for and achieving design diversity between each building.
- o Light Rail. Discussions with Regional Transit staff indicate that four alternative alignments are being considered to serve South Natomas. They are: Northgate Boulevard, Northgate Boulevard to Garden Highway or West El Camino to Truxel Road,, the north-south power line easement, and the west side of I-5.

It is recommended that the text of the Draft Plan be amended as follows:

Light rail transit (LRT) is being developed as an alternative mode of transportation with the Sacramento Region. The initial core segments to be completed extend along the I-80 and the Highway 50 corridors. The potential development of the Natomas LRT line would serve South Natomas. Presently, four alternative alignments are being evaluated by RT staff: 1) Northgate Boulevard, 2) Northgate Boulevard to Garden Highway/West El Camino Avenue to Truxel Road, 3) the north-south power line easement, and 4) the west side of I-5.

Pending the evaluation and adoption of an alignment in South Natomas, it is recommended that Policy 8.E. be added to the Plan:

Policy 8.E. Amend the Plan to reflect the light rail alignment at the time of adoption of an alignment to serve South Natomas.

- o Transportation Systems Management (TSM). Due to the constraints of the circulation system, the impacts of non-residential projects on the plan area circulation system and regional air quality and the questionable applicability of certain TSM measures, the Commission requested a reevaluation of the TSM program as it applies to South Natomas. Presently, a TSM program is required for those projects whose occupancy consists of 200 or more employees. The ordinance allows for staff review of the program at the time of obtaining a discretionary entitlement from the City or at the time of building permit application.

The Environmental Council of Sacramento has suggested that non-residential development approvals be tied to achieving Level of Service C through a monitored transportation systems management program. The proposal has merit but two concerns come to mind. It is difficult to determine the success of the present TSM measures until the area develops further and since no TSM percentage cap is identified, it implies that all proposed developments are mitigable by an unspecified percentage of TSM.

To address this issue, it is recommended that the goal of Level of Service C, defined as 80 percent capacity, be adopted for South Natomas and that the Commission recommend to the Council that a consultant, to be paid with South Natomas Community Improvement funds, be hired to analyze the adopted South Natomas Community Plan to determine which TSM measures would best assist in mitigating traffic impacts, what the costs of those measures would be, and what mechanism(s) could be used to finance the measures and the monitoring of the TSM plan implementation.

8.F. Analyze the plan to determine which TSM measures would best assist in mitigating traffic impacts, what the costs of the measures would be, and what mechanism(s) could be used to finance the measures and the monitoring of the TSM plan implementation. Amend the SNCP and the City TSM Ordinance as appropriate.

- o Allowable Uses in the Riverfront District. The Draft SNCP proposes that the following uses be allowed: residential, restaurants (5), and marinas. It is recommended that the uses proposed by the Draft Plan be adopted and expanded to include water-oriented commercial uses (e.g., bait and tackle, boat sales) that will not result in a nuisance to the environment (e.g., fuel station).
- o Additional Park Acreage. The Commission requested the the Department of Parks and Community Services report back regarding the providing of an additional 91 park acres in South Natomas. Please find the Department's response attached (see Exhibit A).
- o Financing Public Services and Facilities. Rough estimates indicate that to provide the required public services and facilities to the community plan area will cost approximately \$58,937,520 in 1985 dollars for capital improvements and \$17,455,036 in 1985 dollars for annual maintenance and operation (Exhibit B). These figures do not include a quantification of the costs to maintain and operate the street system, to subsidize Regional Transit, nor do they factor out the dollars to be derived from Quimby fees to acquire and develop parks.

Approved office and business parks since 1982 have been subject to exactions at the rate of approximately \$2.00/building square foot. To date, 3.4 million square feet have been approved with another 1.9 million square feet proposed under the draft plan. At \$2.00/square foot, \$10.6 million dollars would be realized. This figure is high in that it does not include credits for land dedication.

The fiscal analysis presented in the South Natomas Community Plan Update and Related Projects EIR concludes that whether or not all 13 applications are approved in South Natomas, there will be a shortfall between operating costs and revenues generated.

Given the projected costs of providing and maintaining public services and facilities in the rapidly developing South Natomas Community Plan area, the City may want to evaluate alternative methods of financing the services and facilities, including re-evaluating the exaction rate. Because of the expertise required, it is recommended that upon adoption of the South Natomas Community Plan a fiscal consultant be retained to determine operating costs, revenue projections, the value of rezonings, the developers' ability to pay, the City's ability to service; to analyze various mechanisms of financing improvements (such as street improvements, parks, police, fire); and to make recommendations to the City.

REZONINGS ASSOCIATED WITH THE PLAN

The following section responds to verbal and/or written testimony regarding the rezoning of specific parcels to conform with the proposed South Natomas Community Plan.

AREA 1A AND 1B NORTHGATE BOULEVARD

1. **Location:** SE Corner Patio and Northgate Boulevard (APN: 250-121-01)

Current Plan Designation and Zoning: Residential 4-21 units/acre (R-2A)

Draft Plan Proposal: Northgate Boulevard Mixed Use (R-3R)

Proponent's Request: Individual with option to purchase site requests parcel be rezoned to General Commercial (C-2).

Staff Evaluation: The subject site is a 1.25+ acre parcel located in the Garden Apartment (R-2A) zone. This site by itself or combined with one or more adjacent parcels to the south would provide more than adequate area for a light density multiple family or local serving office development. The proposed land use designation and rezoning to R-3R would actually provide the property owner with more development alternatives than the present R-2A zoning allows.

Staff Recommendation: Staff recommends that the Planning Commission recommend designation of the site as Northgate Boulevard Mixed Use and rezoning of the parcel to R-3R.

2. **Location:** E side of Northgate Boulevard between West Silver Eagle Road and San Juan Road (APN: 250-160-01,02).

Current Plan Designation and Zoning: Residential 4-21 units/acre (C-2)

Draft Plan Proposal: Northgate Boulevard Mixed Use (R-3R)

Proponent's Request: Retain General Commercial (C-2) zoning (Fong Property).

Staff Evaluation: The subject site consists of 1.3+ vacant acres. The 1978 South Natomas Community Plan designated the site as appropriate for residential uses. The zoning however, was never changed to reflect this land use designation. The Draft EIR for the proposed community plan revision indicates that there is more than double the amount of existing, presently designated and proposed commercially zoned property in the South Natomas area than can be absorbed. The two subject parcels provide adequate square footage and street frontage for a light density multiple family development. In addition, the site is directly across the street from the proposed Community Hospital site and may be desirable for a local serving office building use.

Staff Recommendation: Staff recommends that the Planning Commission recommend designation of the site as Northgate Boulevard Mixed Use and rezoning of the two parcels to R-3R.

3. **Location:** SE Corner Northgate Boulevard and Winterhaven Avenue (APN: 250-240-40,41)

Current Plan Designation and Zoning: Northgate Boulevard District (C-2)

Draft Plan Proposal: Northgate Boulevard Mixed Use (R-3R)

Proponent's Request: Retain General Commercial (C-2) zoning in order to develop a 25,000+ square foot retail commercial shopping center (Ryan property).

Staff Evaluation: The subject site consists of 1.7+ vacant acres. The 1978 South Natomas Community Plan designated the site as a portion of the Northgate Boulevard District, desirable for Garden Apartment uses. The zoning, however, was never changed to reflect this land use designation. The Draft EIR for the proposed community plan revision indicates that there is more than double the amount of existing, presently designated and proposed commercially zoned property in the South Natomas area than can be absorbed. The site has adequate major street frontage and square footage for either a light density multiple family or local serving office building use.

Staff Recommendation: Staff recommends that the Planning Commission recommend designation of the site as Northgate Boulevard Mixed Use and rezoning of the two parcels to R-3R.

4. Location: NE corner Northgate and Tenaya (APN: 262-062-16,17,18)

Current Plan Designation and Zoning: Northgate Boulevard District (C-2)

Draft Plan Proposal: Northgate Boulevard Mixed Use (R-3R)

Proponent's Request: Retain General Commercial (C-2) zoning (Kuzel and Grace property).

Staff Evaluation: The subject site consists of 0.7+ vacant acres. Staff contacted SMUD staff regarding the existing substation on a portion of the site. SMUD indicated that the substation has a noise level of less than 55 dB. The Draft EIR indicates that sites are considered acceptable for residential use if they have values of 65dB or less. The SMUD substation could be adequately screened to prevent individuals from entering the area.

The 1978 South Natomas Community Plan designated the site as a portion of the Northgate Boulevard District, desirable for Garden Apartment use. The Draft EIR for the proposed community plan revision indicates that there is more than double the amount of existing, presently designated and proposed commercially zoned property in the South Natomas area than can be absorbed. The site, however, has adequate major street frontage and square footage for either a multiple family or local serving office development.

Staff Recommendation: Staff recommends that the Planning Commission recommend designation of the site as Northgate Boulevard Mixed Use and rezoning of the three parcels to R-3R.

5. Location: E side of Northgate Boulevard between Potomac and Curran (APN: 262-082-01,02,21,22).

Current Plan Designation and Zoning: Northgate Boulevard District (C-2)

Draft Plan Proposal: Northgate Boulevard Mixed Use (R-3R)

Proponent's Request: Retain General Commercial (C-2) zoning (Pyvach property).

Staff Evaluation: The subject site consists of four parcels totaling 1+ acre. The parcels are developed with an auto sales and repair establishment. The 1978 South Natomas Community Plan designated the site in the Northgate Boulevard district as suitable for multi-family residential.

The Draft EIR for the proposed community plan revision indicates that there is more than double the amount of existing, presently designated and proposed commercially zoned property in the South Natomas area than can be absorbed. The site has adequate major street frontage and square footage for either a light density multiple family or local serving office building use.

If the proposed community plan land use designation and rezoning is adopted the existing commercial business on the site would be classified as a legal non-conforming use. A change from the existing commercial use to another, however, would require a variance. In addition, if the existing use were discontinued for a period of 1 year, any subsequent use would have to conform to the land use regulations for the Northgate Boulevard Mixed Use District.

Staff Recommendation: Staff recommends that the Planning Commission recommend designation of the site as Northgate Boulevard Mixed Use and rezoning of the four parcels to R-3R.

6. **Location:** E side of Northgate Boulevard, 72+ feet S of Curran (APN: 262-083-10)

Current Plan Designation and Zoning: Northgate Boulevard District (C-2)

Draft Plan Proposal: Northgate Boulevard Mixed Use (R-3R)

Proponent's Request: Retain General Commercial (C-2) zoning (Lapuz property).

Staff Evaluation: The subject site is a 72+ ' x 150+ ' interior parcel with street frontage along Northgate Boulevard. Surrounding land uses include an animal hospital to the north, restaurant to the south and residential to the east.

The location of the parcel makes it less desirable for a multiple family residential development. A local serving office use, however, could be located on the site. The parcel is currently owned by the owner of the adjacent property to the north. If the animal hospital proposed to expand on the subject parcel, a special permit would be required irregardless of the zone.

Staff Recommendation: Staff recommends that the Planning Commission recommend designation of the site as Northgate Boulevard Mixed use and rezoning of the parcel to OB.

7. Location: NE corner Northgate Boulevard and Indiana (APN: 262-102-21,26).

Current Plan Designation and Zoning: Northgate Boulevard District (C-2)

Draft Plan Proposal: Northgate Boulevard Mixed Use (R-3R)

Proponent's Request: Retain General Commercial (C-2) zoning (Pyvach and Gregory property).

Staff Evaluation: The subject site consists of two vacant parcels each owned by a separate individual, totaling .7+ acres. The 1978 South Natomas Community Plan designated the site as a portion of the Northgate Boulevard District, desirable for Garden Apartment uses. The zoning, however, was never changed to reflect this land use designation.

The Draft EIR for the proposed community plan revision indicates that there is more than double the amount of existing, presently designated and proposed commercially zoned property in the South Natomas area than can be absorbed. The site has adequate major street frontage and square footage for either a light density multiple family or local serving office building use.

Staff Recommendation: Staff recommends that the Planning Commission recommend designation of the site as Northgate Boulevard Mixed Use and rezoning of the two parcels to R-3R.

8. Location: NE corner Northgate Boulevard and Bowman (APN: 262-121-07,08).

Current Plan Designation and Zoning: Northgate Boulevard District (C-2)

Draft Plan Proposal: Northgate Boulevard Mixed Use (R-3R)

Proponent's Request: Retain General Commercial (C-2) zoning (Frost property).

Staff Evaluation: The subject site consists of two parcels totaling 0.5+ acres. The northern 6,525+ square foot parcel is developed with a single family residence, the remainder of the site is vacant. The 1978 South Natomas Community Plan designated the site as a portion of the Northgate Boulevard District desirable for Garden Apartment uses. The zoning, however, was never changed to reflect this land use designation.

The Draft EIR for the proposed community plan revision indicates that there is more than double the amount of existing, presently designated and proposed commercially zoned property in the South Natomas area than can be absorbed. The site has adequate major street frontage and square footage for either a light density multiple family or local serving office building use.

Staff Recommendation: Staff recommends that the Planning Commission recommend designation of the site as Northgate Boulevard Mixed Use and rezoning of the two parcels to R-3R.

9. At the February 21, 1985 Planning Commission meeting a petition was presented signed by 97 residents east of the proposed Northgate Boulevard Mixed Use District. The petition stated that the proposed Light Density Multiple Family (R-3R) zoning would seriously affect the present residential character of the area and recommended that the zoning of the parcels remain C-2.

The intent of the proposed Northgate Boulevard Mixed Use District is to benefit both property owners of parcels as well as the surrounding community by encouraging productive use of the street frontage and avoiding the low-standard, high-vacancy commercial strip development pattern. Apartments are normally located adjacent to major streets such as Northgate Boulevard to prevent intrusion of multiple family uses into single family residential areas. In addition, not all of the parcels proposed for the mixed use designation will be developed with residential uses as several of the parcels are ideal locations for small, local serving office uses. Purposed development of the sites in the mixed use designation will be subject to the review and approval of the Planning Commission prior to issuance of building permits.

AREA 2 GARDENLAND

1. Location: S. side Cleveland Avenue, 640+ feet east of American Avenue (APN: 274-161-15; 274-142-11)

Current Plan Designation and Zoning: Residential 4-21 dwelling units per acre (7 minimum average) (R-2A)

Draft Plan Proposal: Low Density Residential 4-8 dwelling units per acre (7 average maximum) (R-1)

Proponent's Request: Retain Garden Apartment (R-2A) zoning in order to develop a 30 unit apartment complex (Orr property).

Staff Evaluation: The subject site consists of two parcels totaling 1.7+ acres located in the Gardenland area. A proposed policy of the community plan revision is to preserve the low density character of the Gardenland neighborhood. To accommodate development on larger parcels in the area, such as the subject site, deep-lot or infill development is encouraged. Fourteen (14) units could be developed on the site with an approved deep lot development. Infill incentives would allow the number of units to increase to a maximum of 19. Infill and deep-lot development regulations also allow site plan and elevation review by the Planning Commission and/or Planning Staff to insure design and land use compatibility with existing residential uses.

The subject site is located at the eastern end of a street that is bounded by the East Main Drain Levee in a low density residential neighborhood. Given the site location and the surrounding residential density, the proposed 30 unit development is not appropriate.

Staff Recommendation: Staff recommends that the Planning Commission recommend designation of the site as Low Density Residential and rezoning of the two parcels to R-1.

2. Location: N side of Harding Avenue, approximately 112 feet east of American Avenue (APN: 274-161-06,07).

Current Plan Designation and Zoning: Residential 4-21 dwelling units per acre (7 minimum average) (R-2A)

Draft Plan Proposal: Low Density Residential 4-8 dwelling units per acre (7 average maximum) (R-1)

Proponent's Request: Retain Garden Apartment (R-2A) zoning for future multiple family development (Waechter property).

Staff Evaluation: The subject site consists of two parcels totaling 1+ acre located in the Gardenland area. As noted above, one of the proposed policies of the community plan revision is to preserve the low density character of the Gardenland area. Under the proposed Single Family (R-1) zoning, eight units could be developed on the site with an approved special permit for deep-lot development. Deep-lot allows for a more efficient use of the parcel while still retaining an overall density of seven dwelling units per acre for the Gardenland area.

Deep lot development will allow Planning Staff review and approval of proposed site plans and elevations to insure land use compatibility and quality design in the neighborhood.

Staff Recommendation: Staff recommends that the Planning Commission recommend designation of the site as Low Density Residential and rezoning of the two parcels to R-1.

3. Location: N side of Jefferson Avenue, approximately 244 feet west of American Avenue (APN: 274-171-20) 132 x 310

Current Plan Designation and Zoning: Residential 4-21 dwelling units per acre (7 minimum average) (R-2A)

Draft Plan Proposal: Low Density Residential 4-8 dwelling units per acre (7 average maximum) (R-1)

Proponent's Request: Retain Garden Apartment (R-2A) zoning for future multiple family development (Orr property).

Staff Evaluation: The subject site is a 1+ acre vacant parcel located in the Gardenland area. A policy of the community plan revision is to preserve the low density character of the Gardenland area. Under the proposed Single Family (R-1) zoning, eight units could be developed on the site with an approved special permit for deep-lot development. Deep-lot allows for a more efficient use of the parcel while still retaining an overall density of seven dwelling units per acre for the Gardenland area.

Deep lot development will allow Planning Staff review and approval of proposed site plans and elevations to insure land use compatibility and quality design in the neighborhood.

Staff Recommendation: Staff recommends that the Planning Commission recommend designation of the site as Low Density Residential and rezoning of the parcel to R-1.

4. Location: 471 Columbus Avenue (APN: 274-172-24)

Current Plan Designation and Zoning: Residential 4-21 dwelling units per acre (7 minimum average).

Draft Plan Proposal: Low Density Residential 4-8 dwelling units per acre (7 average maximum) (R-1.)

Proponent's Request: Retain Garden Apartment (R-2A) zoning for two family development (Keipjian).

Staff Evaluation: The subject site is a 66+ x 145+ parcel located on Columbus Avenue in the Gardenland area. While there are some two family units, development in this area is primarily low density single family. A single family residential unit is the most appropriate land use for this site and will help maintain the recommended overall density of seven dwelling units per acre for the Gardenland area.

Staff Recommendation: Staff recommends that the Planning Commission recommend designation of the site as Low Density Residential and rezoning of the parcel to R-1.

AREA 4

Location: E side of Northview Drive, 400+ feet north of Northfield Drive (APN: 274-232-12).

Current Plan Designation and Zoning: Residential 11-29 units per acre (22 average) (SC)

Draft Plan Proposal: Medium High Density Residential 11-21 dwelling units per acre (18 average maximum) (R-2BR)

Proponent's Request: To retain Shopping Center (SC) zone or, if parcel must be rezoned to residential, request R-3 zoning (29 units per acre) (Johnson property).

Staff Evaluation: The subject site is a 1+ acre parcel. Adjacent land uses include the Northgate Shopping Center to the east, American River Village Condominiums to the west (14.2 du/ac), and vacant parcels on the north and south. The two vacant parcels to the north and the two vacant parcels to the south are proposed to be designated Medium High Density Residential (R-2BR) as part of the community plan revision.

The draft plan has recognized several areas throughout South Natomas as viable shopping center sites. These sites were chosen to maximize convenience and shopper choice while protecting the viability of existing commercial

development, such as the Northgate Shopping Center. The draft plan states that the vitality of Northgate Shopping Center is essential to the community's image. The Draft EIR concluded that additional commercial square footage in the plan area could not be absorbed. Retaining excess commercial land has the potential of damaging the health of existing commercial establishments in the Northgate Shopping Center. The subject site itself is not located on a major collector street, making commercial or high density residential traffic undesirable in the area. The proposed Medium High Density Residential designation and R-2B zoning provide an appropriate land use transition between the existing shopping center use to the east and the existing and proposed Medium Density Residential designated parcels to the west.

Staff Recommendation: Staff recommends that the Planning Commission recommend designation of the parcel as Medium High Density Residential and rezoning of the parcel to R-2B.

AREA 5

Location: S side of Northfield Drive, 125+ feet east of Northview Drive (APN: 274-243-02).

Current Plan Designation and Zoning: Business and Professional Offices (SC)

Draft Plan Proposal: High Density Residential, 11-21 dwelling units per acre (22 average maximum) (R-3R)

Proponent's Request: To retain the existing SC zoning for the subject parcel and the adjacent parcel to the west and to retain the C-2 zoning for the six adjacent parcels to the east and south (Kassis property).

Staff Evaluation: The subject site is a 0.5+ acre parcel located in Area 5 of the South Natomas Community Plan revision. This parcel and the four adjacent parcels to the south and west are proposed to be designated High Density Residential under the community plan revision. The parcels are located adjacent to a major street and will provide a buffer between the existing commercial development to the east and the medium density residential to the west.

The proposed community plan revision designates a total of 564,000+ square feet of shopping center development east of I-5. As previously noted, the draft plan states that the vitality of the Northgate Shopping Center is essential to the community's image. Additional commercial/retail square footage in the vicinity of the Northgate Shopping Center has the potential of damaging the viability of existing commercial businesses.

Staff Recommendation: Staff recommends that the Planning Commission designation of the subject parcel as High Density Residential and rezoning of the parcel to R-3R.

AREA 6

Location: S side of Northfield Drive, 135 feet west of Northgate Boulevard (APN: 274-243-04 and 05).

Current Plan Designation and Zoning: Business and Professional Offices (C-2)

Draft Plan Proposal: Office/Office Park (OB)

Proponent's Request: Retain general commercial zoning in order to construct a retail shopping center on the site (Johnson property and Wong and Fong property).

Staff Evaluation: The subject site consists of two parcels totaling 1+ acre. The 1978 South Natomas Community Plan designated the site for Business and Professional Offices. The site however, was never rezoned from C-2 to OB to reflect the plan designation.

The Draft South Natomas Community Plan revision designates three Neighborhood Commercial shopping centers and one Community Commercial center site east of I-5 for a total of 564,000+ square feet of shopping center development. These sites were chosen to maximize convenience and shopping choice while protecting the viability of existing commercial development. The draft plan states that the vitality of the existing Northgate Shopping Center is essential to the South Natomas Community image. The Draft EIR concluded that additional commercial square footage in the Plan area could not be absorbed and could seriously damage the viability of the existing commercial/real businesses in the area.

The community, however, is in need of small local serving office buildings. The subject parcels are large enough to accommodate such a use. The site is accessible from Northgate Boulevard and will not create adverse traffic impacts on neighboring residential uses. In addition, office uses would be compatible with both the existing and recommended commercial and residential uses for the area.

Staff Recommendation: Staff recommends that the planning Commission recommend designation of the site as Office/Office Park and rezoning of the two parcels to OB.

AREA 7

Location: NW corner of Northgate Boulevard and the future San Juan Road realignment (APN: 250-010-70).

Current Plan Designation and Zoning: Business and Professional Offices (OB-PUD)

Draft Plan Proposal: Office/Office Parks (5 acres) OB-PUD; Low Density Residential (2 acres) (R-1 PUD)

Proponent's Request: Designate the site for use by Community Hospital.

Staff Evaluation: Since filing their project application, Community Hospital has acquired the subject site and revised their site plan to include the seven acres as part of the proposed hospital use. Staff has no objections to the revision.

Staff Recommendation: Staff recommends that the Planning Commission recommend designation of the subject site as Office/Office park and rezoning of the parcel to H-PUD.

AREA 8

1. **Location:** NW corner of Northgate Boulevard and San Juan Road (APN: 250-010-71).

Current Plan Designation and Zoning: Commercial-Shopping Center (SC-PUD)

Draft Plan Proposal: Designate the western 3 acres of the 9 acre site as Medium High Density Residential (11-21 dwelling units per acre) and rezone to R-2B PUD.

Proponent's Request: To retain a Neighborhood Commercial designation and the SC-PUD zone for the entire 9 acre site.

Staff Evaluation: As noted in the previous staff reports (3-21-85) the South Natomas Community Plan revision recommends that neighborhood shopping centers be limited to six acres in size. Centers larger than six acres would create additional traffic impacts in the South Natomas area and threaten the commercial viability of the existing Northgate Boulevard community shopping center district. The proposed plan designation and rezoning for the western three acres of the site is the same designation proposed on the community plan for the adjacent parcel to the west and would leave a six acre shopping center site.

Staff Recommendation: Staff recommends that the Planning Commission recommend designation of the western three acres of the subject parcel to Medium High Density Residential and rezoning of the area to R-2B PUD.

AREA 9

Location: SW corner of San Juan and Truxel Roads (APN: 225-230-41)

Current Plan Designation and Zoning: Commercial-Shopping Center (SC-PUD)

Draft Plan Proposal: Designate the southern 3 acres of the 9 acre site as Medium High Density Residential (11-21 dwelling units per acre) and rezone to R-2B PUD.

Proponent's Request: To retain a Neighborhood Commercial designation and the SC-PUD zone for the entire 9 acre site.

Staff Evaluation: As noted in the previous staff report on the subject site (3-21-85) the South Natomas Community Plan revision recommends that neighborhood shopping centers be limited to six acres in size. Centers larger than six acres would create additional traffic impacts in the South Natomas area and threaten the commercial viability of the existing Northgate Boulevard community shopping center district. The proposed plan designation and rezoning for the southern three acres of the site is the same designation proposed on the community plan for the adjacent parcel to the west and would leave a six acre shopping center site.

Staff Recommendation: Staff recommends that the Planning Commission recommend designation of the southern three acres of the subject parcel to Medium High Density Residential and rezoning of the area to R-2B PUD.

ELEVEN PROJECTS - SYNOPSIS

Please find below a comparison of each of the 11 projects to the Draft 1984 SNCP. Issues are also identified.

1. Capitol Business Park/Metropolitan Center (P83-328)

Draft Plan: Office Park (71+ ac). Medium Density Residential (max. 14 dus/ac) 336 dus. Neighborhood Park (5+ ac).

Revised Project: Office Park (101+ ac) (1,246,789 sq. ft.).

Issues:

- o Acreage. 71 acres versus 101 acres.
- o Park. Applicant proposes open space corridors. Draft Plan calls for 5 acre park. Adopted Parks Master Plan calls for 11.5 acre community park.
- o Elementary School. Natomas Union School District requests 10 acre K-6 site adjacent to park.

2. Natomas Corporate Center (P83-333)

Draft Plan: Office Park (62+ ac).

Project: Office Park (62+ ac) (874,313 sq. ft.).

Issues:

- o Total additional square footage. 74,587 sq. ft. vs. 81,000 sq. ft.
- o Credit against exactions.

Staff Evaluation:

1. The applicant is arguing that the 40 foot wide Bannon Slough parkway corridor should be counted toward net acreage thereby giving the applicant additional building square footage. The applicant argues

that the 40 foot parkway corridor is a building setback. Staff disagrees. The adopted PUD Guidelines call out a 20 foot building setback from the Bannon Slough parkway. Traditionally parkway corridors, parks, and roadways are excluded from a net acreage calculation.

2. The applicant is arguing that since the previously approved schematic showed parking in the area outside of the dripline of the trees identified in 1982 which lie within the proposed 2.7 acre park site that the applicant is entitled to a credit against exactions equivalent to the developable area outside of the driplines. The applicant also notes that credits against exactions have been given in the past by the Council. Credits against exactions are a policy matter. One can argue that the dedication of the 2.7 acre oak regeneration preserve is not taking away the ability to develop 793,313 square feet approved in 1982. The money derived from the exactions will be needed to assist in mitigating traffic impacts in the Community Plan area.

Recommendation: The Commission recommended an additional 74,587 square feet with no credit to the exactions for the park acreage.

3. Sammis Technology Center/Sutter Business Park West (P83-390)

Draft Plan: Low Density Residential (max. 7 dus/ac) (74⁺ ac) 414 dus. Medium Density Residential (max. 14 dus/ac) (17⁺ ac) 238 dus. Neighborhood Park (5 ac).

Revised Project: Business Park (103 ac) 1,050,000 sq. ft.

Issues:

- o Land Use

4. Willowcreek (P83-391)

Draft Plan: Office Park (12 ac). Low Density Residential (max. 7 dus/ac) (30 ac) 168 dus. Medium Density Residential (max. 14 dus/ac) (40 ac) 560 dus. Community Park (20 ac). Elementary School (10 ac).

Revised Project: Office Park (12 ac) 198,000 sq. ft. Business Park (34 ac) 510,000 sq. ft. Medium High Density Residential (max. 18 dus/ac) (25 ac) 450 dus. Neighborhood Commercial (11 ac) 120,000 sq. ft. Support Commercial (11 ac) undefined. Community Park (20 ac).

Issues:

- o Land Uses.
- o Location of Community Park. The Draft Plan proposes the park at the intersection of West El Camino Avenue and Orchard Lane. The Department of Parks and Community Services does not favor locating parks at major street intersections. The applicant proposes locating the park in the southernmost portion of the project site.

- o School. The Natomas Union School District requests a 20 acre junior high school site in lieu of a 10 acre elementary school site. If the school is located adjacent to the park, 15 acres would be sufficient. If the school is moved west of Orchard Lane, 20 acres will be required. The school district prefers that the site not be located adjacent to Orchard Lane or West El Camino Avenue.

5. Cook Company Northgate (P83-393)

Draft Plan: Business Park (7 ac). The applicant concurs with staff's recommendation.

6. Capitol 80/Properties (P83-394)

Draft Plan: Low Density Residential (max. 7 dus/ac) (17 ac) 95 dus. Medium Density Residential (max. 14 dus/ac) (27 ac) 378 dus. Highway Commercial (16 ac).

Proposed Project: Business Park (37 ac) 550,000 sq. ft. Highway Commercial (23 ac) 330,000 sq. ft.

Issues:

- o Land Use

7. Mercy Natomas Hospital (P83-396)

Draft Plan: Medium High Density Residential (max. 18 dus/ac) (39 ac) 702 dus.

Proposed Project: Medical Campus (39 ac).

Issues:

- o Land Use

8. Park El Camino (P83-397)

Draft Plan: Office Park (11 ac). Highway Commercial (9 ac). The applicant concurs with staff's recommendation.

9. Fong Ranch (P83-398)

Draft Plan: Low Density Residential (31 ac) 174 dus. Medium Density Residential (67 ac) 938 dus. Neighborhood Park (2 ac). Community Park (20 ac).

Proposed Project: Low Density Residential (8 ac) 90 dus. High Density Residential (25 ac) 598 dus. Business Park (40 ac) 574,800 sq. ft. Office Park (21 ac) 295,800 sq. ft. Commercial (26 ac) 332,800 sq. ft.

Issues:

- o Land Use

10. Riverview Oaks (P83-399)

Draft Plan: Low Density Residential (max. 7 dus/ac) 37 ac) 207 dus.

Proposed Project: Office Park (37 ac).

Issues:

- o Land Use

11. Community Hospital (P83-401)

Draft Plan: Hospital and office (16 ac).

Revised project: Hospital and Medical Office (17 ac).

Issues:

- o Revised schematic plan and design guidelines.

Staff Evaluation: The applicant has redesigned the project to incorporate the recently purchased 7 acre parcel zoned Office Building (OB-PUD) to the south. The hospital building has been shifted southward and the medical office building is proposed to be located immediately to the north of the hospital.

Since City departments have not had an opportunity to review the revised site design (Exhibit D) submitted March 26, 1985, it is recommended that the schematic plan be approved in concept only, subject to site design review by appropriate City departments and that the schematic plan be "finalized" prior to applying for a Special Permit.

The applicant has verbally indicated the following concerns about the design guidelines:

- o IV.B.4. Landscaping. Since no private drives are proposed, the applicant requests deletion of "private drives".

Staff Recommendation: Deletion of "private drives".

- o IV.D.3.b. Parking Requirements. Applicant requests deletion of this section.

Staff Recommendation: Deletion.

- o V.B. Building Setbacks. Since project site now abuts San Juan Road, add San Juan and delete Turnstone. Since no public or private drives are proposed, delete reference.

Staff Recommendation: Add "San Juan", delete "Turnstone", delete reference to "other public and private drives".

- o V.C. Building Height. Applicants request maximum buiding heights of 50 feet, including the mechanical penthouse. Proposed language allowed 55 feet with penthouse.

Staff Recommendation: Limit height to 50 feet, including the mechanical penthouse.

- o V.I. Loading Areas. Definition of "adjacent to residential".

Staff Recommendation: Amend the language to read "...adjacent residential area not separated from the project by a 6 foot high masonry wall".

- o V.L. Mechanical Equipment. Define "adjacent".

Staff Recommendation: Amend the language to read "Mechanical Equipment shall not be located within the building setback adjacent to residentially designated or used land".

V.I.G. Signage. Request 2 monument signs (one for each public street frontage) for the hospital and one monument sign for the medical office building. Proposed language allows one 48 sq. ft. monument sign per parcel.

Staff Recommendation: Under the City ordinance, signage in the H zone is limited in size to 16 sq. ft. and in height to six feet. If there is a separate driveway entrance to serve the office building or if the office is located on a separate parcel, one 32 sq. ft. monument sign, maximum height eight feet be allowed. In lieu of one 48 sq. ft. monument hospital identification sign, the applicant be allowed one 32 sq. ft. monument sign maximum height of eight feet, with lettering on both sides or 2 16 sq. ft. monument signs with lettering on one side, maximum height of six feet.

REQUESTS FOR ALTERNATE DESIGNATIONS - NO APPLICATION OR CITY-INITIATED REZONE

A number of property owners who have not submitted applications to the City for development and whose properties are not subject to a City-initiated rezone, have testified in opposition to the land use designations proposed on the Draft South Natomas Community Plan. Those properties are identified on Exhibit E and the requests are described below.

1. Diepenbrock: Thirty acres located south of West El Camino Avenue and east of I-80.

Draft Plan: Low density residential (max. 7 dus/ac) and medium density residential (max. 14 dus/ac). 368 dus.

Proponent's Request: Medium high density residential (max. 18 dus/ac). 540 dus.

Staff Evaluation: The site abuts I-80 at grade level. The proposed land use designations of the Draft SNCP are in keeping with a desire to promote an area of lower residential density west of the Natomas Main Drain. It should be noted that under the Draft SNCP the west side of I-5 will have 60 percent multi family, 40 percent single family compared to a Citywide ratio of 25 percent multi-family, 75 percent single family. The proponent's request for medium high density residential would increase the number of vehicle trips by 35 percent over the Draft SNCP and displace housing types.

Staff Recommendation: That the Commission recommend the land use designations shown on the Draft SNCP.

2. Pappas: Thirty-five acres located north of the Garden Highway on the east and west sides of El Centro Road.

Draft Plan: Low density residential (max. 7 dus/ac) and a neighborhood park (5 acres). 210 dus.

Proponent's Request: Medium high density residential (max. 18 du/ac). 630 dus.

Staff Evaluation: The site abuts the Garden Highway. The proposed land use designations of the Draft SNCP are in keeping with a desire to promote an area of low density residential west of the Natomas Main Drain. It should be noted that under the Draft SNCP the west side of I-5 will have a ratio of 60 percent multi-family, 40 percent single family compared to a Citywide ratio of 25 percent multi-family, 75 percent single family. The Swallow's Nest development which lies approximately 300 feet to the east, is developed at a density of 5.6 dus/acre (10.3 dus/ac if the former golf course is not counted). The proponent has suggested that the separation between the grade of the property and the Garden Highway poses a design constraint. Staff suggests that a cluster development with open space adjacent to the levee could overcome the "constraint". Compared to the Draft SNCP the proponent's request would result in an 89 percent increase in vehicular trips. It should be noted that there is no proposal to widen the Garden Highway beyond two lanes west of the Natomas Main Drain.

Staff Recommendation: That the Commission recommend the land use designations shown on the Draft SNCP.

3. Equi Pacific: Thirty-eight acres located west of Orchard Lane and north of Swallow's Nest.

Draft Plan: Low density residential (max. 7 dus/ac). 266 dus.

Proponent's Request: Medium high density residential (max. 18 dus/ac). 684 dus.

Staff Evaluation: The proposed land use designation of the Draft SNCP is in keeping with a desire to promote an area of low density residential west of the Natomas Main Drain. It should be noted that compared to a

Citywide ratio of 25 percent multi-family/75 percent single family, the Draft SNCP proposes 60 percent multi-family/40 percent single family for the area west of I-5. The proponent's request for medium high density is predicated on Orchard Lane becoming a four-lane street and the property to the north being redesignated commercial. Both the City and the County contain examples of low density residential developments (some considered prestigious) adjacent to well traveled four lane streets and abutting commercial development. Compared to the Draft SNCP, the proponent's request would generate a 64 percent increase in vehicular trips.

Staff Recommendation: That the Commission recommend the designation proposed by the Draft SNCP.

4. A and T Development: Eleven acres located at the southwest corner of West El Camino Avenue and Orchard Lane.

Draft SNCP: Medium density residential (max. 14 dus/ac). 154 dus.

Proponent's Request: Highway commercial.

Staff Evaluation: The property owner suggests that highway commercial is more appropriate than medium density residential adjacent to a freeway offramp and would serve as a buffer for residential development to the south. The Draft Plan proposes lower residential densities and no non-residential uses to the south of West El Camino Avenue and west of the Natomas Main Drain to provide an area of lower residential density west of I-5. The proponent's request represents an increase of 212 percent and 748 percent vehicular trips in the a.m. and p.m. peak when compared to the Draft Plan. The Plan proposes 9 acres of highway commercial immediately north of the proponent's property at the northwest corner of West El Camino Avenue and Orchard Lane. The consultant concluded that the highway commercial nodes at the I-80 and West El Camino and Northgate interchanges would be sufficient to serve the motel/restaurant/service station needs of the traveling public and the office/business parks.

Staff Recommendation: The Commission recommend the land use designation proposed by the Draft Plan.

5. Rosa Family: Thirteen acres located north of Orchard Lane adjacent to I-80.

Draft Plan: Office park, medium density residential (max. 14 dus/ac), major collector.

Proponent's Request: Office park (9 ac) and Business Park (4 ac).

Staff Evaluation: The office park component of the proponent's request is consistent with the Draft Plan. The business park proposal displaces 56 dwelling units in the medium density range. The Plan proposes placing office parks adjacent to I-80 to "improve views from the freeway, allow visibility for businesses, and minimize the number of residents exposed to freeway noise". The Plan proposes lower residential densities west of the Natomas Main Drain. It should be noted that the west side of I-5

will contain a ratio of 60 percent multi-family, 40 percent single family units at buildout under the Draft SNCP compared to a Citywide average of 25 percent multi-family, 75 percent single family units. The proponent's represents a 21 percent and 9 percent increase in vehicular trips during the a.m. and p.m. peak hours over the Draft Plan.

The proposed major collector bisects the Rosa property. As development applications are approved by the City, the exact location of the collector will be defined. Depending upon the location of the proposed collector and the timing of development the City may condemn to obtain the right-of-way.

Staff Recommendation: The Commission recommended the land uses designated on the Draft Plan.

6. Orchard West Properties: Twenty acres located north of West El Camino Avenue, east of Orchard Lane.

Draft Plan: Low (max. 7 dus/ac) and medium (max. 14 dus/ac) density residential. 165 dus.

Proponent's Request: Business park.

Staff Evaluation: The proponent is arguing that the site is unsuitable for residential land use due to the developable depth of the property. Staff suggests that development of the site can be integrated with development of adjacent residential development to the north. If a business park replaced the land uses proposed by the Draft Plan, vehicle trips would increase by 336 percent and 153 percent in the a.m. and p.m. peak hours.

7. Boatworks: 1.8 acres located on the north side of the Garden Highway east of the Natomas Main Drain.

Draft Plan: Riverfront District uses limited to restaurants (max. 5), residential and marinas.

Proponent's Request: Expand the uses allowed in the Riverfront District to include additional restaurants, hotels/motels, and water-oriented commercial uses.

Staff Evaluation: The Draft Plan limits uses in the Riverfront district to a maximum of five restaurants, residential units, and marinas. The plan limits the number of restaurants to discourage a "restaurant row" along the Garden Highway and proposes hotel/motel uses in the highway commercial designations. Under the 1978 SNCP, water-oriented commercial uses (e.g., bait and tackle, boat sales) are allowed.

Staff Recommendation: That the uses allowed in the Riverfront District be expanded to include water-oriented commercial uses (e.g., boat sales, bait and tackle) that will not be an environmental nuisance (e.g., boat fueling stations).

8. Pheasant Creek Village Shopping Center: 5.4 acres located at the northeast corner of West El Camino Avenue and Truxel Road.

Draft Plan: Medium density residential (max. 14 dus/ac). 76 dus.

Proponent's Request: Neighborhood commercial (59,000 sq. ft.).

Staff Evaluation: Based on a market study prepared by Keyser Marston Associates, the South Natomas area has existing, designated on the 1978 Plan, and proposed more than double the amount of commercial to meet the needs of the projected population. In response to that finding, the Draft SNCP proposes reducing the amount of commercial land use. The City Council has already approved an additional 5 acres of shopping center at the southwest corner of West El Camino Avenue and Truxel Road. The proposed project would generate 274 percent and 900 percent more vehicle trips in the a.m. and p.m. peak hours than the residential use designated by the Draft Plan.

Staff Recommendation: The Commission recommend medium density residential (max. 14 dus/ac) for the site.

RECOMMENDATION

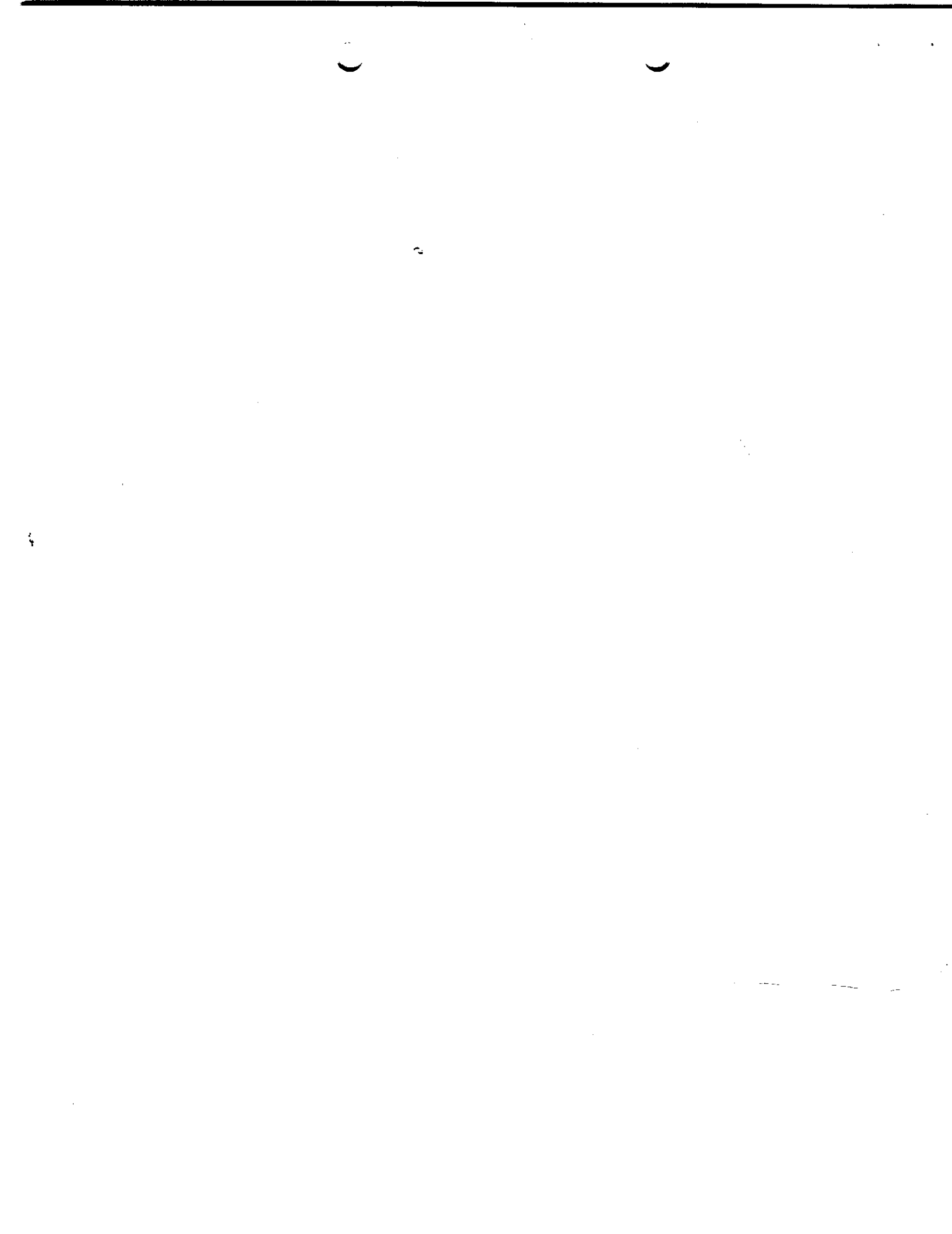
That the Commission incorporate the additions, deletions and amendments discussed above in their recommendation of the South Natomas Community Plan and the projects to the City Council.

Respectfully submitted,



Marty Van Duyn
Planning Director

MVD:DP:lr



CITY OF SACRAMENTO



DEPARTMENT OF

PARKS AND COMMUNITY SERVICES

3520 FIFTH AVENUE

SACRAMENTO, CALIFORNIA 95817
TELEPHONE (916) 449-5200ROBERT P. THOMAS
DIRECTORG. ERLING LINGGI
ASSISTANT DIRECTORCROCKER ART MUSEUM DIVISION
GOLF DIVISION
METROPOLITAN ARTS DIVISION
MUSEUM AND HISTORY DIVISION
RECREATION DIVISION
PARKS DIVISION
ZOO DIVISION

March 14, 1985

MEMO TO: Diana Parker, Senior Planner

SUBJECT: South Natomas Acreage Deficiency

At the City Planning Commission meeting on February 21, 1985, the staff was requested to look into ways to remedy the 91-acre deficiency in the South Natomas Draft Plan. Probably the most simple approach would be to add back the reduced acreage shown in the "Draft Plan" column on page 52 of the South Natomas Community Plan Revision; i.e., Bannon Creek at 16.02 acres, rather than 16 acres; Bannon Creek Extension Parkway at 7.7 acres instead of 6 acres; or a reduction to 51.66 acreage deficiency.

Next, we could arbitrarily add 10 acres each to the two proposed 20-acre community parks further reducing the acreage deficiency to 30.66 acres. This, of course, would spell havoc to plans already submitted.

Finally, the 270 acres of American River Parkway is not included as serving South Natomas other than regionally. Perhaps some of this acreage could be related to neighborhood/community park use.

A second alternative could be the purchase of 91 additional acres as outlined in Gene Robinson's memo to you on March 13, 1985.

The estimated cost for acquisition would be in the neighborhood of \$9 million, and development costs would be approximately \$2,340,000.

In conclusion, staff is also working with a committee from the Natomas Community Association for the purpose of receiving their input on the deficiency issue.

G. ERLING LINGGI
Assistant Director

GEL:s1



CITY OF SACRAMENTO

DEPARTMENT OF

PARKS AND COMMUNITY SERVICES

3520 FIFTH AVENUE SACRAMENTO, CALIFORNIA 95817
TELEPHONE (916) 449-5200

ROBERT P. THOMAS
DIRECTOR

G. ERLING LINGGI
ASSISTANT DIRECTOR

CITY PLANNING DIVISION

MAR 29 1985

RECEIVED

CROCKER ART MUSEUM DIVISION
GOLF DIVISION
METROPOLITAN ARTS DIVISION
MUSEUM AND HISTORY DIVISION
RECREATION DIVISION
PARKS DIVISION
ZOO DIVISION

March 29, 1985

MEMO TO: Diana Parker

SUBJECT: South Natomas Community Association: Suggested Resolution for Open Space of Acreage Deficiency

Heather Fargo of the South Natomas Community Association presented several suggestions that would make up the 91 acre deficiency for open space. The presentation was made at the March 21, 1985 meeting of the Planning Commission. Staff reviewed the recommendation and the following is submitted:

1. "Replace the acres - identified in the Department of Parks and Community Services Master Plan (39.3 acres)."

Response: Staff concur

2. "Bannon Creek Parkway - additional acreage already approved (2.7 acres)."

Response: Staff concur

3. "Truxel and West El Camino (Southwest corner) Park site approved (6.6 acres)."

Response: Staff concur

4. "Extend Natomas Oaks Park to east side of Gateway Oaks Drive (3 plus acres)."

Response: Funding and feasibility uncertain

5. "Add 15 acres to Truxel and San Juan Community Park site and 20 acres to West El Camino and Orchard Community Park site (35 acres)."

6. "Establish another Gardenland Park site South of West El Camino and East of Northgate Boulevard (5 plus acres)."

Response: Although the area south of West El Camino is not served by a park, and there is little or no open space available, staff recommends "no" at this time. Existing homes would have to be purchased, etc. It is suggested that the Master Plan Review Committee (to be established hopefully in 4 plus months) review this suggestion.

7. "Northgate Boulevard Mini-Parks (2 plus acres)."

Response: "In general, the City shall not consider acquisition of any site less than one acre in size as a park except in areas found to be deficient according to the standards of the Master Plan. (page 63 of the Master Plan). "Through its landscape review function of new building design, the Department shall encourage greater development of the private sector of mini-parks, outdoor seating areas and other green spaces" (Page 123 of the Master Plan)." Staff would recommend that the private sector be encouraged to provide the mini-parks and maintain them.

8. "Build a Community Center for South Natomas, complete with indoor gymnasium (Consider Northeast corner of Truxel and West El Camino across from library site - at Southwest corner)".

Response: Staff concur

9. "Implement on and off-street Bikeway System."

Response: Staff concur and will proceed as time and money become available.

10. "Provide safe access to Discovery Park for Pedestrians and Bicyclists."

Response: This has long been a dilemma for City staff. Pedestrian bridges tunneling, stop lights, etc., has been discussed, all of which are very expensive. Staff will continue to study the problem in hope of finding a remedy in a reasonable amount of time. (Note: Staff still maintain that a certain amount of acreage in Discovery Park could be designated as neighborhood/community)

11. "Require more private recreation facilities for apartment and Condominium complexes (not to replace public parks)."

Response: The City cannot "require" developer to do this. However, they are encouraged to do so and it also benefits the developer in terms of Quimby Credits.

12. "Step up Capital Expenditures for parks in South Natomas."

Response: The City Council determines expenditures as a policy. Staff recommends Capital Improvement projects as funds become available, unanticipated needs arise, etc, and the City Council usually follows said recommendations after considering all factors.

13. "Look for (and demand) opportunities to increase any park sites."

Response: Staff does and will continue to do so.

14. "Place some parks on major street, and or intersections (Give special consideration to design and adequate size)."

Response: Park placement, in this case, will be a policy decision of the Planning Commission and City Council. Also, in this case, staff recommends placement in other areas than intersections.

15. "Nail down park sites (especially community parks so they don't "float" away)."

Response: This is a policy decision of the Planning Commission and City Council.



G.ERLING LINGO, Assistant Director
Parks and Community Services

GEL:lk

cc: Heather Fargo
Gene Robinson

EXHIBIT B

1984 DRAFT PLAN

<u>SERVICES AND FACILITIES</u>	<u>CAPITAL</u>	<u>MAINTENANCE AND OPERATION</u>
<u>Traffic</u>		
Arden-Garden Connector	8,000,000	Unknown
All Weather Northgate	10,000,000	Unknown
Widen Garden Highway between I-5 and Northgate to 4 lanes	3,481,800	Unknown
Truxel and I-80 Interchange	4,704,000	Unknown
I-5/Garden Highway Interchange	914,000	Unknown
Northgate and El Camino	390,440	
Truxel and Garden Highway	83,400	
West El Camino	0	Unknown
Widen to 4 Lanes:		
Truxel		
Northgate		
West El Camino		
San Juan	1,734,880	Unknown
Construction of Signals	1,500,000	Unknown
Bridges over Natomas Main Drain (2)	1,400,000	Unknown
	<u>32,208,520</u>	<u>Unknown</u>
<u>Library</u>		
Construction Community Library	1,100,000	
Base Collection	750,000	
Staffing		350,000
Annual Collection Additions		93,750
Operating		27,200
	<u>1,850,000</u>	<u>470,950</u>
<u>Parks</u>		
Acquisition (89 acres)	8,900,000	
Development:		
Neighborhood Parks (36 1/2 acres)	1,147,500	
Community Parks (156.5 acres)	13,402,500	
Maintenance and Operation		772,000
		860,000
		540,000
	<u>23,450,000</u>	<u>2,172,000</u>
<u>Police</u>		
Staff 105 Officers		4,725,000
Support Personnel/Equipment		9,450,000
Individual Crime Training	4,000	
	<u>4,000</u>	<u>14,175,000</u>

SERVICES AND FACILITIES

CAPITAL

MAINTENANCE AND OPERATION

Fire

Ladder Truck

375,000

HAZMAT

150,000

Fire Station

900,000

Personnel

600,859

Other Services

21,461

Appartus Maintenance

11,766

1,425,000

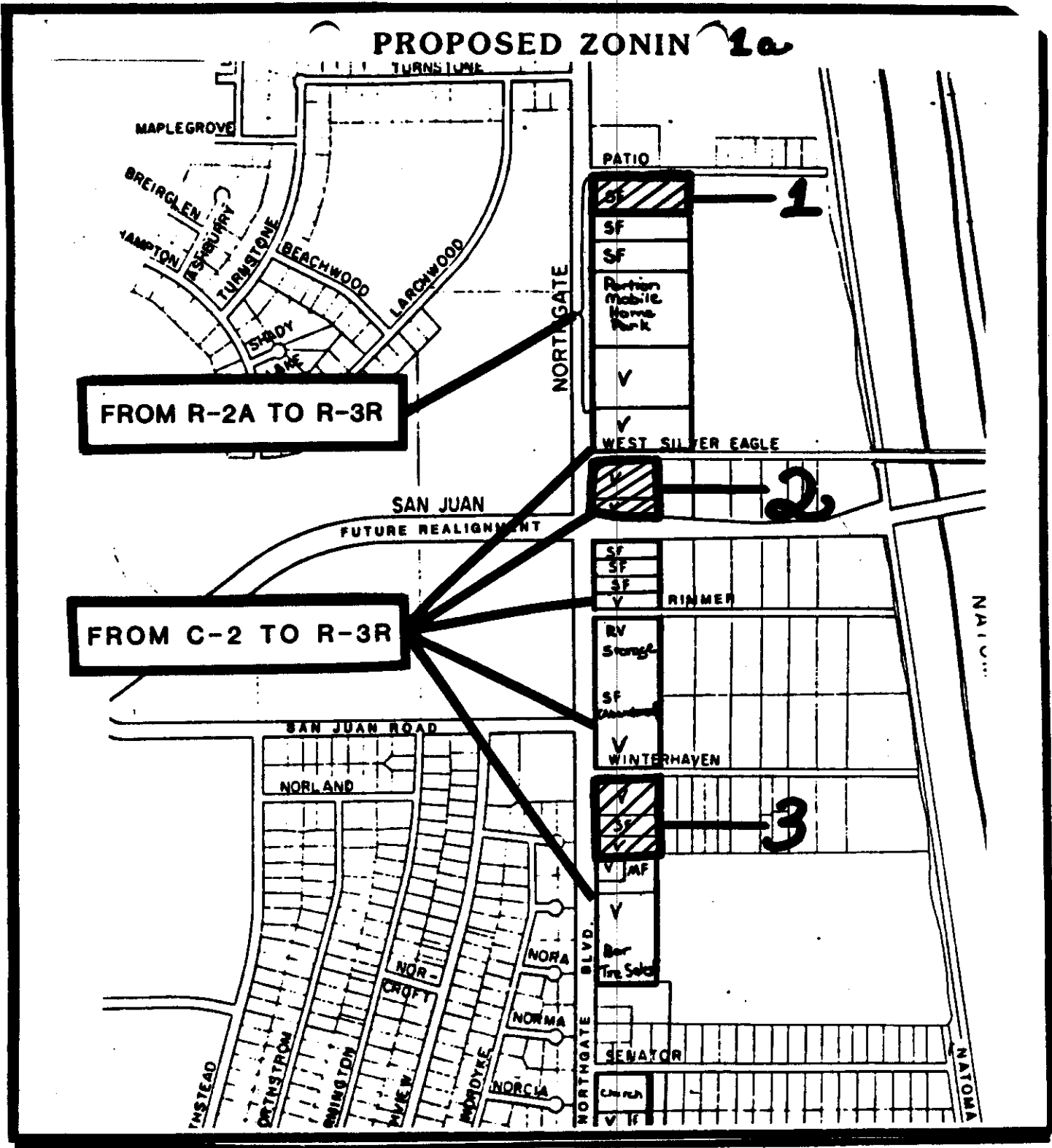
634,086

58,937,520

17,452,036

DP:lr

PROPOSED ZONING *1a*



FROM R-2A TO R-3R

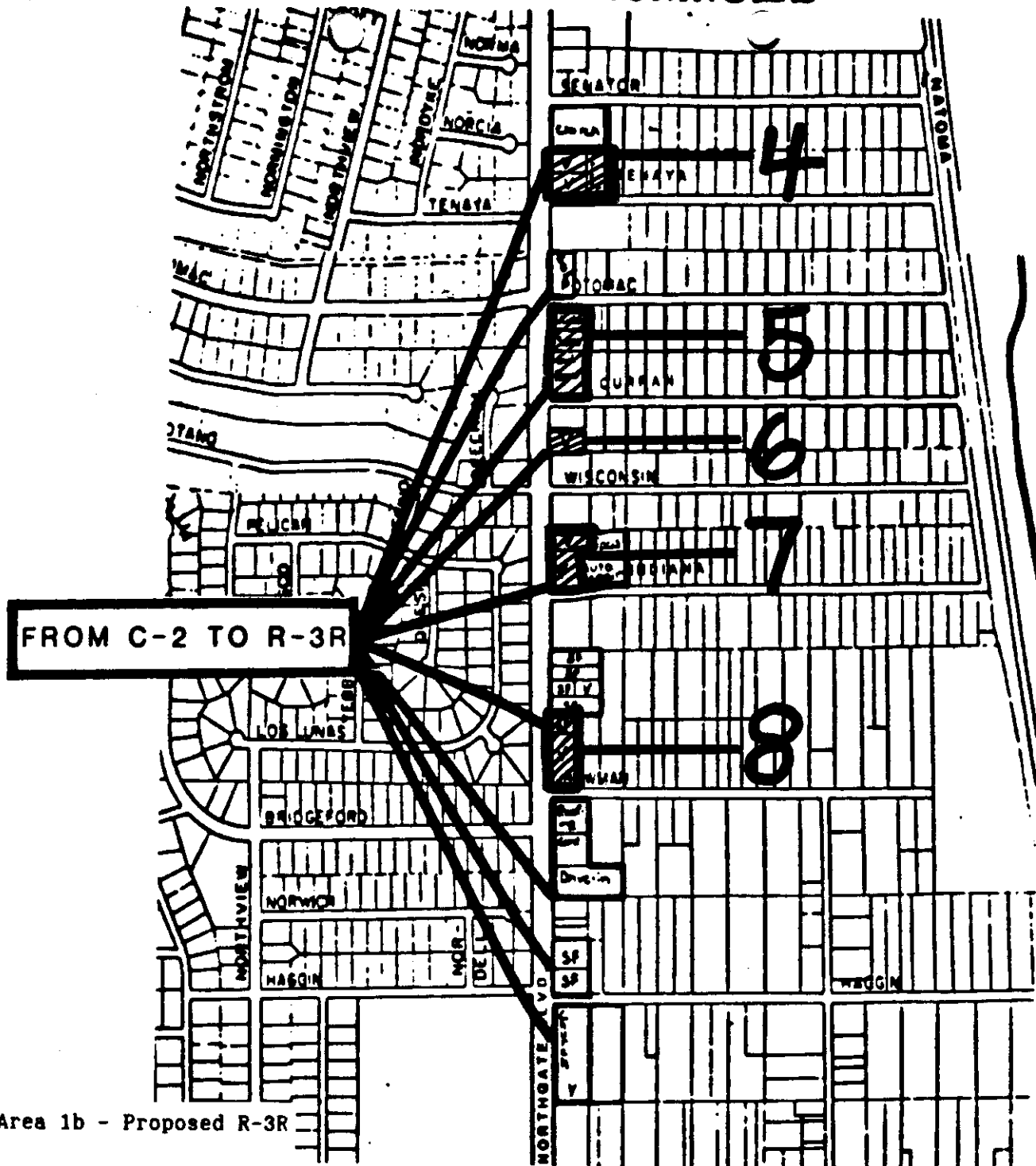
FROM C-2 TO R-3R

AREA: 1a

EXISTING PLAN DESIGNATION: Residential - 4 thru 21 dwelling units per acre (between Patio & Rimmer) & Northgate Blvd. District (between Rimmer & Senator)

PROPOSED PLAN DESIGNATION: Northgate Blvd. Mixed Use. Proposed Light Density Multiple Family-Review (R-3R) zoning will allow maximum of 29 dwelling units per acre with Planning Commission review. Office use allowed with approved rezoning to Office Building (OB).

PROPOSED ZONING 1b



Area 1b - Proposed R-3R

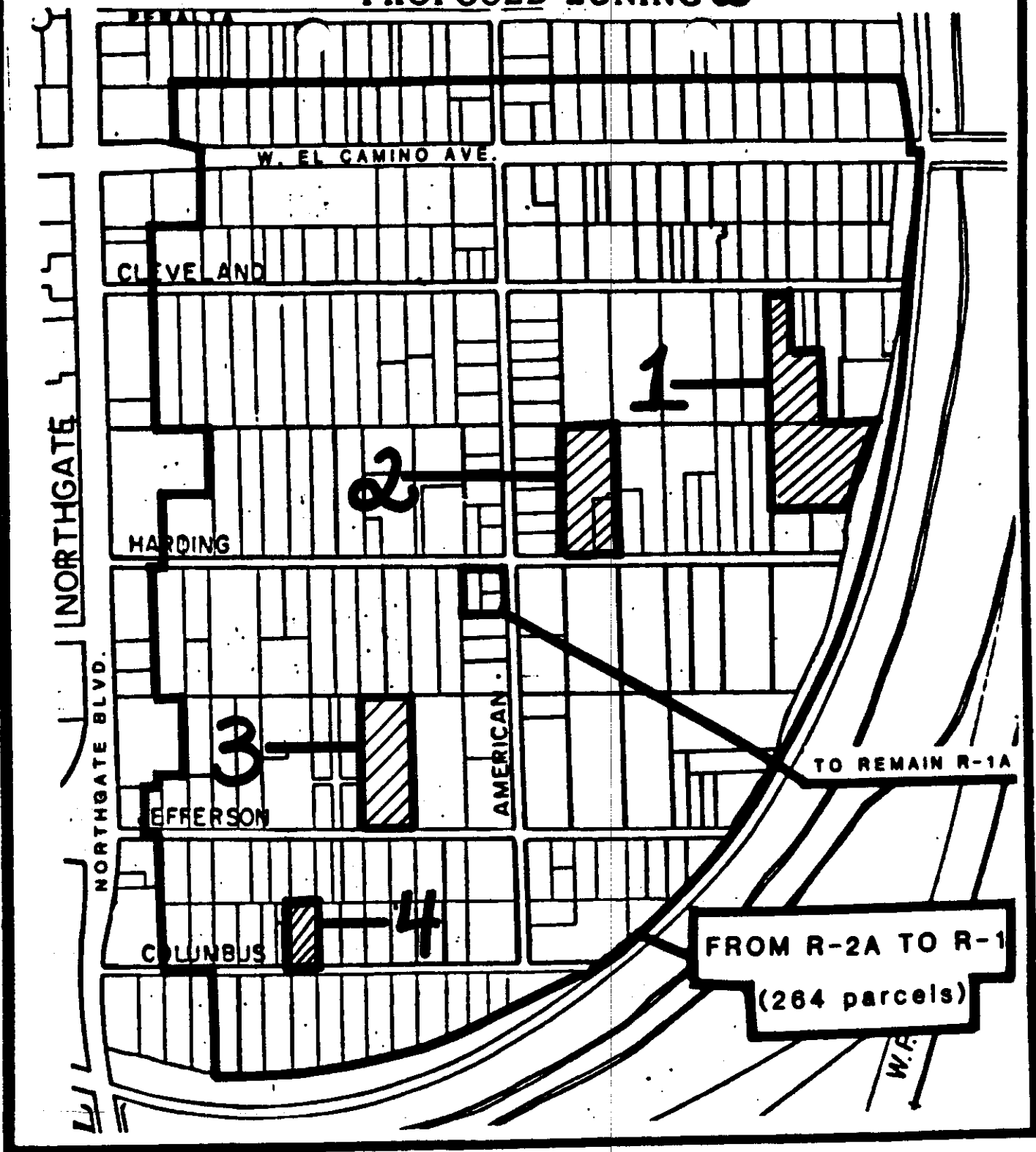
262-062-1,16,17,18; 262-081-1; 262-082-1,2,26; 262-083-10; 262-102-21,25,26; 262-121-1,4,5,6,7,8,37; 262-122-1,19,21; 262-171-4,5; 262-172-portion of 16.

AREA: 1b

EXISTING PLAN DESIGNATION: Northgate Blvd. District

PROPOSED PLAN DESIGNATION: Northgate Blvd. Mixed Use. Proposed Light Density Multiple Family-Review (R-3R) zoning will allow maximum of 29 dwelling units per acre with Planning Commission review. Office use allowed with approved rezoning to Office Building (OB).

PROPOSED ZONING 2



AREA: 2

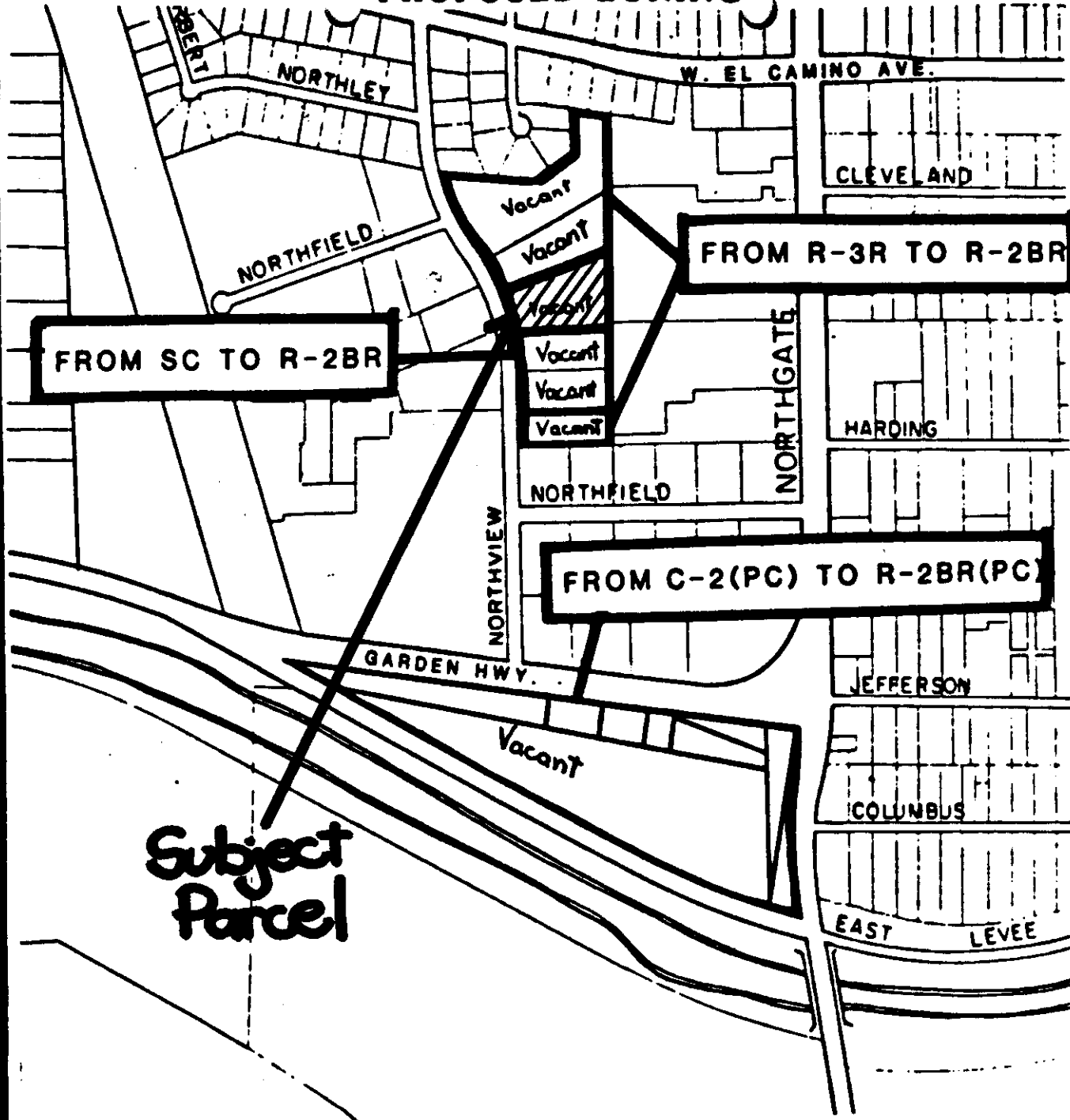
EXISTING

PLAN DESIGNATION: Residential 4-21 dwelling units per acre (7 minimum average)

PROPOSED

PLAN DESIGNATION: Low Density Residential 4-8 dwelling units per acre (7 average maximum).
Also proposed Infill Area.

PROPOSED ZONING



Area 4 - Proposed R-2BR

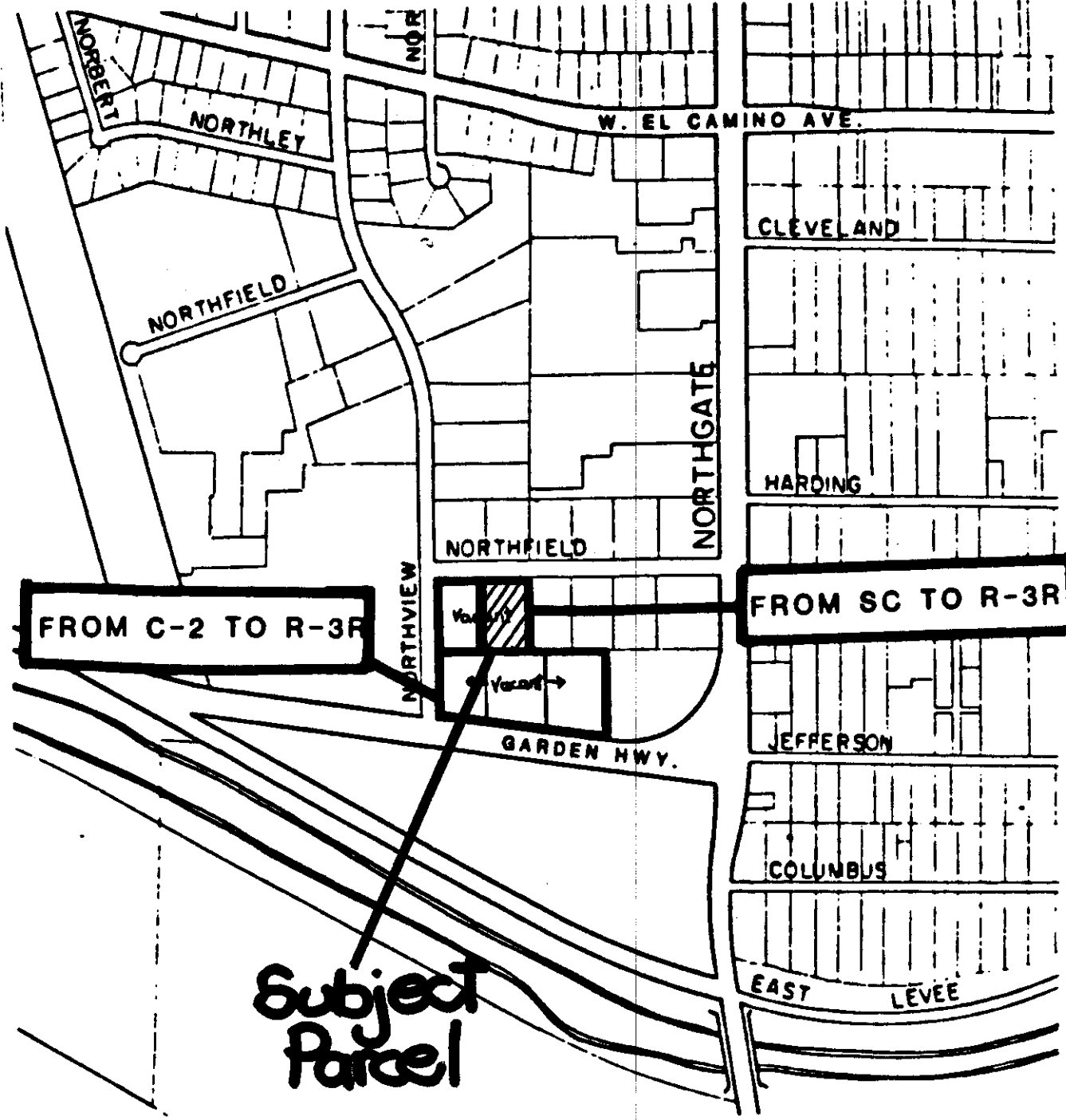
274-232-10 thru 14; 274-245-01; 274-110-8 thru 13,29,30,31.

AREA: 4

EXISTING PLAN DESIGNATION: Residential 11-29 dwelling units per acre (6 parcels), Business and Professional Offices (9 parcels).

PROPOSED PLAN DESIGNATION: Medium High Density Residential 11-21 dwelling units per acre (18 average maximum).

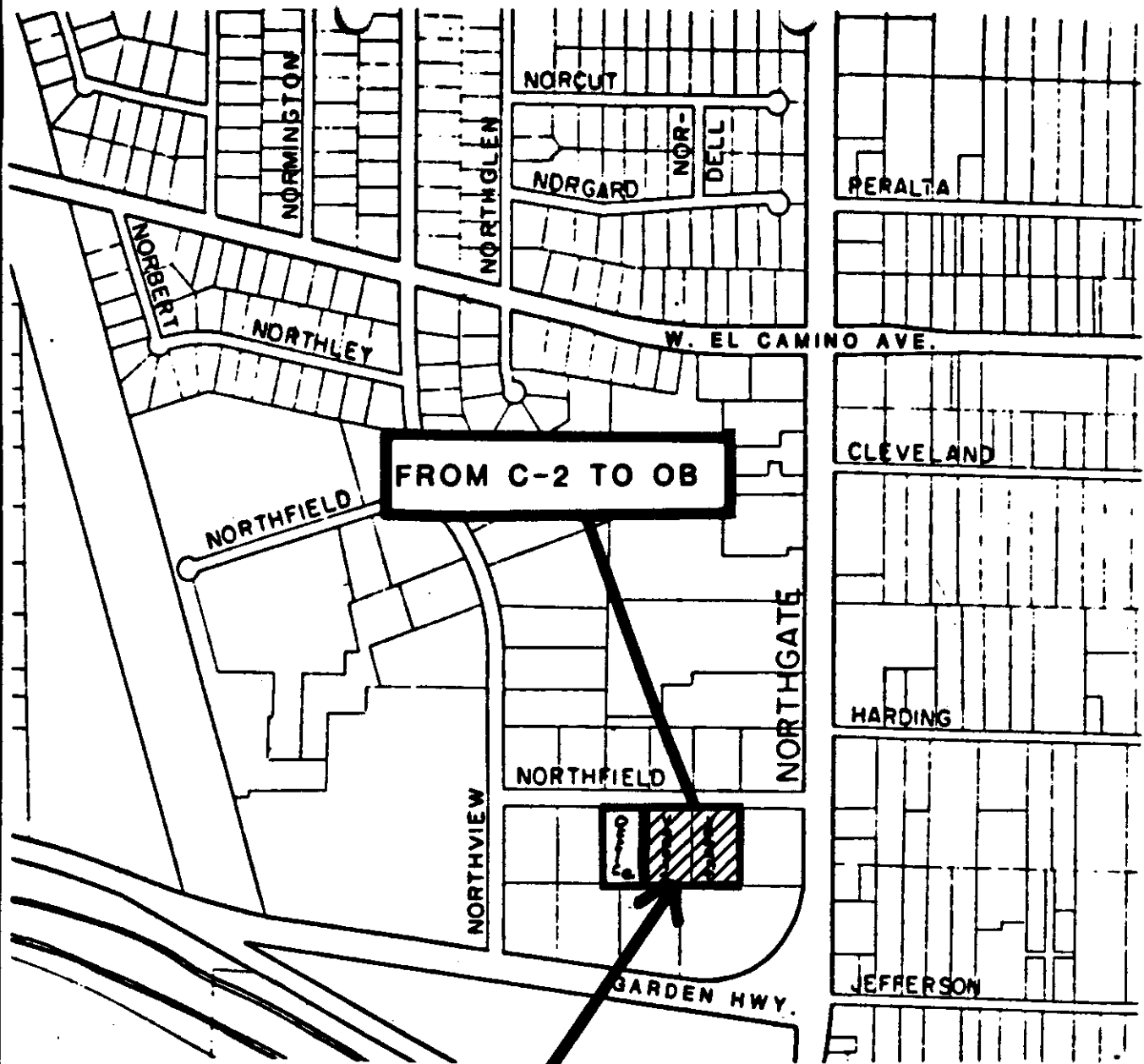
PROPOSED ZONING 5



Area 5 - Proposed R-3R
274-243-1, 2, 8, 9, 10.

AREA: 5
EXISTING PLAN DESIGNATION: Business and Professional Offices
PROPOSED PLAN DESIGNATION: High Density Residential 11-29 dwelling units per acre (22 average maximum).

PROPOSED ZONING 6



Area 6 - Proposed OB

274-243-3, 4, 5.

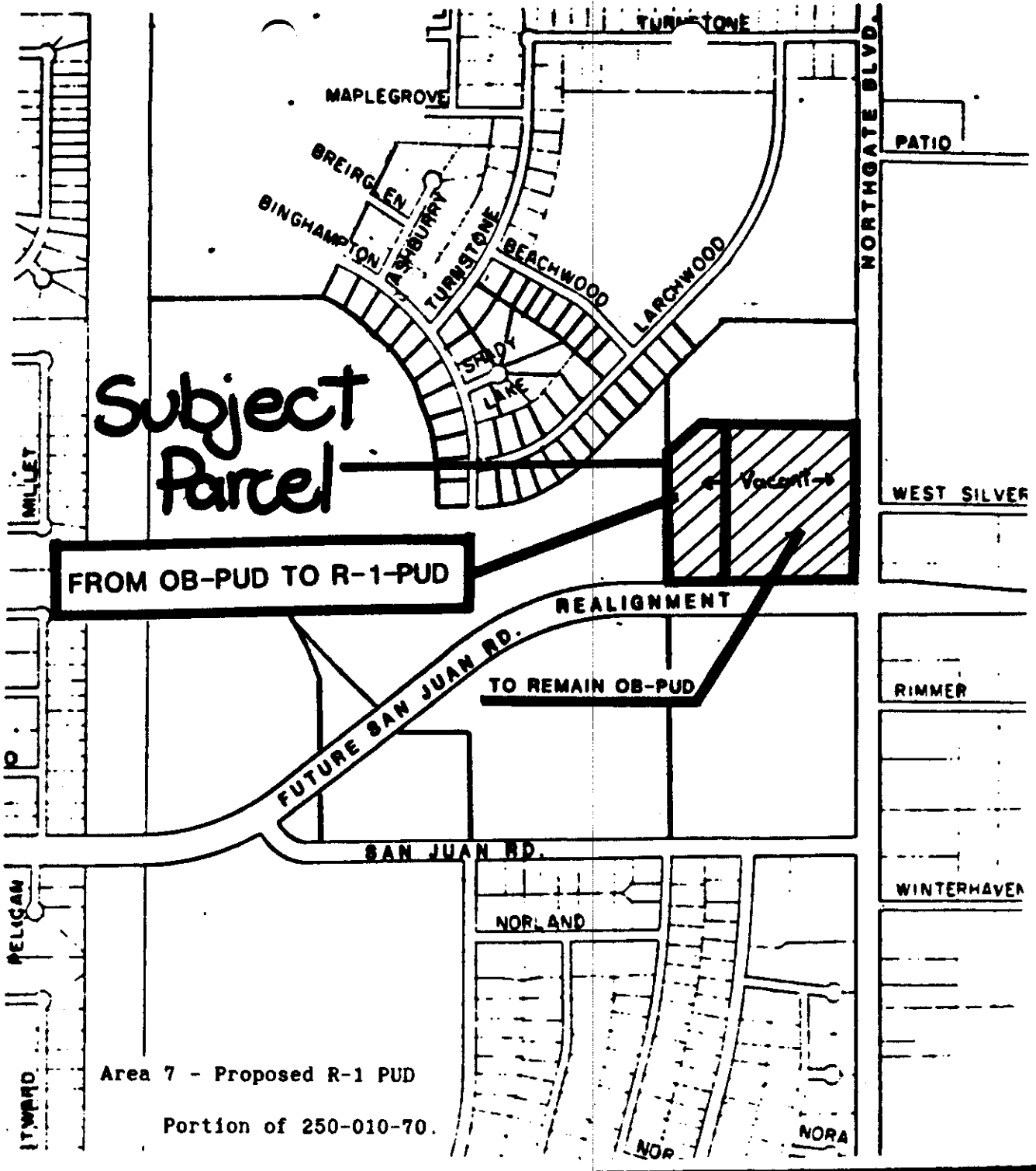
**Subject
Parcels**

AREA: 6

**EXISTING
PLAN DESIGNATION:** Business and Professional Offices

**PROPOSED
PLAN DESIGNATION:** Office/Office Park

PROPOSED ZONING 7



Subject Parcel

FROM OB-PUD TO R-1-PUD

Vacant

REALIGNMENT
TO REMAIN OB-PUD

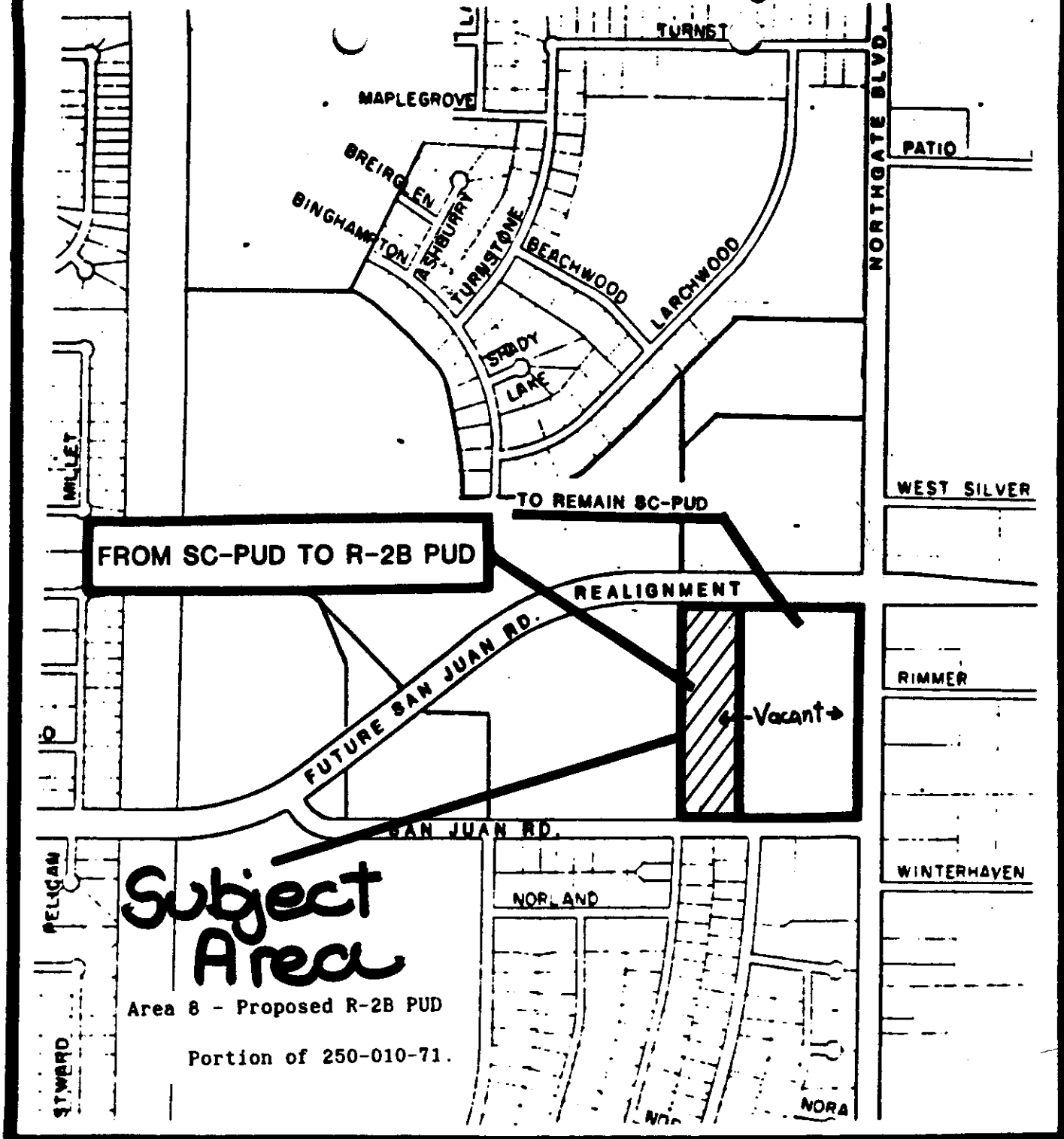
Area 7 - Proposed R-1 PUD
Portion of 250-010-70.

AREA: 7 2+ acres of a 7+ acre parcel

EXISTING PLAN DESIGNATION: Business and Professional Offices

PROPOSED PLAN DESIGNATION: Low Density Residential 4-8 dwelling units per acre (7 average maximum).

PROPOSED ZONING 8

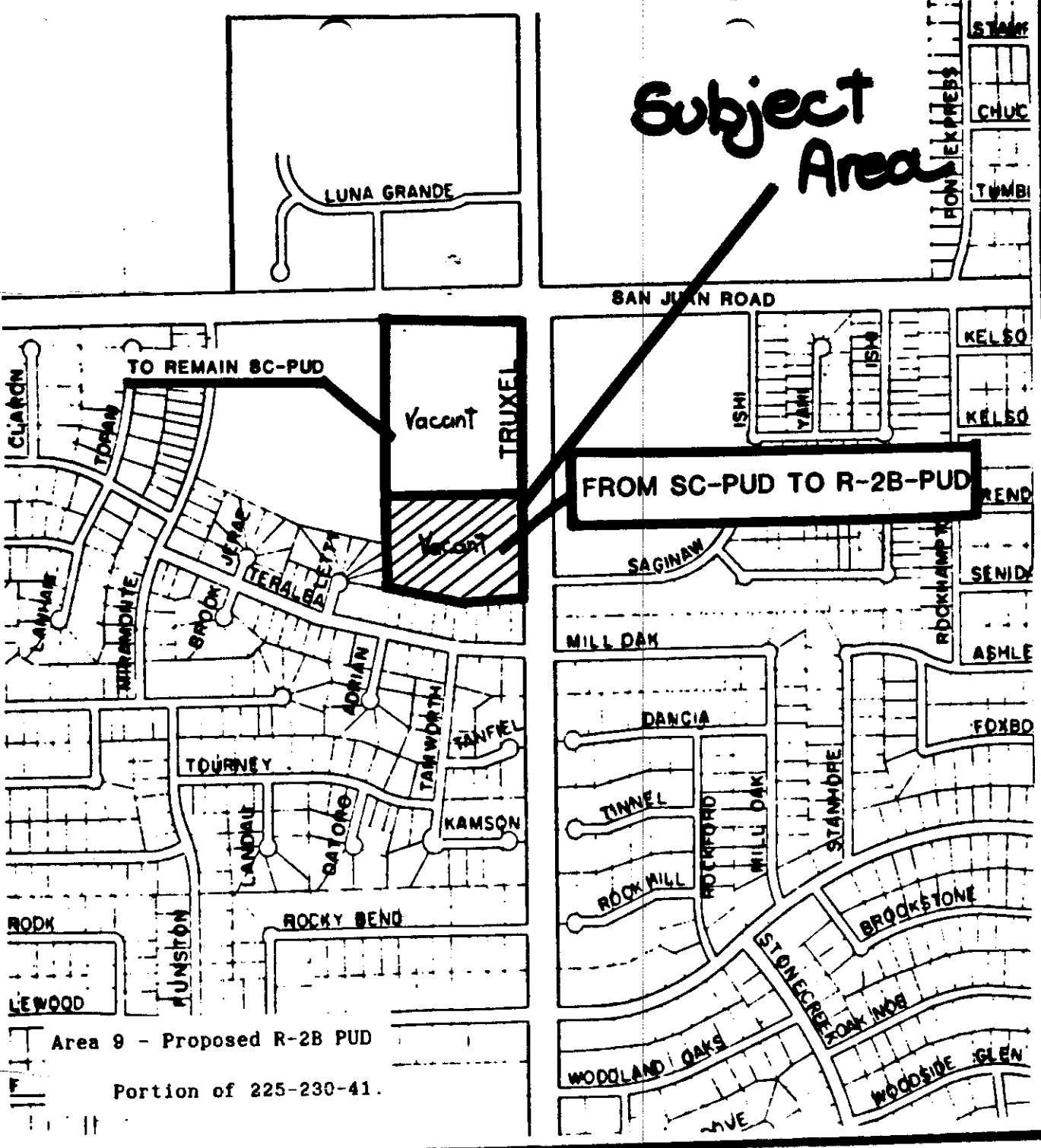


AREA: 8 3+ acres of a 9+ acre parcel

EXISTING PLAN DESIGNATION: Commercial-Shopping Center

PROPOSED PLAN DESIGNATION: Medium High Density Residential 11-21 dwelling units per acre (18 average maximum).

Subject Area



AREA: 9

3+ acres of a 9+ parcel

EXISTING PLAN DESIGNATION: Commercial-Shopping Center

PROPOSED PLAN DESIGNATION: Medium High Density Residential 11-21 dwelling units per acre (18 average maximum).