

RESOLUTION AMENDED 8/12/93
CITY PLANNING COMMISSION
1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT	KCS Properties	7919 Folsom Blvd. Ste. 300 Sacto. CA 95826	
OWNER	Sierra Health Foundation	2525 Natomas Pk Dr. Ste. 200 Sacto. CA 95833	
PLANS BY	Donald Celli & Assoc.	9960 Business Pk Dr. Ste. 140 Sacto. CA 95827	
FILING DATE	6-7-93	ENVIR. DET. Exempt 15315	REPORT BY R. Williams
ASSESSOR'S PCL. NO.	274-050-027,033		

APPLICATION: Tentative Map to subdivide two parcels into three lots on 5.73± vacant acres in the Office Building - Planned Unit Development (O-B{PUD}) zone.

LOCATION: 1321 & 1331 Garden Highway

PROPOSAL: The applicant is requesting the necessary entitlement to subdivide the site into three lots for future office development for the Sierra Health Foundation Building.

PROJECT INFORMATION:

General Plan Designation:	Community/Neighborhood Commercial & Offices
1988 South Natomas Community	
Plan Designation:	Office/Office Park
Existing Zoning of Site:	OB-PUD
Existing Land Use of Site:	Office Under Construction

Surrounding Land Use and Zoning:

North: Natomas Oaks Park; R-1(PUD)
South: Sacramento River; ARP-F
East: Bannon Island; ARP-F
West: Riverbank Marina; FW-PUD

Property Dimensions:	Irregular
Property Area:	5.73± acres
Topography:	Flat & Sloped at River's Edge
Street Improvements:	To Be Provided
Utilities:	To Be Provided

BACKGROUND INFORMATION

On November 5, 1992, the City Council approved various entitlements for the construction of two mid-rise office buildings totaling 60,000 square feet (Building A - 23,000 sq.ft. & Building B 37,000 sq.ft.) (P90-345). Building A will be a four story structure consisting of three floors for office space and one floor for parking (17 spaces) below grade. Building B will be developed with five floors, three of which will be above grade and two below grade with 80 parking spaces. Building A will contain the Sierra Health Foundation and Building B will contain various office tenants. Both buildings are currently under construction.

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On July 21, 1993, by a vote of three ayes, the Subdivision Review Committee voted to recommend approval of the tentative map subject to the attached conditions.

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site consists of two parcels on 5.73± acres in the (OB-{PUD}) zone. The General Plan designates the site for Community/Neighborhood Commercial & Offices and the 1988 South Natomas Community Plan designates the site for Office/Office Park. Surrounding land use and zoning includes Natomas Oaks Park to the north, zoned R-1(PUD); the Sacramento River to the south, in the ARP-F zone; the American River Parkway (Bannon Slough) to the east, zoned ARP-F zone; and the Riverbank Marina which contains commercial, office and a marina to the west, zoned FW(PUD). The site contains many mature trees and riparian vegetation.

B. Applicant's Proposal

The applicant is requesting a Tentative Map to subdivide two existing parcels into three lots. The applicant wishes to locate the two office buildings, currently under construction, on two separate lots and dedicate (3rd parcel) the 94 foot wide right-of-way along Garden Highway to the City of Sacramento.

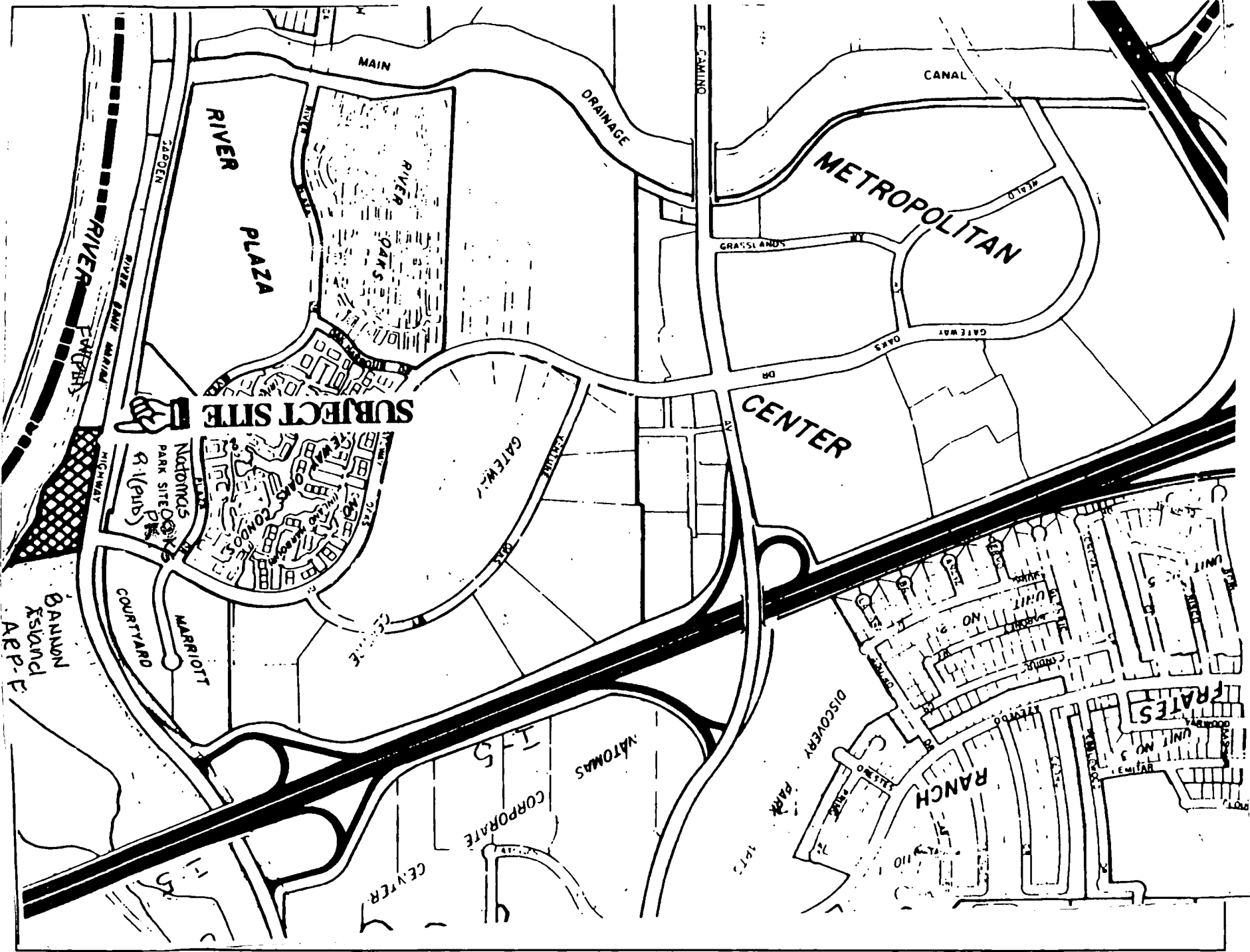
C. Tentative Map Design

The submitted map indicates two newly created parcels (Parcels 1 & 2) with an office pad on each lot and a parcel (Parcel 3) reflecting a 94 foot wide right-of-way parallel to Garden Highway. The proposed property line separating the two office buildings divides the lot roughly down the center to give equal square footage to each new parcel. Parcel 3 is currently located in the public right-of-way on Garden Highway. This lot will be dedicated to the City. Reciprocal ingress and egress onto Parcels 1 and 2 will be off of Garden Highway. Reciprocal parking easements will also be established on both lots. Each lot will provide adequate parking for each office use (Parcel 1 - 67 parking spaces; Parcel 2 - 116 parking spaces). Staff finds the proposed subdivision to be adequate. Additionally, the newly established lots will not impact surrounding properties nor the overall site development. The proposed subdivision is consistent with the approved Special Permit (P90-345)

for the site.

ENVIRONMENTAL DETERMINATION: The proposed project is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15315).

RECOMMENDATION: Staff recommends that the Planning Commission adopt the attached Resolution approving the Tentative Map to subdivide two lots into three lots on 5.73± acres in the Office Building - Planned Unit Development (OB-PUD) zone.



VICINITY, LAND USE & ZONING MAP

