

STAFF REPORT AMENDED 10-27-77
CITY PLANNING COMMISSION

915 "I" STREET - SACRAMENTO, CALIFORNIA 95814

APPLICANT	The Spink Corp, P.O. Box 2511, Sacramento, CA 95811		
OWNER	William Cummings, etal, 916 23rd St., Sacramento, CA 95816		
PLANS BY	The Spink Corp., P.O. Box 2511, Sacramento, CA 95811		
FILING DATE	8-31-77	50 DAY CPC ACTION DATE	waived
		REPORT BY:	REH:dv
NEGATIVE DEC.	10-3-77	EIR	ASSESSOR'S PCL. NO. por. 119-070-26

- APPLICATION:
1. Environmental Impact Determination
 2. Rezoning from "A" to "R-1," "R-3," "C-2"
 3. Special Permit for Private Club
 4. Var./Sub. Mod. to create lots of less than 5 acres in the "A" zone.
 5. Amend Southgate Community Plan
 6. Tentative Map (P-7905).

LOCATION West of Franklin Boulevard on the North and South sides of Mack Road extension.

PROPOSAL

This is a proposal to develop 678 single family residential lots, 2 apartment sites, 1 commercial site, 1 elementary school site and 1 recreational site on 181 net acres.

PROJECT INFORMATION

General Plan Designation: Light Density Residential, Commercial

Community Plan Designation:
Valley Hi Community Plan
(South of Mack Road) Light Density Residential
Elementary School Site, Shopping Commercial

Southgate Community Plan:
(North of Mack Road) Light Density Residential

Proposed South Sacramento Community
Plan Designation: Light Density Residential

Existing Zoning of Site: "A" Agricultural

Surrounding Land Uses and Zoning:

North: Vacant & "R-3-R"	West: Morrison Creek, W.P.R.R. & Vacant, "A"
South: Vacant & "R-1"	
East: Vacant & "C-2" & "R-2"	

APPLC. NO. P-7905

MEETING DATE October 13, 1977
000204 10-27-77

CPC ITEM NO. 14,14A-
16,16a f 14F

Utilities: All utilities available at the perimeter of the site.

Street Improvement: Two lanes of Franklin Blvd. existing, other streets to be installed

Average lot size: 56' x 100'-105' North/South Lots: 57% of all lots have a North/South orientation

School District: Elk Grove Unified School District

STAFF EVALUATION

The Staff has identified the following development issues related to this project:

1. The staff has concerns regarding the request for Commercial zoning on the Southwest corner of Mack Road extension and Franklin Boulevard (Lot D). Vacant, commercially zoned property of approximately 25 acres exists on the NE and SE corners of Franklin Boulevard and Mack Road. In addition, large tracts of partially developed commercial land exist on Mack Road in the vicinity of Valley High Drive. Additionally, regional shopping centers exist along Florin Road. Noting the vast amount of commercial land in the area, the basis does not exist for establishing commercial zoning for proposed lot "D."
2. The preliminary South Sacramento Community Plan designates lot "D" and surrounding property as Light Density Residential. Because the area is under study, and because development plans have not been submitted, Lots "B,C, and D" should be re-evaluated in terms of multiple-family use by the staff and committee working on the South Sacramento Community plan. A multiple-family zoning classification would provide design flexibility and provide a buffer to single family residences to the west. The "R-2-A" zone, for example, allows a maximum density of 17 units per acre. Apartment design would also provide flexibility in design, with regard to the number and locations of driveways. This would minimize traffic problems on Mack Road and Franklin Blvd.

The applicant has proposed multiple-family land use for Lot "B" and "C" on the north side of Mack Road extension. The reason for this proposal is that this area is incumbered by a 100' wide power line transmission easement, adjacent to, and on the north side of Mack Road. Such an easement is extremely difficult to incorporate into a single-family residential design.

The density for a multiple-family zone is based on gross parcel size. The easement area is, therefore, also used to calculate the number of allowable units, but the units would be located on the portion of the parcel outside of the easement. In order to prevent an overcrowding appearance, the entire area of parcels B and C should not exceed the R-2-A zone density of 17 units per acre. The apartments on Parcels B and C would also provide a buffer between Mack Road and the proposed single family residences to the north.

3. The applicant is proposing to develop a private recreational area located in the northwest corner of the subdivision. Development plans have not been submitted for the project. Approval of the special permit without development plans would be inappropriate. If Lot "A" is not developed, provision must be made for improving the entire width of Mack Road in conjunction with development of the north side of

Mack Road across from Lot "A".

4. The subdivision incorporates a 10+ acre elementary school site in conformance with the Valley Hi Community Plan. The Elk Grove School District has submitted a general statement regarding impactation in the area and that a school will probably not be constructed on the site until late 1979. In addition, the School District has indicated the need for additional access to property west across Morrison Creek. They have recommended an additional bridge be provided across Morrison Creek in addition to the already indicated Mack Road Bridge crossing.

An additional bridge crossing over Morrison Creek would service only a limited area. In addition, the land use for the parcel across the Morrison Creek has not been established at this time. Estimates of potential students that would be inconvenienced by the limited access can not be established.
5. A portion of the subject site abuts the Western Pacific Railroad right-of-way. To provide sound attenuation and a visual barrier, a maximum 12 sound alternative barrier should be constructed adjacent to the affected lots.
6. The Traffic Engineer has submitted various comments regarding circulation design. Said comments have been incorporated into the revised Subdivision Map submitted for Commission review.
7. Morrison Creek Drainage Channel form the west boundary for most of the subdivision. The U.S. Corps of Army Engineers and State Department of Water Resources are undertaking studies that may alter the right-of-way requirements for drainage ditches in the Morrison Creek Basin. It is anticipated that on November 21, 1977, the City Engineers Office will issue a report outlining drainage basin standards and how they may affect drainage canal right-of-way expansion. To avoid conflict with any future right-of-way needs for Morrison Creek, an area of this subdivision should be withheld from recordation until design standards for the Creek are established and should additional rights-of-way be necessary then the map be redesigned to accomodate said expansion. The area proposed by staff to be withheld is shown on the attached revised tentative map.
8. As previously noted, Morrison Creek will be bridged in conjunction with the Mack Road extension. The City Engineer has indicated that construction of the bridge would take place following development of the properties on either sides of Morrison Creek.
9. The City Engineer has also requested the usual subdivision improvements in conjunction with recordation of the final map. In addition, the City Engineer has indicated the existing bridge on Franklin Boulevard may have to be reconstructed, and all proposed lot pads should be graded to 1 foot above street elevation. The engineer has also requested that a sewer and drainage study be prepared.
10. Franklin Boulevard and Mack Road extension are indicated as on-street bikeways in the Bikeway Master Plan. The developer will be responsible for dedicating additional right-of-way for the bike lanes and providing for on-street bikeways in the improvement plans for the subdivision.

11. The subdivision design proposes reverse cul-de-sacs with side on lots adjacent to Mack Road. No screening wall has been submitted as a part of this application in conjunction with these side on lots. If no wall is proposed, the minimum building setback should be 25' from Mack Road. If a wall is to be utilized, a 12 1/2' setback may be used. An irrigation system should be provided for street trees outside the wall and landscaping plans should receive approval by the Department of Recreation and Parks prior to recordation of the map. The design, material, and location of the wall should also be approved by the Planning Commission prior to recordation of the map. All rights to ingress and egress should be dedicated to the City for those lots siding on Mack Road. This is done to reduce the number of driveways on a major street.
12. The subject property is within the Elk Grove School District. All other maps within the Valley Hi area have been continued to the Commission October 27, 1977 meeting. This was done so that the Commission action on the maps would follow the Council's meeting of October 18, 1977. The Council will consider policy issues regarding schools on October 18.

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION

The committee by a vote of 7 ayes, 2 absent, recommends approval of the tentative map subject to conditions:

PLANNING STAFF RECOMMENDATION

The Planning staff recommends that this item be continued to October 27, 1977. If the Commission does not continue the item, the staff recommends:

1. The Negative Declaration be ratified;
2. The area designated for single-family residences and elementary school site be rezoned from "A" to "R-1";
3. The area designated for apartments on the north side of Mack Road be denied "R-2-A" zoning without prejudice; (CPC recomm. appr. to R-2A-R)
4. That "C-2" zoning for the southwest corner of Mack Road and Franklin Boulevard be denied; (At request of applicant, CPC cont. indefinitely)
5. The special permit for the private recreational area be denied without prejudice;
6. The amendment to the Southgate Community Plan to allow Light Density Multiple-Family on the north side of Mack Road be denied;
7. The tentative map be approved subject to conditions and based on findings of fact;
8. A redesign of the proposal has eliminated the requirement for the subdivision modification/variance.

000207

CONDITIONS:

1. Comply with Section 40.811 of the City code to the satisfaction of the City Engineer.
2. Name all streets to the satisfaction of the Planning Director.
3. Provide a 12' sound barrier adjacent to the Western Pacific Railroad right-of-way where it abuts single-family residential lots. Said barrier shall be constructed in conjunction with the development phase that established the southwest corner of the subdivision. The barrier is to consist of Masonary brick or slumpstone. (CPC added "or other material to satisfaction of Planning Department")
4. Reserve recordation of the area adjacent to the Morrison Creek Drainage Canal until after November 21, 1977, as shown on the staff revised map.

Should it be determined at that time that additional right-of-way is necessary for Morrison Creek, then that segment of the map shall be redesigned accordingly.

5. Resolve the financing of the Mack Road Bridge with the City Engineer office.
6. Dedicate additional rights-of-way on Mack Road and Franklin Boulevard for bike-lanes and provide their improvement.
7. Provide a 25' building setback along Mack Road, or submit a detailed wall design for the single-family lots adjacent to Mack Road including irrigation and landscaping plans. Should such plans be approved, a 12 1/2' setback may be used adjacent to Mack Road.
8. Dedicate all rights of ingress and egress, for those lots siding on Mack Road to the City of Sacramento.
9. Prepare a sewer and drainage study to the satisfaction of the City Engineer.
10. Pad grade elevations are subject to approval by the City Engineer.

FINDINGS OF FACT:

The staff wishes to reserve preparation of findings of fact pending Commission deliberation of this item.