

CITY PLANNING COMMISSION

1231 'I' STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT	The Spink Corporation, 2590 Venture Oaks Way, Sacramento, CA 95833		
OWNER	Robert D. Hurst, Inc., 525 Morse Avenue, Sacramento, CA 95864		
PLANS BY	The Spink Corporation, 2590 Venture Oaks Way, Sacramento, CA 95833		
FILING DATE	6/9/89	ENVIR. DET.	ND
ASSESSOR'S PCL. NO.	225-0230-073	REPORT BY	PW/kjr

- APPLICATION:**
- A. Negative Declaration
 - B. Tentative Map to divide 15.7+ vacant acres into ten lots in the Shopping Center Planned Unit Development (SC{PUD}) Zone
 - C. Amend Gateway Oaks Schematic Plan to clarify detail on the existing schematic plan

LOCATION: SE Corner of West El Camino Avenue and Gateway Oaks Drive

PROPOSAL: The applicant is requesting the necessary entitlements to subdivide 15.7+ vacant acres into ten lots.

PROJECT INFORMATION:

General Plan Designation:	Regional Commercial and Office
South Natomas Community Plan Designation:	Community Commercial and Office
Existing Zoning of Site:	SC PUD
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:

North:	Vacant, office; OB PUD
South:	Vacant, office; OB PUD
East:	I-5 Freeway
West:	Shopping Center, SC PUD

Property Area:	15.7+ acres
Topography:	Flat
Street Improvements:	To be provided
Utilities:	To be provided

SUBDIVISION REVIEW COMMITTEE DETERMINATION: On August 9, 1989, by a vote of 7 ayes, 2 absent, the Subdivision Review Committee voted to recommend approval of the tentative map subject to the attached conditions.

STAFF EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site consists of 15.7+ vacant acres in the Shopping Center Planned Unit Development (SC PUD) zone and Gateway Oaks PUD. The site is located at the southeast intersection of Gateway Oaks Drive and West El Camino Avenue adjacent to the I-5 Freeway. Surrounding uses include office to the north and south and an existing shopping center across Gateway Oaks Drive to the west.

B. Proposal

The applicant proposes to divide the 15.7+ acre site into ten lots for the future development of a shopping center. The South Natomas Community Plan (SNCP) designates the site as a shopping center. During the hearings for the SNCP, the subject site was evaluated in terms of appropriate type and amount of commercial uses. A conceptual Gateway Oaks Center PUD Schematic Plan was approved along with the SNCP indicating uses and general location of proposed buildings. The applicant is now submitting a more detailed Gateway Oaks Center PUD Schematic Plan to clarify the uses and site configurations for the 15.7 acres. The tentative map essentially provides a lot pattern that will correspond to the site layout of the schematic plan. This application does not allow for the development of any parcels within the 15.7 acre site. Separate development applications for special permit approval are required for the development of any portion of the schematic plan. Parcel I, 3.9+ acres is proposed for initial development with a 126 unit Marriott Residence Inn. This separate application is currently under environmental review for the necessary special permit to develop the motel. All subsequent special permit applications must comply with the schematic plan and require review and approval of the Planning Commission.

The submitted schematic plan clarifies the specific uses and location of proposed building types. It also provides a general circulation pattern upon which to review subsequent individual project submittals. Based on the schematic plan, each project can be integrated into the overall 15.7+ acre site.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the proposed project will not cause any significant environmental impacts and has filed a Negative Declaration.

STAFF RECOMMENDATION: Staff recommends the Commission take the following actions:

- A. Ratify the Negative Declaration
- B. Recommend approval of the Tentative Map to divide 15.7 acres into ten lots subject to conditions and forward to City Council
- C. Recommend approval of the Amendment to the Gateway Oaks Schematic Plan to clarify detail on the existing schematic plan and forward to City Council

Conditions - Tentative Map

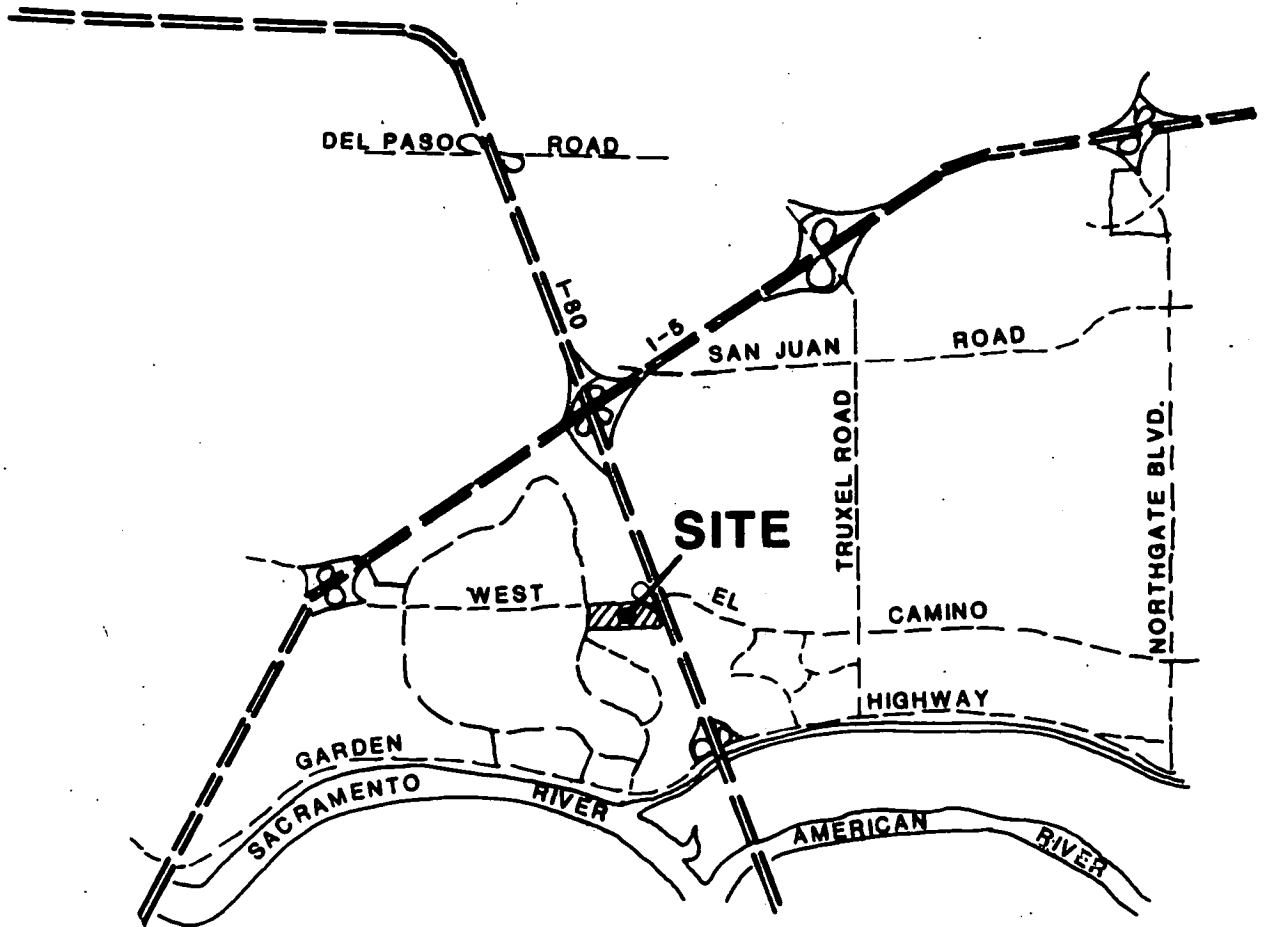
- 1. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments;
- 2. Meet all County Sanitation District requirements;
- 3. Meet all Reclamation District 1000 requirements including payment of drainage fees to handle increased runoff due to change in land use;

4. Dedicate a standard 12.5-foot public utility easement for underground electrical and public utility facilities and appurtenances adjacent to all public ways;
5. Dedicate a 5 foot public utility easement for the existing underground electrical facilities and appurtenances located within the southerly portion of Parcel B;
6. Dedicate Parcel A as a Public Utility Easement for sewer, drainage, water, and gas, electric and communication facilities;
7. Reciprocal ingress, egress, and parking easements shall be provided;
8. Show all existing easements for sewer, drainage, water, PG&E, SMUD, Pacific Bell, roadways, and landscaping;
9. Comply with the P.U.D. Guidelines and Development Agreement;
10. Provide an agreement for maintenance of private roadway on Parcel A in a form and terms acceptable to the City Attorney and Public Works Director;
11. Abandon existing agricultural well under permit from County Health Department;
12. Applicant shall provide funding for construction and maintenance of a bus shelter on West El Camino Avenue approximately 100 feet east of Gateway Oaks Drive to the satisfaction of Regional Transit prior to recordation of the final map;
13. Approval subject to the following notice: The property on which construction is authorized by this permit may be subject to flooding. It is the applicant's and property owner's responsibility to ascertain whether and to what extent such flooding may occur, and to review the applicable base flood elevations for the proposed project which are contained in the effective Flood Insurance Rate Map; the Department of the Sacramento District Corps of Engineers, Sacramento, California, Flood Insurance Study for the Sacramento City and County of California, FBEM and FIRM work map, dated January 1989; and, all preliminary flood maps available at the City of Sacramento's Planning Division. The Federal Emergency Management Agency and the U.S. Army Corps of Engineers ("Corps") are studying portions of the City of Sacramento to determine what improvements and measures may be needed in order to deem the areas under study adequately protected from a 100 year flood. Until the needed improvements and measures are in place, the areas under study may be subject to flooding by a 100 year or lesser flood. (A "100 year flood" refers to the area subject to inundation by flooding once during any given 100 year cycle; however, such flooding could occur in any given year.) The applicant and property owners should check with the local Corps to ascertain the status of its ongoing study and the projected completion date of any flood control project which might affect the proposed development. Flood insurance may be mandatory in all areas not protected from a 100 year flood, and the City of Sacramento recommends obtaining such insurance whether it is mandated or not.

If the investigation of the nature of the flood hazard indicates that the property is at risk, it is the applicant and property owner's responsibility to ensure that all persons holding a record title interest in the property, and all subsequent owners, tenants, occupants, and other interested parties receive notice, as required under applicable law, of the flooding risk to which the property may be subject. This notice is intended to ensure that those persons choosing to develop property in an area subject to flooding have knowledge and the means of acquiring knowledge of the particular risks involved in such development. This notice shall not create liability on the part of the City of Sacramento, or any of its officers, agents, or employees for any damages to persons or property caused by flooding.

14. Note: The parcel is located in Zone X of the FEMA Flood Insurance Rate Map dated 2/4/88.
15. The existing 15 foot PG&E gas line easement along southerly boundary line restricts land uses within the easement. Contact PG&E Land Department for specific restrictions.
16. Note: *No drive-thru facilities shall be allowed on any of the ten lots on the 15.7+ acre Gateway Oaks Center PUD Schematic Plan. (Added by Staff)*

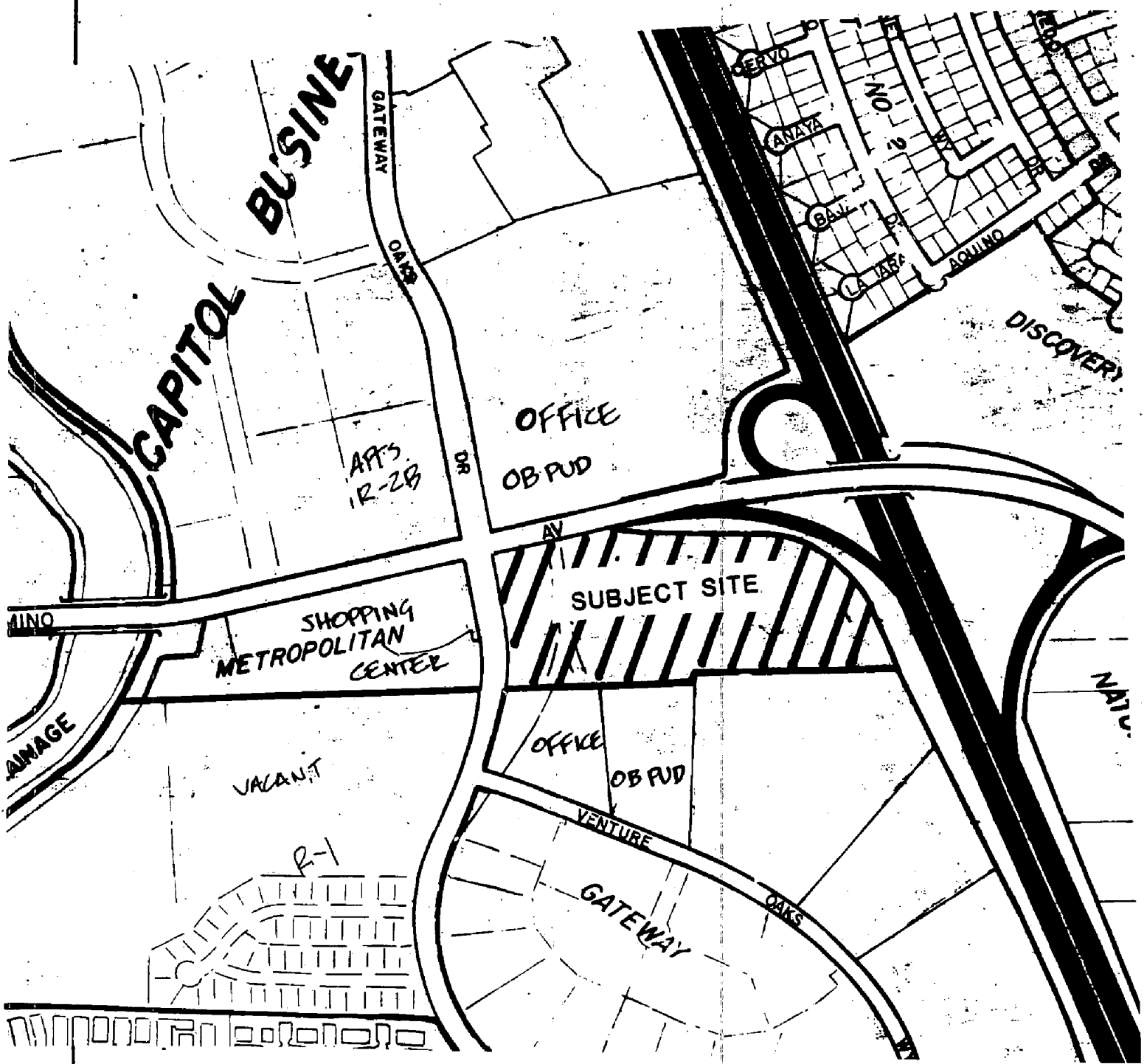
VINCITY MAP



VICINITY MAP

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LAND USE & ZONING MAP

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 Aug 29, 1989

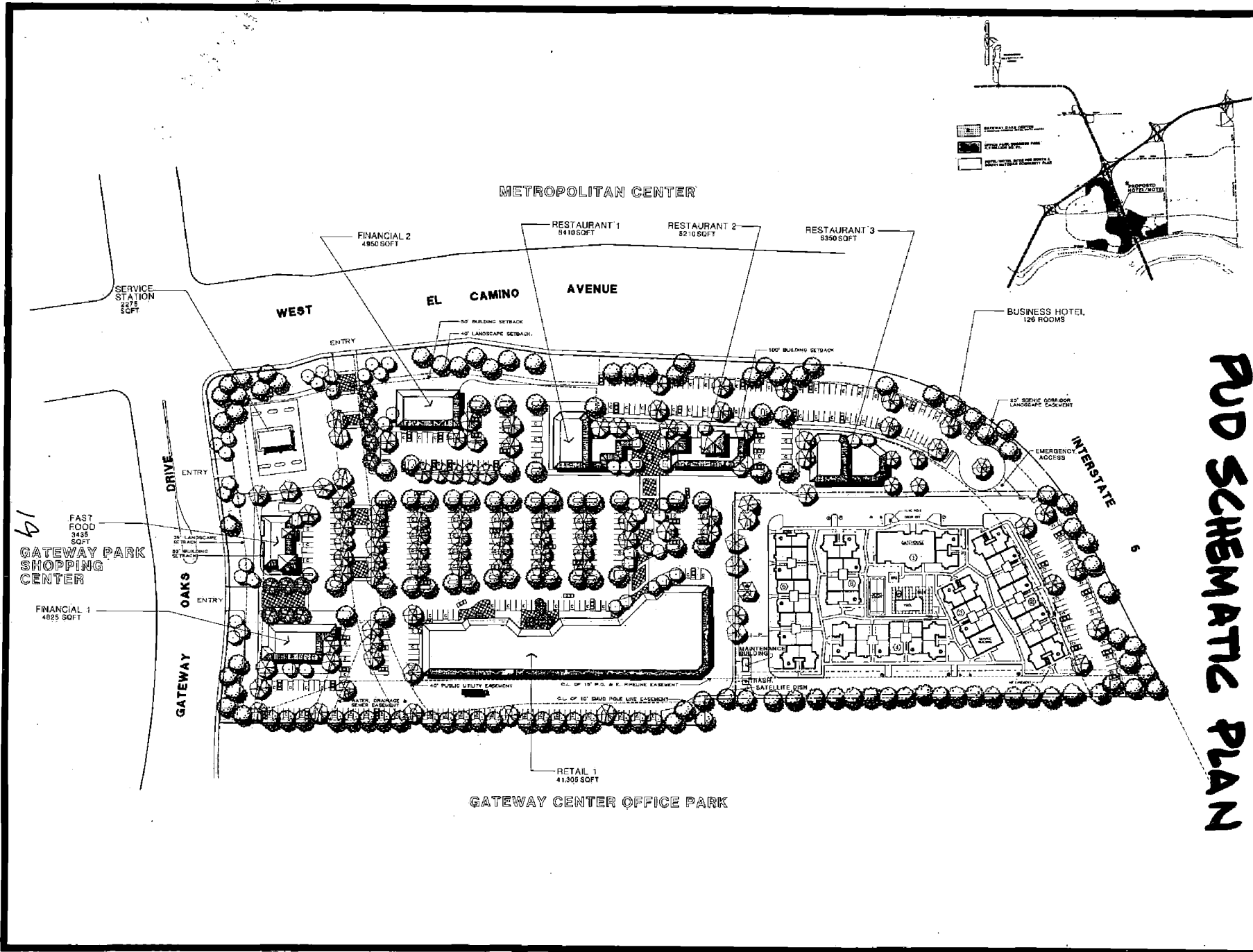
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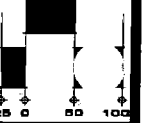


SCHEMATIC SITE PLAN

GATEWAY OAKS CENTER
AND SCHEMATIC PLAN

CITY OF SACRAMENTO
 CALIFORNIA

SCALE IN FEET



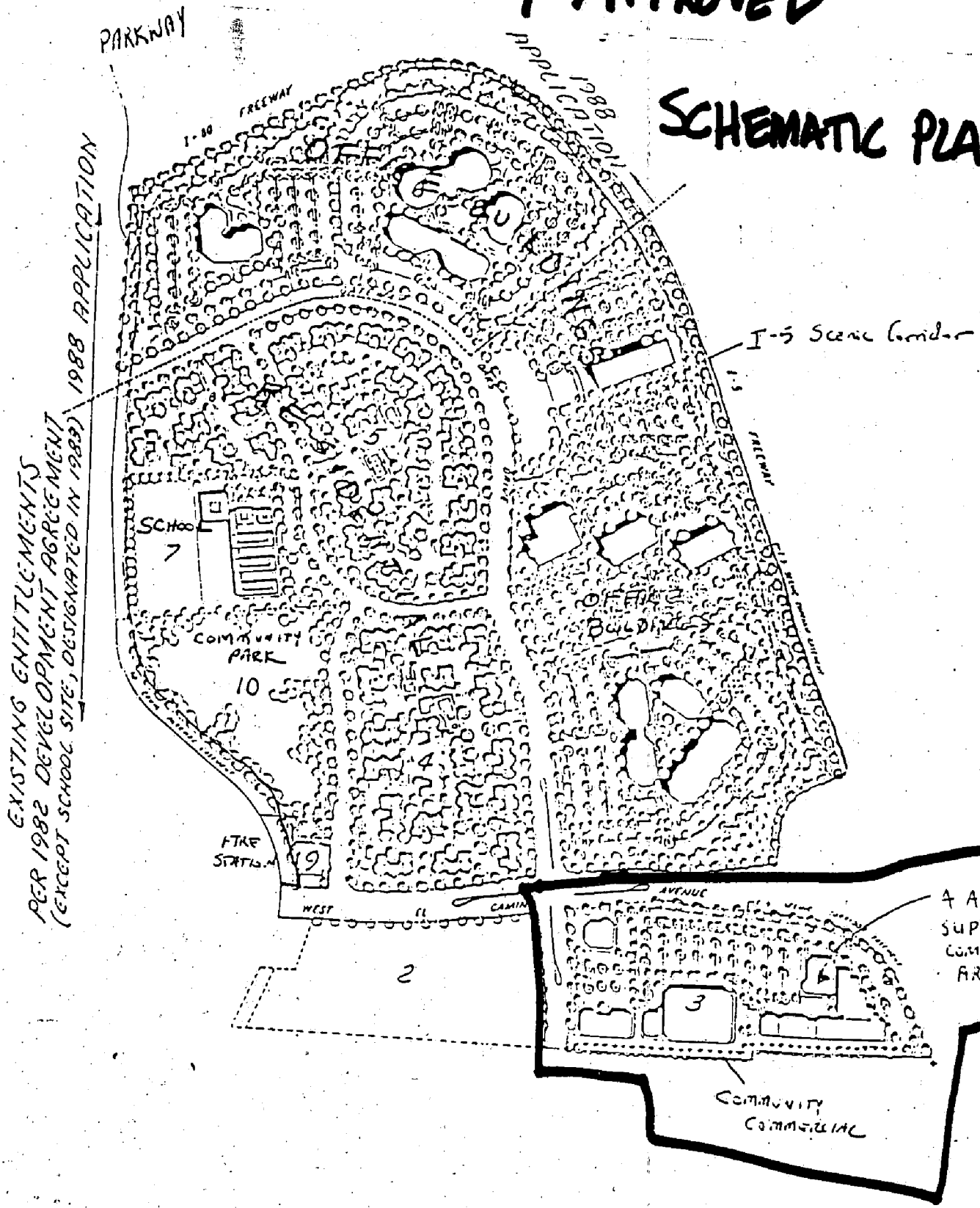
Use When Submitting Plans
 Check for updates to the
 Sacramento, CA, zoning
 Ordinance, and other
 regulations.

FEBRUARY 1988

(REVISED) 5-3-89

PREVIOUSLY APPROVED

SCHEMATIC PLAN



EXISTING ENTITLEMENTS
 PER 1982 DEVELOPMENT AGREEMENT
 (EXCEPT SCHOOL SITE, DESIGNATED IN 1988)
 1988 APPLICATION

88-1063



8-24-85

RESOLUTION No. 88-1063 #1C

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