

CITY PLANNING COMMISSION

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

APPLICANT Murry Smith and Associates, 3110 Gold Canal Drive, Rancho Cordova, CA 95670
OWNER Sacramento Investment Co. II Ltd., 10969 Trade Center Dr. #100, Rancho Cordova, CA
PLANS BY Murry Smith and Associates, 3110 Gold Canal Drive, Rancho Cordova, CA 95670
FILING DATE 5/6/88 ENVIR. DET. Neg. Dec. 9/23/88 REPORT BY DH:pe
ASSESSOR'S PCL. NO. 225-230-71, 75

APPLICATION: A. Negative Declaration

B. Tentative Map (P88-214) Metropolitan Center Phase II

C. Subdivision Modification to defer parkland dedication

LOCATION: Northwest corner of Gateway Oaks Drive and West El Camino Avenue

PROPOSAL: The applicant is requesting the necessary entitlements to subdivide 96.8+ vacant acres into 11 lots.

PROJECT INFORMATION:

1988 General Plan Designation: Regional Commercial/Office and Residential 4-15 du/net acre

1978 South Natomas Community

Plan Designation: Residential Medium Density 11-21 du/net acre

Existing Zoning of Site: R-2A (PUD)

Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:

North: Vacant, I-80; County

South: Vacant, SC (PUD)

East: Office building and vacant; OB-PUD

West: Vacant, Main Drainage Canal; F,A,R-1A(PUD) R-1(PUD)

Property Dimensions:

Irregular

Property Area:

96.8+ acres

Topography:

Flat

Street Improvements:

Existing and to be extended

Utilities:

To be provided

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On September 28, 1988, by a vote of 5 ayes and 4 absent, the Subdivision Review Committee voted to recommend approval of the tentative map and subdivision modification subject to conditions which follow.

PROJECT BACKGROUND: On July 15, 1986 the City Council approved a tentative map to divide the subject site into 12 lots. Eleven lots were proposed for office and multi-family residential development. The tentative map has expired and the applicant is requesting a similar land division. (P86-181) A previous request to divide the site into four parcels was approved by the City Council on May 31, 1988. (P88-109) The applicant has also

APPLC. NO. P88-214 MEETING DATE October 13, 1988 ITEM NO. 14

filed a request to amend the Metropolitan Center P.U.D. Guidelines and schematic plan to show the 34 acres, proposed as lots 7, 8 and 9, as being Office Building Zoned and designated. Amendments to the 1982 Development Agreement are requested as is an amendment to the South Natomas Community Plan. The City Council is set to hear the amendments in October 1988. (P88-007)

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning:

The project site consists of a 96.8+ acre vacant lot which is zoned Multiple Family (R-2A) - PUD, Planned Unit Development. The 34 acre area north of Gateway Oaks Drive is proposed under the 1988 South Natomas Community Plan to be amended to Office - Building (OB) Zone. The site is located in the Natomas Eastside PUD. (Now renamed the Metropolitan Center PUD after being renamed to the Capitol Business Center.) The original schematic plan, attached, is in effect until the adoption of the 1988 South Natomas Community Plan and amendment to the 1982 development agreement takes effect.

B. Proposed Project Description:

The applicant is proposing to subdivide the existing 96.8+ acres into 11 lots. The lots are being crated to allow the further development of the sites for multiple family and future office uses, if approved. One lot, Lot 11, is reserved under the Development Agreement for a future park and school site and consists of 20.5 gross acres. Deferment of Parkland Dedication fees is requested to allow future specific densities to be assessed fees at time of building permit.

C. Project Analysis:

The City Engineer recommended placing the full set of conditions proposed as conditions for the amendments going before the City Council in October, 1988 on P88-007. The City Attorney advised staff that as long as the underlying schematic plan and development agreement are not being changed in conjunction with the tentative map request and the map complies with the 1982 development and schematic plan for Metropolitan Center, it would be inappropriate to place conditions on the map based upon future changes to the P.U.D.

Staff has reviewed the tentative map and discussed at length the issue of residential density allowed under the existing development agreement. The density allowed ranges from 7-21 du/net acre with an average density of 12 du/net acre. The following table lists ranges and average density per proposed parcel. When specific development proposals are requested under a special permit the schematic plan will require amending and the overall density reviewed. The applicant proposed to sell each lot to individual builders who will construct housing which will range intensity and styles.

Table 1 - Density Ranges Per Parcel

<u>Parcel Number</u>	<u>Net Acres</u>	<u>Density Range</u> 7-21 du/net ac	<u>Average Density</u> 12 du/net ac.
1	8.0	56-168 units	96 units
2	3.9	273-81.9 units	47 units
3	3.6	25.2-75.6 units	43 units
4	5.8	40.6-121.8 units	69 units
5	4.5	31.5-94.5 units	54 units
6	6.1	42.7-128 units	73 units
7	15.4	108-323 units	184.8 units
8	8.8	62-185 units	106 units
9	7.4	52-155 units	89 units
10	5.4	38-113 units	65 units
11	19.5	Future School and Park Site	
<hr/>			
Total Less Park	68.9 acres	482.8 - 1,445.8	826.8 units
Sub-total Less 7,8&9	37.3 acres	364.8 - 1,092.8	625 units

D. Parkland Dedication: The exact number of residential units to be placed on the site is undetermined at this time. The Subdivision Review Committee, therefore, recommends deferment of Parkland Dedication fees until the site is further subdivided or until building permits are obtained. An appropriate note will be placed on the final map and recorded in all deeds referencing this obligation.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has reviewed to proposed project and has filed a Negative Declaration based on the previous EIR and findings for this project and based on compliance with the mitigation measures identified in that EIR and in any subsequent site-specific environmental assessments.

RECOMMENDATION: Staff recommends the Commission take the following actions:

- A. Ratify the negative declaration.
- B. Recommend approval of the tentative map, subject to conditions which follow.

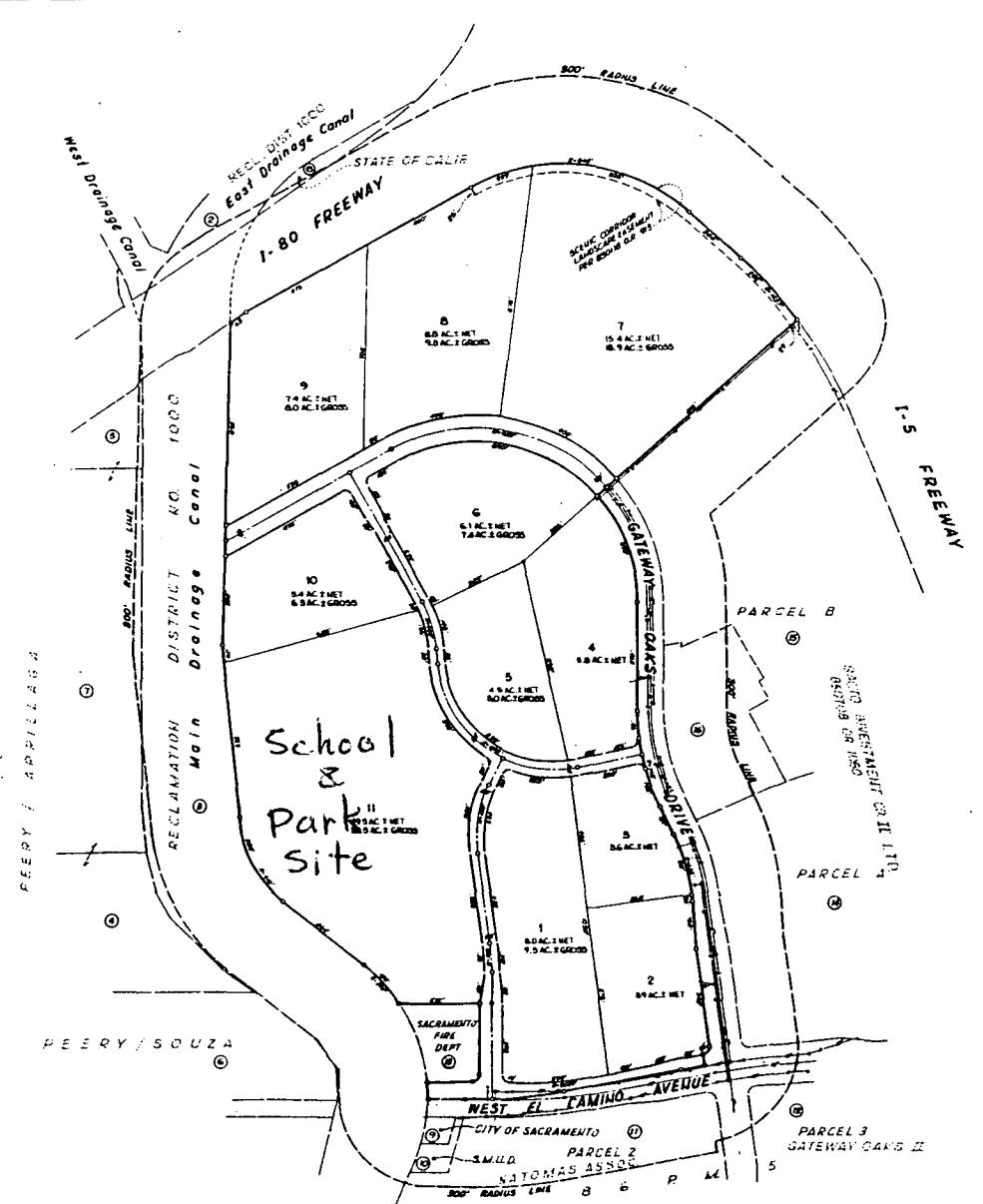
TENTATIVE MAP & 300' RADIUS MAP
METROPOLITAN CENTER PHASE 2

PORTION OF LOT 116, NATOMAS EAST SIDE SUBDIVISION, IT B.M. 2-4
 CITY OF SACRAMENTO, CALIFORNIA

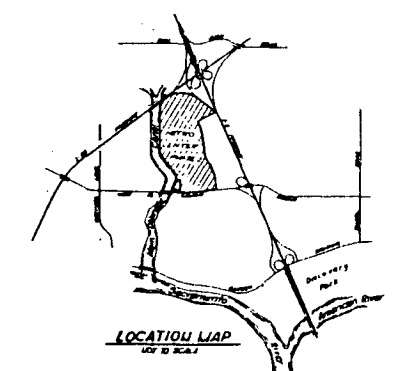
APRIL 1988

SCALE: 1" = 200'

MURRAY SMITH AND ASSOCIATES



OWNER:	SACRAMENTO INVESTMENT CO., LTD. 10999 TRADE CENTER DRIVE RANCHO CORDOVA, CA 95840 PHONE: (916) 438-8144
SUBDIVIDER:	SAME AS ABOVE
ENGINEER:	MURRAY SMITH & ASSOCIATES ENGINEERING, INC. 3110 GOLD CANAL DRIVE, SUITE A RANCHO CORDOVA, CA 95840 PHONE: (916) 438-1511
IMPROVEMENTS:	AS REQUIRED BY CITY OF SACRAMENTO DEPARTMENT OF PUBLIC WORKS
EXISTING USE:	VACANT
PROPOSED USE:	RESIDENTIAL
EXISTING ZONING:	R2A & OR
PROPOSED ZONING:	R2A & OR
ASSESSOR'S PARCEL NO.:	029-230-7170
SEWER DISPOSAL:	CITY OF SACRAMENTO
WATER SUPPLY:	CITY OF SACRAMENTO
DRAINAGE:	CITY OF SACRAMENTO
FIRE PROTECTION:	SACRAMENTO FIRE DEPARTMENT
SCHOOL DISTRICT:	SACRAMENTO CITY UNIFIED
ACREAGE:	85.30 AC.±
NO. OF LOTS:	11
LOT SIZE:	AS SHOWN



P-88-214

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item

SUBMITTED BY: Murray Smith & Associates & ASSOCIATES, ENGINEERING	BENCH MARK				CONSTRUCTION PLANS		DATE
	APPROVED _____				METROPOLITAN CENTER PHASE 2 TENTATIVE MAP & 300' RADIUS MAP		DRAWN BY: C.R.D. J.C. P.B. NET SCALE: 1" = 200' PROJECT NO.: 8672
APPROVED _____	BY _____	DATE _____	DESCRIPTION _____	BY _____			

PSC 74

LEGAL DESCRIPTION
FOR PORTION LOT 116, NATOMAS
EAST SIDE SUBDIVISION (17 B.M. 34)
APN: 225-230-71 & 75

All that portion of Lot 116, as said Lot is shown and so designated on the Plat of Natomas East Side Subdivision filed in Book 17 of Maps, Map No. 34, County of Sacramento, State of California, more particularly described as follows:

Beginning at a point on the Westerly right of way line of the State of California Interstate I-5 Freeway, said Point also being located South 68°00'27" West 120.00 feet from the base line at Engineers Station "C-1" 81+86.00 of the Department of Public Works Survey on Road 03-Sac-5; thence, from said Point of beginning, along said Right of way, the following five (5) courses: (1) South 67°40'03" West 122.66 feet; (2) along the arc of a tangent curve to the left, concave Southeasterly, having a radius of 185.00 feet, subtended by a chord bearing South 35°07'16" West 199.05 feet, (3) South 02°34'28" West 140.12 feet, (4) South 79°32'58" West 295.89 feet and (5) South 84°00'27" West 200.00 feet; thence, leaving said Right of way line, along the Northerly line of West El Camino Avenue, the following six (6) courses: (1) South 05°59'33" East 10.00 feet; (2) South 84°00'27" West 246.52 feet; (3) along the arc of a tangent curve to the left, concave Southerly, having a radius of 4530.00 feet, subtended by a chord bearing South 82°07'04" West 298.79 feet, (4) South 80°13'40" West 404.28 feet; (5) along the arc of a tangent curve to the right, concave Northerly, having a radius of 1970.00 feet, subtended by a chord bearing South 85°10'36" West 339.89 feet, and (6) North 89°49'22" West 127.16 feet to a point on the Easterly line of Natomas Central Subdivision Main Drainage Canal as shown on said Subdivision; thence, along said Easterly line, the following five (5) courses: (1) along the arc of a curve to the left, concave Westerly having a radius of 573.69 feet, subtended by a chord bearing North 25°33'56" West 509.48 feet; (2) North 51°55'38" West 353.70 feet; (3) along the arc of a tangent curve to the right, concave Northeasterly, having a radius of 410.28 feet, subtended by a chord bearing North 28°21'08" West 328.18 feet, (4) North 04°46'38" West 594.40 feet and (5) North 01°24'52" East 1101.66 feet to a point on the Southerly right of way line of the State of California Interstate 880 Freeway as shown on said Department of Public Works Survey on Road 03-Sac-5; along said right of way, the following eight (8) courses: (1) North 56°11'57" East 64.08 feet; (2) North 61°04'26" East 874.28 feet; (3) along the arc of a tangent curve to the right, concave Southerly, having a radius of 645.00 feet, subtended by a chord bearing South 83°24'21" East 749.48 feet; (4) South 47°53'08" East 243.84 feet; (5) along the arc of a tangent curve to the right, concave southwesterly, having a radius of 1457.00 feet, subtended by a chord bearing South 35°49'27" East 608.90 feet; (6) South 23°45'47" East 114.60 feet; (7) South 21°21'20" East 1432.10 feet, and (8) South 21°59'33" East 365.96 feet to the point of beginning.

EXCEPTING THEREFROM Parcel 1 as said Parcel is shown and so designated on that certain Parcel Map entitled, "METROPOLITAN CENTER" filed in said Recorder's office in Book 86 of Parcel Maps, Page 5.

ALSO EXCEPTING THEREFROM all that portion of Lot 116 as said Lot is shown and so designated on that certain Plat entitled, "NATOMAS EAST SIDE SUBDIVISION" filed in the office of the Recorder, County of Sacramento, State of California, in Book 17 of Maps, Map No. 34 more particularly described as follows:

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Legal Description
For Portion Lot 116,
Natomas East Side Subdivision

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Beginning at a point on the Westerly line of said Lot 116, which point bears North $02^{\circ}32'35''$ East 539.68 feet from the Southwest corner of Section 23, T.9N., R.5E., M.D.B. & M.; thence from said Point of beginning along a line parallel with and 89.00 feet Northerly of the centerline of West El Camino Avenue, a 60.00 foot County Road, South $89^{\circ}52'19''$ East 150.00 feet; thence along the arc of a tangent curve to the left, having a radius of 25.00 feet, said Arc being subtended by a chord bearing North $45^{\circ}07'41''$ East 35.36 feet; thence North $00^{\circ}07'41''$ East 245.00 feet; thence North $89^{\circ}52'19''$ West 271.66 feet to a point on said Westerly line of Lot 116; thence along said Westerly line, along the arc of a non-tangent curve to the right, having a radius of 573.69 feet, said Arc being subtended by a chord bearing South $19^{\circ}34'13''$ East 286.78 feet to the point of beginning.

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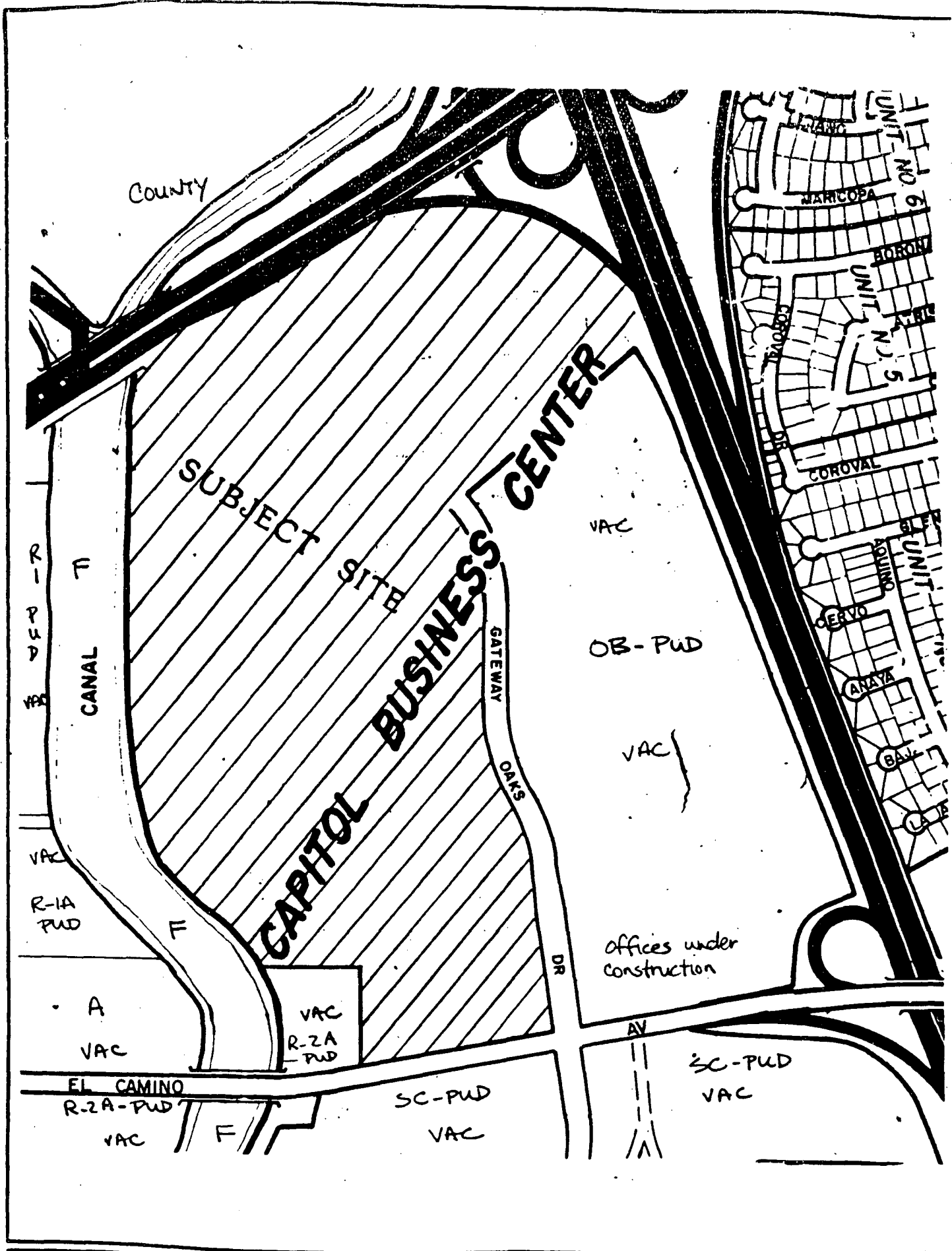
Murray Smith & Associates
Engineering, Inc.

January 27, 1986
84223

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VICINITY - LAND USE - ZONING

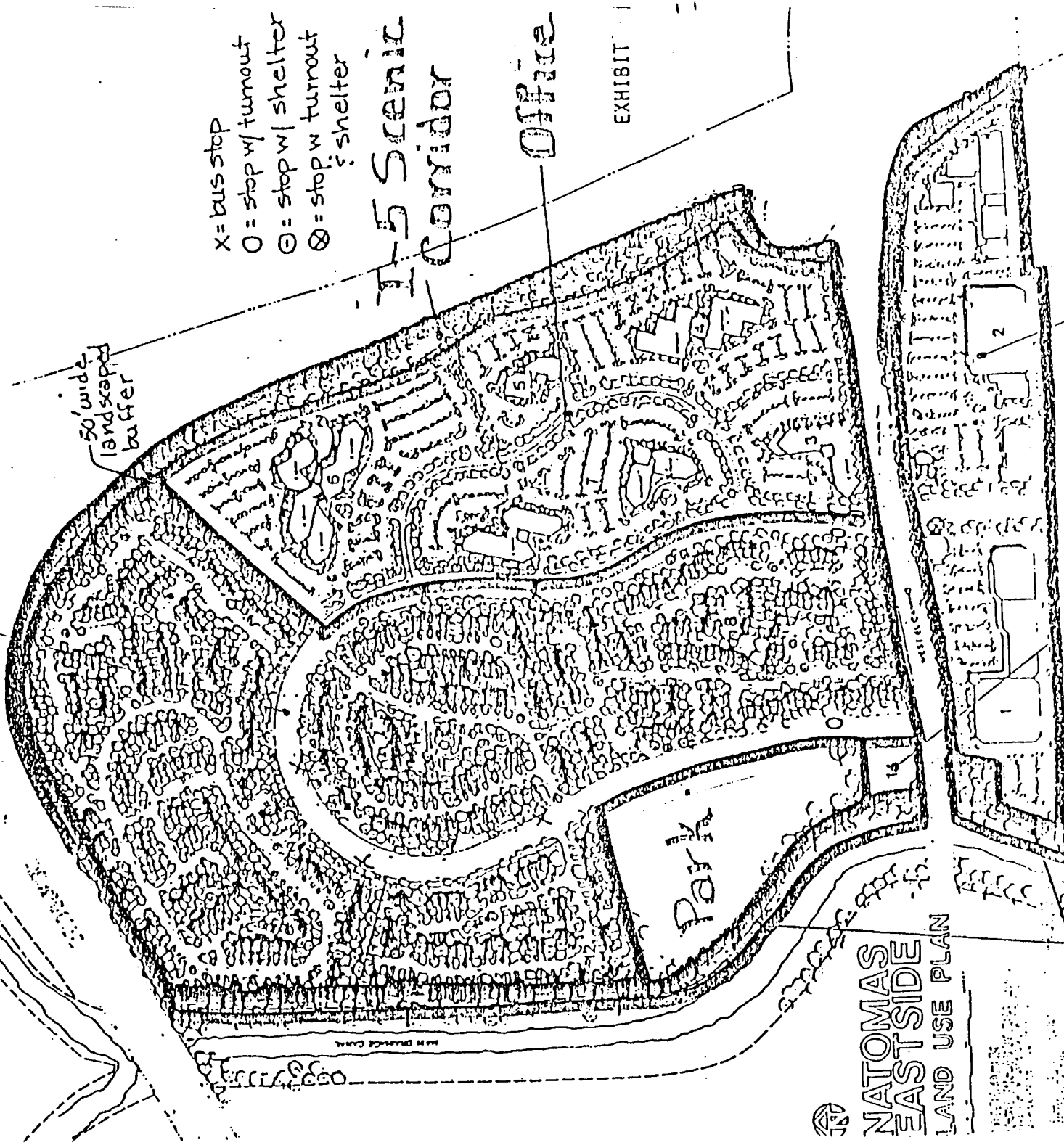
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SCHEMATIC PLAN

Residential



- x = bus stop
- o = stop w/ turnout
- ⊙ = stop w/ shelter
- ⊗ = stop w turnout & shelter

I-5 Scenic Corridor

Office

EXHIBIT

NATOMAS
EASTSIDE
LAND USE PLAN

Parhway Corridor Shopping Center
Fire Station Resolution No. 82-851

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DEC 7 1982

Item