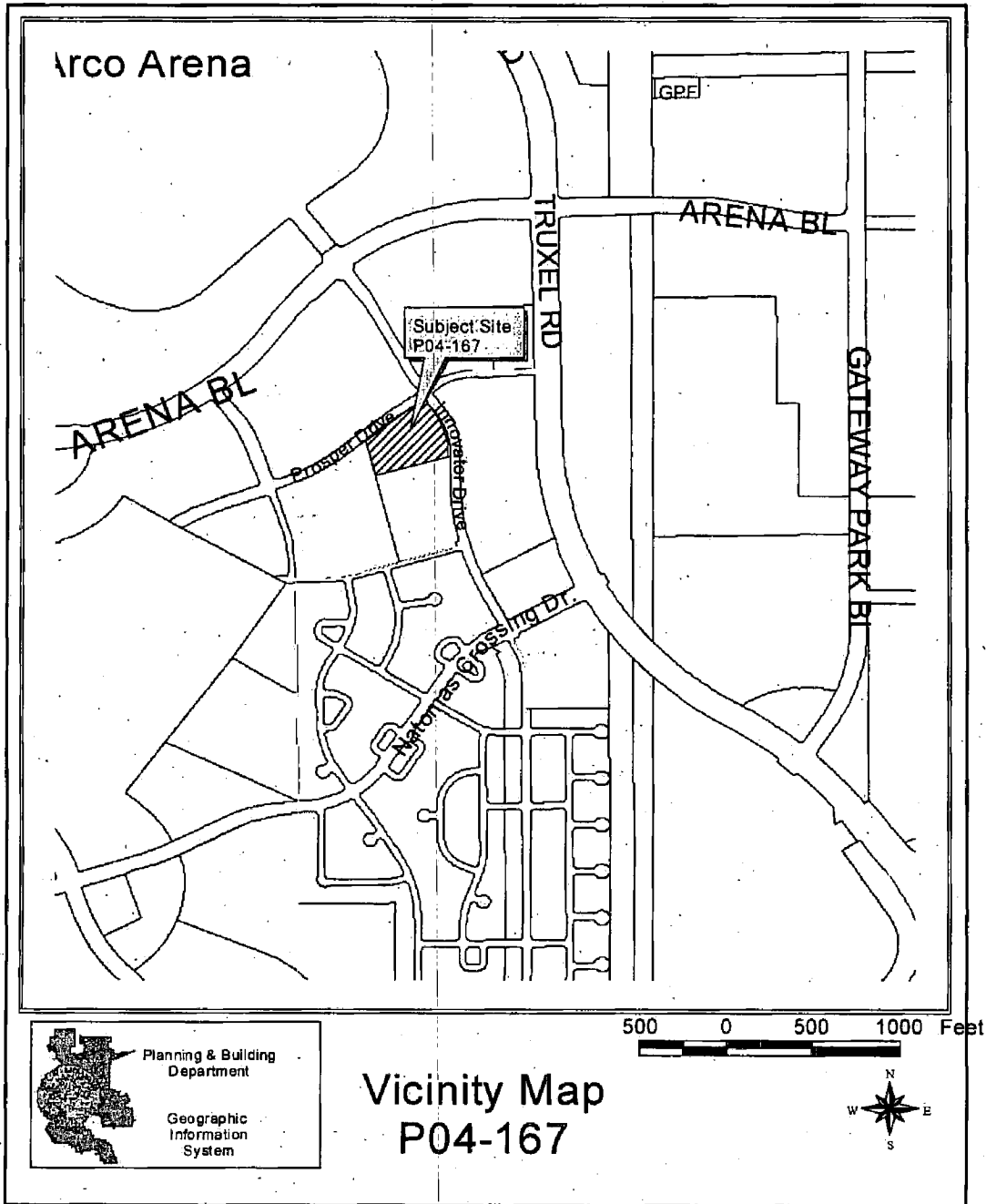


P04-167 Carriage Lane II

- REQUEST:
- A) **Environmental Determination:** Negative Declaration
  - B) **Mitigation Monitoring Plan**
  - C) **General Plan Amendment** to redesignate 3.25± net acres of Public/Quasi Public Miscellaneous to Low Density Residential;
  - D) **Community Plan Amendment** to redesignate 2.34± net acres of General Public Facilities and 0.91± net acres of Institution to 3.25± net acres of Medium Density Residential;
  - E) **Rezone** from 3.25± net acres Single-Family (R-1PUD) zone to Single-Family Alternative (R-1A-PUD) zone;
  - F) **Planned Unit Development Schematic Plan Amendment** to replace civic use with 39 residential units within the Natomas Crossing Area 2 PUD;
  - G) **Tentative Subdivision Map** to merge two lots totaling 3.25± net acres into 1 lot for condominium purposes;
  - H) **Special Permit** to construct 39 condominium units on 3.25± net acres R-1A-PUD zone within the Natomas Crossing Area 2 PUD.

APPLICANT:	GC. Wallace of California, Inc. 2150 River Plaza Drive, Ste. 100 Sacramento, CA 95833
OWNER:	Alleghany Properties Inc. 2150 River Plaza Dr. #155 Sacramento, CA 95833
APPLICATION FILED:	August 30, 2004
STAFF CONTACT:	Kenny Wan, (916) 808-2222



**LOCATION:** Southwest corner of Prosper Drive and Innovator Drive.  
APN: 225-1250-012, 013  
North Natomas Community Plan Area  
Natomas Unified School District  
Council District 1

SUMMARY:

The applicant is requesting the necessary entitlements to construct 39 condominium units in the southwest corner of Prosper Drive and Innovator Drive in the Natomas Crossing Area II-PUD. The proposal will include General Plan Amendment, Community Plan Amendment and Rezone to redesignate a total of 3.25± acres of General Public Facilities and Institution land for medium density residential use. The General Public Facilities designation was originally reserved in the Community Plan for the Natomas Unified School District for a future elementary school. However, the school district has adequate land acreage west of the subject parcel for the future school, and no longer need the additional acreage. Staff finds that the proposed location is suitable for multi-family residential development since the area provides adequate public facilities, a neighborhood park, retail shops and future transit service in close proximity for future residents and nearby employment center land. There are no unresolved issues and staff is recommending approval of this quality project in the area.

RECOMMENDATION:

**Staff recommends approval of the project subject to the conditions set forth herein.** This recommendation is based upon the project's consistency with policies related to land use; housing mixture; promotion of a transit-supportive project; and compliance with the open space proximity standards.

PROJECT INFORMATION:

General Plan Designation:	Public/Quasi-Public-Miscellaneous
Community Plan Designation:	General Public Facilities (2.346±net acres) Institution (0.916±net acres)
Existing Land Use of Site:	Vacant
Existing Underlying Zoning of Site:	Single-Family Residential (R-1PUD) Zone

## Surrounding Community Plan Designation and uses:

North:	High Density Residential — 272 units Apartment
South:	Park Open Space — 4.7± acres Neighborhood Park (Linden Park)
East:	Employment Center 65 PUD — 159 units Condominium (Carriage Lane I)
West:	General Public Facilities— 8.8± acres Future elementary school

Property Dimensions:	Irregular
Property Area:	3.256±net acres
Height of Building:	2-story
Number of Buildings:	13 (2 elevations)
Number of Units:	39

Unit Summary:

Typical 3-Plex	Number of units	Square footage
Plan 1	13	1,293 s.f
Plan 2	13	1,532 s.f
Plan 3	13	1,650 s.f
<b>Total Unit:</b>	<b>39</b>	

Setbacks:	Minimum	Maximum	Provided
Innovator Drive	12.5	30	12.5
Prosper Drive	12.5	30	12.5
Rear Yard (School side)	10	n/a	10
Interior Side (Park)	10	n/a	10

Exterior Building Materials:	Stone veneer, Wood Siding and Stucco
Building Colors:	Warm (Beige) & Cool (Grey) Earth tones
Roof Material:	Concrete Tile
Parking Required:	62
Parking Provided:	95
Bicycle Parking Required:	5
Bicycle Parking Provided:	6 open racks
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

**OTHER APPROVALS REQUIRED:** In addition to the entitlements requested, the applicant will also need to obtain the following permits or approvals, including, but not limited to:

<u>Permit</u>	<u>Agency</u>
Grading Permit	DEF/Building Division
Building Permit	Building Division
Driveway Permit	Development Engineering and Finance
Off-Site Improvement Permit	Development Engineering and Finance (Plan Check)
Final Map	Development Engineering and Finance

**BACKGROUND INFORMATION:**

In June 24, 1997, the City Council adopted General Plan Amendments, Community Plan amendments, rezones, Development Agreement, Master Tentative Parcel Map, Planned Unit Development (PUD) and Schematic Plan establishing Development Area 2 of Natomas Crossing PUD (P96-083). The proposed project is located in Area 2 of Natomas Crossing PUD at the southwest corner of Prosper Drive and Innovator Drive.

Being consistent with the General Plan and the Community Plan designations for Public Facilities and Institutional uses, the 3.25± acres subject site has been set aside for

future public school and other civil uses in the PUD Schematic Plan. There has been no development activity on the site and the Schematic Plan remains unchanged since P96-083 amendments.

The School district recently express their decision to give up the extra 2.34± acres land reserved for the future elementary school (see Attachment 3) ; and thus the land owner, Alleghany Properties Inc, is proposing to rezone the school site and the adjacent Institution site for condominium development. The developer is DR. Horton and the product will be the same as Carriage Lane I, located in the southwest corner of Truxel Road and Prosper Drive, which was approved on December 2003 with 159 units.

Staff sees the proposal as a positive expansion of a high quality condominium project and the request for amendments are consistent with the goals and directions set forth in the General Plan, North Natomas Community Plan, Zoning Code and the PUD Guidelines. Staff is recommending approval of the project.

**STAFF EVALUATION:** Staff has the following comments:

**A. Policy Considerations**

**General Plan Amendment**

The General Plan designates the project site as Public/Quasi-Public-Miscellaneous, which can accommodate two types of public facilities. The first is Utility Services which sometimes commonly referred to as "infrastructure" and include water, sanitary sewers, drainage, telephone, cable, gas and electric services. The second type is Public Services that include solid waste removal service, schools, fire service, police service, library services and medical service. The overall goals of the General Plan is to provide and maintain a high quality of public facilities and services to all areas of the city, and time all new public facilities and services as closely as possible to approved urban expansion.

The 3.25± acres subject site plus 8.8 acres west of the subject parcels (a total of 12.05 acres) are reserved for Public Services uses and specifically set aside for the needs of the Natomas Unified school district. The city and the school districts coordinated efforts in developing locational criteria for school sites in newly developing areas. Two of the many criteria used to designate the subject site were 1) to provide a minimum site size of 10 acres for elementary school, and 2) to encourage joint use of park facilities and recreational programs immediately adjacent to existing and planned school sites. As a result, about 12 acres of land adjacent to a neighborhood park was designated as Public/Quasi-Public-Miscellaneous in the General Plan for future public school and Institutional uses. The 3.25 acres subject site is part of the larger area.

The school district; however, recently adjust their needs for this particular school site and require only 8.8 acres (instead of 10 acres) for the future elementary school. Therefore, the developer is applying to redesignate the decidedly excess land from

Public/Quasi-Public Miscellaneous to low density residential. Table 1 show existing and proposed General Plan Designations.

Table 1: General Plan Amendment

Designation	Current	Proposed	Difference
Low Density Residential	0.0 acres	3.25 acres	+ 3.25 acres
Public/Quasi-Public Miscellaneous	3.25 acres (2.34 for School, 0.91 for Institutional uses)	0.0 acres	- 3.25 acres
Total	3.25 acres	3.25 acres	n/a

The proposed General Plan amendment is a continued refinement of development in the Natomas Crossing Area II PUD, and adjusts the land use designation according to the changing needs of the school district. Staff believes that the following General Plan Goals and Policies apply to the proposal:

- 1) Promote a variety of housing types within neighborhoods to encourage economic diversity and housing choice (p.3.10-13).
- 2) Provide housing opportunities in newly developing communities and in large mixed use developments in an effort to reduce travel time to and from employment centers (p.2-17).
- 3) Improve the quality of the residential neighborhood by protecting, preserving, and enhancing its character by providing a well designed multi-family development.
- 4) Involve school districts in the early stages of the land use planning process for the future growth of the city (p7-18).
- 5) Designate school sites on the General Plan and applicable specific plans of the City to accommodate school district needs (p7-18).
- 6) Continue to assist in reserving school sites based on each district's criteria.

The proposed project also provides a unique ownership housing product into the area and it is well served by a future light rail station. The project also promotes horizontal mixed use by providing alternative ownership housing in the midst of a planned intensive commercial area. Therefore, the project is consistent with the General Plan and specifically supports the Goals and Policies stated above.

### **North Natomas Community Plan (NNCP) Amendment**

The North Natomas Community Plan (NNCP) designates the subject site as General Public Facilities (2.34 net acres) and Institution (0.91 net acres). The applicant is proposing to remove the designations and replace them with Medium Density Residential (3.25 net acres). The applicant's proposal to re-designate the site as shown in Table 2 and in Exhibit 7.

Table: Existing and Proposed Community Plan Designations (in net acres)

Designation	Current	Proposed	Difference
Medium Density Residential	0.0	3.25	+3.25
General Public Facilities (APN: 225-1250-013)	2.34	0	-2.34
Institution (APN: 225-1250-012)	0.91	0	-0.91
Total	3.25	3.25	n/a

General Public Facilities

As discuss earlier in the General Plan section, the 2.34 acres General Public Facilities is part of the larger area reserved for public school use; however, the school district has expressed that 8.8 acres General Public Facilities west of the subject parcels is sufficient for the future elementary school and will not need the extra 2.34 acres (see Attachment 3). Since the underlying zoning for this portion of land is single-family residential (Zoning: R-1PUD, NNCP: Low Density Residential), retrieving the land back to residential use is logical and is consistent with the Community Plan regarding public facilities land use.

Institutional Uses & Sunset Clause

Institutional uses in the North Natomas Community Plan is intended to provide civic uses to meet the various cultural, entertainment, and informational needs of the residents, workers and visitors to the North Natomas Community. Uses such as churches, medical clinics, optical, counseling facilities, educational facilities, human service facilities, day care centers, senior center and recreation facilities are allowable uses.

According to the North Natomas Community Plan, the Institutional zone is an overlay designation with an underlying zone. The underlying zone for the subject site is single-family residential (Zoning: R-1PUD, NNCP: Low Density Residential), which is compatible with adjacent parcels. The time period allowed to develop one of the institutional uses on a specific property is five years from the date that an adjacent parcel obtains a certificate of occupancy or final building inspection. After the five years has elapsed without approval of an institutional use project on the site, the site may be designated, without a community plan amendment, to the underlying zone and be developed with the proper special permits.

The subject Institutional site has been left vacant for approximately four years since the adjacent development has occurred, and the developer has been actively marketing the parcel for Institutional uses. Adjacent development north of the subject site is an 272 units apartment project which has obtained the certificate of occupancy less than three years, but the single family development south of the neighborhood park has been occupied for almost six years. In addition, staff observed that most institutional uses such as day care facilities, medical facilities and churches are more attracted to the Employment Center areas where land is plenty, adjacent to major arterial streets and enjoy the conglomeration of mixed activities including locating amongst other similar uses such as across Truxel Road where a number of medical and general office uses are located together. Until today, all of the day care, medical clinic and church facilities proposed in North Natomas are on the Employment Center (EC) land. Therefore, staff

believes that the re-designation of the Institutional land to residential use is logical and is consistent with the direction and intent of the North Natomas Community Plan.

Medium Density Residential:

In lieu of using the underlying zone of R-1, which is low density residential, the applicant is proposing an average density of 12 dwelling units per net acres on the Medium Density Residential, which is consistent with the Community Plan designation (which has an allowable range of 7-21 du/na and a target average of 12 du/na). The proposal is also consistent with the following goals and policies of the NNCP:

- Medium Density Residential (MD): Target average density is 12 units per net acre and allowable density range is 7 to 21 units per net acre. Single-family petite lot detached, single family attached, townhouse, and condominium units are included in this designation. (p. 6)
- Each neighborhood shall provide a variety of housing densities, types, and prices to enhance a neighborhood identity, and serve the wide array of residents, and avoid monotony. (p. 13)
- Each neighborhood shall have an elementary school as its focal point located near the center of the area.
- Each dwelling should have convenient access to a commercial center. Convenient access should be provided along a local connection, such as a local street or ped/bike path, or residential collector, rather than on an arterial street.
- At least 80 percent of the dwelling units shall be within 880 feet of open space. Open space includes accessible public and private parks and parkways, drainage corridors, agricultural buffers, golf courses, lakes, and other open space opportunities. (p. 13)
- The formation of neighborhood associations should be encouraged to resolve common problems and undertake neighborhood projects based on utilization of available neighborhood resources. (p. 13)
- Variety of Housing Types: Because residents vary in their household size, the number of vehicles they own, their willingness to maintain a yard, their ability to afford a large or small home, their preference to own or rent a home, their desire for shared recreational facilities and equipment, and their need for privacy, a variety of housing types are needed. A balance is needed that would provide sufficient housing types so that each resident can be happy living in the community but not too many that the developer cannot provide an affordable product. (p. 14)
- Every resident and worker shall have convenient access to active and passive recreational opportunities. (p. 56)

Compatibility of adjacent uses both inside and outside the PUD

Staff finds that the proposal is compatible with the adjacent land uses. Existing land uses surrounding the site includes: an apartment complex (272 units), a 4.6-acres neighborhood park, a future elementary school, detached single-family homes, 29,180 square foot retail development (North Natomas Place), a future light rail station and a vacant site designated for Village Commercial in the Community Plan. The proposed

Elementary School is within a short walking distance from the subject site and all future residential units will be within 880 feet from the 4.6-acres neighborhood park to the south.

The proposal not only compliments these developments, but also adds to the variety of housing types and price into the area. Future residences of the project will benefit from this "urban setting" with nearby transit, employment and shopping opportunities. On the other hand, the proposed condominium offers a desirable location and alternative housing choice for small family or first-time home buyers who work in the area. Staff believes that the proposal will bring a logical transition from single family development to medium density development and to retail use. Staff recommends approval of the Community Plan Amendment.

### **Natomas Basin Habitat Conservation Plan (NBHCP)**

The 1994 North Natomas Community Plan required the development and implementation of a Habitat Conservation Plan as mitigation for development in North and South Natomas. In 1997, the NBHCP was approved by the City of Sacramento, USFWS, and CDFG.

The NBHCP is a conservation plan supporting application for incidental take permits (ITP's) under Section 10(a)(1)(B) of the Endangered Species Act and under Section 2081 of the California Fish and Game Code. The purpose of the NBHCP is to promote biological conservation while allowing urban development and continuation of agriculture within the Natomas Basin. The NBHCP establishes a multi-species conservation program to mitigate the expected loss of habitat values and incidental take of protected species that would result from urban development, operation of irrigation and drainage systems, and rice farming. The goal of the NBHCP is to preserve, restore, and enhance habitat values found in the Natomas Basin.

To support the issuance of an ITP, an Environmental Assessment was prepared by the USFWS for the National Environmental Policy Act requirement and a Negative Declaration was prepared by the City of Sacramento for the California Environmental Quality Act (CEQA) requirement. The USFWS and CDFG issued ITP's to the City of Sacramento. The NBHCP and ITP were subsequently challenged, and on August 15, 2000, the United States District Court, Eastern District, ruled that the ITP was invalid and an EIS was required for the project. Based on this ruling, the City of Sacramento and Sutter County jointly prepared a revised NBHCP and an Environmental Impact Report/Environmental Impact Statement (EIR/EIS) for use by the USFWS and CDFG. The USFWS is the lead federal agency for the preparation of the EIS and the City of Sacramento and Sutter County are co-lead agencies for the preparation of the EIR. The Sacramento City Council adopted the revised NBHCP and EIR/EIS on May 13, 2003. On June 27, 2003 the USFWS issued a new Incidental Take Permit for the NBHCP for development within the Natomas Basin. The developer of the Natomas Place PUD has paid the NBHCP fees in 1998, prepared reconnaissance-level surveys, and graded the project site.

**Rezone**

The property consists of 3.25 net acres and is currently zoned Standard Single-Family Planned Unit Development (R-1PUD). Approximate density for the R-1 zone is six (6) to eight (8) dwelling units per acre. The applicant is proposing to add density to the site and rezone the site into Single-Family Alternative (R-1APUD) zone. The proposed density is twelve (12) dwelling units per acre which match the range of density for R-1A zone from ten (10) acres to fifty (15) acres. The rezone request is consistent with the proposed General Plan and North Natomas Community Plan Amendments, as currently proposed by the applicant. Planning staff supports the rezone request.

**PUD Schematic Plan Amendment**

The project site is a portion of the Natomas Crossing Planned Unit Development Area 2. The current schematic plan depicts the site as future elementary school and unknown civic use. The applicant needs to amend the PUD schematic plan to depict the proposed 39 condominium units. Following are some of the considerations to support the schematic plan changes:

1. The project will not affect the elementary school which serves as a focal point located near the center of Area II.
2. Future residence will have convenient access to employment centers and direct access to the surrounding urban facilities such as retail plaza, off-street bike trails, proposed fitness center, business parks and light rail station.
3. All of the dwelling units will be within 880 feet of open space to the south, and there will be more parkland within walk distance
4. The site is within 1/4 mile of the proposed light rail transit station on Truxel road just north of Prosper Drive. Proposing medium density residential into the area is "transit-oriented and transit-supportive".

The existing PUD Guidelines currently encourage this type of housing, therefore the proposal is also consistent with the PUD Guidelines. Lastly, the amendment is necessary to make the PUD Schematic Plan consistent with the proposed amendments and rezone. Staff recommends that the Planning Commission recommend approval of the proposed PUD Schematic Plan Amendment and forward the recommendation to City Council.

**B. Tentative Map - Condominium**

On February 16, 2005, the Subdivision Review Committee (SRC), by a vote of three ayes, voted to recommend approval of the proposed Tentative Map subject to the conditions of approval in the attached Notice of Decision.

The purpose of the Tentative Map is to develop a 39-unit condominium project on one lots totaling 3.8± gross vacant acres. The Map is to convert two parcels APN: 225-1250-012 (2.79 gross acres) and 225-1250-013 (1.01 gross acres) to one, 39 air space or "dirtless," condominium parcels. This means that the Condominium Association for the complex, not the homeowners, owns the common area ground in fee. Each homeowner only owns in fee their respective unit's airspace. They own the building in which their unit is located as tenants-in-common. The applicant prefers this configuration because tenancy in common is minimized and is restricted to the buildings only. Condominiums are defined as follows:

A condominium consists of an undivided interest in common in a portion of real property coupled with a separate interest in space called a unit, the boundaries of which are described on a recorded final map, parcel map, or condominium plan in sufficient detail to locate all boundaries thereof. (Civil code Section 1350(f)).

The proposed project is within the density range permitted in the proposed General Plan, the North Natomas Community Plan, and the R-1APUD zone for the Tentative Map. Staff supports the configuration of the Tentative Map because the project is consistent with all proposed plans and the State Subdivision Map Act.

### C. Special Permit for 39 condominium units

#### a). Building Placement and Orientation

The North Natomas Community Plan and the Natomas Crossing PUD Guidelines state that the buildings shall be oriented such that the active, people-oriented functions face the street to the maximum extent possible. The PUD Guidelines further defines the uniqueness of the subject site in Area II: "...critical building orientations include the creation of a "neighborhood intersection" where Innovator Drive and Prosper Drive intersect..... This intersection, more than any of the others in Development Area II, will define the character scale and quality of neighborhood number 4. Buildings should be located close to the intersection with a strong architectural edge along the roadway PUE." (Natomas Crossing PUD page 56.)

As shown in the site plan, units along Innovator Drive are fronting on the public street, while units along Prosper Drive and the future park are side on. Staff evaluates the side elevations of the building and finds that the side elevations are at no mean inferior to the front elevations. Porches, bay windows, balcony and large window with decorative shutters are introduced into the second floor to keep an "eyes-on-the-street" on one hand, creating an interesting sitting bay on the other.

The driving alley design of the proposed site plan provides an opportunity to put the garage to the rear of the building, allowing the more "social" aspects (living area) of the home to front the street. The alley will be required to provide sufficient lighting to

ensure night-time safety. Balconies and decks are also integrated into the second floor looking over the garage area.

b). Building Elevation:

The project proposes one building type (3-plex configuration) and two building elevations (French Country and French Farmhouse). Staff finds that the building elevations submitted provide adequate variation among the total 13 building complexes. The elevations incorporate balconies and decks in the second floor to provide interaction with the streets and bring more secure and "social" aspects of the home to the parking alley. Second, in order to increase the visual interest of the homes and further enhance the character of the place, architectural edge are strengthened by adding stone veneer on building edges and corners. False windows shutters, arches, decorative chimney cap, turret, brackets, and semi-private courtyard are all incorporated into the building design. The applicant provides two building color schemes in warm (Beige) and cool (Grey) earth tones.

Staff supports the proposed elevations, because they meet and exceed the area's architectural quality and is consistent with the Carriage Lane I building design. The project's high quality design, materials and color choices not only blend well with the surrounding development, but also enhanced the sense of identity and security for the neighborhood.

c). Height and Setbacks:

The height limit determined by the North Natomas Community Plan (p. 20) and the Sacramento City Code for R-1A is 35' feet. The project proposes two story buildings and the highest point is about 31' feet which is within the maximum building height allowed in R-1A zone. The project will need to comply with the "Apartment" setback standard set in the Natomas Crossing PUD Guidelines Section IV C2. (page 71) and the Driveways and Garages setback standard (page 79). The application of "front", "street side" and "rear" setback should be apply to the project as a whole, but not each individual housing unit.

d). Landscaping and Site Amenities:

The submitted landscape plan shows that all minimum front and street side setback areas are landscaped with Chinese Hackberry in 40 feet interval. In addition, these areas will be irrigated and maintained with primarily low ground cover or turf. The application of "front", "street side" and "rear" setback is applying to the project as a whole, but not each individual housing unit. Evergreen Trees such as Mondel Pine and Deodara Cedar will be planted on the western boundary to provide a landscape screening from the school. The project also provides ten medium size shade trees and accent trees on the southern edge abutting the neighborhood park.

In addition, the landscaping plan will be required to comply with the 50% shading requirement for parking areas. Conditions will be placed on the project for maintenance

of all landscaping areas and height of shrubs and tree branches so as not to impede safety and lighting. The project will also be required to install automatic irrigation controller system in each separate planter area. Compliance will still need to be obtained prior to issuance of a building permit.

The site is small enough that staff would not require site amenities such as a club house, a swimming pool or tot lots. Yet, a BBQ area plus a pedestrian path directly connect to the neighborhood park to the south is provided.

#### e). Parking and Circulation

For multi-family residential projects with more than three units, the City Code requires 1.5 parking spaces for every residential unit and 1 visitor parking space for every 15 units. Based upon the proposed 39 residential unit complex, the project requires 59 parking spaces for residents and 3 parking spaces for visitors. The application indicates that 78 spaces, all garages for each unit, and 17 guest parking spaces will be provided on site. There are 33 spaces in excess of the required amount of parking for residents.

Residents' parking is 100 percent garaged and specifically owned and titled to the homeowner. This is similar to a detached single-family house that contains a two car garage. Typically, single-family residences do not allow visitors to use their own garaged parking spaces, and due to parking restrictions on Prosper Drive and adjacent school traffic in the future, staff supports the provision of the extra 14 guest parking spaces. Overall, staff supports the additional 33 parking spaces because it addresses the different ownership nature of this project.

The Zoning Ordinance requires one bicycle parking space for every 20 parking spaces provided. At least five (5) bicycle parking spaces should be provided on the site, three (3) out of the five (5) parking spaces shall be Class I bicycle lockers.

Since each residential unit has its own garage and it serve the same purpose as Class I bicycle locker, the 50% Class I bicycle lockers is met. The site plan indicates the proposed location for bicycle racks in close proximity to the entrance of the project and the BBQ area. Staff agrees with the locations of the bicycle racks because it provides easy access to site and amenities and in close proximity to doors or windows of the building so that surveillance of the bicycles can be provided.

There are two driveway accesses off of Innovator Drive and Prosper Drive, they connected to the main private driveway internal to the project forming a loop within the project. All driveways are at least 26' feet wide. Most garages are located at the back of the building and access through an alley. Building 2, 9 and 10 are access through the internal driveway loop (Exhibit 7).

Since the neighborhood has many local destinations such as retail plaza, school, parks, transit station and village commercial within convenient walking distance, the site has

been designed in a walkable environment. The site designs a number of direct pedestrian paths to connect the sidewalks on Prosper Drive and Innovator Drive, and a gated pedestrian connection are installed between building 4 and 5 to enhance the dynamic of foot traffic. The site circulation meets the community plan design concept of "connect not isolate", making it convenient for residents to travel by foot and bicycle. Staff supports the proposal.

**f). Walls and Fencing:**

A six-foot high tube steel fence with brick pilasters will be constructed on the southern boundary between the project and Linden Park. Staff will condition the design of the pilasters to ensure it is decorative with stone and precast cap. Staff also request that a gate access be provided for the future residents for easy access to the park. On the other hand, a solid masonry wall will be required to install between the school site and the residential use. Table 3. shows the wall and fencing for the project.

Table 3: Wall and Fencing between uses.

	Prosper Drive	Innovator Drive	School	Linden Park
Carriage Lane II	Open	Open	Masonry Wall	Tubular Steel Fence with gate

**g). Lighting:**

A lighting plan was not provided with this application. A lighting plan, showing the type of lighting and location of all exterior lighting, will be required prior to the issue of the building permit. All lighting shall comply with the Natomas Crossing PUD Guidelines and the Sacramento City Code.

**PROJECT REVIEW PROCESS:**

**A. Environmental Determination**

In July 2001, the City Planning Commission ratified a Negative Declaration for the originally proposed project (P00-094 and P00-095). Potentially significant environmental issues regarding air quality, biological resources, and cultural resources were discussed and mitigated in this document. However, some changes have occurred since approval of project P00-094, 095. These changes include changes in air quality thresholds of significance and changes to mitigation protocols for special status species under the Natomas Basin Habitat Conservation Plan. However, the changes that have occurred do not require major revisions of the previous Negative Declaration. All of the new information and evaluations are considered to be technical changes and do not include any new impacts that have not already been discussed in the previous Negative Declaration. Therefore, the original Negative Declaration has been updated by means of an Addendum to address the new information. No other new issues or information are known that would trigger additional environmental analysis. Section 15164 of the Guidelines for Implementation of the California Environmental Quality Act Public

Resources Code provides that an addendum to a previously prepared Negative Declaration shall be prepared if only minor technical changes or additions are necessary. A Mitigation Monitoring Plan has also been prepared for the mitigation measures that were identified in the previous Negative Declaration and the revised mitigation measures identified in the Addendum (Exhibit 1).

In compliance with Section 15070(b)1 of the California Environmental Quality Act Guidelines, the applicant has incorporated mandatory mitigation measures into the project plans to avoid identified impacts or to mitigate such impacts to a point where clearly no significant impacts will occur. These mitigation measures address Air Quality, Biological Resources, and Cultural Resources. The mitigation measures are listed in the attached Mitigation Monitoring Plan (Exhibit 1).

B. Public/Neighborhood/Business Association Comments

The project was routed to the Natomas Community Association (NCA), Natomas Journal, North Natomas Alliance (NNA), North Natomas Community Association (NNCA), North Natomas Study Group, River Oaks Community Association (ROCA), Natomas Business Association, Natomas Crossing Community Vision, and routed to neighboring property owners within a 500' radius of the site. No comment of opposition received, but staff received the follow comments (in italic) from the Natomas Community Association.

NCA Comments:

- 1) *This 2.34 acre site became available for Single Family Home when school did not need entire 11 acres because of joint use agreement. Developer should be required to designate another 2.34 acres General Public Facility site in EC elsewhere in the PUD so to maintain the original 11 acres GPF.*

Staff Response: The current request does not involve the community plan amendment and/or rezoning of other properties from their current designations and zoning to General Public Facility. There is no exchange of properties involved, which may, in some cases involve other properties owners. In this case, the master developer, Alleghany Properties is still the owner. However, this site was appropriately reviewed in terms of the merits or lack of merits for the change in land use to residential uses. Staff has concluded in our recommendation that the site for this project merits the land use change to residential.

- 2) *The side of the property adjacent to the school open space should allow "eyes on" the park and not be walled off with a 6' masonry wall. We support a lower solid wall with wrought iron to 6'.*

Staff Response: According to City Zoning Code Chapter 17.76.020 (D). Multiple Family Development abutting Nonresidential Uses state that "a walls or fences not exceeding eight feet in height may be placed along the rear and interior side property lines if the

residence abuts a school, park, or other nonresidential use. Staff believes that the potential noise create from the future school site justify for a solid masonry wall instead of a wrought iron fencing.

- 3) *Developer agrees to add 2 gates for residents to access the adjacent park. Very important for "eyes on" security for the park.*

Staff Response: The design of Linden Park was planned and approved by citizen groups and the city before the project came to the city. The original park design did not expect a pedestrian connection between the uses. Due to Park Department opposition, only one gated entry will be provided between the Park and the project. The applicant, NCA members, council office, Planning staff and Park staff has agreed to the current design with only one gated entry. Staff believes it is sufficient.

- 4) *Request clarification as to why this major Community Plan amendment does not trigger the housing ordinance provisions.*

Staff Response: The underlying zoning district for this site is R-1, single family residential and is also subject to a development agreement that is in place prior to June 20, 2000. The entitlements and the project as proposed are considered "minor legislative entitlements" in that the project as proposed does not result in a loss of more than five (5) percent between the density of the proposed project and the density of the previously approved project. Considering that the underlying zoning is R-1 and if the project was allowed to proceed under the R-1 standards, there would be less unit proposed than under the R-1A standards.

#### C. Summary of Agency Comments

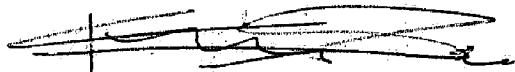
The project has been reviewed by several City Departments and other agencies. Their comments have been incorporated into the "Condition of Approval" or "Advisory Notes" in the Notice of Decision.

PROJECT APPROVAL PROCESS: The Planning Commission has the authority to ratify the Negative Declaration, approve the Mitigation Monitoring Plan and approve or deny the Tentative Map and Special Permit. The Planning Commission action may be appealed to the City Council. The appeal must occur within 10 days of the Planning Commission action. The General Plan, Community Plan, PUD Schematic Plan amendment and the rezone will require final action by the City Council.

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

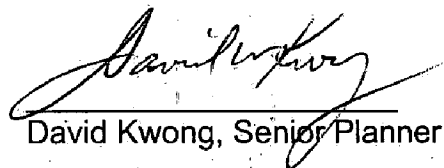
- A. Adopt the attached Notice of Decision and Findings of Fact ratifying the Negative Declaration;
- B. Adopt the attached Notice of Decision and Findings of Fact approving the Mitigation Monitoring Plan;
- C. Adopt the Notice of Decision and Findings of Fact recommending approval of the **General Plan Amendment** to redesignate 3.25± net acres of Public/Quasi Public Miscellaneous to Low Density Residential.
- D. Adopt the Notice of Decision and Findings of Fact recommending approval of the **Community Plan Amendment** to redesignate 2.34± net acres of General Public Facilities and 0.91± net acres of Institution to 3.25± net acres of Medium Density Residential.
- E. Adopt the Notice of Decision and Findings of Fact recommending approval of the **Rezone** from 3.25± net acres Single-Family (R-1PUD) zone to Single-Family Alternative (R-1A-PUD) zone
- F. Adopt the Notice of Decision and Findings of Fact recommending approval of the **PUD Schematic Plan Amendment** to replace institutional use with 39 residential units within the Natomas Crossing Area 2 PUD
- G. Adopt the attached Notice of Decision and Findings of Fact approving the **Tentative Subdivision Map** to merge two lots totaling 3.25± net acres into 1 lot for condominium purposes
- H. Adopt the attached Notice of Decision and Findings of Fact approving the **Special Permit** to construct 39 condominium units on 3.25± net acres R-1A-PUD zone within the Natomas Crossing Area 2 PUD.

Report Prepared By,



Kenny Wan, Assistant Planner

Report Reviewed By,



David Kwong, Senior Planner

Attachments

- Attachment 1 Notice of Decision & Findings of Fact
  - Exhibit 1 Mitigation Monitoring Plan
  - Exhibit 2 General Plan Resolution
  - Exhibit 3 Community Plan Resolution
  - Exhibit 4 Rezone Ordinance
  - Exhibit 5 Natomas Crossing Area II PUD Schematic Plan Amendments Resolution
  - Exhibit 6 Tentative Subdivision Map
  - Exhibit 7 Site Plan
  - Exhibit 8 Landscaping Plan
  - Exhibit 9 Building Elevation (French County—Front and Back)
  - Exhibit 10 Building Elevation (French County—Sides)
  - Exhibit 11 Floor Plan (French Country Lower Floor)
  - Exhibit 12 Floor Plan (French Country Upper Floor)
  - Exhibit 13 Roof Plan (French County)
  - Exhibit 14 Building Elevation (French Farmhouse—Front and Back)
  - Exhibit 15 Building Elevation (French Farmhouse—Sides)
  - Exhibit 16 Floor Plan (French Farmhouse Lower Floor)
  - Exhibit 17 Floor Plan (French Farmhouse Upper Floor)
  - Exhibit 18 Roof Plan (French Farmhouse)
  - Exhibit 19 Light Rail Station Location Map
- Attachemtn 2 Comments from the Regional Transit 11/01/04
- Attachment 3 Letter from Natomas Unified School District 2/09/05
- Attachment 4 Land Use and Zoning Map
- Attachment 5 Negative Declaration (P04-167)