



REPORT TO COUNCIL

City of Sacramento

22

915 I Street, Sacramento, CA 95814-2671
www.CityofSacramento.org

PUBLIC HEARING
September 27, 2005

Honorable Mayor and
Members of the City Council

Subject: California Family Fitness (P04-131)

Location/Council District: Southwest corner of Natomas Crossing Drive and Truxel Road. APN: 225-1250-009. Council District 1

Recommendation:

Planning Commission and staff recommend that the City Council take the following actions: 1) Approve the Resolution approving the Mitigated Negative Declaration and approving the Mitigation Monitoring Plan; 2) Approve the Resolution amending the General Plan land use designations; 3) Approve the Resolution amending the North Natomas Community Plan Designations; 4) Approve the Ordinance amending the districts established by the Zoning Ordinance; and 5) Approve the Resolution amending the Natomas Crossing PUD Schematic Plan to depict the proposed use on the site.

Contacts: Kenny Wan, Associate Planner, 808-2222 and Gregory Bitter, Senior Planner, 808-7816

Presenter: Gregory Bitter, Senior Planner

Department: Development Services

Division: Planning

Organization No: 4875

Summary:

The applicant is requesting the necessary entitlements to construct a 65,500± square foot fitness center at the southwest corner of Natomas Crossing Drive and Truxel Road. As described in the Background Information section below, the project requires a General Plan Amendment, Community Plan Amendment, a rezone and a PUD Schematic Plan Amendment. Staff's evaluation of the project has found the project to be consistent with many of the City's adopted goals and policies. The project has received support from several Natomas neighborhood associations, and staff believes the facility will meet the needs of the Natomas Community.

Committee/Commission Action:

On August 11, 2005, the Planning Commission approved the Special Permit to construct the 65,500± square foot fitness center in the Shopping Center (SC-PUD) zone and a Special Permit to reduce 215 required parking spaces for the fitness center. The Planning Commission voted six ayes and zero noes to approve the proposed project and recommend approval of the General Plan Amendment, Community Plan Amendment, Rezone and the PUD Schematic Plan Amendment to the City Council. At the hearing, the Commission added a condition requiring the applicant to enhance the building elevations before the project was presented to the City Council. The applicant has made modifications to the building elevations, and these changes are attached as Attachment 3.

Background Information:

The applicant is requesting the necessary entitlements to construct a fitness center within the Natomas Crossing PUD Area 2. A health club is considered a support retail use in the North Natomas Community Plan; however the Natomas Crossing PUD does not have enough Support Retail allocation within the PUD for this project. Therefore the project requires a General Plan Amendment, Community Plan Amendment and a rezone.

The applicant has provided a market study conducted by McGuire Research in April, 2005 to review and ensure that the project does not contribute to too many fitness centers in the community. The research concluded that the Natomas area is not over-saturated with fitness centers and that the facilities will be viable within the Natomas community.

Overall, the Natomas community associations have supported the proposed project and associated land use changes. Staff has received concerns and suggestions from Natomas Crossing Community Vision regarding: 1) a left turn pocket on Natomas Crossing Drive; 2) a problem with u-turns at the intersection of Innovator Drive and Natomas Crossing Drive; and 3) a suggestion to install a roundabout, crosswalks and benches at the Innovator Drive and Natomas Crossing intersection. City Traffic Engineering continues to work with the group to improve the design of the intersection.

The façade of the building, especially the north elevation, has been enhanced per the Planning Commission's request.

Financial Considerations:

This project has no fiscal considerations.

Environmental Considerations:

The Environmental Services Manager has determined the project, as proposed, will not have a significant impact to the environment; therefore, a Negative Declaration has

been prepared. The Negative Declaration was circulated for a public review period from May 6, 2005 to May 25, 2005. No comments were received during the review period.

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 Water Resources, Air Quality, Biological Resources, and Cultural Resources impacts. The mitigation measures are listed in the attached Mitigation Monitoring Plan (Resolution approving the Negative Declaration and Mitigation Monitoring Plan, Exhibit 1).

Policy Considerations:

The project is supported by General Plan policies relating to quality of life, the local economy, new growth areas, transportation and open space. In addition, the project is consistent with the nature of the Village Commercial as proposed for the Community Plan Amendment. Specifically, the project will meet the daily and weekly needs of Natomas residents, employers, workers, and visitors. In addition, the project will meet the community's growing demand for recreation and wellness opportunities that are currently in short supply within the area.

Smart Growth Principles- City Council adopted a set of Smart Growth Principles in December 2001 in order to encourage development patterns that are sustainable and balanced in terms of economic objectives, social goals, and use of environmental / natural resources. The project fosters a walkable, close-knit community with the project's close proximity to a proposed light rail station, bicycle trails and a residential neighborhood, and the enhanced building and window facade promotes distinctive, attractive communities with a strong sense of place.

Strategic Plan Implementation- The recommended action conforms with the City of Sacramento Strategic Plan, specifically the project conforms with the goal to enhance and preserve neighborhoods by directing new development (and supportive infrastructure) to existing developed areas, allowing for efficient use of existing facilities, features and neighborhoods.

Emerging Small Business Development (ESBD):

No goods or services are being purchased under this report.

Respectfully Submitted by: 
Carol Shearly
Planning Director

Recommendation Approved:

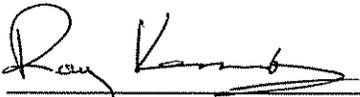
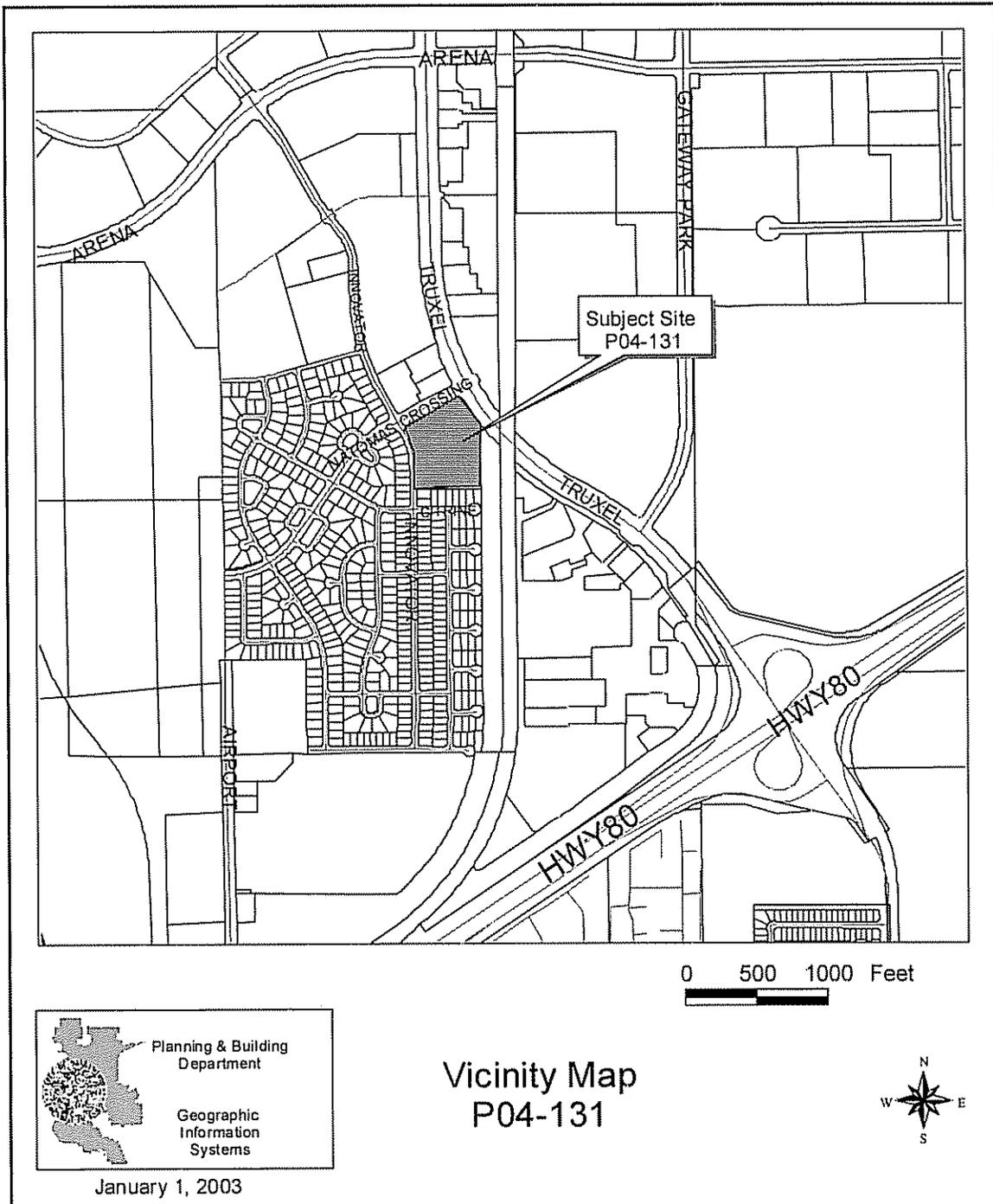

ROBERT P. THOMAS
City Manager

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Attachment 1 – Vicinity Map



Attachment 2 – City Planning Commission Voting Record

**CITY PLANNING COMMISSION
HEARING ITEM**

CPC AGENDA DATE:

Item No.	Project No.	Title/Location	Action: Approved/Denied
3	P04-131	California Family Fitness located at the southwest corner of Truxel Road and Natomas Crossing Dr	<i>Ap'd as Amended</i>
ACTION			
<i>Additional condition on staff design reviews</i>			

VOTE OF THE PLANNING COMMISSION:

COMMISSIONER	MOTION 1			MOTION 2			ABSTAIN
	Yes	No	M/S	Yes	No	M/S	
Bacchini	<hr/>						
Banes	4						
Boyd	4						
Notestine	4						
Taylor-Carroll	<hr/>						
Vallencia	4						
Wasserman	5						
Woo	<hr/>						
Yee	4						

**** List "Proponents" and Opponents" on reverse side of this page****

Attachment 3 -- Revised Building Elevations

North Elevation

South Elevation

East Elevation

West Elevation

Exterior Elevations

CALIFORNIA FAMILY FITNESS CENTER - Natomas, CA
 Natomas Crossing @ Truxel Road

ALL RIGHTS RESERVED © 2005
 SCALE: 1/8" = 1'-0"

PC ARCHITECTS

A

RESOLUTION NO.

Adopted by the Sacramento City Council

Date

A RESOLUTION APPROVING THE NEGATIVE DECLARATION AND APPROVING THE MITIGATION MONITORING PLAN FOR THE CALIFORNIA FAMILY FITNESS, LOCATED AT THE SOUTHWEST CORNER OF TRUXEL ROAD AND NATOMAS CROSSING DRIVE, IN NORTH NATOMAS, SACRAMENTO, CALIFORNIA. (P04-131) (APN: 225-1250-009)

BACKGROUND

- A. The Environmental Coordinator has prepared a Negative Declaration for the above identified project;
- B. The Negative Declaration was prepared and circulated for the above identified project pursuant to the requirements of CEQA;
- C. The proposed Negative Declaration and comments received during the public review process were considered prior to action being taken on the project;
- D. Based upon the Negative Declaration and the comments received during the public review process, there is no substantial evidence that the project will have a significant effect on the environment, provided that mitigation measures are added to the above identified project;
- E. The Environmental Coordinator has prepared a Mitigation Monitoring Plan for ensuring compliance and implementation of the mitigation measures as proscribed in the Initial Study for the above identified project, a copy of which is attached as Exhibit A;
- F. In accordance with Section 21081.6 of the California Public Resources Code, the City of Sacramento requires that a Mitigation Monitoring Plan be developed for implementing mitigation measures as identified in the Initial Study for the project.

BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL RESOLVES AS FOLLOWS:

- Section 1. The City Council ratifies the Negative Declaration for California Family Fitness project (P04-131) and determines that the Background statements are true.
- Section 2. The City Council approves the Mitigation Monitoring Plan for California Family Fitness project (P04-131) based upon the following findings:

1. One or more mitigation measures have been added to the above-identified project;
2. A Mitigation Monitoring Plan has been prepared to ensure compliance and implementation of the mitigation measures for the above-identified project, a copy of which is attached as Exhibit A.

Table of Contents:

Exhibit A: Mitigation Monitoring Plan – 7 Pages

Exhibit A1: Mitigation Monitoring Plan

**CALIFORNIA FAMILY FITNESS PROJECT (P04-131)
MITIGATION MONITORING PLAN**

FOR

**TYPE OF ENVIRONMENTAL DOCUMENT:
INITIAL STUDY/ MITIGATED NEGATIVE DECLARATION**

**PREPARED FOR:
CITY OF SACRAMENTO, DEVELOPMENT SERVICES DEPARTMENT**

**DATE:
May 3, 2005**

**ADOPTED BY:
CITY OF SACRAMENTO
PLANNING COMMISSION**

DATE:

ATTEST:

Exhibit A2: Mitigation Monitoring Plan

**CALIFORNIA FAMILY FITNESS PROJECT (P04-131)
MITIGATION MONITORING PLAN**

This Mitigation Monitoring Plan (MMP) has been required by and prepared for the City of Sacramento Development Services Department, Environmental Planning Services, 915 I Street, Room 300, Sacramento, CA 95814, pursuant to CEQA Guidelines Section 21081.6.

SECTION 1: PROJECT IDENTIFICATION

Project Name / File Number: California Family Fitness Project (P04-131)
Owner/Developer- Name: California Family Fitness
Address: 8680 Greenback Lane, Suite 220, Orangevale,
CA 95668

Project Location / Legal Description of Property (if recorded):

The project site is located west of Truxel Road, south of Natomas Crossing Drive, and east of Innovator Drive on APN 225-1250-009 in the North Natomas Community Plan area.

Project Description:

The proposed project consists of the entitlements to construct 65,500± square foot California Family Fitness Center on 5.19± net acres Shopping Center (SC-PUD) zone in the Natomas Crossing PUD Area 2, North Natomas.

SECTION 2: GENERAL INFORMATION

The Mitigation Monitoring Plan (MMP) includes mitigation for Transportation/Circulation, Biological, Noise, Aesthetics, Light and Glare, and Cultural Resources. The intent of the MMP is to prescribe and enforce a means for properly and successfully implementing the mitigation measures as identified within the Initial Study for this project. Unless otherwise noted, the cost of implementing the mitigation measures as prescribed by the MMP shall be funded by the owner/developer identified above. The MMP is designed to aid the City of Sacramento in its implementation and monitoring of mitigation measures adopted for the proposed project.

The mitigation measures have been taken verbatim from the Initial Study and are assigned the same number they have in the document. The MMP describes the actions that must take place to implement each mitigation measure, the timing of those actions, and the entities responsible for implementing and monitoring the actions. The developer will be responsible for fully understanding and effectively implementing the mitigation measures contained with the MMP. The City of Sacramento will be responsible for ensuring compliance.

Exhibit A3: Mitigation Monitoring Plan

CALIFORNIA FAMILY FITNESS PROJECT (P04-131)
MITIGATION MONITORING PLAN

Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	VERIFICATION OF COMPLIANCE		
			Compliance Standards	Timing	Verification of Compliance (Initials/Date)
<p>Transportation/Circulation:</p> <p>T-1: Signage shall be placed at the entrance of the bikepath at least two weeks prior to the start of construction of the project. The signage shall include the period of closure, the name of a contact person, the contact person's phone number, and locations of alternate routes if that portion of the bike trail is closed during construction.</p> <p>T-2: Detour signs shall be placed conspicuously showing where the alternate bike routes are located.</p> <p>T-3: Photos of the existing bikepath should be taken prior to construction of the project. Also, a detailed written description of the materials of the bikepath shall be drafted prior to construction of the project.</p> <p>T-4: The same materials of the existing bikepath shall be used when the bikepath is being reconstructed.</p>	Developer	City Development Services Department and City Department of Transportation	Submission of construction documents showing the signs and materials of the bikepath. Submission of photos and a written description.	Prior to any construction activities	

**CALIFORNIA FAMILY FITNESS PROJECT (P04-131)
MITIGATION MONITORING PLAN**

Mitigation Measure	VERIFICATION OF COMPLIANCE			
	Implementing Responsibility	Monitoring Responsibility	Compliance Standards	Timing Verification of Compliance (Initials/Date)
<p>Biological: The project developer shall: (i) comply with all requirements of the 2003 NBHCP, together with any additional requirements specified in the North Natomas Community Plan EIR; (ii) comply with any additional mitigation measures identified in the NBHCP EIR/EIS; and (iii) comply with all conditions in the TPs issued by the USFWS and CDFG.</p>	Developer	City Development Services Dept., CA Dept. of Fish & Game, US Fish & Wildlife Service	Submittal of documentation that all NBHCP conditions have been met.	Prior to the start of any construction activities.

CALIFORNIA FAMILY FITNESS PROJECT (P04-131)
MITIGATION MONITORING PLAN

Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	VERIFICATION OF COMPLIANCE		
			Compliance Standards	Timing	Verification of Compliance (Initials/Date)
<p>Noise:</p> <p>N-1: A barrier of 10 feet in height shall be constructed around the pool maintenance equipment area. The barrier shall be constructed with concrete or masonry block, precast concrete, earthen berm, or any combination. If other prefabricated materials are used, they shall be reviewed and approved by an acoustical expert. Alternatively, the pool mechanical equipment area could be enclosed within a structure, with all ventilation openings located on the north side. This structure shall be constructed of standard 2x4 construction with stucco or wood siding, masonry block, or concrete.</p>	Developer	City Development Services Dept.	Submittal of site plan /construction documents showing the barrier.	Prior to issuance of a building permit.	

**CALIFORNIA FAMILY FITNESS PROJECT (P04-131)
MITIGATION MONITORING PLAN**

Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	VERIFICATION OF COMPLIANCE		
			Compliance Standards	Timing	Verification of Compliance (Initials/Date)
<p>Aesthetics, Light, and Glare:</p> <p>L-1: Lighting shields shall be placed on all lighting adjacent to the residences to the south.</p>	Developer	City Development Services Department	Lighting shields shall be shown on building plans.	Prior to issuance of a building permit.	

**CALIFORNIA FAMILY FITNESS PROJECT (P04-131)
MITIGATION MONITORING PLAN**

Mitigation Measure	VERIFICATION OF COMPLIANCE			
	Implementing Responsibility	Monitoring Responsibility	Compliance Standards	Timing
<p>Cultural Resources:</p> <p>CR-1: If subsurface archaeological or historical remains are discovered during construction, work in the area shall stop immediately and a qualified archaeologist and a representative of the Native American Heritage Commission shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less-than-significant level before construction continues.</p> <p>CR-2: If human burials are encountered, all work in the area shall stop immediately and the Sacramento County Coroner's office shall be notified immediately. If the remains are determined to be Native American in origin, both the Native American Heritage Commission and any identified descendants must be notified and recommendations for treatment solicited (CEQA Section 15064.5); Health and Safety Code Section 7050.5; Public Resources Code Section 5097.94 and 5097.98.</p>	Developer	City Development Services Department	Note shall be included on the Map and within the Standard Construction Specifications	Measures shall be implemented in field during grading and construction activities.
				Verification of Compliance (Initials/Date)

RESOLUTION NO.2005-XXXX

ADOPTED BY THE SACRAMENTO CITY COUNCIL

Date

RESOLUTION AMENDING THE GENERAL PLAN LAND USE MAP FOR 5.84± GROSS ACRES FROM MIXED USE DESIGNATION TO 5.84± GROSS ACRES OF COMMUNITY/NEIGHBORHOOD AND OFFICES DESIGNATION, FOR PROPERTY LOCATED IN NORTH NATOMAS, SOUTHWEST CORNER OF TRUXEL ROAD AND NATOMAS CROSSING DRIVE, SACRAMENTO, CALIFORNIA. (APN: 225-1250-009) (P04-131)

BACKGROUND

The City Council conducted a public hearing on September 27, 2005 concerning the above plan amendment, and, based on documentary and oral evidence submitted at the public hearing, the Council hereby finds:

- A. The proposed land use amendment is compatible with the surrounding land uses;
- B. The subject site is suitable for commercial development; and
- C. The proposal is consistent with the policies of the North Natomas Community Plan and the General Plan.

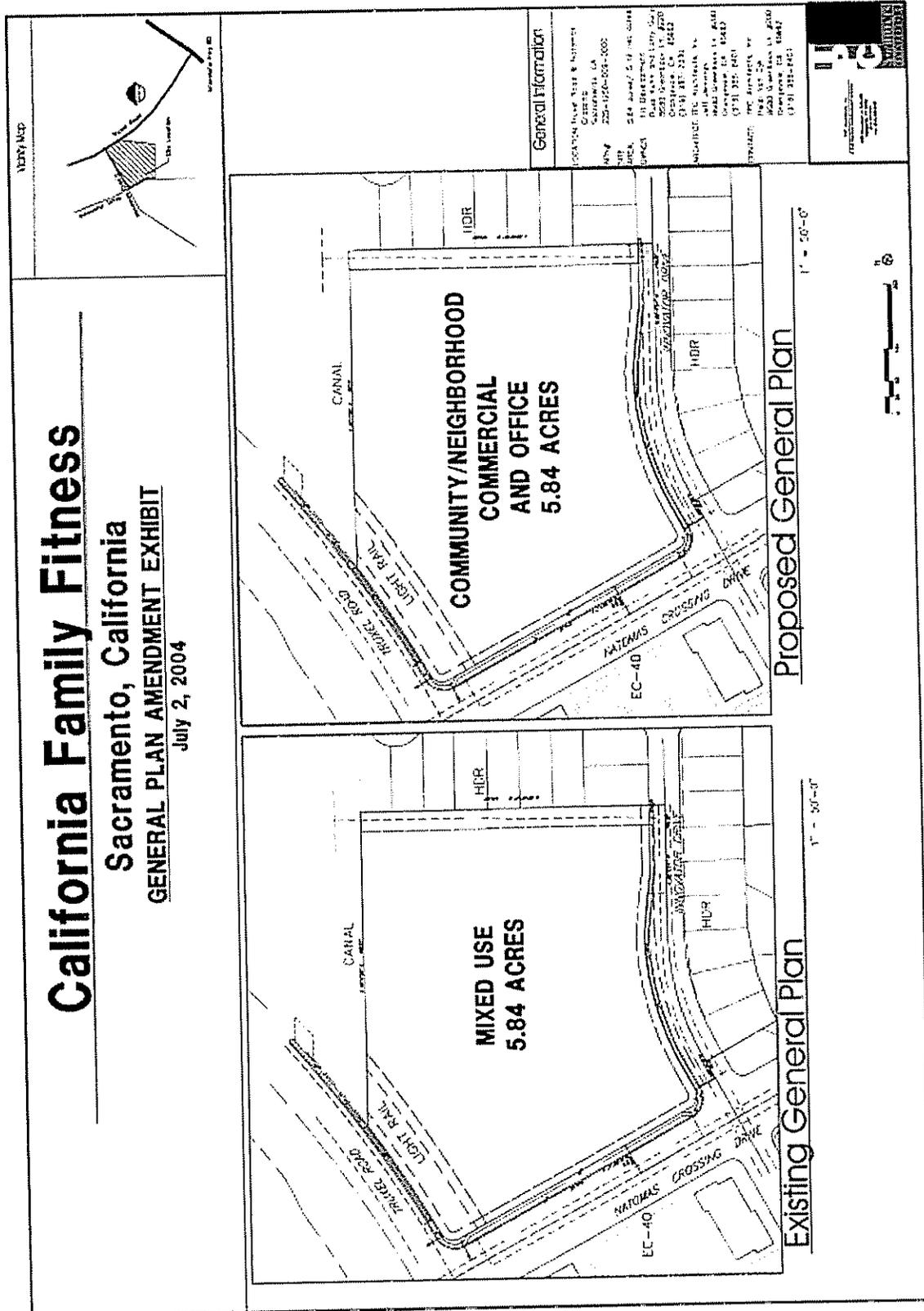
BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL RESOLVES AS FOLLOWS:

- Section 1. The property (APN: 225-1250-009), as described on the attached Exhibit A, within the City of Sacramento are hereby re-designated on the General Plan land use map from 5.84± gross acres of Mixed Use to 5.84± gross acres of Community/Neighborhood and Offices.

Table of Contents:

Exhibit A: General Plan Amendment Exhibit – 1 page

EXHIBIT A - General Plan Amendment



RESOLUTION NO. 2005-XXXX

ADOPTED BY THE SACRAMENTO CITY COUNCIL

Date

RESOLUTION AMENDING THE NORTH NATOMAS COMMUNITY PLAN LAND USE MAP TO REDESIGNATE FROM 5.84± GROSS ACRES EMPLOYMENT CENTER 40 TO 5.84± GROSS ACRES VILLAGE COMMERCIAL WITHIN THE NATOMAS CROSSING AREA II PLANNED UNIT DEVELOPMENT, LOCATED IN NORTH NATOMAS, SOUTHWEST CORNER OF TRUXEL ROAD AND NATOMAS CROSSING DRIVE, SACRAMENTO, CALIFORNIA. (APN: 225-1250-009) (P04-131)

BACKGROUND

The City Council conducted a public hearing on September 27, 2005 concerning the above plan amendment, and, based on documentary and oral evidence submitted at the public hearing, the Council hereby finds:

- A. The proposed land use amendment is compatible with the surrounding land uses;
- B. The subject site is suitable for commercial development; and
- C. The proposal is consistent with the policies of the North Natomas Community Plan and the General Plan.

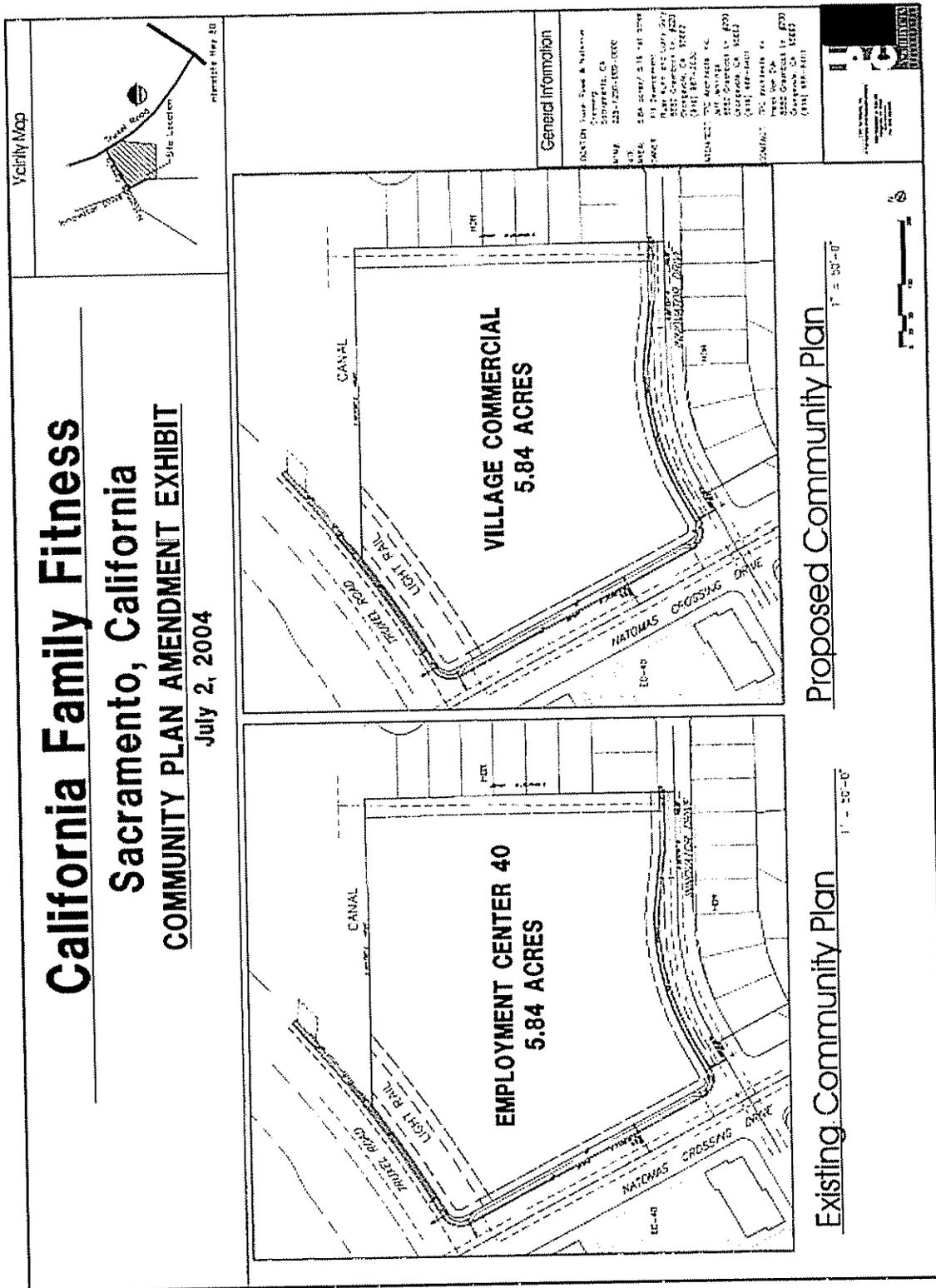
BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL RESOLVES AS FOLLOWS:

- Section 1. The property (APN: 225-1250-009), as described on the attached Exhibit A, within the City of Sacramento are hereby re-designated on the North Natomas Community Plan land use map from 5.84± gross acres Employment Center 40 to 5.84± gross acres Village Commercial within the Natomas Crossing Area II Planned Unit Development.

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Exhibit A: North Natomas Community Plan Amendment Exhibit – 1 page

EXHIBIT A – North Natomas Community Plan Amendment



ORDINANCE NO. 2005-XXXX

Adopted by the Sacramento City Council

Date

AN ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE (TITLE 17 OF THE CITY CODE), BY REZONING 5.84± GROSS ACRES OF EMPLOYMENT CENTER 40 PLANNED UNIT DEVELOPMENT (EC-40PUD) ZONE TO 5.84± GROSS ACRES OF SHOPPING CENTER (SC-PUD) ZONE, IN NORTH NATOMAS, LOCATED ON THE SOUTHWEST CORNER OF TRUXEL ROAD AND NATOMAS CROSSING DRIVE, SACRAMENTO, CALIFORNIA (APN: 225-1250-009) (P04-131)

BE IT ENACTED BY THE COUNCIL OF THE CITY OF SACRAMENTO:

SECTION 1

The property generally described, known and referred to as on the southwest corner of Truxel Road and Natomas Crossing Drive (APN: 225-1250-009) which is shown on Exhibit A, consists of 5.84± gross acres currently in the Employment Center 40 Planned Unit Development (EC-40PUD) zone established by the Comprehensive Zoning Ordinance (Title 17 of the City Code). Said property is hereby removed from the said zones and placed in the Shopping Center (SC-PUD) zone.

SECTION 2

Rezoning of the property described in the attached Exhibit A by the adoption of this Ordinance shall be deemed to be in compliance with the procedures for the rezoning of property described in the Comprehensive Zoning Ordinance, Title 17 of the City Code, as amended, as said procedures have been affected by recent court decisions.

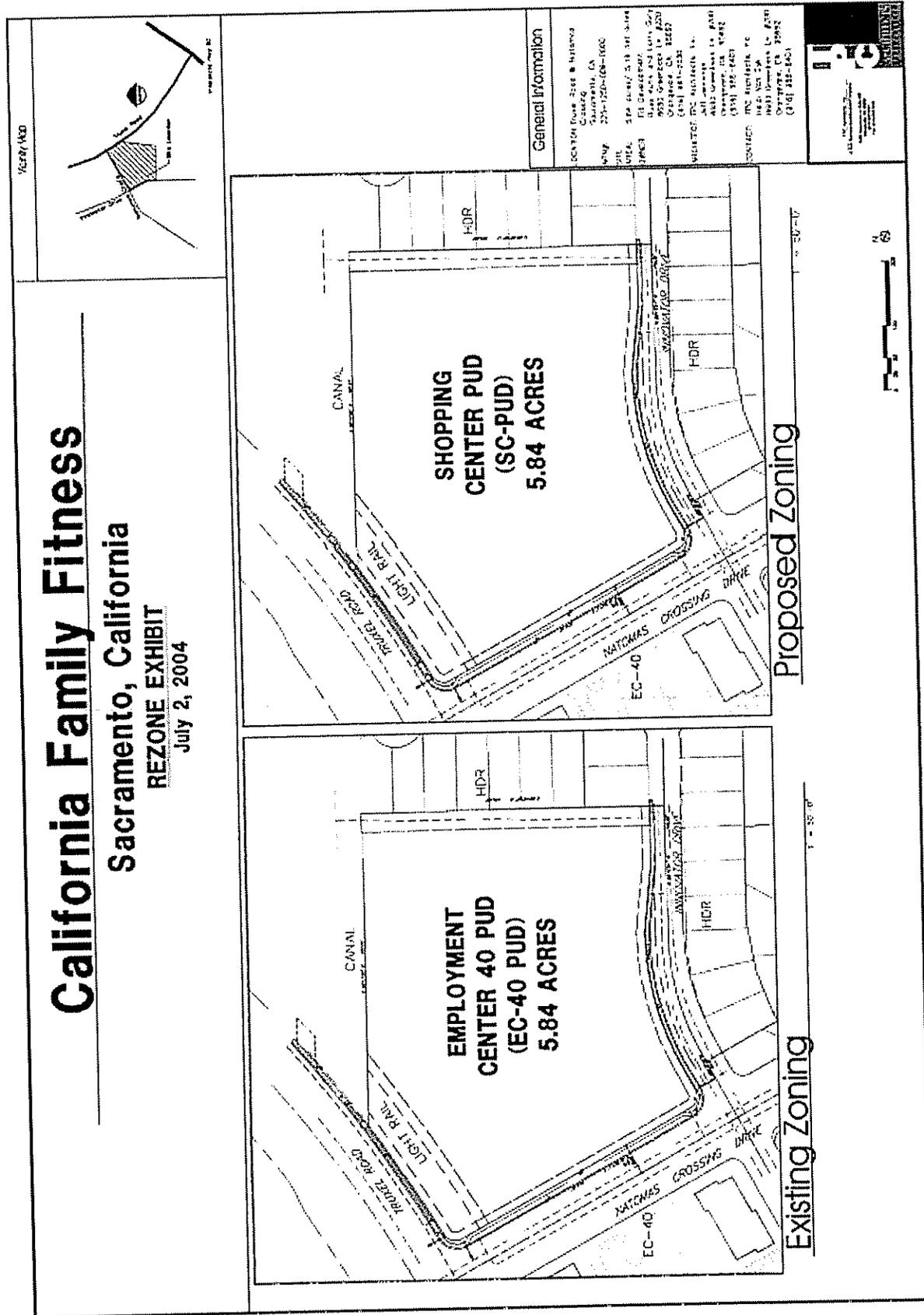
SECTION 3

The City Clerk of the City of Sacramento is hereby directed to amend the official zoning map, which is a part of said Comprehensive Zoning Ordinance, Title 17 of the City Code, to conform to the provisions of this Ordinance.

Table of Contents:

Exhibit A: Rezone Exhibit – 1 page

EXHIBIT A – REZONING EXHIBIT



RESOLUTION NO. 2005

ADOPTED BY THE SACRAMENTO CITY COUNCIL

Date

RESOLUTION AMENDING THE NATOMAS CROSSING AREA II PUD SCHEMATIC PLAN, FOR PROPERTY LOCATED IN NORTH NATOMAS, SOUTHWEST CORNER OF TRUXEL ROAD AND NATOMAS CROSSING DRIVE, SACRAMENTO, CALIFORNIA. (APN: 225-1250-009) (P04-131)

BACKGROUND

The City Council conducted a public hearing on September 27, 2005 concerning the above PUD Schematic Amendment based on documentary and oral evidence submitted at the public hearing, the Council hereby finds:

- A. The amendment and update of the PUD Schematic Plan are consistent with the goals and policies of the General Plan and the 1994 North Natomas Community Plan;
- B. The PUD Schematic Plan amendments meet the purposes and criteria stated in the City Zoning Ordinance in that the PUD facilitates mixed uses designed to assure that new development is healthy and of long-lasting benefit to the community and the City; and
- C. Development of the PUD will not be injurious to the public welfare nor to other properties in the vicinity of the development, and will be in harmony with the general purposes and intent of the Zoning Ordinance in that the PUD ensures that development will be well-designed and not create a negative impact on adjacent uses.

BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL RESOLVES AS FOLLOWS:

Section 1

The Schematic Plan Amendment for the Natomas Crossing Area II Planned Unit Development, is established as attached hereto as Exhibit A, with the following conditions:

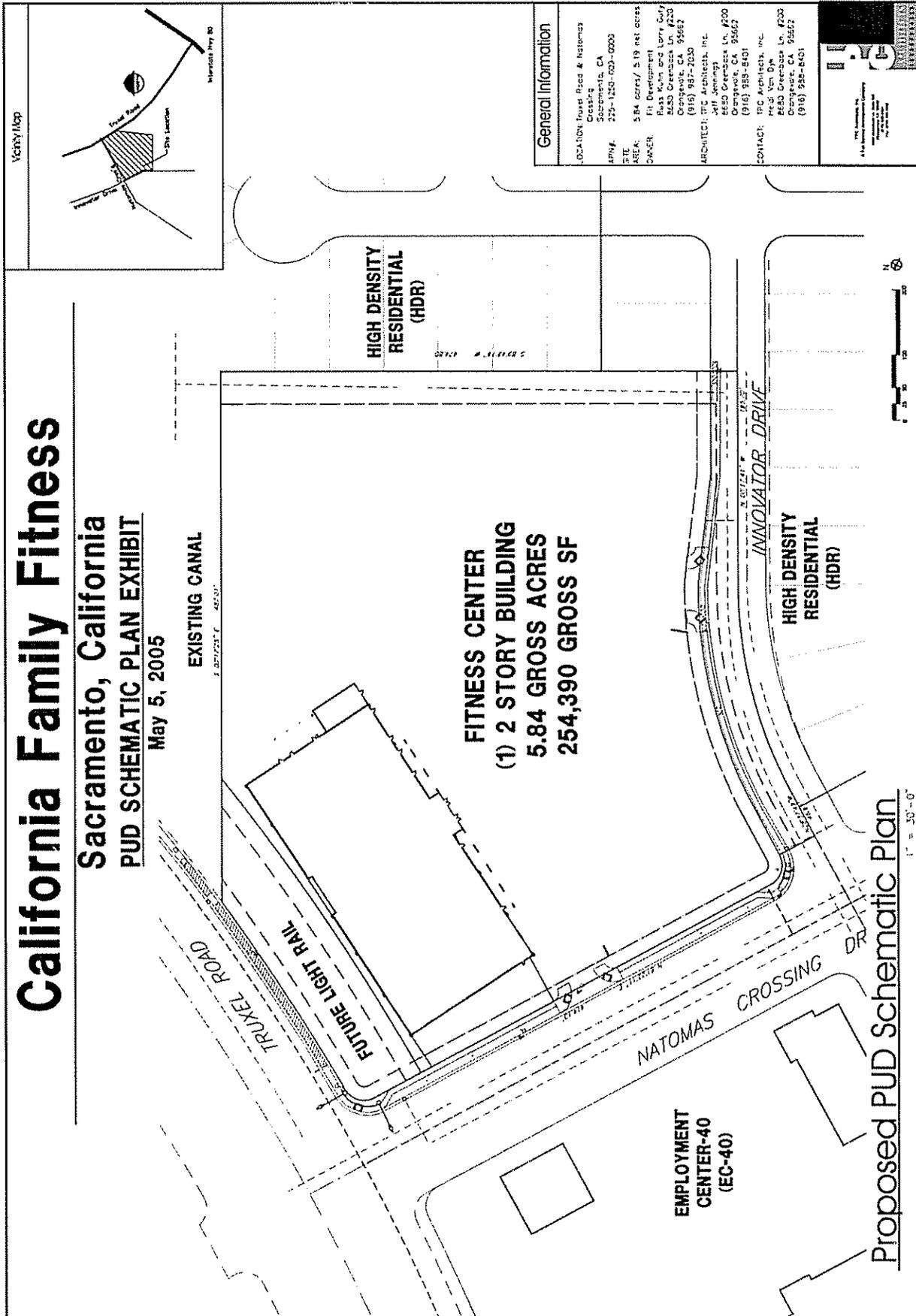
- a. Map conditions shall supersede PUD guidelines.
- b. Site access to individual parcels will be determined as part of the Special Permit review process. Site access shall be at the discretion of the Development Engineering and Finance Division.

- c. All proposed PUD elements within public right-of-way (Street Cross-Sections, Landscaping etc) shall be to City Standards and at the discretion of the Development Engineering and Finance Division.

Table of Contents:

Exhibit A: PUD Schematic Plan Amendment Exhibit – 1 page

Exhibit A: PUD Schematic Plan Amendment Exhibit



California Family Fitness

Sacramento, California
PUD SCHEMATIC PLAN EXHIBIT

May 5, 2005

Proposed PUD Schematic Plan

1" = 30'-0"