



CITY OF SACRAMENTO

CITY MANAGER'S OFFICE
RECEIVED

FEB 4 1981

CITY PLANNING DEPARTMENT
725 "J" STREET

SACRAMENTO, CALIF. 95814
TELEPHONE (916) 449-5604

MARTY VAN DUYN
PLANNING DIRECTOR

February 4, 1981

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: 1. Negative Declaration
2. Tentative Map (P-9268)

LOCATION: North side of Mack Road, approximately 900 feet west
of LaMancha Way

SUMMARY

The applicant is requesting the necessary entitlements to divide 10+ vacant acres into two parcels in the C-2, General Commercial, zone. The staff and Subdivision Review Committee recommend approval of the request subject to conditions.

BACKGROUND INFORMATION

On September 16, 1980 the Council approved the necessary entitlements (P-9095) to permit the development of a shopping complex on the subject site. The applicant is proposing to create a separate parcel in order to develop a 5,200+ square foot commercial structure.

This application did not necessitate review by the Planning Commission because it involves less than four lots and there are no concurrent special permit, rezoning, variance or other applications that require review by the Planning Commission.

Surrounding Land Use and Zoning are as follows:

- North: Residential; R-1
- South: Commercial; C-2
- East: Vacant; C;2
- West: Vacant, residential; C-2, R-3

A Negative Declaration for this project was filed on January 30, 1981.

APPROVED
BY THE CITY COUNCIL

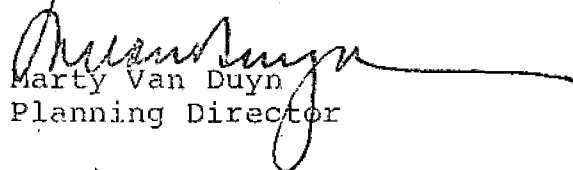
FEB 10 1981

OFFICE OF THE
CITY CLERK


RECOMMENDATION

The Parcel Map Advisory Agency (Planning Director and City Engineer), based upon review by the Subdivision Review Committee, recommends that the City Council approve the parcel map and adopt the attached resolution with conditions.

Respectfully submitted,


Marty Van Duyn
Planning Director

RECOMMENDATION APPROVED:


Walter J. Sipe, City Manager

MVD:TM:bw
Attachments

February 10, 1981
District No. 8

P-9268

81-100

RESOLUTION No. ~~81-100~~

Adopted by The Sacramento City Council on date of

FEBRUARY 10, 1981

A RESOLUTION ADOPTING FINDINGS OF FACT,
APPROVING A REQUEST FOR A TENTATIVE MAP
FOR SOUTHE POINTE (APN: 118-103-04)
(P-9268)

WHEREAS, the Parcel Map Advisory Agency has submitted to the City Council its report and recommendations concerning the Tentative Map located on north side of Mack Road, 900+ feet west of La Mancha Way (hereinafter referred to as the proposed subdivision).

WHEREAS, the Council of the City of Sacramento, based on testimony submitted at public hearing(s) conducted on February 10, 1981, hereby finds and determines as follows:

- A. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City General Plan and the Southgate Community Plan in that the plans designate the subject site for shopping/commercial.
- B. The site is physically suitable for the type and proposed density of development in that the subject site is flat with no significant erosional, soil expansion, or other similar problems.
- C. The design of the subdivision or proposed improvements are not likely to cause substantial environmental damage and will not substantially and avoidably injure fish or wildlife or their habitat. The proposed project has been reviewed and assessed by the Environmental Coordinator who has filed a Negative Declaration with the City Clerk. By virtue of the Negative Declaration, the proposed project will not cause individual or cumulative adverse effects on the natural and social-physical environment nor substantially and avoidably injure fish, wildlife, or their habitat.
- D. The design of the subdivision or the type of improvements are not likely to cause serious public health problems in that community water and sewer systems exist at the site. The site is not within an established floodplain or over a known seismic fault.
- E. The design of the subdivision or the type of improvements will not conflict with easements acquired by the public for access through, or use of, the property within the proposed subdivision in that there are no access easements for use by **APPROVED** large on the subject site.

APPROVED
BY THE CITY COUNCIL

- F. The discharge of waste from the proposed subdivision into the community sewer system servicing the proposed subdivision will not result in or add to a violation of the waste discharge requirements applicable to said sewer system which were prescribed by the California Regional Water Quality Control Board, Central Valley Region, in that the existing County of Sacramento treatment plants have a design capacity for which the discharge from the proposed project will not create a condition exceeding the design capacity.
- G. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities in the proposed subdivision, taking into consideration the local climate, the contour and configuration of the parcel to be divided, and such other design and improvement requirements applicable to the proposed subdivision.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Sacramento as follows:

- A. The Negative Declaration be ratified;
- B. The Tentative Map be approved subject to the following conditions:
1. The applicant shall provide standard subdivision improvements pursuant to Section 40.811 of the Subdivision Ordinance prior to filing the final map.
 2. The applicant shall dedicate a 60-foot half-section along Mack Road at the time of recording the final map.
 3. The applicant shall provide reciprocal access, maintenance, water, storm drainage, easements and indicate said easements on the final map.
 4. The applicant shall provide separate sewer connections for each parcel to the lateral in Mack Road prior to filing the final map.
 5. The applicant shall provide landscaping pursuant to conditions set forth in P-9095 and shall plant and maintain trees throughout the surface parking lot to ensure compliance with the City's Energy Ordinance.

6. The applicant shall provide a minimum 25-foot landscaped planter along the frontage abutting Mack Road.

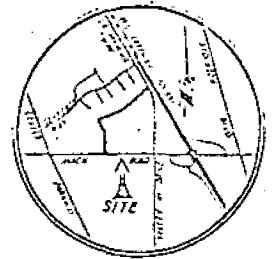
MAYOR

ATTEST:

CITY CLERK

P-9263

SOUTHGATE TOWNHOUSE PARK
BK 77 MAPS PG 28



VICINITY MAP
1/4" = 100'



0 20 40 60 80 100
Feet

MACK ROAD

Page 7

N.A.P.O.T.S.
PARCEL P9095

PARCEL B
0.61 ACRES
PARKING REQUIRED: 61
PARKING ALLOWED: 22

PARCEL A
9.001 ACRES
PARKING REQUIRED: 423
PARKING ALLOWED: 446

PARCEL 3 P9095

PARCEL 4 P9095

NOTE:
FOR MORE DETAILED SITE INFORMATION
SEE SHEET 1 OF 4

OWNER
Clara McMan & Paul B. Long
2155 River Park Drive, Suite 110
Sacramento, California 95815
929-3193

DESIGNER
JIS Engineering Consultants, Inc.
811 J Street
Sacramento, California 95811
481-1708

APN
318-103-01

ACREAGE AND NO. OF PARCELS
9.66 ACRES Total Parcels = 4

PROJECT AND PROJECT/USE
Project - Housing
Proposed - Shopping Center

COMMENTS
C-2

LEGAL DESCRIPTION
Portion of Tract of Survey being a portion of Parcel 781, as shown on the Map of Survey filed in Book 22 of Surveys, Page 87, said Survey was been filed in Book 22 of Surveys, Page 28, Sacramento County Records.

LEGAL INTERESTS
Note that the Easements may have been improved. Improvements recommended by recommended by City Engineer.

JIS ENGINEERING CONSULTANTS, INC.
111 J STREET
SACRAMENTO, CALIFORNIA 95814 (916) 481-1708

DESIGNED	DATE
DRAWN	1-14-80
CHECKED	
SUBMITTED	REV. 10/24

NO.	DATE	REVISION	CHECKED	BY

GEMCO AT SOUTH POINTE
MACK ROAD
APN: 318-103-01
CITY OF SACRAMENTO, CALIFORNIA

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CITY OF SACRAMENTO

OFFICE OF THE CITY CLERK

915 I STREET
CITY HALL ROOM 203

SACRAMENTO, CALIFORNIA 95814
TELEPHONE (916) 449-5426

LORRAINE MAGANA
CITY CLERK

February 11, 1981

Claire McMahon, Paul Ford
c/o Lee Sammis Company
1451 River Park Drive
Sacramento, CA 95814

Gentlemen:

On February 10, 1981, the City Council approved the following for property located on the North side of Mack Road, west of La Mancha Way: (P-9268).

Tentative map to divide 10+ vacant acres in the General Commercial C-2 zone into two parcels.

Sincerely,


Lorraine Magana
City Clerk

LM:sj
Encl.

cc: JTS Engineering Consultants, Inc.
Planning Department

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