

CITY OF SACRAMENTO

CITY PLANNING DEPARTMENT

725 "J" STREET

SACRAMENTO, CALIF. 95814

TELEPHONE (916) 449-5604

MARTY VAN DUYN
PLANNING DIRECTOR

July 9, 1980

City Council
Sacramento, California

Honorable Members in Session:

- SUBJECT:
1. Negative Declaration
 2. Subdivision Modification to waive service connections
 3. Tentative Map (P-9035)

LOCATION: Southeast corner of West El Camino and Truxel Road

SUMMARY

This is a request to secure the necessary entitlements to divide 9.59 vacant acres into two parcels in an SC-R (Shopping Center) zone. The Planning Commission and the staff recommend approval subject to conditions. The Planning Commission also approved a site plan for the overall shopping center.

BACKGROUND INFORMATION

The subject site is designated for commercial/shopping center in the South Natomas Community Plan. The applicant is proposing a 115,580 square foot shopping complex. Staff has no objection to the proposed land use and subdivision.

In reviewing the requests, staff suggested that one roofing material be used throughout the complex in order to maintain consistency. Staff also suggested that the proposed drive-throughs be eliminated. However, it was determined that the Commission did not have the authority to require the single roofing material and the elimination of the drive-throughs.

The City Water and Sewer Department recommends that the sewer and water service connections be waived until such time as building permits are obtained. The Department recommends the waiver because it is difficult to determine the proper service size and the department prefers not to have inactive service lines to avoid deterioration of the unused connections.

APPROVED
BY THE CITY COUNCIL

JUL 15 1980

OFFICE OF THE
CITY CLERK

VOTE OF COMMISSION

On June 12, 1980, by a vote of five ayes, four absent, the Planning Commission recommended approval of the project subject to conditions.

RECOMMENDATION

The staff and the Planning Commission recommend that the City Council approve the project and adopt the attached Tentative Map Resolution.

Respectfully submitted,

Howard J. Van Duyn for:
Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

MVD:DP:bw

July 15, 1980
District No. 1

Attachments

P-9035

RESOLUTION NO. 80-457

Adopted by The Sacramento City Council on date of

ADOPTING FINDINGS OF FACT, APPROVING A REQUEST
FOR SUBDIVISION MODIFICATION AND TENTATIVE MAP
FOR PROPERTY LOCATED AT SOUTHEAST CORNER OF WEST
EL CAMINO AND TRUXEL ROAD (P-9035) (APN: 274-060-19)

WHEREAS, the Planning Commission has submitted to the City Council its report and recommendations concerning the request for a tentative map for property located at the southeast corner of West El Camino and Truxel Road (hereinafter referred to as the proposed subdivision).

WHEREAS, the Council of the City of Sacramento, based on testimony submitted at a public hearing conducted on July 15, 1980 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 South Natomas Community Plan in that both plans designate the subject site for commercial uses. Also, any required improvements are to be designed and constructed within the provisions of the Subdivision Regulations which, by Section 40.102 of said regulations, is designated as a Specific Plan of the City of Sacramento.
- 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 the public at large on the subject site.
- 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 City of Sacramento treatment plants have a design capacity of 75 mgd and that actual treated discharge averages 56 mgd. The discharge from the proposed project will not create a condition exceeding the design capacity.

APPROVED
BY THE CITY COUNCIL

JUL 15 1980

OFFICE OF THE
CITY CLERK

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.

H. In the matter of the requested subdivision modification, the Council determines as follows:

- a. That the property to be divided is of such size or shape, or is affected by such topographic conditions, or that there are such special circumstances or conditions affecting the property that it is impossible, impracticable or undesirable in the particular case to conform to the strict application of these regulations.

Fact: That it is undesirable to provide service connections to the proposed lots prior to obtaining building permits because it is difficult to determine the proper size of the service connection and it is undesirable to have inactive service lines.

- b. That cost to the subdivider of strict or literal compliance with the regulation is not the sole reason for granting the modification.

Fact: The City prefers not to have inactive service connections.

- c. That the modification will not be detrimental to the public health, safety, or welfare or be injurious to other properties in the vicinity.

Fact: The service connections will be provided at the time of obtaining building permits.

- d. That granting the modification is in accord with the intent and purpose of these regulations and is consistent with the General Plan and with all other applicable Specific Plans of the City.

Fact: The site is intended for commercial use, and the proposed development is consistent with this designation.

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 and Subdivision Modification be approved subject to the following conditions:
 - 1. The applicant shall provide standard subdivision improvements along Truxel Road and West El Camino Avenue pursuant to Section 40.811 of the Subdivision Ordinance. Bond and contract required prior to recordation.
 - 2. The applicant shall prepare a sewer and drainage study for the review and approval of the City Engineer prior to filing the final map; oversized extension required.
 - 3. The applicant shall place the following note on the final map: Water and sewer service connections do not exist between the main lines and lots 1 and 2. These services must be paid for and installed at the time of obtaining building permits.
 - 4. The applicant shall file the necessary segregation requests and fees to segregate existing assessments prior to filing the final map.
 - 5. Right-of-way study required for Truxel Road and West El Camino Avenue. Applicant shall dedicate a 60-foot half section for West El Camino and a 50-foot half section for Truxel Road and expanded intersection.
 - 6. Applicant shall provide for a bus shelter, and bike racks located approximately 150 feet east of the intersection of West El Camino Avenue and Truxel Road.
 - 7. Reciprocal access easement shall be provided between lots 1 and 2, and shall be indicated on final parcel map.
 - 8. The applicant shall provide for a six-foot high solid wall located on the southern and eastern property lines of Parcel 2. The wall materials and design shall be subject to the review and approval of the Planning Director.
 - 9. If unusual amounts of bone, stone or artifacts are uncovered, work within 50 meters of the area will cease immediately and a qualified archaeologist shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to less than significant effect before construction resumes.
 - 10. Provisions for both patron and employee bicycle parking shall be made as outlined in the staff evaluation.

MAYOR

ATTEST:

CITY CLERK

bw

SACRAMENTO CITY PLANNING COMMISSION

MEETING DATE June 12, 1980
 ITEM NO. 256 FILE NO. P-4634
M-

- GENERAL PLAN AMENDMENT
- COMMUNITY PLAN AMENDMENT
- REZONING
- SPECIAL PERMIT
- VARIANCE
- TENTATIVE MAP
- SUBDIVISION MODIFICATION
- EIR DETERMINATION
- OTHER _____

Recommendation:

- Favorable
- Unfavorable
- Petition
- Correspondence

LOCATION: NE corner of W. El. Camino Ave + Grand Rd.

PROPOSERS

NAME

ADDRESS

Robert House - 7700 Coloma Trail Drive, Sacramento

George Tsakopoulos - 300 Florin Road, Sacramento

OPPOSERS

NAME

ADDRESS

MOTION NO. 202

MOTION:

	YES	NO	MOTION	2ND
Augusta	✓		✓	
Flores	✓	✓		
Goodin	✓			
Hunter	✓	✓		
Larson	✓	✓		
Muraki	✓			✓
Simpson	✓	✓		
Silva	✓			
Fong	✓	✓		

- TO APPROVE
- TO DENY
- TO APPROVE SUBJECT TO COND. & BASED ON FINDINGS OF FACT IN STAFF REPORT
- INTENT TO APPROVE SUBJ. TO COND. & BASED ON FINDINGS OF FACT DUE _____
- TO RECOMMEND APPROVAL _____ & FORWARD TO CITY COUNCIL
- TO RATIFY NEGATIVE DECLARATION
- TO CONTINUE TO _____ MEETING
- OTHER _____

- EXHIBITS:
- A. Site Plan
 - B. Floor Plan
 - C. Elevation

STAFF REPORT AMENDED 6-12-80
CITY PLANNING COMMISSION

915 "I" STREET - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Morton & Pitalo, Inc., 1767 "J" Tribute Rd., Sacto., CA 95815				
OWNER	Tsakopolous Investments, 914-29th St., Sacramento, CA 95815				
PLANS BY	Morton & Pitalo, Inc., 1767 "J" Tribute Rd., Sacto., CA 95815				
FILING DATE	5-8-80	50 DAY CPC ACTION DATE		REPORT BY:	TM:bw
NEGATIVE DEC	6-2-80	EIR		ASSESSOR'S PCL. NO.	274-060-19

- APPLICATION:
1. Negative Declaration
 2. Plan review for 115,580 square foot shopping center in the Commercial/Shopping Center, SC-R zone
 3. Tentative Map
 4. Subdivision Modification to waive service connections

LOCATION: Southeast corner of West El Camino and Truxel Road

PROJECT INFORMATION:

General Plan Designation:	Commercial/Office
1978 South Natomas Community	
Plan Designation:	Commercial/Shopping Center
Existing Zoning of Site:	SC-R zone
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:

North:	Vacant
South:	Agricultural
East:	Agricultural
West:	Agricultural

Property Area:	9.59 acres
Topography:	Flat
Street Improvements:	To be provided
Utilities:	Available to site

Parcel 1

Parking Required:	14	Parking Provided:	20
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Parcel 2

Parking Required:	448	Parking Provided:	442
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Ratio Required:	1:250 sq. feet
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SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On May 28, 1980, by a vote of six ayes and three absent, the Committee recommended approval of the tentative map subject to the following conditions:

- a. The applicant shall provide standard subdivision improvements along Truxel Road and West El Camino Avenue pursuant to Sec. 40.811 of the Subdivision Ordinance. Bond and contract required prior to recordation.
- b. The applicant shall prepare a sewer and drainage study for the review and approval of the City Engineer prior to filing the final map; oversized extension required.

- c. The applicant shall place the following note on the final map: Water and sewer service connections do not exist between the main lines and lots 1 and 2. These services must be paid for and installed at the time of obtaining building permits.
- d. The applicant shall file the necessary segregation requests and fees to segregate existing assessments prior to filing the final map.
- e. Right-of-way study required for Truxel Road and West El Camino Avenue. Applicant shall dedicate a 60-foot half-section for West El Camino and a 50-foot half-section for Truxel Road and expanded intersection.
- f. Applicant shall provide for a bus shelter and bike racks located approximately 150 feet east of the intersection of West El Camino Avenue and Truxel Road.

STAFF EVALUATION: The South Natomas Community Plan provides for specific development guidelines for both Commercial and Office development. Those development criteria are as follows:

COMMERCIAL AND OFFICE DEVELOPMENT CRITERIA

All types of future commercial and office development considered for approval by the Planning Commission and City Council should contain the following specific development criteria where applicable:

1. Buffer/screening provisions on those sides of the development which are contiguous to residential property.
2. Limited ingress and egress onto streets.
3. Provisions which promote cross-site vehicular access between commercial activities rather than dependency on public streets.
4. Structures which are efficiently grouped and based on a common architectural theme that is in harmony with the surrounding area.
5. Adequate parking in areas which are carefully landscaped with trees and other vegetation to prevent monotony and to enhance the immediate environment. Parking in the rear of shopping centers is encouraged. Parking space requirements are subject to the Zoning Ordinance.
6. Provisions which facilitate the use of bicycles, walkways, and busses. These include, but are not limited to, bike racks and storage facilities for employees and patrons, bus shelters and benches.
7. All signs, either advertisement or identification types, that are harmonious with the structures and conform to the City Sign Ordinance.

8. Increased landscaped setbacks along major streets, including the use of earthen berms.
9. Service/trash areas that are not located adjacent to residential uses.

Based on these development guidelines, staff has the following concerns regarding the applicant's proposal:

1. The adjacent properties to both the east and south are residentially zoned. The site plan indicates a 4-foot wide landscaped planter along these interior property lines. Staff wishes to point out that a four-foot landscaped planter, is not sufficient to accommodate heavy landscaping which is needed to act as a buffer to future residential units. Staff therefore suggests that this landscape strip be increased to a minimum width of six feet and be intensely landscaped with shrubs and 15-gallon trees.
2. The site plan indicates a uniform 11-foot setback along West El Camino Avenue and Truxel Road for Parcel No. 2. In keeping with the South Natomas Development Criteria (Item 8) and with past setback requirements for similar developments, staff suggests that this setback area be increased to 25-feet and that the landscaping treatment include the use of berming. Staff suggests the berm be a minimum height of four feet.
3. The proposal does not include any provision for employee or patron bicycle parking. Staff suggests that bicycle racks be provided for patrons in a minimum of three locations in front of the shopping complex. Bike racks shall be shown on building plans and shall be provided prior to issuance of occupance permit. Staff also suggests that the applicant provide for secure employee bicycle parking in a visible central location.
4. Staff notes that the applicant has not provided for the truck unloading facilities as required by the City Zoning Ordinance. Staff requests that the applicant redesign the site plan to provide for the required loading facilities prior to the issuance of building permits.
5. Staff requests that the applicant submit a signage program for the subject site for the review and approval of the Planning Director prior to the issuance of building permits. Such signage shall be harmonious to the proposed structures and landscaping.

In addition to the comments generated by the development guidelines, staff has the following concerns:

- a. Parcel No. 1 does not have sufficient parking to meet the Zoning Ordinance requirements. To comply with the ordinance, staff suggests that the parcel line between parcels 1 and 2 be adjusted to meet the Zoning Ordinance requirements.

- b. Staff requests that the proposed drive-ins be eliminated for the following reasons:
 - (1) potential circulation problems resulting from queuing;
 - (2) pollution generation caused by waiting automobiles; and
 - (3) wasteful use of energy.
- c. Staff requests that the following landscaping guidelines be adhered to for this project:
 - (1) provide shading/heating of parking lot surfaces by using deciduous trees;
 - (2) staff requests that the traffic islands within the subject site be fully landscaped and maintained with live plant material.
- d. Staff supports the requested subdivision modification to waive service connections as these services will be paid for and installed at the time of obtaining building permits.
- e. Staff has reviewed the elevations of the proposed buildings and requests that any outside lighting on the rear portions of the structure be directed away from the adjacent properties.
- f. The elevations do not indicate a specific roof material; however, it appears that there are several different types that will be utilized. Staff suggests that a common roof type be used for the overall site in order to achieve a common architectural theme for the shopping complex.

ENVIRONMENTAL ASSESSMENT: The Environmental Coordinator has filed a Negative Declaration with the following mitigation measure:

If unusual amounts of bone, stone, or artifacts are uncovered, work within 50 meters of the area will cease immediately and a qualified archaeologist shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to less than significant effect before construction resumes.

STAFF RECOMMENDATION: Staff recommends the following actions:

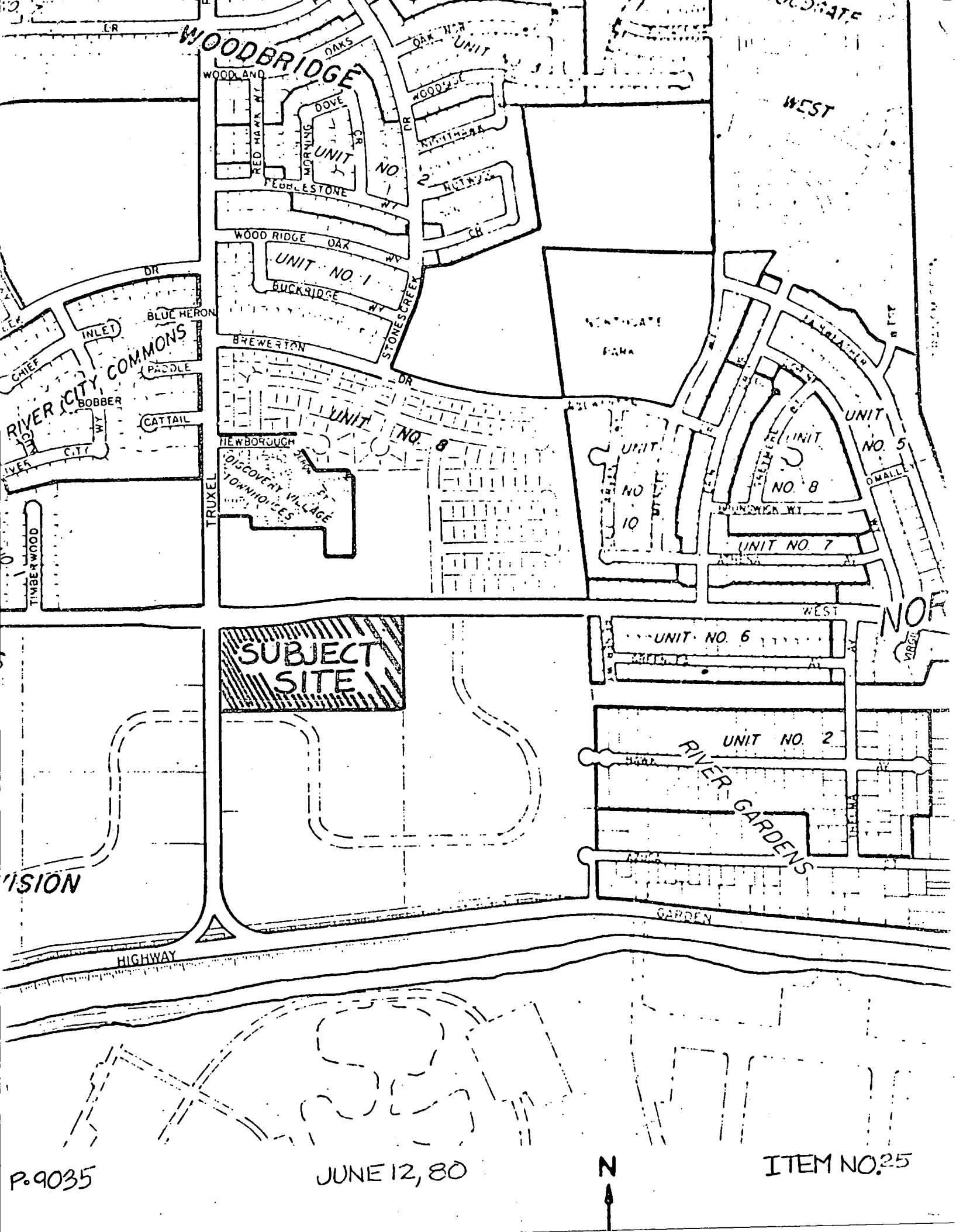
- 1. Ratification of the Conditional Negative Declaration;
- 2. Approval of the Site Plan Review subject to modifications which follow.
- 3. Approval of the Subdivision Modification to waive service connections.
- 4. Approval of the Tentative Map subject to the following conditions:
 - a. The applicant shall provide standard subdivision improvements along Truxel Road and West El Camino Avenue pursuant to Section 40.811 of the Subdivision Ordinance. Bond and contract required prior to recordation.

- b. The applicant shall prepare a sewer and drainage study for the review and approval of the City Engineer prior to filing the final map; oversized extension required.
- c. The applicant shall place the following note on the final map: Water and sewer service connections do not exist between the main lines and lots 1 and 2. These services must be paid for and installed at the time of obtaining building permits.
- d. The applicant shall file the necessary segregation requests and fees to segregate existing assessments prior to filing the final map.
- e. Right-of-way study required for Truxel Road and West El Camino Avenue. Applicant shall dedicate a 60-foot half section for West El Camino and a 50-foot half section for Truxel Road and expanded intersection.
- f. Applicant shall provide for a bus shelter, and bike racks located approximately 150 feet east of the intersection of West El Camino Avenue and Truxel Road.
- g. ~~Applicant shall readjust the parcel map to provide for the required on-site parking.~~ (CPC replaced with: Reciprocal access easement shall be provided between lots 1 & 2 and shall be indicated on final parcel map.)
- h. The applicant shall provide for a six-foot high solid wall located on the southern and eastern property lines of Parcel 2. The wall materials and design shall be subject to the review and approval of the Planning Director.
- i. If unusual amounts of bone, stone or artifacts are uncovered, work within 50 meters of the area will cease immediately and a qualified archaeologist shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to less than significant effect before construction resumes.
- j. Provisions for both patron and employee bicycle parking shall be made as outlined in the staff evaluation.

Site Plan Modifications:

- a. Applicant shall comply with the Zoning Ordinance requirements for truck loading and unloading requirements;
- b. The applicant shall eliminate the proposed drive-up windows *(deleted by CPC)*
- c. The applicant shall submit a revised site plan (prior to the issuance of building permits) to the Planning Director which incorporates the following changes:
 - (1) A 25-foot landscaped planter along West El Camino and Truxel Road. This planter shall be bermed to a height of four feet from the sidewalks or parking lot, whichever is higher;
 - (2) A six-foot planter adjacent to the interior property lines. This planter shall be landscaped with 15-gallon trees and shrubs.

- (3) All traffic islands shall be landscaped with trees;
- (4) The applicant shall submit a signage program for the review and approval of the Planning Director prior to the issuance of sign permits;
- (5) The lighting located on the rear of the parcel shall be directed away from the residentially zoned properties;
- (6) The applicant shall utilize energy efficient high pressure sodium lights throughout the project;
- (7) A common roof material (shake, tile, concrete) shall be used for all structures. *(deleted by CPC)*

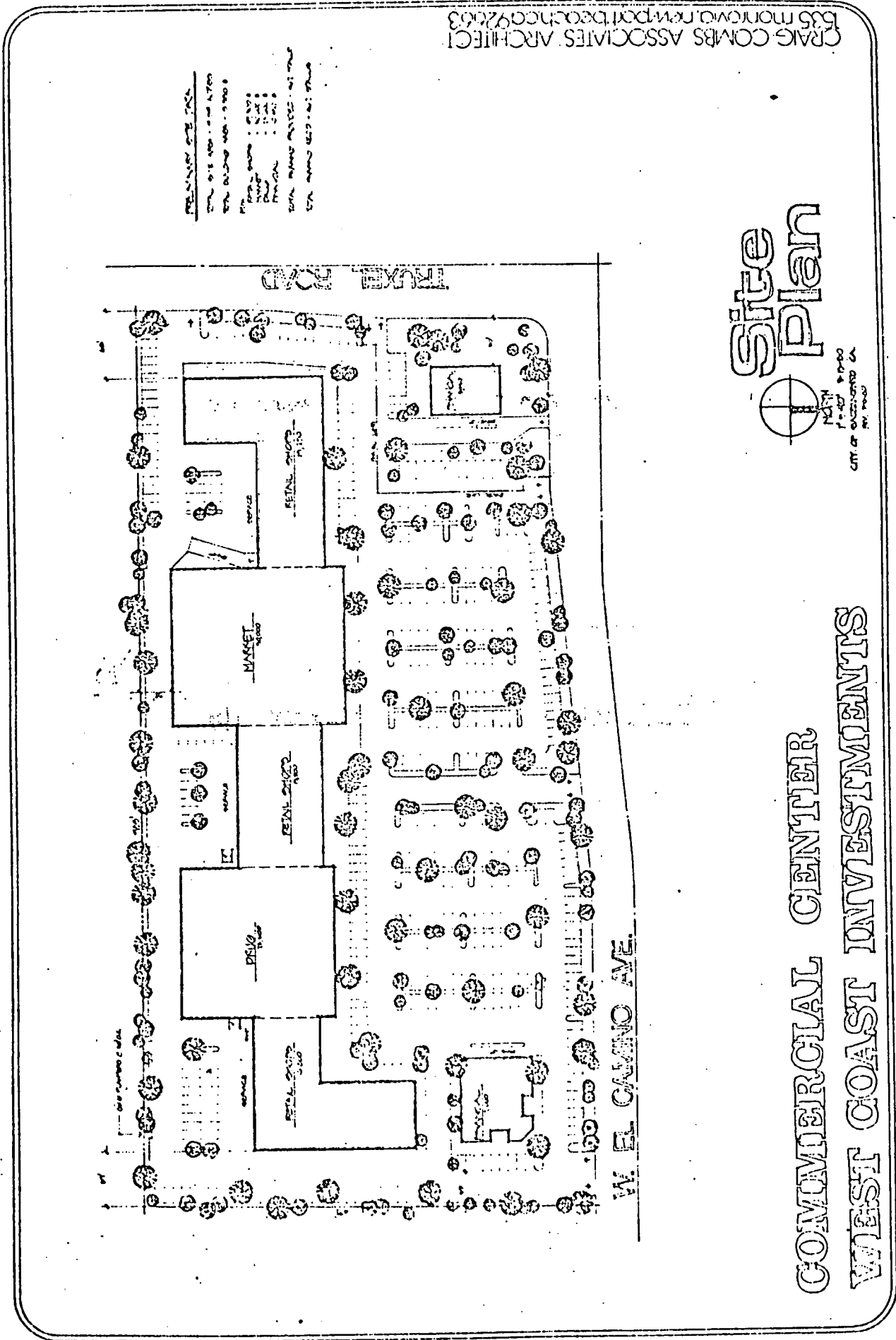


P. 9035

JUNE 12, 80



ITEM NO. 25



Site Plan



1" = 40' ± 0-00
 CITY OF OAKLAND, CA
 MAY 1980

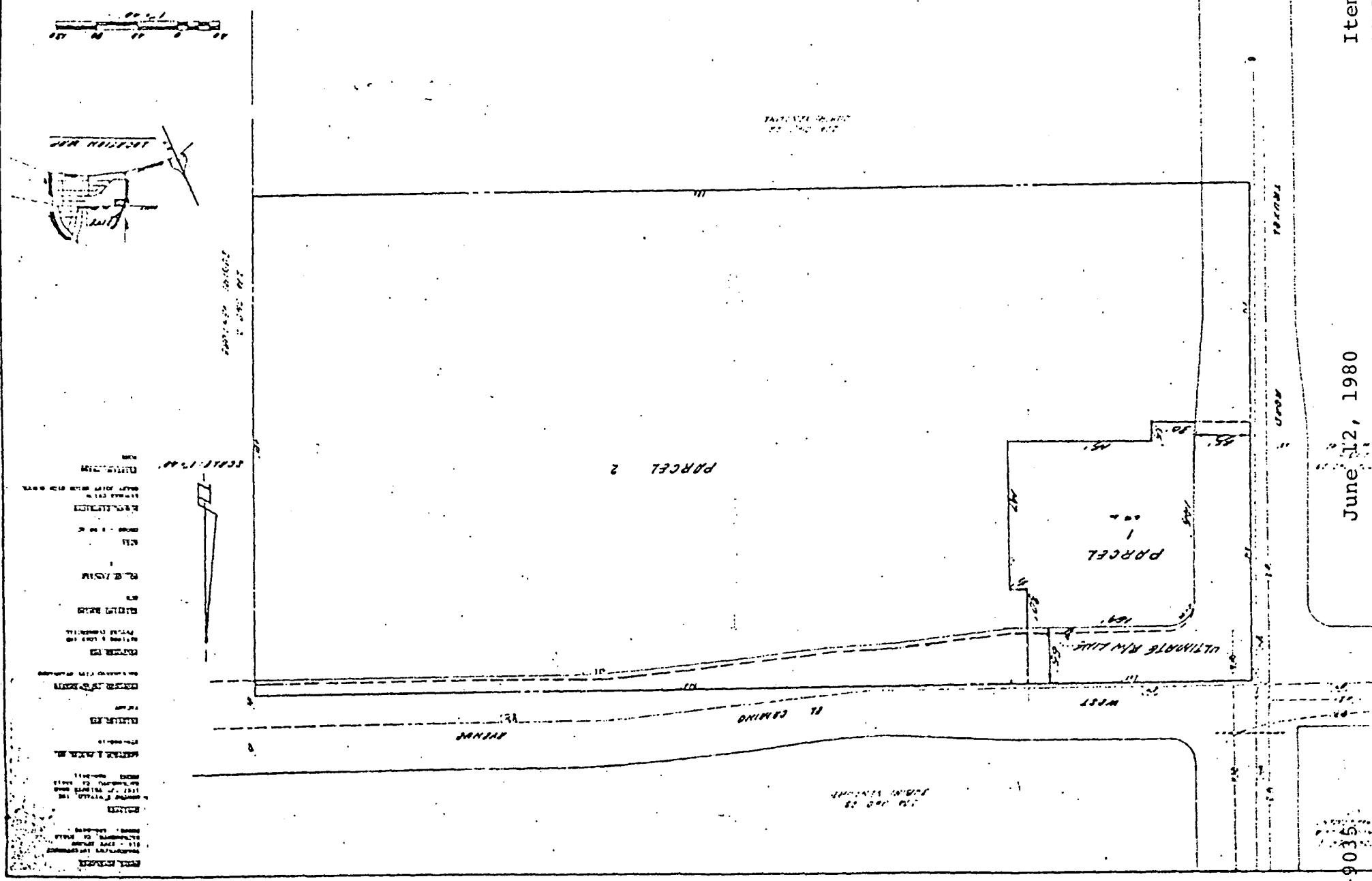
COMMERCIAL CENTER WEST COAST INVESTMENTS

W. EL CAMINO AVE.

PRELIMINARY SITE PLAN
 TOTAL AREA: 40,000 ± SQ. FT.
 TOTAL BUILDING AREA: 15,000 ± SQ. FT.
 TOTAL PARKING: 150 ± SPACES
 TOTAL TREES: 100 ± TREES
 TOTAL SHRUBS: 200 ± SHRUBS
 TOTAL LANDSCAPING: 10,000 ± SQ. FT.
 TOTAL FURNITURE: 100 ± PIECES
 TOTAL UTILITIES: 100 ± FEET
 TOTAL ELECTRICAL: 100 ± FEET
 TOTAL MECHANICAL: 100 ± FEET
 TOTAL PLUMBING: 100 ± FEET
 TOTAL PAINTING: 100 ± FEET
 TOTAL FINISHING: 100 ± FEET
 TOTAL CONSTRUCTION: 100 ± FEET

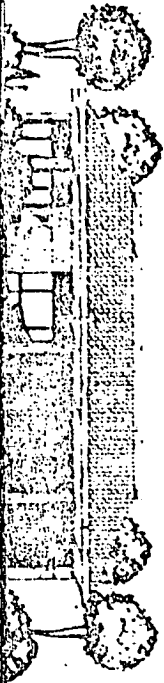
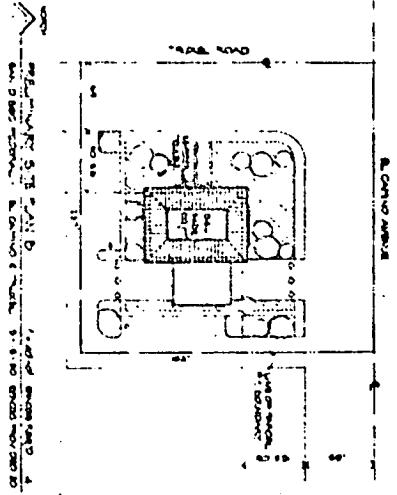
CRAIG COMBS ASSOCIATES, ARCHITECT
 635 MONTELEONE BLVD., BEACHING 92663

TITLE SHEET SHEET NO. 1 PROJECT NO. 1 DATE 1/1/80	CLIENT SE COR. W. EL CAMINO AND TRUXEL TRUXEL DEVELOPMENT CO.	ARCHITECT MORTON & PITALO, INC.	ENGINEER MORTON & PITALO, INC.	SCALE 1" = 100'	SHEET NO. 1 OF 1
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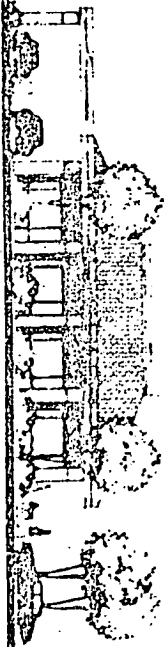


TITLE SHEET
 SHEET NO. 1
 PROJECT NO. 1
 DATE 1/1/80
 CLIENT
 SE COR. W. EL CAMINO AND TRUXEL
 TRUXEL DEVELOPMENT CO.
 ARCHITECT
 MORTON & PITALO, INC.
 ENGINEER
 MORTON & PITALO, INC.
 SCALE
 1" = 100'

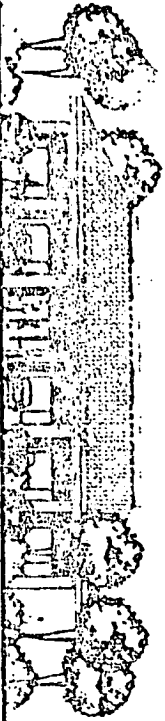
June 12, 1980



east



north




west



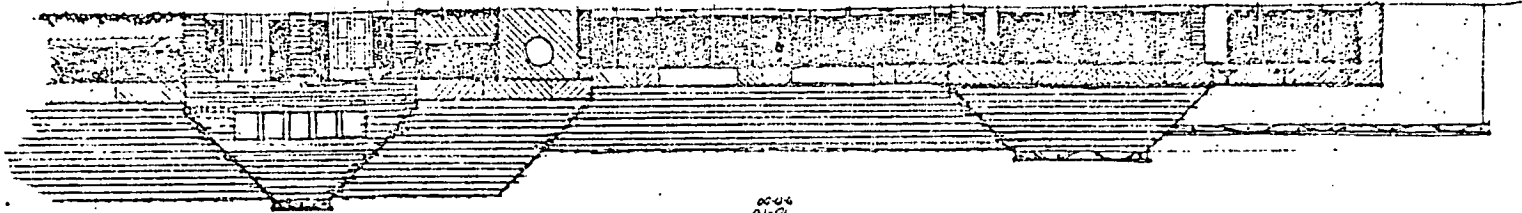
south

EL CAMINO & TRUXEL OFFICE
 SAN DIEGO FEDERAL SAVINGS

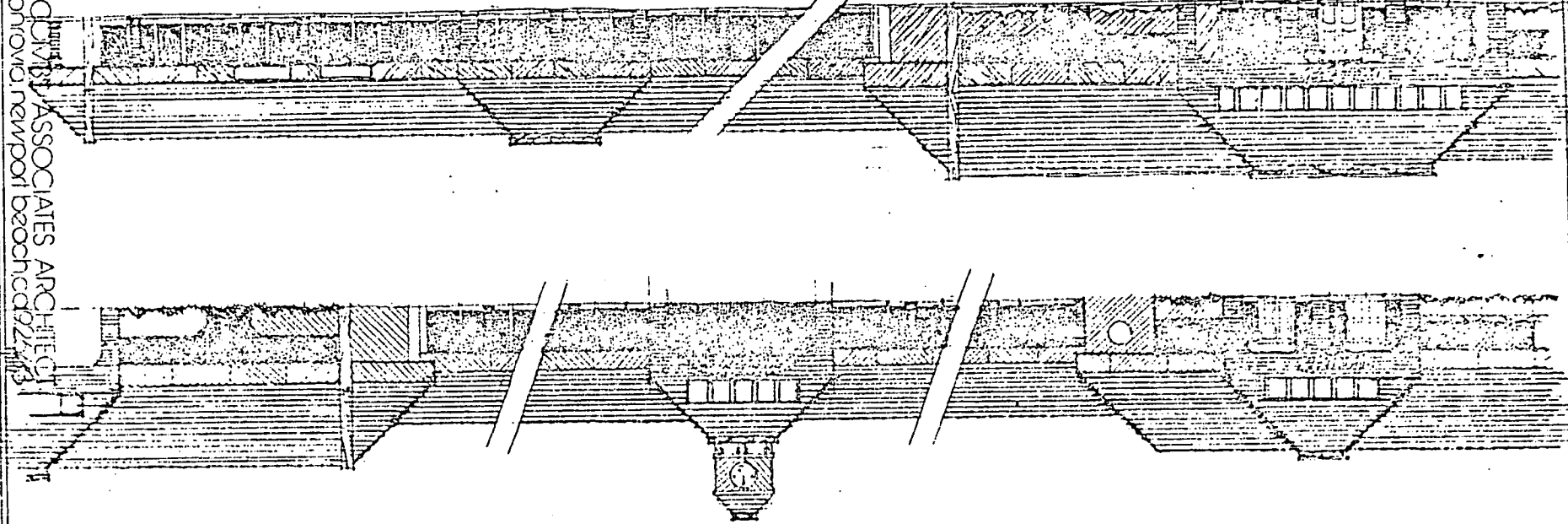
Krommerbosk, McKeown & Associates


**SAN DIEGO
 FEDERAL
 SAVINGS & LOAN
 ASSOCIATION**
 A MEMBER OF THE
 FEDERAL RESERVE SYSTEM

el camino ave. elevation

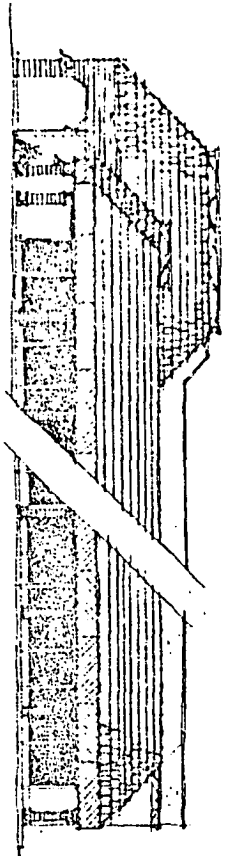


01-2
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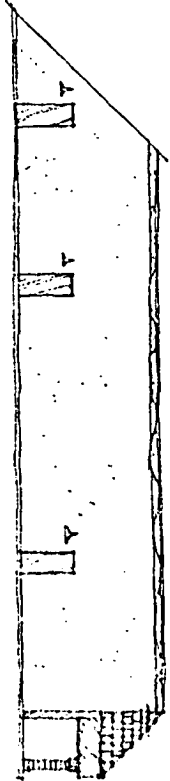


COMMERCIAL CENTER
WEST COAST INVESTMENTS

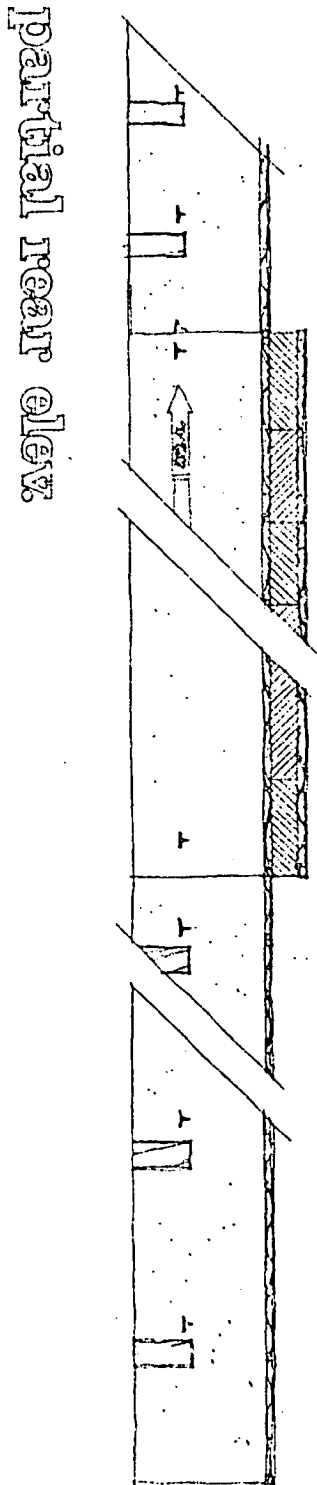
CRAIG CLIVETT ASSOCIATES ARCHITECTS
635 MONROVIA NEWPORT BEACH CA 92643



right elev.



left elev.



partial rear elev.

COMMERCIAL CENTER
 WEST COAST INVESTMENTS

3/8/80



CITY OF SACRAMENTO

OFFICE OF THE CITY CLERK
915 I STREET SACRAMENTO, CALIFORNIA 95814
CITY HALL ROOM 203 TELEPHONE (916) 449-5428

JACI PAPPAS
CITY CLERK
HUBERT F. ROGERS
CHIEF DEPUTY CITY CLERK

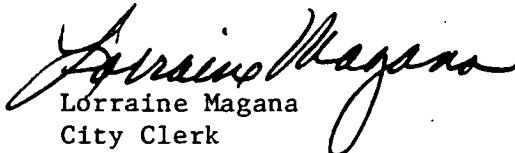
July 16, 1980

Tsakopolous Investments
914 29th Street
Sacramento, CA 95815

Gentlemen:

On July 15, 1980, the City Council adopted the enclosed certified resolution adopting Findings of Fact, approving request for Subdivision Modification and Tentative Map for property located at SE corner of West El Camino and Truxel Road (P-9035).

Sincerely,


Lorraine Magana
City Clerk

LM:sj

Encl.

cc: Morton & Pitalo, Inc.

Item No. 35