

P96-027 - Payless/Kragen Tentative Map

REQUEST: A. Tentative Map to subdivide 3.97± partially developed acres into 2 lots in the General Commercial (C-2) Zone located at 2419 and 2421 Del Paso Blvd..

LOCATION: 2419 and 2421 Del Paso Boulevard  
APN: 263-0252-021  
North Sacramento Community Plan Area  
North Sacramento Elementary School District  
Grant Joint Union High School District  
Council District 2

APPLICANT:	Wong and Associates/Timothy Wong (737-3369) 4111 82nd Street Sacramento, CA 95826
OWNER:	Northwestern Automotive Corporation P.O. Box 6030 Phoenix, AZ 85005
APPLICATION FILED:	March 21, 1996
STAFF CONTACT:	Hilary Perry, 264-5698

SUMMARY/RECOMMENDATION:

The Payless Drug store and Kragen Auto Supply store presently exist on a portion of the project site. The applicant is requesting the necessary entitlements to split the one existing parcel into two parcels. The proposed subdivision does not involve the development of any buildings at this time. It is the intent of the property owner to sell the small parcel that will be created as a result of the proposed project.

Staff recommends approval of the project. This recommendation is based on the fact that the subdivision is consistent with the Zoning Ordinance and General Plan and North Sacramento Community Plan land use designation.

**PROJECT INFORMATION:**

General Plan Designation:	Community/Neighborhood Commercial
Community Plan Designation:	Retail - General Commercial
Existing Land Use of Site:	Commercial
Existing Zoning of Site:	C-2

**Surrounding Land Use and Zoning:**

North: Commercial; C-2  
 South: Commercial; C-2  
 East: Commercial; C-2  
 West: Vacant; C-2

Total Lots Existing: 1  
 Number of Lots Proposed: 2  
 Lot Configuration:

	# of Lots	Acreage
Existing	1	3.97±
Proposed	2	3.50± + 0.462±

Property Dimensions:	Irregular
Property Area:	3.97± gross acres
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:

<b>Permit</b>	<b>Agency</b>
Final Map	Public Works, Development Services
Certificate of Compliance	Public Works, Development Services

**BACKGROUND INFORMATION:**

The applicant has indicated that the Northern Automotive Corporation, who is the parent company of Kragen, bought the site in order to remodel a vacant store front. The store now occupies a space that was at one time a Safeway market adjacent to the Payless Drug store. It is the intention of the Northern Automotive Corporation to sell the parcel that will be created as a result of this proposal. Development on this parcel will require either compliance with the Zoning Ordinance or will require the granting of entitlements from the Planning Commission.

Assuming General Commercial development, the development standards for the newly created parcel will be as follows:

Maximum Height: 45'

Required Parking: 1 space per 500 square feet of building

Setbacks:

Front (along the El Camino and Del Paso frontage) - 7.5' (Assuming a 15-26' high building)

Rear - (measured at the interior most corner and a minimum of 10' long) - 0'

Interior (along existing access easement) - 0'

\*\*It should be noted that the subject site does not meet the Zoning Ordinance definition of a corner lot, therefore, setbacks are measured in a unique way, as specified above.

**STAFF EVALUATION:****A. Policy Considerations**

The General Plan designates the subject site for Community/Neighborhood Commercial use and the North Sacramento Community Plan designates the site for Retail - General Commercial use. The proposed subdivision is consistent with the General Plan and the Community Plan.

Tentative Maps are required to be established within two years after such a permit is issued. After 2 years, if the map has not been recorded, an additional 2 year time extension can be requested. Granting of a Tentative Map time extension is subject to review and approval by the Planning Commission.

**B. Tentative Map Design**

Access to the site will be attained via an existing access easement off of El Camino Avenue. Should future development of the project site not meet City standards as per

the Zoning Ordinance or the City Code, additional entitlements will need to be requested by the applicant.

The design of any structures built on the parcel created as a result of this proposal will be subject to Design Review because the site is within the Del Paso Boulevard SPD. This review is required to ensure adequate design of the structures on the irregularly shaped lots, and would examine, but not be limited to, the following:

- Exterior building and roof materials
- Building height
- Compatibility with surrounding area
- Landscaping

#### PROJECT REVIEW PROCESS:

##### A. Environmental Determination

This project is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15315). The project is considered a minor land division that is in conformance with the General Plan and Zoning Ordinance designations. Utility service and access is provided to the subject site. The proposal is not anticipated to result in a significant physical impact upon the environment.

##### B. Public/Neighborhood Association Comments

The proposed project application packet was sent to the North Sacramento Congress of Neighborhoods. The surrounding land owners within a 500 foot radius of the project site were also notified of the project proposal. No comments were received either the neighbors or from the North Sacramento Congress of Neighborhoods.

##### C. Summary of Agency Comments

The proposal was routed to several City Departments and other agencies. The following summarizes the comments received:

###### 1. Public Works Department

The comments which are specifically listed as conditions in the Notice of

Decision address various easement requirements.

**D. Subdivision Review Committee Recommendation**

On June 5, 1996, the Subdivision Review Committee voted unanimously to recommend approval of the proposed Tentative Map subject to the conditions in the attached Tentative Map Notice of Decision.

**PROJECT APPROVAL PROCESS:**

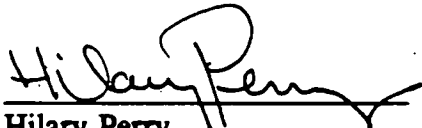
The Planning Commission has the authority to approve or deny the Tentative Map. The Planning Commission action may be appealed to the City Council. The appeal must occur within 10 days of the Planning Commission action.

**RECOMMENDATION:**

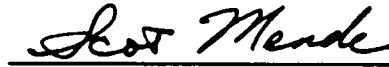
Staff recommends the Planning Commission take the following actions:

- A. Adopt the attached Notice of Decision approving the Tentative Map to subdivide 3.97± partially developed acres into 2 commercial lots.

Report Prepared By,

  
 Hilary Perry  
 Associate Planner

Report Reviewed By,

  
 Scot Mende  
 Senior Planner

**Attachments**

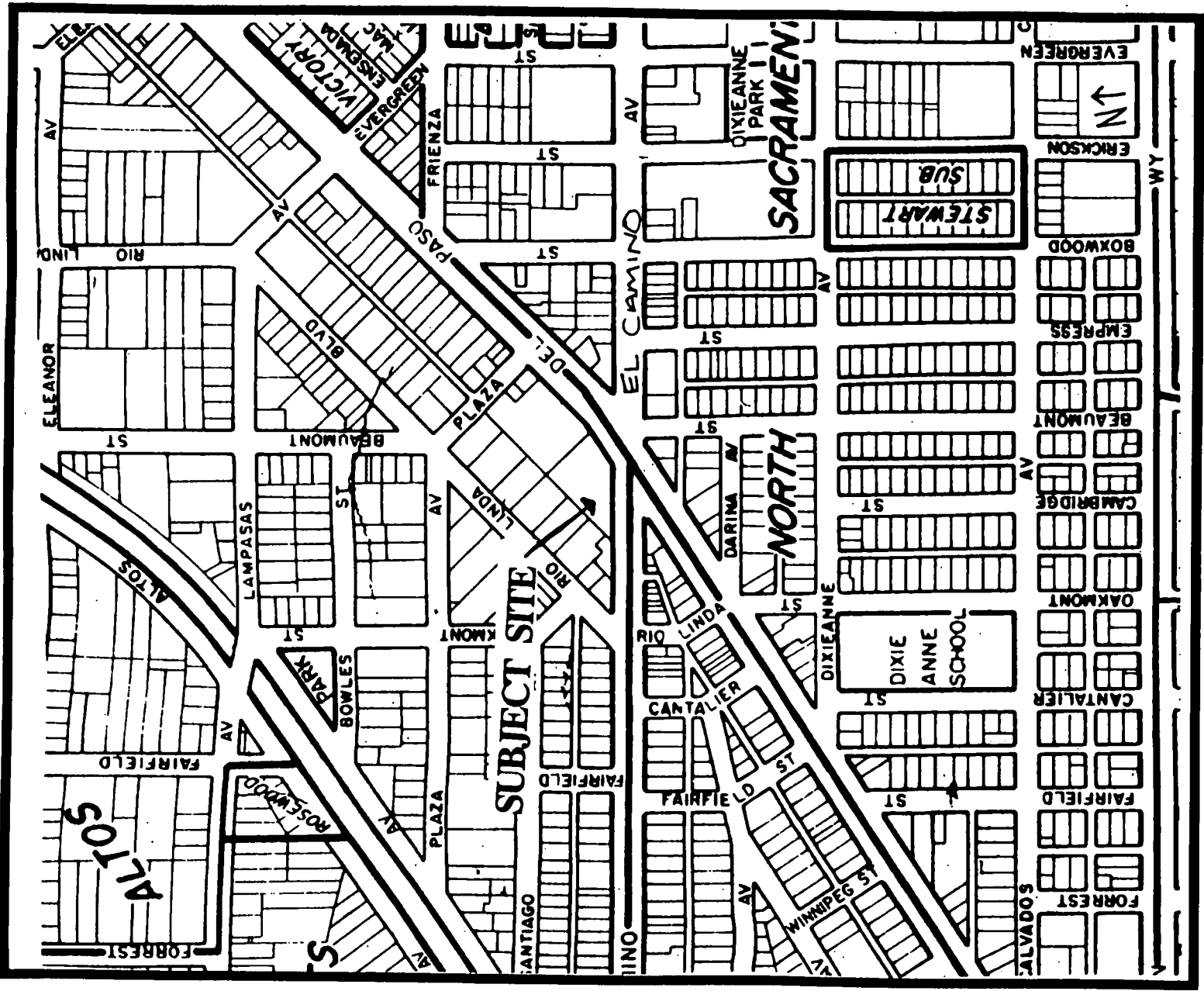
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|--------------|--|
| Attachment 1 | Vicinity Map                           |
| Attachment 2 | Land Use and Zoning Map                |
| Attachment 3 | Proposed Tentative Map                 |
| Attachment 4 | Notice of Decision and Finding of Fact |
| Exhibit 4-A  | Proposed Tentative Map                 |

ATTACHMENT 1

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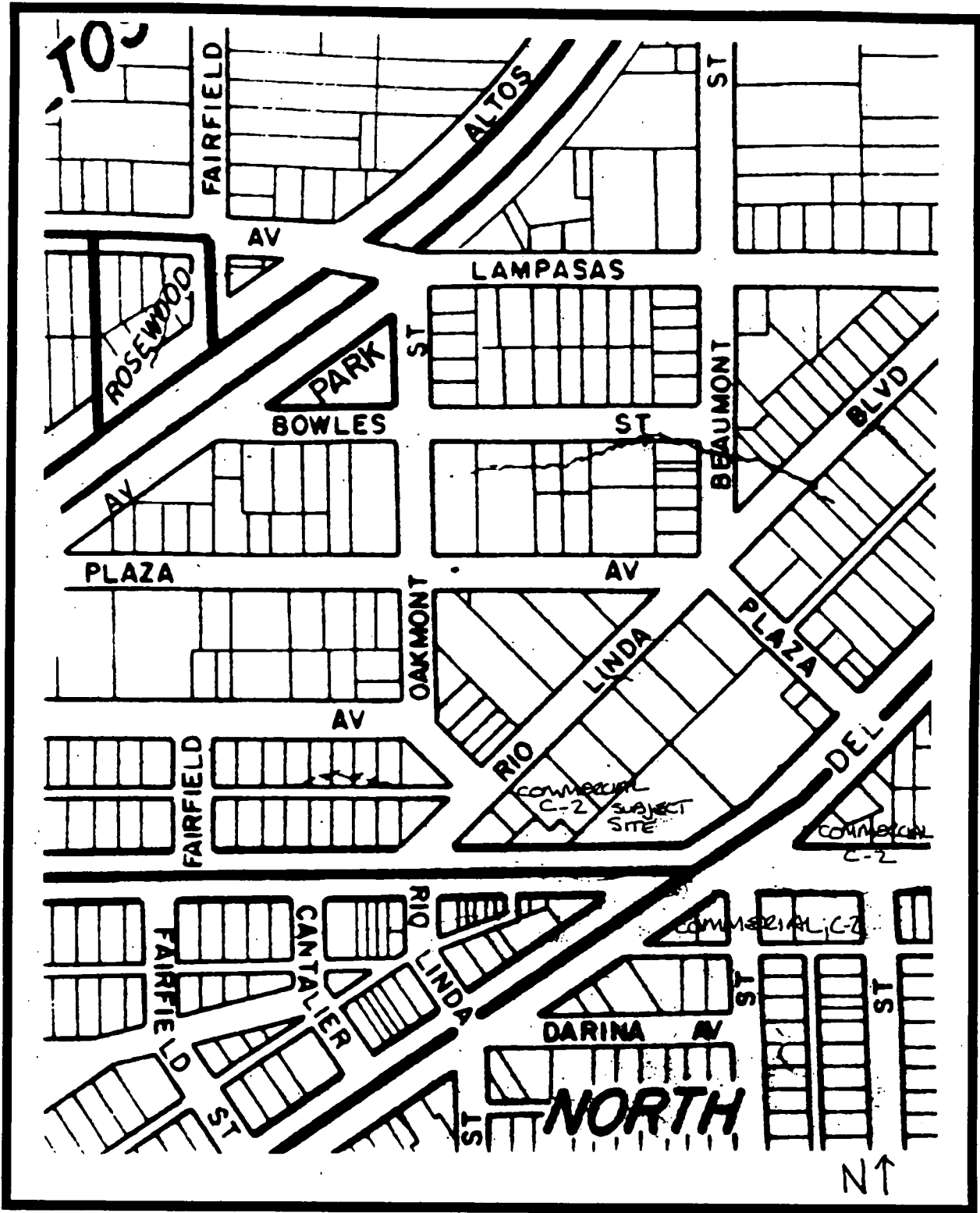
VICINITY MAP

ATTACHMENT 2

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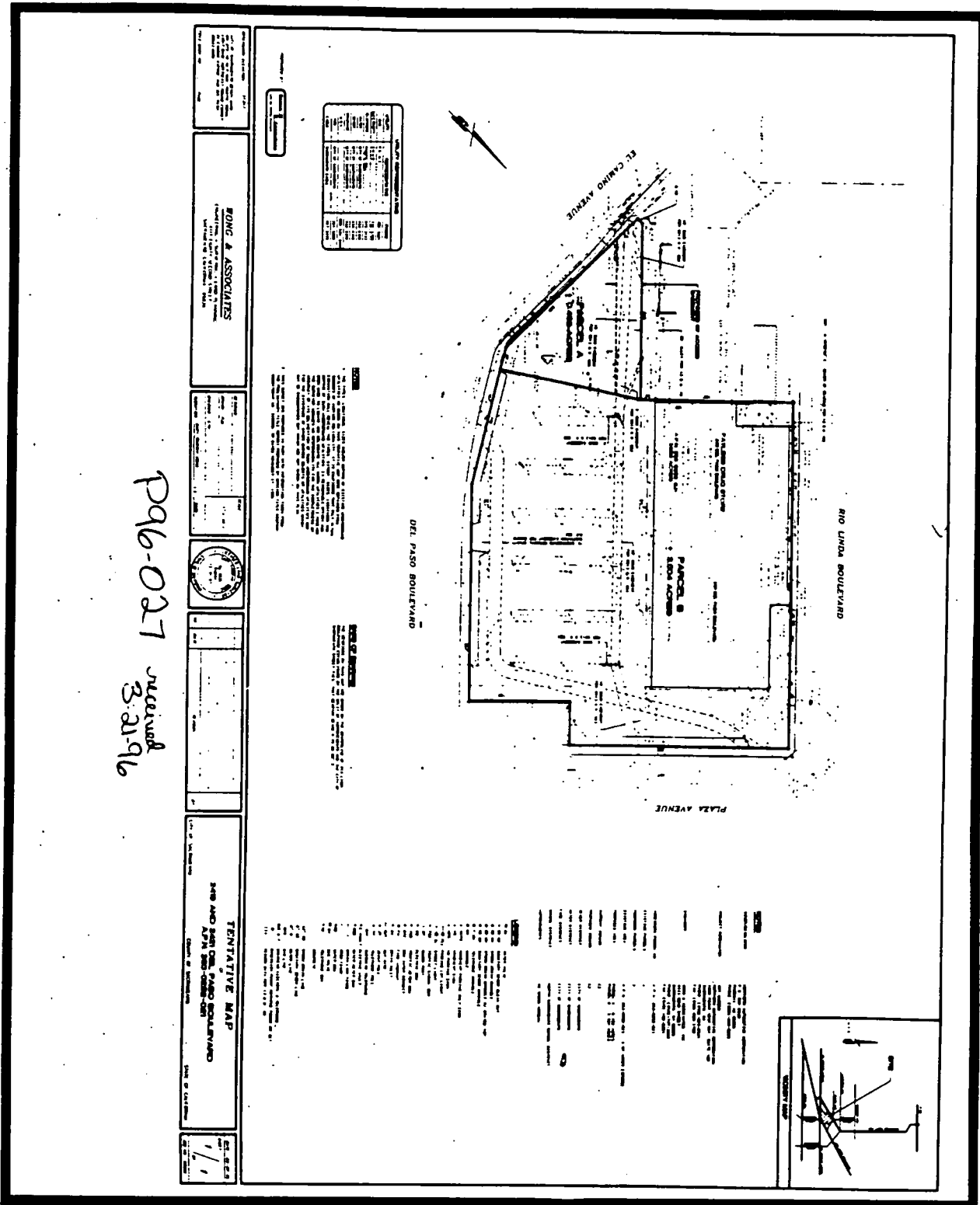
LAND USE AND ZONING MAP

ATTACHMENT 3

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3-21-96

PROPOSED TENTATIVE MAP



**NOTICE OF DECISION AND FINDINGS OF FACT FOR THE NORTHERN AUTOMOTIVE  
TENTATIVE MAP, LOCATED AT 2419 AND 2421 DEL PASO BLVD.  
SACRAMENTO, CALIFORNIA IN THE GENERAL COMMERCIAL (C-2) ZONE. (P96-027)**

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At the meeting of June 27, 1996, the City Planning Commission heard and considered evidence in the above entitled matter. Based on verbal and documentary evidence at said hearing, the Planning Commission took the following actions for the location listed above:

- A. Approved the Tentative Map to subdivide 3.97± partially developed acres into 2 lots in the General Commercial (C-2) Zone.

These actions were made based upon the following findings of fact and subject to the following conditions:

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**FINDINGS OF FACT**

- A. The Tentative Map to subdivide 3.97+ acres in the C-2 zone: The Tentative Map to subdivide one 3.97± acre lot into 2 lots is approved based upon to the following findings of fact:
1. The Tentative Map is consistent with the land use designations of the General Plan, and the North Sacramento Community Plan.
  2. The proposed lot split, together with the provisions for its design and improvement, is consistent with Chapter 40 of the City Code, which is a Specific Plan of the City.
  3. The proposed Tentative Map has been reviewed by the City Department of Public Works, Transportation Division. There were not objections to the Tentative Map request.

**CONDITIONS OF APPROVAL**

- A. The Tentative Map to allow the subdivision of one 3.97± acre lot into two lots is hereby approved subject to the following conditions of approval:

**Public Works Department**

The applicant shall satisfy each of the following conditions prior to filing the Final Map unless a different time for compliance is specifically stated in this condition:

- A1. Dedicate a 15 foot wide sewer easement, or verify one exists for the 8 inch sewer main that is located where the alley previously existed. This easement shall be to the satisfaction of the Department of Utilities.
- A2. Show all existing easements;
- A3. Show reciprocal drainage easements on Final Map. Place a note on the Final Map: Private reciprocal easements shown hereon shall be dedicated with the sale of each parcel;
- A4. Show reciprocal ingress, egress and parking easements on Final Map. Place a note on the Final Map: Private reciprocal easements shown hereon shall be dedicated with the sale of each parcel;

**ADVISORY NOTES:**

The following advisory notes are informational in nature and are not a requirement of this Tentative Map:

- A5. Applicant may file a Certificate of Compliance in lieu of a Final Map to record this lot split if no Subdivision Improvement Agreement is required;
- A6. Provide a separate domestic water service and sewer service to Parcel A at the time of Building Permit;
- A7. Notice: Property to be subdivided in accordance with this map may be subject to flooding. Interested parties should ascertain whether and to what extent such flooding may occur. The applicable base flood elevations for the property should be reviewed. Base flood elevations are contained on the Preliminary Flood Insurance Rate Maps for the City of Sacramento, dated November 9, 1992, available for review at the City of Sacramento Permit Assistance Center, 1231 I Street, Room 200;

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CHAIRPERSON

ATTEST:

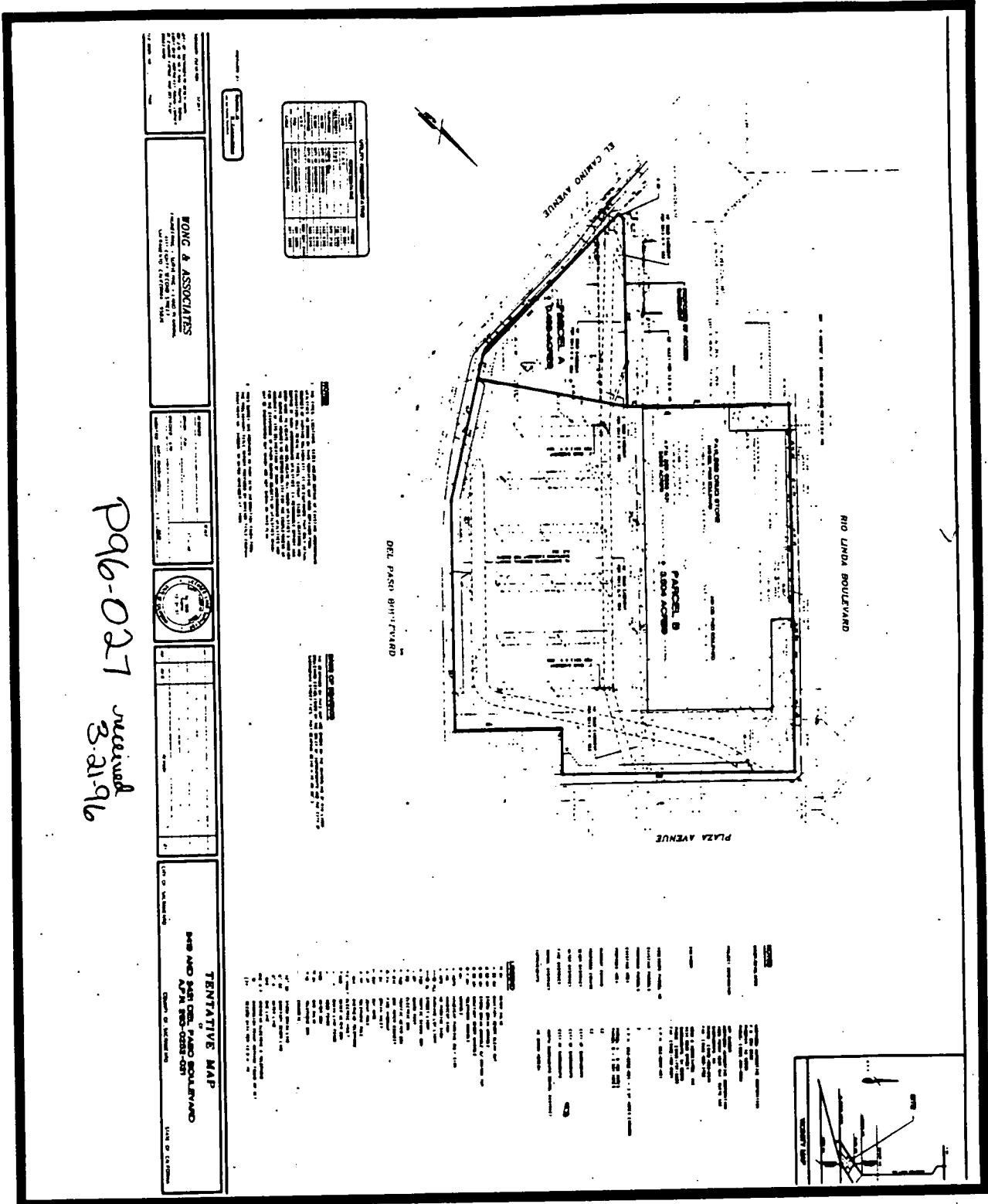
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SECRETARY TO CITY PLANNING COMMISSION

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DATE (P96-027)

Exhibit 4-A Proposed Tentative Map



P96-027 received  
3.21.96

PROPOSED TENTATIVE MAP