



APPROVED
BY THE CITY COUNCIL

JUN 15 1999

OFFICE OF THE
CITY CLERK

3.5

DEPARTMENT OF
NEIGHBORHOODS, PLANNING,
DEVELOPMENT SERVICES
DEPARTMENT

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
ROOM 300
SACRAMENTO, CA
95814-2998

PLANNING
916-264-5381
FAX 916-264-5328

June 8, 1999

City Council
Sacramento, CA.

Honorable Members In Session:

**SUBJECT: VARIOUS ENTITLEMENTS TO AMEND THE SOUTH SACRAMENTO
COMMUNITY PLAN DESIGNATION AND REZONE PROPERTY FOR A RITE
AID DRIVE-UP PHARMACY (P97-127)**

LOCATION/COUNCIL DISTRICT: Southwest corner of Fruitridge Rd. & Stockton Blvd. in the
South Sacramento Community Plan Area;
D6

RECOMMENDATION: City Planning staff and the Planning Commission recommend the following
actions

- A. Ratify the Negative Declaration;
- B. Adopt the attached Resolution approving the Mitigation Monitoring Plan;
- C. Adopt the attached Resolution amending the South Sacramento Community Plan for 0.69±
acres from Residential 11-29 du/na to General Commercial; and;
- D. Adopt the attached Ordinance approving the Rezone of 0.34± vacant acres from Multi-
Family (R-3) to General Commercial (C-2) zone.

CONTACT PERSONS: Barbara Wendt, Senior Planner 264-5935
Bridgette Williams, Associate Planner, 264-5000

FOR COUNCIL MEETING OF: June 15, 1999 - Afternoon Session

SUMMARY: This is a request to Amend 0.69± acres in the South Sacramento Community Plan from Residential 11-29 du/na to General Commercial and Rezone 0.34± acres from Multi-Family (R-3) zone to General Commercial (C-2). The applicant is proposing development of a 16,320 square feet Rite Aid Pharmacy store with a drive-up service. A portion of the site (1.03 ± acres total {0.34+ 0.69}) is currently



zoned and designated for multi-family and residential, respectively. The property must be rezoned and redesignated for commercial development in order to construct the drive-thru pharmacy. The City Planning Commission and Planning staff recommend approval of the Amendment and Rezone request.

VOTE OF PLANNING COMMISSION: On March 25, 1999, the Planning Commission voted 8-0 to recommend approval of the Plan Amendment and Rezone. A Special Permit to allow a drive-up window for the proposed Rite Aid Pharmacy and a Lot Line Merger to merge nine parcels into one lot was approved by the City Planning Commission. The Rite Aid Pharmacy is allowed by right in the General Commercial (C-2) zone. The drive-up service facility window is allowed in the C-2 zone (or any zone) with approval of a Special Permit.

BACKGROUND INFORMATION: The overall site consists of nine partially developed parcels totally 1.65± acres in the R-3 and C-2 zones. The South Sacramento Community Plan designates a portion (0.69 ± acres - 6 parcels) of the site for Residential 11-29 du/na and the remainder (0.9± acres - 3 parcels) for General Commercial. Two four-plex units are presently located on a portion of the property currently designated for Residential 11-29 du/na. These four-plex units will be demolished prior to construction of the Rite Aid facility. The applicant is proposing to amend the six parcels from residential to commercial. The amendment is proposed in conjunction with the Rezone request in order to develop the Rite Aid facility on one parcel with a consistent land use designation. The attached exhibit illustrates those parcels proposed for new land use designations. The Plan Amendment will be in keeping with the surrounding land uses and zoning along both Fruitridge Road and Stockton Boulevard. A Plan Amendment will also bring the six parcels into conformance with the adjoining commercial property and proposed zoning.

The site is in an area that is planned and designated for commercial land uses along Fruitridge Road and Stockton Boulevard as reflected in the South Sacramento Community Plan. As described above, a total of nine parcels make up the 1.65± acre site. The applicant is proposing to Rezone three of the nine parcels from R-3 to C-2 to match the six commercially zoned parcels (see attached Exhibit). The two-four plex apartment units, to be demolished, are currently located on R-3 zoned parcels. Rezoning the subject parcels will not significantly impact the adjacent residential neighborhood in that: 1) a six foot high decorative masonry wall be constructed between the proposed Rite Aid Pharmacy site and an existing apartment complex; 2) ingress and egress onto the site will be limited to one driveway from the residential street (Young Street) to discourage increased commercial traffic into the neighborhood; 3) the drive-up service window will be setback approximately 55 feet from the residential street; 4) the Rezone will not alter the existing residential character fronting onto Young Street; 5) development on the entire site will help revitalize a vacant corner and help strengthen the residential and commercial activity in the area; and 5) the Rezone will be consistent with the Community Plan land use designation for the entire site. Staff, therefore, supports the proposed Plan Amendment and Rezone.

FINANCIAL CONSIDERATIONS: None.

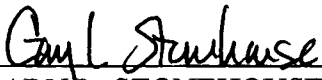
ENVIRONMENTAL CONSIDERATIONS: A Negative Declaration (with mitigation - traffic) was prepared for the project. In compliance with Section 15070(B)1 of the California Environmental Quality Act Guidelines, the applicant has incorporated mandatory mitigation measures into the project plans to

avoid identified impacts or to mitigate such impacts to a point where clearly no significant impacts will occur. The mitigation measures relative to traffic are listed in the attached Mitigation Monitoring Plan.

POLICY CONSIDERATIONS: The proposal is consistent with the General Plan and South Sacramento Community Plan land use designations and policies. Policy language in both plans promotes the re-use and revitalization of existing developed areas to prevent blight, with special emphasis on commercial and industrial districts and new employment opportunities. Commercial improvement would be the consolidation of the lots for development of the Rite Aid facility and residential improvement would be indirect, in that, the immediate neighborhood improves with the elimination of a blighted corner.


ESBD CONSIDERATION: None.

Respectfully Submitted,



GARYL. STONEHOUSE
Planning Director

FOR CITY COUNCIL INFORMATION:
ROBERT P. THOMAS
City Manager

APPROVED:


JACK CRIST, DEPUTY CITY MANAGER
Neighborhoods, Planning and Development
Services Department

- Attachments:
- A. Resolution Adopting Mitigation Monitoring Plan
 - B. Resolution Adopting Plan Amendment
 - C. Ordinance Approving the Rezone

APPROVED
BY THE CITY COUNCIL

RESOLUTION NO. 99-317

JUN 15 1999

ADOPTED BY THE SACRAMENTO CITY COUNCIL

OFFICE OF THE
CITY CLERK

ON DATE OF _____

MITIGATION MONITORING PLAN FOR P97-127 FOR AN AMENDMENT OF THE SOUTH SACRAMENTO COMMUNITY PLAN OF 0.69± ACRES FROM RESIDENTIAL 11-29 DU/NA TO GENERAL COMMERCIAL AND A REZONE OF 0.34± ACRES FROM MULTI-FAMILY (R-3) TO A GENERAL COMMERCIAL (C-2) ZONE FOR THE RITE AID PHARMACY WITH A DRIVE-UP WINDOW LOCATED AT THE SOUTHWEST CORNER OF FRUITRIDGE ROAD & STOCKTON BOULEVARD IN THE SOUTH SACRAMENTO COMMUNITY PLAN AREA. (APN:#026-0072-001,003,012-018) (P97-127)

WHEREAS, the City Council held a public hearing to review the above described project;

WHEREAS, the above described project has been given a Negative Declaration by the Environmental Coordinator; and

WHEREAS, the proposed Negative Declaration finds that the proposed project will not have a significant effect on the environment because mitigation measures have been added to the project; and

WHEREAS, 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; and

WHEREAS, the applicant for the project has agreed to the provisions of the Mitigation Monitoring Plan as indicated on the Agreement contained in the attached Mitigation Monitoring Plan.

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SACRAMENTO THAT:

1. The Mitigation Monitoring Plan for the Rite Aide Pharmacy (P97-127) project be approved and adopted as shown in the attached Mitigation Monitoring Plan dated January 29, 1999.

MAYOR

ATTEST:

CITY CLERK

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

Recording
Not
Required

-
-
-
-
-

MITIGATION MONITORING PLAN

FOR

Rite Aid Pharmacy w/Drive-up Window P97-127

Type of Environmental Document:
Negative Declaration

Prepared By:
City of Sacramento Environmental Services Division
January 29, 1999

Adopted By:
City of Sacramento, City Council

Date:

Mayor

Attest:

City Clerk

CITY OF SACRAMENTO

MITIGATION MONITORING PLAN

This Mitigation Monitoring Plan has been required and prepared by the Department of Planning and Development, Environmental Services Division, 1231 I Street, Suite 301, Sacramento, CA 95814, (916) 264-7037, pursuant to California Environmental Quality Act Guidelines Section 21081.

SECTION 1: PROJECT IDENTIFICATION

Project Name / File Number: Rite Aid Pharmacy w/drive-up window P97-127
Applicant- Name: Linda Budge
Address: 9571 Mira Del Rio
Sacto. CA 95827

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

Southwest Corner of Stockton Boulevard and Fruitridge Road

SECTION 2: GENERAL INFORMATION

The project as approved includes mitigation measures placed on traffic. The intent of the Plan 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 this Plan shall be funded by the owner/developer represented by the applicant above.

The applicant is proposing a Community Plan Amendment and Rezone to redesignate and rezone property from residential to commercial for a Rite Aid Pharmacy with a drive-up service window on 1.65± acres in the South Sacramento Community Plan (SSCP) area.

SECTION 3: PLAN CONTENTS

Transportation/Circulation

Mitigation Measure

At the present time, the vacant restaurant and bar is at the eastern end of a row of commercial establishments located along the south side of Fruitridge Road. Between Fruitridge Road and the buildings, there is a narrow driveway/parking area. This area is presently accessed via two curb cuts, located just east of 53rd Street and at the vacant restaurant and bar. To maintain access to the narrow driveway/parking area, the easterly curb cut shall be replaced as shown on the attached

Figure 10. Also, the project shall construct a physical barrier to prevent direct movement between the project parcel and the existing narrow driveway/parking area.

ENTITY RESPONSIBLE FOR ENSURING COMPLIANCE

Department of Planning and Development, City of Sacramento
Department of Public Works, City of Sacramento

MONITORING PROGRAM

All street improvements shall be reviewed and approved by the Department of Public Works prior to issuance of any building permit for development on the site.

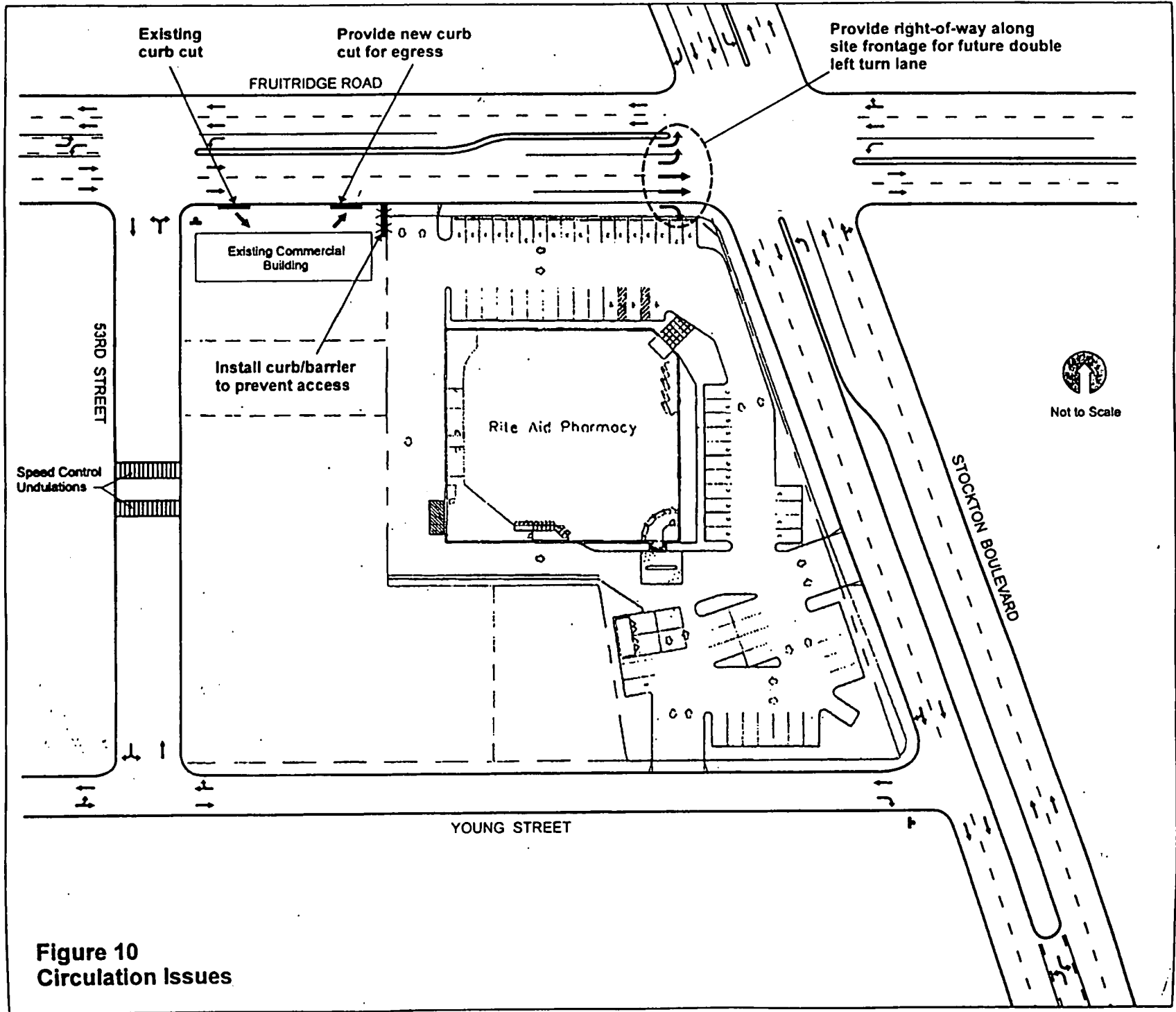


Figure 10
Circulation Issues

6

APPROVED
BY THE CITY COUNCIL

JUN 15 1999

OFFICE OF THE
CITY CLERK

RESOLUTION NO. 99-318

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

RESOLUTION TO AMEND THE SOUTH SACRAMENTO COMMUNITY PLAN FOR 0.69+ ACRES FROM RESIDENTIAL 11-29 DU/NA TO GENERAL COMMERCIAL LOCATED AT THE SOUTHWEST CORNER OF FRUITRIDGE RD. & STOCKTON BLVD. (RITE AID DRIVE-THRU FACILITY) (P97-127); (APN: 026-0072-003,012 - 016)

WHEREAS, the City Council conducted a public hearing on _____ concerning the above plan amendment and based on documentary and oral evidence submitted at the public hearing, the Council hereby finds:

1. The proposed plan amendment is compatible with the surrounding uses;
2. The subject site is suitable for General Commercial uses;
3. The proposal is consistent with the policies of the City's General Plan and South Sacramento Community Plan.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Sacramento that the area described on the attached Exhibit is hereby designated on the South Sacramento Community Plan as General Commercial.

MAYOR

ATTEST:

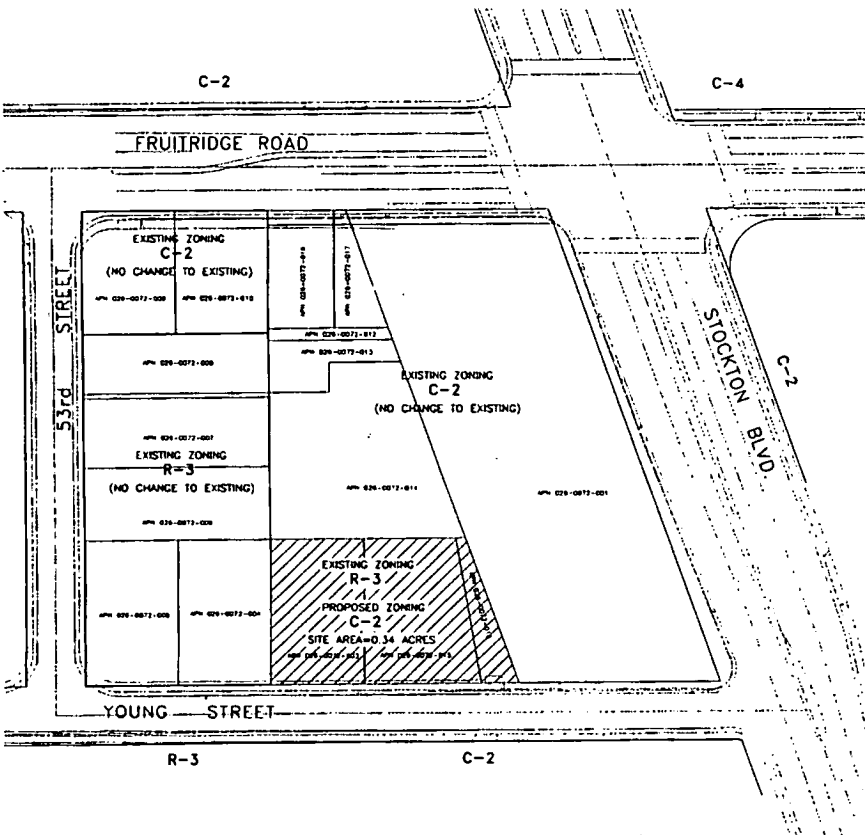
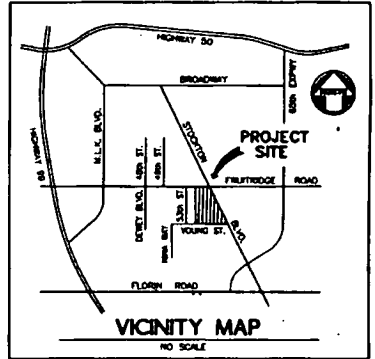
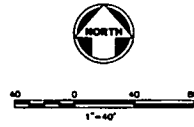
CITY CLERK

P97-127 - Amendment Exhibit

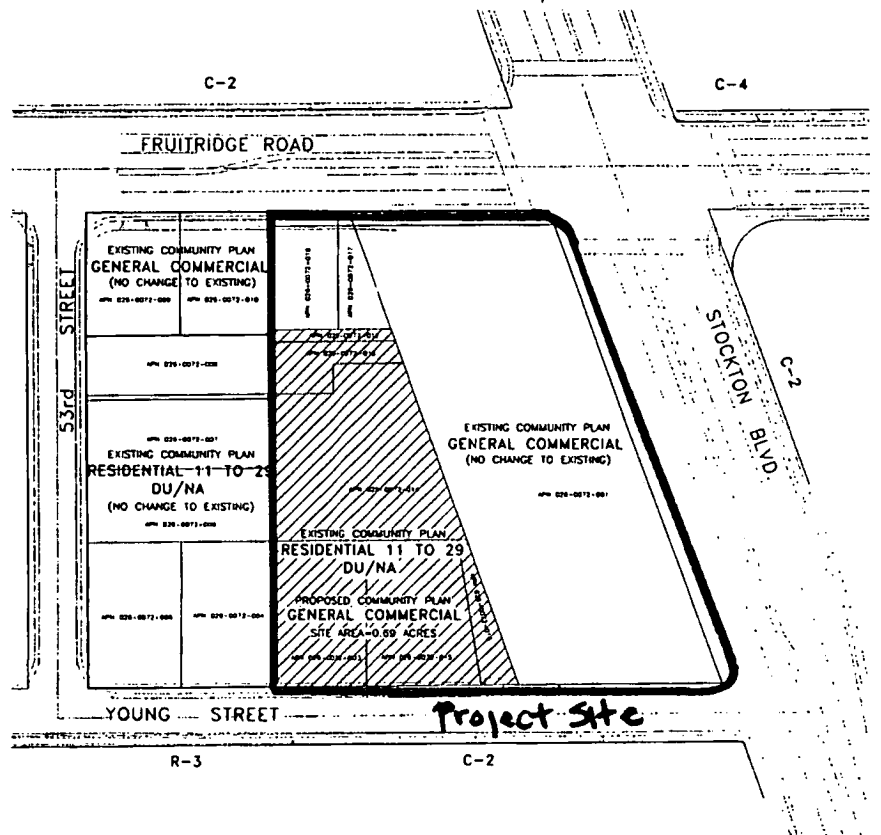
FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____



REZONE



COMMUNITY PLAN AMENDMENT

STOCKTON & FRUITRIDGE
CITY OF SACRAMENTO
STORE #6074

PSOMAS
Professional Services
1111 17th St., Suite 200
Sacramento, CA 95811
916-441-1100

STOCKTON BLVD. & FRUITRIDGE RD.
CITY OF SACRAMENTO

REZONE & COMMUNITY PLAN AMENDMENT EXHIBIT

Rite Aid CORPORATION
1000 RITE AID CENTER
SACRAMENTO, CA 95811



DATE: 1/2/04 SCALE: 1"=40'
PROJECT NO: SAC0104
EX1

APPROVED
BY THE CITY COUNCIL

ORDINANCE NO. 99-034

JUN 15 1999

ADOPTED BY THE SACRAMENTO CITY COUNCIL

OFFICE OF THE
CITY CLERK

ON DATE OF _____

ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED BY REZONING PROPERTY LOCATED AT SOUTHWEST CORNER OF FRUITRIDGE RD. & STOCKTON BLVD. IN THE C-2 ZONE; (P97-127); (APN: 027-0072-003,015,016)

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

SECTION 1

The territory described in the attached exhibit which is in the Multi-Family (R-3) zone established by Ordinance No. 2550, Fourth Series, as amended, is hereby removed from said zone (R-3) and placed in the General Commercial (C-2) zone.

This action rezoning the property described in the attached exhibit is adopted subject to the following conditions and stipulations:

- a. A material consideration in the decision of the Planning Commission to recommend and the City Council to approve rezoning of the applicant's property is the development plans and representation submitted by the applicant in support of this request. It is believed said plan and representation are an integral part of such proposal and should continue to be the development program for the property.
- b. The applicant shall comply with the Mitigation Monitoring Plan and mitigation measures in the Negative Declaration on file at the Planning Division of the Neighborhoods, Planning and Development Services Department.
- c. If an application for a building permit or other construction permit is filed for said parcel which is not in conformity with the proposed development plans and representation submitted by the applicant and as approved by the Planning Commission on 3/25/99, on file in the office of the Planning Division, or any provision or modification thereof as subsequently reviewed and approved by the Planning Commission, no such permit shall be issued, and the Planning Division shall report the matter to the Planning Commission as provided for in Ordinance No. 3201, Fourth Series.

FOR CITY CLERK USE ONLY

ORDINANCE NO.: _____

DATE ADOPTED: _____

SECTION 2

The City Clerk of the City of Sacramento is hereby directed to amend the maps which are a part of said Ordinance No. 2550, Fourth Series, to conform to the provisions of this Ordinance.

DATE PASSED FOR PUBLICATION:

DATE ENACTED:

DATE EFFECTIVE:

MAYOR

ATTEST:

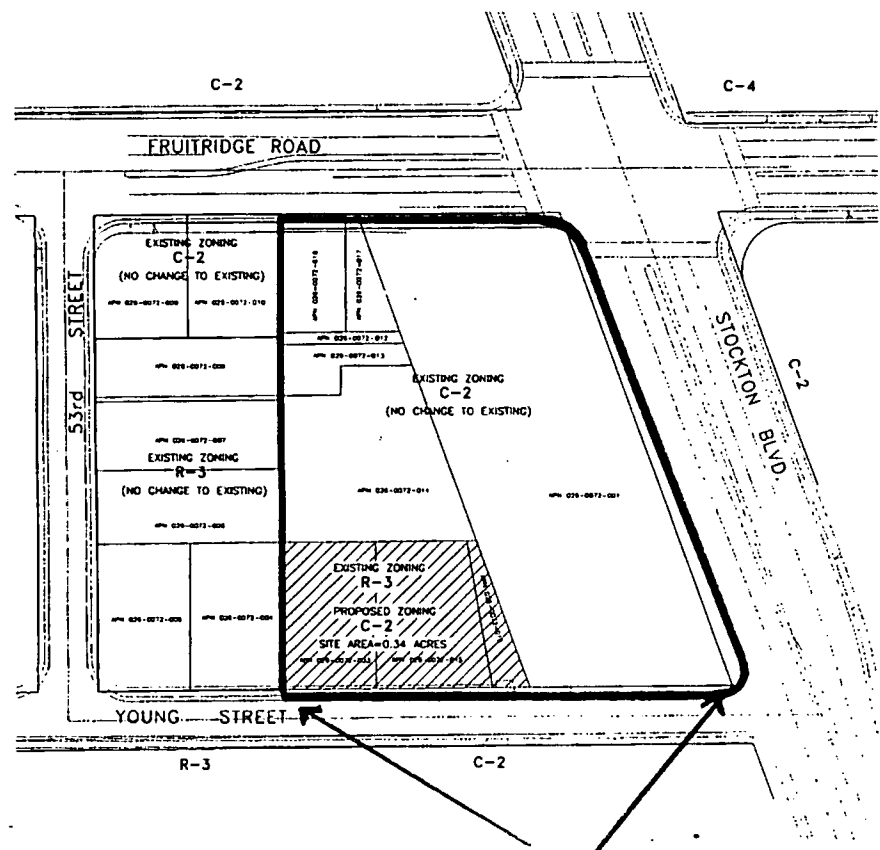
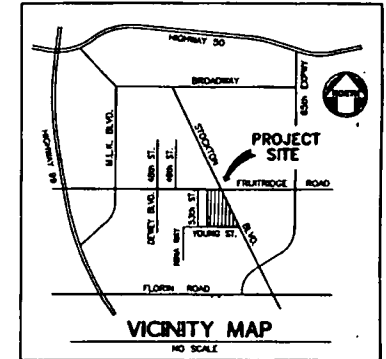
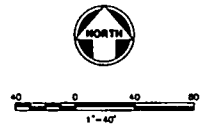
CITY CLERK

P97-127. Rezone Exhibit

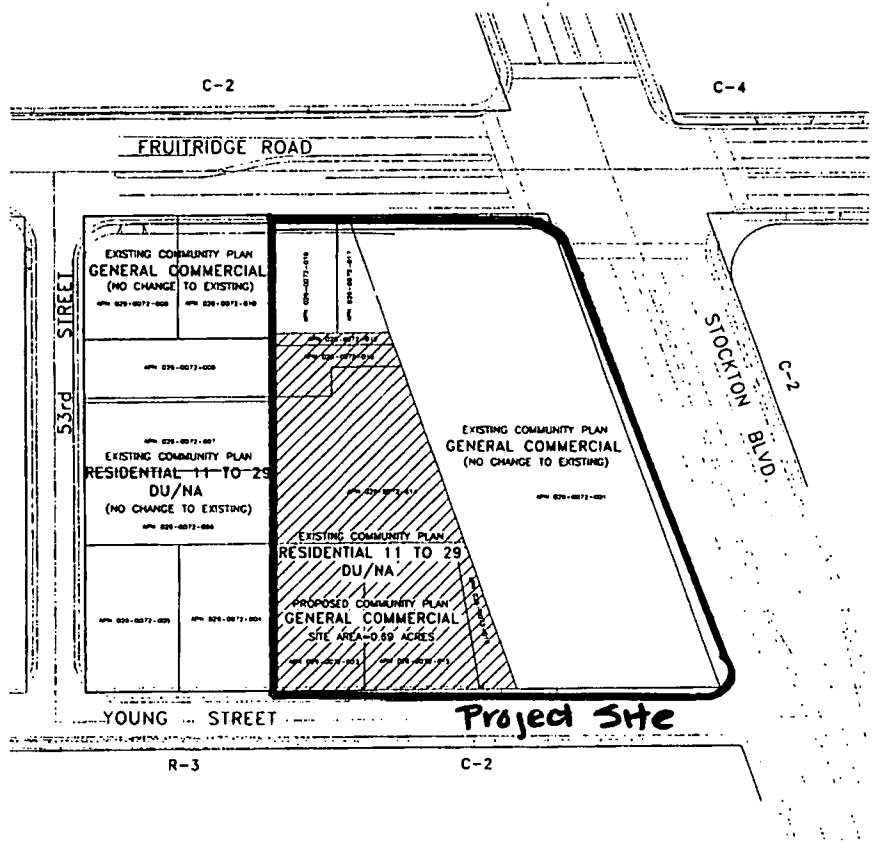
FOR CITY CLERK USE ONLY

ORDINANCE NO.: _____

DATE ADOPTED: _____



REZONE Project Site



COMMUNITY PLAN AMENDMENT

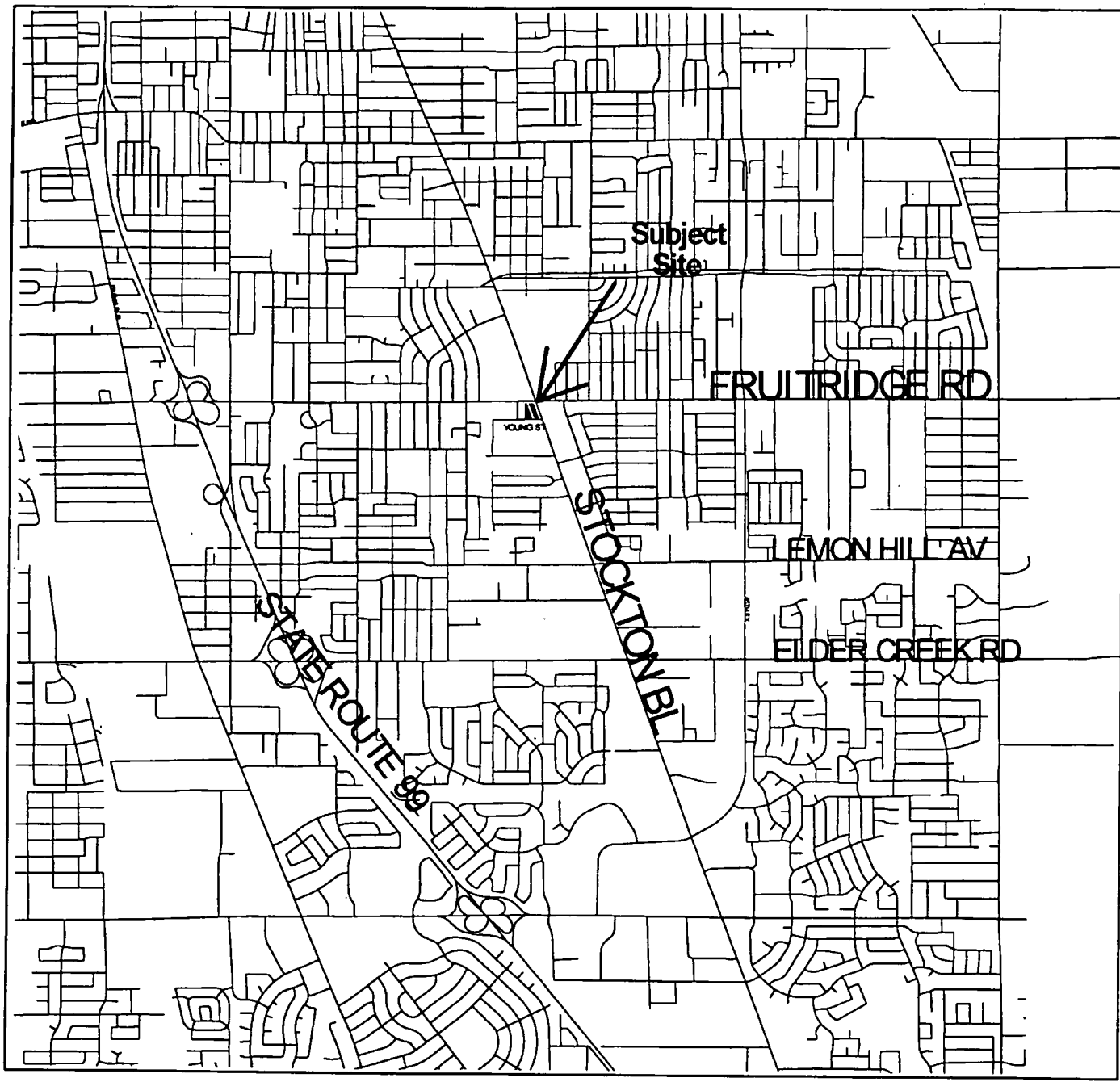
PSOMAS
2200 Sutter Street, Suite 200
Sacramento, CA 95833
(916) 487-1700

STOCKTON BLVD. & FRUITRIDGE RD.
CITY OF SACRAMENTO
REZONE & COMMUNITY PLAN AMENDMENT EXHIBIT

Rite Aid CORPORATION
2200 SUTTER STREET
SACRAMENTO, CA 95833
(916) 487-1700

STOCKTON & FRUITRIDGE
CITY OF SACRAMENTO
STORE #6074

EX1

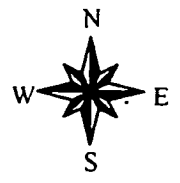


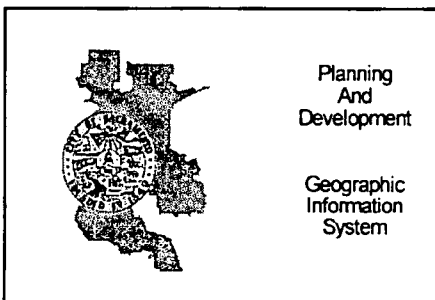
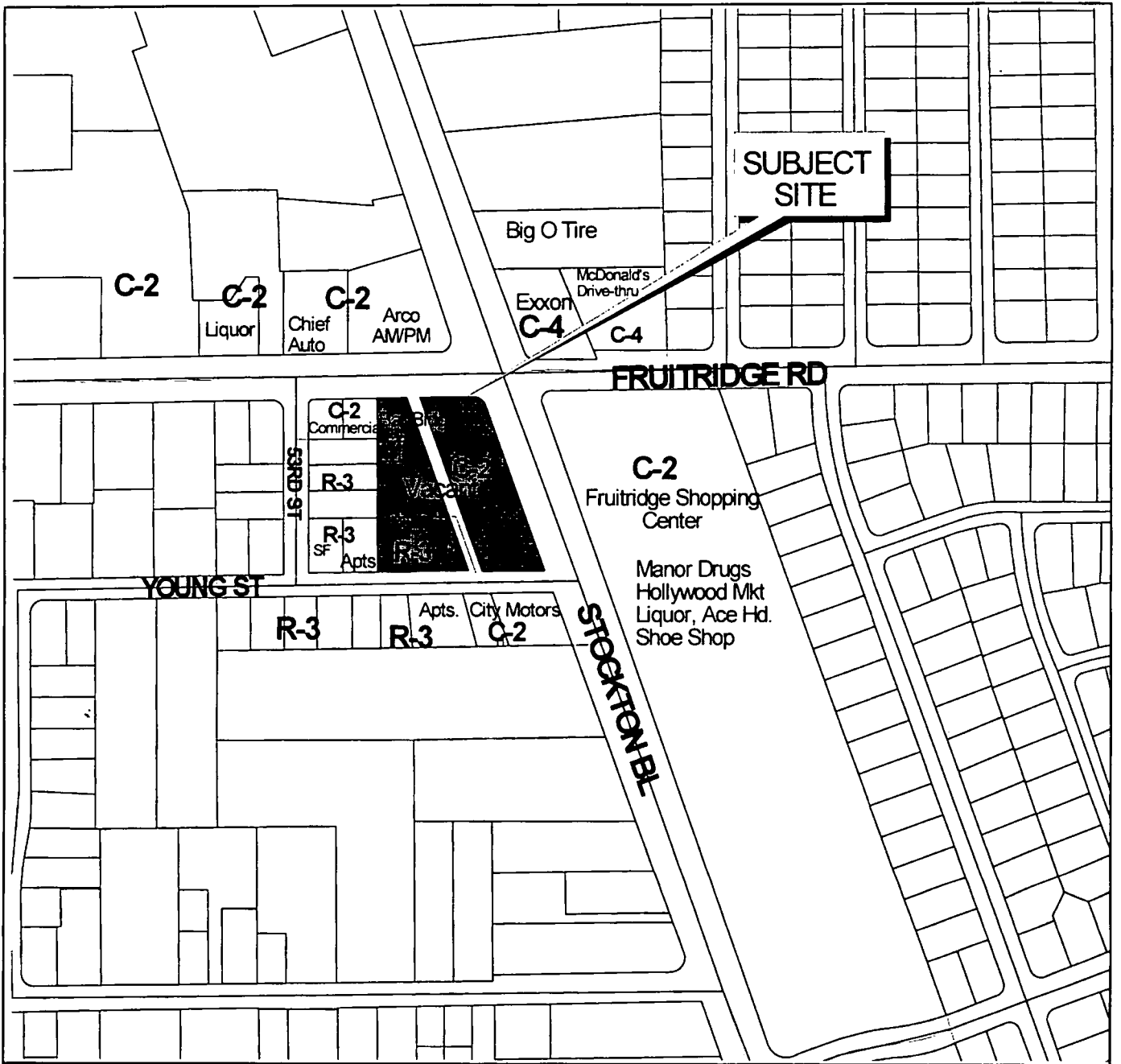
1000 0 1000 Feet

Planning
And
Development

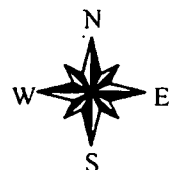
Geographic
Information
System

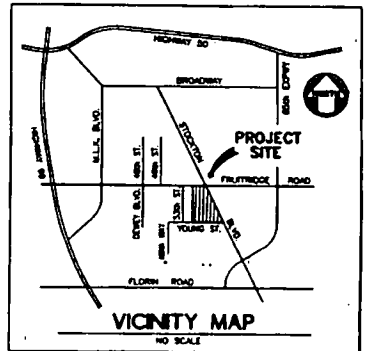
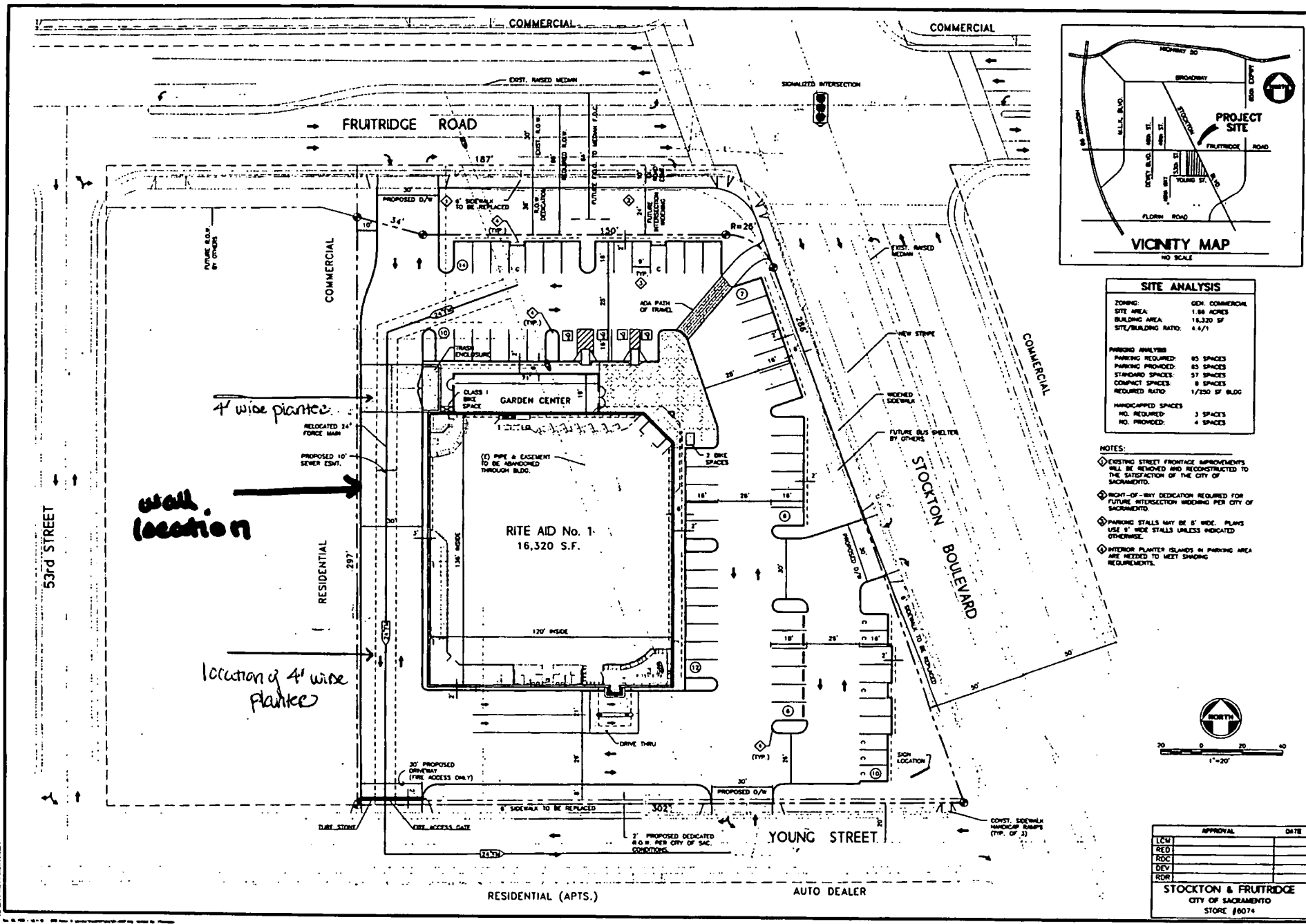
**Vicinity Map
P97-127**





Land Use & Zoning Map
P97-127

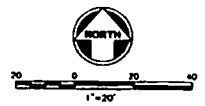




SITE ANALYSIS

ZONING:	CDN. COMMERCIAL
SITE AREA:	1.98 ACRES
BUILDING AREA:	16,320 SF
SITE/BUILDING RATIO:	4.4/1
PARKING ANALYSIS	
PARKING REQUIRED:	85 SPACES
PARKING PROVIDED:	85 SPACES
STANDARD SPACES:	57 SPACES
COMPACT SPACES:	8 SPACES
REQUIRED RATIO:	1/250 SF BLDG
HANDICAPPED SPACES	
NO. REQUIRED:	3 SPACES
NO. PROVIDED:	4 SPACES

- NOTES:**
- EXISTING STREET FRONTAGE IMPROVEMENTS WILL BE REMOVED AND RECONSTRUCTED TO THE SATISFACTION OF THE CITY OF SACRAMENTO.
 - RIGHT-OF-WAY DEDICATION REQUIRED FOR FUTURE INTERSECTION WIDENING PER CITY OF SACRAMENTO.
 - PARKING STALLS MAY BE 8' WIDE. PLANTS USE 8' WIDE STALLS UNLESS INDICATED OTHERWISE.
 - INTERIOR PLANTER ISLANDS IN PARKING AREA ARE HEDGED TO MEET SHADING REQUIREMENTS.



APPROVAL		DATE	
LCM			
RED			
RDC			
DEV			
RDR			

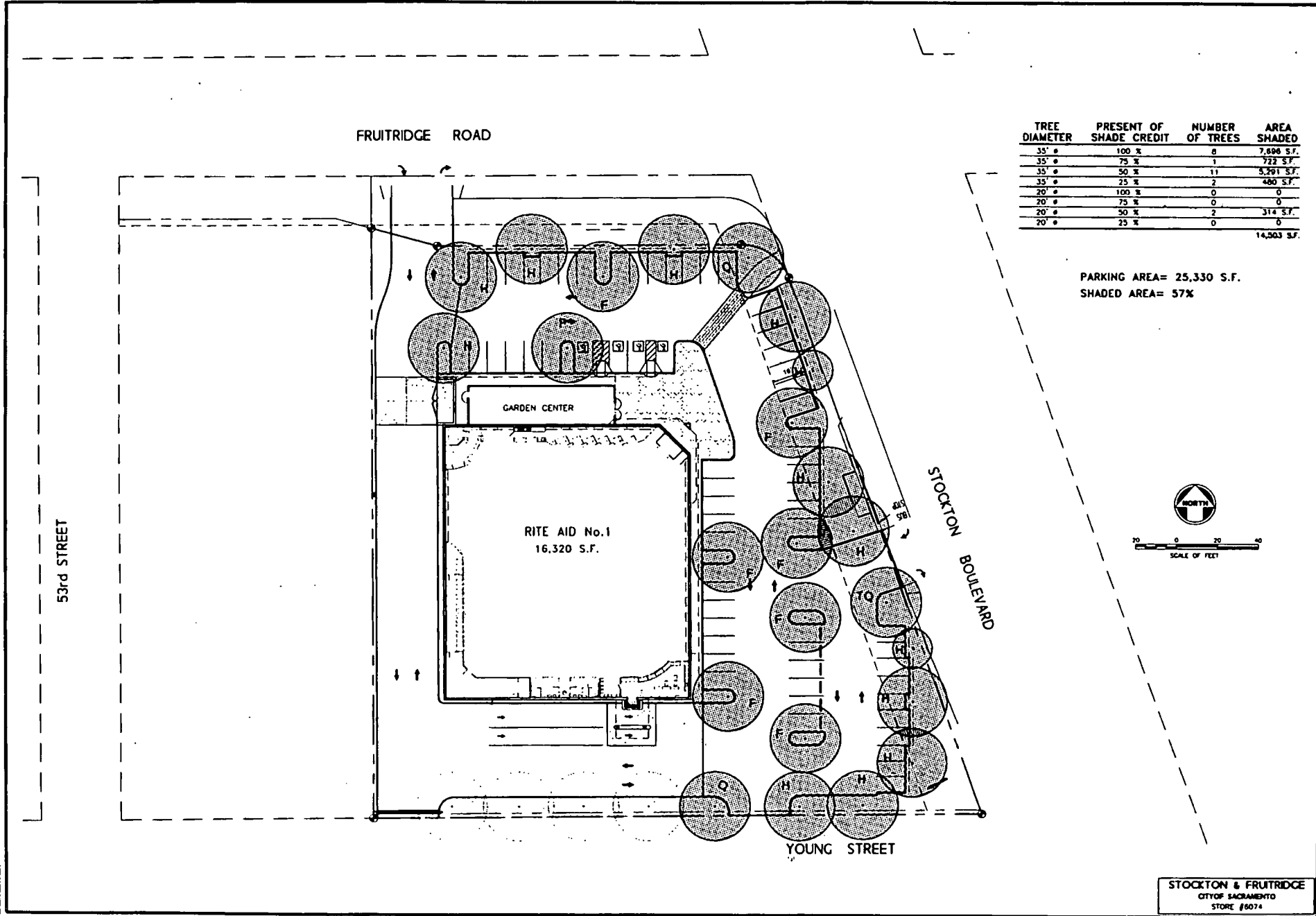
STOCKTON & FRUITRIDGE
CITY OF SACRAMENTO
STORE #8074

PSOMAS
Professional Seal and Stamp
Professional Engineer
No. 10000
City of Sacramento
01/18/17-7100

STOCKTON BLVD. & FRUITRIDGE RD.
CITY OF SACRAMENTO

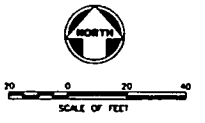
Rite Aid CORPORATION
1600 RITE AID BLVD.
CITY OF SACRAMENTO

SACRNO104
DD1



TREE DIAMETER	PERCENT OF SHADE CREDIT	NUMBER OF TREES	AREA SHADED
35' #	100 %	8	7,896 S.F.
35' #	75 %	1	722 S.F.
35' #	50 %	11	5,291 S.F.
35' #	25 %	2	480 S.F.
20' #	100 %	0	0
20' #	75 %	0	0
20' #	50 %	2	314 S.F.
20' #	25 %	0	0
			14,503 S.F.

PARKING AREA= 25,330 S.F.
 SHADED AREA= 57%



PSOMAS
 PROFESSIONAL SERVICE ORGANIZATION
 1500 J STREET, SUITE 100
 SACRAMENTO, CALIF. 95811
 (916) 441-1100

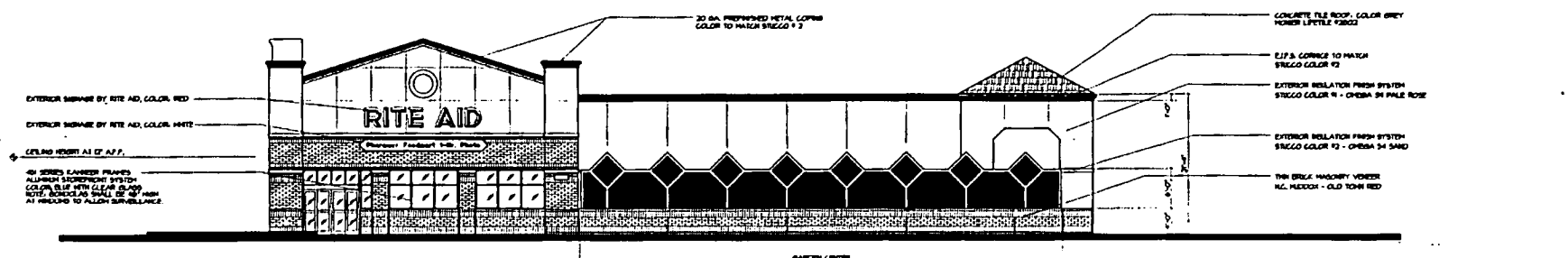
STOCKTON BLVD. & FRUITRIDGE RD.
 CITY OF SACRAMENTO
SITE PLAN - PARKING AREA SHADING REQUIREMENTS

Rite Aid CORPORATION
 1927 BULLOCK BLVD.
 (1927) 401-2000

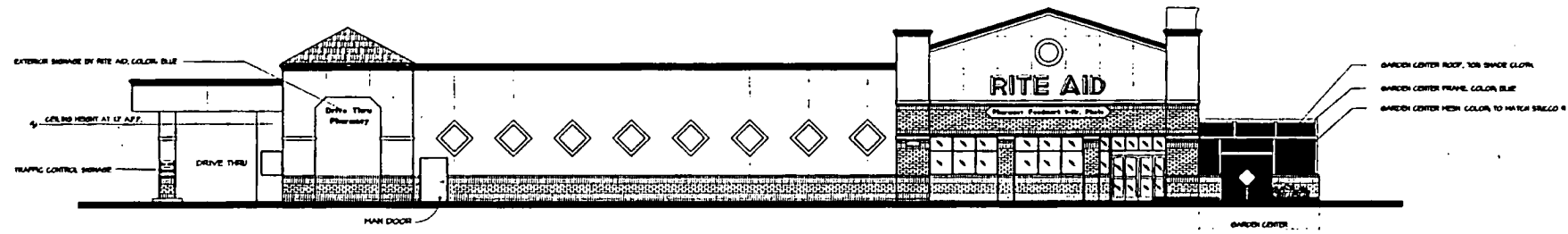
DATE	SCALE	DATE	SCALE
10-18-88	1" = 10'	01-18-89	1" = 10'

SACW0104
1/1

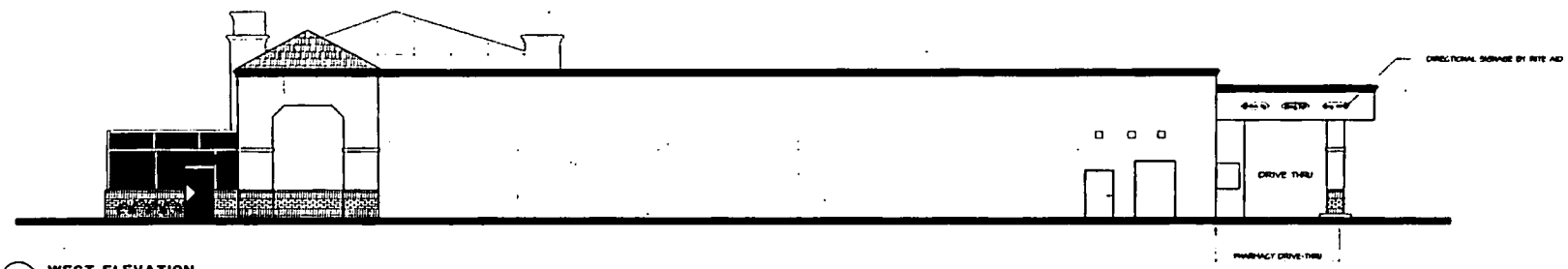
STOCKTON & FRUITRIDGE
 CITY OF SACRAMENTO
 STORE #6074



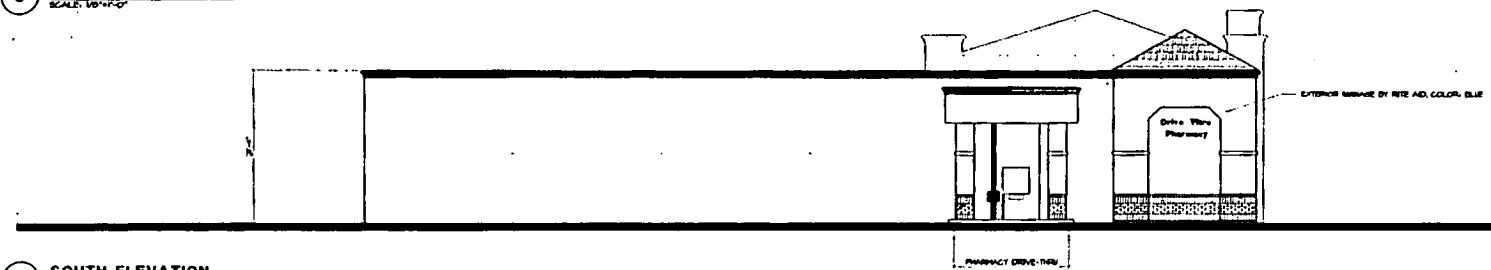
1 NORTH ELEVATION
SCALE: 1/8"=1'-0"



2 EAST ELEVATION
SCALE: 1/8"=1'-0"



3 WEST ELEVATION
SCALE: 1/8"=1'-0"



4 SOUTH ELEVATION
SCALE: 1/8"=1'-0"



ADDRESS
PLANNING



MEXIA VERO
NOTESTINE
ASSOCIATES

1000 J. STREET
SACRAMENTO, CALIFORNIA 95804

RITE AID PHARMACY
FRUITRIDGE AND STOCKTON BLVD.
SACRAMENTO, CALIFORNIA STORE #0074
COLORED ELEVATIONS

REVISION	DATE	BY

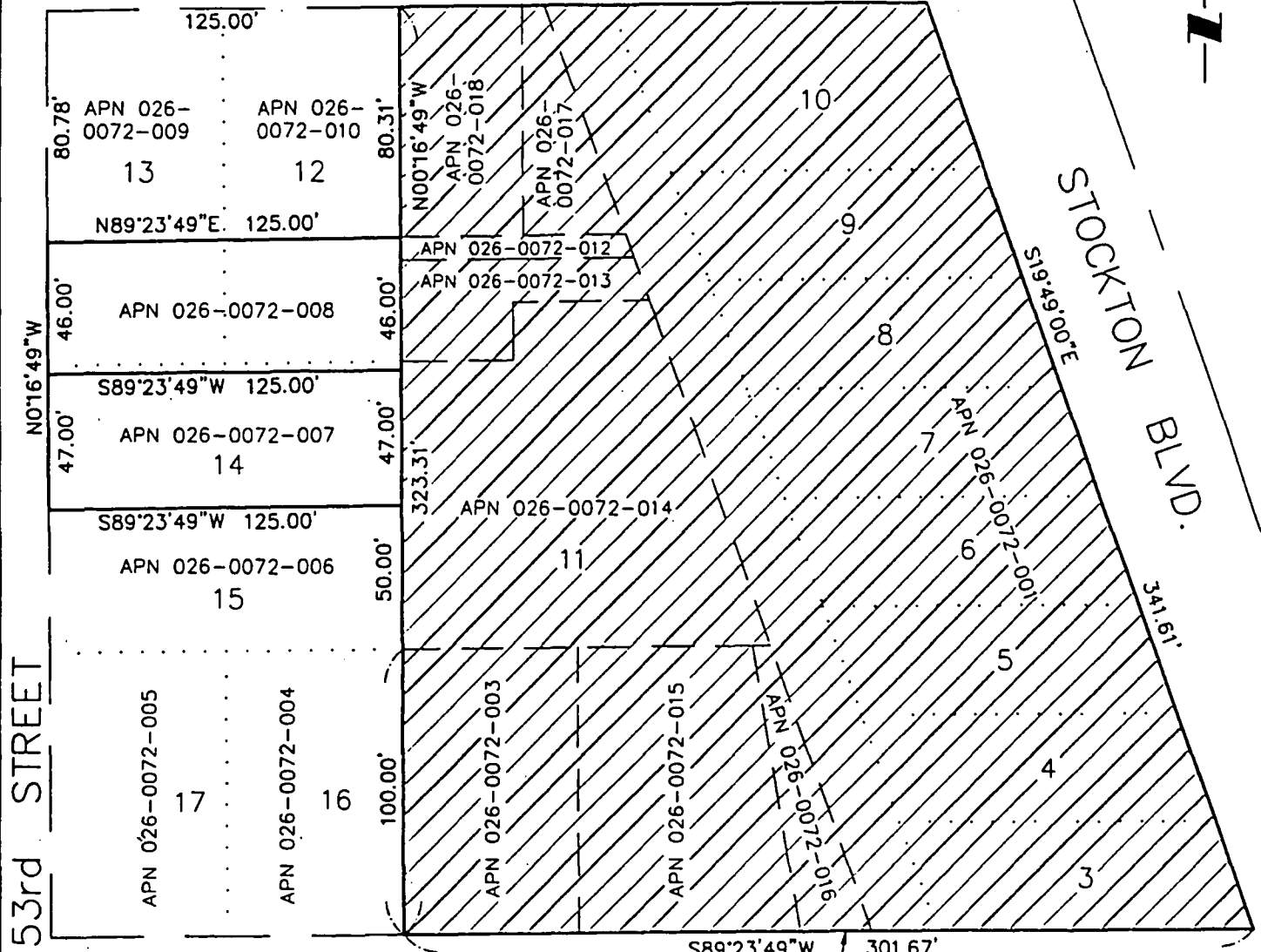
RITE AID CORPORATION
1000 J STREET
SACRAMENTO, CALIFORNIA 95804
TEL: 916/441-1000

DESIGNED BY	DATE
CHECKED BY	DATE

98112
A-1

FRUITRIDGE ROAD

N89°37'00"E 187.43'



53rd STREET

STOCKTON BLVD.

YOUNG STREET

SOUTH LINE LOT 11



OVERALL RITE AID PARCEL: 1.81 ACRES±

17 OLD LOT NUMBER PER 23 MAPS 26

..... OLD LOT LINES PER 23 MAPS 26

EXHIBIT B

DATE: 12/1/98	SCALE: 1" = 60'	PSOMAS Psomas and Associates 2295 Gateway Oaks Drive, Suite 250 Sacramento, California 95833 916/929-7100 916/929-6380 (FAX)	Engineers Surveyors Planners
DRAWN BY: RLH	SHEET 1 OF 1		
CHECKED BY: BEB	JOB NO.: 6MCW0104 PATH: S:\SURVEY\MCW0104\TOTAL-R1.DWC		

BEB 12-02-98 21