

24



# CITY OF SACRAMENTO

## CITY PLANNING DEPARTMENT

915 "I" STREET  
CITY HALL - ROOM 308

SACRAMENTO, CALIF. 95814  
TELEPHONE (916) 449-5804

ETHAN BROWNING, JR.  
PLANNING DIRECTOR

January 3, 1980

City Council  
Sacramento, California.

**APPROVED**  
BY THE CITY COUNCIL

Honorable Members in Session:

JAN 15 1979

SUBJECT: 1. Environmental Impact Determination  
2. Tentative Map (P-8810)

OFFICE OF THE  
CITY CLERK

LOCATION: Southwest corner of Northgate Boulevard and West El Camino Ave.

### SUMMARY

This is a request to divide a 10+ acre site into seven commercial lots located in the C-2 zone. The purpose of the division is to expand an existing shopping center and to allow the sale and lease of commercial space. The staff and Subdivision Review Committee recommended approval of the request subject to conditions.

### BACKGROUND INFORMATION

Land divisions involving four lots or less that do not have concurrent variance, rezoning, or plan amendment requests, can be reviewed by staff and transmitted directly to the City Council, thus eliminating the requirement for consideration by the Planning Commission.

Surrounding land use and zoning are as follows:

- North: Residential and Commercial; R-3 and C-2
- South: Vacant and commercial; C-2
- East: Commercial; C-2
- West: Vacant; SC and R-3

A Negative Declaration for the project was filed on November 9, 1979.

The subject site is partially developed with a shopping center that consists of a grocery store, bank, and other convenience-type commercial uses. The applicant proposes to expand the shopping center to include another grocery store (to replace existing), retail shops, and financial type uses.

FILED  
By the City Council  
Office of the City Clerk  
1-15-80  
JAN 8 1980

The only concern staff has is relative to landscaping of the site. The existing shopping center has a minimal amount of landscaping along Northgate Boulevard, and there is a planter along West El Camino Avenue. However, there is no landscaping within these planter strips. The proposed site design for the expansion does not clearly show the areas that will be landscaped. The areas that appear to be landscaped are minimal. In addition there are long and continuous rows of parking with no landscaping islands and there is only six feet of landscaping along Northgate.

In order to improve the landscaping for the entire complex, staff suggests that additional landscaping be provided as illustrated on Exhibit "A." Generally, this includes a minimum 10 feet along Northgate Boulevard and West El Camino Avenue and additional landscaping islands to break the long parking aisles.

A portion of the site is located adjacent to residentially zoned property. Staff suggests that a decorative masonry wall be required where the site abuts residential property (north and west sides).

#### RECOMMENDATION

The Parcel Map Advisory Agency (Planning Director and City Engineer), based upon review by the Subdivision Review Committee, recommends approval of the tentative map subject to the following conditions:

1. That the applicant show existing sewer, water and drainage easements or lines on final map; the applicant provide reciprocal water, sewer and drainage easements as required and delineate those easements on the final map; the applicant delineate proposed easements where relocation is necessary and abandon easements on the final map.
2. The applicant shall pay off in full existing assessments.
3. Prior to recordation of final map, the applicant shall eliminate the existing driveway located nearest the southern property line along Northgate Boulevard to the satisfaction of the Traffic Engineer.
4. Landscaping shall be provided in areas as shown on Exhibit "A."
5. Reciprocal easements shall be shown on the final map to assure ingress and egress to common parking and driveway areas.
6. Provide a six-foot high decorative masonry wall along the westerly and northerly property line where there is residential zoning that abuts the site.

If the City Council concurs with this recommendation, the proper action would be to adopt the attached Tentative Map resolution.

Respectfully submitted,

*Ethan Browning, Jr.*  
for Ethan Browning, Jr.,  
Planning Director

RECOMMENDATION APPROVED:

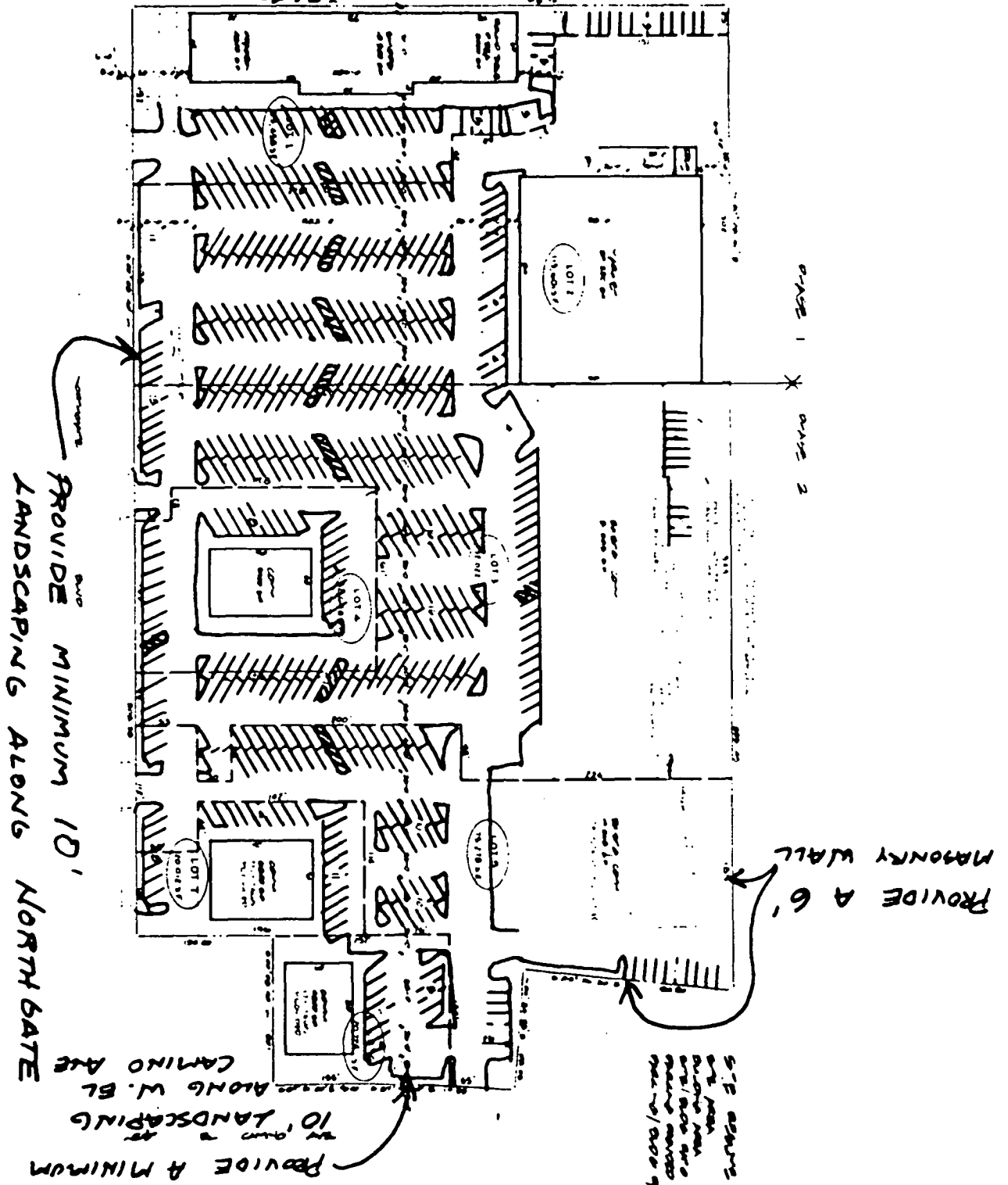
*Walter J. Slipe*  
Walter J. Slipe, City Manager

January 8, 1980  
District No. 1

EBj:HY:bw

Attachments  
P-8810

PROVIDE LANDSCAPING IN THESE AREAS.



# EXHIBIT "A"

SITE PLAN TO ACCOMPANY TENTATIVE PARCEL MAP NORTHGATE SHOPPING CENTER

NORTHGATE SHOPPING CENTER

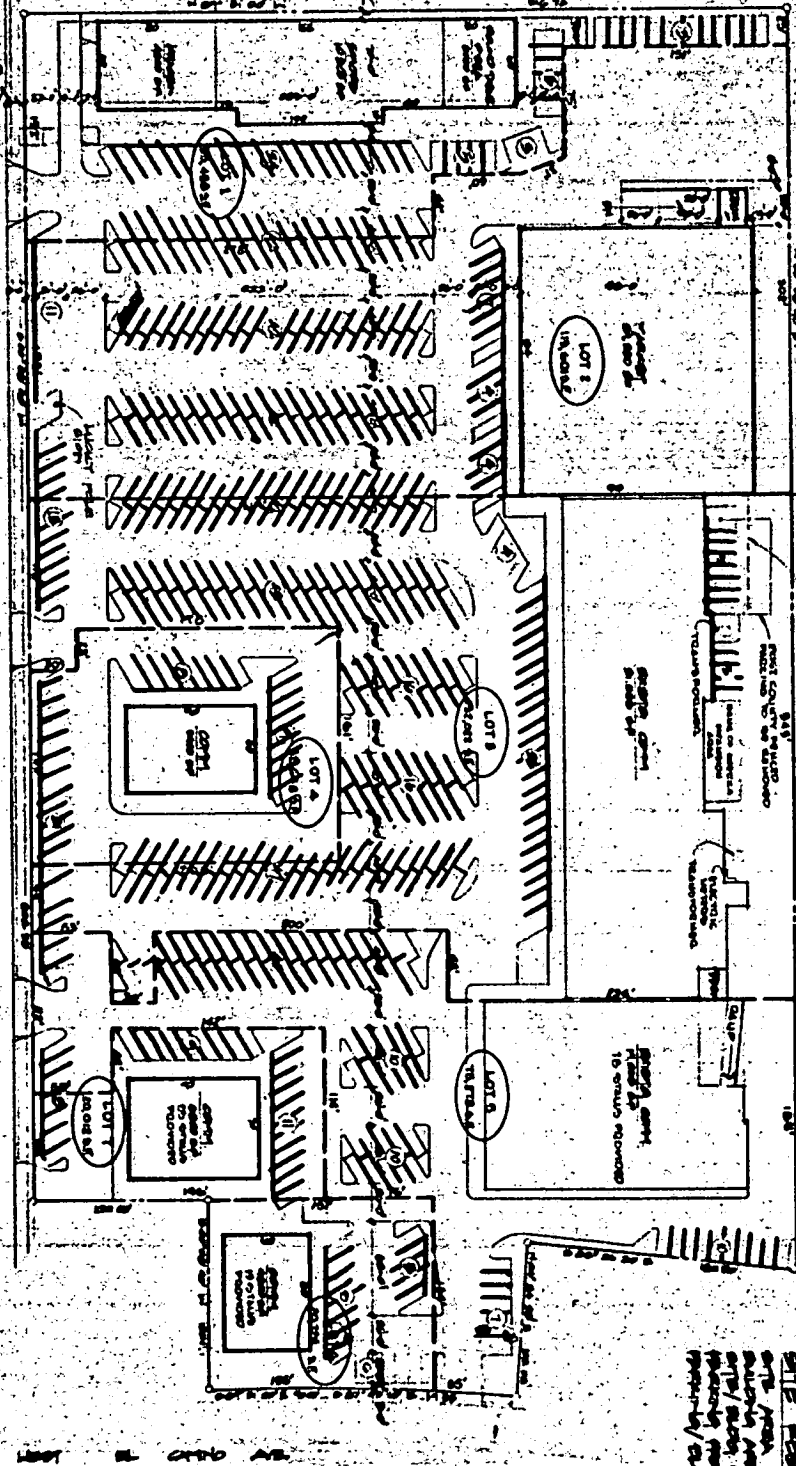
FORUM ARCHITECTS

Civil Engineering Land Surveying COOPER, RODOLF & ASSOCIATES



NORTHGATE

SANTA ANITA DEVELOPMENT CORP.



PHASE 1 \* PHASE 2

**SITE FEATURES**

440,000 sq ft  
 1.14 acres  
 8.71/1  
 100% buildable  
 1/104



71. 08. 0024

SITE PLAN TO ACCOMPANY  
TENTATIVE PARCEL MAP  
NORTHGATE SHOPPING CENTER

**NORTHGATE SHOPPING CENTER**  
 Shopping and Service Area  
 100,000 sq. ft. of retail space

**COOPER, RODOLF & ASSOCIATES**  
 Civil Engineering Land Surveying  
 3021 Antioch Way, Suite 10  
 Bakersfield, CA 93323 805-825-0400

RESOLUTION NO. **80-037040**

Adopted by The Sacramento City Council on date of

ADOPTING FINDINGS OF FACT, APPROVING A REQUEST  
FOR TENTATIVE PARCEL MAP FOR NORTHGATE SHOPPING  
CENTER (P-8810) (APN: 274-245-05, 06;  
274-110-20, 37, 38)

WHEREAS, the Parcel Map Advisory Agency has submitted to the City Council its report and recommendations concerning the tentative parcel map for 10+ acres that are located at the southwest corner of Northgate Boulevard and West El Camino Avenue (hereinafter referred to as the proposed subdivision).

WHEREAS, the Council of the City of Sacramento, based on testimony submitted at public hearings conducted on January 8, 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 the plans designate the subject site for Commercial-Shopping Center.
- 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 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 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.

**APPROVED**  
BY THE CITY COUNCIL

JAN 15 1979

OFFICE OF THE  
CITY CLERK

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

1. That the Negative Declaration be ratified; and
2. That the tentative map be approved subject to the following conditions:
  - a. That the applicant show existing sewer, water and drainage easements or lines on final map; the applicant provide reciprocal water, sewer and drainage easements as required and delineate those easements on the final map; the applicant delineate proposed easements where relocation is necessary and abandon easements on the final map.
  - b. The applicant shall pay off in full existing assessments.
  - c. Prior to recordation of final map, the applicant shall eliminate the existing driveway located nearest the southern property line along Northgate Boulevard to the satisfaction of the Traffic Engineer.
  - d. Landscaping shall be provided in areas as shown on Exhibit "A." "
  - e. Reciprocal easements shall be shown on the final map to assure ingress and egress to common parking and driveway areas.
  - f. Provide a six-foot high decorative masonry wall along the westerly and northerly property line where there is residential zoning that abuts the site.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

P-8810



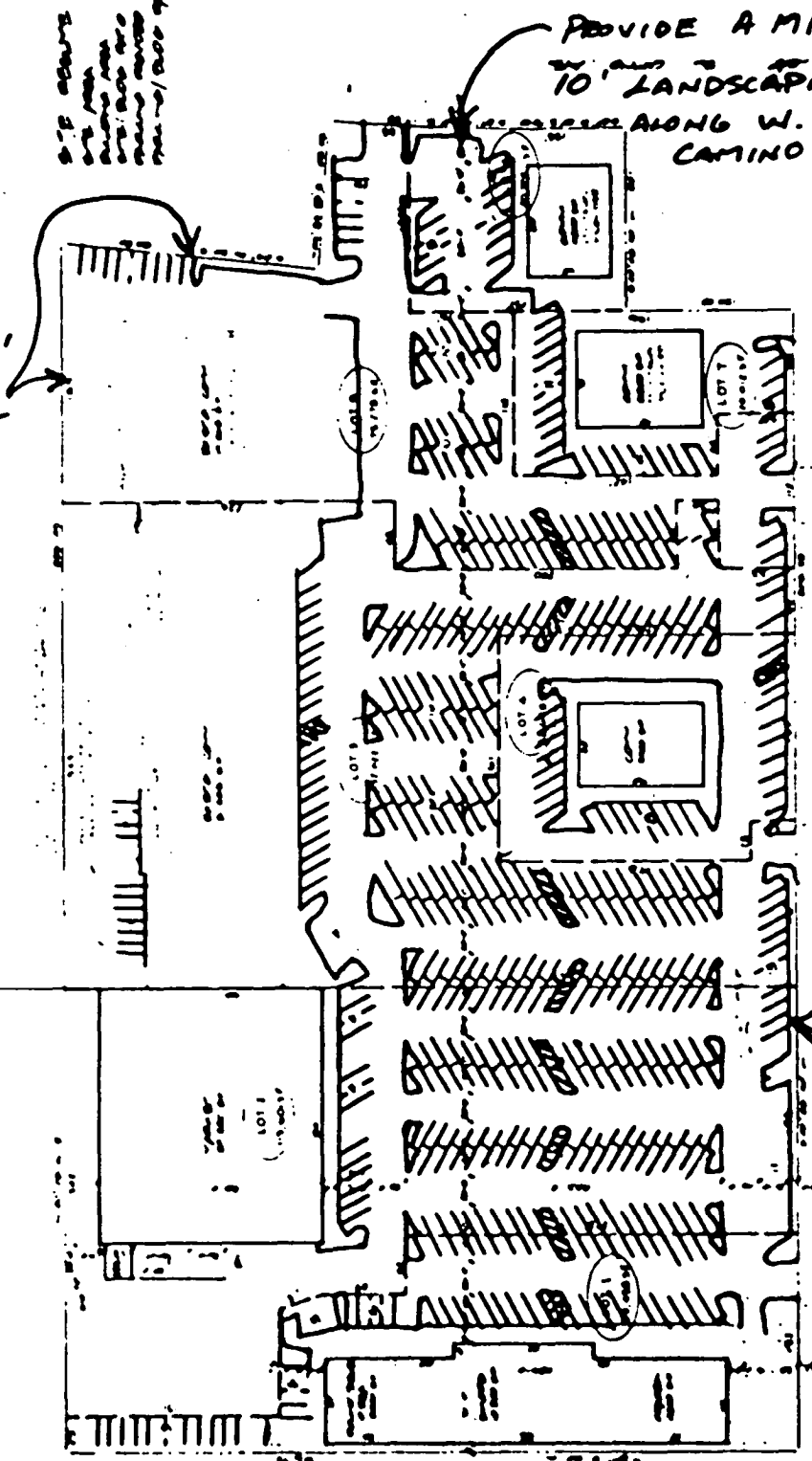
# EXHIBIT "A"

PROVIDE A 6'  
MASONRY WALL

PROVIDE A MINIMUM  
10' LANDSCAPING  
ALONG W. BL  
CAMINO AVE

PROVIDE MINIMUM 10'  
LANDSCAPING ALONG NORTHGATE

PHASE 1  
PHASE 2



 PROVIDE LANDSCAPING IN THESE  
AREAS.



CITY OF SACRAMENTO

RECEIVED  
CITY CLERK'S OFFICE  
CITY OF SACRAMENTO

DEC 14 2 11 PM '79

20  
P-8810

CITY PLANNING DEPARTMENT

915 T STREET  
CITY HALL - ROOM 308

SACRAMENTO, CALIF. 95814  
TELEPHONE (916) 449-5804

ETHAN BROWNING, JR.  
PLANNING DIRECTOR

HR9: 1/8/80  
FCA DATE: 1/15/80

cc: BROWNING  
CARSTENS  
TANIMOTO  
VAN DYKE  
Yee.

December 14, 1979

MEMORANDUM

TO: Lorraine Magana  
FROM: Jan Mirrione  
SUBJECT: Request to set public hearings

The Subdivision Review Committee and Parcel Map Advisory Agency considered and recommended for approval by the City Council the following tentative maps. Please set these matters for public hearing.

P-8773 Tentative Map to divide 5+ acres into 2 commercial lots.  
Loc: 2245 Florin Road (D7) (F.T.)

P-8799 Tentative Map to divide 8+ acres into 3 commercial lots.  
Loc: 7007 South Land Park Drive (D8) (F.T.)

P-8823 Tentative Map to divide 6+ acres into 4 commercial lots.  
Loc: 3026 Florin Road (D7) (F.T.)

P-8829 Tentative Map to divide .37+ acre into 2 single family lots.  
Loc: 5520 - 20th Avenue (D5) (F.T.)

P-8810 Tentative Map to divide 10+ acres into 7 commercial lots.  
Loc: SW corner of Northgate Blvd. & West El Camino Ave. (D1) (F.T.)

The property ownership lists are attached. The fast-track ads will be sent to your office after the hearing dates have been set.

*Jan Mirrione*

Jm

Attachments

# SACRAMENTO CITY PLANNING COMMISSION

## APPLICATION INFORMATION

APPLICATION TAKEN BY: DP

- Gen. Plan Amend. (GPA)    Comm. Plan Amend. (CPA)    Rezone (RZ) from \_\_\_\_\_ to \_\_\_\_\_  
 Special Permit (SP)    Variance (V)    Tentative Map (TM)    Sbdvn. Modification (SM)

Other EID

Assessors Parcel No. 274 - 245 - 05,06 Address SW corner of Northgate Blvd. & W El Camino Ave.

Request(s) 1.) Environmental Impact Determination 2.) Tentative Map to divide 10+ ac. in C-2 zone into 7 commercial lots to add retail shopping to existing Northgate Shopping Center 3.) Variance to provide parking on other than bldg. site

Owner(s) (P.O. Box 160265, Sacto. 95816) (1701 Marina Blvd, San Leandro, CA 94577)  
(Northgate LTD. W.E. & P.M. Hackett) Cardinal Grocery Stores Phone No. \_\_\_\_\_

Applicant Santa Anita Dev. Corp. - P.O. Box 15348, Sacto. 95813 Phone No. 920-1312

Signature \_\_\_\_\_ Filing Fee \$75 + 180 = Receipt No. \_\_\_\_\_

C.P.C. Meeting Date Nov. 21, 1979

## ACTION ON ENTITLEMENT TO USE

Planning Commission (Appeal Period is Ten (10) Consecutive Days From Date of Action).

Approved \_\_\_\_\_ Approved w/Conditions \_\_\_\_\_ Approved Based on Find. of Fact Due \_\_\_\_\_

Rec. Approval \_\_\_\_\_ Rec. Approval w/Conditions \_\_\_\_\_ Denied \_\_\_\_\_

Findings of Fact Approved \_\_\_\_\_

Copy Sent to Applicant \_\_\_\_\_

Recommendations and Appeals are Forwarded to City Council for Final Action.

COUNCIL ACTION: (Appeal Period is Thirty (30) Consecutive Days From Date of Action).

Plan Amendment \_\_\_\_\_ Rezoning \_\_\_\_\_ Tentative Map \_\_\_\_\_ Subd. Modification \_\_\_\_\_ Appeal \_\_\_\_\_

Approved \_\_\_\_\_ Approved w/Conditions \_\_\_\_\_ Denied \_\_\_\_\_ Return to Planning Commission \_\_\_\_\_

ENTITLEMENT(S) TO USE: \_\_\_\_\_ Is/are:

Approved \_\_\_\_\_ Denied \_\_\_\_\_ Approved w/Conditions \_\_\_\_\_

By: \_\_\_\_\_

SEC. TO PLANNING COMMISSION

NOTE: Action authorized by this document shall not be conducted in such a manner as to constitute a public nuisance. Violation of any of the foregoing conditions will constitute ground for revocation of this permit. Building permits are required in the event any building construction is planned. The County Assessor is notified of actions taken on rezonings, special permits and variances.

Sent to Applicant: \_\_\_\_\_  
DATE

P No 8810

Return to  
D. Parker  
Planning

PROPERTY OWNERSHIP LIST

KEY NUMBER	PROPERTY LIST	OWNER'S RESIDING ADDRESS CITY, STATE & ZIP CODE	ASSESSOR'S PARCEL NO.
1	<i>Lucky</i> Cardinal Grocery Stores	<i>2441</i> Northgate Blvd. Sacto., CA 95833	274-110-20
2	Northgate Limited	315 Grove Dr. Portola Valley, CA 94025	274-110-37
3	Hackett W.E./Patricia	P.O. Box 8153 Sacramento, CA 95818	274-110-38
4	Meister Katherine A.	C/O Standard Oil 255 Bush St., San Francisco, CA 94120	274-110-5
5	<del>Pahlmeyer Ralph/Helen</del>	3410 Lakeshore Avenue Oakland, CA <del>94610</del>	274-131-1
6	Pratt Frederick	150 Globe Ave., Sacto., CA 95815	274-131-26
7	Upham/Hatheway Ent.	2372 Northgate Blvd. Sacramento., CA 95833	274-132-1
R 8	Fong Harold/Paula Denise	2350 Northgate Blvd. Sacto., CA 95833	274-132-2
9	Stephen Arthur/Eleanor	2300 Northgate Blvd. Sacto., CA 95833	274-151-25
10	Sutton Wm/Irene	2240 Northgate Blvd. Sacto., CA 95833	274-152-1
R 11	Ströh Robert/Margaret	2400 Northview Sacto., CA 95833	274-232-10
12	" " "	" " " " "	274-232-11
13	Johnson Linden/Marjorie	5017 Kenneth Ave Carmichael, CA 95608	274-232-12
R 14	Morrison Barbara	2330 Northview Dr. Sacto., CA 95833	274-232-13
R 15	Mostert Henri	2314 Northview Dr. Sacto., CA 95833	274-232-14
R 16	Artz/Cook	2300 Northview Dr. Sacto., CA 95833	274-245-1
R 17	Cook Brother Financial Corp.	664 Northfield Sacto., CA 95833	274-245-3
R 18	Avila Maria	647 Northfield Sacto., CA 95833	274-245-4
R 19	Evrigenis John/Sophia	631 Northfield Sacto., CA 95833	274-245-5
R 20	Champlin Harvey/Roberta	615 Northfield Sacto., CA 95833	274-245-6
21	Moore Harold Jr/Joycé	2281 Northgate Blvd. Sacto., CA 95833	274-245-7



PROPERTY OWNERS LIST

KEY NUMBER	PROPERTY	OWNER'S RESIDING ADDRESS CITY, STATE & ZIP CODE	ASSESSOR'S PARCEL NO.
33	Brown, Rita/Anna	600 Margaret Dr Aptos Ca 95033	262-243-34
34	Strandmont, Wendy/Brown	604 Margaret Dr Aptos Ca 95033	262-243-35
35	Leotta, Tony/Mary	608 Margaret Dr Aptos Ca 95033	262-243-36
36	Moreno, Manuel/Lena	612 Margaret Dr Aptos Ca 95033	262-243-37
37	Martinez, Maria	616 Margaret Dr Aptos Ca 95033	262-243-38
38	Dixon, Ann	620 Margaret Dr Aptos Ca 95033	262-243-39
39	Williams, Joe/Helen	624 Margaret Dr Aptos Ca 95033	262-243-40
40	Wickham, Clyde/Kyle	628 Margaret Dr Aptos Ca 95033	262-243-41
41	Wilder, Edward/Beatrice	632 Margaret Dr Aptos Ca 95033	262-243-42
42	Wyer, Betty/Ruby	625 W. El Camino Ave Aptos Ca 95033	262-243-50
43	Yang, Kit/Kim/Ann	629 W. El Camino Ave Aptos Ca 95033	262-243-49
44	Young, Harold/Lena	633 W. El Camino Ave Aptos Ca 95033	262-243-58
45	Yusef, Joe/Dina Joe	637 W. El Camino Ave Aptos Ca 95033	262-243-47
46	Zimmer, Richard	641 W. El Camino Ave Aptos Ca 95033	262-243-46
47	Zobler, Raymond	640 W. El Camino Ave Aptos Ca 95033	262-244-13
48	Zott, Ray/Edna	636 W. El Camino Ave Aptos Ca 95033	262-244-2
49	Zygar, Wendy/Marie	1101 Fairmount Dr Aptos Ca	274-232-5
50	Zygar, Dore O.	2437 Margaret Dr Aptos Ca 95033	274-232-6
51	Zygar, Robert/Marianne	2433 Margaret Dr Aptos Ca 95033	274-232-7
52	Zygar, Jay/Janet	2438 Margaret Dr Aptos Ca 95033	274-232-8
53	Zygar, Rene/Regina	2444 Margaret Dr Aptos Ca 95033	274-232-9
54	Zygar, Gene	2520 Margaret Dr Aptos Ca 95033	262-252-42

PROPERTY OWNERSHIP LIST

KEY NUMBER	PROPERTY LIST	OWNER'S RESIDING ADDRESS CITY, STATE & ZIP CODE	ASSESSOR'S PARCEL NO.
55'	Murphy Robt/Kelma	6501 Dry Creek Rd Rio Linda Ca 95673	274-131-2
56'	Natali, Marco/Mary	551 Cleveland Ave Dacota Ca 95833	274-131-25
R 57'	Upham, Hatheway Ent.	550 Cleveland Ave Dacota Ca 95833	274-132-3
58'	" " "	540 Cleveland Ave Dacota Ca 95833	274-132-4
59'	Revelles Martha	540 Harding Ave Dacota Ca 95833	274-152-6
60	" " "	" " "	274-152-5
61	" " "	" " "	274-152-4
62'	Miko Michael/Mary	3934 El Centro Rd Dacota Ca	274-152-3
63'	Dovi Sebastian/Marjorie	1531-16 <sup>th</sup> St. Dacota Ca 95814	274-152-2
64'	Maudie Harry	511 Hartnell Place Dacota Ca 95825	274-243-6
65'	Mette Edwin	1108 - 35 <sup>th</sup> St. Dacota Ca 95816	274-243-5
66	Jakstra Linda/Marjorie	N/A	274-243-4
67'	Bierce Harry/Mildred	5809 Hazel Ave Citrus Hts Ca 95610	274-243-3
68	" " "	" " "	274-243-2
R 69'	Bates Wm/Ray Muri	2407 Springpare Richardson Ca 95973	274-243-1
R 70'	Darbra Vincent	2280 Rortview Dr. Dacota Ca 95833	274-245-2

Real Estate Division has reviewed  
the attached list of names and  
hereby certifies that it is true  
and correct as of 10-9-79

By:

