

P99-087 - Folsom BI Pharmacy

- REQUEST:
- A. Environmental Determination: Negative Declaration
 - B. Mitigation Monitoring Plan
 - C. Rezone of 0.24± acres from Standard Single Family (R-1) to General Commercial (C-2) (Withdrawn);
 - D. Special Permit to allow a drive through facility for a 15,200 square foot retail/pharmacy;
 - E. Variance to reduce the stacking area of a retail/pharmacy drive through lane (Withdrawn);
 - F. Variance to reduce the front setback from 25 feet to 7.5 feet for a gazebo in the C-2 zone.
 - G. Variance to extend the drive through facility hours of operation from 10:00 pm to 12 midnight; (withdrawn by applicant)
 - H. Variance to waive a portion of the masonry wall along the north property line adjacent to residential uses; and,
 - I. Lot Line Merger merging four lots into one lot totaling 1.75± acres.

LOCATION: 5039 Folsom BI
APN: 008-0341-018, 021, 022 & 039
East Sacramento
Council District 3

APPLICANT:	Josh Pane, 447-8982 1701 37 th Street, Sacramento, CA 95816
OWNER:	Nancy, Mario & Dominic Affinito 1550 51 st Street, Sacramento, CA 95819
APPLICATION FILED:	July 19, 1999
STAFF CONTACT:	Jeanne Corcoran, 264-5317



BACKGROUND: On November 18, 1999, the Planning Commission heard and considered public testimony regarding the above entitlements. At the November 18th hearing, the Planning Commission recommended to the applicant a redesign of the project, excluding the single family lot from the project site, downsizing the project and moving the drive through window to the west elevation. The applicant agreed to modify the project and return to the December 9, 1999 hearing.

The applicant's proposed redesign has addressed all of the Planning Commissioners recommendation with the exception of downsizing the building. The applicant has eliminated the use of the duplex site, moved the building closer to Folsom Boulevard and relocated the drive-through window to the west elevation.

RECOMMENDATION: Staff recommends approval of the drive through facility, the reduced front setback, waiver of a portion of the masonry wall and the lot line merger, subject to conditions. Staff's approval is based on General Plan goals to maintain and improve the quality and character of residential neighborhoods; preserve and rehabilitate existing housing stock in residentially zoned areas; provide affordable housing, prevent the encroachment of commercial uses into residential neighborhoods, and rehabilitate and revitalize existing commercial centers and maintain and strengthen viable commercial centers.

PROJECT INFORMATION:

General Plan Designation:	Community Neighborhood Commercial and Office
Existing Land Use of Site:	Commercial, Auto Sales
Existing Zoning of Site:	C-2

Surrounding Land Use and Zoning:

North:	Residential; R-1
South:	Retail, Residential Care, Commercial & Residential; C-2 & R-1
East:	Restaurant/Retail & Residential; C-2 & R-1
West:	Multi-Family Residential, Office, Retail; R-2A, C-2

Setbacks:	Required	Provided
Front (51 st St):	7.5'	195'
Side(St):	5	10'
Side(north p/l):	15'	99'
Rear (west P/L):	25'	25'

Property Dimensions:	Irregular
Property Area:	1.5± net acres
Square Footage of Building:	15,200 square feet



Height of Building:	22 feet, 1 story (Top of parapet) 31± feet (Top of Entry Tower)
Exterior Building Materials:	Stucco
Roof Material:	Flat, tar with metal turret
Hours of Operation:	24 hours for store 7:00 AM to 8 PM (Drive -Thru Window)
Parking Provided:	68 spaces
Parking Required:	61 spaces

Project Redesign

The proposed redesign is consistent with the direction given by the Planning Commission at the November 18th hearing. The applicant has redesigned the project to eliminate the use of the duplex site and will develop the building on the commercially zoned property, only. The building has been moved closer to Folsom Boulevard and the drive through window relocated to the west elevation. With the proposed redesign of the project, some of the entitlements previously requested are no longer necessary. These entitlements include the rezone from Standard Single Family (R-1) to General Commercial (C-2); the variance to reduce stacking for a drive-through facility and the hours of operation for a drive-through facility. These entitlements have been withdrawn.

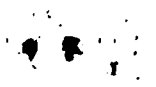
The gazebo located at the southeast corner of the site has been eliminated due to cost. However, the applicant has indicated that he will be exploring options for locating some type of structure at this corner. Staff supports the idea of a structure at this corner to complete the urban edge. Adequate area can be provided for a structure, with the removal of the four parking spaces adjacent to the corner. In revising the plan the applicant has provided 68 parking spaces when 61 spaces are require. The removal of four spaces would not impact parking on the site. Staff recommends that a structure be located at this corner of the site and that any structure proposed by the applicant be reviewed and approved by the Design Review staff.

A buffer area at the northern end of the site has been established with the relocation of the building closer to Folsom Boulevard. In moving the building closer to Folsom Boulevard an area of approximately 100 feet in depth has been provided a the rear of the building. The applicant proposes to landscape the northern most 40 feet of this area with lawn and trees to buffer the residential lots to the north. Landscaping of this area will reduce the light and glare and visual intrusion that neighbors raised as an issue.

The applicant has not submitted a landscape plan with the project redesign. The building is proposed to be ten feet from Folsom Boulevard. Details of how the ten feet area at the front of the building is to be landscaped and developed has not been provided. The applicant has indicated that this area will be developed into a plaza area. Staff would recommend that landscaping be incorporated into the plaza area and that a landscaping plan be submitted to staff for review and approval, prior to issuance of a building permit.

Driveway Access

The plans indicate a right in, right out, driveway access off of 51st Street. A variance, obtained



through Public Works is required to provide access off of 51st Street. Public Works staff has indicated they will not support the variance to locate a driveway on 51st Street. The decision of Public Works is appealable to the City Council.

Drive through Facility

The applicant has proposed relocating the drive through window to the west elevation. With the relocation of the drive-through window to the west elevation, the applicant proposes only one drive through lane. In relocating the drive-through window to the west elevation adequate visibility and stacking is provided. Furthermore, the applicant indicated to the Planning Commission at the November 18th hearing, that he would reduce the hours of operation for the drive through window from 7 AM to 8 PM due to the location of the window adjacent to residential development. Staff, therefore, supports the drive-through facility.

At the Planning Commission hearing concern was expressed with regards to security at the northern portion of the lot when the retail/pharmacy is closed. The applicant has indicated that the retail/pharmacy will be opened 24 hours. Should the store be less than 24 hours, staff recommends that gates at the southeast and southwest corners of the building be installed and closed when the store is closed.

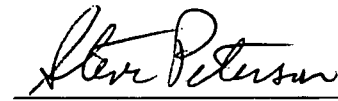
RECOMMENDATION: Staff recommends the Planning Commission take the following action:

- A. Adopt the attached Notice of Decision and Findings of Fact ratifying the Negative Declaration;
- B. Adopt the attached Notice of Decision and Findings of Fact approving the Mitigation Monitoring Plan;
- C. Rezone of 0.24± acres from Standard Single Family (R-1) to General Commercial (C-2) - Withdrawn;
- D. Adopt the attached Notice of Decision and Findings of Fact approving the Special Permit to allow a drive through facility for a retail/pharmacy;
- E. Variance to reduce the stacking area for a drive-through facility - Withdrawn;
- F. Adopt the attached Notice of Decision and Findings of Fact approving the variance to reduce the front setback for a gazebo in the C-2 zone;
- G. Variance to extend the drive through facility hours (Withdrawn by applicant);
- H. Adopt the attached Notice of Decision and Findings of Fact approving the variance to waive a portion of the masonry wall along the north property line;
- I. Adopt the attached Notice of Decision and Findings of Fact approving the lot line merger.

Report Prepared By,

Report Reviewed By,


Jeanne Corcoran, Associate Planner


Steve Peterson, Senior Planner

Attachments

Attachment 1	Notice of Decision & Findings of Fact
Exhibit 1A	Mitigation Monitoring Plan
Exhibit 1B	Site Plan
Exhibit 1C	Elevations
Exhibit 1D	Lot Line Exhibit (Staff Recommendation)
Attachment 2	Staff Report 11-18-99



**ATTACHMENT 1
AMENDED 12-9-99****NOTICE OF DECISION AND FINDINGS OF FACT FOR
FOLSOM BOULEVARD PHARMACY, LOCATED AT 5039 FOLSOM BOULEVARD
SACRAMENTO, CALIFORNIA IN THE GENERAL COMMERCIAL (C-2) (P99-087)**

At the regular meeting of December 9, 1999, 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. Ratified the Negative Declaration;**
- B. Approved the Mitigation Monitoring Plan;**
- C. Withdrew the Rezone of 0.24 acres from R-1 to C-2;**
- D. Approved the Special Permit to allow a drive-through facility for a retail/pharmacy;**
- E. Withdrew the variance to reduce the stacking area for a drive through lane;**
- F. Approved the variance to reduce the front setback to 7.5 feet for a gazebo in the C-2 zone;**
- G. Withdrew the Variance to extend the drive through facility hours of operation from 10:00 pm to 12 midnight;**
- H. Approved the variance to waive a portion of the masonry wall along the north property line;**
- I. Approved the lot line merger .**

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

FINDINGS OF FACT

- A. Negative Declaration: The City Planning Commission ratifies the Negative Declaration, based upon the following findings:**
 - 1. The Negative Declaration was prepared and circulated for the above-identified project pursuant to the requirements of CEQA;**

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2. The proposed Negative Declaration and comments received during the public review process were considered prior to action being taken on the project;
 3. Based upon the Initial Study and the comments received during the public review process, there is no substantial evidence that the project will have a significant effect on the environment.
- B. Mitigation Monitoring Plan: The Mitigation Monitoring Plan is approved based upon the following findings:
1. One or more mitigation measures have been added to the above-identified project;
 2. A Mitigation Monitoring Plan has been prepared to ensure compliance and implementation of the mitigation measures for the above-identified project, a copy of which is attached as Exhibit 1-A;
 3. The Mitigation Monitoring Plan meets the requirements of Public Resources Code Sec. 21081.6.
 4. The Mitigation Monitoring Plan is approved, and the mitigation measures shall be implemented and monitored as set forth in the Plan.
- D. Special Permit to allow a drive through facility for a retail/pharmacy: The Special Permit to allow a drive through facility for a retail/pharmacy is **approved**, subject to the following finding of fact:
1. The design and location of the drive-up window will not impede access to or exiting from parking spaces serving the business, impair normal circulation within the parking lot or impede pedestrian movement.
 2. The design and location of the facility will not create a nuisance for adjacent residential property since the hours of operation for the drive through window have been reduced.
- F. Variance to reduce the front setback: The Variance to reduce the front setback from 25 feet to 7.5 feet for a gazebo in the C-2 zone is **approved**, subject to the following findings of fact:
1. The variance is not a special privilege extended to one individual property owner. The variance would be appropriate for any property owner facing similar circumstances.
 2. The proposed variance is not a use variance since the gazebo for commercial uses are permitted in the C-2 zone.

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3. The variance is not injurious to public welfare, nor to property in the vicinity of project in that:
 - a. the location of the gazebo is 45-120 feet from the nearest residential zoned lot.
 - b. the location of the gazebo brings an urban edge to the project and activates the pedestrian sidewalk.
3. The project is consistent with the General Plan policy to front commercial and office establishments directly on the sidewalk.

H. Variance to waive a portion of the masonry wall: The Variance to waive a portion of the masonry wall along the north property line is **approved**, subject to the following findings of fact and conditions of approval:

1. The variance is not a special privilege extended to one individual property owner. The variance would be appropriate for any property owner facing similar circumstances.
2. The proposed variance is not a use variance since the retail/pharmacy is permitted in the C-2 zone.
3. The variance is not injurious to public welfare, nor to property in the vicinity of project in that:
 - a. a double sided wood fence maintained by the commercial property owner shall be installed, and
 - b. the portion of the wall to be waived is necessary to protect the health and welfare of existing, mature valley oak trees.
3. The project is consistent with the General Plan policy to Improve the quality of residential neighborhoods by protecting, preserving and enhancing their character and the mature oak trees add value to the neighborhood.

I. Lot Line Merger: The lot line merger is **approved**, subject to the following findings of fact and conditions of approval:

1. The lot line merger and adjustment will not result in the abandonment of any street or utility easement of record.
2. The lot line merger and adjustment will not result in the elimination or reduction in size of the access way to any resulting parcel.

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3. The resulting parcels conform to the requirements of the City's Building Code and Zoning Ordinance.

CONDITIONS OF APPROVAL

- D. Special Permit to allow a drive through facility for a retail/pharmacy is hereby approved subject to the following conditions:

Planning

- D1. Only pharmaceutical products shall be sold/dispensed at the drive-up facility window. Fast-food shall not be sold/dispensed at the drive-up facility window. Any deviation from the proposed pharmacy use (i.e. fast food, coffee) will require a Special Permit Modification (additional planning entitlement).
- D2. Hours of operation for the drive through facility will be 7 am to 8 pm, seven days a week.
- D3. Should the retail/pharmacy store hours of operation be less than 24 hours. Gates shall be installed at the southwest and southeast elevations and closed when the retail/pharmacy store is closed.
- D4. An eight (8) foot high split face masonry wall shall be provided along the property lines separating the non-residential use from residential uses.
- D5. Trash pick up shall occur between the hours of 7 am and 6 pm, Monday through Friday. The trash enclosure shall be locked and secured.
- D7. Prior to issuance of a building permit a landscaping plan detailing the plaza area shall be submitted, reviewed and approved by staff. Trees, to be planted on the site shall be a minimum 15 gallon size.
- D8. Signage shall be reviewed and approved by the Design Review staff.

Police

- D9. Lighting levels shall be as follows: a minimum of 1.5 foot-candles maintained illumination per square foot of parking space between the hours of dusk and one hour after sunrise. A minimum of .25 foot-candles of illumination shall be provided at the surface of any walkway, alcove, or passage way related to the project during the same hours. Light standards shall be no higher than 18 feet in height.

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Fire

- D10. The curb along the west property line shall be painted red to denote a fire lane.
- D11. The canopy over the drive-through window shall be a minimum of 13.6 feet in height.

Public Works

- D12. Provide a total of three (3) American Disability Act compliant curb ramps per City standards. Location shall be: (with reference to the intersection) one at the northwest corner, one at the southwest corner and one at the northeast corner.
- D13. Crosswalks shall be installed in conjunction with A.D.A. ramps per City standards.
- D14. Repair or replace existing deteriorated curb, gutter, and sidewalk to City standards.
- D15. Applicant shall obtain a revocable permit prior to any work on city right-of-way reflecting changes to City standards, ie, stamped concrete sidewalk or crosswalk. Review and approval by Public Works will be required.
- D16. Install "EXIT ONLY" sign(s) visible to traffic on Folsom Boulevard at the westerly driveway (drive through lane), to the satisfaction of Planning and Public Works Department.
- D17. All "STOP" controlled entrances/exits shall be signed and striped to the satisfaction of the Public Works Department.
- D18. All driveways shall be constructed to the satisfaction of the Public Works Department.
- D.19. Install the driveway at a distance of 10 feet south of the northern adjacent property line along 51st Street. (Added By Staff 12-9-99)
- D20. Install a "Keep Clear" section in front of the driveway along 51st Street per requirement of the City Traffic Engineer. (Added By Staff 12-9-99)
- D21. Property owner(s) and the City of Sacramento shall enter into an agreement for remedial actions on the driveway along 51st Street should it pose a safety hazard determined by the Department of Public

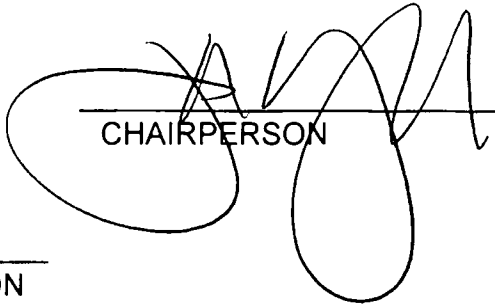
Works. The Agreement shall state the City shall have sole discretion regarding what "remedial action" is appropriate. "Remedial action" may include but is not limited to altering allowed turn movements, and/or removal of the driveway, and/or making the driveway "One Way". Agreement must also state and remedial action shall be funded completely by the property owner and the agreement shall be transferred to successive owners, upon any transfer of title. Property owner shall further agree not to oppose remedial action required by the City. (Added By Staff 12-9-99)

- F. Variance to reduce the front setback from 25 feet to 7.5 feet for a gazebo in the C-2 zone is hereby approved subject to the following conditions:
- F1. Any gazebo or structure to be developed at the southeast corner of the site shall be reviewed and approved by the Design Review staff.
 - F2. The gazebo or structure developed on the southeast corner of the site shall be used only for a vendor cart service that will not disrupt sight clearance.
 - F3. Placement of "portable" carts at the gazebo area shall not be on the public right-of-way.
- G. Variance to waive a portion of the masonry wall along the north property (Exhibit 1B) is hereby approved subject to the following conditions:
- G1. A double sided wood fence, eight (8) feet in height, shall be constructed and maintained within 10 feet of the trunks of the two valley oaks along the north property line, subject to review and approval of the City Arborist. The maintenance of the wall and wood fencing shall be the responsibility of the commercial property owner.
- I. Lot Line Merger (Exhibit 1D) is hereby approved subject to the following conditions:
- I1. The lot line merger is approved to merge four lots into two. The commercial zoned property shall be merged into one lot. The residentially zoned property shall remain a separate property.
 - I2. Only one domestic water service per parcel is allowed. Excess domestic water services shall be abandoned. The Department of Utilities' field crews will abandon the excess water services. The applicant shall pay (City Council Resolution 98-272) to the Department of Utilities for each water service to be abandoned.

13. File a Certificate of Compliance, submit all required documents according to the submittal requirements checklist, and pay necessary fees.
14. File a waiver of Parcel Map.
15. Pay off or segregate any existing assessments.

Advisory Notes:

- A. Prior to design of the subject project, the applicant should request a water supply test to determine what pressures and flows the public water system can provide to the site.
- B. On-site surface drainage system is required and shall be connected to the street drainage system by means of a storm drain service tap.
- C. Post construction, stormwater quality control measures shall be incorporated into the development to minimize the increase of urban runoff pollution caused by development of the area. Since the project is not served by a regional water quality control facility and is greater than one acre, both source controls and on-site treatment control measures are required. **On-site treatment control measures may affect site design and site configuration and therefore, should be considered during the early planning stages.** Improvement plans must include on-site treatment control measures. Refer to the draft "Manual of Standards for Design of New Development On-Site Stormwater Quality Control Measures", dated January 23, 1995, for appropriate source control measures and recommended on-site control measures.
- D. The proposed project is located outside the 500-year floodplain, designated as an X zone on the Federal Emergency Management Agency (FEMA) Federal Insurance Rate Maps (FIRMs) dated July 6, 1998. Elevating or floodproofing are not required for new construction in the X zone.
- E. The applicant must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. This ordinance will require the applicant to prepare erosion and sediment control plans for both during and after construction of the proposed project, prepare preliminary and final grading plans, and prepare plans to control urban runoff pollution from the project site during construction.


CHAIRPERSON

ATTEST:


SECRETARY TO CITY PLANNING COMMISSION

12-9-99
DATE (P99-087)

- Exhibit 1A Mitigation Monitoring Plan
- Exhibit 1B Site Plan
- Exhibit 1C Elevations
- Exhibit 1D Lot Line Merger

Recording
Not
Required

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MITIGATION MONITORING PLAN

FOR

P99-087

Initial Study

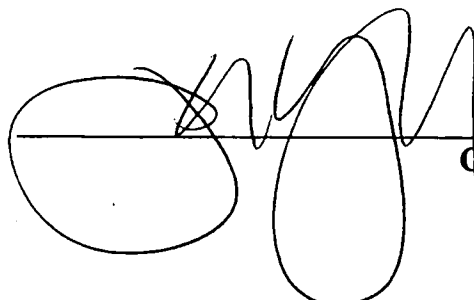
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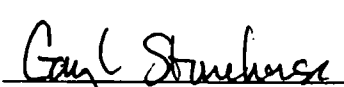
City of Sacramento Environmental Services Division, Central Team
October 14, 1999

Adopted By:

City of Sacramento Planning Commission

Date: 12-9-99


Chairman


Secretary

MITIGATION MONITORING PLAN

This Mitigation Monitoring Plan has been required and prepared by the Department of Planning and Development, Environmental Services Division, Central Team, 1231 I Street, Suite 300, Sacramento, CA 95814, (916)264-5317, pursuant to California Environmental Quality Act Guidelines Section 21081.

The intent of the Plan is to prescribe and enforce a means for properly and successfully implementing the mitigation measures as identified within the Negative Declaration for this project. Unless otherwise noted, the cost of implementing the mitigation measures as prescribed by this Plan shall be funded by the applicant.

7. Biological Resources

A Tree Preservation Plan is adopted for the proposed retail/pharmacy project, to include the following measures:

A. The following trees shall be preserved:

- #1. Valley Oak - 30" in circumference
- #2. Valley Oak - 26' in circumference
- #3. Valley Oak - 13" in circumference

The following construction and long term measures shall be implemented to preserve the oak trees:

- 1. Prior to issuance of grading/building permits erect a six (6) foot chain link fence. City Arborist shall meet contractor on site to mark placement of fence location. The fence location shall be identified on all grading and building site plans for the project. The fencing shall remain in place during the duration of the project.
- 2. No paving or trash enclosures shall be located within 20 feet (measured from the trunk of the tree) of the 30" oak located in the northwest corner of the site.
- 3. No paving shall be located within 7 feet (measured from the trunk of the tree) of the 13" oak located along the northerly property line.
- 4. No paving shall be located within 15 feet (measured from the trunk of the tree) of the 26" oak located at the northeast corner of the site.
- 5. No changes to the amount of irrigation provided to the oak trees from that which was provided prior to the commencement of construction

activity. Landscape restrictions require only plant material compatible with native oaks within the dripline of the trees. Drip system O.K., no spray heads.

6. No excavation for utilities, trenching, grade changes, paving, storage of materials or parking of vehicles within the fenced area.
 7. Permit required to prune Valley Oaks, contact City Arborist at 768-8604.
 8. If during excavation for the project, tree roots greater than two inches in diameter are encountered work shall stop immediately until the project arborist can perform an on-site inspection. All roots shall be cut clean and the tree affected may require supplemental irrigation/fertilization and pruning as a result of the root pruning.
 9. The contractor shall be held liable for any damage to existing oak trees, i.e. trunk wounds, broken limbs, pouring of any deleterious materials, or washing out concrete under the dripline of the tree. Damages will be assessed using "Guide to Plant Appraisal" published by the International Society of Arboriculture eight edition. The project arborist will submit a report for review by the City Arborist.
 10. The block wall to be erected on the property line shall not be closer than 10 feet to the trunk of the 26' and 30' Valley Oaks.
 11. The trees to be saved and the protection methods noted above shall be identified on all grading and building site plans for the project
- B. The 12" Chinese Elm, located on the residential portion of the project site, may be removed, however, if removed 2- 15 gallon size trees, species subject to approval of the City Arborist, shall be planted in planter strip along Folsom Boulevard.
- C. All other trees on site may be removed at the developer's discretion.

ENTITY RESPONSIBLE FOR ENSURING COMPLIANCE

City of Sacramento, Tree Services Division, City Arborist
City of Sacramento, Building Division
City of Sacramento, Public Works Department
City of Sacramento, Department of Utilities

MONITORING PROGRAM

Prior to issuance of the demolition/grading/building permit, the City Arborist shall meet with the contractor on the site to identify and mark placement of the fence location for the protection of the oak trees.



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Prior to issuance of demolition/grading/building permit, the City of Sacramento, Building Division and the Public Works Department shall verify that trees to be preserved and the protection measures noted above are clearly noted on all demolition, grading, improvement and building site plans for the project. The plans shall also indicate the replacement trees to be located in the public right-of-way. The Building Division shall transmit the project plans to the City Arborist for verification that preservation and planting requirements are correctly shown on the project plans.

In the event barriers are penetrated, tree branches are damaged or disturbed or tree roots two inches in diameter or greater are encountered as a result of demolition or construction activities, the Building Division/ Department of Public Works, Department of Utilities shall require that all work within the driplines of the affected tree(s) be ceased and shall require the developer to provide an analysis from a certified arborist identifying the condition of the affected tree(s). Appropriate tree protection measures shall be developed and incorporated into the project plans, subject to approval by the City Arborist, prior to resumption of work within the affected area.

In case of additional review as required above, the developer shall deposit with the City adequate funds, as determined by the Environmental Services Division, to provide funding for City review of revised mitigation measures and monitoring program provisions. These funds will be deposited prior to resumption of work within the affected area.

9. Hazards

The following mitigation measure is required to determine the extent of the contamination, if any, and reduce the potential hazard impacts to less-than-significant:

- A. Appropriate soil sampling shall be conducted to determine the extent of heavy metals, specifically lead, contamination in the northwest portion of the site and perchloroethylene, under and in the vicinity of the cleaners, in accordance with Sacramento County Environmental Management Department regulations. If contamination is found, appropriate action as recommended by the Sacramento County Environmental Management shall be taken.**

In order to alleviate potential impacts with regards to the underground storage tanks, the following mitigation measure is required:

- B. The waste oil tank or oil/water separator shall be removed or sealed in accordance with and in coordination with Sacramento County Environmental Management Department regulations.**
- C. Further investigation shall be conducted to determine whether underground storage tanks remain on the site this further investigation may include, but not limited to further soil sampling of the site to determine whether the underground tanks have been removed. Additional**

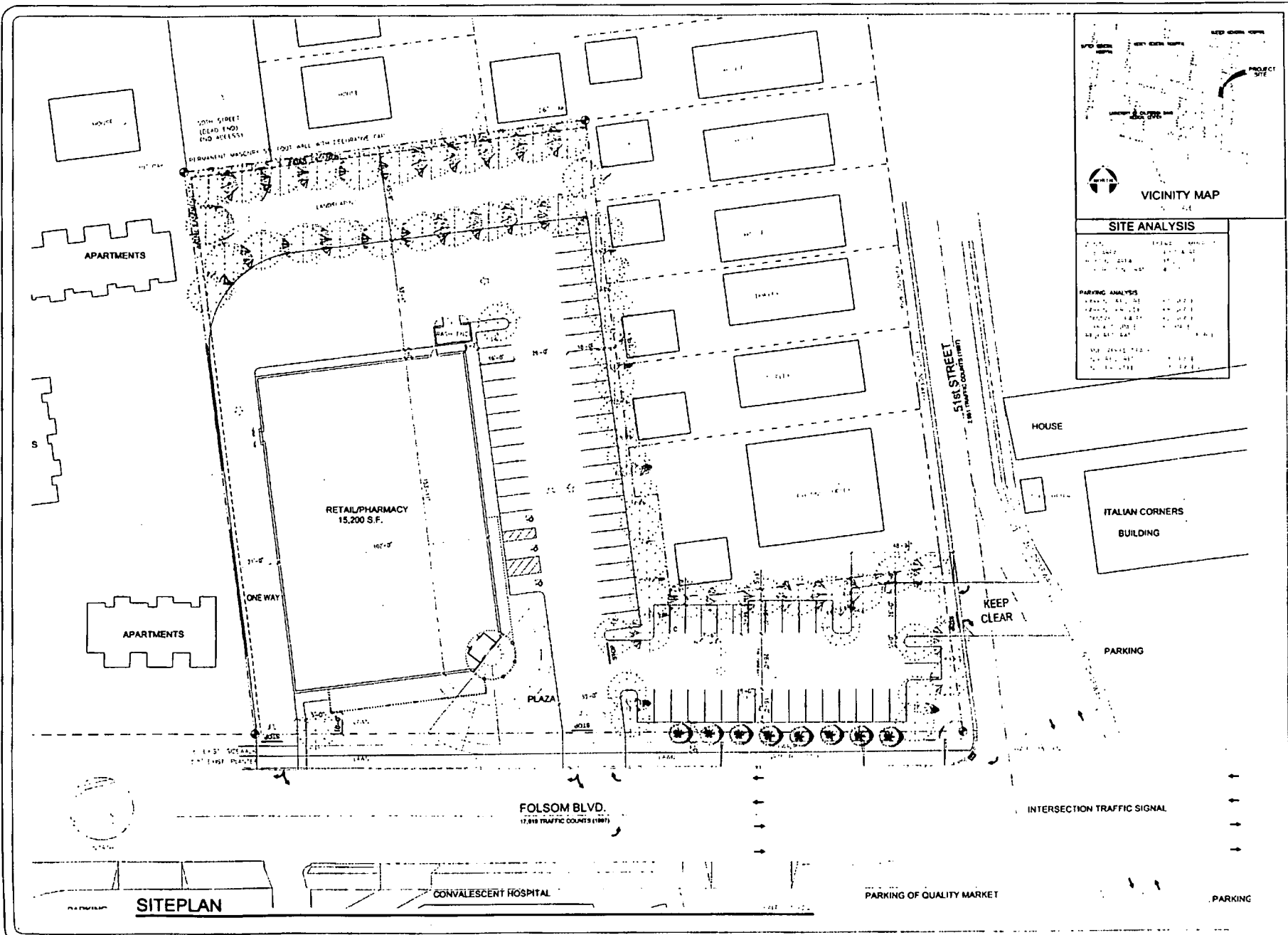
testing shall be conducted under the guidance of the Sacramento County Environmental Management Department. If underground storage tanks are found, these underground storage tanks shall be removed or sealed in accordance with Sacramento County Environmental Management Department regulations.

ENTITY RESPONSIBLE FOR ENSURING COMPLIANCE

Sacramento County Environmental Management Department
City of Sacramento, Department of Planning and Development, Planning and Building Division

MONITORING PROGRAM

Prior to issuance of any demolition/grading/building permit the applicant shall submit a letter from the Sacramento County Environmental Management Department indicating that the required investigation work was conducted and the County has cleared the site for development. If action is necessary on this site the Building Division shall work with the Sacramento County Environmental Management Department to permit appropriate clean up activities prior to issuance of project building permit.



VICINITY MAP

SITE ANALYSIS

PARKING ANALYSIS

TYPE	NO.	AREA (S.F.)	NO. OF SPACES
EXISTING	1	10,000	100
PROPOSED	2	15,000	150
TOTAL		25,000	250

JAMES PLUMB ASSOCIATES
 1100 JONES STREET, SUITE 100
 SACRAMENTO, CALIFORNIA 95811
 (916) 442-2222 FAX (916) 442-2222 FAX

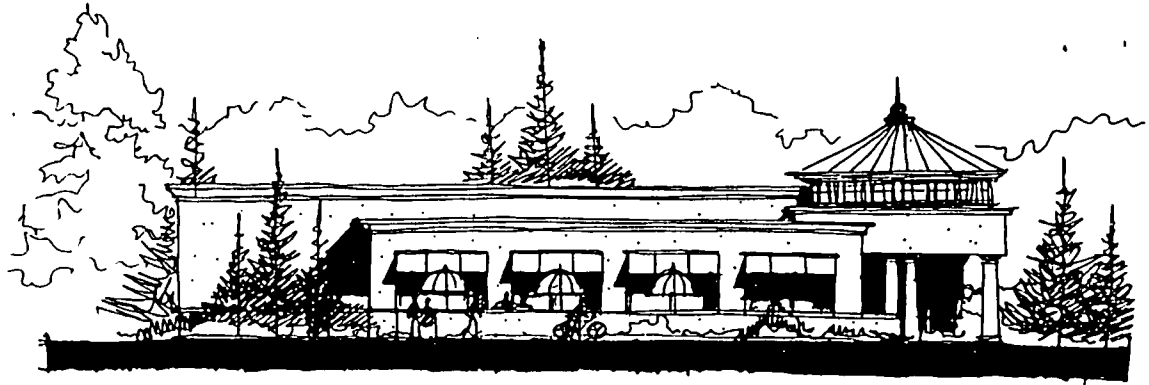
51st and FOLSOM RETAIL
 Sacramento, California

Job No. 33-19
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EXHIBIT 1B

SITEPLAN



FOLSOM BLVD. ELEVATION



FIFTY-FIRST STREET ELEVATION

JAMES PLUMD ASSOCIATES



51ST & FOLSOM RETAIL

Job No.	
Drawing No.	
Drawn By	JM
Checked By	JM
Scale	
Revision No.	
	A3.1

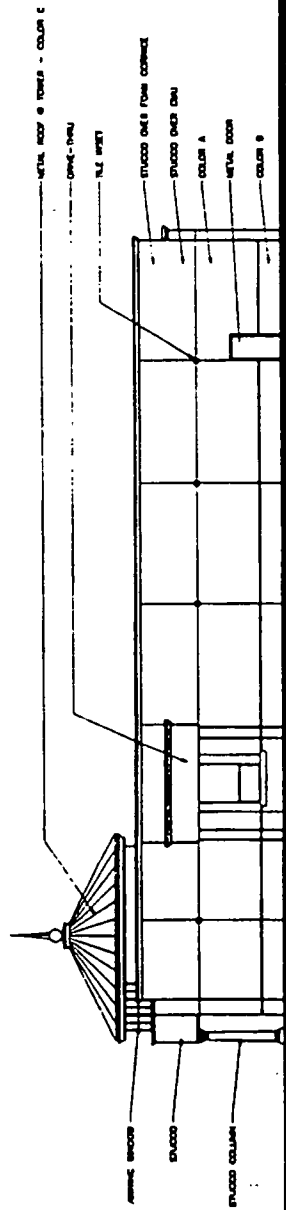
ITEM #
PAGE #
21

P 99.087



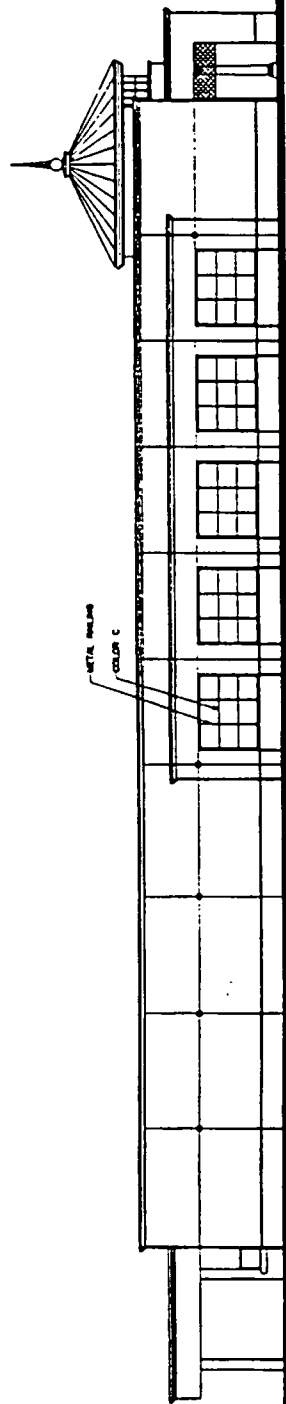
51st and FOLSOM RETAIL
Sacramento, California

DATE	10/27/98
BY	
DESIGNER	
CHECKED BY	
SCALE	
PROJECT NO.	



NORTH ELEVATION

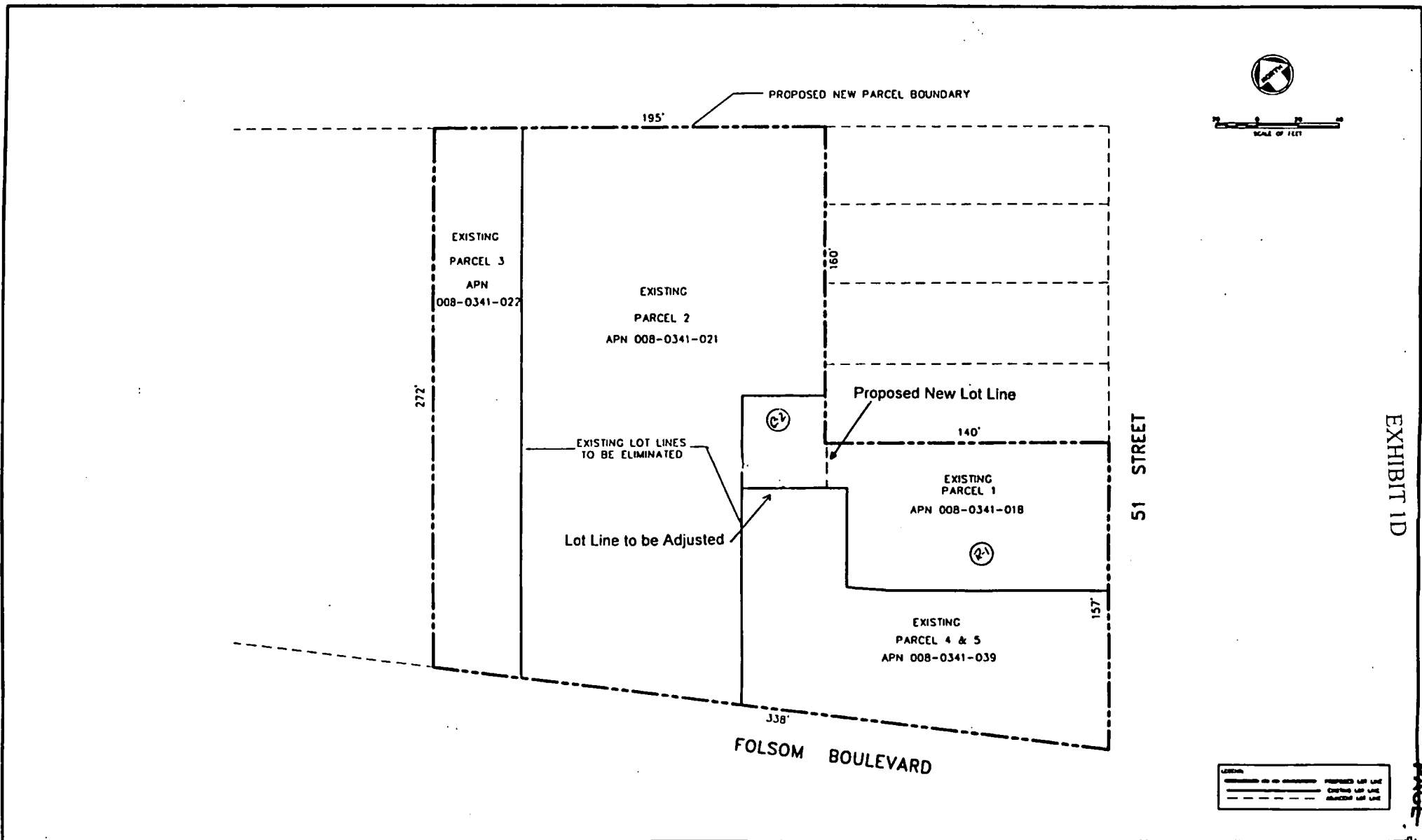
SCALE 1/4" = 1'-0"



WEST ELEVATION

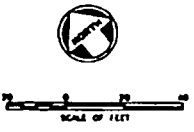
SCALE 1/4" = 1'-0"

214-087



STAFF'S RECOMMENDATION
EXHIBIT 1D

ITEM # 14
PAGE 22



DATE	BY	REVISION

DESIGNED BY T. PATE	CHECKED BY S. CLIFT	DATE 	PROJECT 	APN 	
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PSOMAS
 7795 Gateway Oaks Drive, Suite 270
 Sacramento, CA 95823
 (916) 427-7400 (fax) 979-6380 (7.07)

LOT LINE MERGER

DATE SEPT. 18, 1998	SHEET 1
SCALE 1" = 30'	
PROJECT 	

