

P97-092 • MACK ROAD TM (McDonalds/Food 4 Less)

REQUEST: A. Environmental Determination: Exempt  
B. Tentative Map to subdivide one parcel into two parcels in the General Commercial (C-2) zone.

LOCATION: SW Corner of Mack Road & Valley Hi Drive  
APN: 117-0012-019-0000 and 117-0012-020-0000  
Council District 8

APPLICANT:	Hefner, Stark & Marois (Tim Cronan), (916) 925-6620 2710 Gateway Oaks Drive, Ste. 300, Sacramento, CA 95823
OWNER:	Valley Hi Properties, 6366 Mack Road, Sacramento, CA 95823
APPLICATION FILED:	August 18, 1997
STAFF CONTACT:	Dawn T. Holm, (916) 264-5851

**SUMMARY:** The applicant is seeking a Tentative Map to subdivide one parcel into two parcels in the General Commercial (C-2) zone. The existing parcel is developed with a McDonald's Restaurant and a Food 4 Less Grocery Store. The subdivision of the parcel into two parcels will allow separate ownership of the property that the restaurant and grocery store are on. To meet the applicant's objectives, the project requires the discretionary planning entitlement described above.

**RECOMMENDATION:** Staff recommends approval of the project because the proposed lot split is consistent with applicable plans and policies, and the proposed lots will be large enough to accommodate the existing developments.

**PROJECT INFORMATION:**

General Plan Designation:	Community/Neighborhood Commercial and Offices
1986 South Sacramento	
Community Plan Description:	General Commercial
Existing Zoning of Site:	General Commercial (C-2)
Existing Land Use of Site:	McDonald's Restaurant (Parcel 1), and Food 4 Less Grocery Store (Parcel 2)

Surrounding Land Use and Zoning (see Attachment 2):

- North: Retail Shopping Center; C-2
- South: Multiple Family and Retail; R-3 (PUD) & C-2 (PUD)
- East: Gas Stations and Retail; C-2
- West: Retail Shopping Center; C-2

Property Dimensions:	Irregular
Property Area:	5.5± developed acres
Proposed Area of Parcel 1:	0.91± acres
Proposed Area of Parcel 2:	4.63± acres
Topography:	Flat
Street Improvements and Utilities:	Existing

OTHER APPROVALS REQUIRED: In addition to the entitlements requested, the applicant will also need to obtain a Certificate of Compliance, from the Department of Public Works, Development Services Section.

BACKGROUND: On October 13, 1992, the Planning Director approved a Modification (P92-265) to the Special Permit for the McDonald's Restaurant, to allow a play land to be constructed. On July 14, 1993, the Zoning Administrator approved a Minor Deviation (Z93-034) to the Special Permit for the existing grocery store (a Jumbo Market) to be expanded for a future grocery store user (Food 4 Less). The 5.5± acre site is currently developed with a McDonald's Restaurant and a Food 4 Less Grocery Store.

The County Assessor's office has issued two parcel numbers for the existing property, for tax purposes. The applicant did a title search to determine whether the two parcels were ever legally subdivided as required by the Subdivision Map Act. A legal lot split has not been recorded for this property. Therefore, the applicant is requesting to split the existing property to allow for the separate property ownership of the existing businesses.

STAFF EVALUATION: Staff has the following comments:

A. Policy Considerations

The site is designated as "Community/Neighborhood Commercial and Offices" in the General Plan and as "General Commercial" in the 1986 South Sacramento Community Plan. The existing McDonald's Restaurant and Food 4 Less Grocery Store development conforms with the adopted land use designations.

B. Tentative Map Design

The subject site is at the southwest corner of Mack Road and Valley Hi Drive. The existing parcel is approximately 5.5± acres (see Exhibit 1b). A McDonald's drive-thru restaurant with the required parking is located on a 0.91± acre portion of the

site. The remaining 4.63± acres are developed with a Food 4 Less grocery store and required parking. The applicant is requesting to subdivide the property in order to allow the sale of the McDonald's and Food 4 Less developments to separate owners. Both parcels meet the minimum size and area requirements.

The existing restaurant and grocery store development are part of a shopping center complex with 216,657± square feet in building area and 981 parking spaces. Based on previous Zoning Administrator approvals (Z93-034) for the shopping center, 867 parking spaces are required. The existing shopping center development has reciprocal parking agreements and easements that permit the joint use of all parking areas and driveways. The Tentative Map has been conditioned to require the recording of private reciprocal ingress, egress, parking, maneuvering, and utility easements with the sale of each parcel.

The Tentative Map will allow for the separate property ownership of the existing businesses. Further development is not being proposed. Staff and the Subdivision Review Committee recommend approval of the Tentative Map.

#### PROJECT REVIEW PROCESS:

- A. Environmental Determination: The proposed project is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15315).
- B. Public/Neighborhood/Business Association Comments: The project application has been routed to the following associations:
1. S. Sacramento\Greenhaven Chamber of Commerce;
  2. S. Sacramento Neighborhood Coalition;
  3. Valley Hi Alliance; and
  4. Mack Road Business Association.

In addition, the project has been routed to all property owners within a 500-foot radius. No comments have been received.

- C. Summary of Agency Comments: The project has been reviewed by several City Departments and other agencies. The comments received address water/drainage service locations and the need for ingress, egress, parking, maneuvering, and utility easements.
- D. Subdivision Review Committee: On September 17, 1997, the Subdivision Review Committee, by a vote of three ayes, voted to recommend approval of the proposed subdivision subject to the conditions in the attached Notice of Decision and Findings of Fact (Attachment 1).

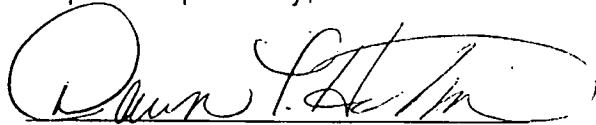
PROJECT APPROVAL PROCESS: The Planning Commission has the authority to approve or deny the Tentative Map. The Planning Commission action may be appealed to the City Council. The appeal must occur within 10 calendar days of the Planning Commission action.

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

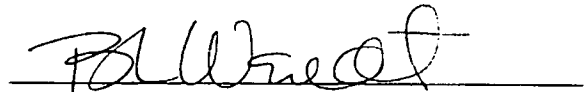
- A. Adopt the attached Notice of Decision and Findings of Fact (Attachment 1) with the environmental determination that the project is exempt from further environmental review pursuant to the California Environmental Quality Act (Section 15315).
- B. Adopt the attached Notice of Decision and Findings of Fact (Attachment 1) approving the Tentative Map to subdivide one parcel into two parcels.

Report Prepared by,

Report Reviewed by,



Dawn T. Holm, Associate Planner



Barbara L. Wendt, Senior Planner

Attachments

- |              |                                       |
|--------------|---------------------------------------|
| Attachment 1 | Notice of Decision & Findings of Fact |
| Exhibit 1a   | Tentative Map                         |
| Attachment 2 | Vicinity Map                          |
| Attachment 3 | Land Use and Zoning Map               |

**ATTACHMENT 1****NOTICE OF DECISION AND FINDINGS OF FACT FOR THE MACK ROAD TENTATIVE MAP (MCDONALDS/FOOD 4 LESS), LOCATED AT THE SW CORNER OF MACK ROAD AND VALLEY HI DRIVE, SACRAMENTO, CALIFORNIA IN THE GENERAL COMMERCIAL (C-2) ZONE. (APN: 117-0012-019 & 117-0012-020) (P97-092)**

At the regular meeting of October 9, 1997, 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. Environmental Determination: Exempt
- B. Approved the Tentative Map to subdivide one parcel into two parcels in the General Commercial (C-2) zone.

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

**FINDINGS OF FACT**

- A. Categorical Exemption: The City Planning Commission finds and determines that the proposed project is exempt from environmental review pursuant to Section #15315 of the CEQA Guidelines.
- B. Tentative Map to subdivide on parcel totaling 5.5± acres into two parcels in the General Commercial (C-2) zone.
  - 1. None of the conditions described in Government Code Section 66474, subsection (a) through (g), inclusive, exist with respect to the proposed subdivision.
  - 2. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City General Plan, and Chapter 40 of the City Code. The subject site is designated for Community/Neighborhood Commercial and Office in the General Plan and for General Commercial use in the 1986 South Sacramento Community Plan.
  - 3. The design of the proposed subdivision provides, to the extent feasible, for the future passive or natural heating and cooling opportunities.

- 4. The discharge of waste from the proposed subdivision into the existing community sewer system will not result in violation of the applicable waste discharge requirements prescribed by the California Regional Quality Control Board, Central Valley Region in that existing treatment plants have a design capacity adequate to service the proposed subdivision.

**CONDITIONS OF APPROVAL**

- B. The Tentative Map to subdivide one parcel totaling 5.5± acres into two parcels is hereby **approved** subject to the following conditions:
  - B1. The proposed development is located within Sacramento Sanitation District No. 1. Contact the Regional Sanitation District for sanitary sewer conditions;
  - B2. Drainage across parcel lines is not allowed. Either the lots must be graded so that drainage does not cross property lines or a reciprocal drainage easement must be recorded;
  - B3. Each new parcel must have it's own separate water service (s); and
  - B4. If any existing or new water services cross property lines then private water easements shall be recorded.

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

- B5. Private reciprocal ingress, egress, parking, maneuvering, and utility easements shall be dedicated with the sale of each parcel; and
- B6. Applicant may file a Certificate of Compliance in lieu of a Final Map to record this lot split.

\_\_\_\_\_  
CHAIRPERSON

ATTEST:

\_\_\_\_\_  
SECRETARY TO CITY PLANNING COMMISSION

\_\_\_\_\_  
DATE

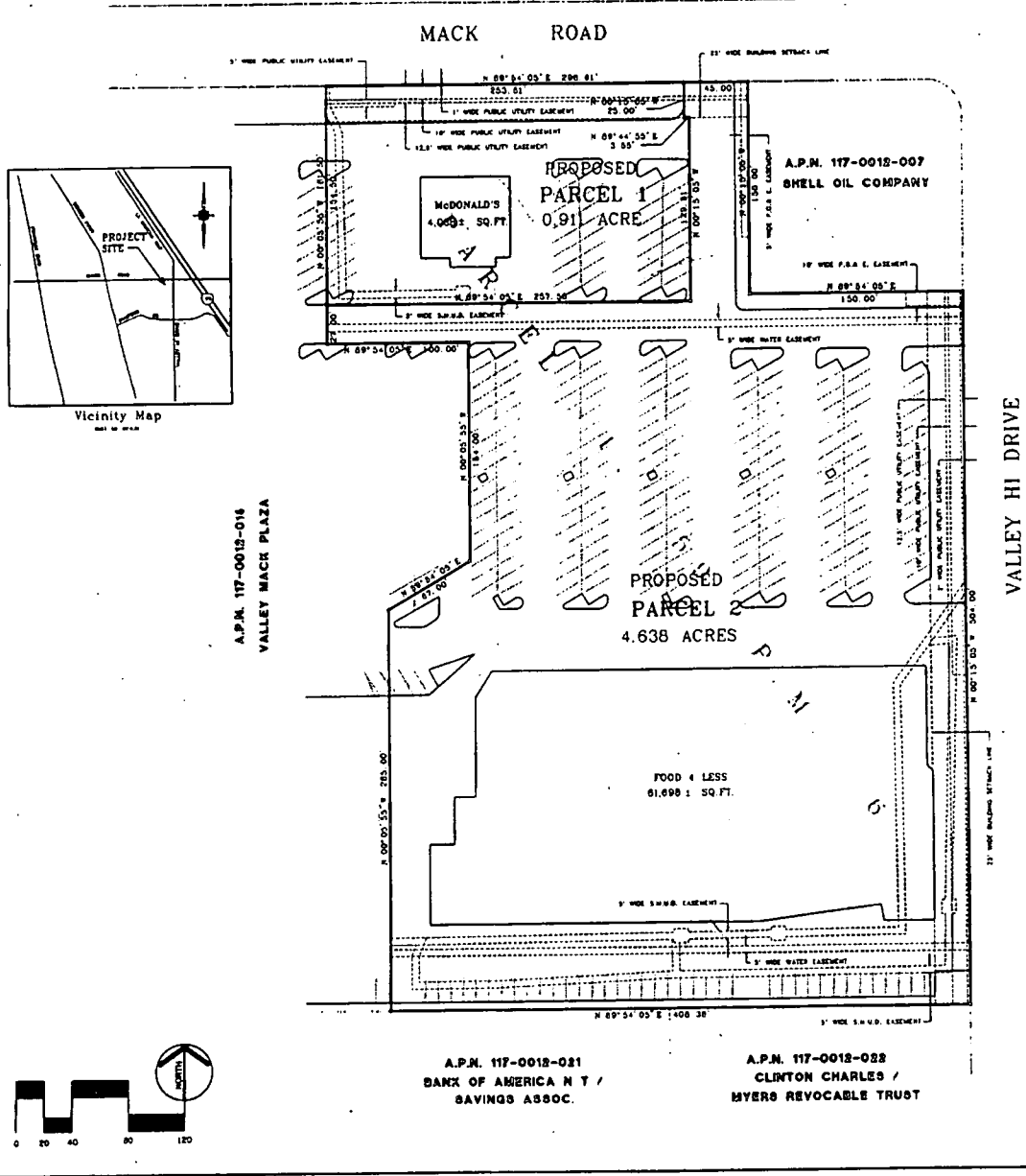
Attachments

Tentative Parcel Map for  
Parcel 1, 59 P.M. 6  
City of Sacramento, California

P97-092

October 9, 1997

ITEM # 10  
PAGE 7



NOTES

RECORD OWNER AND SUBDIVIDER  
VALLEY HI PROPERTIES  
6366 MACK ROAD  
SACRAMENTO, CA 95823

PLANNER  
THE SPINK CORPORATION  
2580 VENTURE OAKS WAY  
SACRAMENTO, CA 95833

ASSESSOR PARCEL NUMBERS

117-0012-018 (PARCEL 2)  
117-0012-020 (PARCEL 1)

EXISTING USE AND ZONE

COMMERCIAL CENTER; C-2

PROPOSED USE AND ZONE

PROPOSED PARCEL 1: McDONALD'S RESTAURANT; C-2  
PROPOSED PARCEL 2: FOOD & LESS MARKET; C-2

ACREAGE

PROPOSED PARCEL 1: 0.911 ± ACRE (NET)  
PROPOSED PARCEL 2: 4.638 ± ACRES (NET)  
3,549 ± ACRES (RTY)

DISTRICTS

IMPROVEMENTS:	CITY OF SACRAMENTO
WATER:	CITY OF SACRAMENTO
SEWER:	CITY OF SACRAMENTO
DRAINAGE:	CITY OF SACRAMENTO
ELECTRICITY:	SACRAMENTO MUNICIPAL UTILITY DISTRICT
GAS:	PACIFIC GAS & ELECTRIC
TELEPHONE:	PACIFIC BELL
SCHOOL DISTRICT:	ELK GROVE UNITIED
FIRE DISTRICT:	CITY OF SACRAMENTO
PARK DISTRICT:	CITY OF SACRAMENTO

THE BOUNDARY, EASEMENTS  
AND TOPOGRAHY SHOWN ON  
THIS TENTATIVE MAP WERE  
PREPARED BY OR UNDER THE  
CONTROL OF THE UNDERSIGNED,  
LICENSED LAND SURVEYOR  
AND ARE INTENDED FOR  
TENTATIVE MAP PURPOSES ONLY.

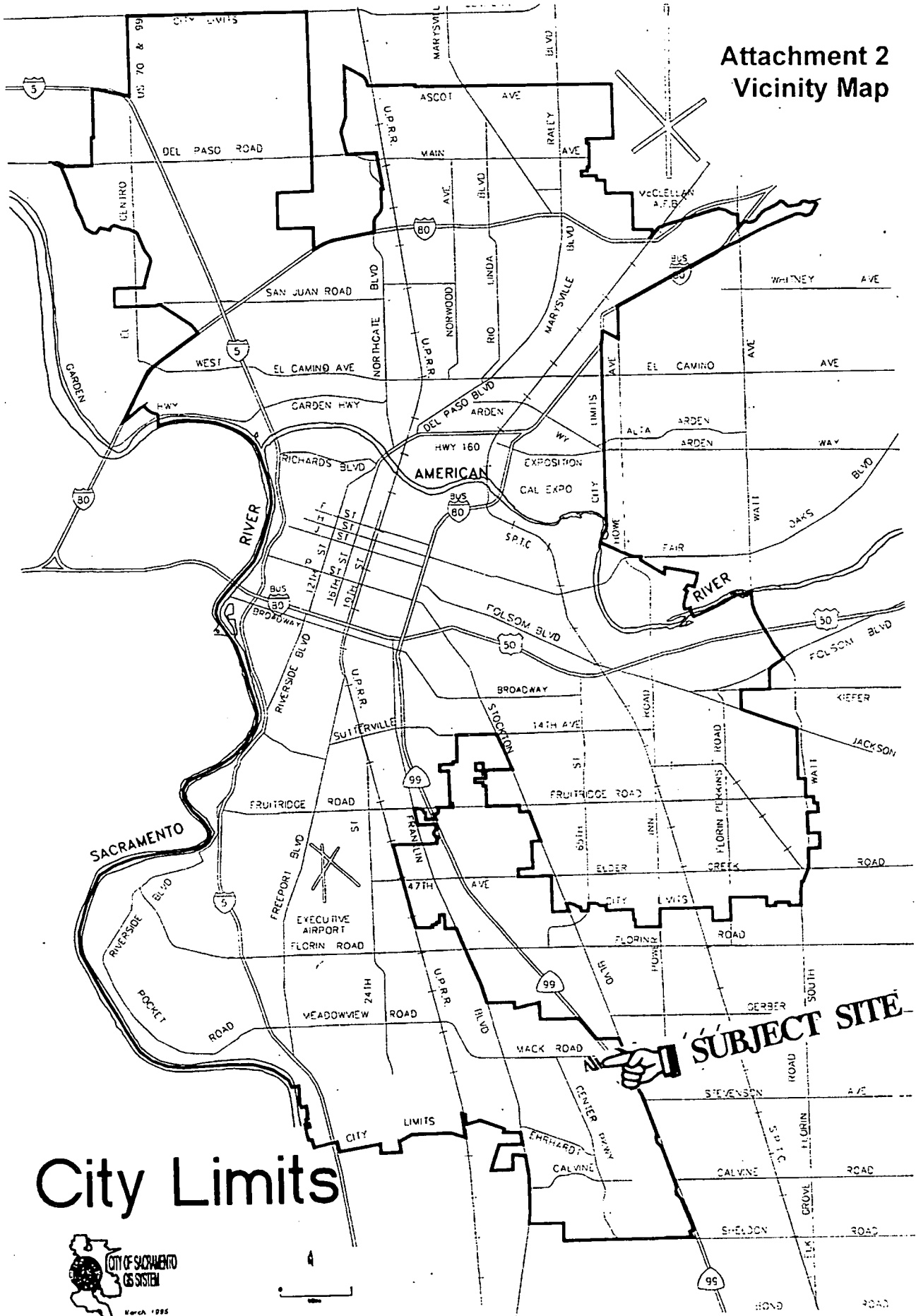


*Craig H. Wecker*  
CRAIG H. WEECKER, L.S. 55.

August, 1997  
The Spink Corporation  
2580 VENTURE OAKS WAY SACRAMENTO, CA 95833  
PHONE (916) 338-3368 FAX (916) 338-1171  
JOB # 9213-001

Exhibit 1a  
Tentative Map

### Attachment 2 Vicinity Map



# City Limits





### Attachment 3 Land Use and Zoning Map

