

STAFF REPORT AMENDED 6-12-80
CITY PLANNING COMMISSION
915 "T" STREET - SACRAMENTO, CALIFORNIA 95814

APPLICANT Morton & Pitalo, Inc., 1767 "J" Tribute Rd., Sacto., CA 95815
OWNER Trakopoulos Investments, 914-29th St., Sacramento, CA 95815
PLANS BY Morton & Pitalo, Inc., 1767 "J" Tribute Rd., Sacto., CA 95815
FILING DATE 5-8-80 60 DAY CPC ACTION DATE _____ REPORT BY: TM:bw
Conditional
NEGATIVE DEC 6-2-80 EIR _____ ASSESSOR'S PCL. NO. 274-060-19

- APPLICATION:**
1. Negative Declaration
 2. Plan review for 115,580 square foot shopping center in the Commercial/Shopping Center, SC-R zone
 3. Tentative Map
 4. Subdivision Modification to waive service connection

LOCATION: Southeast corner of West El Camino and Truxel Road

PROJECT INFORMATION:

General Plan Designation: Commercial/Office
1978 South Natomas Community
Plan Designation: Commercial/Shopping Center
Existing Zoning of Site: SC-R zone
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:

North: Vacant
South: Agricultural
East: Agricultural
West: Agricultural

Property Area: 9.59 acres
Topography: Flat
Street Improvements: To be provided
Utilities: Available to site

Parcel 1

Parking Required: 14 Parking Provided: 20

Parcel 2

Parking Required: 448 Parking Provided: 442

Ratio Required: 1:250 sq. feet

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On May 28, 1980, by a vote six ayes and three absent, the Committee recommended approval of the tentative map subject to the following conditions:

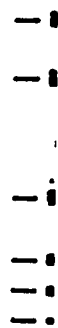
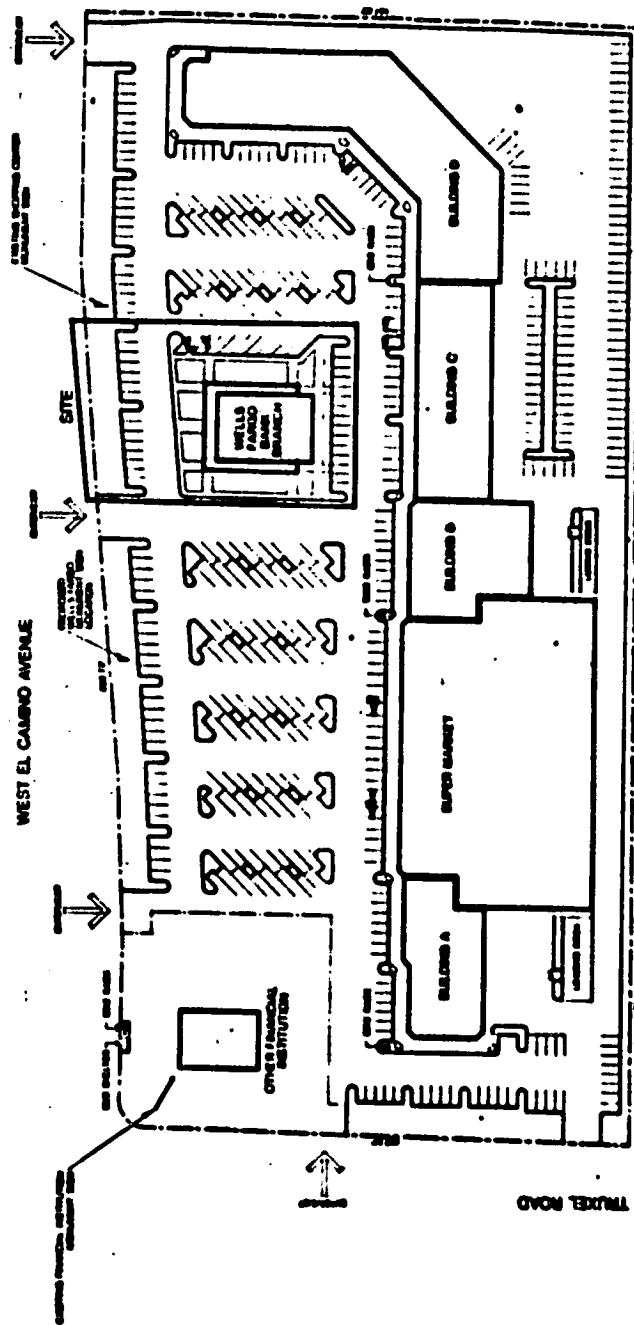
- a. The applicant shall provide standard subdivision improvements along Truxel Road and West El Camino Avenue pursuant to Sec. 40.811 of the Subdivision Ordinance. Bond and contract required prior to recordation.
- b. The applicant shall prepare a sewer and drainage study for the review and approval of the City Engineer prior to filing the final map; oversized extension required.

C02980

APPLC. NO. P 9035

MEETING DATE June 12, 1980

CPC ITEM NO. 2



Center Parking Plan

003003

p87-477

1-14-88

ITPM 19