

P96-027 - Payless/Kragen Tentative Map

REQUEST: A. **Tentative Map** to subdivide 3.97± partially developed acres into 2 lots in the General Commercial (C-2) Zone located at 2419 and 2421 Del Paso Blvd..

LOCATION: 2419 and 2421 Del Paso Boulevard
APN: 263-0252-021
North Sacramento Community Plan Area
North Sacramento Elementary School District
Grant Joint Union High School District
Council District 2

| | |
|--------------------|---|
| APPLICANT: | Wong and Associates/Timothy Wong (737-3369) 4111 82nd Street Sacramento, CA 95826 |
| OWNER: | Northwestern Automotive Corporation P.O. Box 6030 Phoenix, AZ 85005 |
| APPLICATION FILED: | March 21, 1996 |
| STAFF CONTACT: | Hilary Perry, 264-5698 |

SUMMARY/RECOMMENDATION:

The Payless Drug store and Kragen Auto Supply store presently exist on a portion of the project site. The applicant is requesting the necessary entitlements to split the one existing parcel into two parcels. The proposed project does not include the development of structures. It is the intent of the property owner to sell the small parcel that will be created as a result of the proposed project. The applicant does not have a buyer interested at this time. Future development on the newly created parcels would be subject to standards set forth by the Zoning Ordinance, and/or the City Code, and the Uniform Building Code.

Staff recommends approval of the project. This recommendation is based on the fact that the

subdivision is consistent with the Zoning Ordinance and General Plan and North Sacramento Community Plan land use designation.

PROJECT INFORMATION:

| | |
|-----------------------------|-----------------------------------|
| General Plan Designation: | Community/Neighborhood Commercial |
| Community Plan Designation: | Retail - General Commercial |
| Existing Land Use of Site: | Commercial |
| Existing Zoning of Site: | C-2 |

Surrounding Land Use and Zoning:

North: Commercial; C-2
 South: Commercial; C-2
 East: Commercial; C-2
 West: Vacant; C-2

| | |
|--------------------------|---|
| Total Lots Existing: | 1 |
| Number of Lots Proposed: | 2 |
| Lot Configuration: | |

| | # of Lots | Acreage |
|-----------------|-----------|----------------------|
| Existing | 1 | 3.97± |
| Proposed | 2 | 3.50± + 0.462± |

| | |
|----------------------|-------------------|
| Property Dimensions: | Irregular |
| Property Area: | 3.97± gross acres |
| Topography: | Flat |
| Street Improvements: | Existing |
| Utilities: | Existing |

OTHER APPROVALS REQUIRED:

In addition to the entitlements requested, the applicant will also need to obtain the following permits or approvals, including, but not limited to:

| | |
|---------------------------|------------------------------------|
| <u>Permit</u> | <u>Agency</u> |
| Final Map | Public Works, Development Services |
| Certificate of Compliance | Public Works, Development Services |

BACKGROUND INFORMATION:

The applicant has indicated that the Northern Automotive Corporation, who is the parent company of Krage Auto Supply, bought the site in order to remodel a vacant store front. The store now occupies a space that was at one time a Safeway market adjacent to the Payless Drug store. It is the intention of the Northern Automotive Corporation to sell the parcel that will be created as a result of this proposal. Development on this parcel will require either compliance with the Zoning Ordinance or will require the granting of entitlements from the Planning Commission.

Assuming General Commercial development, the development standards for the newly created parcel will be as follows:

Maximum Height: 45'

Required Parking: 1 space per 250 square feet of retail building

Setbacks:

Front (*along El Camino Ave.*) - 7.5' (Assuming a 15-26' high building)

Rear (*measured at the interior most corner and a minimum of 10' long*) - 0'

Interior (*along existing access easement*) - 0'

*It should be noted that the subject site does not meet the Zoning Ordinance definition of a corner lot, therefore, setbacks are measured in a unique way, as specified above.

STAFF EVALUATION:**A. Policy Considerations**

The General Plan designates the subject site for Community/Neighborhood Commercial use and the North Sacramento Community Plan designates the site for Retail - General Commercial use. The proposed subdivision is consistent with the General Plan and the Community Plan.

Tentative Maps are required to be established within two years after such a permit is issued. After 2 years, if the map has not been recorded, an additional 2 year time extension can be requested. Granting of a Tentative Map time extension is subject to review and approval by the Planning Commission.

B. Tentative Map Design

Access to the site will be attained via an existing access easement off of El Camino Avenue. Should future development of the project site not meet City standards as per

the Zoning Ordinance or the City Code, additional entitlements will need to be requested by the applicant.

The subject site is just outside the boundary of the Del Paso Boulevard SPD. Therefore, any future development proposal will be closely scrutinized to assure that the design of said structure will be in keeping with the objectives of the Del Paso Boulevard SPD.

PROJECT REVIEW PROCESS:

A. Environmental Determination

This project is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15315). The project is considered a minor land division that is in conformance with the General Plan and Zoning Ordinance designations. Utility service and access is provided to the subject site. The proposal is not anticipated to result in a significant physical impact upon the environment.

B. Public/Neighborhood Association Comments

The proposed project application packet was sent to the North Sacramento Congress of Neighborhoods, and the North Sacramento Project Advisory Committee (PAC). The surrounding land owners within a 500 foot radius of the project site were also notified of the project proposal. At the time of the writing of this report one letter opposing the project was received from Henry Morgan, the owner of the North Sacramento Funeral Home. The letter received from this business owner is attached as Exhibit 4. Mr. Morgan's primary concerns regard additional impacts to storm drainage, traffic, and driveway access.

C. Summary of Agency Comments

The proposal was routed to several City Departments and other agencies. The following summarizes the comments received:

1. Public Works Department

The comments which are specifically listed as conditions in the Notice of Decision address various easement requirements.

D. Subdivision Review Committee Recommendation

On June 5, 1996, the Subdivision Review Committee voted unanimously to recommend approval of the proposed Tentative Map subject to the conditions in the attached Tentative Map Notice of Decision.

PROJECT APPROVAL PROCESS:

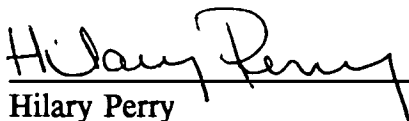
The Planning Commission has the authority to approve or deny the Tentative Map. The Planning Commission action may be appealed to the City Council. The appeal must occur within 10 days of the Planning Commission action.

RECOMMENDATION:

Staff recommends the Planning Commission take the following actions:

- A. Adopt the attached Notice of Decision approving the Tentative Map to subdivide 3.97± partially developed acres into 2 commercial lots.

Report Prepared By,



Hilary Perry
Associate Planner

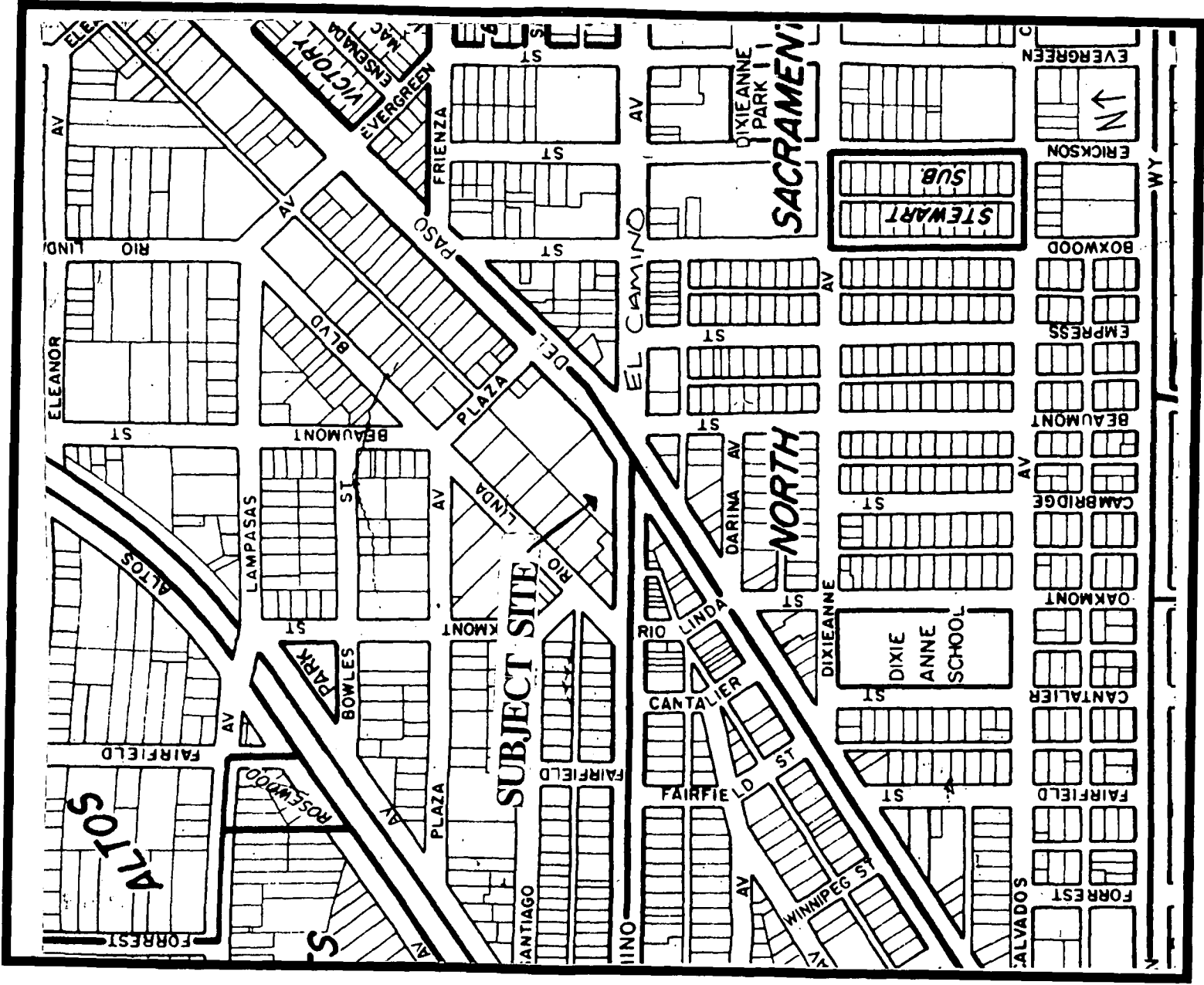
Report Reviewed By,



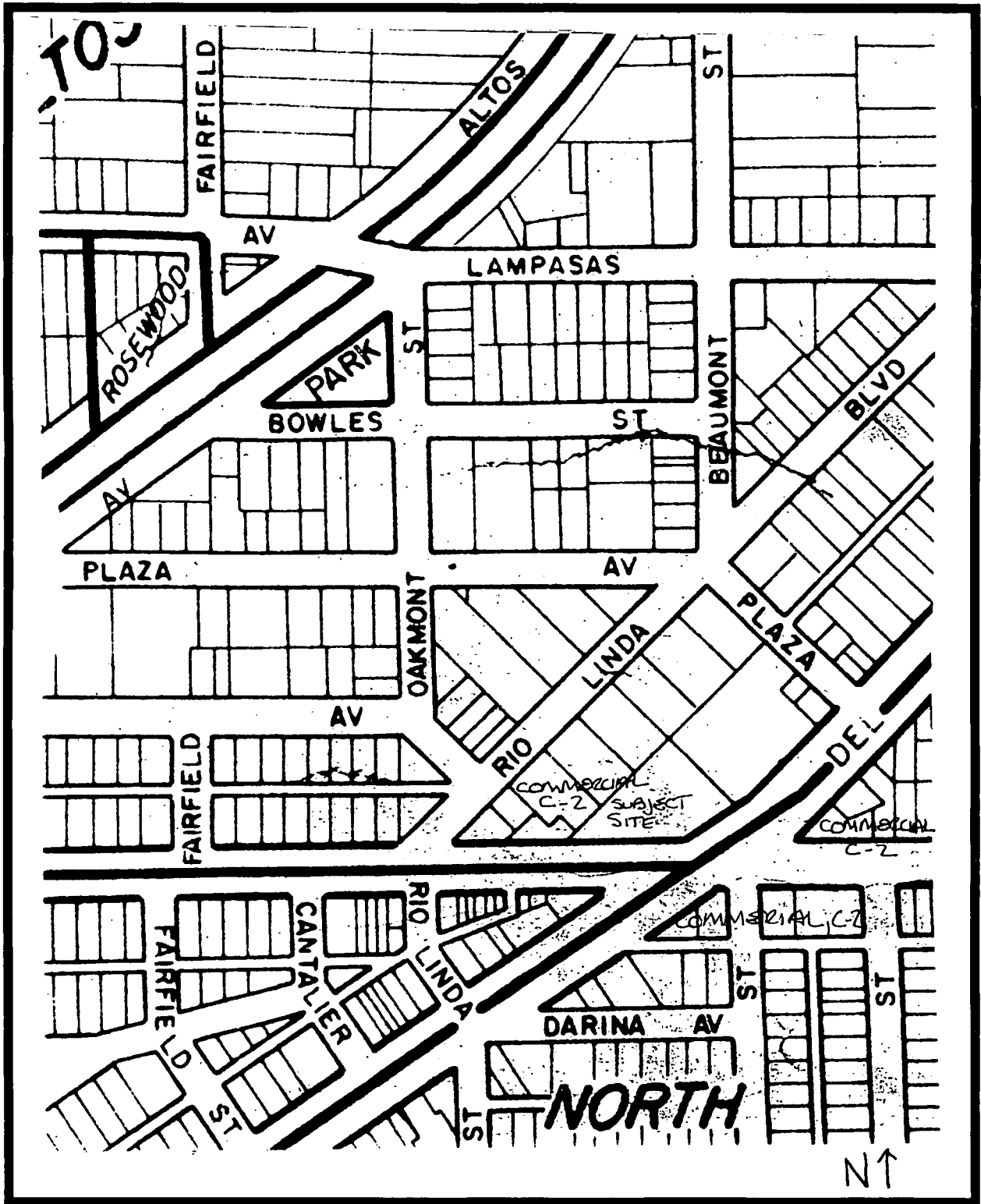
Scot Mende
Senior Planner

Attachments

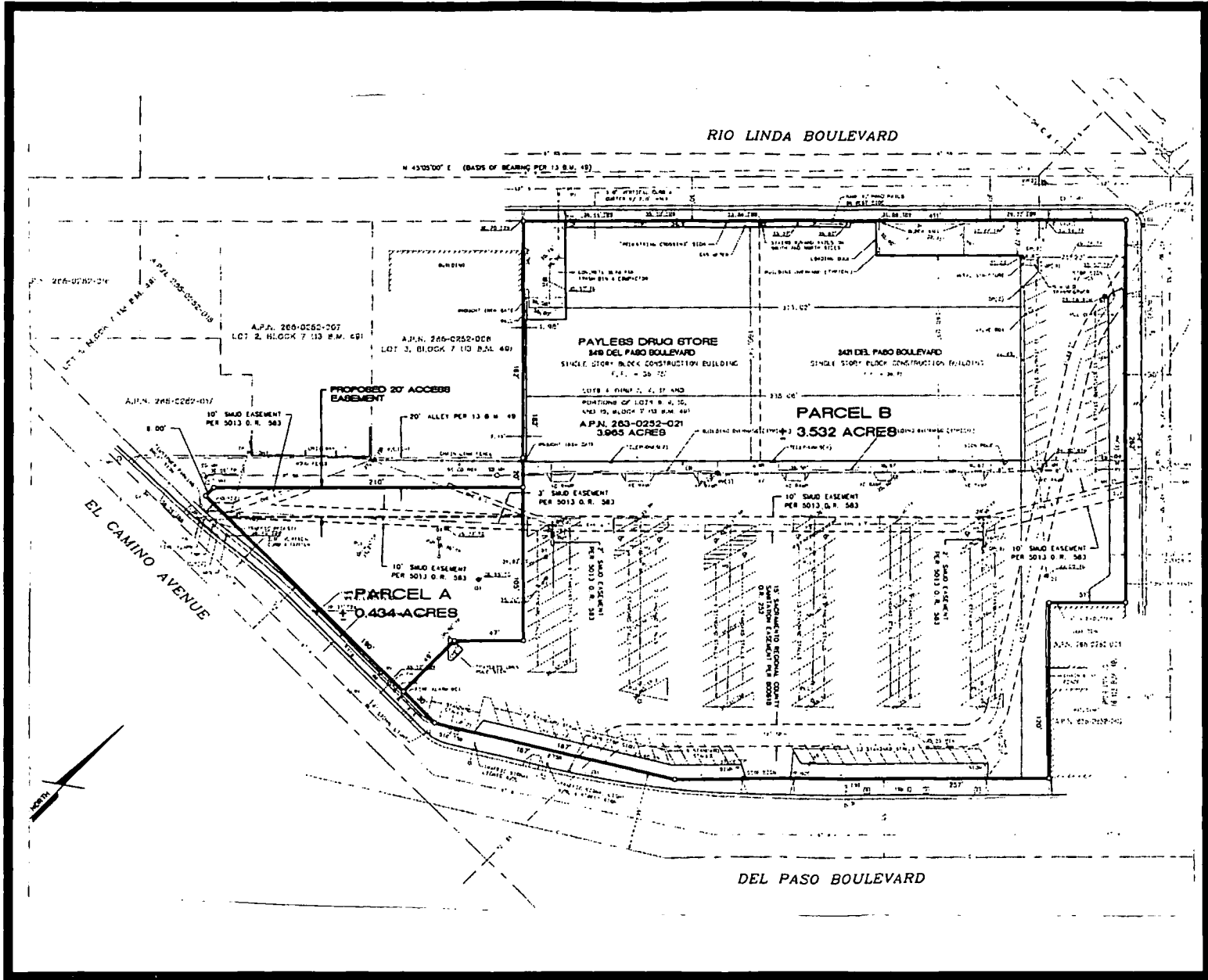
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|--------------|--|
| Attachment 1 | Vicinity Map |
| Attachment 2 | Land Use and Zoning Map |
| Attachment 3 | Proposed Tentative Map |
| Attachment 4 | Opposition Letter |
| Attachment 5 | Notice of Decision and Finding of Fact |
| Exhibit 5-A | Proposed Tentative Map |



VICINITY MAP



LAND USE AND ZONING MAP



PROPOSED TENTATIVE MAP

North Sacramento Funeral Home

HENRY A. MORGAN
FUNERAL DIRECTOR

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June 22, 1996

City of Sacramento
Dept. of Planning and Development
1231 I Street, Room 300
Sacramento, CA 95814-2904

Re: The Proposed Project - P96-027

To The City Planning Commision:

I am unable to attend the meeting on June 27, 1996 at 5:30 P.M. regarding the Lot Split of the proposed project P96-027. My son, Rodney Morgan, will be my representative, and at this time I oppose the Lot Split.

I have several reasons for this opposition number one being the storm drainage problem. The drainage for that block runs from the corner of Plaza and Del Paso down to El Camino Ave. then to Rio Linda Blvd. and down Rio Blvd. to Santiago then under the street up in the gutter and for two more blocks down Santiago. I feel this is inadequate for any additional building.

Secondly, there is a traffic problem already, going West on El Camino Ave. from the Del Paso & El Camino intersection traffic signal you have a 45 degree right hand turn into a 20 foot driveway that already is in adequate for the number of cars using it. It now serves as ingress and egress for Payless and Kragen Auto Parts Stores. As a parking lot, which it now is being used as, you have a clear view, from the street, of people entering and exiting this driveway. However if a building were allowed to be built along El Camino Ave., because of the angle of the street, you would not be able to see cars existing the driveway. Also most people are speeding from the signal and the street cuts from two lanes of traffic down to one lane at the driveway.

North Sacramento Funeral Home has been in the same location since 1937, and over the years has lost a lot of property by the widening of El Camino Ave.. If a building were to be constructed along El Camino it would create a very unsafe situation for the people attending Funeral Services as they would be entering and exiting our building and crossing that driveway. Over the years this very small private driveway has become a major thoroughfare for the old Safeway grocery store, Payless and now Kragen Auto Parts. We have used this driveway area jointly and we feel the parking lot that is presently situated there is all this property would be suited for at this time.

I spoke to Timothy Wong with Wong and Associates and we could not understand

North Sacramento Funeral Home

HENRY A. MORGAN
FUNERAL DIRECTOR

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the very unusual property line that they are purposing.

I oppose the lot split at this time until I understand the plans for use of this area.

Thank you.

Sincerely,

Henry A. Morgan
Henry A. Morgan, Owner
North Sacramento Funeral Home.

CC: Hilary Perry

ATTACHMENT S

P96-027

July 11, 1996

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**NOTICE OF DECISION AND FINDINGS OF FACT FOR THE NORTHERN AUTOMOTIVE
TENTATIVE MAP, LOCATED AT 2419 AND 2421 DEL PASO BLVD.
SACRAMENTO, CALIFORNIA IN THE GENERAL COMMERCIAL (C-2) ZONE. (P96-027)**

At the meeting of July 11, 1996, 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. Approved the Tentative Map to subdivide 3.97± partially developed acres into 2 lots 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. The Tentative Map to subdivide 3.97+ acres in the C-2 zone: The Tentative Map to subdivide one 3.97± acre lot into 2 lots is approved based upon to the following findings of fact:
1. The Tentative Map is consistent with the land use designations of the General Plan, and the North Sacramento Community Plan.
 2. The proposed lot split, together with the provisions for its design and improvement, is consistent with Chapter 40 of the City Code, which is a Specific Plan of the City.
 3. The proposed Tentative Map has been reviewed by the City Department of Public Works, Transportation Division. There were not objections to the Tentative Map request.

CONDITIONS OF APPROVAL

- A. The Tentative Map to allow the subdivision of one 3.97± acre lot into two lots is hereby approved subject to the following conditions of approval:

Public Works Department

The applicant shall satisfy each of the following conditions prior to filing the Final Map unless a different time for compliance is specifically stated in this condition:

- A1. Dedicate a 15 foot wide sewer easement, or verify one exists for the 8 inch sewer main that is located where the alley previously existed. This easement shall be to the satisfaction of the Department of Utilities.
- A2. Show all existing easements;
- A3. Show reciprocal drainage easements on Final Map. Place a note on the Final Map: Private reciprocal easements shown hereon shall be dedicated with the sale of each parcel;
- A4. Show reciprocal ingress, egress and parking easements on Final Map. Place a note on the Final Map: Private reciprocal easements shown hereon shall be dedicated with the sale of each parcel;

ADVISORY NOTES:

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

- A5. Applicant may file a Certificate of Compliance in lieu of a Final Map to record this lot split if no Subdivision Improvement Agreement is required;
- A6. Provide a separate domestic water service and sewer service to Parcel A at the time of Building Permit;
- A7. Notice: Property to be subdivided in accordance with this map may be subject to flooding. Interested parties should ascertain whether and to what extent such flooding may occur. The applicable base flood elevations for the property should be reviewed. Base flood elevations are contained on the Preliminary Flood Insurance Rate Maps for the City of Sacramento, dated November 9, 1992, available for review at the City of Sacramento Permit Assistance Center, 1231 I Street, Room 200;

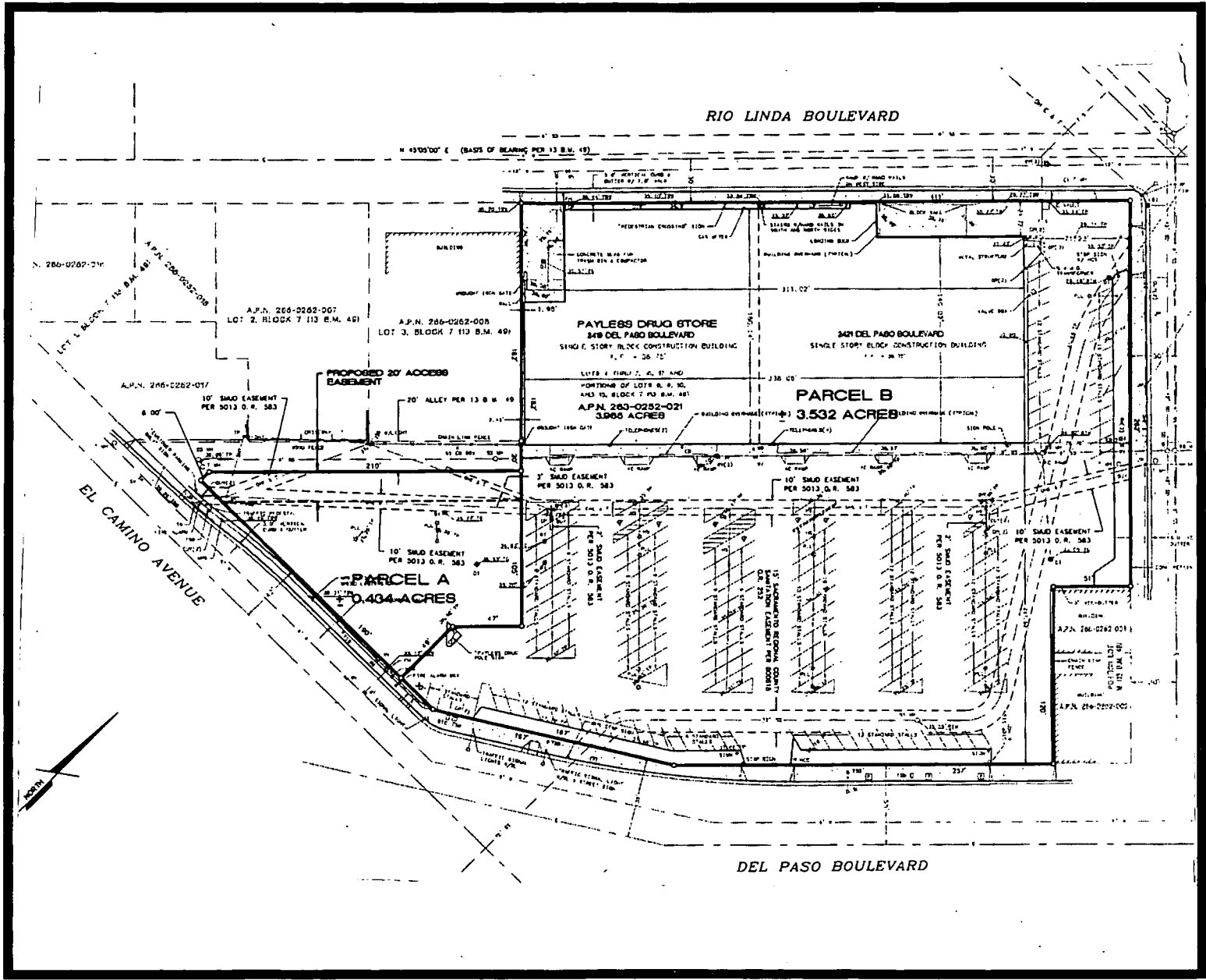
CHAIRPERSON

ATTEST:

SECRETARY TO CITY PLANNING COMMISSION

DATE (P96-027)

Exhibit 4-A Proposed Tentative Map



PROPOSED TENTATIVE MAP

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Northern Automotive Corporation
P.O. Box 6030
Phoenix, Arizona 85005

Real Estate Department
Telephone: 602-631-7353
Fax: 602-264-0495

TO: *Tim Wong*

FAX: *916-452-8324*

FROM: MARTIN LEON
MANAGER OF REAL ESTATE SUBLEASING

DATE: *7/2/96*

NUMBER OF PAGES TO FOLLOW: 1

MESSAGE: *per our discussion please find enclosed the letter to GARDEN Expressing interest in purchasing the property. Tim I stated the lease amendment with Payless Drug allows for a building not larger than 5200 sq. ft.*

If you have any transmissions problems with this fax or do not receive all pages please contact Elaine Guerra at 602-631-7373.

WONG & ASSOCIATES
ENGINEERING • SURVEYING • LAND PLANNING
4111 82nd Street Sacramento, CA 95826
TEL 916.737.3369 FAX 916.452.8324

FACSIMILE TRANSMITTAL

DATE: 7-4-96

TO: HILARY DENRY

FAX NO: 264 5328

JOB NO: 95075

RE: P 96-027

ATTN: _____

FROM: TIM WONG

COMMENTS: _____

SEE ATTACHED LETTER FROM HEIRY A. MORGAN

ANY PROBLEMS RECEIVING THIS TRANSMISSION, PLEASE CALL: (916)646-4262

ORIGINALS MAILED? YES _____ NO _____

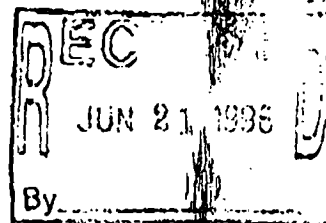
JUL 02 '96 02:53PM NORTHERN AUTOMOTIVE

916) 922-9668
916) 922-2905

25 EL CAMINO AVENUE
SACRAMENTO, CALIFORNIA 95815-2408

North Sacramento Funeral Home

HENRY A. MORGAN
FUNERAL DIRECTOR



June 20, 1996

Northern Automotive
1900 Point West Way
Suite No. 122
Sacramento, CA 95815

Dear Mr. Garber,

I received on June 13, 1996, a Public Notice of a proposed lot split at 2421 Dal Paso Blvd., I called Hillary Perry with the City of Sacramento Dept. of Planning & Development, and she faxed me a copy of how the split will be. After looking at the Plot Map and talking to Timothy Wong he said, on of the lines could be changed. I see that the hearing will be before the Planning Commission on June 27, 1996, so time is of the essence. We have been using this lot for parking, for years and would be intererated in purchasing it for additional parking. Please contact me at the above phone number.

Thank you.

Sincerely,

Henry A. Morgan
Henry A. Morgan