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CITY OF SACRAMENTO

CITY MANAGER'S OFFICE
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MAR 25 1981

CITY PLANNING DEPARTMENT

725 "J" STREET

SACRAMENTO, CALIF. 95814

TELEPHONE (916) 449-5604

MARTY VAN DUYN
PLANNING DIRECTOR

March 25, 1981

APPROVED
BY THE CITY COUNCIL

MAR 31 1981

OFFICE OF THE
CITY CLERK

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: Tentative Map (P-9313)

LOCATION: Southeast corner of Mack Road and Franklin Boulevard

SUMMARY

This is a request to divide 22+ vacant acres located in the C-2 Zone into two parcels. Parcel 1 is a proposed bank site and Parcel 2 is reserved for future development. The staff and the Subdivision Review Committee recommend approval of the request subject to conditions.

BACKGROUND INFORMATION

This application did not necessitate review by the Planning Commission because it involves less than four lots and there are no concurrent Special Permit, Variance, Rezoning, or other entitlements that require review by the Planning Commission.

Surrounding Land Use and Zoning:

- North: Shopping Center; C-2
- South: Residential; R-1
- East: Vacant; R-1
- West: Vacant; C-2

A Negative Declaration for this project was filed on March 20, 1981.

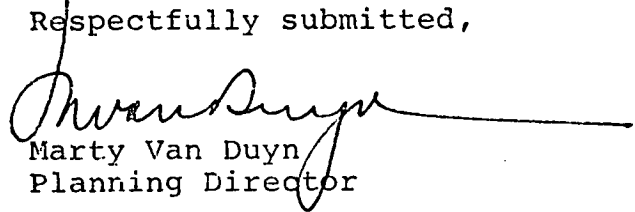
RECOMMENDATION

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

The applicant shall provide standard subdivision improvements pursuant to Section 40.811 of the Subdivision Ordinance prior to filing the final map.

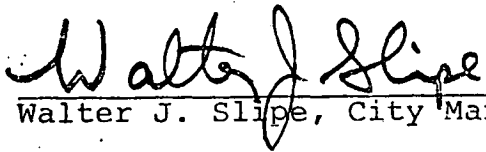
It is recommended that the City Council adopt the attached Resolution.

Respectfully submitted,



Marty Van Duyn
Planning Director

RECOMMENDATION APPROVED:



Walter J. Slipe, City Manager

MVD:SD:jm
Attachments
P-9313

March 31, 1981
District No. 8

RESOLUTION No. 81-244

Adopted by The Sacramento City Council on date of

March 31, 1981

APPROVED
BY THE CITY COUNCIL

MAR 31 1981

A RESOLUTION ADOPTING FINDINGS OF FACT,
APPROVING A REQUEST FOR TENTATIVE MAP
FOR PROPERTY LOCATED AT THE SOUTHEAST
CORNER OF MACK ROAD AND FRANKLIN BOULEVARD
(APN: 117-011-26) (P-9313)

OFFICE OF THE
CITY CLERK

WHEREAS, the Parcel Map Advisory Agency has submitted to the City Council its report and recommendations concerning the Tentative Map for property located at the southeast corner of Mack Road and Franklin Boulevard (hereinafter referred to as the proposed subdivision).

WHEREAS, the Council of the City of Sacramento, based on testimony submitted at public hearing(s) conducted on March 31, 1981, 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 Valley Hi Community Plan in that the plans designate the subject site for shopping and commercial uses.
- 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 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 City of Sacramento treatment plants have a design capacity of 75 mgd and that actual treated discharge averages 56 mgd. The discharge from the proposed project will not create a condition exceeding the design capacity.
- G. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities in the proposed subdivision, taking into consideration the local climate, the contour and configuration of the parcel to be divided, and such other design and improvement requirements applicable to the proposed subdivision.

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

- A. The Negative Declaration be ratified;
- B. The Tentative Map be approved subject to the following conditions:

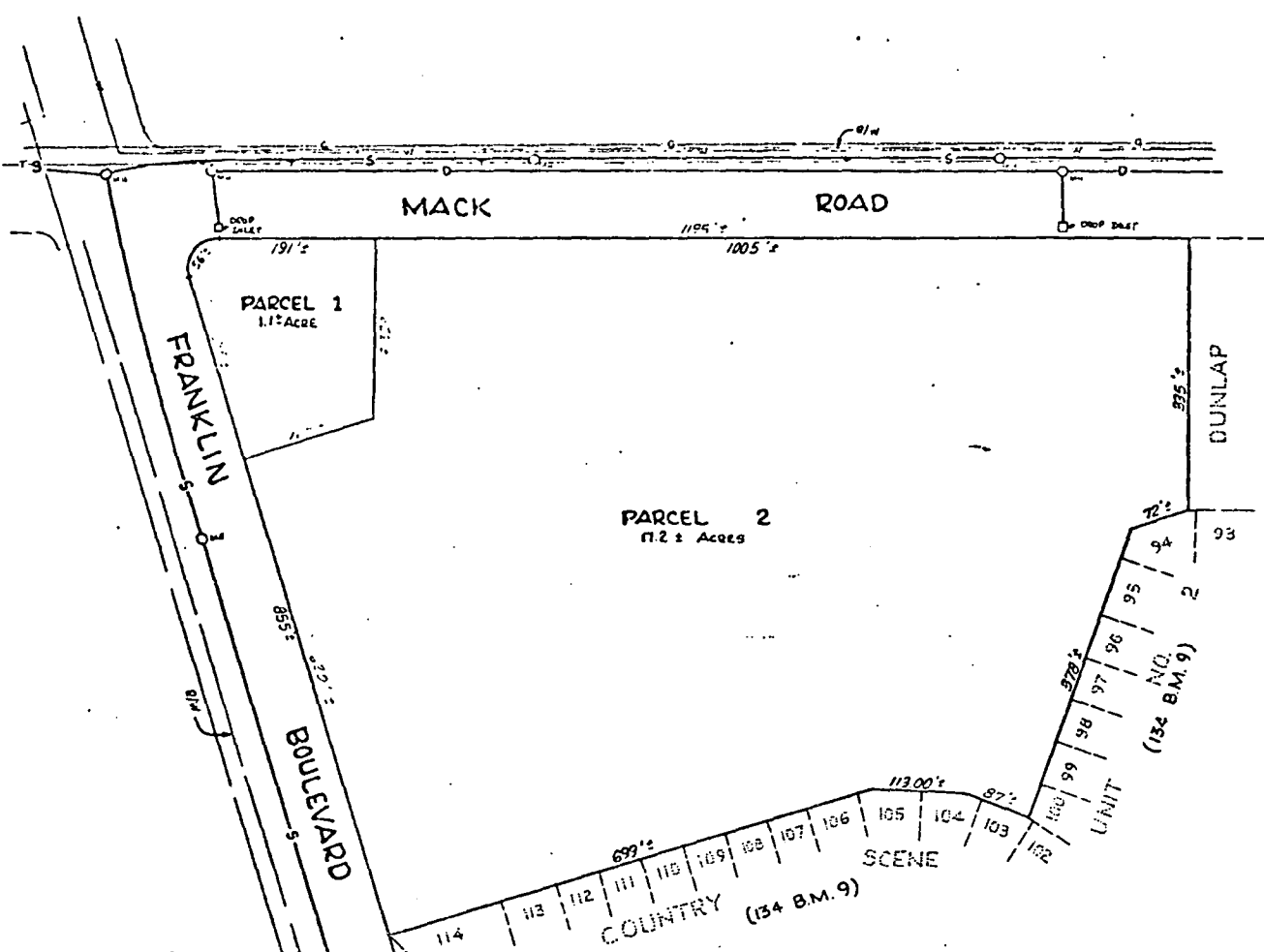
The applicant shall provide standard subdivision improvements pursuant to Section 40.811 of the Subdivision Ordinance prior to filing the final map.

MAYOR

ATTEST:

CITY CLERK

P-9313

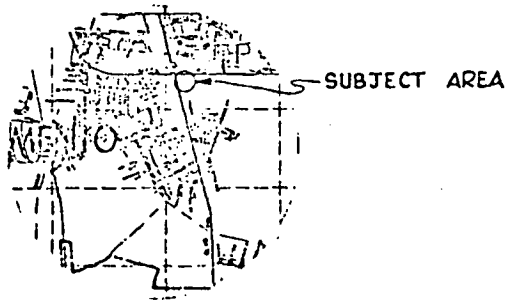


OWNER & CLIENT: WINCORP INDUSTRIES INC.
 1050 AVENUE OF THE CHAMPION
 INGLEWOOD, CALIFORNIA 90306

SURVEYOR: THE SPINK CORPORATION
 720 F STREET
 SACRAMENTO, CALIFORNIA 95814
 444-8170 L.S. 3185

WATER: PUBLIC
 SEWER: PUBLIC
 PRESENT USE: VACANT
 PROPOSED USE: PARCEL 1, BANKING FACILITY
 PARCEL 2, UNDEVELOPED

PRESENT ZONE: C-2
 PROPOSED ZONE: C-2
 ASSESSOR'S PARCEL NO.: 117-011-26



REVISIONS	JOB NO. 9540-32	TENTATIVE PARCEL MAP	
	DATE NOV. 1989	PARCEL A, 51 PM 24	
	SCALE: 1" = 100'	A PORTION OF SECTIONS 819, T1N, R5E.	
	DRAWN BY J.G.	MOBIL	
	CHECKED BY J.A.	CLIENT: WINCORP INDUSTRIES INC	
		CODE	PH. NO.
		0.26	

P-9313



CITY OF SACRAMENTO

OFFICE OF THE CITY CLERK

815 I STREET
CITY HALL ROOM 203

SACRAMENTO, CALIFORNIA 95814
TELEPHONE (916) 449-5428

LORRAINE MAGANA
CITY CLERK

April 1, 1981

Wincorp Industries, Inc.
1661 Hanover Road, Suite 207
City of Industry, CA 91748

Gentlemen:

On March 31, 1981, the City Council approved the following for property located on the Southeast corner of Mack Road and Franklin Boulevard (P-9313):

Tentative Map to divide 22+ vacant acres into two parcels in the General Commercial "C-2" Zone.

Enclosed please find certified copy of resolution covering the above subject matter.

Sincerely,

Anne J. Mason
Deputy City Clerk

AJM:sj
Encl.

cc: Spink Corp.
Planning Department