



# CITY OF SACRAMENTO

18

## CITY PLANNING DEPARTMENT

915 "I" STREET  
CITY HALL - ROOM 308

SACRAMENTO, CALIF. 95814  
TELEPHONE (916) 448-5604

ETHAN BROWNING, JR.  
PLANNING DIRECTOR

January 3, 1980

City Council  
Sacramento, California

Honorable Members in Session:

SUBJECT: 1. Environmental Impact Determination  
2. Tentative Map (P-8773)

LOCATION: 2245 Florin Road

### SUMMARY

This is a request to divide a 5+ acre site into two commercial lots. The purpose of the division is to separate an existing partially vacant retail complex from a proposed Burger King restaurant. The staff and Subdivision Review Committee recommended approval of the project subject to conditions.

### BACKGROUND

This application was received by the Planning Department on September 6, 1979 and subsequently scheduled for the Subdivision Review Committee on September 26, 1979. At the SRC meeting, there was discussion regarding the adequacy of parking for the existing retail building. The applicant's proposal eliminated a portion of the parking lot that was originally designed to accommodate the existing retail building, therefore, the proposed land division would create a substandard parking situation for the existing building.

There were also problems with vehicular traffic circulation within the subject site. Also, the original tentative map was drawn incorrectly because it did not include the entire parcel. For these reasons, the SRC continued the tentative map to the next meeting and advised the applicants to meet with planning staff prior to the next meeting in order to work out the problems and address the parking requirements.

**APPROVED**  
BY THE CITY COUNCIL

JAN 8 1980

OFFICE OF THE  
CITY CLERK

Subsequent to the SRC meeting, the planning staff met with the applicant several times to discuss the problems. The applicants were unable to resolve the parking problem nor willing to include additional landscaping for the entire site. Finally, in November, the applicants decided to reduce the size of the Burger King site in order to increase the parking spaces for the site containing the existing retail building. The item was then reconsidered by the SRC on November 28, 1979. The SRC recommended approval of the project subject to conditions and the map was subsequently transmitted to the City Council. The inordinate length of time involved was due to the fact that the parking problem had to be resolved and that staff has been dealing with a variety of individuals representing Burger King. On different occasions, staff has met and spoken with two representatives from Burger King, an engineer and a realtor, to discuss common problems with the project. There were numerous communication problems among all these Burger King representatives.

After reducing the size of the Burger King site (proposed Parcel 2), there is sufficient parking (300 spaces provided and 286 required) for the existing retail complex; however, there is still a limited amount of landscaping for the existing commercial building site. Staff suggests that additional landscaping islands be provided as shown on Exhibit A.

The applicant has indicated a 14-foot landscaping strip along Florin Road; however, it should be noted that 10 feet of that is located within the City street right-of-way. Staff has no objection to locating additional landscaping in the public right-of-way but does want to point out that if Florin Road is ever widened, these improvements would eliminate 10 feet of this landscaping.

In conclusion, staff has no objection to the landscaping for the Burger King site; however, there is concern regarding the existing parking lot which has no landscaping and is visually unattractive. Staff's suggested landscaping would improve the parking lot. Since the existing building and parking area is part of the overall project (tentative map), staff suggests that the landscaping for the existing parking be provided prior to the recordation of the final map.

#### RECOMMENDATION

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

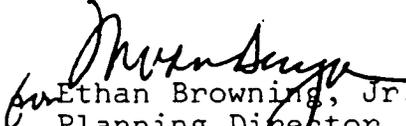
1. Provide reciprocal water, sewer, drainage, access, and maintenance easements as required between Parcels 1 and 2.
2. Provide street lights pursuant to Section 40.811 of the Subdivision Ordinance.
3. Provide landscaping and irrigation plans subject to review and approval of the Planning Director prior to recordation of final map.

January 3, 1980

4. The landscaping for Parcel 1 (existing building) shall be provided with an irrigation system prior to recordation of the final map.
5. Additional landscaping shall be provided as shown on Exhibit A.

If the Council concurs with this recommendation, the proper action would be to adopt the attached tentative map resolution.

Respectfully submitted,

  
Ethan Browning, Jr.  
Planning Director

RECOMMENDATION APPROVED:

  
Walter J. Slipe, City Manager

EBj:HY:jm  
Attachments  
P-8773

January 8, 1980  
District No. 7





CITY PLANNING COMMISSION

DEC 2 1979

RECEIVED

December 28, 1979

Mr. Ethan Browning  
Director, City of Sacramento Planning Department  
915 I Street  
Room 308  
Sacramento, California 95814

Regarding: Burger King Parcel Map  
2335 Florin Road  
Sacramento, California

Dear Mr. Browning:

We are writing this letter to you expressing our concern about additional requests made to us last week concerning our project at 2335 Florin Road, Sacramento, California.

We have been working closely with the City Building, Traffic Engineering and Planning Department on this project for the last 4½ months. Our plans have been reviewed by the Building Department plan checkers and also by the County Health Department with approval.

After revision requests by Planning and Traffic Engineering to make ingress-egress workable and maintain an acceptable parking ratio for both ourselves and the existing shopping center building behind us (mostly vacant), we re-designed our layout and the center's to accommodate those requirements and subsequently received approval of our tentative map by all concerned on the Subdivision Review Committee on Wednesday, November 28, 1979.

We have met all requirements by City traffic engineering, fire, police, water, sewer, County Health, zoning requirements for that commercial zone and are having plans drawn up by Mr. Joe Yee's department reflecting one or two additional street lights, Mr. Yee's department wanted and we agreed to.

We have added many improvements to the existing center (now a nearly vacant building and total asphalt parking lot). We have re-designed our property plus the entire commercial center's parking layout and driveways to facilitate better flow and to meet the formula for parking needed for these uses (if the center is ever revitalized).



We have landscaping all around our building as well as perimeter landscaping along our property lines. (Meeting standards for that zone plus some).

Last week we were advised by a member of your staff that unless we add even more landscaping to our frontage, he may (after all of our time and re-designing to meet all the City Departments' requirements) recommend denial of our parcel map.

We feel that the retail space behind us may not revitalize anytime soon. In order to meet Mr. Yee's requirement of providing total parking for it right away, we have worked quite hard to work out the center's layout as well as ours in order to meet this requirement. Additional landscaping added to that required for this zone could jeopardize all of the re-designing and the layout as approved by the Subdivision Review Committee. Needless to say, compliance with the committee's wishes and re-designing the center's parking, our parking and ingress-egress has taken months and has been a large expense to us.

We are meeting or exceeding the zone's requirements and will not only plant but maintain high quality living material landscaped areas, not just wood chips and dispersed shrubs. We are committed to plant all the way to the back side of the sidewalk (see attached landscape and irrigation plan). This planter is 14 feet deep.

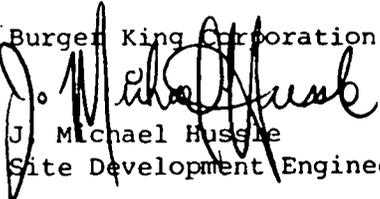
We cannot commit to any further landscaping on the center (which we do not own) nor can we afford more than what we have put in. This request was looked at but cannot be honored for this area.

We have dealt fairly with everyone involved and hope to have fair consideration for approval of our project without further requests that go well beyond what is used within our zone.

We would like this letter to be read to the City Council on the night of January 8.

Thank you, Mr. Browning.

Sincerely,

Burger King Corporation  
  
J. Michael Hussie  
Site Development Engineer

JMH:sb

cc: Elliot Tunis w/Enc.  
Walter Slipe - City Manager w/Enc.  
Carl Stunz  
Dennis McManis  
Enc.

RESOLUTION NO. 80-019

Adopted by The Sacramento City Council on date of

ADOPTING FINDINGS OF FACT, APPROVING A REQUEST  
FOR TENTATIVE PARCEL MAP FOR PROPERTY LOCATED  
AT 2245 FLORIN ROAD (P-8773) (APN: 035-334-25)

WHEREAS, the Parcel Map Advisory Agency has submitted to the City Council its report and recommendations concerning the tentative parcel map for 5+ acres that are located at 2245 Florin Road

(hereinafter referred to as the proposed subdivision).

WHEREAS, the Council of the City of Sacramento, based on testimony submitted at public hearings conducted on January 8, 1980, 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 Airport Community Plan in that the plans designate the subject site for Shopping-Commercial.
- 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 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.

APPROVED  
BY THE CITY COUNCIL

JAN 8 1979

OFFICE OF THE  
CITY CLERK

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

1. That the Negative Declaration be ratified; and
2. That the tentative map be approved subject to the following conditions:
  - a. Provide reciprocal water, sewer, drainage, access, and maintenance easements as required between Parcels 1 and 2.
  - b. Provide street lights pursuant to Section 40.811 of the Subdivision Ordinance.
  - c. Provide landscaping and irrigation plans subject to review and approval of the Planning Director prior to recordation of final map.
  - d. The landscaping for Parcel 1 (existing building) shall be provided with an irrigation system prior to recordation of the final map.
  - e. Additional landscaping shall be provided as shown on Exhibit A.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

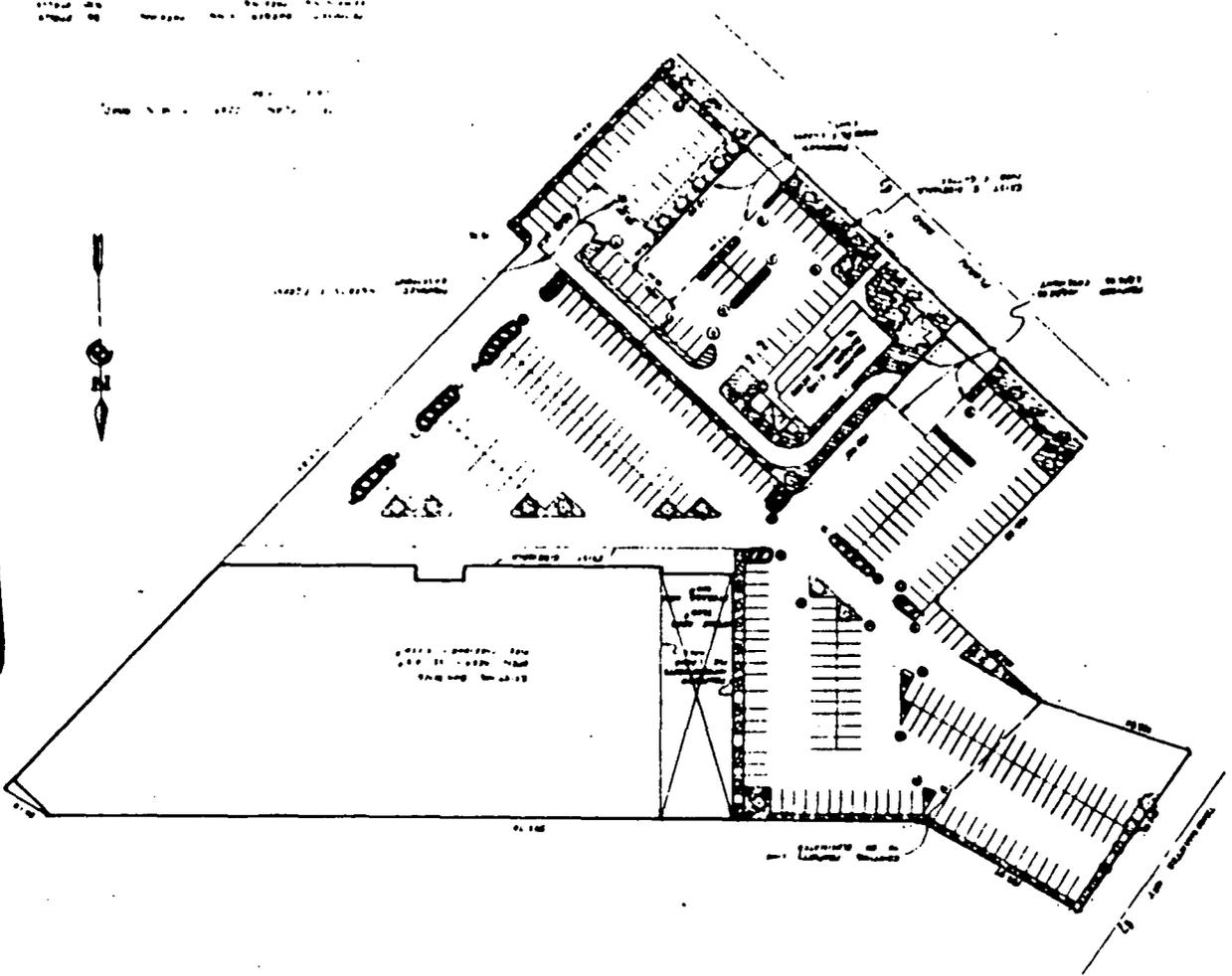
P-8773

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
---	---	---	---	---	---	---	---	---	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	-----

EXHIBIT A  
 EXHIBIT A  
 EXHIBIT A

Michael J. Madson Civil Engineers, Inc.  
 220 Old Glen Canyon Road, Suite 20  
 San Ramon, California 94583  
 (916) 829-2422

# EXHIBIT "A"



**VII PROVIDE ADDITIONAL  
 LANDSCAPING FOR THESE  
 AREAS.**



CITY OF SACRAMENTO CLERKS OFFICE  
CITY OF SACRAMENTO

RECEIVED  
DEC 14 2 11 PM '79

18

CITY PLANNING DEPARTMENT

915 "I" STREET  
CITY HALL - ROOM 308

SACRAMENTO, CALIF. 95814  
TELEPHONE (916) 449-5804

ETHAN BROWNING, JR.  
PLANNING DIRECTOR

P-8773

HRg: 1/8/80  
FCA DATE: 1/15/80

December 14, 1979

MEMORANDUM

TO: Lorraine Magana  
FROM: Jan Mirrione  
SUBJECT: Request to set public hearings

cc: Browning  
Carstens  
Tanimoto  
Van Duyen  
Yee

The Subdivision Review Committee and Parcel Map Advisory Agency considered and recommended for approval by the City Council the following tentative maps. Please set these matters for public hearing.

P-8773 Tentative Map to divide 5+ acres into 2 commercial lots.  
Loc: 2245 Florin Road (D7) (F.T.)

P-8799 Tentative Map to divide 8+ acres into 3 commercial lots.  
Loc: 7007 South Land Park Drive (D8) (F.T.)

P-8823 Tentative Map to divide 6+ acres into 4 commercial lots.  
Loc: 3026 Florin Road. (D7) (F.T.)

P-8829 Tentative Map to divide .37+ acre into 2 single family lots.  
Loc: 5520 - 20th Avenue (D5) (F.T.)

P-8810 Tentative Map to divide 10+ acres into 7 commercial lots.  
Loc: SW corner of Northgate Blvd. & West El Camino Ave. (D1) (F.T.)

The property ownership lists are attached. The fast-track ads will be sent to your office after the hearing dates have been set.

*Jan Mirrione*

jm

Attachments

# SACRAMENTO CITY PLANNING COMMISSION

## APPLICATION INFORMATION

APPLICATION TAKEN BY: GZ

- Gen. Plan Amend. (GPA)    Comm. Plan Amend. (CPA)    Rezone (RZ) from \_\_\_\_\_ to \_\_\_\_\_  
 Special Permit (SP)    Variance (V)    Tentative Map (TM)    Sbdvn. Modification (SM)

Other EID

Assessors Parcel No. 035 - 334 - 25 Address 2245 Florin Road

Request(s) 1) Environmental Impact Determination 2) Tentative Map to divide 5+ ac.  
into 2 commercial lots

Owner(s) Adrian Benning/A & A Key & Builders Supply 1333 LAWRENCE Expwy # 115  
SANTA CLARA 95050  
Phone No. \_\_\_\_\_

Applicant Michael, Majors - 2500 Old Crow Canyon Rd. #428, San Ramon, CA  
Phone No. (415)820-2423

Signature \_\_\_\_\_ Filing Fee \$75 + 120 = Receipt No. \_\_\_\_\_

C.P.C. Meeting Date N/A

## ACTION ON ENTITLEMENT TO USE

Planning Commission (Appeal Period is Ten (10) Consecutive Days From Date of Action).

Approved \_\_\_\_\_ Approved w/Conditions \_\_\_\_\_ Approved Based on Find. of Fact Due \_\_\_\_\_

Rec. Approval \_\_\_\_\_ Rec. Approval w/Conditions \_\_\_\_\_ Denied \_\_\_\_\_

Findings of Fact Approved \_\_\_\_\_

Copy Sent to Applicant \_\_\_\_\_

Recommendations and Appeals are Forwarded to City Council for Final Action.

COUNCIL ACTION: (Appeal Period is Thirty (30) Consecutive Days From Date of Action).

Plan Amendment \_\_\_\_\_ Rezoning \_\_\_\_\_ Tentative Map \_\_\_\_\_ Subd. Modification \_\_\_\_\_ Appeal \_\_\_\_\_

Approved \_\_\_\_\_ Approved w/Conditions \_\_\_\_\_ Denied \_\_\_\_\_ Return to Planning Commission \_\_\_\_\_

ENTITLEMENT(S) TO USE: \_\_\_\_\_ is/are:

Approved \_\_\_\_\_ Denied \_\_\_\_\_ Approved w/Conditions \_\_\_\_\_

By: \_\_\_\_\_  
SEC. TO PLANNING COMMISSION

NOTE: Action authorized by this document shall not be conducted in such a manner as to constitute a public nuisance. Violation of any of the foregoing conditions will constitute ground for revocation of this permit. Building permits are required in the event any building construction is planned. The County Assessor is notified of actions taken on rezonings, special permits and variances.

Sent to Applicant: \_\_\_\_\_  
DATE

P No 8773