

Dale A. Williams
Real Estate Development
6309 Auburn Blvd.
Citrus Heights, CA 95610
(916) 969-5282

RECEIVED
CITY CLERKS OFFICE
CITY OF SACRAMENTO

24

NOV 13 4 00 PM '84

November 9, 1984

Sacramento City Clerk
915 "I" Street
Room 203
Sacramento, CA. 95814

SUBJECT: APPEAL P-84-087

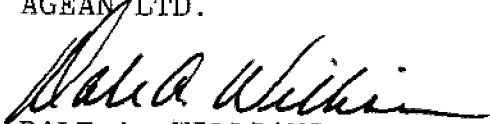
To Whom It May Concern:

Please withdraw our appeal to be heard on November 13, 1984.

Thank you.

Sincerely Yours,

AGEAN LTD.



DALE A. WILLIAMS
General Partner

DAW:mb

cc

By the City Clerk
Office of the City Clerk

Withdrawn

NOV 13 1984



CITY OF SACRAMENTO

24

CITY PLANNING DEPARTMENT

927 TENTH STREET
SUITE 300

SACRAMENTO, CA 95814
TELEPHONE (916) 449-5604

MARTY VAN DUYN
PLANNING DIRECTOR

May 22, 1984

By the City Council
Office of the City Clerk

cont'd 9-11-84

City Council
Sacramento, California

JUL 24 1984

Honorable Members in Session:

- SUBJECT:
1. Environmental Determination
 2. Amendment to the 1974 General Plan from Residential to Commercial/Offices
 3. Amendment to the Southgate Community Plan from Light Density Multiple Family to Shopping or Commercial
 4. Rezoning from R-1 to C-1 (P84-087)

LOCATION: Intersection of Meadowview Road, Mack Road and Brookfield Drive

SUMMARY

This is a request for entitlements necessary to develop a 4,200 square foot commercial center (mini mart) on a .5 acre vacant site. The Planning Commission denied the project, and the applicant appealed the Commission's action.

BACKGROUND INFORMATION

The subject site is a vacant triangular-shaped parcel located at the intersection of a major and collector street. The parcel was created by the realignment of Brookfield and Mack Road/Meadowview intersection, which was completed in 1982. The site is currently zoned R-1, and the applicant is requesting commercial zoning, to allow the development of a convenience market.

Both the Staff and Commission are concerned with the addition of a spot commercial development along Mack Road/Meadowview Road. The Meadowview Community Plan and the Valley Hi Community Plan designate certain areas where commercial uses are consolidated, and many of these areas are presently vacant. Staff suggests that additional properties not be rezoned until the existing commercial properties are developed. The requested rezoning conflicts with the objectives of the Community Plan, which is to encourage the use of the existing, vacant shopping centers and vacant properties.

The site can be developed for residential-type uses. It can be merged with adjacent properties to the North, and subdivided for single family, as shown on Exhibit "C" of the Planning Commission Report. In 1980, the City Council approved a single family subdivision that included this property.

1

12

6

12 4 5 . 2

24 ~~24~~

Subsequent to the filing of this application, the City Council adopted a moratorium to not allow issuance of permits for convenience-type markets, until a study is completed. If the Council approves this rezoning request, this site will be subject to the moratorium.

VOTE OF PLANNING COMMISSION

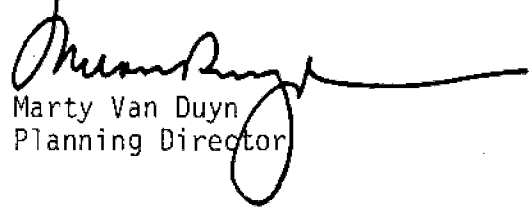
On April 26, 1984, the Planning Commission, by a vote of 9 ayes, recommended denial of the project.

RECOMMENDATION

If the Council concurs with Staff, the proper action would be to deny the appeal.

If the Council concurs with the applicant, the proper action would be to grant the appeal and direct Staff to prepare the necessary resolution and ordinances.

Respectfully submitted,


Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

HY: sm
attachments
P84-087

May 29, 1984
District No. 7

24 ~~13~~

CITY PLANNING COMMISSION

927 - 10th Street, Suite 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Morton & Pitalo, Inc., 1767 'J' Tribute Road, Sacramento, CA 95815		
OWNER	Aegean, Ltd., 6309 Auburn Boulevard, Citrus Heights, CA 95610		
PLANS BY	_____		
FILING DATE	2-24-84	50 DAY CPC ACTION DATE	_____
		REPORT BY:	GM:bw
NEGATIVE DEC	3-15-84	EIR	_____
		ASSESSOR'S PCL. NO	119-330-68

- APPLICATION:**
1. Environmental Determination —
 2. Amend General Plan from Residential to Commercial/Offices
 3. Amend Southgate Community Plan from Light Density Multiple Family to Shopping or Commercial
 4. Rezone 0.5± acres from R-1 to C-1

LOCATION: Intersection of Meadowview Road, Mack Road and Brookfield Drive

PROPOSAL: The applicant is requesting the necessary entitlements to develop a 4,200 square foot commercial center (mini mart) on 0.5± vacant acres.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1965 Southgate Community Plan Designation:	Light Density Multi-family
Existing Zoning of Site:	R-1
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:

North:	Vacant; R-1A
South:	Single Family; R-1
East:	Vacant; R-1A
West:	Single Family; R-1

Parking Required:	11 spaces
Parking Provided:	17 spaces
Property Dimensions:	Triangular-shaped
Property Area:	22, 956 sq. ft./0.5 acre
Square Footage of Building:	4,200
Height of Structure:	One-story; 16'-6"
Topography:	Flat
Street Improvements:	Existing
Utilities:	To be provided
Exterior Building Colors:	Earth tone
Exterior Building Materials:	T-111 plywood, slumpstone veneer, shake roof

BACKGROUND INFORMATION: The subject site is a vacant triangular-shaped parcel located at the northwest corner of Mack Road and Brookfield Drive. Previously, the subject site was bordered on the north by the extension of Brookfield Drive at the intersection of Meadowview Road. This section of roadway was removed and realigned by the City at the time the new Mack Road/Meadowview Road connection was completed in 1982. The subject site is currently zoned R-1. The applicant is requesting a rezoning to C-1 to develop a 4,200 square foot mini-mart commercial building on the site.

5

24

STAFF EVALUATION: Staff has the following comments and concerns regarding this project:

- 1. The staff's major concern regarding this project is the addition of a spot commercial development along Mack and Meadowview Roads where there is an existing excess of commercially-zoned properties. This project is also located immediately east of the Meadowview/Airport Community Plan area. This proposal conflicts with objectives of this community plan where consolidation and reduction of excess commercially-zoned property is proposed.
- 2. The Planning Department recently conducted a study (December 1983) of the Mack Road corridor relative to the amount of existing and vacant commercial properties. Currently, the Mack Road corridor between Franklin Boulevard and Highway 99 freeway has a total of 139 acres of commercially-zoned properties. Of this amount, approximately 77 acres are vacant for a vacancy factor of 55 percent.
- 3. The subject site lies just outside the eastern boundary of the Airport/Meadowview Community Plan area. Within this study area, there is currently a total of 173 acres of commercially-zoned properties. Of this amount, approximately 117 acres are vacant for a vacancy factor of 68 percent.

In order to achieve healthy commercial centers in the Meadowview area, the major objective of the community plan is to assist in upgrading the existing commercial centers or concentrate new developments on existing vacant commercial properties. Approximately 40 acres of existing surplus commercially-zoned properties are proposed for rezonings to non-commercial zoning classifications under the community plan update.

- 4. Within two miles of the subject site in both directions (east and west) along Meadowview and Mack Roads, there currently exists a total of 194 vacant acres of existing commercially zoned properties. Staff finds, due to the existing excess of commercially zoned properties and goals of the Airport/Meadowview Plan to reduce and concentrate commercial developments on existing commercial properties, that there is no justification to rezone the subject site to Limited Commercial (C-1) zone.
- 5. The former Brookfield Road extension, which previously bordered the north side of the subject parcel, has been removed by the City at the time the Mack Road/Meadowview Road realignment and connection was completed in 1982. Staff finds that the subject site can now be easily merged with the large existing vacant residential property to the north. This would allow a more logical residential development of the subject site. On April 1, 1980, the City Council approved a tentative map (P-8762) which proposed single family subdivision of the subject site in conjunction with development of the parcel to the north (refer to Exhibits C and D). This map has since expired.
- 6. The City Traffic Engineer has reviewed the subject project and has serious objections to the overall site plan. Specifically, the relationship of parking spaces and locations of driveways will need to be revised to reduce traffic maneuvering conflicts. The driveway off Brookfield Drive is too close to the intersection and would create traffic conflicts between autos entering and exiting the site. Also, the service driveway off Brookfield Drive needs to be lengthened to allow adequate maneuvering for service trucks.

24 ~~18~~

In conclusion, staff finds that there is substantial evidence to deny the requested rezoning to limited commercial (C-1) zoning. Currently, there exists an excess of 194 acres of vacant commercially-zoned parcels along the Meadowview/Mack Road corridor alone. Additional commercial zoning would only add to this excess of commercial zoning and would have potentially negative effects on the vitality and development of existing commercial sites within the adjacent Meadowview Community Plan area.

STAFF RECOMMENDATION: The staff recommends the following actions:

1. Ratification of the Negative Declaration;
2. Denial of the General Plan Amendment;
3. Denial of the Community Plan Amendment;
4. Denial of the Rezoning request from R-1 to C-1.

P 4082
P 8403

NATIONAL GUARD

ANIMAL LAB

GUILDWOOD
MEADOWS

SOUTHGATE

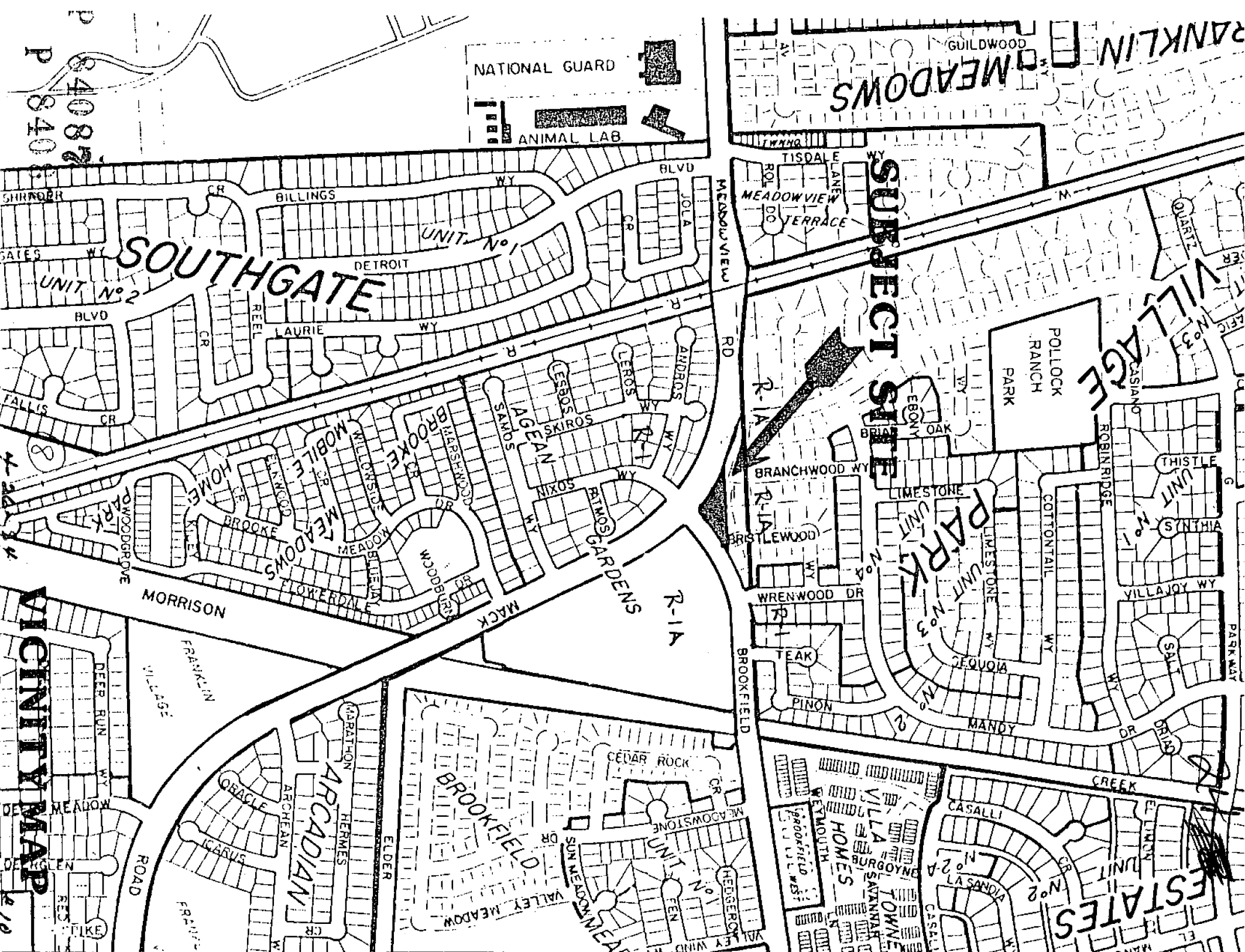
SUBJECT SITE

VILLAGE

PARK

ESTATES

VICINITY MAP



P 8408'7

SACRAMENTO

LOCATION MAP

VACANT
49-093-08
ALBERT D SEEND CONST

THIS SECTION OF ROADWAY REMOVED

MEADOWVIEW RD.

BROOKFIELD DRIVE

119-330-67
AGEAN LTD

119-330-69
AGEAN LTD

Subject Site

VACANT

119-070-46
AGEAN LTD

SINGLE FAMILY
LOTS

AGEAN GARDENS

ANDROS
WAY

SKIROS
WAY

WAY

SOXIN
WAY

SINGLE FAMILY
LOTS

MACK
RD.

P 8408'7

9

4-26-84

EXHIBIT A



Handwritten initials and signature.

NO.	DESCRIPTION	APPROVALS	FILED	SCALE:	DATE BY	CHECKED BY	MORTON & PITALO, INC. CIVIL ENGINEERING PLANNING SURVEYING	APPROVED	DATE	AEGEAN ISLAND REZONING MAP CITY OF SACRAMENTO, CALIFORNIA	DATE
			NO.	HORIZONTAL	VERTICAL	SKETCHES					FILE NO.

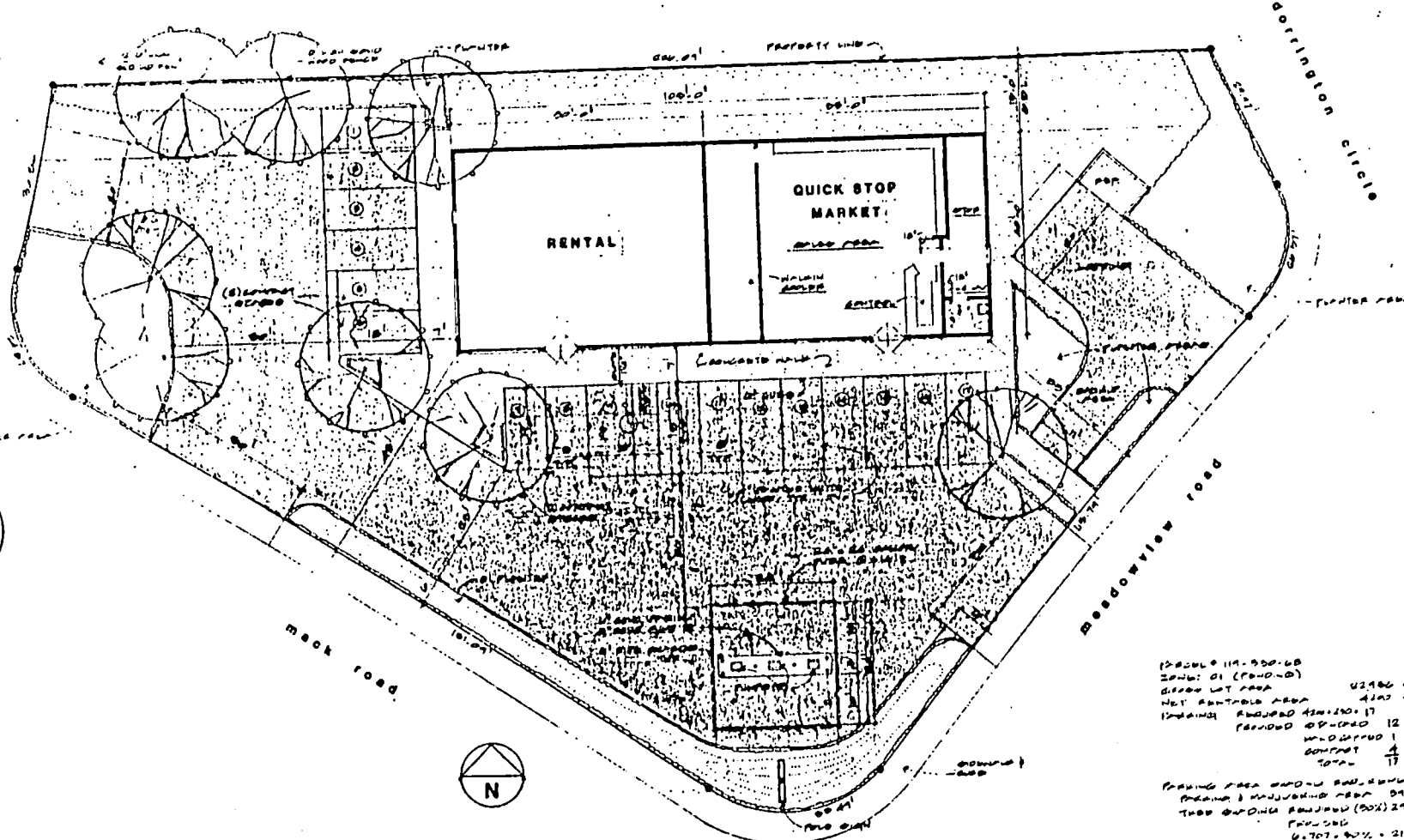
P 84087

4-26-84

10

EXHIBIT B

10

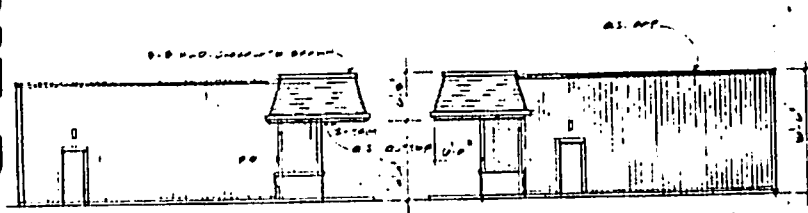


SITE PLAN

SCALE 1/4" = 10'-00"
 ZONE: O1 (P.O.D.)
 GROSS LOT AREA 4240 SQ. FT.
 NET AVAILABLE AREA 4120 SQ. FT.
 (INCLUDING) PARKING 45'-00" X 17'
 PERMITTED 12
 UNDESIGNED 1
 COMPOST 4
 TOTAL 17

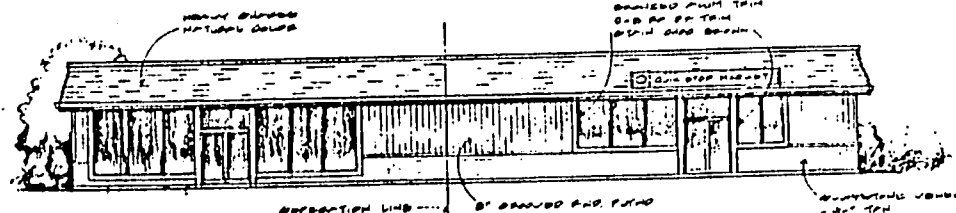
PARKING AREA 45'-00" X 17'-00" (945 SQ. FT.)
 TRUCK EXHAUST AREA (50%) 2972 SQ. FT.
 PARKING 45'-00" X 17'-00" (945 SQ. FT.)
 UNDESIGNED 1
 COMPOST 4
 TOTAL 17

NOTE: TREES & OTHER PLANTING TO BE GIVEN FROM THE APPROVED CITY OF SACRAMENTO TREE & PLANT LIST.



LEFT ELEV.

RIGHT ELEV.



FRONT ELEVATION

NOTES: ROOF SHALL BE FINISHED IN STUCCO - LIGHT TAN

buzz garcia associates
 ARCHITECTURE PLANNING

1047 LIBERTY STREET
 SACRAMENTO, CALIFORNIA 95811

QUICK STOP MARKET
 Mark & Madeline Fine

Handwritten initials 'ARL' and a circular stamp containing the letter 'A'.

TRAM TRACKS
VILLAGE PARK



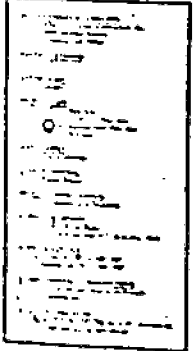
RECORDED
UNIT NO. 1
171 LOTS

RECORDED
UNIT NO. 3
41 LOTS

RECORDED
UNIT NO. 2
57 LOTS

PROPOSED
METAL WALL
ALONG R.R.
TRACKS FOR
BOTH UNIT 3 & 4

**SUBJECT
SITE**



REVISED TENTATIVE MAP OF

VILLAGE PARK UNIT NO. 4, ET SEQ.

CITY OF SACRAMENTO CALIFORNIA NOV. 1970 SCALE 1"=100'

CITY PLANNING COMMISSION

NOV 10 1970

RECEIVED

THE SPINK CORPORATION

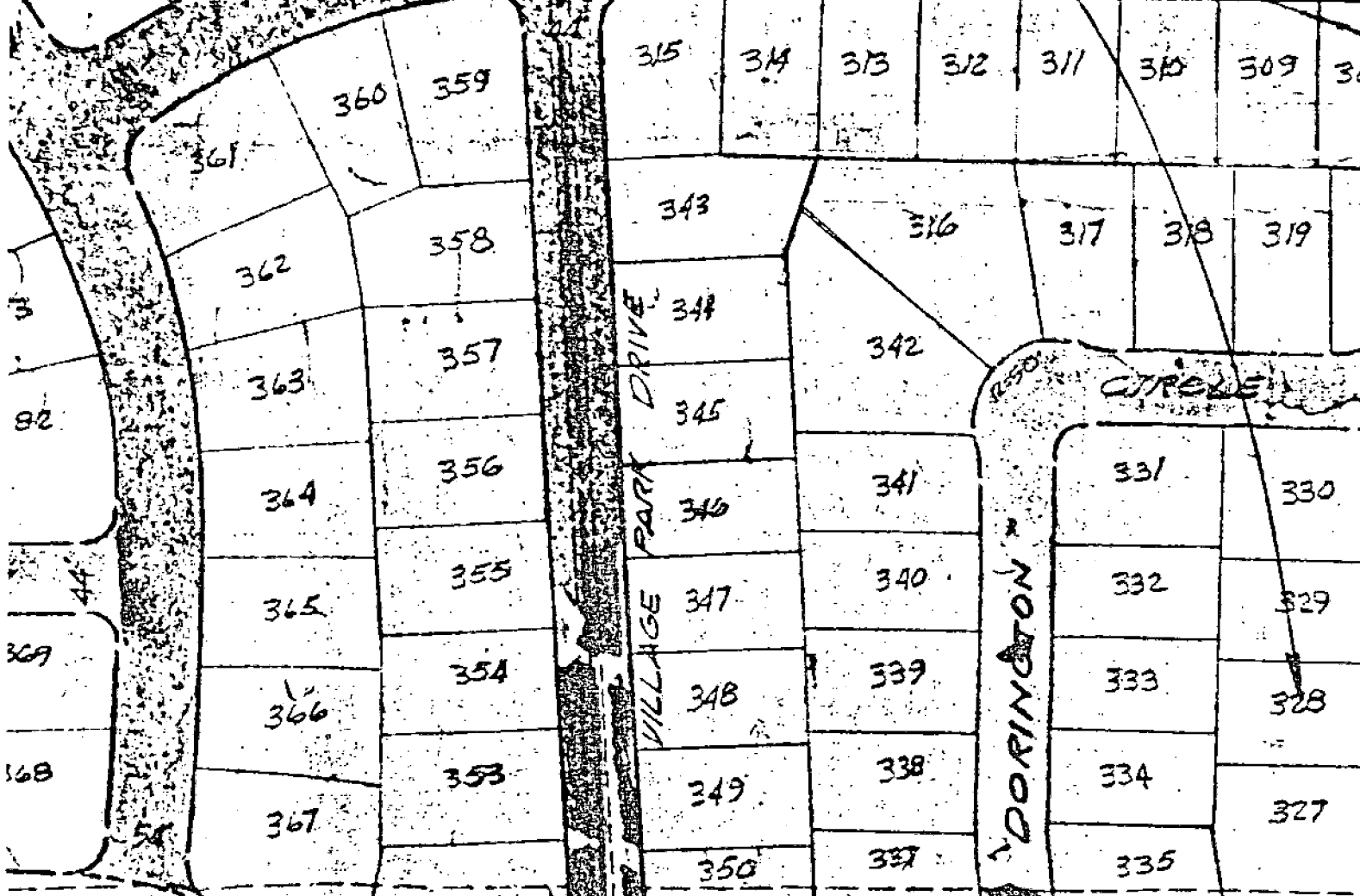
EXHIBIT C

P-8762
P84-087

11 1-24-80
4-26-74

Item 15-10

16 LOTS REMA 27 28 29 30 31 125 126 150 151 152 153 24



PORTION OF EXISTING MEADOWVIEW ROAD TO BE ABANDONED

MACK

BROOKFIELD DR



PROPOSED DRAIN EXTENSION

SUBJECT SITE

EXHIBIT D

12

P84-089

4-26-84

Item

12

13

24

RECEIVED
CITY CLERKS OFFICE
CITY OF SACRAMENTO
SEP 11 2 07 PM '84

Dale A. Williams

Real Estate Development
6309 Auburn Blvd.
Citrus Heights, CA 95610
(916) 969-5282

September 11, 1984

City Clerk Office
City of Sacramento
915 I. Street
Sacramento, CA. 95816

SUBJECT: P-84087, ITEM #18
CITY COUNCIL MEETING OF SEPTEMBER 11, 1984

To Whom It May Concern;

This letter is to request a continuance on proposal
P-84087, Item #18.

Please continue until November 13, 1984.

Thank you.

Sincerely,

Dale A. Williams
DALE A. WILLIAMS

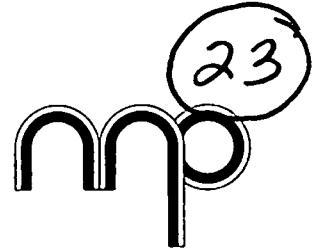
DAW:mb

cc: file

Cont 40
11-13-84
SEP 11 1984

RECEIVED
CITY CLERKS OFFICE
CITY OF SACRAMENTO

MAY 24 1 09 PM '84



MORTON & PITALO, INC.
Civil Engineering, Planning, Surveying
1767 J Tribute Rd., Sacramento, Ca. 95815
916/920-2411

May 21, 1984
83-0060

City Council
City of Sacramento
915 "I" Street
Sacramento, CA 95814

SUBJECT: REZONE - APN 119-330-68
P84-087 - APPEAL

Honorable City Council:

On behalf of the owner, Aegean Ltd., we respectfully request a continuance from the scheduled hearing on May 29, 1984 until July 24, 1984.

Very truly yours,

MORTON & PITALO, INC.

John E. Pitalo, P.E.

JEP/rc

cc: Dale Williams - 969-5282

FILED
By the City Council
Office of the City Clerk
Cont to
7-24-84
MAY 29 1984

FILED
By the City Council
Office of the City Clerk
Cont to
9-25-84
SEP 1 1 1984

11-13-84
#18

1000

1000

1000

1000

1000

1000

1000

1000

1000

1000

1000

1000

1000

1000

1000

1000

SACRAMENTO CITY PLANNING DEPARTMENT

Application Information

Application taken by/date: SC 2/24, 28/84

Project Location Intersection of Meadowview Road, Mack Road & Brookfield Dr. P 84-087
Assessor Parcel No. 119-330-68
Owners Agean Ltd. Phone No. _____
Address 6309 Auburn Boulevard, Citrus Heights
Applicant Morton & Pitalo, Inc. Phone No. _____
Address 1767 'J' Tribute Road, Sacramento, CA 95815
Signature _____ **C.P.C. Mtg. Date** 4-26-84

REQUESTED ENTITLEMENTS

ACTION ON ENTITLEMENTS

REQUESTED ENTITLEMENTS	Commission date	Council date	Filing Fees
<input checked="" type="checkbox"/> Environ. Determination <u>Neg Dec</u>	<u>4/26/84</u>	_____	\$ _____
<input checked="" type="checkbox"/> General Plan Amend <u>from Residential to Commercial and Offices</u>	<u>D</u>	_____	\$ _____
_____	_____	Res. _____	_____
<input checked="" type="checkbox"/> Community Plan Amend <u>(Southgate) from Heavy</u>	<u>D</u>	_____	\$ _____
<u>() Commercial or Industrial to Office(PUD)</u>	_____	_____	_____
_____	_____	Res. _____	_____
<input checked="" type="checkbox"/> Rezone <u>23± ac. from M-1 & M-2 to OB(PUD)</u>	<u>D</u>	_____	\$ _____
_____	<u>(APPEALED 5.7.84)</u>	_____	_____
_____	_____	Ord. _____	_____
<input type="checkbox"/> Tentative Map _____	_____	_____	\$ _____
_____	_____	Res. _____	_____
<input checked="" type="checkbox"/> Special Permit <u>to develop 4 office bldg.</u>	_____	_____	\$ _____
_____	_____	_____	_____
<input type="checkbox"/> Variances _____	_____	_____	\$ _____
_____	_____	_____	_____
<input type="checkbox"/> Plan Review _____	_____	_____	\$ _____
<u>Designate Planned Unit Development to be known as Capitol West</u>	_____	_____	_____
<input checked="" type="checkbox"/> PUD Schematic Plan & PUD Guidelines	_____	_____	\$ _____
_____	_____	_____	_____
<input type="checkbox"/> Other _____	_____	_____	\$ _____
_____	_____	_____	_____

FEE TOTAL \$ _____

Sent to Applicant: _____ Date _____ By: _____ Sec. to Planning Commission

RECEIPT NO. 2103,2107
By/date SC 2/24, 28/1984

Key to Entitlement Actions

- | | | |
|------------------------------------|---|--|
| R - Ratified | D - Denied | IAF - Intent to Approve based on Findings of Fact |
| Cd - Continued | RD - Recommend Denial | AFF - Approved based on Findings of Fact |
| A - Approved | RA - Recommend Approval | RPC - Return to Planning Commission |
| AC - Approved W/conditions | RAC - Recommend Approval W/conditions | CSR - Condition Indicated on attached Staff Report |
| AA - Approved W/amended conditions | RMC - Recommend Approval W/amended conditions | |

NOTE: There is a thirty (30) consecutive day appeal period from date of approval. 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 grounds 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.

Gold - applicant receipt White - applicant permit Green - expiration book Yellow - department file Pink - permit book

P 84-087

NOTICE OF APPEAL OF THE DECISION OF THE
SACRAMENTO CITY PLANNING COMMISSION

DATE: May 3, 1984

TO THE PLANNING DIRECTOR:

CITY PLANNING DEPT

I do hereby make application to appeal the ^{MAY 7 1984} decision of the City
Planning Commission of April 26, 1984 when: EIV
P84-087 (Date)

XX Rezoning Application _____ Variance Application
_____ Special Permit Application _____

was: _____ Granted XX Denied by the Commission

GROUNDS FOR APPEAL: (Explain in detail)

The property, a remnant parcel of 0.5 acre, with major street frontage on 3 sides,
is encumbered with City water and sewer easements and it is not suitable for
residential use.

PROPERTY LOCATION: Intersection of Meadowview, Mack and Brookfield Drives.

PROPERTY DESCRIPTION: Parcel C, Aegean Gardens, Book 136, Page 2

ASSESSOR'S PARCEL NO. 119 - 330 - 68

PROPERTY OWNER: Aegean Ltd. (Dale Williams)

ADDRESS: 6309 Auburn Boulevard, Citrus Heights, CA 95610

APPLICANT: Morton & Pitalo, Inc.

ADDRESS: 1767 "J" Tribute Road, Sacramento, CA 95815

APPELLANT: (*John E. Pitalo*) (John E. Pitalo)
(SIGNATURE) PRINT NAME

ADDRESS: Morton & Pitalo, Inc., 1767 "J" Tribute Road, Sacramento, CA 95815

FILING FEE:

by Applicant: \$105.00 RECEIPT NO. 4004
 by 3rd party: 60.00

FORWARDED TO CITY CLERK ON DATE OF: _____

P- 84-087

MEETING DATE April 26, 1984
 ITEM NO. 10(c) FILE # 84-087
 M _____

- GENERAL PLAN AMENDMENT
- COMMUNITY PLAN AMENDMENT
- REZONING
- SPECIAL PERMIT
- VARIANCE
- TENTATIVE MAP
- SUBDIVISION MODIFICATION
- LOT LINE ADJUSTMENT
- ENVIRONMENTAL DET.
- OTHER _____

Location: Intersection, Madbury, Mack Road & Brookfield Drive

Recommendation:

- Favorable
- Unfavorable
- Petition
- Correspondence

<u>PROPOSERS</u>		
<u>NAME</u>		<u>ADDRESS</u>

<u>OPPOSERS</u>		
<u>NAME</u>		<u>ADDRESS</u>

MOTION NO. _____

	YES	NO	MOTION	SECOND
Augusta	✓			
Ferris	✓			
Fong	✓			
Goodin	✓			
Hunter	✓		✓	
Ishmael	✓			
Ramirez	✓			
Simpson	✓			
Holloway	✓			✓

- MOTION
- TO APPROVE
 - TO DENY
 - TO APPROVE SUBJECT TO COND. & BASED ON FINDINGS OF FACT IN STAFF REPORT
 - TO APPROVE/DENY BASED ON FINDINGS OF FACT IN STAFF REPORT
 - INTENT TO APPROVE/DENY SUBJECT TO COND. & BASED ON FIND. OF FACT DUE _____
 - TO RECOMMEND APPROVAL & FORWARD TO CITY COUNCIL
 - TO RECOMMEND APPROVAL SUBJECT TO COND. & FORWARD TO CITY COUNCIL
 - TO RATIFY NEGATIVE DECLARATION
 - TO CONTINUE TO _____ MEETING
 - OTHER _____