

STAFF REPORT CORRECTED 7-26-84
CITY PLANNING COMMISSION

927 10TH STREET, SUITE 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Morton & Pitalo, Inc. 1767 J Tribute Rd., Sacramento, Ca. 95815				
OWNER	Hardie & Setzer c/o Adalyne Consolidated Corp. 1860 Howe Av, Suite 360, Sac 95825				
PLANS BY	Morton & Pitalo, Inc. 1767 J Tribute Rd., Sacramento, Ca. 95815				
FILING DATE	6/27/84	50 DAY CPC ACTION DATE		REPORT BY:	FG:mm
NEGATIVE DEC.	7/3/84	EIR		ASSESSOR'S PCL NO.	025-033-22, 24, 25

- APPLICATION:
- A. Negative Declaration
 - B. Amend Sutterville Heights Community Plan from Light Density Residential to Shopping Commercial;
 - C. Plan Review for a portion of a 23,000± sq. ft. retail commercial building;
 - D. Lot Line Merger to create one parcel.

LOCATION: South side of Fruitridge Road and 250 feet west of Freeport Boulevard.

PROPOSAL: The applicant is requesting the necessary entitlements to merge three parcels into one parcel and develop a 23,760± square foot commercial shopping area to be known as Pacific Village.

PROJECT INFORMATION:

1974 General Plan Designation: Commercial and Offices
1965 Sutterville Heights
Community Plan Designation: Shopping-Commercial and Light
Density Residential
Existing Zoning of Site: C-2-R; EA-4
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:

North: Commercial; R-1
South: Residential & Commercial; C-2
East: Commercial; C-2-R
West: Residential; R-1

Parking Required: 125 spaces
Parking Provided: 163 spaces
Property Dimensions: Irregular
Property Area: 0.54± acres
Square Footage of Buildings: New: 23,760
Existing: 7,380

Height of Structure:	One story
Topography:	Flat
Street Improvements:	Existing
Utilities:	Available to site
Exterior Building Colors:	Earth tones, blue metal roof
Exterior Building Materials:	Metal roof, wood, concrete

PROJECT EVALUATION:

1. The subject site is zoned C-2-R (General Commercial-Review) and is located in the EA-4 Overlay zone which includes the area located within the overflight zone of the 1982 Executive Airport CLUP. This area generally encircles the airport and is the least restrictive overlay zone. Commercial/retail uses which are permitted in the EA-4 zone are restricted to a maximum building height of 30 feet. The General Plan designates the site for commercial and offices, while the 1965 Sutterville Heights Community Plan designates the site for shopping-commercial and light density residential.
2. The applicant is requesting the necessary entitlements to merge three parcels into one parcel, develop a 23,000+ square foot retail commercial shopping area and to amend the Sutterville Heights Community Plan from light density residential to shopping-commercial.
 - a. Lot Line Merger: This proposal would simply combine three parcels into a single parcel total 0.527 acres (net). The applicant will need to provide reciprocal access easements across the parcels to be developed. In addition, reciprocal sewer and drainage easements may also be required depending on development plans. The subject parcels are currently vacant with the exception of a driveway and two off-site signs (Burger King and movie theater).
 - b. 'R'-Plan Review: Approximately 4,000+ square feet of the proposed 23,000+ square foot shopping area is located within the C-2-R zone district which requires plan review.
 - c. Amend Sutterville Heights Community Plan: The subject parcels were originally rezoned to C-2 in 1972. At that time, however, the community plan was never amended. The proposal now requires a plan amendment to rectify the inconsistency between the zoning and the land use designation.

3. The applicant's plans indicate a single story building consisting of wood and concrete with a metal roof. A six-foot high masonry wall will separate the site from the adjacent residences to the west. A 15 foot alley will be located to the rear of the proposed building and adjacent to the residential area. The alley will be used for and by delivery trucks.

There are no major objections to the proposed plans; however, some minor additions should be made, these include:

- a. Location and construction of trash enclosures should be in accordance with the criteria outlined in Exhibit F.
 - b. Landscape and irrigation plans should be submitted for review and approval.
 - c. A sign program should be submitted for review and approval.
4. The project was reviewed by the offices of the Public Works Director, Traffic Engineer and Building Department. The following comments were received:

Traffic

- a. East driveway on Fruitridge Road must line up with existing driveway and must have 50-foot minimum 90 degree approach to street;
- b. West driveway (alley) must be at least 10 feet from property line, plus three feet of 'curb flare' on both streets;
- c. Claudia Way driveway must be 90 degrees (or radial) to center line. Eliminate first two stalls on east;
- d. Clarify what happens to existing driveway at east property line on Claudia Way.

Engineering

- a. Applicant will need to provide reciprocal access easements across parcels. Also, possible reciprocal sewer and drainage easements will be required, depending on development plan.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the proposed project will not have a significant adverse effect on the environment and has filed a Negative Declaration.

RECOMMENDATION

- A. Ratification of the Negative Declaration;
- B. *Approval of the amendment to the Sutterville Heights Community Plan from Light Density Residential to Shopping Commercial;*
- C. Approval of the Site Plan Review, subject to the conditions that follow;
- D. Approval of the Lot Line Merger by adopting the attached resolution.

Conditions - Plan Review

- 1. The applicant shall comply with requirements of the City Traffic Engineer.
- 2. The applicant shall submit a detailed landscape, irrigation and shading plan to the Planning Director for review and approval prior to issuance of a building permit.
- 3. The applicant shall construct a six-foot high solid decorative masonry wall along the west property line.
- 4. The applicant shall comply with the design criteria for trash enclosures as outlined in Exhibit F.
- 5. The applicant shall provide reciprocal access easements across all parcels. Reciprocal agreements shall be submitted to and reviewed by the Planning staff prior to issuance of building permits.
- 6. The applicant shall comply with requirements of the Public Works Director pertaining to reciprocal access easements and reciprocal sewer and drainage easements.
- 7. The applicant shall submit a sign program to the Planning Director for review and approval prior to the issuance of sign permits.

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RESOLUTION NO.

Adopted by the Sacramento City Planning Commission
on date of

APPROVING A LOT LINE MERGER FOR
A PORTION OF LOT 217 CORUM VILLAGE
PER PLAT FILED IN THE SACRAMENTO COUNTY
RECORDER'S OFFICE IN BOOK 34 OF MAPS,
MAP NO. 26 (P84-245)

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line merger for property located north side of Claudia Drive, south of Fruitridge Road;

WHEREAS, the lot line merger is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15105 (a)); and

WHEREAS, the lot line merger is consistent with the 1974 City General Plan and the 1965 Sutterville Heights Community Plan;

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Sacramento:

that the lot line merger for property located at the north side of Claudia Drive, south of Fruitridge Road.

City of Sacramento, be approved as shown and described in Exhibits A and B attached hereto, subject to the following condition:

The applicant shall submit closure calculation for the overall boundary of the site. It shall be prepared by a certified licensed land surveyor or civil engineer and reviewed and approved by the City Engineer's Office.

CHAIR

ATTEST:

SECRETARY TO CITY PLANNING COMMISSION

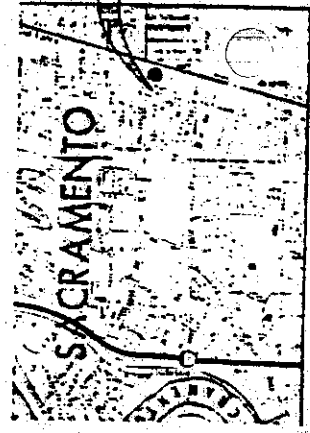
EXHIBIT A

All that real property situate in the County of Sacramento, State of California, described as follows:

Beginning at the southeast corner of Lot 217 Corum Village per plat filed in the Sacramento County Recorder's Office in Book 34 of Maps, Map No. 26 thence from said point of beginning North $14^{\circ} 40' 40''$ East to a point on the southerly right-of-way line of Fruitridge Road; thence easterly along said right-of-way line to a point located the following three (3) courses and distances from the northeast corner of said Corum Village: 1) South $14^{\circ} 44' 40''$ West 25.84 feet; 2) East 199.71 feet; and 3) South 2.32 feet; thence South 105.87 feet; thence West 100.47 feet; thence South $77^{\circ} 33' 50''$ East 98.97 feet to a point on the westerly right-of-way line of Freeport Boulevard; thence southerly along said right-of-way line to its intersection with the northerly right-of-way line of Claudia Drive; thence northwesterly along said right-of-way line to the point of beginning.

EXCEPTING THEREFROM Beginning at a point located South $89^{\circ} 50' 13''$ East 225.07 feet from the southeast corner of Lot 217 said Corum Village; thence from said point of beginning South $89^{\circ} 59' 13''$ East 225.41 feet; thence South $14^{\circ} 16' 00''$ West 200.00 feet; thence North $89^{\circ} 59' 13''$ West 225.24 feet; thence North $14^{\circ} 46' 00''$ East 200.00 feet to the point of beginning.

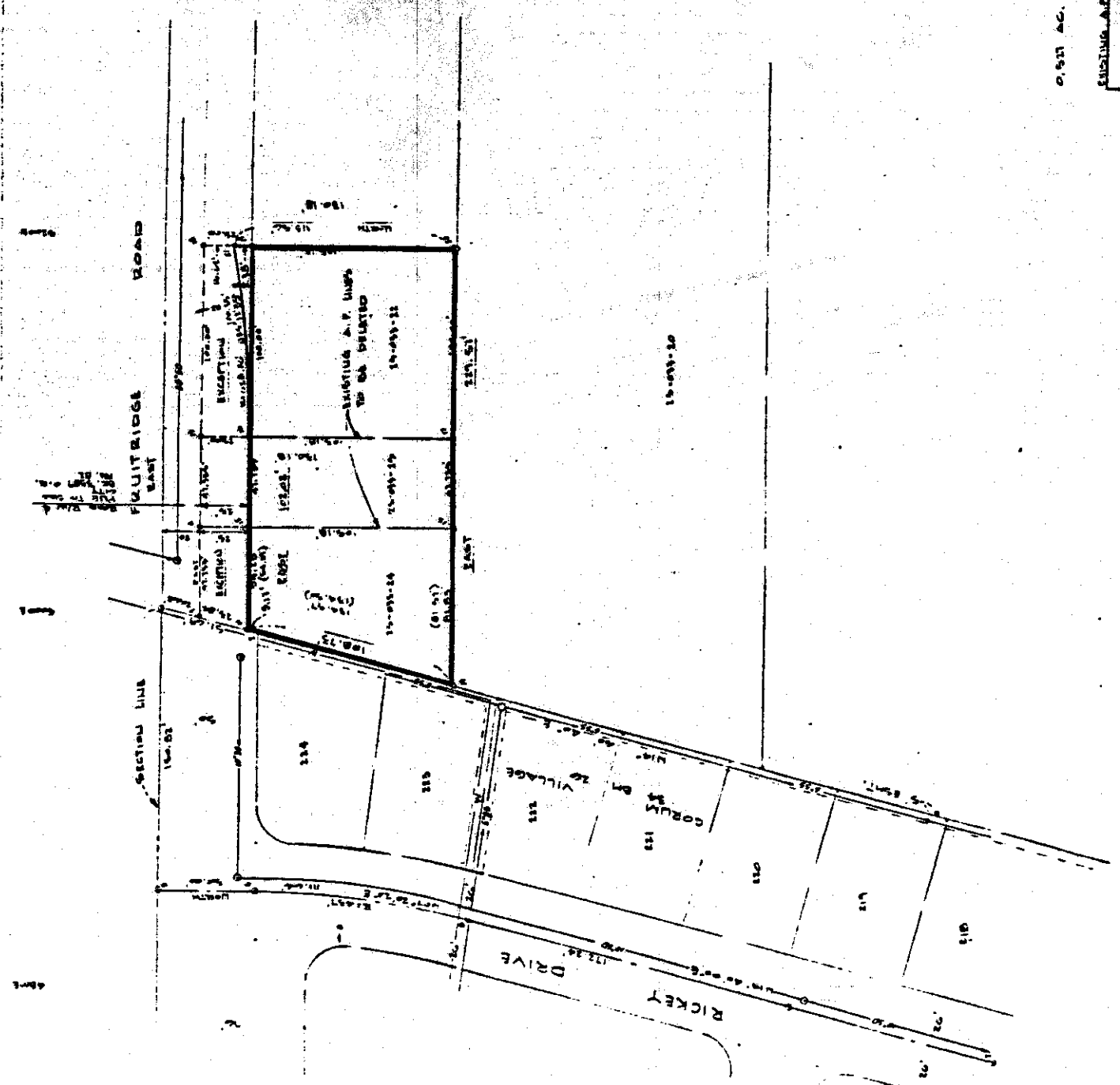
LOT LINE MERGER



VICINITY MAP
NO SCALE



SCALE: 1"=40'



0.537 AC. NET

EXISTING A.P. NO. 3, 018-033-11, 14, 15

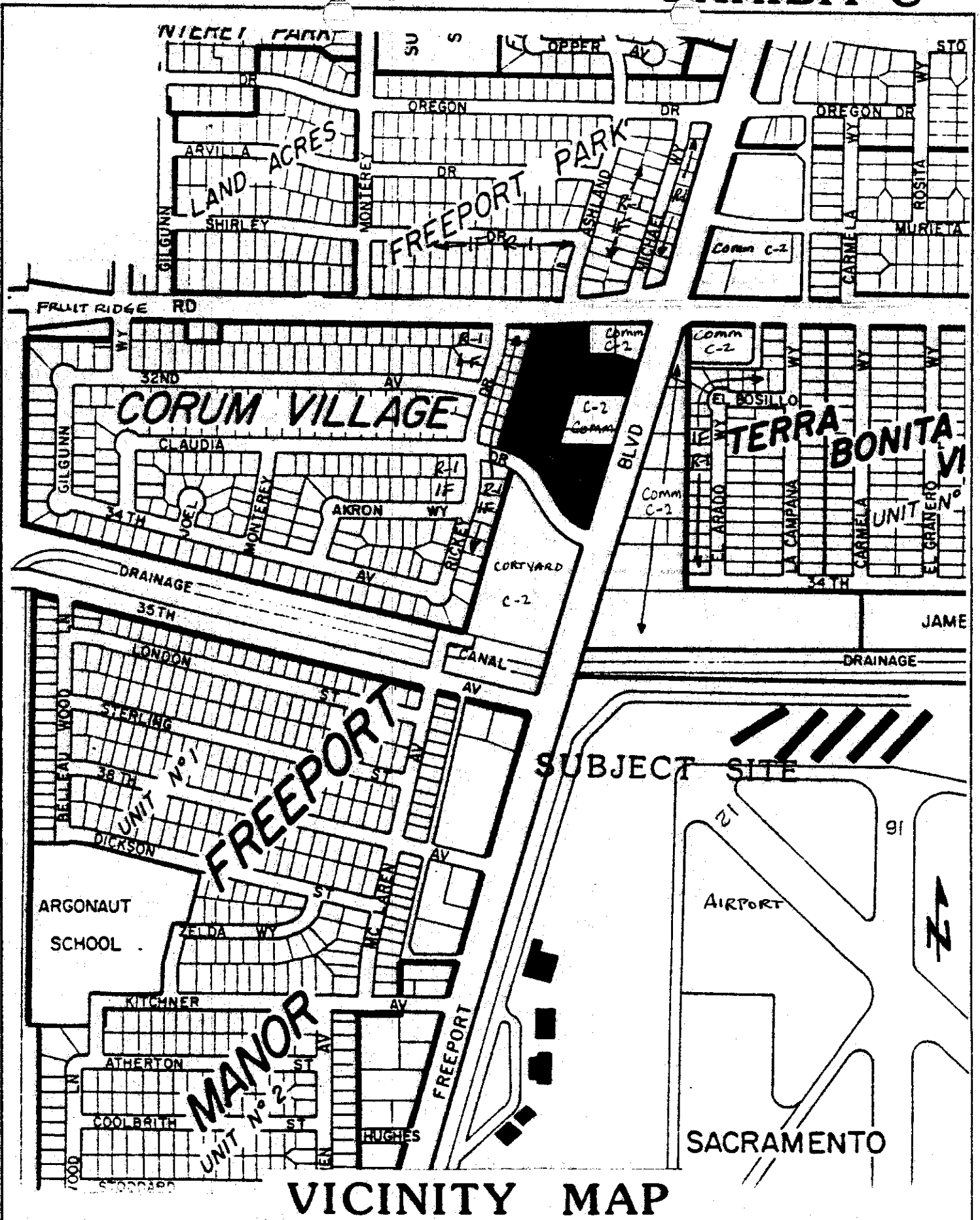
mrp
MORTON & PITALO, INC.
Civil Engineers
1400 J STREET
SACRAMENTO, CALIF.

LOT LINE ADJUSTMENT
FOR UNL (4) SEC. 35, T. 6 N., R. 48 E., M.D.M.

Sheet # 23

DATE: 11-18-84

EXHIBIT C



VICINITY MAP

LAND USE & ZONING MAP

SITE PLAN

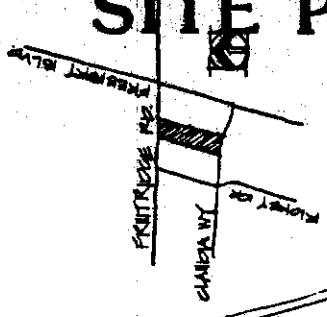
EXHIBIT D

SITE TABULATION

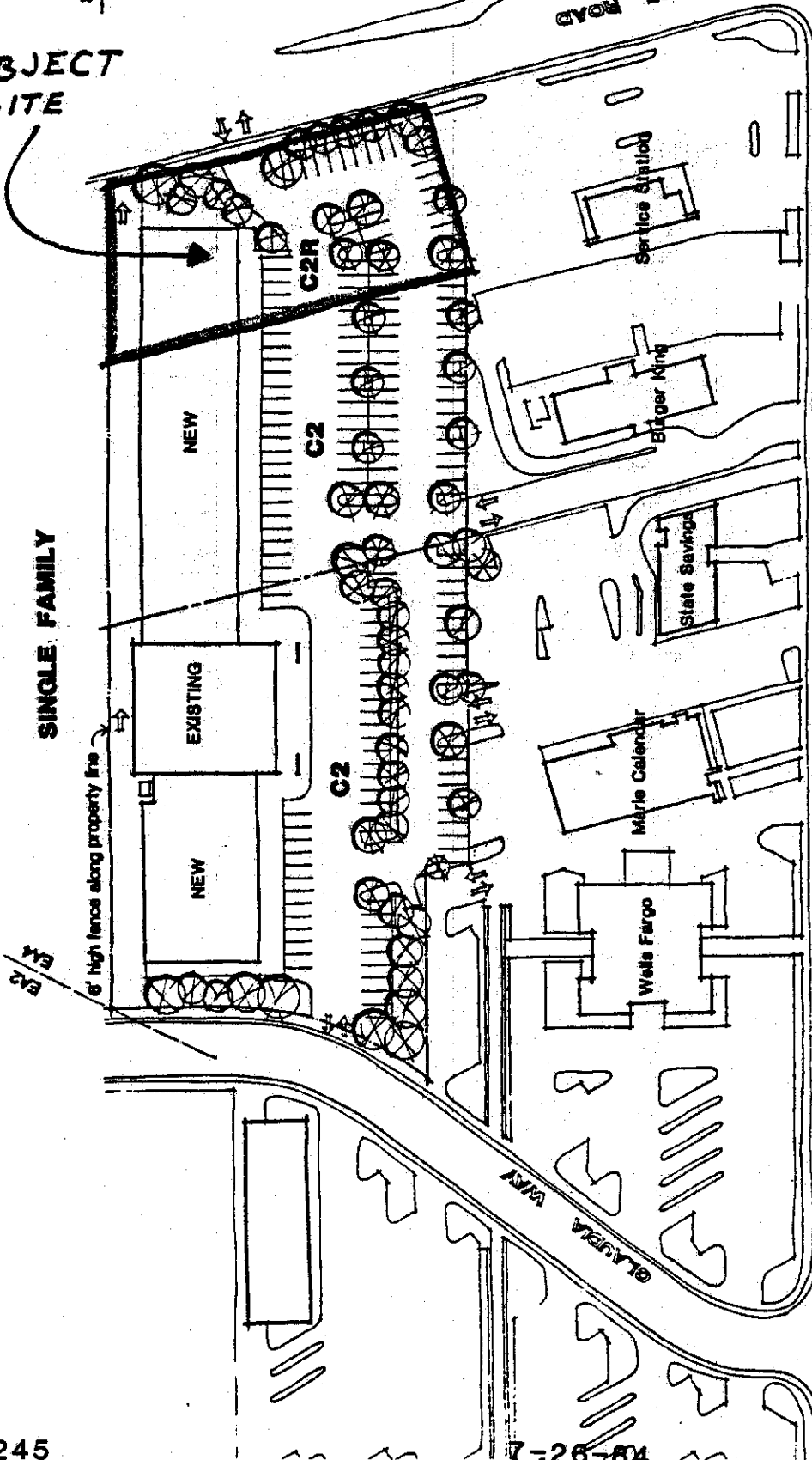
BUILDING AREA:
 New: 520,700 sq ft
 Existing: 7,500 sq ft
 Total: 528,200 sq ft

Parking Req'd: 120 spaces
 Parking Provided: 120 spaces

LOCATION MAP



SUBJECT SITE



SINGLE FAMILY

6' high fence along property line



SITE PLAN

NIYA ARCHITECTS

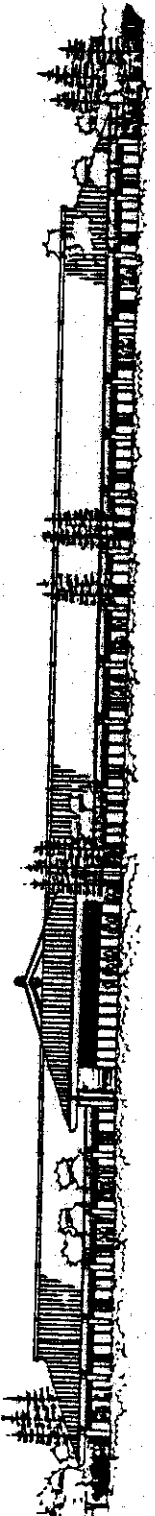
ALADYNE CONSOLIDATED CO.

Pacific Village

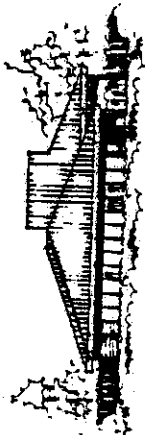
FRANKLIN BLVD.

ELEVATIONS FLOOR PLAN

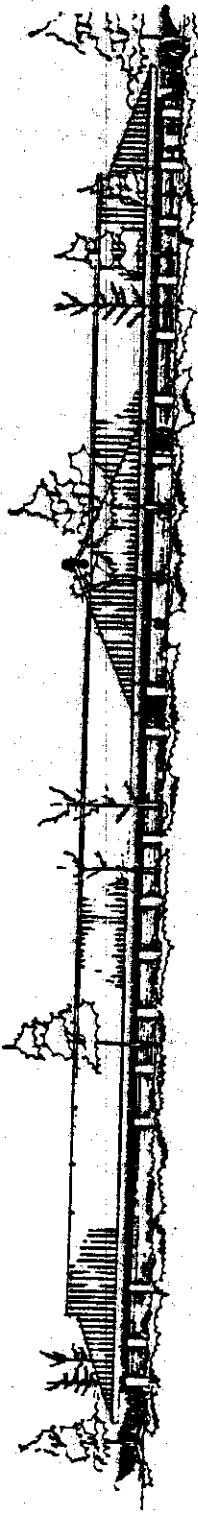
EXHIBIT E



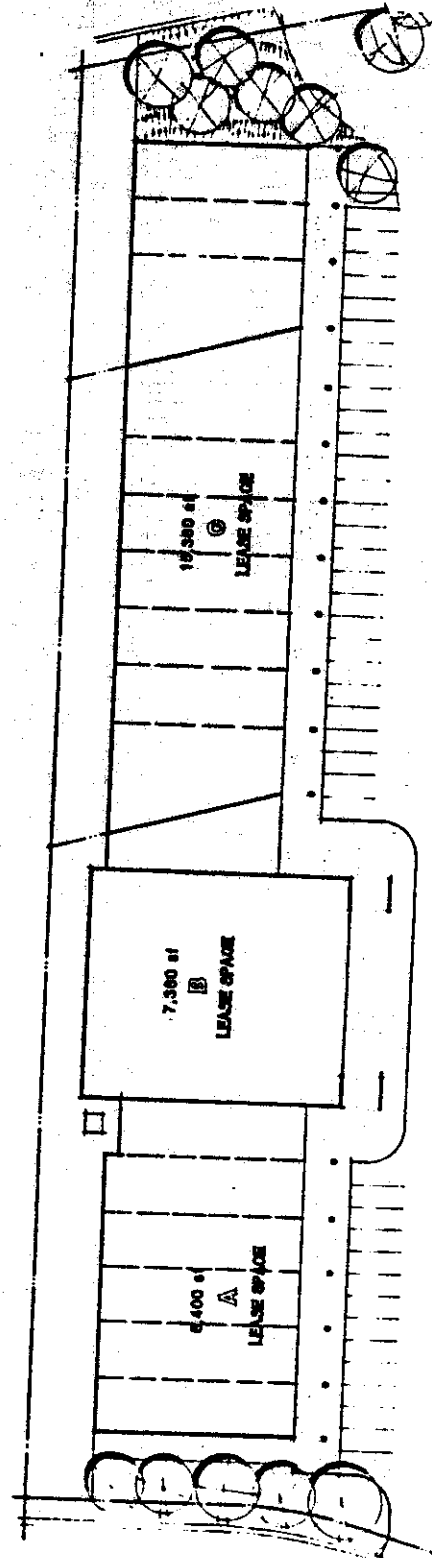
ELEVATION FRONT



ELEVATION LEFT SIDE



ELEVATION REAR



FLOOR PLAN

TRASH ENCLOSURES

1. The walls of the trash enclosure structure shall be constructed of solid masonry material and the exterior surface finished in a manner compatible with the main [REDACTED] structures.
2. The trash enclosure structure shall have heavy gauge metal gates and designed with cane bolts on the doors to secure the gates when in the open position.
3. The trash enclosure facility shall be designed to allow walk-in access by tenants without having to open the main enclosure gates.
4. The walls shall be a minimum six feet in height, more if necessary for adequate screening.
5. The perimeter of the trash enclosure structure shall be screened with landscaping, including a combination of shrubs and/or climbing evergreen vines.
6. The enclosures shall be adequate in capacity, number, and distribution.

