



CITY OF SACRAMENTO

CITY PLANNING DEPARTMENT

915 "I" STREET
CITY HALL - ROOM 308

SACRAMENTO, CALIF. 95814
TELEPHONE (916) 449-5604

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-8799)

LOCATION: 7007 South Land Park Drive

SUMMARY

This is a request to divide an 8.2 acre site into three commercial sites. The purpose of the division is to allow the construction of a parking lot on Parcel 1; to locate the existing drug store and retail shop on a separate parcel; and to allow the vacant portion on a separate lot. The Subdivision Review Committee recommended approval of the project subject to conditions.

BACKGROUND INFORMATION

Land divisions involving four lots or less that do not have concurrent variance, rezoning, or plan amendment requests, can be reviewed by staff and transmitted directly to the City Council, thus eliminating the requirement for consideration by the Planning Commission.

Surrounding land use and zoning are as follows:

- North: Single Family; R-1
- South: Apartments; R-3
- East: Railroad; C-2
- West: Commercial; C-2

A Negative Declaration for the project was filed on December 28, 1979.

APPROVED
BY THE CITY COUNCIL

JAN 8 1980

OFFICE OF THE
CITY CLERK

The subject site is zoned C-2, General Commercial. The applicant is proposing to develop a 126 space parking lot on Parcel 1 that will be used in conjunction with a commercial complex located on the adjacent parcel to the west. Parcel 3 is presently developed with a parking lot that is used by the drug store and other commercial uses. There are no plans to develop Parcel 2 at this time.

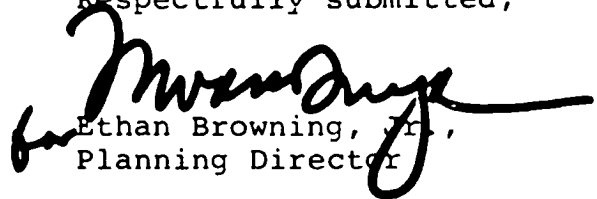
Staff has no objection to the tentative map. The proposal is compatible to surrounding land uses and is consistent with the community and General Plan.

RECOMMENDATION


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

1. Prepare a sewer and drainage study for the review and acceptance by the City Engineer.
2. Delineate reciprocal sewer, drain, water and access easements on the final map.

Respectfully submitted,


 Ethan Browning, Jr.,
 Planning Director

RECOMMENDATION APPROVED:

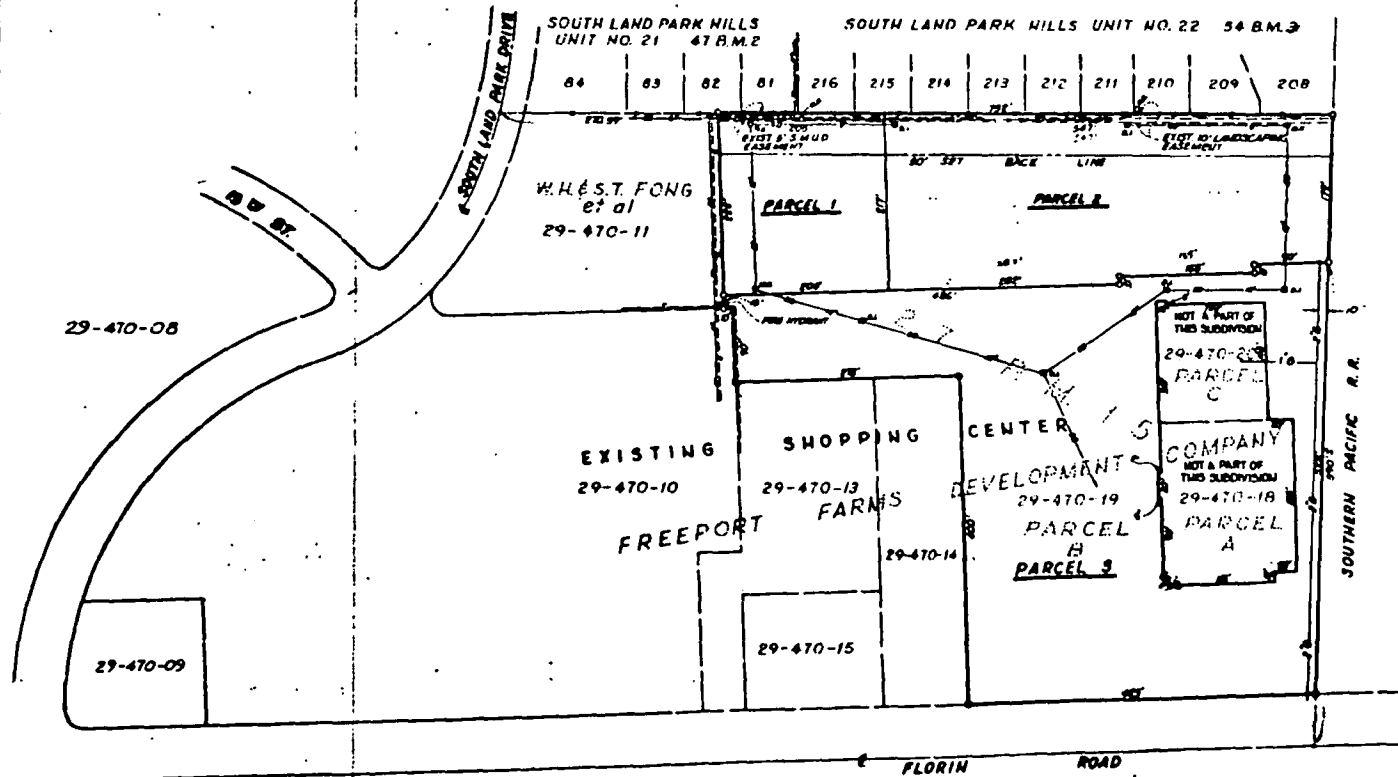

 Walter J. Slipe, City Manager

January 8, 1980
District No. 8

EBj:HY:bw

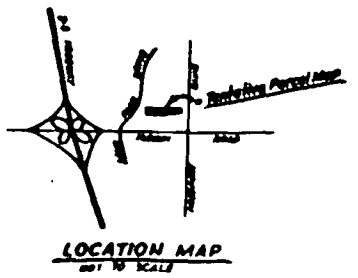
Attachments
P-8799

TENTATIVE PARCEL MAP
PARCEL B & D OF 27 P.M. 15
 CITY OF SACRAMENTO, CALIFORNIA
 SEPTEMBER 1979 SCALE: 1"=100'
 MURRAY SMITH AND ASSOCIATES

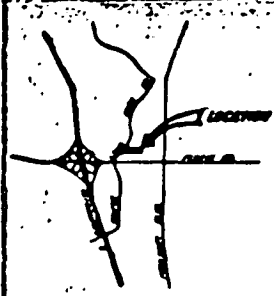
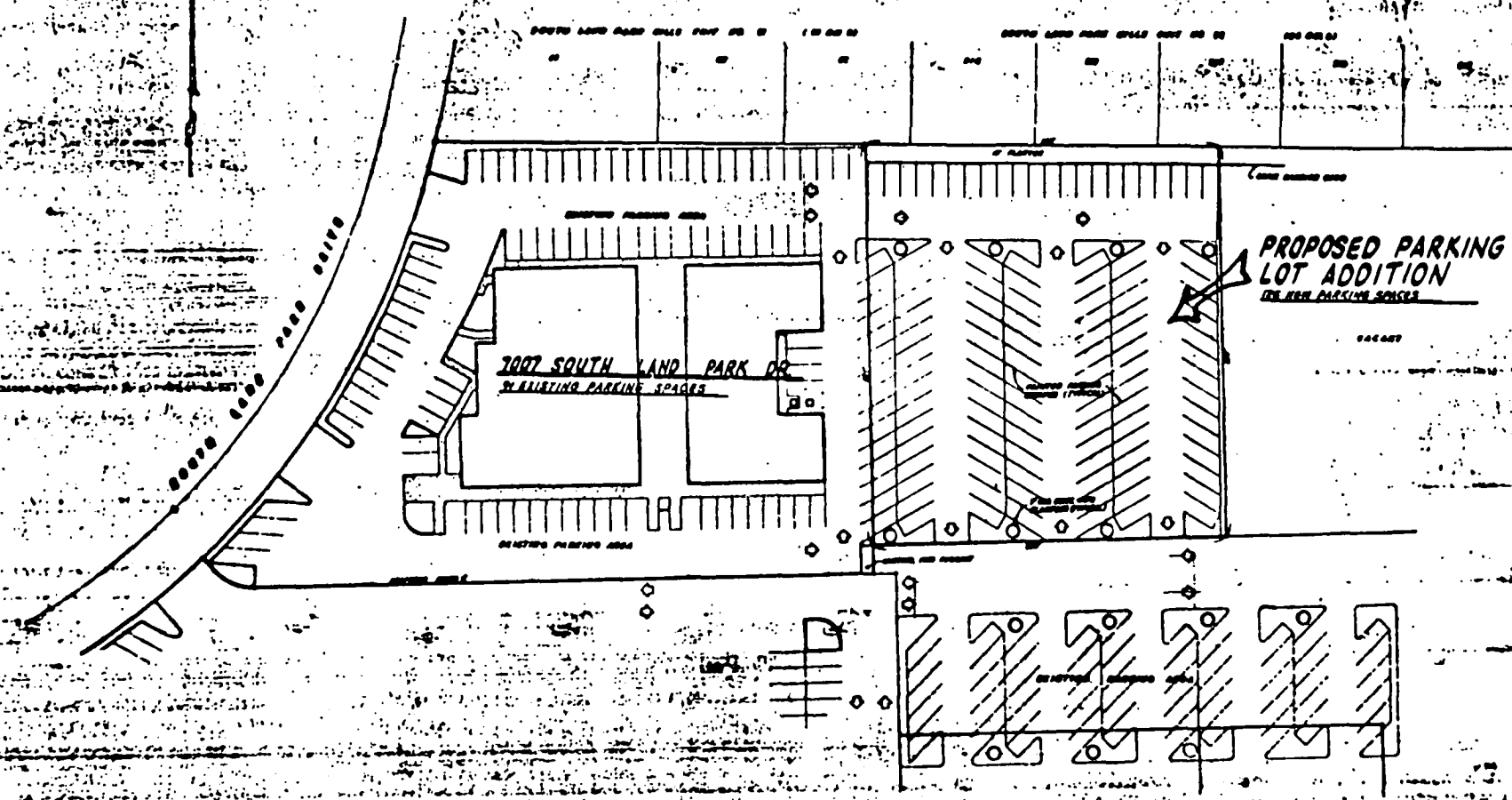


- OWNER:** FREEPORT FARMS DEVELOPMENT COMPANY
 615 TENTH STREET
 SACRAMENTO, CALIFORNIA 95814
 PHONE: 841-3344
- SUBMITTER:** SAME AS ABOVE
- ENGINEER:** MURRAY SMITH & ASSOCIATES
 3020 EXPLORER DRIVE
 SACRAMENTO, CALIFORNIA 95827
 PHONE: 381-0444
- ASSESSORS PARCEL NO.:** 29-470-10 & 29-470-13
- EXISTING USE:** VACANT
- PROPOSED USE:** PARKING LOT (PARCEL 1)
 COMMERCIAL (PARCELS 2 THRU 4)
- EXISTING BUILDING:** COMMERCIAL
- IMPROVEMENTS:** AS REQUIRED BY THE CITY OF SACRAMENTO ENGINEERING DEPARTMENT
- FIRE PROTECTION:** CITY OF SACRAMENTO
- SEWER RESPONSAL:** CITY OF SACRAMENTO
- WATER SUPPLY:** CITY OF SACRAMENTO
- ACREAGE:** 0.2 ACRES
- NO. OF LOTS:** 5
- LOT SIZE:** AS SHOWN
- PARK DISTRICT:** CITY OF SACRAMENTO
- PARK REQUIREMENTS:** NONE
- NOTE:** THE TOPOGRAPHY OF THIS PARCEL IS FLAT.

- LEGEND:**
- SANITARY SEWER
 - STORM DRAIN
 - WATER LINE
 - UNDERGROUND ELECTRIC LINES
 - UNDERGROUND TELEPHONE LINE
 - UTILITY POLE
 - DRAIN BALET
 - MANHOLE
 - FENCE



P. 8199



VICINITY MAP

PROJECT: 7007 SOUTH LAND PARK DRIVE
 ADDRESS: 7007 SOUTH LAND PARK DRIVE
 CITY: SACRAMENTO, CALIFORNIA 95844
 PHONE: (916) 486-1234

OWNER: [REDACTED]

DESIGNER: [REDACTED]

DATE: [REDACTED]

PROJECT NO.: [REDACTED]

DATE: [REDACTED]

SCALE: [REDACTED]

EXHIBIT 'A' TO ACCOMPANY APPLICATION FOR VARIANCE
PROPOSED PARKING LOT ADDITION FOR
7007 SOUTH LAND PARK DRIVE
 CITY OF SACRAMENTO, CALIFORNIA
 SEPTEMBER, 1979
 SCALE: 1"=20'

DESIGNED BY Barry Smith & ASSOCIATES, ENGINEERS	CHECKED BY DATE	BENCH MARK ELEVATION DESCRIPTION	DRAWN BY DATE	PROJECT NO.
			DATE	SHEET NO.

RESOLUTION NO. 80-020

Adopted by The Sacramento City Council on date of

ADOPTING FINDINGS OF FACT, APPROVING A REQUEST
FOR TENTATIVE PARCEL MAP FOR PARCEL B & D OF
27 P.M. 15 (P-8799) (APN: 029-470-21)

WHEREAS, the Parcel Map Advisory Agency has submitted to the City Council its report and recommendations concerning the tentative parcel map for 8.2+ acres that are located at 7007 South Land Park Drive

(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. Prepare a sewer and drainage study for the review and acceptance by the City Engineer.
 - b. Delineate reciprocal sewer, drain, water, and access easements on the final map.

MAYOR

ATTEST:

CITY CLERK

P-8799



CITY OF SACRAMENTO

RECEIVED
CITY CLERK'S OFFICE
CITY OF SACRAMENTO

DEC 14 2 11 PM '79

19

CITY PLANNING DEPARTMENT
915 T STREET SACRAMENTO, CALIF. 95814
CITY HALL - ROOM 308 TELEPHONE (916) 449-5804

ETHAN BROWNING, JR.
PLANNING DIRECTOR

P-8799

HR9: 1/8/80
FCA DATE: 1/15/80

cc: BROWNING
CARSTENS
TANIMOTO
VAN DUYN
Yee.

December 14, 1979

MEMORANDUM

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

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.

jm

Attachments

SACRAMENTO CITY PLANNING COMMISSION

APPLICATION INFORMATION

APPLICATION TAKEN BY: HY

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

Other Environmental Determination

Assessors Parcel No. 029 . 470 . 21 Address 7007 So. Land Park Dr.

Request(s) 1) E.I.D.; 2) Tentative Map to divide 8.2+ acres into 3
commercial parcels.

Owner(s) Freeport Farms Development Co., 615-10th St., 95814 Phone No. 441-3344

Applicant M. Smith & Assoc., 3020 Explorer Dr., 95827 Phone No. 361-0444

Signature _____ Filing Fee \$75 + 120 = \$195 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 8799