

CITY OF SACRAMENTO

CITY MANAGER'S OFFICE
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CITY PLANNING DEPARTMENT

725 "J" STREET

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

MARTY VAN DUYN
PLANNING DIRECTOR

January 27, 1981

City Council
Sacramento, California

Honorable Members in Session:

- SUBJECT:
1. Environmental Determination
 2. Tentative Map (P-9265)

LOCATION: Northeast corner of Mack Road and Franklin Boulevard

SUMMARY

This is a request for entitlements necessary to divide a 15+ acre site into four commercial sites located within a shopping complex. The purpose of the division is to create separate sites for leasing. The staff and Subdivision Review Committee recommend approval of the request subject to conditions.

BACKGROUND INFORMATION

This land division application does not necessitate Planning Commission review because there are no other entitlements necessary.

Surrounding Land Use and Zoning:

- North: Single Family; R-1
- South: Vacant; C-2
- East: Vacant; R-3
- West: Vacant; R-2A-R

APPROVED
BY THE CITY COUNCIL

FEB 3 1981

OFFICE OF THE
CITY CLERK

Proposed Parcel A is developed with a grocery store and a number of vacant commercial stores. The applicant is proposing to separate the developed portions from the vacant portions of the site. The vacant portions will be divided into three buildable sites.

The subject site is located adjacent to a single family subdivision to the north. A canal separates the residential units from the rear of the existing Raley's supermarket. This department has received complaints from residents in the neighborhood regarding the noise

that is being generated from the truck loading activity behind the Raley's store. The store manager indicated that prior to the opening of the store, activity was occurring on a 24-hour basis and was necessary to stock the store for the grand opening. He indicated that once the store opened, the trucks will not deliver merchandise until after 6:30 a.m.

A Negative Declaration was filed on January 23, 1981.


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 condition:


The applicant shall indicate reciprocal sewer, water, drainage and access easements prior to recordation of the final map.

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

Respectfully submitted,


Marty Van Duyn
Planning Director

RECOMMENDATION APPROVED:


Walter J. Slupe, City Manager

MVD:HY:jm
Attachments
P-9265

February 3, 1981
District No. 8

RESOLUTION No. 81-078

Adopted by The Sacramento City Council on date of

FEBRUARY 3, 1981

A. RESOLUTION ADOPTING FINDINGS OF FACT,
APPROVING A REQUEST FOR TENTATIVE MAP FOR
PROPERTY LOCATED AT THE NORTHEAST CORNER
OF MACK ROAD AND FRANKLIN BOULEVARD
(APN: 118-062-101) (P-9265)

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 northeast 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 February 3, 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-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.

APPROVED
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CITY CLERK

- 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 County of Sacramento treatment plants have a design capacity for which 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 condition:

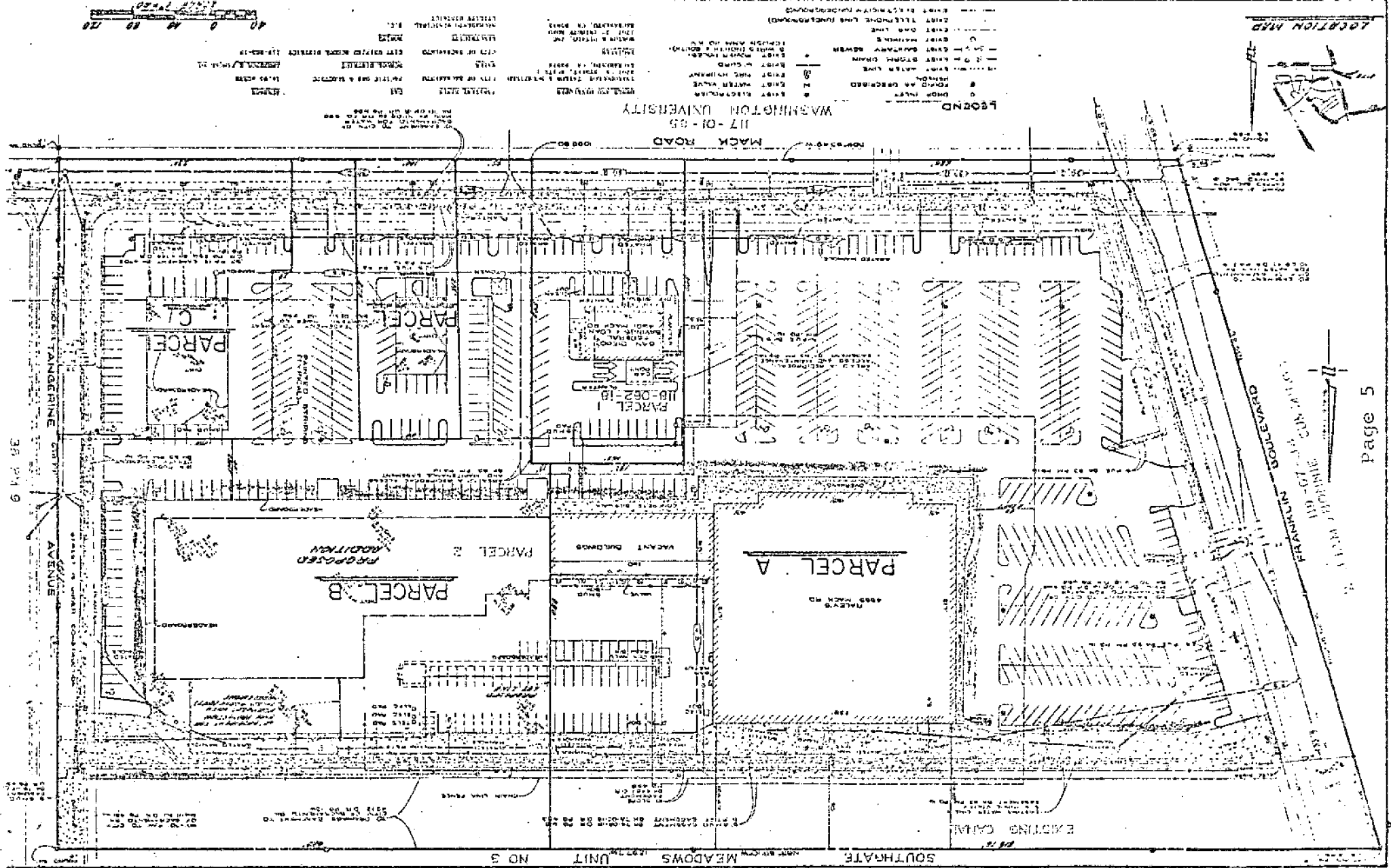
The applicant shall indicate reciprocal sewer, water, drainage and access easements prior to recordation of the final map.

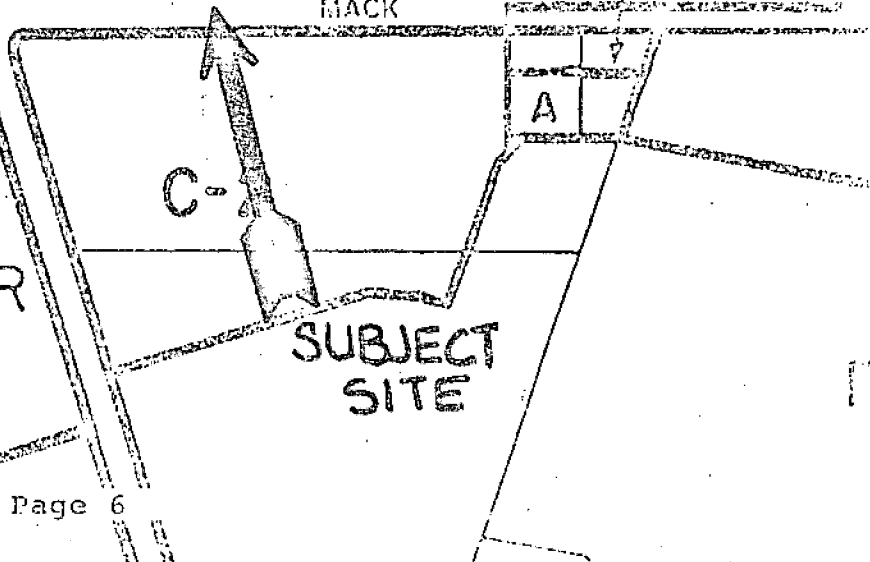
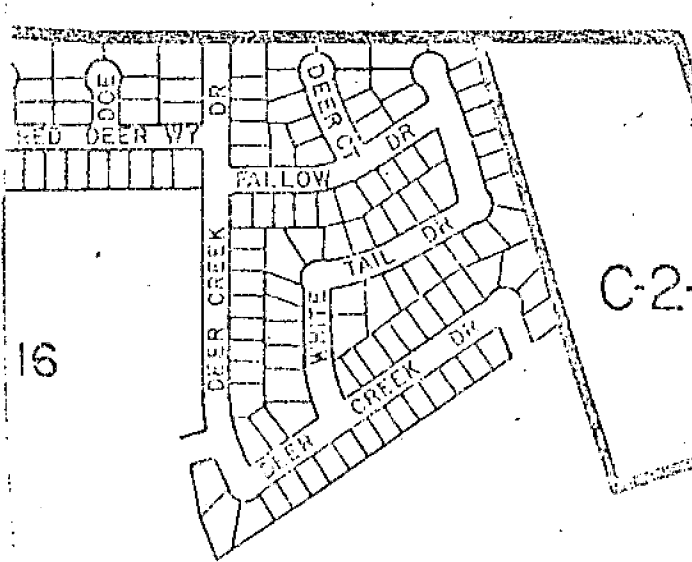
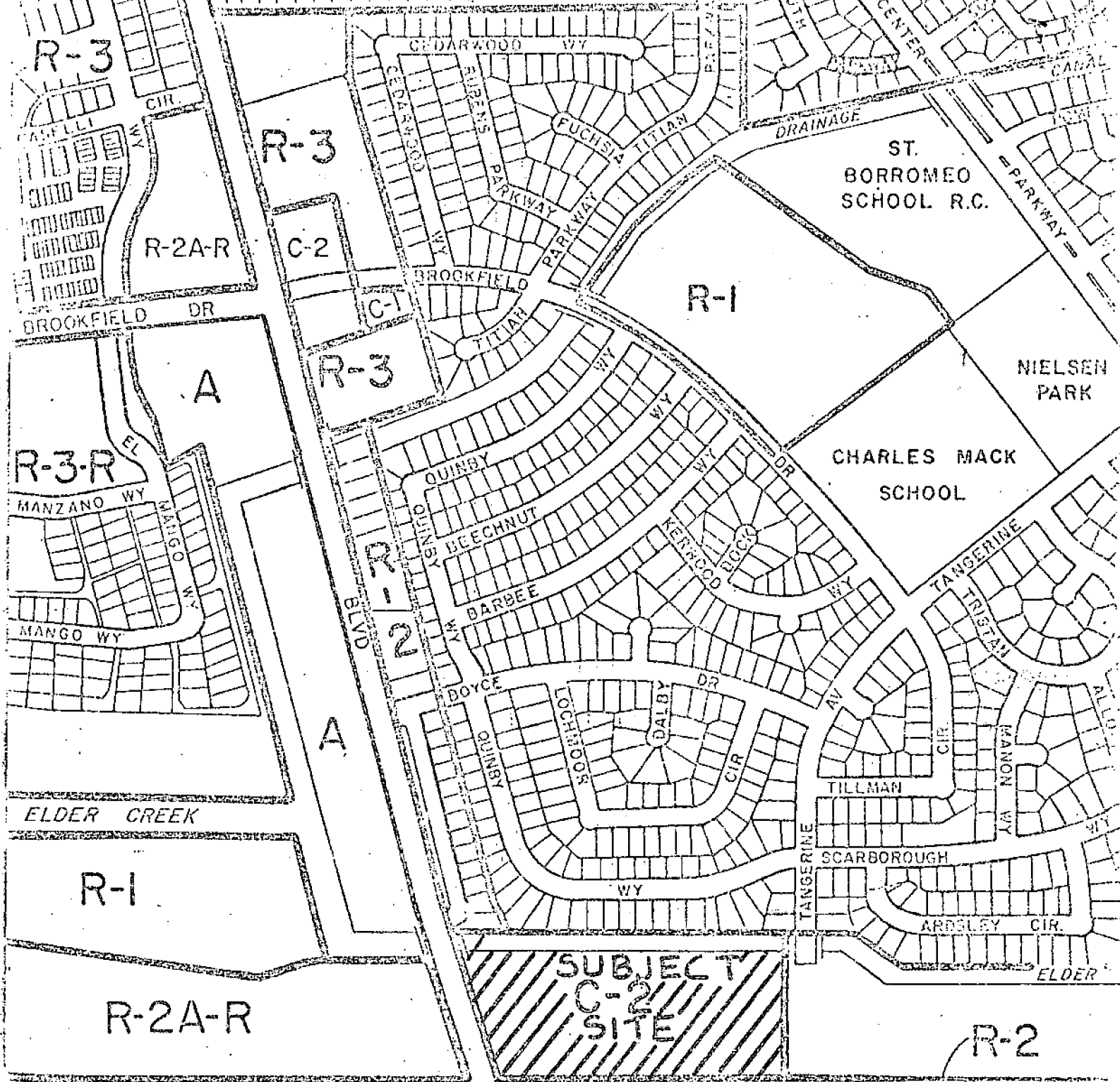
MAYOR

ATTEST:

CITY CLERK

P-9265







CITY OF SACRAMENTO

OFFICE OF THE CITY CLERK

915 I STREET

CITY HALL ROOM 203

SACRAMENTO, CALIFORNIA 95814

TELEPHONE (916) 449-5428

LORRAINE MAGANA
CITY CLERK

MEMORANDUM

TO: WALTER J. SLIPE, CITY MANAGER

FROM: LORRAINE MAGANA, CITY CLERK *LM*

SUBJECT: REFERRAL OF ITEM NO. 26, COUNCIL AGENDA OF FEBRUARY 3, 1981

DATE: FEBRUARY 3, 1981

Pursuant to Council action, the following matter was referred to you:

Staff to report to Councilpersons Connelly and Robie if variance is approved by City Planning Commission so that appeal can be filed.

sj

cc: Councilpersons Connelly, Robie



CITY OF SACRAMENTO

OFFICE OF THE CITY CLERK

915 I STREET

CITY HALL ROOM 203

SACRAMENTO, CALIFORNIA 95814

TELEPHONE (916) 449-5426

LORRAINE MAGANA
CITY CLERK

February 4, 1981

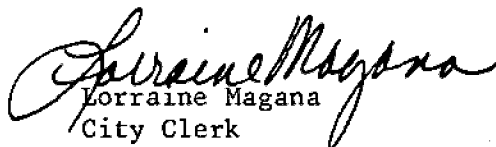
Tsakopoulos, Taylor, Scurfield
2707 K Street, Suite 1
Sacramento, CA 95816

Gentlemen:

On February 3, 1981, the City Council approved the following for property located at northeast corner of Mack Road and Franklin Boulevard: (P-9265).

Tentative map to divide 15+ acres developed with existing 120,500 square feet supermarket into four parcels in the General Commercial C-2 zone.

Sincerely,


Lorraine Magana
City Clerk

LM:sj
Encl.

cc: Morton & Pitalo, Inc.
Planning Department

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