

P 83430

JANICE

12

CITY PLANNING DEPARTMENT

MAR 30 1984

RECEIVED



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

March 30, 1984
830322

City of Sacramento
Planning Department
927 - 10th Street
Sacramento, CA 95814

Attention: Howard Yee

SUBJECT: MACK & FRANKLIN BOULEVARD (TENTATIVE PARCEL MAP)

Member in Session:

On behalf of the developer, A & T Development Inc., please accept this letter to withdrawl the application for Mack & Franklin Boulevard to provide 14+ acres into two parcels (P-83430).

The decision was made by the developer not to continue with the tentative map at this time.

Very truly yours,

MORTON & PITALO, INC.

William Louie
William Louie

WL/lg

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CITY CLERK'S OFFICE
CITY OF SACRAMENTO
APR 2 2 38 PM '84



CITY OF SACRAMENTO

12

CITY PLANNING DEPARTMENT
927 TENTH STREET SACRAMENTO, CA 95814
SUITE 300 TELEPHONE (916) 449-5604

MARTY VAN DUYN
PLANNING DIRECTOR

March 29, 1984

City Council
Sacramento, California

CITY MANAGER'S OFFICE
RECEIVED
MAR 29 1984

Honorable Members in Session:

SUBJECT: 1. Environmental Determination (Exempt 15315)
2. Tentative Map (P83-430) (APN: 229-070-33) (FT)

LOCATION: Southwest corner of Mack Road and Franklin Boulevard

SUMMARY

This is a request to divide a 14+ acre shopping center site into two separate parcels. The purpose of the division is to allow the development of a convenience market and a retail auto parts business. The Subdivision Review Committee recommended approval of the project subject to conditions and staff recommends continuance of the project.

BACKGROUND INFORMATION

The subject tentative map does not require review by the Planning Commission because there are no concurrent requests for rezoning, special permit, or plan amendment. The project is, therefore, being transmitted directly to the City Council for consideration.

Surrounding Land Use and Zoning are as follows:

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

In 1981, the City Council approved the rezoning of the subject site to C-2-R to allow the development of a neighborhood shopping center. The approved site plan (Exhibit A) indicates a shopping complex consisting of a 40,000 square foot market, drug store, and other retail shops. The proposed division will create a four acre (parcel A) and a ten acre (parcel B) site. The applicant indicates that parcel A will be developed with a convenience store and a retail auto parts complex; however, plans were not submitted to indicate how the site would be developed. Staff is reluctant to support the division until a site plan is submitted. The plan is needed to show how the proposed buildings will relate to the balance of the shopping center site.

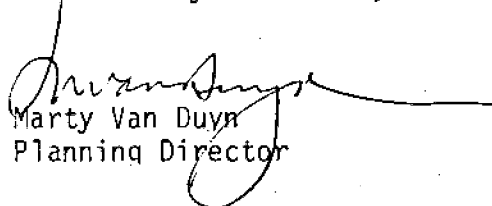
Staff wants to point out that the development plans will require review and approval by the Planning Commission if they are different from what is indicated in Exhibit A.

RECOMMENDATION

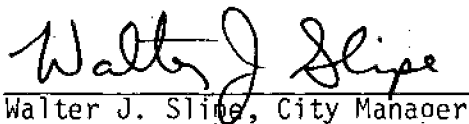
The staff recommends that the City Council continue the project until the applicant provides a site plan.

If the Council does not concur with the staff recommendation and approves the project, the proper action would be to adopt the attached Tentative Map Resolution.

Respectfully submitted,


Marty Van Duyn
Planning Director

Recommendation Approved:


Walter J. Sligo, City Manager

HY:lao
attachments
P83-430

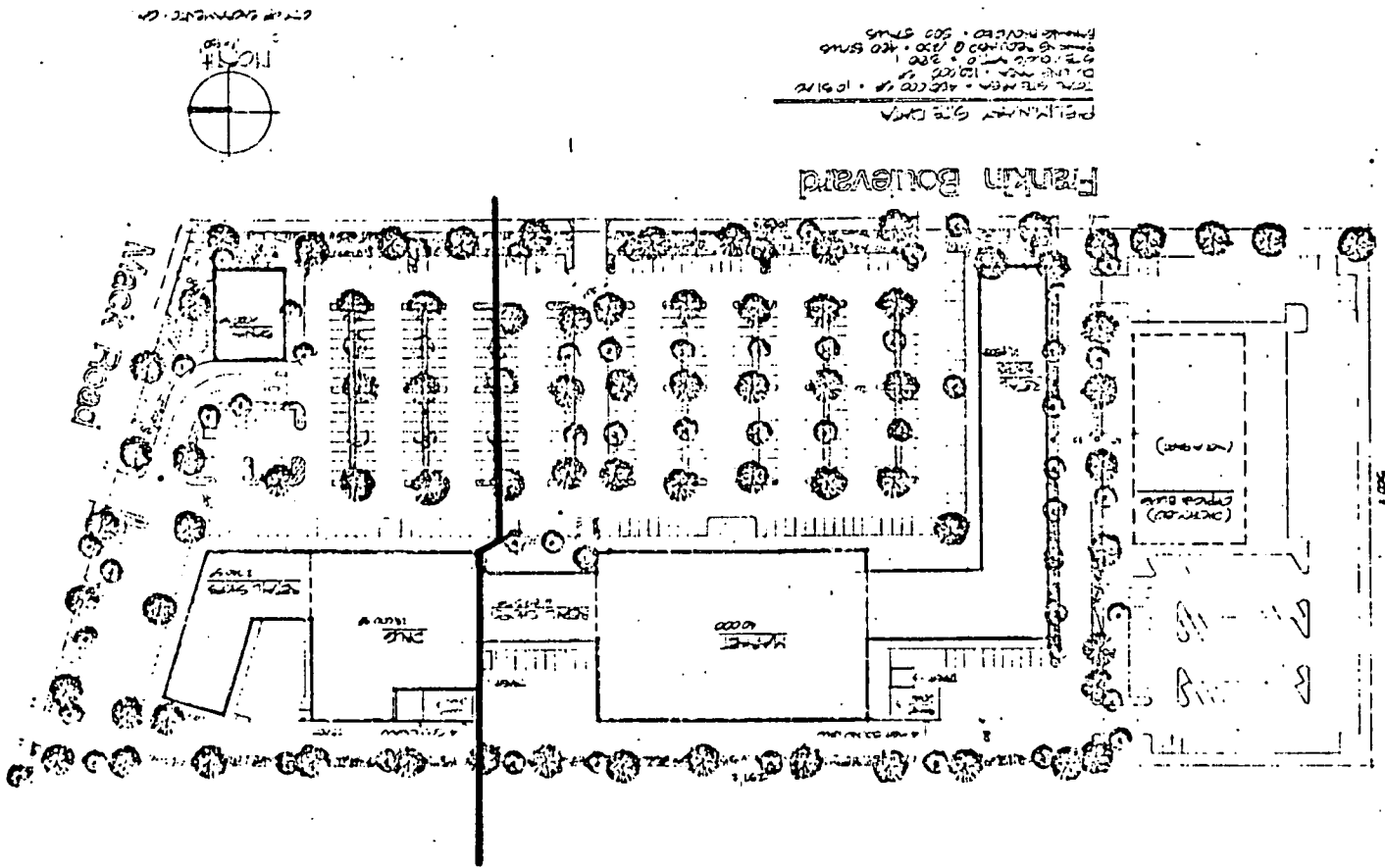
April 3, 1984
District No. 7

ORIG CONVS ASSOCIATES ARCHITECT
135 MONROVIE BL KEMDOLL BECCON 0092003

EXHIBIT A

SACRAMENTO

WEST COAST INVESTMENTS
FRANKLIN & MACK COMMERCIAL CENTER



PERMANENT SITE PLAN
 DATE: 12/15/82
 DRAWN BY: J. W. ...
 CHECKED BY: ...
 SCALE: 1" = 40' ...

RESOLUTION No.

Adopted by The Sacramento City Council on date of

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING
A TENTATIVE MAP FOR PROPERTY LOCATED ON THE SOUTH-
WEST CORNER OF MACK ROAD AND FRANKLIN BOULEVARD

(P-83-430)(APN: 229-070-33)

WHEREAS, the City Council, on April 3, 1984, held a public hearing on the request for approval of a tentative map for property located on the southwest corner of Mack Road and Franklin Boulevard;

WHEREAS, all governmental and utility agencies affected by the development of the proposed subdivision have been notified and given the opportunity to respond;

WHEREAS, the City Environmental Coordinator has determined that the proposed project is exempt from environmental determination pursuant to CEQA, Section 15315;

WHEREAS, the Parcel Map Advisory Agency has submitted to the City Council its report and recommendations on the proposed subdivision;

WHEREAS, the City Council has considered the design of the proposed subdivision in relation to feasible future passive or natural heating and cooling opportunities; and

WHEREAS, the City Council has considered the effects that approval of the proposed subdivision would have on the housing needs of the Sacramento Metropolitan area and balances these needs against the public service needs of City residents and available fiscal and environmental resources.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO THAT:

1. None of the conditions described in Government Code Section 66474, subsections (a) through (g) inclusive, exist with respect to the proposed subdivision.
2. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City General Plan, and Chapter 40 of the City Code, which is a Specific Plan of the City. Both the City General Plan and the 1968 Valley Hi Community Plan designate the subject site for shopping/commercial use(s).

3. The discharge of waste from the proposed subdivision into the existing community sewer system will not result in violation of the applicable waste discharge requirements prescribed by the California Regional Quality Control Board, Central Valley Region in that existing treatment plants have a design capacity adequate to service the proposed subdivision.
4. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.
5. The tentative map for the proposed subdivision is hereby approved, subject to the following conditions which must be satisfied prior to the filing of the final map unless a different time for compliance is specifically noted:
 - a. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code;
 - b. Prepare a sewer and drainage study for the review and approval of the City Engineer;
 - c. Construct curb, gutter and sidewalk to 55-foot half-section on Franklin Boulevard and 60 half-section on Mack Road;
 - d. Provide reciprocal access and parking easements for each parcel.

Informational Items: 1) The applicant shall check with the County Sanitation District and meet all requirements;
2) Water main extensions may be required along Franklin Boulevard.

MAYOR

ATTEST:

CITY CLERK

P83-430

FRANKLIN VILLAGE LTD

118-062-19
TAYLOR

MACK ROAD

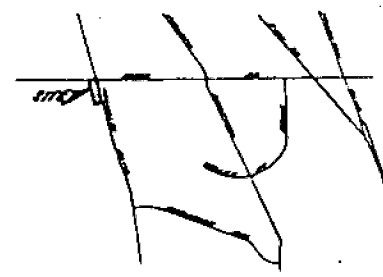
MACK ROAD

PARCEL A
4 AC. GROSS

DALTON & FELDSTEIN
ET. AL.

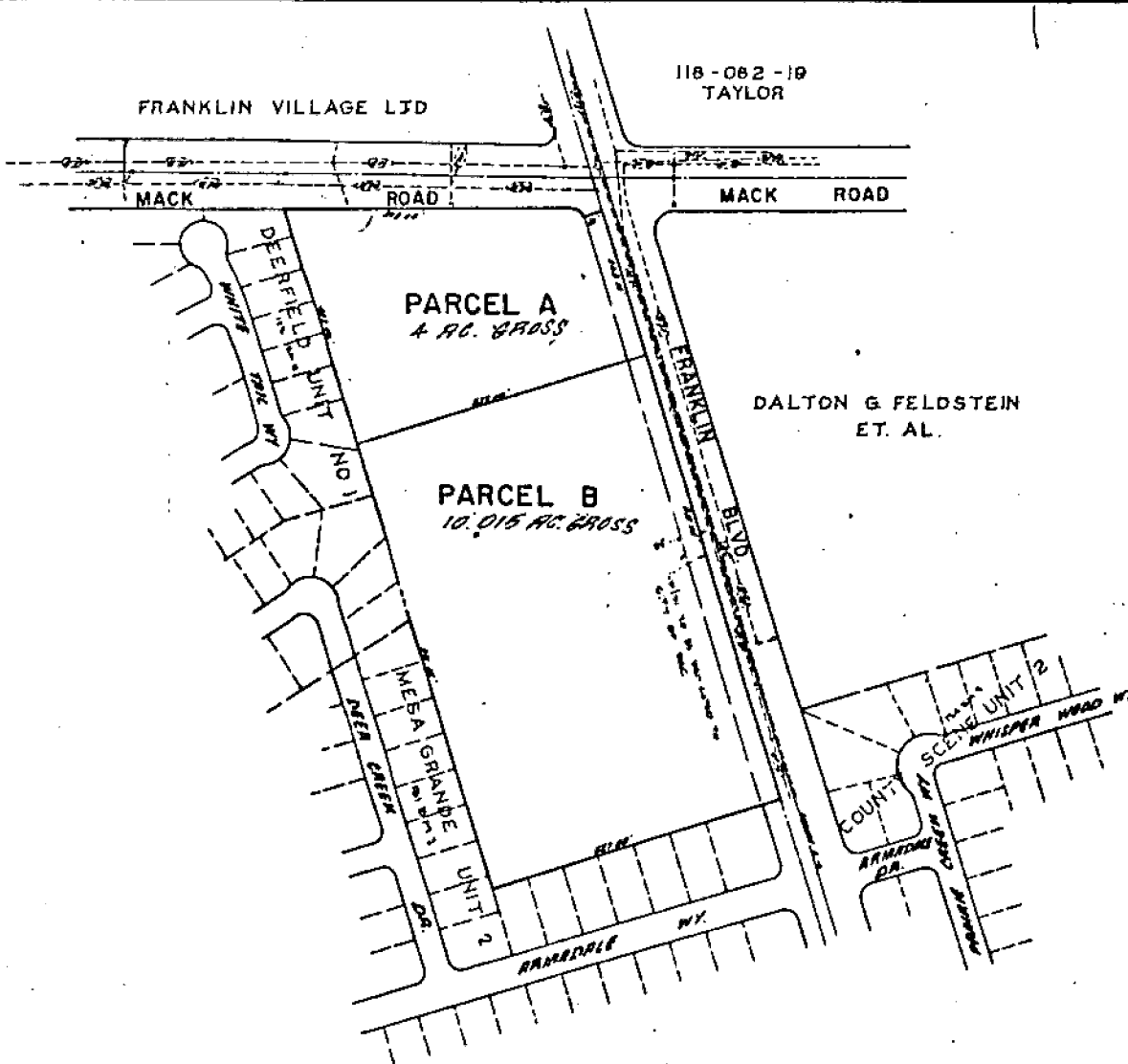
PARCEL B
10.015 AC. GROSS

SCALE: 1" = 100'



VICINITY MAP

OWNER	FRANKLIN VILLAGE LTD
PREPARED BY	MORTON & PITALO, INC.
DATE	11/15/61
PROJECT	FRANKLIN VILLAGE LTD
LOCATION	S.W. COR. OF MACK ROAD & FRANKLIN BLVD.
CITY	NEW YORK
COUNTY	NEW YORK
BLOCK	118-062-19
LOT	1
SECTION	8
PLAT	118-062-19
DATE OF PLAT	11/15/61
RECORDING OFFICE	NEW YORK
RECORDING NO.	118-062-19
RECORDING DATE	11/15/61



NO.	DESCRIPTION	APPROVED BY	DATE

FIELD NO.	SCALE	DATE	BY
REVISION			

MORTON & PITALO, INC.
CIVIL ENGINEERING
PLANNING SURVEYING

TENTATIVE PARCEL MAP
S.W. COR. OF MACK ROAD & FRANKLIN BLVD.
CITY OF NEW YORK

CITY PLANNING DEPARTMENT

Janice



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MAR 15 1984

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

March 14, 1984
830322

City of Sacramento
Planning Department
927 - 10th Street
Sacramento, CA 95814

Attention: Howard Yee

SUBJECT: SOUTHWEST CORNER OF MACK ROAD AND FRANKLIN BOULEVARD

Gentlemen:

Please accept this letter as our request from the owner to continue the parcel map for the southwest corner of Mack Road and Franklin Boulevard, P83-430, from March 20 to April 3, 1984.

Very truly yours,

MORTON & PITALO, INC.

William Louie

WL/rc

FILED
By the City Council
Office of the City Clerk
Cont 40
4-3-84
MAR 20 1984

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CITY CLERK'S OFFICE
CITY OF SACRAMENTO
MAR 16 2 53 PM '84

P 83430 17
mp 15

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

*Cont'd
3-20-84*

February 24, 1984
830322

CITY PLANNING DEPARTMENT

FEB 24 1984

RECEIVED

City of Sacramento
Planning Department
927 - 10th Street
Sacramento, CA 95814

Attention: Sue

SUBJECT: SOUTHWEST CORNER OF MACK ROAD AND FRANKLIN BOULEVARD

Dear Sue:

Please accept this letter as our request from the owner to continue the parcel map for the southwest corner of Mack Road and Franklin Boulevard, P83-430, from March 13 to the next meeting date.

Very truly yours,

MORTON & PITALO, INC.

William Louie

WL/rc

FILED
By the City Council
Office of the City Clerk
*Cont 40
3-20-84*
MAR 13 1984

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CITY OF SACRAMENTO
MAR 9 2 23 PM '84