



# CITY OF SACRAMENTO

30

CITY MANAGER'S OFFICE  
**RECEIVED**  
NOV 6 1980

## CITY PLANNING DEPARTMENT

725 "J" STREET

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

MARTY VAN DUYN  
PLANNING DIRECTOR

November 5, 1980

**APPROVED**  
BY THE CITY COUNCIL

NOV 12 1980

OFFICE OF THE  
CITY CLERK

City Council  
Sacramento, California

Honorable Members in Session:

- SUBJECT:
1. Subdivision Modification to waive service connections
  2. Tentative Map (P-9173)

LOCATION: West side of Valley Hi Drive, north of Bamford Drive

### SUMMARY

This is a proposal to divide 9.7+ vacant acres in the General Commercial, C-2, Zone into four parcels. The Subdivision Review Committee, by a vote of five ayes, one no, one absent, two abstentions, recommended approval of the request subject to conditions. The staff, however, recommends denial of the request.

### 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: Vacant (approved shopping center); C-2
- South: Single Family Residential; R-1
- East: Commercial; C-2
- West: Residential; R-1A-R & R-3

Staff basically has two concerns regarding the proposed lot split. First, proposed Parcels A, B, and C are limited in size for commercial development. This parcelization encourages "strip" type commercial development with individual buildings on separate lots. It limits design flexibility and encourages numerous driveway cuts along Valley Hi Drive. Also, the applicant did not submit plans indicating development of each parcel.

Secondly, proposed Parcel D which contains 7.3 acres is irregular in shape with limited access onto Bamford Drive and Valley Hi Drive. Staff finds that the proposed parcelization will severely limit the development potential of this portion of the site.

Commercial properties depend on public street frontage not only for access and visibility but also for signage. Large commercial parcels such as the subject site should be developed as a comprehensive development and not in a piecemeal fashion.

Traffic Engineering notes that this proposal could create interior circulation problems for any development of Parcel D.

#### RECOMMENDATION

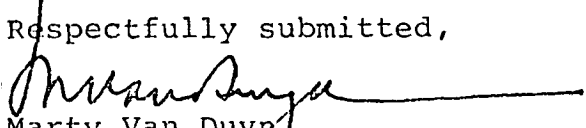
The staff recommends that the tentative map be denied based on the attached findings of fact.

Should the Council wish to approve the applicant's request, staff recommends the following conditions be included:


1. The applicant shall place the following note on the final map: Water and sewer service connections do not exist between the main lines and the parcels; these services must be paid for and installed at the time of obtaining building permits.
2. The applicant shall provide a minimum of 50 feet width of access for Parcel D to Bamford and Valley Hi Drives to allow for 30-foot wide driveways.
3. The applicant shall relocate the proposed northern access to Parcel D to avoid conflict with the adjacent shopping center driveway, pursuant to Section 38.163 of the City Code (Driveway Permits); no driveway will be allowed within 20 feet of another driveway, measured at the top of the curb or future curb, except to create a one-way pair of driveways.

The Council should continue the item to a subsequent meeting in order to allow staff time to prepare the resolution with findings of fact.

Respectfully submitted,

  
Marty Van Duyn  
Planning Director

RECOMMENDATION APPROVED:

  
Walter J. Slize, City Manager

MVD:HY:jm  
Attachments  
P-9173

November 12, 1980  
District No. 8

In the matter of requests for )  
Subdivision Modification to )  
waive service connections and )  
Tentative Map (P-9173) to divide )  
9.7+ vacant acres in the General )  
Commercial C-2 Zone into four )  
parcels located on the west side )  
of Valley Hi Drive, north of )  
Bamford Drive )

NOTICE OF DECISION  
AND  
FINDINGS OF FACT

At its regular meeting of November 12, 1980, the City Council heard and considered evidence in the above entitled matter. Based on the oral and documentary evidence at such hearing, the Council denied the project based on the following findings:

1. The proposed parcelization is contrary to the policies in the General Plan which discourages piecemeal development of commercial properties and development of incompatible uses adjacent to residential development.
2. The proposed lot design is contrary to the standards set forth in the Subdivision Ordinance which state "No subdivision shall create lots which are impractical for improvement or use due to steepness of terrain, location of water courses, size, shape, inadequate frontage or access or building area or other physical condition."

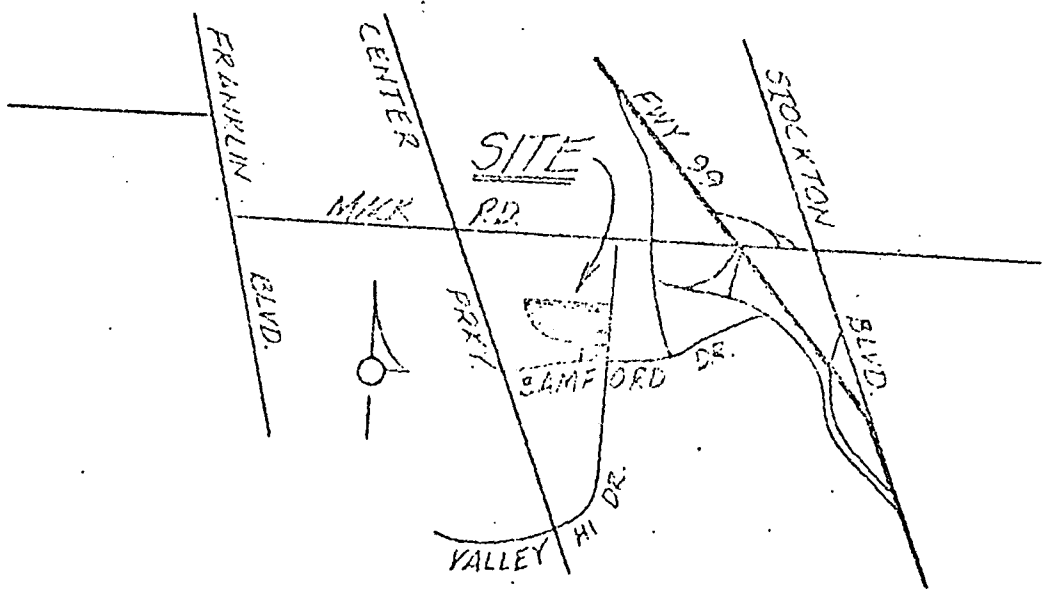
\_\_\_\_\_  
MAYOR

ATTEST:

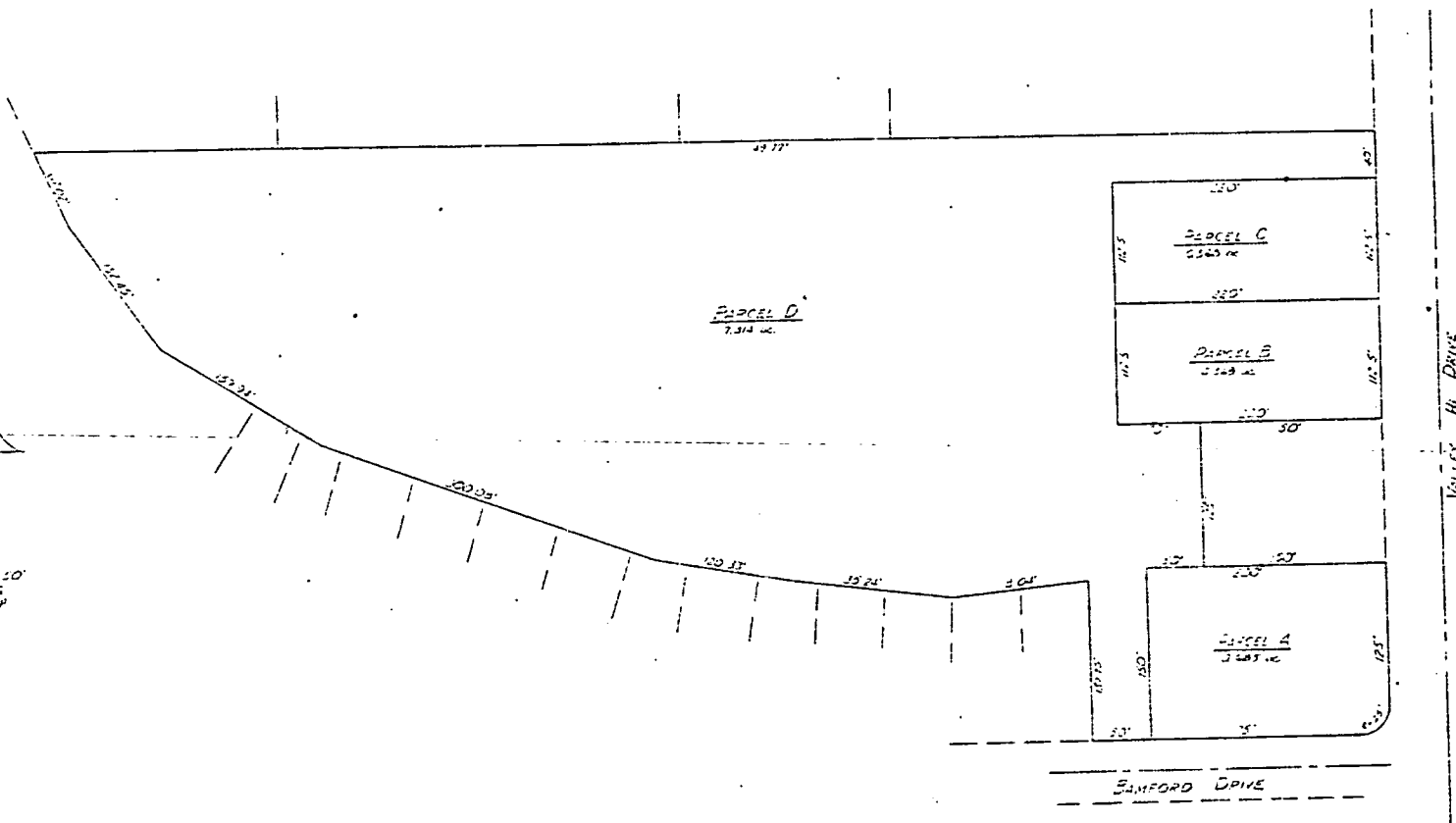
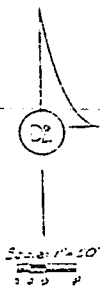
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CITY CLERK

P-9173





VICINITY PLAT



OWNER  
Desert E. Road  
30 Oak Court  
San Jose, California 94126

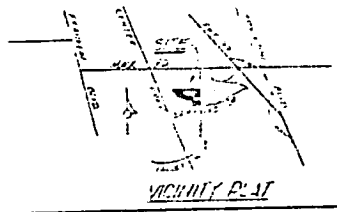
AGENT  
Mike Hill  
922 J Street  
Sacramento, California

ENGINEER  
Davis and Associates  
3411 Durant Ave  
Berkeley, California  
(415) 841-0888

NOTES

Zoning: Existing: Commercial  
Proposed: Commercial

Proposed Uses:  
Parcel A: Light Commercial  
Parcel B: Light Commercial  
Parcel C: Light Commercial  
Parcel D: Future development



RECORDING INFORMATION  
DATE: 04/14/2004  
BY: [Signature]

1	2	3	4
5	6	7	8
9	10	11	12
13	14	15	16

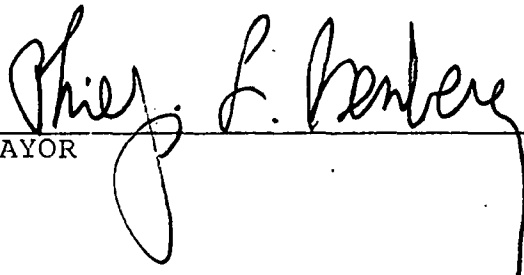
AMENDED

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1. The proposed parcelization is contrary to the policies in the General Plan which discourages piecemeal development of commercial properties and development of strip commercial uses.
2. The proposed lot design is contrary to the standards set forth in the Subdivision Ordinance (Section 40.301) which requires that all lots be created with adequate size, shape, street frontage, and access.

  
\_\_\_\_\_  
MAYOR

ATTEST:

  
\_\_\_\_\_  
CITY CLERK

P-9173

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OCT 16 2 50 PM '80

*jm*

CITY PLANNING DEPARTMENT

725 "J" STREET

SACRAMENTO, CALIF. 95814

TELEPHONE (916) 449-5604

MARTY VAN DUYN  
PLANNING DIRECTOR

October 15, 1980

MEMORANDUM

*Hag: 11-12-80*  
*FCA Date: 11-18-80*  
*cc: Van Duyn*  
*Carster*  
*Miller*  
*Lee*

TO: Lorraine Magana  
FROM: Jan Mirrione  
SUBJECT: Request to Set Public Hearings

Please schedule the following items for public hearings. All necessary support material is attached.

1. Tentative Map to divide 23+ acres with four existing warehouses in the Light Industrial M-1(S) Zone into five parcels. (P-9166)  
Location: Southeast corner of Pell Drive and Main Avenue  
APN: 237-022-63 (D2) (FT)
2. Tentative Map to divide 9.7+ vacant acres into four parcels in the General Commercial C-2 Zone. (P-9173)  
Location: West side of Valley High Drive, north of Bamford Drive. APN: 117-012-04 (D8) (FT)
3. Tentative Map to divide 0.31+ acre containing two residential units in the R-1A zone into two halfplex lots. (P-9174)  
Location: 2283 University Avenue. APN: 293-080-03 (D3) (FT)
4. Tentative Map to combine four existing parcels into one parcel in order to construct an office building of approximately 66,400 square feet. (P-9190)  
Location: 913 Sixth Street; 606 and 610 I Street  
APN: 006-032-01, 02, 03, 04 (D1) (FT)

The fast track ads are attached for the above items. Please return six copies to me after hearing date has been set. Thank you.

jm

Attachments



# SACRAMENTO CITY PLANNING DEPARTMENT

Application Information

Application taken by/date: DP-9/5/80

Project Location West side of Valley High Drive, north of Bamford Drive **P N<sup>o</sup>** 9173

Assessor Parcel No. 117-012-04

Owners Delbert E. Rapini Phone No. (415)820-5315

Address 30 Oak Court, Danville, CA

Applicant Mike Hair Phone No. 485-5670

Address 924 Dornajo Way, Sacramento, CA 95825

Signature \_\_\_\_\_ C.P.C. Mtg. Date N/A FT

**REQUESTED ENTITLEMENTS**

**ACTION ON ENTITLEMENTS**

**Filing Fees**

	Commission date	Council date		Filing Fees
<input type="checkbox"/> Environ. Determination <u>Exempt 15115</u>	_____	_____	\$	<u>25.00</u>
<input type="checkbox"/> General Plan Amend _____	_____	_____	\$	_____
_____	_____	_____		
<input type="checkbox"/> Community Plan Amend _____	_____	_____	\$	_____
( ) _____	_____	_____		
<input type="checkbox"/> Rezone _____	_____	_____	\$	_____
_____	_____	_____		
<input checked="" type="checkbox"/> Tentative Map <u>to divide 9.7+ vacant acres into four parcels in the General Commercial (C-2) Zone.</u>	_____	_____	\$	<u>135.00</u>
_____	_____	_____		
<input type="checkbox"/> Special Permit _____	_____	_____	\$	_____
_____	_____	_____		
<input type="checkbox"/> Variances _____	_____	_____	\$	_____
_____	_____	_____		
<input type="checkbox"/> Plan Review _____	_____	_____	\$	_____
_____	_____	_____		
<input type="checkbox"/> PUD _____	_____	_____	\$	_____
_____	_____	_____		
<input type="checkbox"/> Other _____	_____	_____	\$	_____
_____	_____	_____		

FEE TOTAL \$ 196.00

Sent to Applicant: \_\_\_\_\_ Date \_\_\_\_\_

By: \_\_\_\_\_ Sec. to Planning Commission

RECEIPT NO. \_\_\_\_\_  
By/date \_\_\_\_\_

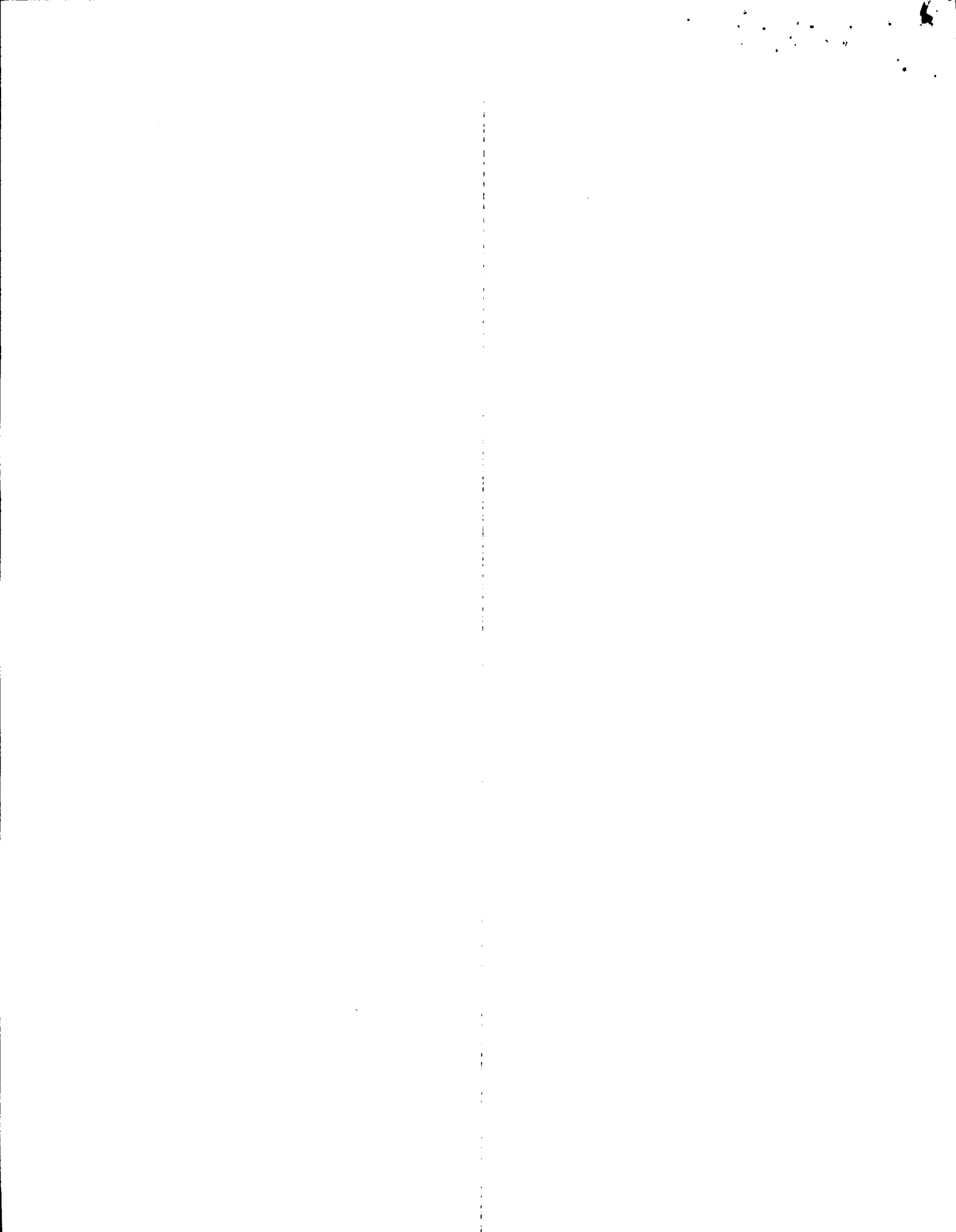
**Key to Entitlement Actions**

- |                                    |   |  |
|------------------------------------|---|--|
| 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.

**P N<sup>o</sup>** 9173

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





# CITY OF SACRAMENTO

## OFFICE OF THE CITY CLERK

915 I STREET  
CITY HALL ROOM 308

SACRAMENTO, CALIFORNIA 95814  
TELEPHONE (916) 449-5426

LORRAINE MAGANA  
CITY CLERK

November 13, 1980

Delbert E. Rapini  
30 Oak Court  
Danville, CA 94562

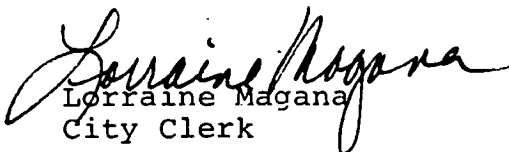
Dear Mr. Rapini:

On November 12, 1980, the City Council adopted the following for property located on the west side of Valley High Drive, north of Bamford Drive (P-9173):

- A. Findings of Fact denying requests for Subdivision Modification to waive service connections and denying a Tentative Map to divide 9.7+ acres in the General Commercial Zone into four parcels.

For your records, we are enclosing one certified copy of said Findings of Fact.

Sincerely,

  
Lorraine Magana  
City Clerk

LM/mm/30  
Encl.

cc: Planning Department  
Mike Hair

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