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CITY MANAGER'S OFFICE
RECEIVED
APR 12 1989

DEPARTMENT OF
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
ROOM 200
SACRAMENTO, CA
95814-2998

April 10, 1989

APPROVED
BY THE CITY COUNCIL

BUILDING INSPECTIONS
916-449-5716

City Council
Sacramento, California

APR 18 1989

OFFICE OF THE
CITY CLERK

PLANNING
916-449-5604

Honorable Members in Session:

- SUBJECT: 1. Environmental Determination (Exempt 15315)
2. Tentative Map (P89-115) (FT) (APN: 118-0110-062)

LOCATION: 5555 Mack Road

SUMMARY

This is a request to divide 8.1± vacant acres into four lots for future commercial development in the General Commercial - Review (C-2-R) zone. The City Council previously reviewed and approved a rezoning from R-3 to C-2-R on January 31, 1989 (P88-168). The Planning Commission approved a special permit to develop a 79,686 square foot retail center on December 15, 1988 (P88-168). Staff and the Subdivision Review Committee recommend approval of the Tentative Map subject to conditions.

BACKGROUND INFORMATION

Land divisions that are not accompanied by a request requiring Planning Commission action can be reviewed by staff and transmitted directly to the City Council for consideration.

Surrounding land uses and zoning are as follows:

- North: Single Family Residential; R-1
- South: Multiple Family; R-3
- East: Multiple Family; R-3
- West: Shopping Center; C-2-R

The subject site is a vacant irregularly shaped parcel fronting on Mack Road due east of the existing Evergreen Shopping Center. A total of 8.1+ vacant acres is proposed to be divided into the four lots as follows:

	<u>Area</u>	<u>Use</u>
Parcel 1:	5.89+ acres	68,136 sq. ft. shopping center
Parcel 2 (Pad A):	0.56+ acres	3,750+ sq. ft.
Parcel 3 (Pad B):	0.68+ acres	3,000+ sq. ft.
Parcel 4 (Pad C):	0.77+ acres	4.800+ sq. ft.

The City Council has conditioned the rezoning to restrict the type of uses which may locate at the center. The Public Works Department has previously considered road improvements and off-site requirements under the Special Permit approval. The Subdivision Review Committee has recommended relocation of buildings to the north to observe the power line easement due to line sway. This would modify the applicant's site plan.

ENVIRONMENTAL DETERMINATION

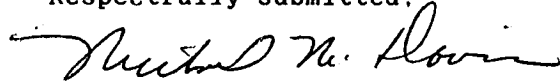
The project is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15315).

RECOMMENDATION

The Parcel Map Advisory Committee (Planning and Public Works Directors), based upon comment by the Subdivision Review Committee, recommend:

Approving the Tentative Map by adopting the attached Resolution and Findings of Fact.

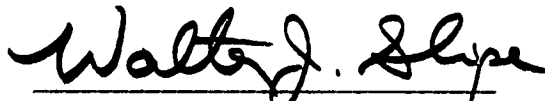
Respectfully submitted,



Michael M. Davis

Director of Planning and Development

RECOMMENDATION APPROVED:



WALTER J. SLIPE, CITY MANAGER

MMD:AG:DH:rt
attachments

District No. 7
April 18, 1989

P89-115

contact person:

Art Gee
Principal Planner
449-5604

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RESOLUTION No. 89-293

Adopted by The Sacramento City Council on date of

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING A TENTATIVE MAP FOR PROPERTY LOCATED AT 5555 MACK ROAD

APPROVED
BY THE CITY COUNCIL

(P89-115) (APN: 118-0110-062)

APR 18 1989

OFFICE OF THE
CITY CLERK

WHEREAS. the City Council on April 18. 1989. held a public hearing on the request for approval of a tentative map for property located at the above described location:

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, subsection (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 1986 South Sacramento Community Plan designate the subject site for Community/Neighborhood 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 filing of the final map unless a different time for compliance is specifically noted:
 - a. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments;
 - b. Existing deteriorated curb, gutter, and sidewalk shall be removed and reconstructed per City standards;
 - c. Provide street lights; coordinate with Electrical Section of the Engineering Division;
 - d. Provide separate water and sewer services for each lot and install hook-up as required prior to issuance of building permit;
 - e. Note: A minimum 8 inch water main will be required along Mack Road;
 - f. Provide proof of reciprocal parking and access agreement between all lots prior to building permit issuance;
 - g. Applicant shall place the following note on the face of the final map and in the deeds to all lots: "The final site plan shall comply with the mitigation measures required for P88-168, on file at the City Planning Division and conditions of approval."

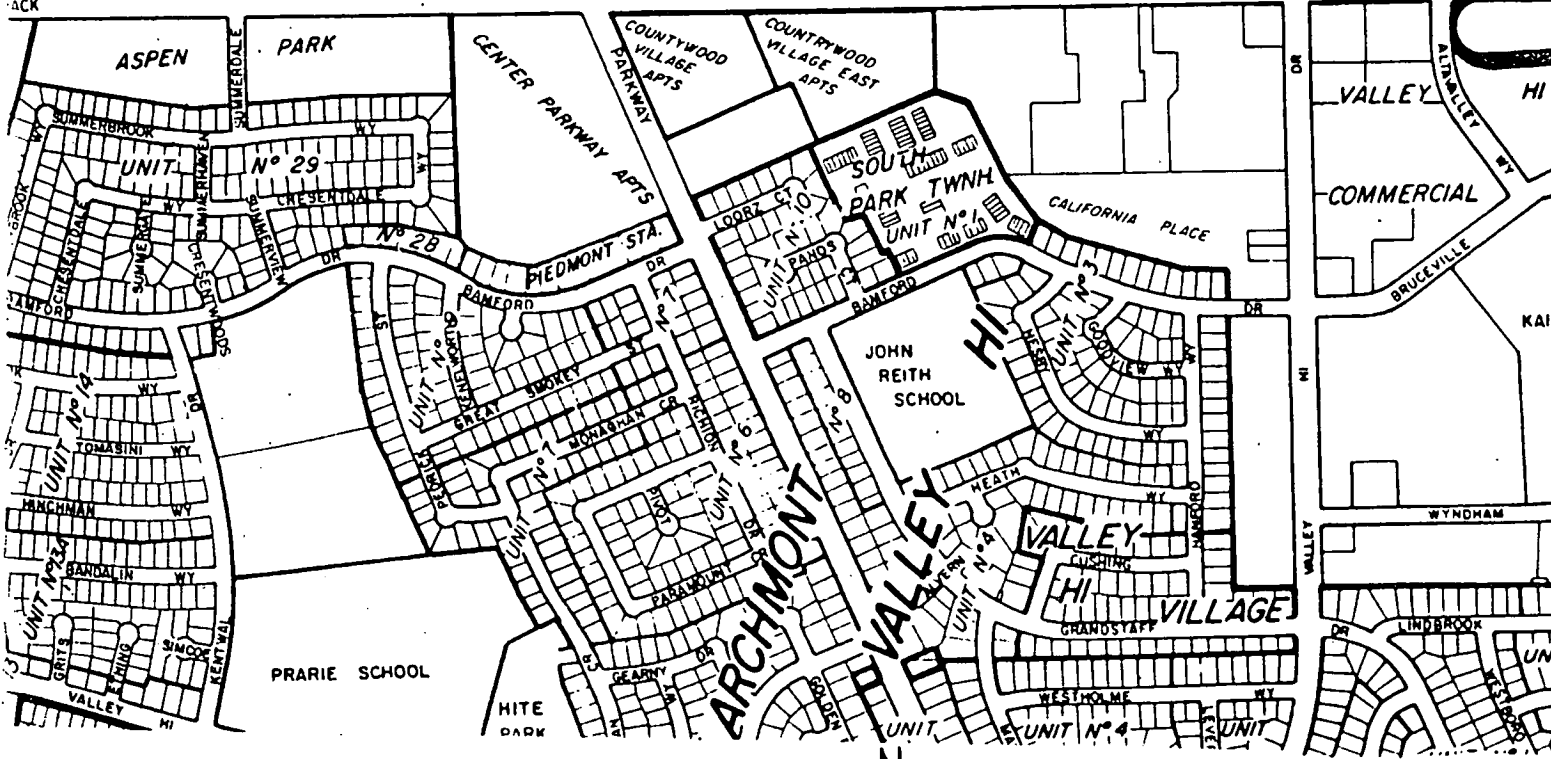
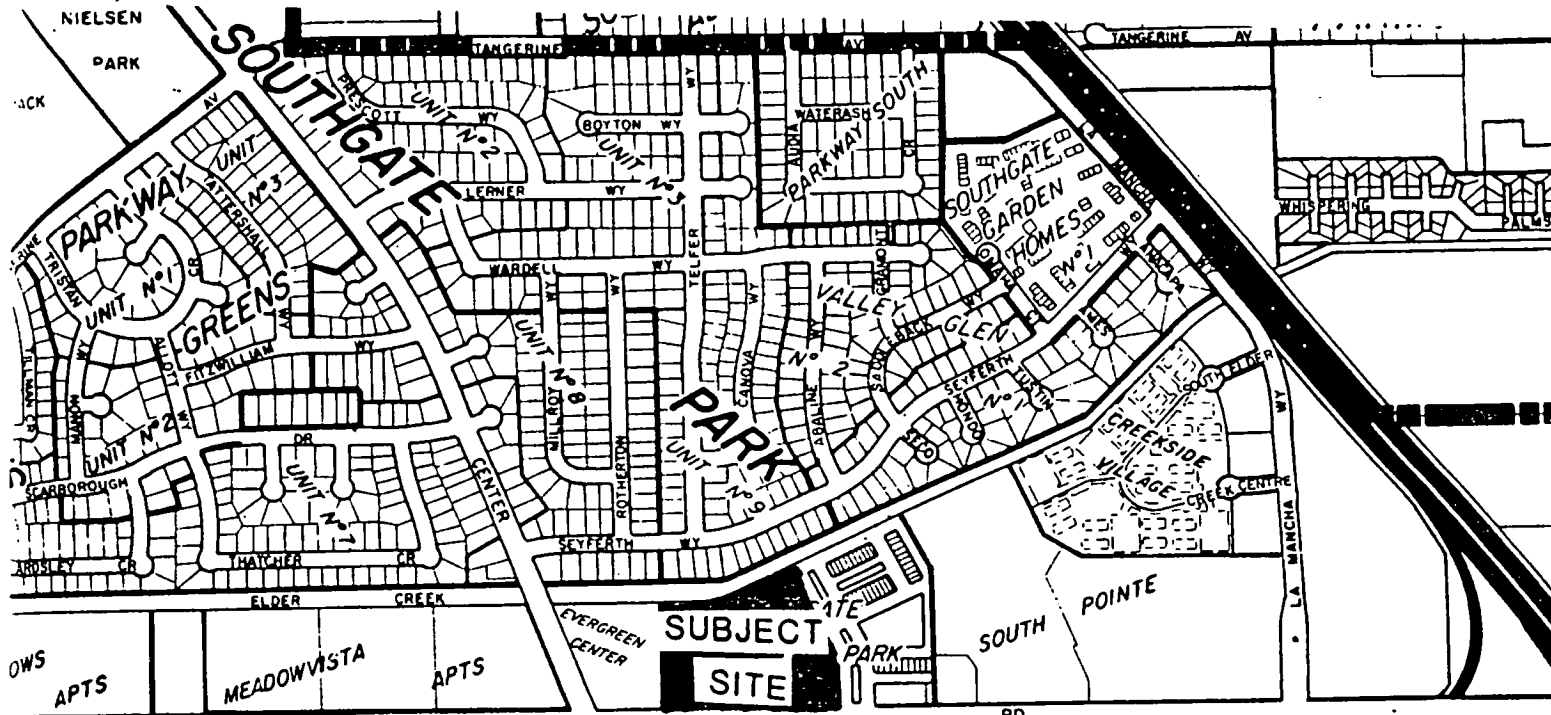
- h. Show building setbacks for all lots respecting the line sway to the satisfaction of P.G.& E.:
- i. Show all existing easements on final map.

MAYOR

ATTEST:

CITY CLERK

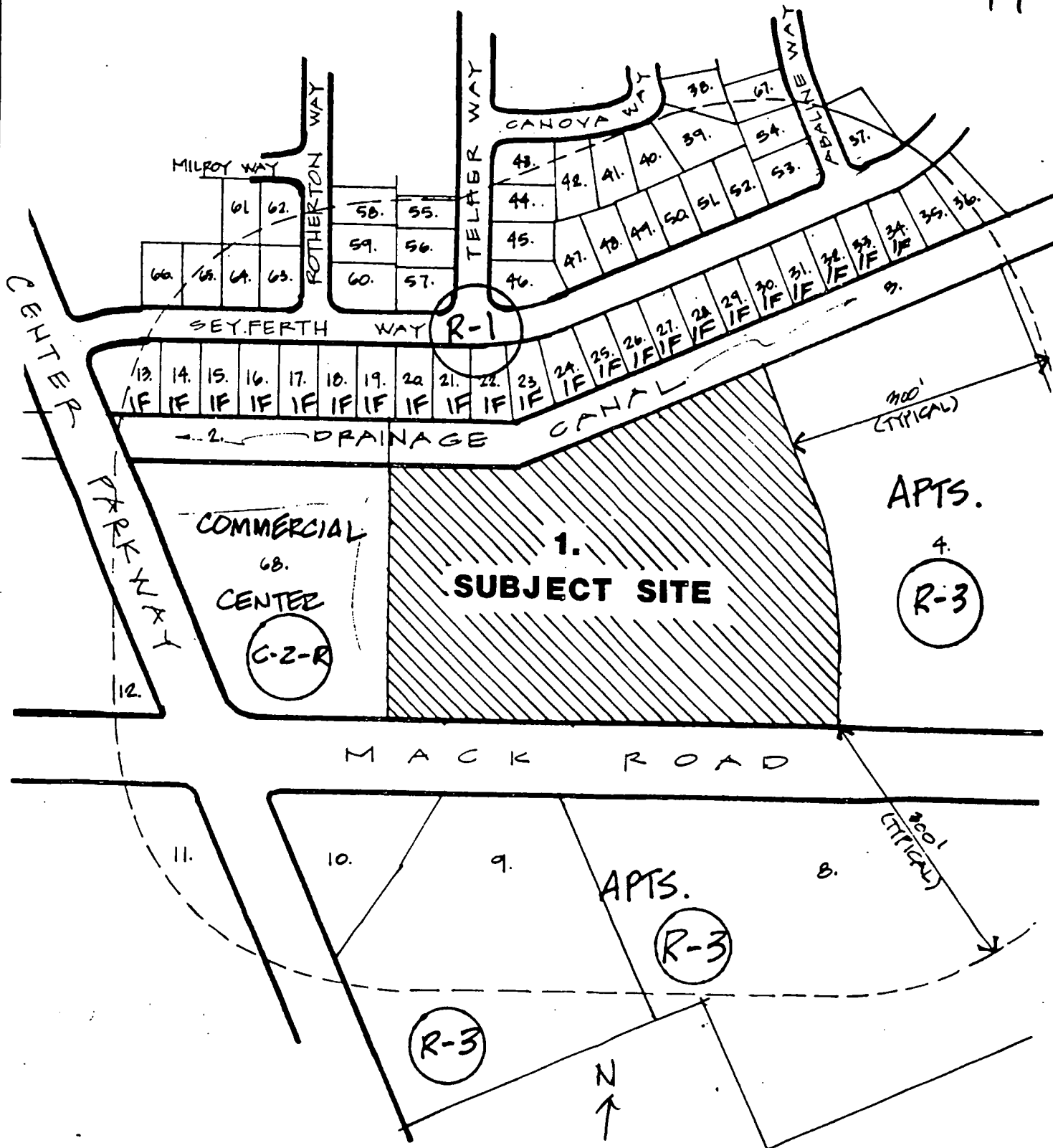
P89-115



Scale: 1" = 600'

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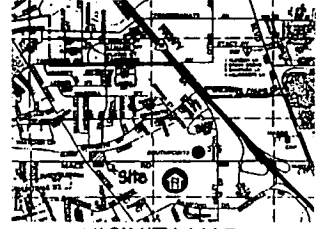
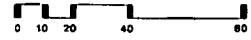
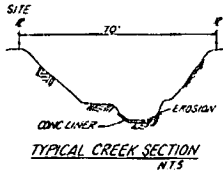
VICINITY MAP



Scale: Reduced

LAND USE & ZONING MAP

P-89-115



VICINITY MAP

GENERAL NOTES

OWNER/DEVELOPER:
 CAPITOL INVESTMENT PROPERTIES
 8701 FAIR OAKS BOULEVARD 100
 FAIR OAKS, CA 95629
 Phone: (916) 967-4400

ENGINEER:
 PSOMAS & ASSOCIATES
 646 NORTH MARKET BOULEVARD 4
 SACRAMENTO, CA 95834
 Phone: (916) 929-7100

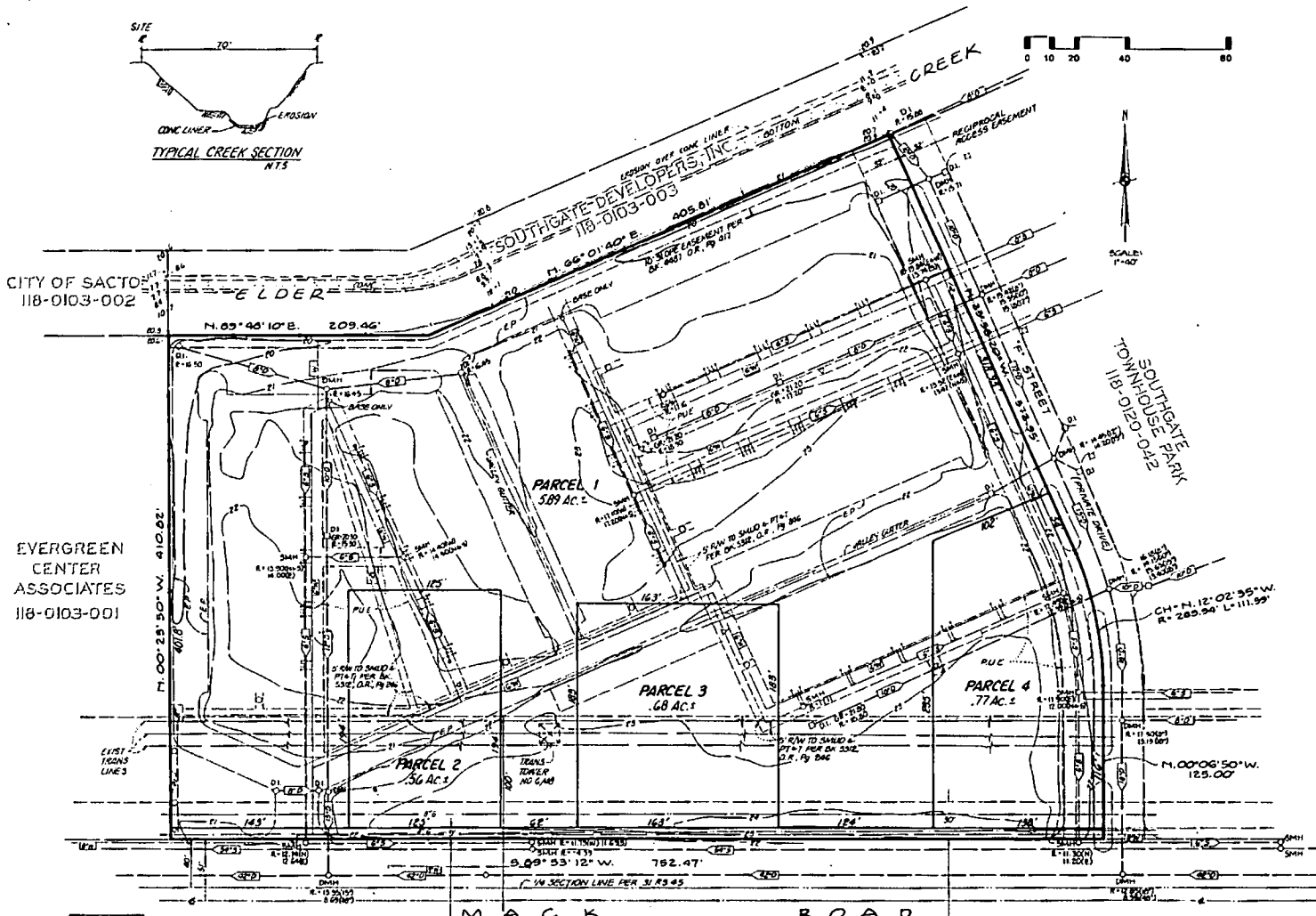
PRESENT USE: VACANT
PROPOSED USE: SHOPPING CENTER
EXISTING/PROPOSED ZONING: C-2
LOT SIZE: VARIES (SEE PLAN)
NUMBER OF LOTS: 4
PROPOSED IMPROVEMENTS: CITY OF SACRAMENTO STANDARDS
WATER SUPPLY: CITY OF SACRAMENTO
SEWAGE DISPOSAL: CITY OF SACRAMENTO
DRAINAGE: CITY OF SACRAMENTO
FIRE PROTECTION: SACRAMENTO FIRE DISTRICT
SCHOOL DISTRICT: ELK GROVE UNIFIED
PARK DISTRICT: CITY OF SACRAMENTO
POWER AND GAS UTILITIES: S M U D (power), P G A E (gas)
ASSESSORS PARCEL NUMBER: 118-0110-002
ACREAGE: GROSS = 81 AC, NET = 78 AC

TENTATIVE PARCEL MAP

OF
VALLEY Plaza

A PORTION OF SECTION 9, T.1N., R.5E.,
 M.D.B.M.
 CITY OF SACRAMENTO, CALIFORNIA
 FEBRUARY, 1983

PSOMAS
 Professional Seal
 License No. 10000
 State of California
 Civil Engineer



EVERGREEN
 CENTER
 ASSOCIATES
 118-0103-001

SOUTHGATE DEVELOPERS, INC.
 118-0103-003

SOUTHGATE PARK
 118-0120-042

LEGEND

- 4" SEWER SERVICE
- FLUSHING BRANCH
- MANHOLE
- FIRE HYDRANT
- STREET LIGHT
- SHIELD TRANSFORMER
- PT=7 SERVICE
- 10" W. R/W TO SHIELD AND PT=7 PER ON 2322 O.R. PG 246
- D.P.I. DROP INLET
- E.P. EDGE OF PAVEMENT

R/W TO CITY OF SACRAMENTO FOR PUBLIC ROAD - UTILITIES PER ON 7828 O.R. PG 110
 R/W OF GREAT WESTERN POWER CO PER ON 50, 502, 512

NOTES
 1 CROSS EASMENTS WILL BE DEDICATED TO PROVIDE CONNECTING ACCESS FROM EACH PARCEL TO THE PROPOSED MACK ROAD IMPROVEMENTS
 1.100' W. FLOOD ELEV. = 81.0'

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DEVELOPMENT SUMMARY:

NO.	DESCRIPTION	AMOUNT
1	PERMIT	15,117
2	LAND ACQUISITION	22,824
3	CONSTRUCTION	10,000
4	LAND	1,000
5	UTILITIES	1,000
6	PROFESSIONAL FEES	1,000
7	MARKETING	1,000
8	CONTINGENCY	1,000
9	RESERVE	1,000
10	TOTAL	53,017

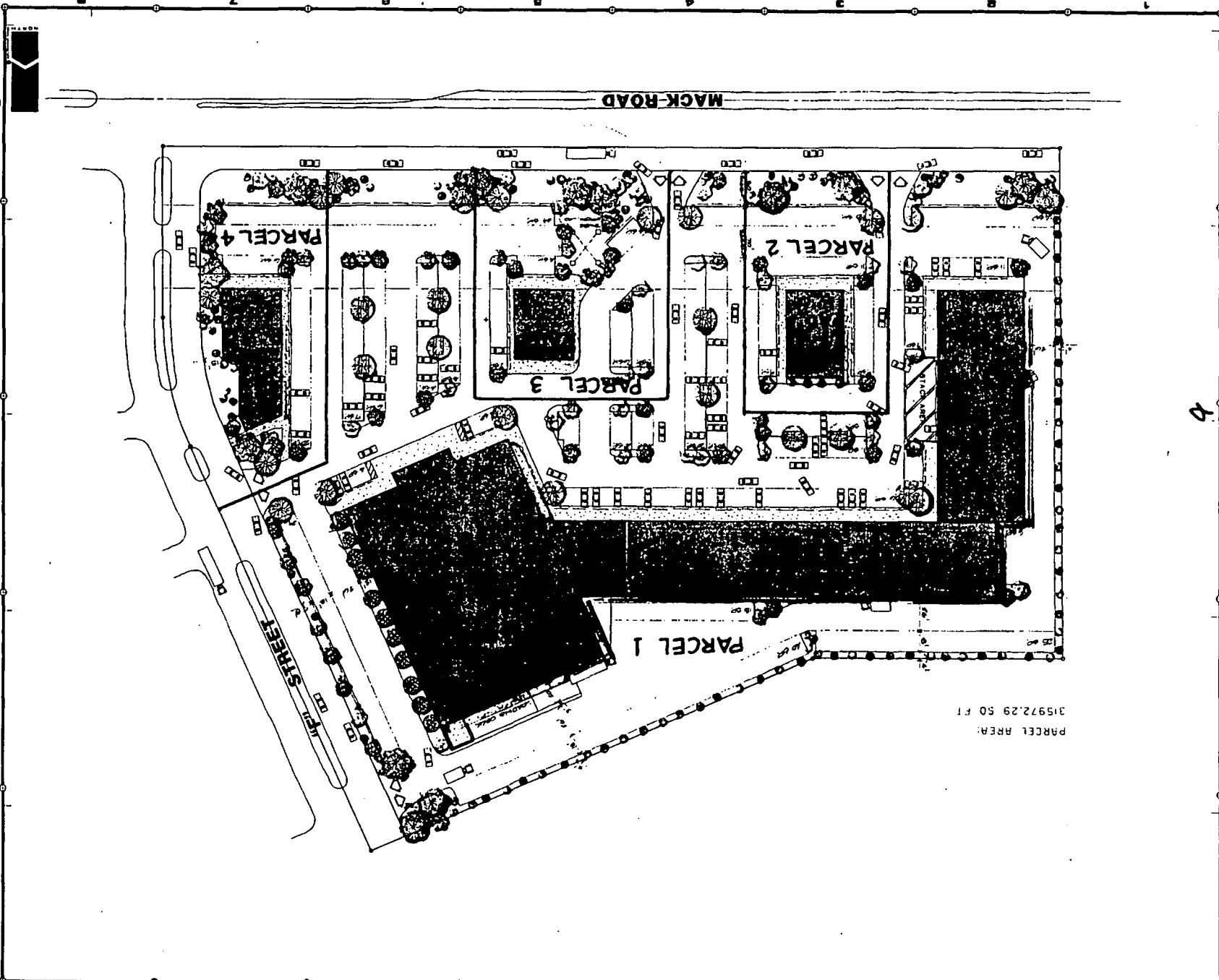
VALLEY PLAZA
MACK ROAD & T STREET
SACRAMENTO, CA

CAPITAL INVESTMENT PROJECTS
8701 PARK OAKS BLVD. SUITE 100
FARM OAKS, CA 95828
(916) 987-4400

ARCHITECTURE
ARCHITECTS

SITE PLAN SCALE: 1"=30'0"

7-23-88
C.M.
A1



PARCEL AREA: 315972.29 SQ. FT.

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P-89-115

April 20, 1989

Psomas and Associates
646 North Market Boulevard, #4
Sacramento Ca 95834

On April 18, 1989, the City Council took the following action(s) for property located at 5555 Mack Road: (P-89115)

Adopted Resolution 89-293 adopting Findings of Fact and approving a Tentative Map to subdivide one lot totaling 7.9± vacant acres into four lots in the General Commercial (C-2) zone.

Enclosed, for your records, is a fully certified copy of the above referenced resolution.

Sincerely,

Janice Beaman
Acting Assistant City Clerk

lmh/jb/#19

Enclosure

cc: Planning Division
Capital Investment Properties, 9701 Fair Oaks Boulevard, #100,
Fair Oaks, Ca, 95628