



CITY OF SACRAMENTO

41

CITY PLANNING DEPARTMENT

725 "J" STREET

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

MARTY VAN DUYN
PLANNING DIRECTOR

June 4, 1980

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: Tentative Map (P-9006)

LOCATION: Southwest corner of Valley Hi Drive and Mack Road

SUMMARY

This is a request to divide a 28+ acre vacant site into five parcels in order to develop a shopping center. The staff and Planning Commission recommend approval of the Tentative Map subject to conditions.

BACKGROUND INFORMATION

The subject site is located at the corner of two major street intersections and is in an area that contains a significant amount of non-residential zoned properties. Presently there is commercial zoning to the north and east. Residential zoning is located to the west and south. The proposed shopping center is consistent with the C-2 zoning and the Community Plan which designates the site for shopping/commercial.

In review of the project by the Planning Commission, there was no objection to the proposal; however, there were a few conditions that were amended by the Planning Commission for clarification. Also, the applicant submitted a site plan (Exhibit "A") indicating the areas that will be landscaped. The Exhibit will be on display at the City Council hearing. There was no objection to the proposed landscaping exhibit.

VOTE OF PLANNING COMMISSION

On May 8, 1980, the Planning Commission by a vote of eight ayes, one absent, recommended approval of the tentative map subject to conditions.

APPROVED
BY THE CITY COUNCIL

JUN 10 1980

OFFICE OF THE
CITY CLERK

City Council

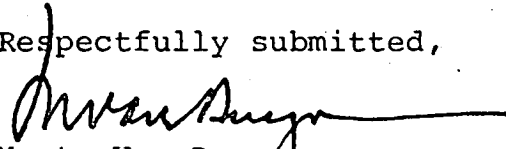
-2-

June 4, 1980

RECOMMENDATION

The staff and Planning Commission recommend that the City Council approve the Tentative Map and adopt the attached resolution.

Respectfully submitted,


Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

MVD:HY:bw

June 10, 1980
District No. 8

Attachments
P-9006

SACRAMENTO CITY PLANNING COMMISSION

MEETING DATE May 8, 1980
 ITEM NO. 18 FILE NO. P-9006
M-

- GENERAL PLAN AMENDMENT
- COMMUNITY PLAN AMENDMENT
- REZONING
- SPECIAL PERMIT
- VARIANCE
- TENTATIVE MAP
- SUBDIVISION MODIFICATION
- EIR DETERMINATION
- OTHER _____

Recommendation: Favorable Unfavorable
 LOCATION: SW corner of Valley Hi Dr. & Mack Rd.
 Petition Correspondence

PROPOSERS		
NAME	ADDRESS	
Mike Nair	924 Darmaja Way, Sacto. 95825	

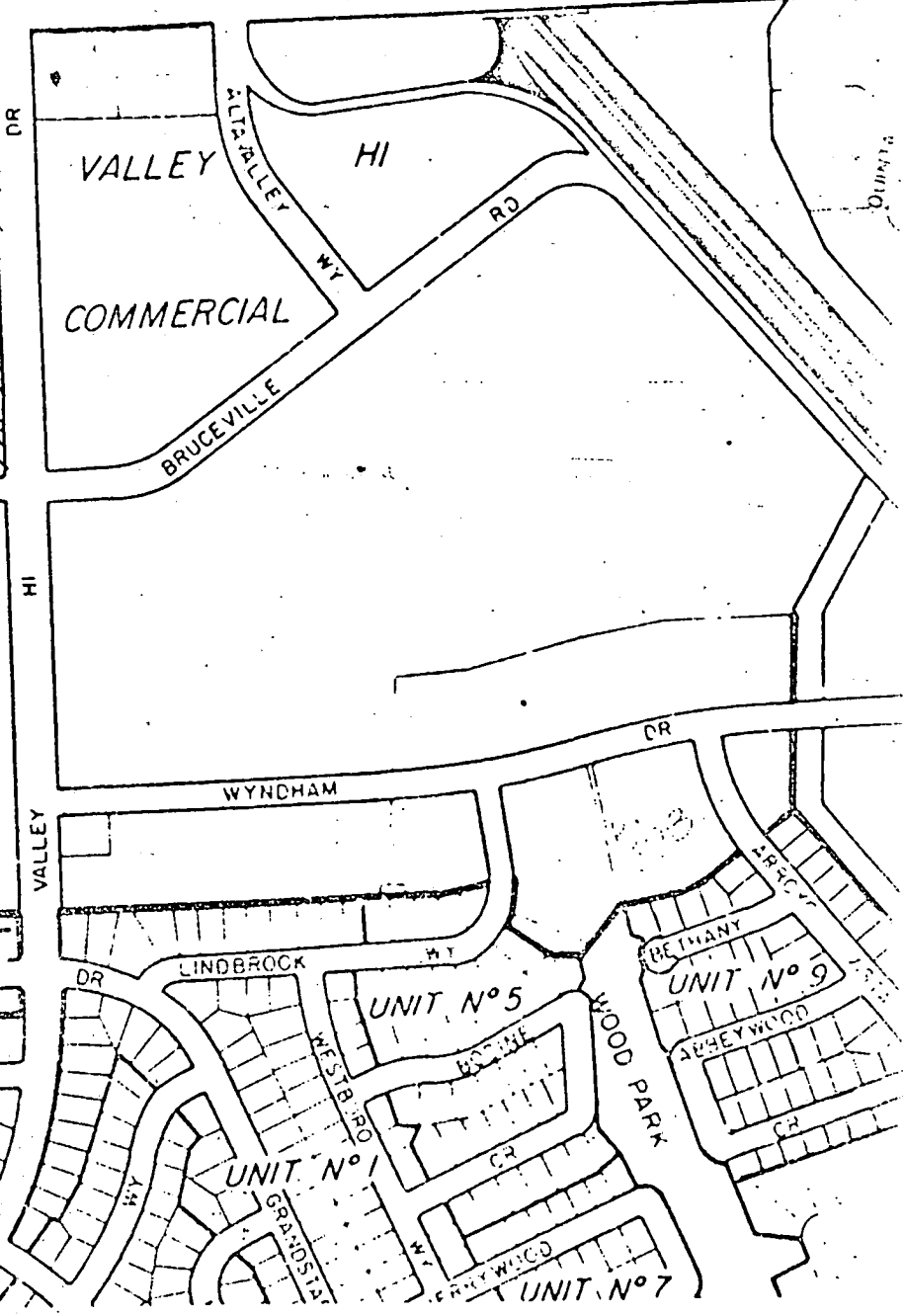
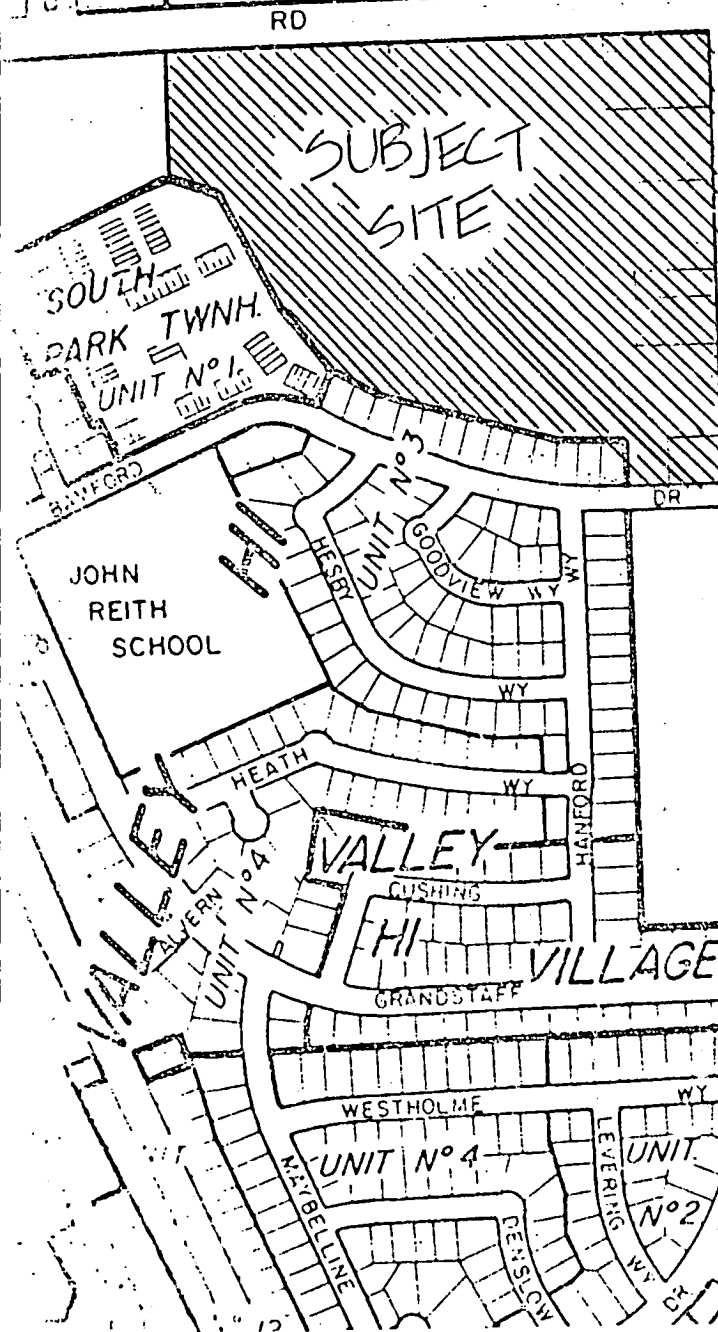
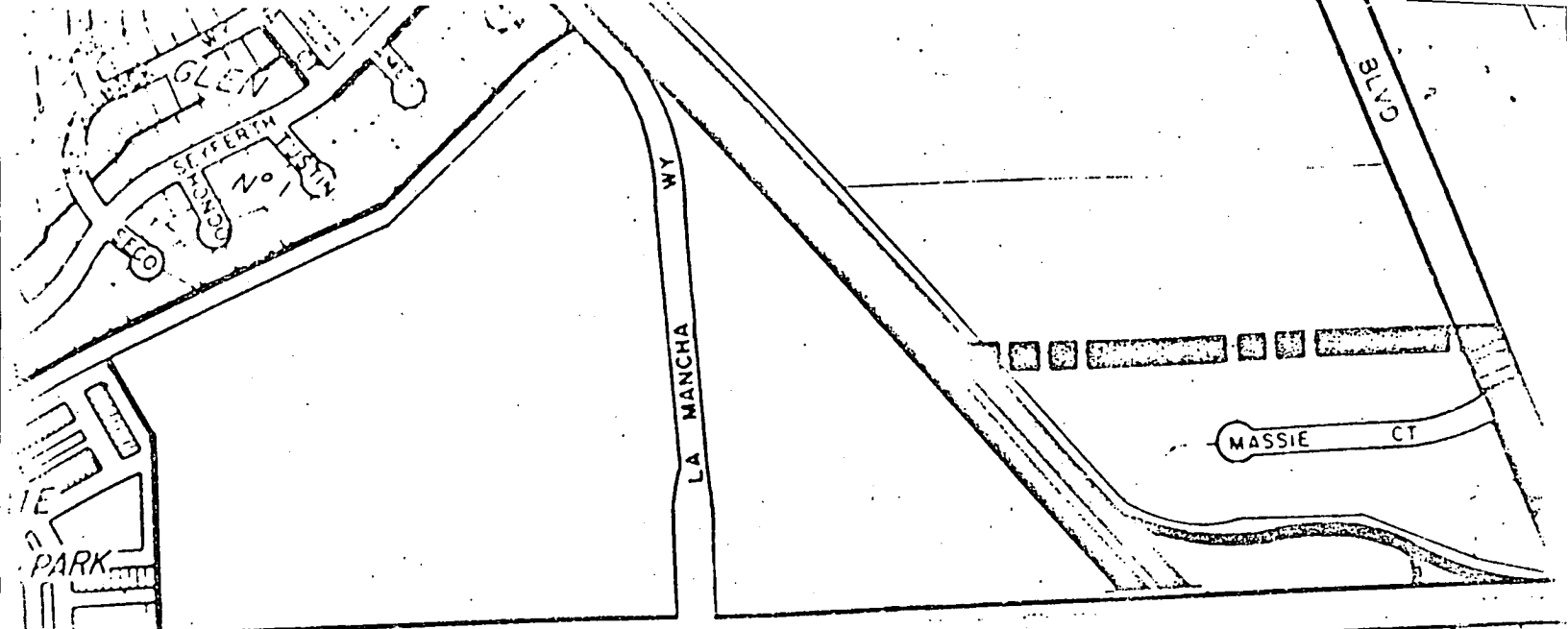
OPPOSERS		
NAME	ADDRESS	

MOTION NO. _____

	YES	NO	MOTION	2ND
Augusta	✓			✓
Flores	✓			
Goodin	✓			
Hunter	✓			
Larson	✓			
Muraki	✓		✓	
Simpson	✓			
Silva	absent			
Fong	✓			

- MOTION:
- TO APPROVE
 - TO DENY
 - TO APPROVE SUBJECT TO COND. & BASED ON FINDINGS OF FACT IN STAFF REPORT
 - INTENT TO APPROVE SUBJ. TO COND. & BASED ON FINDINGS OF FACT DUE _____
 - TO RECOMMEND APPROVAL *subject to amended conditions* & FORWARD TO CITY COUNCIL
 - TO RATIFY NEGATIVE DECLARATION
 - TO CONTINUE TO _____ MEETING
 - OTHER _____

- EXHIBITS: A. Site Plan
 B. Floor Plan
 C. Elevation



P. 9006

MAY 8, 80



ITEM No. 18

STAFF REPORT AMENDED 5-8-80
CITY PLANNING COMMISSION

915 "I" STREET - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Mike Hair, 924 Dornajo Way, Sacramento, CA 95825				
OWNER	John Korean, 5820 South Land Park Drive, Sacto., CA 95831				
PLANS BY	James McKeegan & Assoc., 250 S. Harding Blvd., Ste 3, Roseville, CA				
FILING DATE	4-4-80	50 DAY CPC ACTION DATE		REPORT BY:	TM:bw
NEGATIVE DEC.	4-28-80	EIR		ASSESSOR'S PCL. NO.	117-012-04

APPLICATION: 1. Environmental Determination
2. Tentative Map (P-9006)

LOCATION: Southwest corner of Valley Hi Drive and Mack Road

PROJECT INFORMATION:

General Plan Designation:	Commercial and office
1968 Valley Hi Community Plan Designation:	Shopping/Commercial
Existing Zoning of Site:	C-2
Existing Land Use of Site:	Shopping Center
Surrounding Land Use and Zoning:	
North:	Vacant; C-2
South:	Vacant & Residential; R-1
East:	Commercial; C-2
West:	Vacant and townhouses; R-3

Parcel 1

Parking Required: 208 spaces* Parking Provided: 306 spaces

Parcel 2

Parking Required: 103 spaces Parking Provided: 122 spaces

Parcel 3

Parking Required: 139 spaces* Parking Provided: 254 spaces

Parcel 4

Parking Required: 369 spaces Parking Provided: 376 spaces

*Does not allow for restaurant usages

Topography: Flat

Street Improvements: To be provided

Utilities: Available to site

The applicant is proposing to divide 28+ vacant acres zoned General Commercial (C-2) into five parcels in order to develop a 203,000 square foot shopping center complex.

SUBDIVISION REVIEW COMMITTEE RECOMMENDATIONS: On April 23, 1980, by a vote of eight ayes and one absent, the Committee recommended approval of the tentative map subject to the following conditions:

- a. applicant shall dedicate and improve a 60-foot half-section and expanded intersection on Mack Road;
- b. applicant shall prepare a sewer and drainage study for review and approval of the City Engineer;
- c. applicant shall file the necessary segregation requests and pay fees to segregate the existing assessments;
- d. applicant shall construct the standard improvements as per the City of Sacramento Subdivision Ordinance (Sec. 40.811);
- e. applicant shall provide street lights as per the City of Sacramento Subdivision Ordinance (Sec. 40.811);
- f. applicant shall provide a pad and bus shelter adjacent to Mack Road either by installing a pad and shelter to Regional Transit specifications or by placing funds for such improvements into a trust account with Regional Transit. The exact location of the shelter shall be determined by Regional Transit.

STAFF EVALUATION: Staff has the following concerns regarding this proposal:

1. To the south of the subject site is a single family subdivision while to the north lies vacant commercial properties. Staff notes that the site plan indicates a common service drive with truck loading and unloading facilities as well as employee parking located adjacent to these interior property lines. To reduce the impact of these uses on these adjacent parcels, staff requests that the applicant provide for a six-foot high masonry wall as well as a minimum six-foot landscaped planter adjacent to this wall.
2. Staff notes that a large portion of the required parking on Parcel 4 is located to the rear and side of the proposed K-Mart building. To facilitate pedestrian access to the entrances of the surrounding structures staff requests that a 10-foot wide walkway be provided between the K-Mart building and the adjacent structures.
3. The site plan indicates a 25-foot landscaped setback along the Valley Hi Drive and Mack Road frontages. Staff recommends that this setback be bermed to a height of four feet and intensively landscaped. The four-foot shall be measured from the sidewalk or parking lot elevation, whichever is higher.
4. Staff notes that the site plan indicates a limited amount of landscaping throughout the site. In addition to creating a more aesthetically pleasing environment and help reduce the amount of asphalt, staff requests that the applicant provide additional landscaping throughout the site and that the additional landscaping include the following elements:

- a. a landscaped planter with deciduous trees and shrubs be located after every tenth parking stall as well as on the end portions of each parking aisle;
 - b. additional landscaping be provided in front of the proposed structures within the walkway areas;
 - c. the landscaped areas be maintained with live plant material and no rock or bark elements be allowed.
5. Staff notes that some of the parking areas are not up to the Zoning Ordinance specifications in terms of depth of stalls and maneuvering area. Staff therefore requests the applicant submit revised site plans which comply with the Zoning Ordinance specifications prior to obtaining building permits. This may require a minor adjustment in the location of the buildings.
6. To accommodate alternative forms of transportation staff requests that the applicant provide a bicycle rack which can accommodate a minimum of 10 bicycles in front of each group of buildings on the subject site.

STAFF RECOMMENDATION: Staff recommends the following actions:

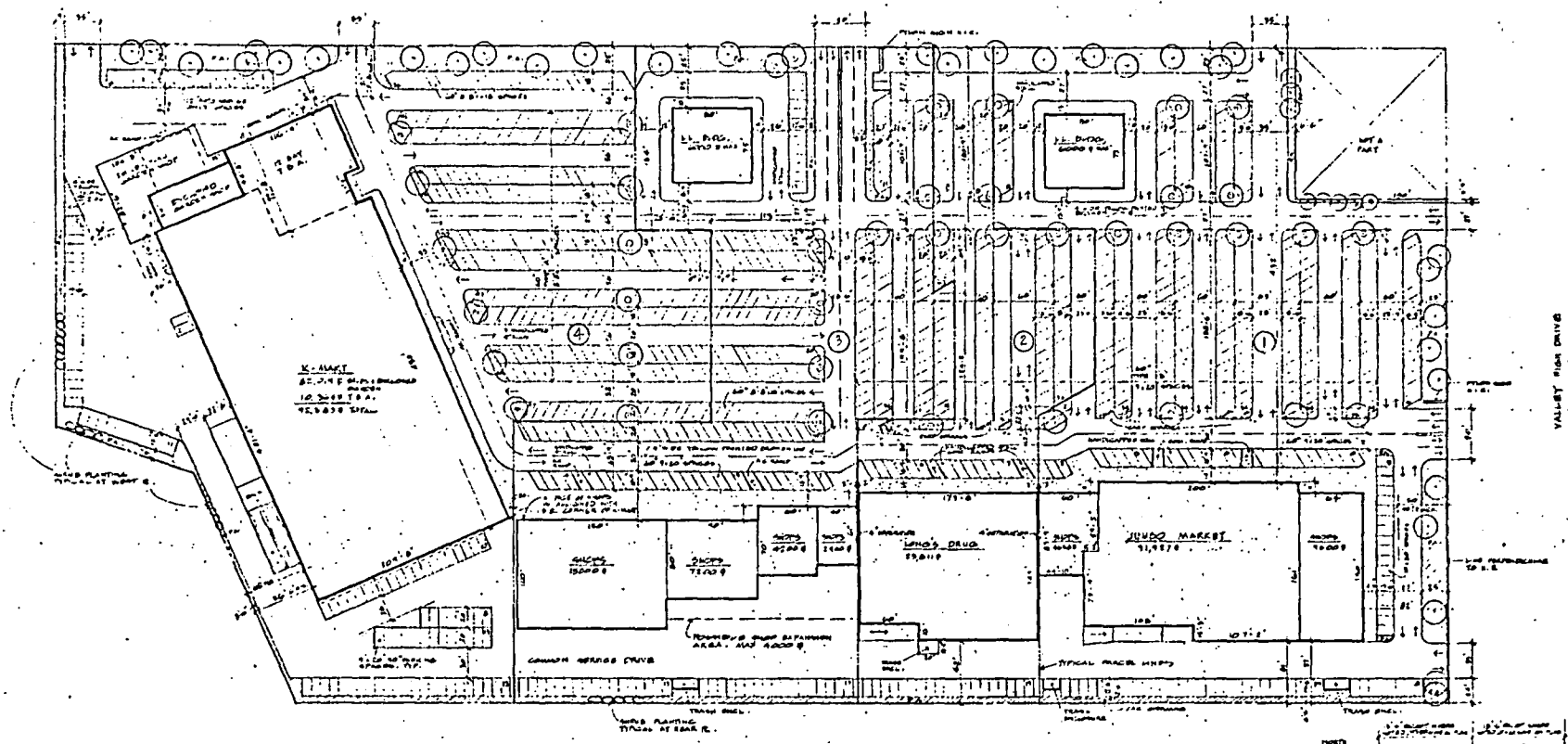
1. Ratification of the Environmental Determination;
2. Approval of the tentative map subject to the following conditions:
 - a. applicant shall dedicate and improve a 60-foot half-section and expanded intersection on Mack Road;
 - b. applicant shall prepare a sewer and drainage study for review and approval of the City Engineer;
 - c. applicant shall file the necessary segregation requests and pay fees to segregate the existing assessments;
 - d. applicant shall construct the standard improvements as per the City of Sacramento Subdivision Ordinance (Sec. 40.811);
 - e. applicant shall provide street lights as per the City of Sacramento Subdivision Ordinance (Sec. 40.811);
 - *f. applicant shall provide a pad and bus shelter adjacent to Mack Road either by installing a pad and shelter to Regional Transit specifications or by placing funds for such improvements into a trust account with Regional Transit. The exact location of the shelter shall be determined by Regional Transit.
 - *g. the applicant shall construct a six-foot masonry wall along the interior property lines and provide a six-foot landscaped planter adjacent to this wall. The landscaping shall include the planting of 36-inch box specimen evergreen trees at a minimum distance of ten feet apart along this planter.

- h. applicant shall provide a 10-foot wide walkway between the proposed K-Mart building and the adjacent structures to the parking areas located to the side and rear of the proposed K-Mart building;
- i. the applicant shall berm and intensively landscape the 25-foot setback areas located adjacent to Mack Road and Valley Hi Drive. The berming shall be a minimum of four-feet in height and the height shall be measured from the side wall or parking lot elevation, whichever is higher. The landscaping shall include a variety of ground cover, shrubs and trees.
- *j. the applicant shall provide a landscaped planter with deciduous trees and shrubs located at every tenth parking stall;
- k. the applicant shall provide for additional landscaping, including the planting of deciduous trees in front of the proposed structures;
- l. the landscaped areas shall be maintained with live plant material and no rock or bark material be allowed within these landscaped areas;
- m. the applicant shall provide a bicycle rack which can accommodate a minimum of 10 bicycles in front of each group of buildings on the subject site as suggested by the policies set forth in the Sacramento bikeway Master Plan;
- n. the applicant shall redesign the parking lots to conform with the requirements of the Zoning Ordinance.
- o. the applicant shall submit a detailed landscaping and irrigation plan for the review and approval of the planning staff prior to the issuance of building permits.

**Planning Commission amended to:*

- f. *Applicant shall provide a pad and bus shelter adjacent to Valley Hi Drive either by installing a pad and shelter to Regional Transit specifications or by placing funds for such improvements into a trust account with Regional Transit. The exact location of the shelter shall be determined by Regional Transit.*
- g. *The applicant shall construct a six foot solid wall along the interior property lines and provide a six foot landscaped planter adjacent to this wall with the exception of a 4' landscaped planter where the site plan now indicates a 3'6" landscaped planter. The landscaping shall include the planting of 15 gallon specimen evergreen trees at a minimum distance of ten feet apart along this planter.*
- j. *The applicant shall provide a landscaped planter with deciduous trees and shrubs as indicated on exhibit A.*

HACK ROAD
 25' 0" WIDE 10' 0" HIGH



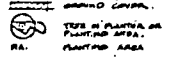
VALLEY HIGH DRIVE
 25' 0" WIDE 10' 0" HIGH

PARCELIZATION:

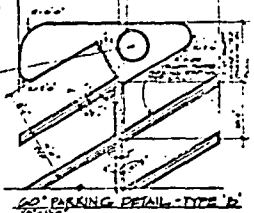
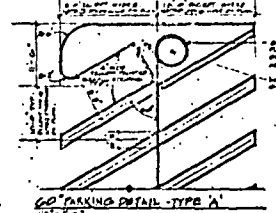
AREA	CARS INCLUDED	CARS REQUIRED
1. 0.44 ACRES 241,572 sq ft	500	244 (INCLUDING 2000 @ 800/LOT)
2. 2.02 ACRES 31,941 sq ft	122	105
3. 4.21 ACRES 123,587 sq ft	204	245 (INCLUDING 200 @ 800/LOT)
4. 0.33 ACRES 277,510 sq ft	376	372
TOTAL SITE AREA: 15.6 ACRES, 810,210 sq ft	TOTAL: 1057	1022

BUILDING AREA: 228,177 sq ft
 28,000 sq ft SUPPLEMENTARY SHOP DEVELOPMENT
 TOTAL 256,177 sq ft, 29.8% OF TOTAL SITE
 UNDEVELOPED AREA: 58,033 sq ft, 7.1% OF TOTAL SITE, 7.6% IMPERVIOUS AREA
 PAVING AREA (INCLUDING DRIVEWAYS, ETC.) 240,039 sq ft, 29.6% OF TOTAL SITE
 (28,000 sq ft SUPPLEMENTARY SHOP DEVELOPMENT)

LEGEND



SITE DEVELOPMENT PLAN SHOWING PARCEL LINES



SOUTH SACRAMENTO SHOPPING CENTER
 SACRAMENTO, CA.

DATE: 5-1-80	BY: JLB
CHECKED: JLB	DATE: 5-1-80

P-9006

May 8, 1980

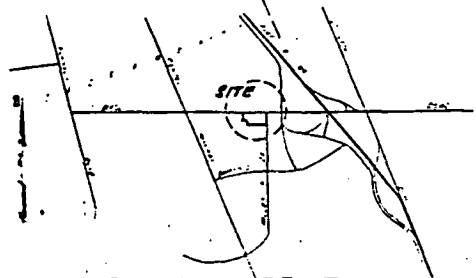
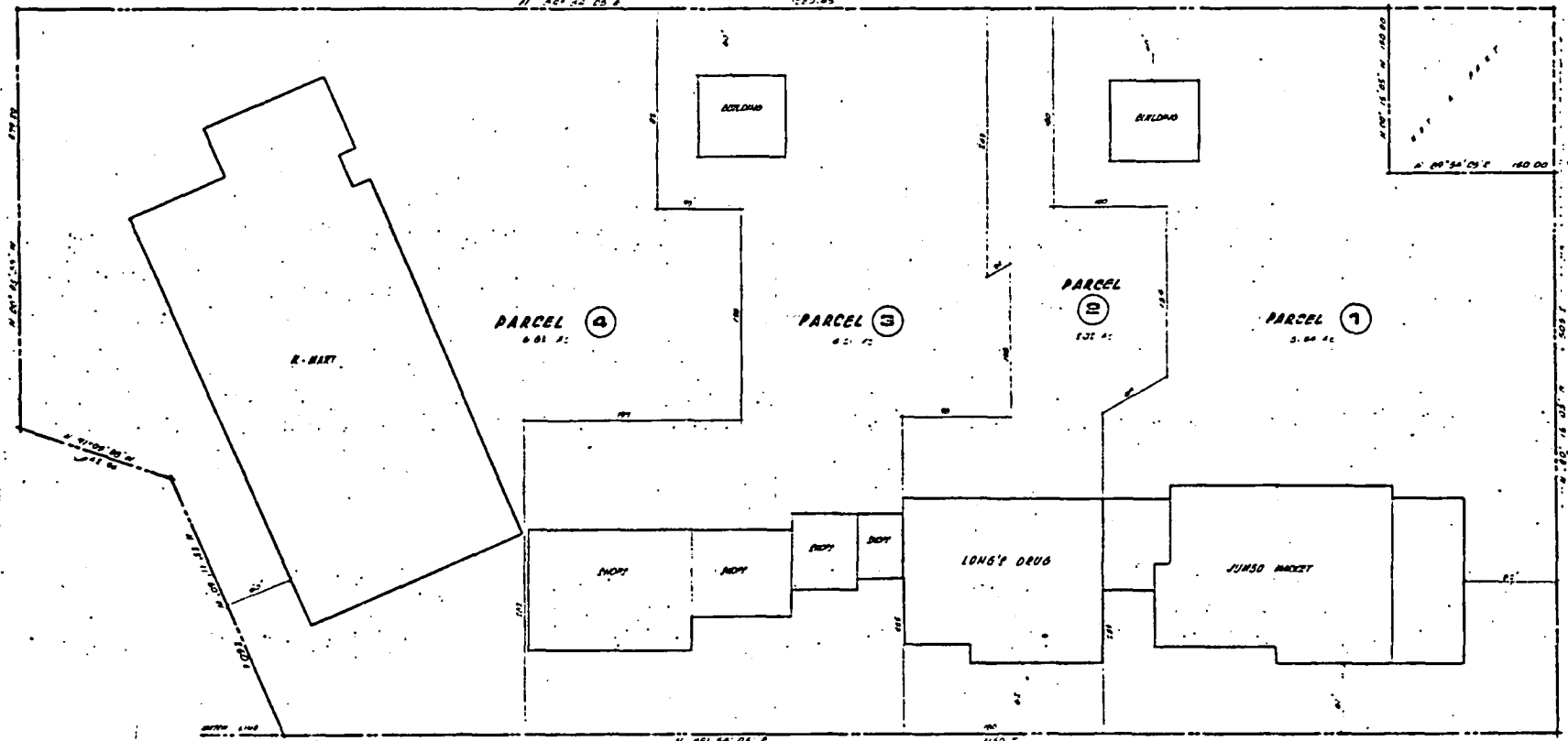
#18

P-9006

May 8, 1980

#18

HACK ROAD



VICINITY MAP

PROPERTY OWNER

JAMES MURPHY, JR.
 4401 FRONT STREET, SUITE 200
 OAKLAND, CA 94612

PREPARED BY

JAMES MURPHY, JR.
 4401 FRONT STREET, SUITE 200
 OAKLAND, CA 94612

DATE

MAY 8, 1980

SCALE

1" = 40'

PROJECT

PROPOSED PARCEL MAP FOR THE
 DEVELOPMENT OF THE SOUTH 1/4 OF SECTION 9, T4N, R6E,
 COUNTY OF SACRAMENTO, CALIFORNIA

PREPARED BY

JAMES MURPHY & ASSOCIATES
 4401 FRONT STREET, SUITE 200
 OAKLAND, CA 94612

DATE

MAY 8, 1980

SCALE

1" = 40'

PROJECT

PROPOSED PARCEL MAP FOR THE
 DEVELOPMENT OF THE SOUTH 1/4 OF SECTION 9, T4N, R6E,
 COUNTY OF SACRAMENTO, CALIFORNIA

TENTATIVE PARCEL MAP

BEING A PORTION OF THE SOUTH 1/4 OF SECTION 9, T4N, R6E, CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA

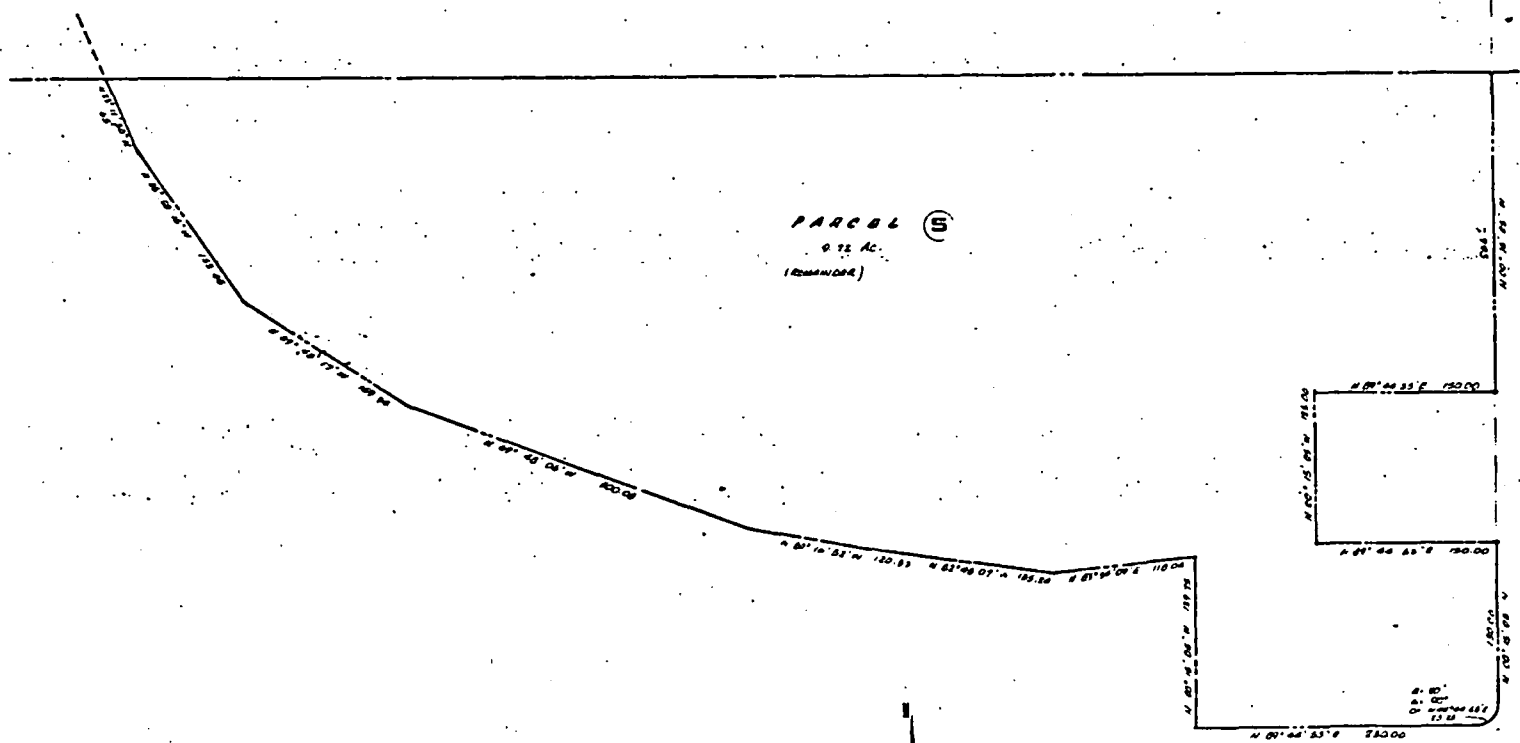
SCALE 1" = 40'

JAMES MURPHY & ASSOCIATES

P-9006

May 8, 1980

#12



VALLEY VIEW DRIVE

TENTATIVE PARCEL MAP

BEING A PORTION OF THE SOUTH 1/4 OF SECTION 9, T 9 N., R. 6 E.
 CITY OF SACRAMENTO,
 COUNTY OF SACRAMENTO,
 STATE OF CALIFORNIA

DATE: 5/8/80
 JAMES HARTIGAN & ASSOCIATES

BY: [Signature]
 15/12

SHEET 1 OF 1

RESOLUTION NO. 80-359

Adopted by The Sacramento City Council on date of

JUNE 10, 1980

ADOPTING FINDINGS OF FACT, APPROVING A REQUEST
FOR TENTATIVE MAP FOR PROPERTY LOCATED AT THE
SOUTHWEST CORNER OF VALLEY HI DRIVE AND MACK
ROAD (APN: 117-012-04) (P-9006)

WHEREAS, the Planning Commission has submitted to the City Council its report and recommendations concerning the request for a tentative map for property located at the southwest corner of Valley Hi Drive and Mack Road (hereinafter referred to as the proposed subdivision).

WHEREAS, the Council of the City of Sacramento, based on testimony submitted at a public hearing conducted on June 10, 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 Valley Hi Community Plan in that both plans designated the subject site for commercial uses. Also, any required improvements are to be designed and constructed within the provisions of the Subdivision Regulations which, by Section 40.102 of said regulations, is designated as a Specific Plan of the City of Sacramento.
- 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.
- 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.

APPROVED
BY THE CITY COUNCIL

JUN 10 1980

OFFICE OF THE
CITY CLERK

- 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 conditions:
1. Applicant shall dedicate and improve a 60-foot half-section and expanded intersection on Mack Road.
 2. Applicant shall prepare a sewer and drainage study for review and approval of the City Engineer.
 3. Applicant shall file the necessary segregation requests and pay fees to segregate the existing assessments.
 4. Applicant shall construct the standard improvements as per the City of Sacramento Subdivision Ordinance (Section 40.811).
 5. Applicant shall provide street lights as per the City of Sacramento Subdivision Ordinance (Section 40.811).
 6. Applicant shall provide a pad and bus shelter adjacent to Valley Hi Drive either by installing a pad and shelter to Regional Transit specifications or by placing funds for such improvements into a trust account with Regional Transit. The exact location of the shelter shall be determined by Regional Transit.
 7. The applicant shall construct a six-foot solid wall along the interior property lines and provide a six-foot landscaped planter adjacent to this wall with the exception of a four-foot landscaped planter where the site plan now indicates a three foot six inch landscaped planter. The landscaping shall include the planting of 15 gallon specimen evergreen trees at a minimum distance of ten feet apart along this planter.
 8. The applicant shall provide a ten-foot wide walkway between the proposed K-Mart building and the adjacent structures to the parking areas located to the side and rear of the proposed K-Mart building.
 9. The applicant shall berm and intensively landscape the 25-foot setback areas located adjacent to Mack Road and Valley Hi Drive. The berming shall be a minimum of four feet in height and the height shall be measured from the side wall or parking lot elevation, whichever is higher. The landscaping shall include a variety of ground cover, shrubs and trees.
 10. The applicant shall provide a landscaped planter with deciduous trees and shrubs as indicated on Exhibit A.
 11. The applicant shall provide for additional landscaping, including the planting of deciduous trees in front of the proposed structures.
 12. The landscaped areas shall be maintained with live plant material and no rock or bark material be allowed within these landscaped areas.

13. The applicant shall provide a bicycle rack which can accommodate a minimum of 10 bicycles in front of each group of buildings on the subject site as suggested by the policies set forth in the Sacramento Bikeway Master Plan.
14. The applicant shall redesign the parking lots to conform with the requirements of the Zoning Ordinance.
15. The applicant shall submit a detailed landscaping and irrigation plan for the review and approval of the planning staff prior to the issuance of building permits.

MAYOR

ATTEST:

CITY CLERK

P-9006





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

May 23, 1980

Owner of Property:

Valley Hi Properties
5920 So. Land Park Dr.
Sacramento CA 95831

On May 20, 1980, the following matter was filed with my office to set a hearing date before the City Council.

Tentative Map to divide 28⁺ acres into five parcels to develop restaurant and shopping center complex. Location: Southwest corner of Valley Hi Drive and Mack Road. (P-9006) (D8)

The hearing has been set for June 10, 1980, 7:30 P.M., Council Chamber, 2nd floor, 915 - I Street, Sacramento, California. Interested parties may appear and speak at the hearing.

Pursuant to Council Rules of Procedure 4.5, continuance of the above matter may be obtained only if a written request is delivered to this office no later than 12:00 Noon the Monday before the meeting when the hearing is scheduled. If written request is not delivered to this office as specified herein, you may obtain continuance only by appearing before the City Council at the time the hearing is scheduled and request the continuance.

ANY QUESTIONS REGARDING THIS HEARING SHOULD BE REFERRED TO:

SACRAMENTO CITY PLANNING DEPARTMENT
725 - J STREET
SACRAMENTO CA 95814

TELEPHONE: 449-5604

Sincerely,

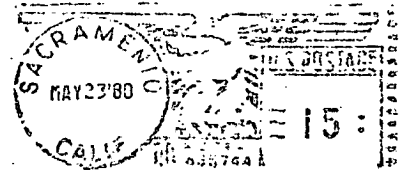

Lorraine Magana
City Clerk

LM:am

cc: Mike Hair
P-9006 Mailing List (121)



OFFICE OF THE CITY CLERK
915 I STREET SACRAMENTO, CALIFORNIA 95814
CITY HALL ROOM 200 TELEPHONE (916) 449-6428



Raja S. Ram
20 Paramount Dr.
Sacramento CA 95823

RAM 20 232459N1 05/24/80

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

NOTICE OF CITY COUNCIL HEARING



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

June 11, 1980

Mr. John Korean
5820 South Land Park Drive
Sacramento, CA 95831

Dear Mr. Korean:

On June 10, 1980, the City Council adopted the enclosed certified resolution Adopting Findings of Fact, approving Request for Tentative Map for property located at the Southwest corner of Valley Hi Drive and Mack Road. (P-9006)

Sincerely,

Lorraine Magana

77 Lorraine Magana
City Clerk

LM:sj

Encl.

cc: Mike Hair
Item No. 41

