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**RECEIVED**  
APR 20 1988

DEPARTMENT OF  
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO  
CALIFORNIA

1231 I STREET  
ROOM 200  
SACRAMENTO, CA  
95814-2998

April 18, 1988

City Council  
Sacramento, California

Honorable Members in Session:

**APPROVED**  
BY THE CITY COUNCIL

APR 26 1988

OFFICE OF THE  
CITY CLERK

BUILDING INSPECTIONS  
916-449-5716

PLANNING  
916-449-5604

SUBJECT: Development Agreement for California Sutter Building (P87-394)

LOCATION: Half Block Site Bounded by 28th, 29th, North of J Street

SUMMARY

In April 1987, the City Council took action to suspend processing of several projects proposed in the Alhambra Corridor pending preparation of a cumulative EIR for the corridor. A resolution was approved which established a moratorium on building demolitions and issuance of building permits until completion of the EIR.

On November 17, 1987, the applicant of this project appeared before the City Council and requested that the revised project be excluded from the Alhambra Corridor Study scope. The City Council approved this request with the condition for developer to pay a "fair share" of the mitigation measures identified in the EIR and cost of the EIR.

The attached development agreement and adopting ordinance facilitates insuring their future participation.

BACKGROUND INFORMATION

On February 11, 1988, the Planning Commission approved the necessary entitlements to construct a 77,415 square foot mixed use, four story building, consisting of general and medical office space, ground floor retail and off-street parking for 296 vehicles. The subject site is located in the General Commercial (C-2) zone.

After receiving several applications for major projects along the Alhambra Corridor, the City Council, on October 13, 1987, approved the requirement of an EIR to assess the cumulative impacts. The applicant was exempted from the EIR with the agreement that they would participate in funding their share of mitigation measures identified in the EIR. The attached development agreement facilitates insuring their future participation.

VOTE OF THE PLANNING COMMISSION

By a vote of seven ayes, two absent, the Commission recommended approval of the project.

RECOMMENDATION


The Commission and staff recommend the City Council to authorize the City Manager to enter into the attached development agreement for the California Sutter Project on the terms specified in the adopting ordinance.

Respectfully submitted,



Michael M. Davis  
Director of Planning and Development

RECOMMENDATION APPROVED:



WALTER J. SLIPE, CITY MANAGER

MMD:MVD:GM:rt  
attachments

April 26, 1988  
District No. 4

P87-394

**ORDINANCE NO. 88-026**

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

**APPROVED**  
BY THE CITY COUNCIL

APR 26 1988

OFFICE OF THE  
CITY CLERK

ORDINANCE RELATING TO APPROVAL OF A DEVELOPMENT AGREEMENT FOR THE CALIFORNIA SUTTER PROJECT, LOCTED AT 2801-2831 J STREET

(P7-394) (APN: 007-0044-013,14,15,16,17,22)

SECTION 1

Attached hereto is a Development Agreement for a project known as California Sutter Project (hereinafter "Agreement"). This ordinance incorporates, and by this reference makes part thereof, that Agreement.

SECTION 2

The City Manager is hereby directed to execute said Agreement on behalf of the City of Sacramento; provided, however, that such execution by the City Manager shall not occur until and unless (a) the State Office of Planning and Research ceases to restrict City execution of Development Agreements; and (b) the Agreement is executed by California Sutter Project within thirty (30) days after adoption of this Ordinance. This Agreement shall not be binding on the City and shall not create any type of vested right until such time as the City Manager, as authorized by this Ordinance, executes the Agreement.

In consideration of the City's expedited approval of land use entitlements for this project, California Sutter Project shall not rescind its execution of this Agreement prior to execution by the City Manager.

SECTION 3

The City Clerk shall record said Agreement no later than ten (10) days after final execution by both parties of the Agreement as required by Government Code Section 65868.5.

ENACTED:

EFFECTIVE:

\_\_\_\_\_  
MAYOR

ATTEST:

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

**P87-394**

REPORT AMENDED BY STAFF 2-11-88  
**CITY PLANNING COMMISSION**

19

1231 'I' STREET, SUITE 200, SACRAMENTO, CA 95814

<b>APPLICANT</b>	GMB Enterprises; 2400 22nd Street, Suite 200; Sacramento, CA 95818		
<b>OWNER</b>	Frank Sims c/o Jim Taylor; 1651 Response Road, Suite 101; Sacramento 95816		
<b>PLANS BY</b>	Vitiello & Assoc.		
<b>FILING DATE</b>	9-4-87	<b>ENVIR. DET.</b>	Neg Dec 1-19-88
<b>ASSESSOR'S-PCL. NO.</b>	007-0044-013-14,15,16,17,22		
<b>REPORT BY</b>	GM:sg		

- APPLICATION:**
- A. Negative Declaration
  - B. Major Project's Special Permit to develop a four-story, 77,415 square foot office building with 114,720+ square foot parking facility containing 296 parking spaces on 1.2+ acres in the General Commercial (C-2) zone
  - C. Lot Line Adjustment to merge six developed lots into one lot

**LOCATION:** 2801 to 2931 J Street

**PROPOSAL:** The applicant is requesting the necessary entitlements to develop a mixed-use, four-story building consisting of general and medical office space, ground floor retail and off-street parking for 296 vehicles.

**PROJECT INFORMATION:**

General Plan Designation: Commercial  
 1980 Central City Community  
 Plan Designation: General Commercial  
 Existing Zoning of Site: C-2  
 Existing Land Use of Site: Developed with commercial and residential buildings

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Residential/offices; R-3A/C-2	Front:	0	0
South: Commercial; C-2	Side(St):	0	0
East: Bus. 80 Freeway; TC	Rear:	0	0-4'
West: Park; C-2			

Parking Required: 295 spaces  
 Parking Provided: 296 spaces  
 Property Dimensions: 160' x 320'  
 Property Area: 1.2+ acres  
 Square Footage of Building: 192,135 gross square feet  
 Height of Building: 4-story, 45 feet  
 Topography: Flat  
 Street Improvements: Existing  
 Utilities: Existing  
 Exterior Building Materials: Brick, stucco, glass  
 Project Colors: Red-brick, off-white stucco, navy blue window mullions & railings, bronze glazing

**BACKGROUND INFORMATION:** In March 1987, the applicant submitted a special permit application to develop a five-story (height 60 feet); 115,880 square foot mixed office/retail building on the subject site.

In April 1987, the City Council took action to suspend processing of the subject application along with others in the Alhambra Corridor pending preparation of a cumulative EIR for the corridor. A resolution was approved which established a moratorium on building demolitions and any issuance of building permits until completion of the EIR.

Following the establishment of the moratorium, the applicant revised the project and resubmitted a building smaller in size and height. Table 1 below summarizes the significant changes between the original and revised proposals.

Table 1

<u>Project Characteristics</u>	<u>Original</u>	<u>Revised</u>	<u>Net Change</u>
Ground Floor	15,750	22,435 (Ret. 20,365)	+6,685
General Office	46,316	28,540	-17,776
Medical Office	<u>53,814</u>	<u>26,440</u>	<u>-27,374</u>
Total	115,880	77,415	-38,465
Parking Gross Sq. Ft.	<u>145,920</u>	<u>114,720</u>	<u>-31,200</u>
Total Gross Sq. Ft.	261,800	192,135	-69,665
Parking Spaces Provided	456	296	-160
Parking Spaces Required	448	295	
Building Height/Floors	60'/5 Floors	45'/4 Floors	-15'/1 Floor

On November 17, 1987 the applicant appeared before the City Council and requested that the revised project be excluded from the Alhambra Corridor Study scope.

The City Council approved this request with the condition that the developer enter into a development agreement with the City to pay a "fair share" of the mitigation measures identified in the EIR and to present the project to the Alhambra Corridor Committee.

The applicant presented the redesigned project to the Corridor Committee on December 1, 1987. The Committee gave conceptual design approval of the building subject to consistency with traffic and EIR mitigation measures, parking requirement, ground floor retail uses and aesthetic considerations. The applicant indicated that the developers will continue to work with the Committee to satisfy these concerns.

PROJECT EVALUATION: Staff has the following comments regarding this project:

A. Land Use and Zoning

The subject site consists of six parcels located in the General Commercial (C-2) zone. The site is designated General Commercial in the 1980 Central City Plan and General Plan. The proposed mixed use office/retail project is consistent with the land use and zoning designations.

B. Building Design and Massing

According to the figures in Table 1, the applicant has reduced the size of the original building by 33% from 116, 000± square feet to 77,415 square feet. The

overall building height has also been reduced from 60 feet (five floors) to 45 feet (four floors) to conform to the C-2 zone 45 foot height standard.

In terms of building massing, the building elevations incorporates many step-back features and terraces. The J Street elevation steps the building back above the second (26 feet) and third (35 feet) floors at the corners as well as stepping back the building in the middle.

The 28th Street elevation across from Marshall Park provides substantial building setbacks or terracing at the second (26 feet), third (35 feet) and fourth (45 feet) floors.

The fourth floor is setback 73 feet from the 28th Street property line thereby reducing the mass of the building from Marshall Park. The 29th Street elevation has been similarly treated but to a lesser degree.

The north or alley elevation has been redesigned significantly to minimize the project's impact on residential uses across the alley. The height of the garage adjacent to the alley has been reduced to 27 feet at the east end sloping to a height of 23 feet at the west end. the width of the top parking deck is 50 feet to 104 feet.

The parking structure has also been set back an additional five feet from the alley property line thereby providing a 25 foot wide alley for 250+ lineal feet of the alley. The 25 foot wide alley will provide additional back-up maneuvering space for the residential garages located next to the alley as well as wider lanes for through traffic.

Each floor of the parking facility will provide planters to further soften the appearance of the project from the residential properties.

It should be noted that most of the residential properties across the alley are developed on 40' x 160' size lots. The homes or apartment buildings are located near the front of the lot and most are visually buffered from the subject project with detached garage structures abutting the alley. The two lots located at the west and east ends of the alley are developed with one-story and two-story office buildings, respectively.

The reduced height of the subject structure and the manner in which the residential lots are developed should mitigate any negative visual impact the project may have on the residents.

The applicant proposes to construct the building with red-brick veneer and off-white stucco, navy blue window mullions and railings, and bronze glazing.

Staff supports the project in terms of building materials, colors and massing and believes the project will be a fine complement to the other new buildings in the vicinity.

In accordance with the mitigation measure in the negative declaration, the applicant shall adhere to the design as proposed in Exhibits C through I. Any deviation from the approved design as it relates to height, mass, setback and materials as determined significant by staff, shall require evaluation and approval by the Planning Commission and Design Review Board.

C. Building Usage

According to the floor plans, the project proposes 20,365 square feet of ground floor retail and a mix of general office (28,540 square feet) and medical office (26,540 square feet) on the second, third and fourth floors.

The parking requirement for medical office is twice that of general office use. The applicant has provided enough parking to meet the minimum requirements for each of the proposed uses.

In order to insure that medical related office uses do not exceed the 26,540 square foot threshold, a condition of special permit approval shall require an annual leasing report regarding the categories of tenants and respective square footage leases. The building owner shall be responsible for payment of the annual report. The exact format of the report and party to prepare the report shall be to the satisfaction of the City staff.

Section 22-A-53 of the Zoning Ordinance defines what is considered medical clinic or office uses.

D. Housing Relocation

The subject site is currently developed with two single family residential structures and a two-story apartment building. The City's Preservation Director has inspected the site and determined that the structures are worthy of relocation and rehabilitation if interested parties could be found.

Staff requests that the applicant cooperate with the preservation staff to find prospective parties interested in relocating the buildings rather than demolition. In past similar cases, the developers were willing to give away the buildings at nominal or no cost if the interested party paid for all relocation costs.

The staff recommends that the applicant advertize the availability of the structures for relocation in a local newspaper and the following time requirements apply following approval of the special permit:

- 1. 30 days if structures made available at no/nominal cost (\$1.00)
- 2. 90 days if structures are to be sold

E. Traffic Circulation

In order to assess the potential traffic impacts, a traffic impact analysis of the proposed project was prepared by Omni-Means. The traffic analysis identified existing traffic conditions and project impact traffic conditions. The study assumed an overall 15% trip reduction for the project based upon implementation of the Comprehensive Transportation Management Plan.

The existing and anticipated traffic impacts as indicated by this study were evaluated using the "level of service" technique were LOS of "A" is good and "F" is poor. The acceptable level of service according to the City Traffic Engineer is a LOS of "C".

The results of the analysis at key intersections is outlined as follows:

Table 2  
EXISTING PLUS PROJECT STUDY AREA LEVELS OF SERVICE

<u>Intersection</u>	<u>AM Peak Hour</u>		<u>PM Peak Hour</u>	
	<u>V/C</u>	<u>LOS</u>	<u>V/C</u>	<u>LOS</u>
28th Street & I Street	N/A	A	N/A	A
28th Street & J Street	.41	A	.44	A
29th Street & I Street*	N/A	A	N/A	A
29th Street & J Street	.57	A	.64	B
30th Street & J Street	.17	A	.37	A

\*NA-Delay and volume/capacity are not calculated at unsignalized intersections.

According to the above traffic analysis, it is determined that minimal impacts will be made to the existing roadway system from the subject project. A comparison of existing and existing plus project level of service indicates that there will be no significant change and satisfactory traffic operations will continue at adjacent intersections.

F. Alley Access

The parking facility is designed with primary parking entry/exit on 29th Street and a secondary exit on the north side onto the alley. According to the Traffic Analysis, the proposed project would add 111 new AM peak hour and 352 PM evening peak hour trips to area streets. Due to the system of one-way streets in this area, about 1/2 the arriving traffic may utilize the I-J alley (86 peak hour vehicles), even if no alley access is provided.

Some of the adjacent neighbors are concerned about the potential noise and traffic impacts within the alley generated by the project. Several alternatives to mitigate the impact are available. These are:

1. Redesign the project to provide a new entry/exit point off of 28th Street into the parking structure. A new access point on 28th Street will eliminate traffic through the alley from travelers arriving from the west. However, this alternative will cause the elimination of some ground floor retail on 28th Street and possible alteration to the large atrium/courtyard. If this alternative is selected by the Commission, the loss of rentable floor area on the ground floor should be added to the building, possibly on the fourth floor.
2. Eliminate the alley exit lanes from the garage. According to the Traffic Consultant, this alternative could be implemented without adversely affecting the internal functions of the garage. Although this alternative design will eliminate use of the alley by cars exiting from the garage, it will not prevent through traffic coming from the west.



- 3. Allow the alley exit lanes to be used only during the PM peak. This would eliminate the use of the alley by exiting vehicles for the balance of the day, but still not prevent through traffic coming from the west.
- 4. The fourth alternative is to approve the design as proposed.

It should be brought to the Commission's attention that the adjacent residential homes across the alley are buffered by a row of detached garage structures and the alley is currently used by patrons of Nicoles Restaurant and Sims Hardware. The design also provides for a five foot building setback along most of the alley to provide additional back-up maneuvering space for the residents' garages. In addition, the two end lots on the north side of the alley are developed with non-residential structures, thereby blocking noise and traffic from view of adjacent residences.

Staff does not advocate the first design alternative described above for two reasons: (1) It would create another drive-way curb cut next to an existing alley, and (2) cause a break in the continuity of ground floor retail.

City policy and practices in the past have allowed the use of alley's for access into parking facilities. Staff does recommend that a combination of alternatives 3 and 4 be implemented.

G. Environmental Concerns

The Environmental Coordinator has determined that the proposed project could potentially have significant impacts on the environment in the vicinity of the project. The potential impacts were found to be mitigable to a less than significant level. Therefore, the Environmental Coordinator has filed a conditional negative declaration with the following mitigation measures:

- 1. The applicant shall execute a Development Agreement which shall require the applicant to contribute "fair share funding" for the cost of the Alhambra Corridor EIR; and for the cost of those mitigation measures recommended in the EIR. The Development Agreement shall ensure that traffic improvements necessary for this project alone are installed prior to approval of final building inspection and issuance of occupancy permit.

The Development Agreement shall be submitted to the City Attorney and Planning Director prior to issuance of building permit.

- 2. Prior to approval of final building inspection and issuance of occupancy permit, the applicant shall conduct an on-site carbon monoxide study to determine the actual carbon monoxide levels inside and outside the parking garage. If necessary, a mechanical ventilation system will be designed for the appropriate levels of the garage to eliminate any air quality problems attributable to the parking garage.

- 3. Prior to issuance of a building permit, the applicant shall submit a Transportation Management Plan to conform to the City's Trip Reduction Ordinance.
- 4. The project shall include necessary features which will reduce traffic generated noise to 45 dbA in rentable retail areas and to 55 dba in interior areas adjacent to 29th Street.
- 5. The existing five foot radius curb returns on the alley shall be widened to 10 feet to the satisfaction of the City Traffic Engineer.
- 6. The applicant shall adhere to the design as proposed in Exhibits C through I. Any deviation from the approved design as it relates to height, mass, setbacks and materials as determined by City staff shall require evaluation and approval by the Planning Commission and Design Review/Preservation Board.
- 7. If during construction activity, unusual amounts of historic glass, ceramics, metal, nails and the like, or prehistoric artifacts such as arrowheads, beads, mortar or human bones are discovered, all excavation work should be halted immediately and a professional archeologist from the Native American Heritage Commission (NAHC) called in to assess the find and determine the significance.

H. Lot Line Adjustment

The applicant is requesting a lot line adjustment to merge six parcels in order to develop the subject project. The proposed merger has been reviewed by the Offices of City Real Estate, Transportation, Engineering Development and Planning. There were no objections to the applicant's request.

RECOMMENDATION: Staff recommends the following actions:

- A. Ratify the negative declaration;
- B. Approve the special permit to allow construction of a four-story; 77,415 square foot office building with a 296 space parking facility, subject to conditions and based upon the findings of fact which follow; and
- C. Approve the lot line adjustment by adopting the attached resolution.

Conditions

- 1. The applicant shall adhere to the design as proposed in Exhibits C through I. Any deviation from the approved design as it relates to height, mass, setbacks, and materials as determined significant by staff, shall be evaluated and approved by the Planning Commission and Design Review/Preservation Board.
- 2. Medical office and related uses as defined in Section 22-A-53 of the Zoning Ordinance shall be limited to 26,540 gross square feet of the subject building. The applicant shall submit to the Planning

Director annually from date of issuance of occupancy permit, a report which lists the categories of tenants by use and respective square feet of building occupancy. The exact format and content of report and party contracted to prepare the report shall be subject to the approval of the Planning Director.

- 3. The applicant shall suspend demolition of the three residential structures on the subject site and make them available for relocation. The applicant shall be responsible for advertising its availability in a local newspaper.

Demolition suspension shall occur for the following periods after approval of the special permit:

- a. 30 days if structures are made available at no charge or nominal cost (\$1.00).
  - b. 90 days if structures are to be sold.
- 4. The applicant shall limit use of alley access from parking structure to the satisfaction of Planning staff and City Traffic Engineer. The applicant and City staff shall continue to work with adjacent neighbors regarding alley usage.
  - 5. The applicant shall execute a Development Agreement which shall require the applicant to contribute "fair share funding" for the cost of the Alhambra Corridor EIR; and for the cost of those mitigation measures recommended in the EIR. The Development Agreement shall ensure that traffic improvements necessary for this project alone are installed prior to approval of final building inspection and issuance of occupancy permit.

The Development Agreement shall be submitted to the City Attorney and Planning Director prior to issuance of building permit.

- 6. Prior to approval of final building inspection and issuance of occupancy permit, the applicant shall conduct an on-site carbon monoxide study to determine the actual carbon monoxide levels inside and outside the parking garage. If necessary, a mechanical ventilation system will be designed for the appropriate levels of the garage to eliminate any air quality problems attributable to the parking garage.
- 7. Prior to issuance of a building permit, the applicant shall submit a Transportation Management Plan (TMP) to conform to the City's Trip Reduction Ordinance.

Note: It takes a minimum of 60 days to process a TMP. The applicant should, therefore, anticipate this processing time and submit the TMP to the City's TMP Coordinator at least 30 days prior to submittal of building plans to the City Building Inspection Division.

- 8. The project shall include necessary features which will reduce traffic generated noise to 45 dbA in rentable retail areas and to 55 dbA in interior areas adjacent to 29th Street.
- 9. The existing five foot radius curb returns on the alley shall be widened to 10 feet to the satisfaction of the City Traffic Engineer.
- 10. If during construction activity, unusual amounts of historic glass, ceramics, metal, nails and the like, or prehistoric artifacts such as arrowheads, beads, mortar or human bones are discovered, all excavation work should be halted immediately and a professional archeologist from the Native American Heritage Commission (NAHC) called in to assess the find and determine the significance.
- 11. A sign program shall be submitted to staff for the building prior to issuance of sign permits.
- 12. *High noise activities such as pile driving, the use of jack hammers, drills and other generators of sporadic high noise peaks shall be restricted to the hours of 9 a.m. to 4 p.m. daily. No construction activity shall occur on Sunday. The applicant shall submit a plan to mitigate noise from the proposed project to the extent feasible to the satisfaction of the Planning Director prior to issuance of building permit. (staff added)*

Findings of Fact

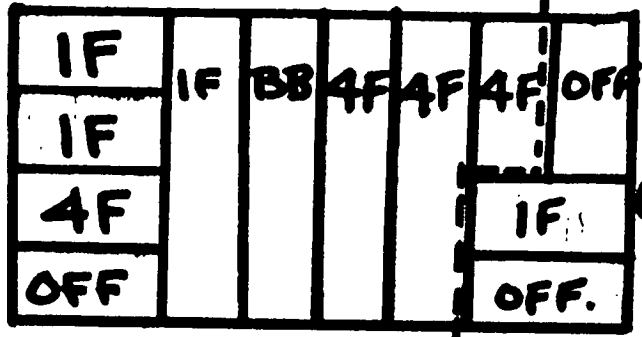
- 1. The project, as conditioned, is based upon sound principles of land use in that the building design incorporates stepped-back terraces and extensive landscape treatment.
- 2. The project, as conditioned, will not be injurious to the general public or surrounding properties in that:
  - a. a five foot building setback is proposed along the north property line;
  - b. extensive landscaping is proposed on each parking level of the parking structure; and
  - c. the height of the building conforms to the C-2 zone height standards.
- 3. The project is consistent with the General Plan and 1980 Central City plan which designates the site for commercial/office use.

PS7-394

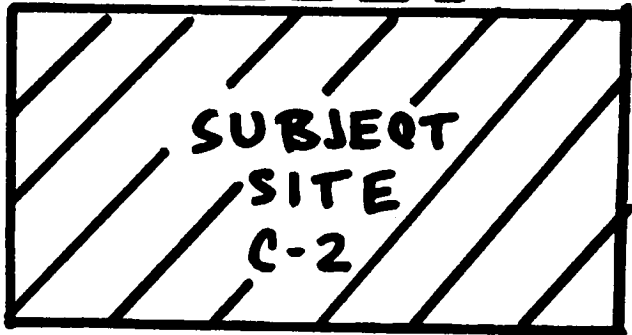
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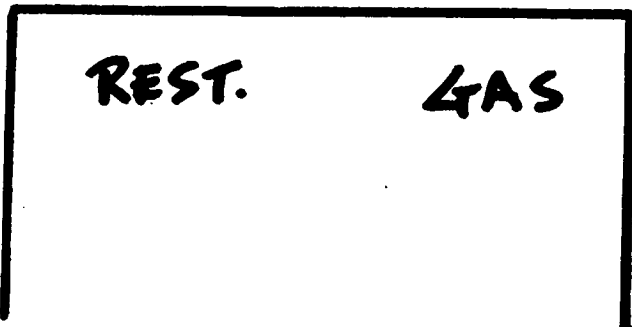
R-3A



C-2



BUS. 80



SUBJECT SITE



19

March 12, 1987  
87-0065

**MORTON & PITALO, INC.**  
Civil Engineering, Planning, Surveying  
1430 Alhambra Blvd., Suite 200  
Sacramento, Ca. 95816  
916/454-9600

**LOT LINE MERGER**  
**ASSESSOR'S PARCEL NOS. 07-044-13,14,15,16,17,22**

All that certain real property situate in the City of Sacramento, County of Sacramento, State of California, described as follows:

All of Lots 5, 6, 7 and 8 in the block bounded by 28th, 29th, I and J Streets in the City of Sacramento, according to the official plat thereof, described as follows:

BEGINNING at the Northwest corner of said Lot 8; thence, from said point of beginning, along the Northerly line of said Lots 8, 7, 6 and 5, South 71°30'00" East 320.00 feet to the Northeast corner of said Lot 5; thence, along the Easterly line of said Lot 5, South 18°30'00" West 160.00 feet to the Southeast corner of said Lot 5; thence, along the Southerly line of said Lots 5, 6, 7 and 8, North 71°30'00" West 320.00 feet to the Southwest corner of said Lot 8; thence, along the Westerly line of said Lot 8, North 18°30'00" East 160.00 feet to the point of beginning.

Refer this description to your title company before incorporating it into any document.

**P87394**

P87-394

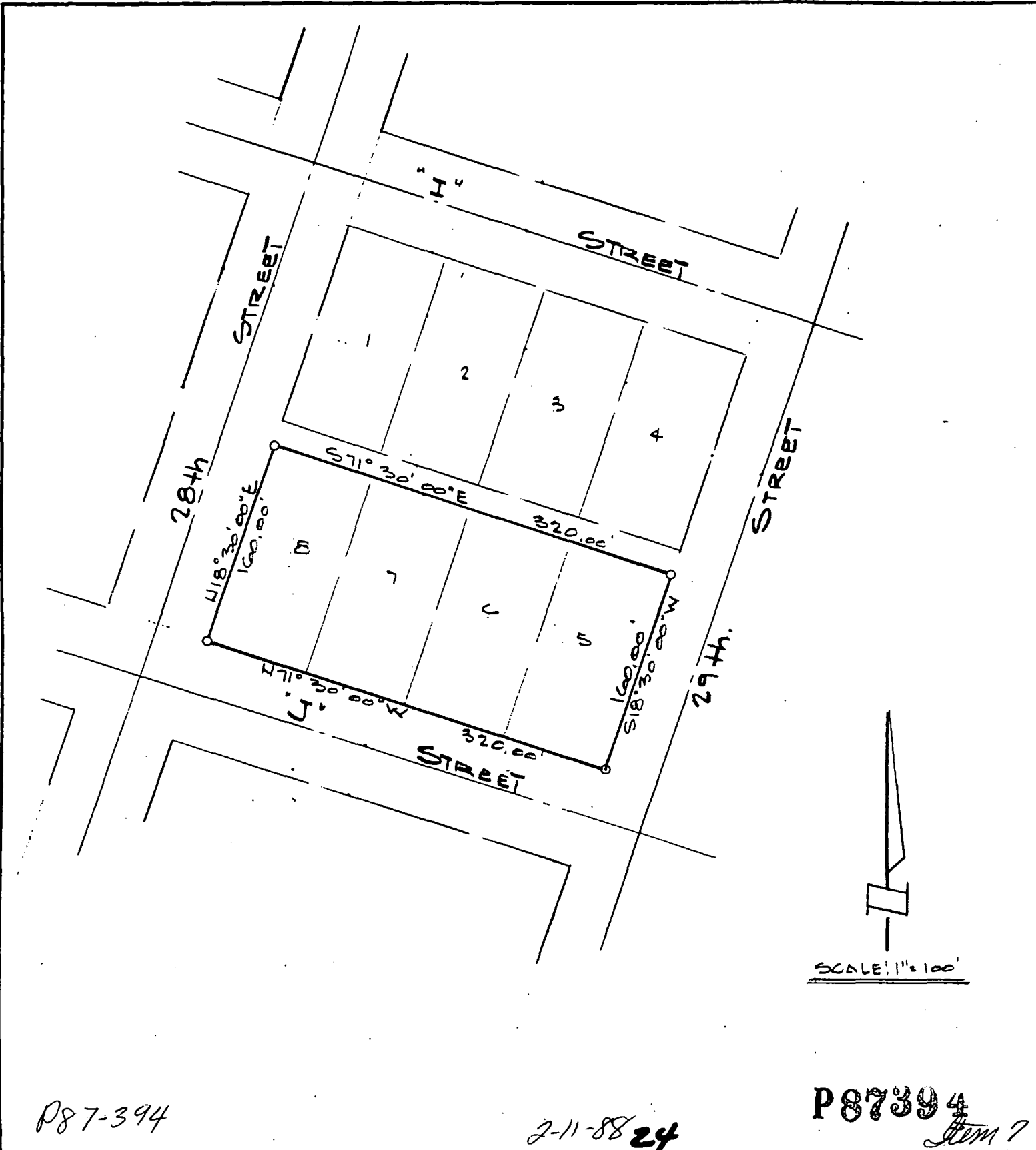
2-11-88 23

Item 7

**EXHIBIT B**

**mp** MORTON & PITALO, INC.  
CIVIL ENGINEERING  
PLANNING SURVEYING

JOB NO. 870065  
PROJECT 28th, 29th, 'I' & 'J' STREET 19  
DESCRIPTION Lot Line MERGER  
DATE MARCH 11, 1987 BY REN



P87-394

2-11-88 24

P87394  
FORM 7



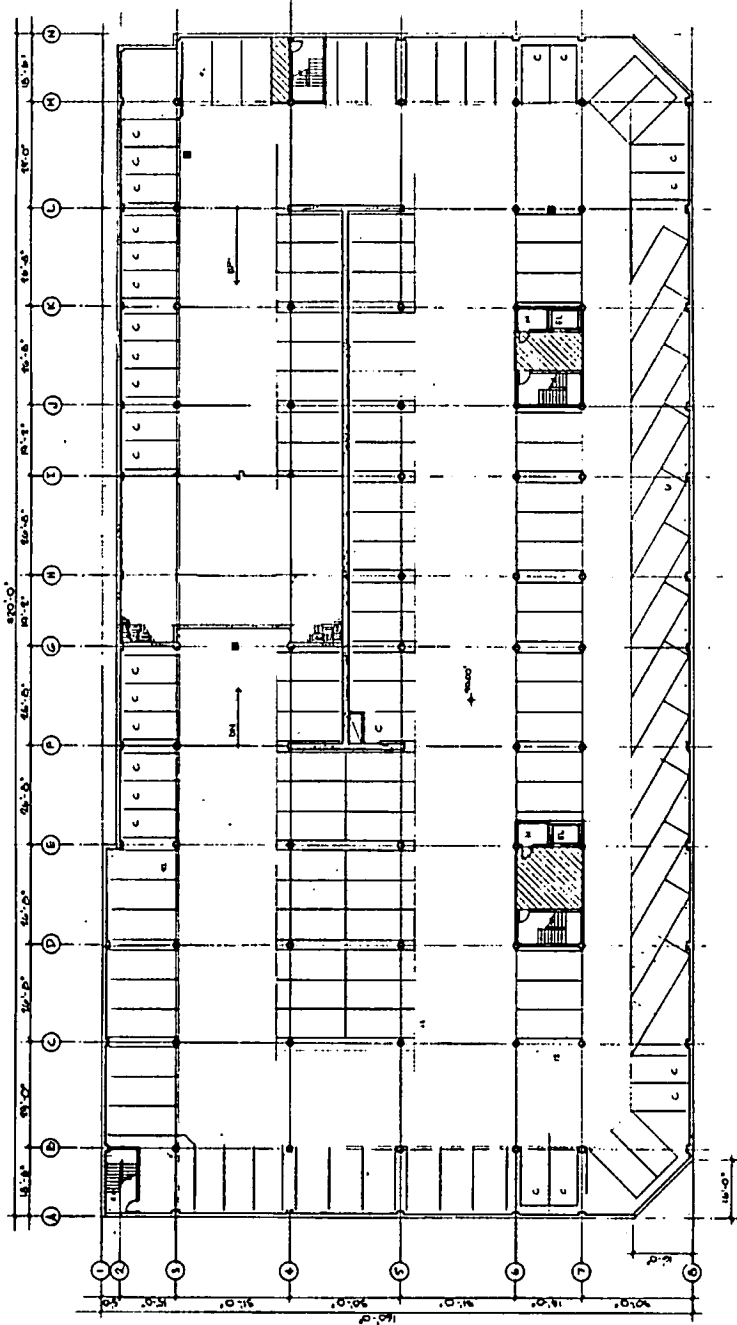




The undersigned hereby certifies that the drawings herein were prepared by the undersigned or under the direct supervision and seal of the undersigned, a duly Licensed Professional Engineer in the State of California, and that the undersigned is a duly Licensed Professional Engineer in the State of California.

1	2	3	4	5	6	7	8	9	10

**EXHIBIT D**



BASEMENT FLOOR





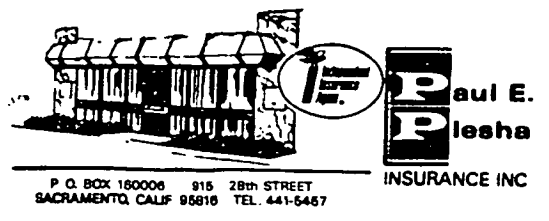






12  
9  
15  
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TO: Lorraine Magana  
City Clerk 915 I Street  
Sacramento Ca 95814



SUBJECT: GMB Enterprises DATE: 3-16-88

We as partners in Property 915-28th Street wish this project much success. "BUT" We would like to be assured the right of our parking area will not be obstructed or completely covered with Debris during the construction. Will the City (police) this part of the operation? By police I mean, would they send inspectors in the event of these violations.

*Paul E Plesha*

**FILED**  
APR 1 9 1988  
TO 3-26-88  
BY THE CITY COUNCIL  
OFFICE OF THE CITY CLERK

*Cont to 4-19-88*  
*PEP 4-12-88*

~~PASSED FOR PUBLICATION & CONTINUED TO~~

**FILED**  
APR 2 1988  
*Off Withdrawn*  
BY THE CITY COUNCIL  
OFFICE OF THE CITY CLERK

CELE  
1988  
OFFICE OF THE CITY CLERK  
CITY OF LOS ANGELES

FILED  
1988  
OFFICE OF THE CITY CLERK  
CITY OF LOS ANGELES





OFFICE OF THE  
CITY CLERK

LORRAINE MAGANA  
CITY CLERK

ANNE J. MASON  
ASSISTANT CITY CLERK

JANICE M. BEAMAN  
DEPUTY CITY CLERK

CITY OF SACRAMENTO  
CALIFORNIA

CITY HALL  
ROOM 300  
915 I STREET  
SACRAMENTO, CA  
95814-2671

ADMINISTRATION  
916-449-5799

OPERATION SERVICES  
916-449-5426

SPECIALIZED SERVICES  
916-449-8200

March 18, 1988

Paul E. Plesha  
P.O. Box 160006  
Sacramento, CA 95816

Dear Mr. Plesha:

This is to inform you that your letter of March 16, 1988, regarding the development agreement for the California Sutter Building, at 2801-2831 J Street, has been forwarded to Gene Masuda, City Planning Division. They are located at 1231 I Street (449-5381).

Also, please keep in mind that you are welcome to attend the City Council meeting to express your concerns.

If you have any questions, please feel free to call.

Yours truly,

JANICE BEAMAN  
Deputy City Clerk

cc: Gene Masuda

CCO:88091





DEPARTMENT OF  
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO  
CALIFORNIA

1231 I STREET  
ROOM 200  
SACRAMENTO, CA  
95814-2998

April 12, 1988

City Council  
Sacramento, California

BUILDING INSPECTIONS  
916-449-5716

PLANNING  
916-449-5604

Honorable Members in Session:

SUBJECT: P87-394 Ordinance Relating to Approval of a Development Agreement for the California Sutter Project, located at 2801-2831 J Street. (APN: 007-0044-013,14,15,16, 17,22)

SUMMARY

This item is presented at this time for approval of publication of title pursuant to City Chapter, Section 38.

BACKGROUND INFORMATION

Prior to publication of an item in a local paper to meet legal advertising requirements, the City Council must first pass the item for publication. The City Clerk then transmits the title of the item to the paper for publication and for advertising the meeting date.

RECOMMENDATION

It is recommended that the item be passed for publication of title and continued for April 26, 1988.

**FILED**  
APR 19 1988  
BY THE CITY COUNCIL  
OFFICE OF THE CITY CLERK

FORWARDED FOR  
RELECTION  
CONTINUED  
04-26-88

Respectfully submitted,

*[Signature]*  
Michael Davis

Director of Planning and Development

FOR CITY COUNCIL INFORMATION  
WALTER J. SLIPE  
CITY MANAGER

P87-394  
attachments

District No. 4  
April 19, 1988

1951

May 17, 1988

Gene K. Wiese, President  
GMB Enterprises, Inc.  
2400 22nd Street, Suite 200  
Sacramento, CA 95818

Dear Gentlemen:

On April 26, 1988, the Sacramento City Council adopted Ordinance No. 88-026 authorizing the execution of City Agreement #87257, Development Agreement Relative to the Development known as California Sutter Building.

Enclosed, for your records, is one fully certified copy of said agreement and authorizing ordinance. One original copy is being recorded and will be on file in the City Clerk's office.

Sincerely,

  
LORRAINE MAGANA  
CITY CLERK

LM/cc/22 19  
Enclosure

cc: Public Works  
Risk Management