

# CITY OF SACRAMENTO

## NOTICE OF HEARINGS

PUBLIC NOTICE is hereby given that on the date of November 9, 1999, at the hour of 2:00 p.m., the following hearing(s) will be held in the City Council Chambers, City Hall, Second Floor, 915 I Street, Sacramento, California:

**P99-053 Parke Place Greenhaven located at Park City Drive at Corporate Way.** Entitlements to allow development and operation of a senior housing complex with three housing types consisting of an Independent Senior Apartment Complex, a Congregate Care/Assisted Living Facility and Alzheimer/Dementia Facility on three separate parcels on a total of 16.2± acres in the R-1A(PUD) and proposed R-4(PUD) zones in Greenhaven Executive Park PUD in the Pocket Community Plan Area. (D-7) APN:031-054-001-005 (Bridgette Williams Phone 264-5000)

- A. **Environmental Determination:** Negative Declaration;
- B. **Mitigation Monitoring Plan;**
- C. **General Plan Amendment** of 4.8± vacant acres from Low Density Residential (4-15 du/na) to High Density Residential (30 + du/na) for an Independent Senior Apartment Complex;
- D. **Pocket Community Plan Amendment** of 4.8± vacant acres from Low Density Residential (7-15 du/na) to Residential (30 + du/na) for an Independent Senior Apartment Complex;
- E. **Greenhaven Executive Park Planned Unity Development (PUD) Schematic Plan Amendment** to redesignate 16.2± from single family development to a senior housing complex;
- F. **Greenhaven Executive Park PUD Guideline Amendment (formerly known as Pocket Office Park Development Guidelines)** to include guidelines for "Parke Place at Greenhaven," a senior housing community;
- G. **Rezone** of 4.8± vacant acres from Single Family Alternative - Planned Unit Development (R-1A{PUD}) to Multi-Family Residential-Planned Unit Development (R-4{PUD}) for a 166 unit Independent Senior Apartment Complex.

Further information may be obtained from the Office of the City Clerk, 915 "I" Street, Room 304, Sacramento, California (916) 264-5427.

SACRAMENTO CITY COUNCIL

BY: VALERIE A. BURROWS  
CITY CLERK

AD NO. 8945  
RUN 1 TIME:  
2 PUB PROOFS

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SACRAMENTO CITY COUNCIL

BY: VALERIE A. BURROWES  
CITY CLERK

AD NO. 8945  
RUN 1 TIME:  
2 PUB PROOFS



RECEIVED  
CITY CLERKS OFFICE  
CITY OF SACRAMENTO

Oct 5 11 59 AM '99

DEPARTMENT OF  
PLANNING AND DEVELOPMENT

**CITY OF SACRAMENTO**  
CALIFORNIA

1231 I STREET  
ROOM 300  
SACRAMENTO, CA  
95814-2998

PLANNING SERVICES  
916-264-7037 5381  
FAX 916-264-7185 5328

September 28, 1999

**MEMORANDUM**

LAFCO RES ADOPTED: \_\_\_\_\_  
LAST DAY TO SET HRG: \_\_\_\_\_  
PASS FOR PUBLICATION: \_\_\_\_\_  
DATE OF HEARING: 11/2/99  
DATE NOTICE TO BE MAILED: 11/9/99 2PM  
FINAL COUNCIL ACTION: 11/9/99

TO: Virginia Henry, Assistant City Clerk  
FROM: Hawea Pedersen, Typist Clerk II  
SUBJECT: REQUEST TO SCHEDULE HEARING - AFTERNOON (ROUTINE)

- P99-053 Parke Place Greenhaven located at Park City Drive at Corporate Way.** Entitlements to allow development and operation of a senior housing complex with three housing types consisting of an Independent Senior Apartment Complex, a Congregate Care/Assisted Living Facility and Alzheimer/Dementia Facility on three separate parcels on a total of 16.2+ acres in the R-1A(PUD) and proposed R-4(PUD) zones in Greenhaven Executive Park PUD in the Pocket Community Plan Area. (D7) APN:031-054-001-005):
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**Project Planner:** Bridgette Williams, 264-5000

Staff requests that this item be scheduled for the session of the City Council afternoon agenda as soon as possible.

Attachments

- J. Special Permit to construct a Residential Care Facility (consisting of a 98 bed Alzheimer Care\Dementia Facility) on Parcel 3 on 3.5+ acres in the R-1A(PUD) zone in the Green haven Executive Park PUD;
- K. Special Permit to allow the operation of Residential Care Facilities (consisting of a 360 bed Congregate Care\Assisted Living, a 98 bed Alzheimer Care\Dementia Facility) consisting of three story buildings for the Congregate Care\Assisted Living and single-story residence buildings for the Alzheimer Care\Dementia Facility on a total of 11.5+ vacant acres in the R-1A(PUD) zone in the Greenhaven Executive Park PUD;
- L. Special Permit to allow gates at private vehicular entrances for Parcels 1, 2 and 3 within Parke Place at Greenhaven Senior Housing Community.
- M. Lot Line Merger to merge five parcels into three parcels on 16.2+ acres (Parcel 1 - 4.7+ acres; Parcel 2 - 8.0+ acres; Parcel 3 - 3.5+ acres) in the R-1A(PUD) and proposed R-4(PUD) zones;

LOCATION:

Corporate Way & Park City Drive  
 031-054-001-005  
 Pocket Community Plan Area  
 Sacramento City Unified School District  
 Council District 7

APPLICANT:	Mark Lucas, (916) 924-1500 83 Scripps Drive Ste.320 Sacramento, CA 95825
OWNER:	Greenhaven Senior Housing L.P. 83 Scripps Drive Ste.320 Sacramento, CA 95825
PLANS BY:	James Mickartz, Architect (Irvine Ca.); Wattenbarger Assoc.(Bellevue, Wa.); Tucker, Sadler & Assoc. (San Diego, Ca.)
APPLICATION FILED:	April 20, 1999
STAFF CONTACT:	Bridgette Williams, 264-5000

031 0800 002 0000  
FLORIN 5 DEVELOPORS  
540 Fulton Ave  
Sacramento CA 95825

031 0800 003 0000  
FLORIN 5 DEVELOPORS  
540 Fulton Ave  
Sacramento CA 95825

031 0800 004 0000  
FLORIN 5 DEVELOPORS  
540 Fulton Ave  
Sacramento CA 95825

031 0800 008 0000  
FLORIN 5 DEVELOPERS (RITE)  
30 Hunter Ln  
Camp Hill PA 17011

031 0800 012 0000  
GREENHAVEN INVESTORS  
Greenhaven Dr  
Sacramento CA 95831

031 0800 014 0000  
GREENHAVEN INVESTORS  
7311 Greenhaven Dr  
Sacramento CA 95831

Mark Lucas  
83 Scripps Drive Ste 320  
Sacramento, CA 95825

Greenhaven Senior Housing L.P.  
83 Scripps Drive Ste 320  
Sacramento, CA 95825

VAIL ENGINEERING CORP.  
2033 HOWE AVE STE. 220  
SACRAMENTO CA 98525

~~298 035~~

029 0392 017 0000  
 Family Trust Haynes  
 7141 Westmoreland Way  
 Sacramento CA 95831

031 0051 015 0000  
 SPIEKER NORTHWEST INC  
 2180 Sand Hill Rd #200  
 Menlo Park CA 94025

031 0051 018 0000  
 EQUITIES-GREENHAVEN INVE  
 1717 Powell St #300  
 San Francisco CA 94133

031 0051 019 0000  
 Clara Massie  
 PO Box 276043  
 Sacramento CA 95827

031 0051 020 0000  
 Philip Oates  
 8615 Elder Creek Rd  
 Sacramento CA 95828

031 0053 003 0000  
 SPIEKER NORTHWEST INC  
 2180 Sand Hill Rd #200  
 Menlo Park CA 94025

031 0053 015 0000  
 WELLS FARGO BANK N A  
 PO Box 63931  
 San Francisco CA 94163

031 0053 017 0000  
 SPIEKER NORTHWEST INC  
 2180 Sand Hill Rd #200  
 Menlo Park CA 94025

031 0053 018 0000  
 SPIEKER NORTHWEST INC  
 2180 Sand Hill Rd #200  
 Menlo Park CA 94025

031 0053 019 0000  
 David Swanson  
 Greenhaven Dr  
 Sacramento CA 95831

031 0053 020 0000  
 PROVIDENCE FARMING COMPA  
 1400 N Providence Rd  
 #3055  
 Media PA 19063

031 0053 022 0000  
 Yu Yuen Testamentary Kam  
 573 Park Point Dr  
 Golden CO 80401

031 0054 006 0000  
 Clara Massie  
 PO Box 276043  
 Sacramento CA 95827

031 0054 007 0000  
 Philip Oates  
 8615 Elder Creek Rd  
 Sacramento CA 95828

031 0260 007 0000  
 Christine Freeman  
 1 River Glade Ct  
 Sacramento CA 95831

031 0260 008 0000  
 Paul & Penny Cheung  
 5 River Glade Ct  
 Sacramento CA 95831

031 0260 009 0000  
 Serson & Clare Ng  
 9 River Glade Ct  
 Sacramento CA 95831

031 0260 010 0000  
 Joel & Cheri Gisler  
 15 River Glade Ct  
 Sacramento CA 95831

031 0260 011 0000  
 John & Airrie Larry  
 PO Box 22847  
 Sacramento CA 95822

031 0260 012 0000  
 Kenneth & Lisa Lee Mak  
 PO Box 2748  
 Sacramento CA 95812

031 0260 013 0000  
 Thomas & Remedios Ferris  
 10 River Glade Ct  
 Sacramento CA 95831

031 0260 014 0000  
 Rickey Martinez  
 6 River Glade Ct  
 Sacramento CA 95831

031 0260 015 0000  
 Hatsue & Yasuo Kawamura  
 2 River Glade Ct  
 Sacramento CA 95831

031 0260 016 0000  
 Schuett Georgia  
 1 Woodriver Ct  
 Sacramento CA 95831

031 0260 017 0000  
 Seahawk & Betty Lun  
 5 Woodriver Ct  
 Sacramento CA 95831

031 0260 018 0000  
 Carol Jean Glaspey  
 9 Woodriver Ct  
 Sacramento CA 95831

031 0620 021 0000  
 CITY OF SACRAMENTO  
 1023 J St #200  
 Sacramento CA 95814

031 0620 022 0000  
 CITY OF SACRAMENTO  
 1023 J St #200  
 Sacramento CA 95814

031 0620 024 0000  
 CITY OF SACRAMENTO  
 1023 J St #200  
 Sacramento CA 95814

031 0800 001 0000  
 FLORIN 5 DEVELOPORS  
 540 Fulton Ave  
 Sacramento CA 95825

For:  
Of:  
By: Jim Byrne

Thank You

029 0391 008 0000  
Edward & Joan Velon  
7130 Westmoreland Way  
Sacramento CA 95831

029 0391 009 0000  
Ping Lin  
7140 Westmoreland Way  
Sacramento CA 95831

029 0391 010 0000  
Chok Keung Chow  
7150 Westmoreland Way  
Sacramento CA 95831

029 0391 011 0000  
James Richardson  
7160 Westmoreland Way  
Sacramento CA 95831

029 0391 012 0000  
Betty Lee Albert  
7170 Westmoreland Way  
Sacramento CA 95831

029 0391 013 0000  
Michael Edward Querin  
7180 Westmoreland Way  
Sacramento CA 95831

029 0391 014 0000  
Erick Talavera  
7197 Reichmuth Way  
Sacramento CA 95831

029 0391 015 0000  
Masayuki  
7189 Reichmuth Way  
Sacramento CA 95831

029 0391 016 0000  
Sylvia Yuke  
7181 Reichmuth Way  
Sacramento CA 95831

029 0391 017 0000  
M Cherney Shirley  
3031 F St #203  
Sacramento CA 95816

029 0391 018 0000  
Richard & Irene Wada  
7165 Reichmuth Way  
Sacramento CA 95831

029 0391 019 0000  
Clarence Craig Jr.  
7157 Reichmuth Way  
Sacramento CA 95831

029 0391 020 0000  
George & Kuen Chun  
7149 Reichmuth Way  
Sacramento CA 95831

029 0391 021 0000  
Dennie & Debra Turner  
7141 Reichmuth Way  
Sacramento CA 95831

029 0391 022 0000  
Anne Miyasaki  
7133 Reichmuth Way  
Sacramento CA 95831

029 0392 008 0000  
Laurie & Michael Garozzo  
7118 Flintwood Way  
Sacramento CA 95831

029 0392 009 0000  
Charles & Lynne Wallace  
7124 Flintwood Way  
Sacramento CA 95831

029 0392 010 0000  
Julie Coleen Tingey  
7130 Flintwood Way  
Sacramento CA 95831

029 0392 011 0000  
Gene & Wai Wong  
7150 Reichmuth Way  
Sacramento CA 95831

029 0392 012 0000  
Stanley & Lau Lim Chun  
7160 Reichmuth Way  
Sacramento CA 95831

029 0392 013 0000  
Ruth Johnson Hayes  
7171 Westmoreland Way  
Sacramento CA 95831

029 0392 014 0000  
Darrel & Ruth Hayes  
7171 Westmoreland Way  
Sacramento CA 95831

029 0392 015 0000  
Ross & Marie Mandalla  
7161 Westmoreland Way  
Sacramento CA 95831

029 0392 016 0000  
Family Trust Davis  
7151 Westmoreland Way  
Sacramento CA 95831

P 99-053  
Y2004-02-09



**OFFICE OF THE  
CITY CLERK**

VALERIE A. BURROWES, CMC/AAE  
CITY CLERK

VIRGINIA K. HENRY, CMC/AAE  
ASSISTANT CITY CLERK

**CITY OF SACRAMENTO  
CALIFORNIA**

October 7, 1999

CITY HALL  
915 I STREET  
ROOM 304  
SACRAMENTO, CA  
95814-2671

FAX 916-264-7672  
HTTP://WWW.SACTO.ORG

ADMINISTRATION  
PH 916-264-5799

OPERATIONAL SERVICES  
PH 916-264-5427

SPECIALIZED SERVICES  
PH 916-264-7200

Mark Lucas  
83 Scripps Drive, Ste 320  
Sacramento, CA 95825

On October 5, 1999, the following matter was filed with the Office of the City Clerk to set a hearing date before the City Council:

**P99-053 Parke Place Greenhaven located at Park City Drive at Corporate Way.** Entitlements to allow development and operation of a senior housing complex with three housing types consisting of an Independent Senior Apartment Complex, a Congregate Care/Assisted Living Facility and Alzheimer/Dementia Facility on three separate parcels on a total of 16.2+ acres in the R-1A(PUD) and proposed R-4(PUD) zones in Greenhaven Executive Park PUD in the Pocket Community Plan Area. (D-7) APN:031-054-001-005 (Bridgette Williams Phone 264-5000)

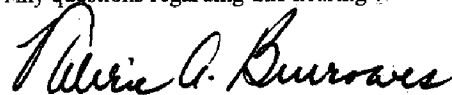
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This hearing has been set for November 9, 1999, 2:00 p.m., City Council Chambers, Second Floor, City Hall, 915 "I" Street, Sacramento, California. Interested parties are invited to appear and speak at the hearing.

If you challenge the nature of the proposed action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice or in written correspondence delivered to the Office of the City Clerk at or prior to the public hearing.

Pursuant to Council Rules of Procedures, Chapter 5 continuance of the above matter may be obtained only by the property owner of the above property, applicant, or appellant, or their designee, by submitting a written request delivered to this office no later than noon the day prior to the scheduled hearing date. If written request is not delivered to this office as specified herein, a continuance may only be obtained by appearing before the City Council at the time of the hearing and submitting a verbal request to the Council.

Any questions regarding this hearing should be directed to the City Planning Division, 1231 I Street, Sacramento, California, phone 264-5381.

  
VALERIE A. BURROWES  
City Clerk

cc: MAILING LIST - P99-053 (51)  
Greenhaven Senior Housing L.P.

**AFFIDAVIT OF MAILING & POSTING**

ON October 11, 1999, NOTICES OF HEARING, A TRUE AND CORRECT COPY OF WHICH IS ATTACHED HERETO AND BY THIS REFERENCE INCORPORATED HEREIN, WERE MAILED AND THE LEGAL AD WAS POSTED ON THE FOLLOWING PROJECT:

**P99-053 Parke Place Greenhaven located at Park City Drive at CorporateWay.**

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THE ABOVE DESCRIBED HEARING NOTICES WERE MAILED BY PLACING COPIES THEREOF IN THE UNITED STATES MAIL, POSTAGE PREPAID, AND ADDRESSED TO THE FOLLOWING, AS INDICATED BY A CHECK MARK WHERE APPLICABLE:

OWNER OF PROPERTY: Greenhaven Senior Housing L.P.

APPLICANT: Mark Lucas

MAILING LIST FOR P-NUMBER: P99-053

I DECLARE UNDER PENALTY OF PERJURY THE FOREGOING IS TRUE AND CORRECT. EXECUTED AT SACRAMENTO, CALIFORNIA, ON THE 11<sup>th</sup> DAY OF October 1999.

  
\_\_\_\_\_  
SIGNATURE OF PERSON MAILING NOTICE