

P00-021 - Surreal Estates

- REQUEST:
- A. Environmental Determination: Categorical Exemption (CEQA Section 15332);
  - B. Lot Line Adjustment to reconfigure 13 lots on 2.05 net acres;
  - C. Subdivision Modification to deviate from lot width, depth, and area requirements;
  - D. Variance to allow tandem parking spaces;
  - E. Variance to waive the requirement for garages.

LOCATION: Block bounded by Dixieanne Avenue, Cantalier Street, Oakmont Street, and Calvados Avenue  
APN: 275-0102-001  
North Sacramento Community Plan Area  
North Sacramento School District  
Council District 2

APPLICANT:	Angela Scott, (916) 443-6956 Surreal Estates, Ink. 1730 I Street, Suite 220, Sacramento, CA 95814
OWNER:	North Sacramento School District 670 Dixieanne Avenue, Sacramento, CA 95815
APPLICATION FILED:	February 9, 2000
STAFF CONTACT:	Thomas Pace, Associate Planner, (916) 264-6848

SUMMARY: The applicant is seeking the necessary entitlements to develop the subject site with 11 detached artist live-work units designed for individual ownership on separate lots.

RECOMMENDATION: Staff recommends approval of the project based on findings and subject to conditions.

PROJECT INFORMATION:

**Z04-378**  
**Rec'd November 9, 2004**

General Plan Designation: Del Paso Blvd Special Planning District  
 Community Plan Designation: Del Paso Blvd Special Planning District  
 Existing Land Use of Site: Vacant (north portion of block used as school district offices)  
 Existing Zoning of Site: General Commercial, Del Paso Blvd Special Planning District (C-2-SPD)

**Surrounding Land Use and Zoning:**

North: North Sacramento School District Office, C-2-SPD  
 South: Residential; R-1  
 East: Residential; R-1  
 West: Residential; R-1

Property Dimensions: 275' x 200'  
 Property Area: 2.05± net acres (area subject to lot line adjust.)  
 1.26± net acres (area proposed for 11 units)  
 Density of Development: 8.73 dwelling units per net acre  
 Parking Provided: 24 spaces  
 Parking Required: 24 spaces  
 Topography: Flat  
 Street Improvements: Existing  
 Utilities: Existing; water and sewer required in Cantalier

**OTHER APPROVALS REQUIRED:** In addition to the entitlements requested, the applicant will also need to obtain the following permits or approvals, including, but not limited to:

<u>Permit</u>	<u>Agency</u>
*Design Review (DR00-023)	Design Review & Preservation Board
Certificate of Compliance	Public Works, Development Services
Encroachment Permit	Public Works, Development Services
Driveway Permit	Public Works, Development Services
Building Permit	Building Division

\*Requires a public hearing.

**BACKGROUND INFORMATION:**

According to the Phase I Environmental Assessment prepared by Raney Geotechnical, dated September 17, 1999 (Raney Reference No. 758-028), the entire block, of which the site is a part, had been used by the Dixie Anne School (also known as North Sacramento Elementary School and Vista Nueva High School) from 1915 to 1953 when the school closed. The building at the north end of the block served as the school building until it was converted to administrative offices for the North Sacramento School District, and the subject site served as the playground for the school. The entire block was made a part of the Del Paso Boulevard Special Planning District (SPD) on October 18, 1994 (M94-006), when zoning, community plan

and general plan amendments were approved by the City Council. At this time, Surreal Estates, Ink. is negotiating to purchase the subject site from the North Sacramento School District.

The applicant is requesting the entitlements listed above in order to develop 11 artist live-work spaces on individual lots, so that each artist can privately own his or her live-work space. Each unit is proposed to have two uncovered parking spaces located behind a fence and gate enclosure. Residential units range in size from 752 square feet to 880 square feet, while studio space ranges from 480 to 1200 square feet, in order to accommodate the artists' varying family sizes, artistic media and space requirements. The proposal includes planting new street trees in the existing planting strips, as well as simple ground cover and shrub plantings in the planting strip and front yards. The design of the units and site landscaping will be addressed by the Design Review & Preservation Board.

STAFF EVALUATION: Staff has the following comments:

A. Policy Considerations

Artist live-work space is a permitted use by right in all residential, commercial and industrial zones in the city. City policy encourages the establishment of affordable live-work spaces for artists, especially in redevelopment areas such as North Sacramento, which is also known as the "Uptown Arts District." Redevelopment Agency staff support the project and are assisting in its financing.

The proposed 11 unit artist live-work development is consistent with the Del Paso Special Planning District policies of the North Sacramento Community Plan and is a permitted use in the underlying General Commercial (C-2) zone. No amendments to the general or community plan or zoning are proposed.

B. Lot Line Adjustment and Subdivision Modification

Based on research by the applicant's land surveyor, the entire block had been subdivided in the early 1900s into 50' x 127.5' lots, with a 20' alley running north to south. Apparently, the school building was built over some of the lots and the alley at the northern end of the block, and the southern end was used as a playground. The original lots were never merged into a single lot, although the alley was abandoned.

The project involves reconfiguring 13 of the original lots to create 11 building sites for live-work spaces and two remaining lots at the northern edge of the site which will be retained by the school district. The 11 artist live-work lots range in width from 37' to 61' and range in depth from 85' to 137.5'. The average lot size is 5,000 square feet, while the smallest lot (Lot 3) is 3,645 square feet, and the largest lot (Lot 6) is 6,056 square feet. Minimum lot area per dwelling unit in the C-2 zone is 1,500 square feet, which the project exceeds.

The variation in lot sizes and shapes is due to the design of the site plan which provides unique live-work spaces for each of the artists affiliated with the project. Each artist has special requirements for living space as well as work space, depending on the type of art work conducted by the artist. This results in some units having attached studios, while other studios are detached from the living space.

The City's standard minimum lot size is 5,200 square feet, with a minimum width and depth of 52' x 100'. Because the proposed Lot Line Adjustment would result in the creation of non-standard lots, a Subdivision Modification is required. A Subdivision Modification is a type of variance from the minimum lot width, depth, and area requirements of the Subdivision Ordinance. The other entitlements requested by the applicant could all be granted by the Zoning Administrator, but the Subdivision Modification may only be granted by the Planning Commission. For this reason, the project is being reviewed by the Planning Commission. Staff supports the applicant's request for the Lot Line Adjustment and Subdivision Modification based on the unique design of the site plan to accommodate artist live-work spaces.

C. Site Plan Design/Zoning Requirements

1. Setbacks

As indicated in Table 1 below, the project exceeds all required minimum setbacks of the C-2 zone, even with the non-standard lot sizes and shapes.

**Table 1:** Required and Proposed Setbacks for Surreal Estates

Setback	Front	Rear	Side	Street Side
C-2 Requirement	7.5'	0'	0'	5'
Proposed	10.5' +	10' +	3' (5' typical)	10.5' +

2. Parking

*Tandem Parking Spaces*

Artist live-work space requires 1 parking space per 1,000 square feet or portion thereof devoted to arts activities and residential uses. Based on this ratio, nine of the units require two parking spaces each, and two (Lots 1 and 8) require three spaces. Zoning Ordinance requirements (Chapter 3, Section 2-C-3) stipulate that each parking space be designed such that it can function independently of any other parking space.

In the Dixieanne neighborhood which surrounds the subject site, many of the houses have one-car garages served by narrow driveways. Part of the design approach for the project involves de-emphasizing parked cars by narrowing the driveway from a typical 20' to 10', and placing the cars alongside the buildings, rather than out in front.

In order to accommodate the unique requirements of the proposed artist live-work units while at the same time conforming to the neighborhood context, narrow, ten-foot wide driveways have been designed to lead to parking pads which hold two or three cars in a row, one in front of the other. Because this arrangement means that one or two cars must be moved out of the way before the last car can be moved, not all of the spaces function independently, and a Variance is needed. Staff supports the Variance to allow tandem

parking spaces because of the unique nature of the artist live-work use and because it de-emphasizes the presence of cars on each lot.

### *Garages*

Site development standards for parking fall into two categories in the Zoning Ordinance: 1) one and two-family residential, and 2) multifamily and non-residential. The first category calls for garages, carports or uncovered parking pads, while the second category calls for parking lots with tree shading. When the artist live-work regulations were adopted by the City, there was no clear indication as to which set of standards to apply. Questions were raised as to whether the units should be required to share a common parking lot or have individual garages, as is required for new single-family homes.

As a result, Planning Staff reviewed the design of the project and concluded that the residential standard should apply in this case. This determination is based on the single-family detached residential characteristics of the project, as opposed to a more commercial-type design, such as warehouse loft units.

Application of the residential standard triggers the requirement that garages be provided for each unit. Since the proposed site plan does not include garages (except in the case of Lot 1, where a portion of the detached studio will be used as a garage), a Variance is required to waive the garage requirement. Staff supports the Variance based on the design features listed above in the discussion of tandem parking, and finds that the de-emphasis of the appearance of cars on each lot ensures that the lack of garages will not have an adverse impact on the surrounding neighborhood. The elimination of garages from the site plan also allows room for the artists' studios, which might be precluded if garages were required.

### PROJECT REVIEW PROCESS:

#### A. Environmental Determination

The proposed project is exempt from environmental review pursuant to CEQA Guidelines (CEQA Section 15332).

#### B. Public/Neighborhood/Business Association Comments

Early Project Notification was sent to the following community groups: Dixieanne Area Neighborhood Association (DANA), North Sacramento Redevelopment Project Area Committee (PAC), North Sacramento Chamber of Commerce, Woodlake Improvement Club, Neighbors Aware Communities, Inc. The following responses were received:

1. DANA, which encompasses the immediate neighborhood surrounding the subject site, has voted to support the project. Concerns were raised regarding maintenance and operations of project, and DANA would like to see an association or some organization that will be responsible and responsive to problems as they may occur. The applicant has indicated that

the artist-owners of the project will form an association to deal with these issues.

2. Donna Johnson, chair of the PAC indicated that the PAC supports the project.
3. Gary Miller, president of the Woodlake Improvement Club, indicated to staff that his board voted to support the project.

C. Summary of Agency Comments

The project has been reviewed by several City Departments and other agencies. All comments received have been incorporated into this staff report or have been included as conditions of approval.

PROJECT APPROVAL PROCESS: The Planning Commission has the authority to approve or deny all of the entitlements listed below. The Planning Commission action may be appealed to the City Council. The appeal must occur within 10 days of the Planning Commission action.

RECOMMENDATION: Staff recommends the Planning Commission take the following actions:

- A. Adopt the attached Notice of Decision and Findings of Fact which finds that the project is Exempt pursuant to CEQA Section 15332 (Infill);
- B. Adopt the attached Notice of Decision and Findings of Fact approving the Lot Line Adjustment to reconfigure 13 lots on 2.05 net acres;
- C. Adopt the attached Notice of Decision and Findings of Fact approving the Subdivision Modification to deviate from lot width, depth, and area requirements;
- D. Adopt the attached Notice of Decision and Findings of Fact approving the Variance to allow tandem parking spaces;
- E. Adopt the attached Notice of Decision and Findings of Fact approving the Variance to waive the requirement for garages.

Report Prepared By,

Report Reviewed By,

\_\_\_\_\_  
Thomas Pace,  
Associate Planner

\_\_\_\_\_  
Scot Mende,  
Senior Planner

Attachments

Attachment 1	Notice of Decision & Findings of Fact
Exhibit 1A	Site Plan
Exhibit 1B	Lot Line Adjustment Exhibit
Attachment 2	Vicinity Map
Attachment 3	Land Use & Zoning Map
Attachment 4	Letter in support of Surreal Estates

**Attachment 1**

**NOTICE OF DECISION AND FINDINGS OF FACT FOR  
SURREAL ESTATES, LOCATED AT THE BLOCK BOUNDED BY DIXIEANNE AVENUE,  
CANTALIER STREET, OAKMONT STREET, AND CALVADOS AVENUE,  
SACRAMENTO, CALIFORNIA IN THE C-2-SPD ZONE. (P00-021)**

---

At the regular meeting of **April 27, 2000**, the City Planning Commission heard and considered evidence in the above entitled matter. Based on verbal and documentary evidence at said hearing, the Planning Commission took the following actions for the location listed above:

- A. Environmental Determination: Categorical Exemption (CEQA Section 15332);**
- B. Approved the Lot Line Adjustment to reconfigure 13 lots on 2.05 net acres;**
- C. Approved the Subdivision Modification to deviate from lot width, depth, and area requirements;**
- D. Approved the Variance to allow tandem parking spaces;**
- E. Approved the Variance to waive the requirement for garages.**

These actions were made based upon the following findings of fact and subject to the following conditions:

**FINDINGS OF FACT**

- A. Categorical Exemption: The City Planning Commission finds and determines that the proposed project is exempt from environmental review pursuant to Section # 15332 of the CEQA Guidelines in that the project is consistent with the general plan and zoning, is in the City limits on a site less than 5 acres surrounded by urban uses, has no habitat value for endangered, rare or threatened species, will not result in any significant impacts relating to traffic, noise, air quality, or water quality, and can adequately be served by all required utilities and public services.
- B. Lot Line Adjustment: The Lot Line Adjustment to reconfigure 13 lots on 2.05 net acres is approved based upon the following finding of fact:
  - 1. The Lot Line Adjustment will not result in the abandonment of any street or utility easement of record in that no abandonments are requested as a part of the project;
  - 2. The lot line adjustment will not result in the elimination or reduction in size of the access way to any resulting parcel in that each parcel has frontage on and direct access to a public street; and
  - 3. The resulting parcels conform to the requirements of the city's building code and the city's

zoning ordinance in that adequate lot area is provided to each live-work building and applicable setbacks are observed.

C. Subdivision Modification: The Subdivision Modification to deviate from lot width, depth, and area requirements is approved based on the following findings of fact:

1. There are special circumstances affecting the property such that it is impractical and undesirable in this particular case, to conform to the strict application of the Subdivision Regulations in that:
  - a. The existing lot widths on the subject site and in the surrounding neighborhood are 50 feet wide, which is less than the 52 foot width required to conform to current City regulations;
  - b. The existing blocks in the neighborhood, including the subject site, are bisected by alleys, a condition which does not conform to current City regulations; and
  - c. The desire to maintain a buffer area between the existing North Sacramento School District offices and the proposed live-work project requires the clustering of the proposed buildings at the southern end of the block, requiring modified lot sizes and shapes;
2. The cost to the subdivider of strict compliance with the regulation is not the sole reason for granting the modification in that either granting or not granting the proposed modification does not alter the cost to the subdivider;
3. The modification will not be detrimental to the public health, safety or welfare or be injurious to other properties in the vicinity in that:
  - a. The overall density of development on the block less than that found on surrounding blocks;
  - b. There is adequate lot area for each live-work building to allow for light and air, open space, and on-site parking; and
  - c. The design of improvements on the proposed site is subject to Design Review and will therefore be harmonious with the surrounding neighborhood;
4. The granting of the modification is in accord with the intent and purposes of the Subdivision Regulations and is consistent with the General Plan and the North Sacramento Community Plan in that the proposed use, size, shape and design of the lots will result in a well-designed subdivision.

D. Variance: The Variance to allow tandem parking spaces is approved based on the following findings of fact:

1. The project, as conditioned, is based upon sound principles of land use in that:
    - a. The reduced width of the driveway makes the parking area less visually prominent from the street;
    - b. Tandem parking spaces are in keeping with the narrower driveways found in the surrounding neighborhood; and
    - c. Tandem parking spaces make more efficient use of each parcel's size and shape;
  2. The project, as conditioned, will not be injurious to the public health, safety, or welfare nor to surrounding properties in that the proposed parking area design allows adequate on-site parking to reduce impacts to on-street parking;
  3. The Variance does not constitute a special privilege extended to an individual property owner in that tandem parking would be granted to any other property owner facing similar circumstances;
  4. The project is in conformance with the City's General Plan, North Sacramento Community Plan, and Zoning Ordinance which allow the artist live-work use on the subject site.
- E. Variance: The Variance to waive the requirement for garages is approved based on the following findings of fact:
1. The project, as conditioned, is based upon sound principles of land use in that the City has a policy to encourage artist live-work space in the North Sacramento Redevelopment Project Area, and elimination of garages from the site plan allows room for the artists' studios, which might be precluded if garages were required;
  2. The project, as conditioned, will not be injurious to the public health, safety, or welfare nor to surrounding properties in that the proposed parking area design allows adequate on-site parking to reduce impacts to on-street parking;
  3. The Variance does not constitute a special privilege extended to an individual property owner in that the waiver of garages would be granted to any other property owner facing similar circumstances, and many of the garages in the surrounding neighborhood have already been converted to other uses.
  4. The project is in conformance with the City's General Plan, North Sacramento Community Plan, and Zoning Ordinance which allow the artist live-work use on the subject site.

#### CONDITIONS OF APPROVAL

- B. Lot Line Adjustment: The Lot Line Adjustment to reconfigure 13 lots on 2.05 net acres is hereby approved subject to the following conditions:

- B1. The applicant shall file an application for a Certificate of Compliance with the Department of Public Works. The applicant must submit all documents required by the submittal requirements checklist and pay the necessary fees.
- B2. The applicant must file for a Waiver of Parcel Map.
- B3. The applicant shall pay off or segregate existing assessments.
- B4. Two driveways, one off of Calvados, and one off of Cantalier, are shown as shared driveways between two lots. Shared driveways shall be allowed, but a reciprocal ingress/egress and maneuvering easement must be dedicated over the entire area of the driveway between the gates and the right-of-way line at the time of sale of any of these 4 parcels. Prior to recordation of the Certificate of Compliance the applicant must enter into and record an agreement with the City stating that a private reciprocal ingress/egress, and maneuvering easement shall be dedicated between the affected parcels at the time of sale of any of the four parcels.
- B5. Drainage across parcel lines is not allowed. Either the lots must be graded so that drainage does not cross property lines or a private reciprocal drainage easement must be recorded at time of initial sale of parcels to the satisfaction of the Department of Utilities. If private reciprocal drainage easements are required, the following note: "Private reciprocal drainage easement must be recorded concurrently with the initial sale of parcel" shall be placed on the certificate of compliance.

**Utilities Advisory Notes:** The following advisory notes are informational in nature and are not a requirement of the lot line adjustment. However, prior to issuance of building permits the following shall form part of the requirements that will need to be complied with:

- B6. The proposed project is located in the 100-year floodplain, designated as an AR zone (Elevation 36.0 feet) on the Federal Emergency Management Agency (FEMA) Federal Insurance Rate Maps (FIRMs) dated July 6, 1998. Within the AR zone the following regulations will apply:
- All new residential and commercial development will be required to be constructed with the lowest floor, including basement, at or above the base flood elevation, or 3 feet above the highest adjacent grade, whichever is lower.
  - Commercial projects will have the option of flood proofing in lieu of the elevation requirement.

**Special Note:** The Army Corps of Engineers has adopted reduced 100-year flows on the American River and the City is in the process of applying to FEMA for revisions to the Flood Insurance Rate Maps. If approved by FEMA, the AR flood zone may be replaced with a less restrictive flood zone thus precluding the requirement to elevate or flood proof this project. Please contact the Department of Utilities at (916) 264-1400 prior to building design for an up-to-date status of the flood zone.

- B7. Prior to or concurrent with the submittal of improvement plans, the applicant must provide the Department of Utilities with the average day water system demands, the fire flow demands, and the proposed points of connection to the water distribution system for the proposed development. The Department of Utilities can then provide the "boundary conditions" for the design of the water distribution system. The water distribution system shall be designed, per Section 13.4 of the Design and Procedures Manual, to satisfy the more critical of the two following conditions:
- a. At maximum day peak hour demand, the operating or "residual pressure at all water service connections shall be at least 30 pounds per square inch.
  - b. At average maximum day demand plus fire flow, the operating or "residual" pressure in the area of the fire shall not be less than 20 pounds per square inch.
- The method and calculations for the design of the water distribution system shall be reviewed and approved by the Department of Utilities prior to improvement plan approval.
- B8. A water distribution system designed and constructed to City standards and installed in public street is required by the Engineering Services Division for this proposed development such that parcels fronting Cantalier Avenue shall have separate domestic water services.
- B9. Any new domestic water services shall be metered. Only one domestic water service will be allowed per parcel.
- B10. Multiple fire services are allowed per parcel and may be required.
- B11. All water connections shall comply with the City of Sacramento's Cross Connection Control Policy.
- B12. A sanitary sewer study described in Section 9.9 of the City Design and Procedures Manual is required. This study and shed map shall be approved by the Department of Utilities.

- B13. All parcels within the proposed project shall have point of services fronting public streets. The existing 8" sanitary sewer main which runs through the middle of the block has been inspected by the Department of Utilities and found unuseable. The Department of Utilities plans to abandon the entire sanitary sewer main between Dixieanne School and Calvados Avenue, and provide the school with a new 4 inch service to Oakmont Street. A new sanitary sewer main in Cantalier Street, connecting to the existing manhole in Calvados Avenue will be required.
- B14. A grading plan showing existing and proposed elevations is required. Adjacent off-site topography shall also be shown to the extent necessary to determine impacts to existing surface drainage paths. No grading shall occur until the grading plan has been reviewed and approved by the Department of Utilities.
- B15. Post construction, stormwater quality control measures shall be incorporated into the development to minimize the increase of urban runoff pollution caused by development of the area. Only source control measures are required. This will not affect site design. Refer to the draft "Manual of Standards for Design of New Development On-site Storm water Quality Control Measures", dated January 23, 1995, for appropriate source control measures and recommended on-site control measures.
- B16. The applicant must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. This ordinance requires the applicant to prepare erosion and sediment control plans for both during and after construction of the proposed project, prepare preliminary and final grading plans, and prepare plans to control urban runoff pollution from the project site during construction.

**Fire Advisory Notes:** The following advisory notes are informational in nature and are not a requirement of the lot line adjustment. However, prior to issuance of building permits the following shall form part of the requirements that will need to be complied with:

- B17. Timing and Installation: When fire protection, including fire apparatus access roads and water supplies for fire protection, is required to be installed, such protection shall be installed and made serviceable prior to and during the time of construction. CFC 901.3
- B18. Fire-protection equipment and fire hydrants: Fire-protection equipment and fire hydrants shall be clearly identified in an approved manner to prevent obstruction by parking and other obstructions. When required by the chief, hydrants locations shall be identified by the installation of reflective markers. CFC 901.4.3

- B19. Required Water Supply for Fire Protection: An approved water supply capable of supplying the required fire flow for the protection shall be provided to all premises upon which facilities, buildings or portion of buildings are hereafter constructed or moved into or within the jurisdiction. When any portion of the facility or building protected is in excess of 150 feet from a water supply on a public street, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains capable of supplying the required fire flow shall be provided when required by the chief. CFC 903.2. Note: contact Joyce Pilgrim with the Department of Utilities at 264-1430, for flow test required for sprinkler submittal.
- B20. Required installations: The location, number and type of fire hydrants connected to a water supply capable of delivering the required fire flow shall be provided on the public street or the site of the premises or both to be protected as required and approve by the chief. CFC 903.4.2 See also Appendix III-B, Section 5, Distribution of Fire Hydrants.
- C. Subdivision Modification: The Subdivision Modification to deviate from lot width, depth, and area requirements is approved subject to the following conditions:
- C1. The lot width, depth and area for each lot shall substantially conform to the site plan attached hereto.
  - C2. Repair or replace existing deteriorated curb, gutter and sidewalk to City Standards to the satisfaction of the Department of Public Works.
  - C3. All new driveways shall be constructed to City Standards to the satisfaction of the Department of Public Works.
  - C4. All driveways shall be a minimum of 20' in length, (measured from the right-of-way line), and 10' in width.
- D. Variance: The Variance to allow tandem parking spaces is approved subject to the following condition:
- D1. The parking spaces shall be constructed and maintained substantially as indicated on the approved site plan attached hereto.
  - D2. The gates indicated on the site plan shall be set back 20 feet from the right-of-way line.
  - D3. Gates: Plans shall be submitted for review and approval prior to the installation of gates, barriers, and access control devices which are to be constructed on or

within fire department apparatus access roadways. CFC 902.2.4.3

E. **Variance:** The Variance to waive the required garages is approved subject to the following condition:

E1. The parking spaces shall be constructed and maintained substantially as indicated on the approved site plan attached hereto. ...

\_\_\_\_\_  
CHAIRPERSON

ATTEST:

\_\_\_\_\_  
SECRETARY TO CITY PLANNING COMMISSION

\_\_\_\_\_  
DATE (P00-021)

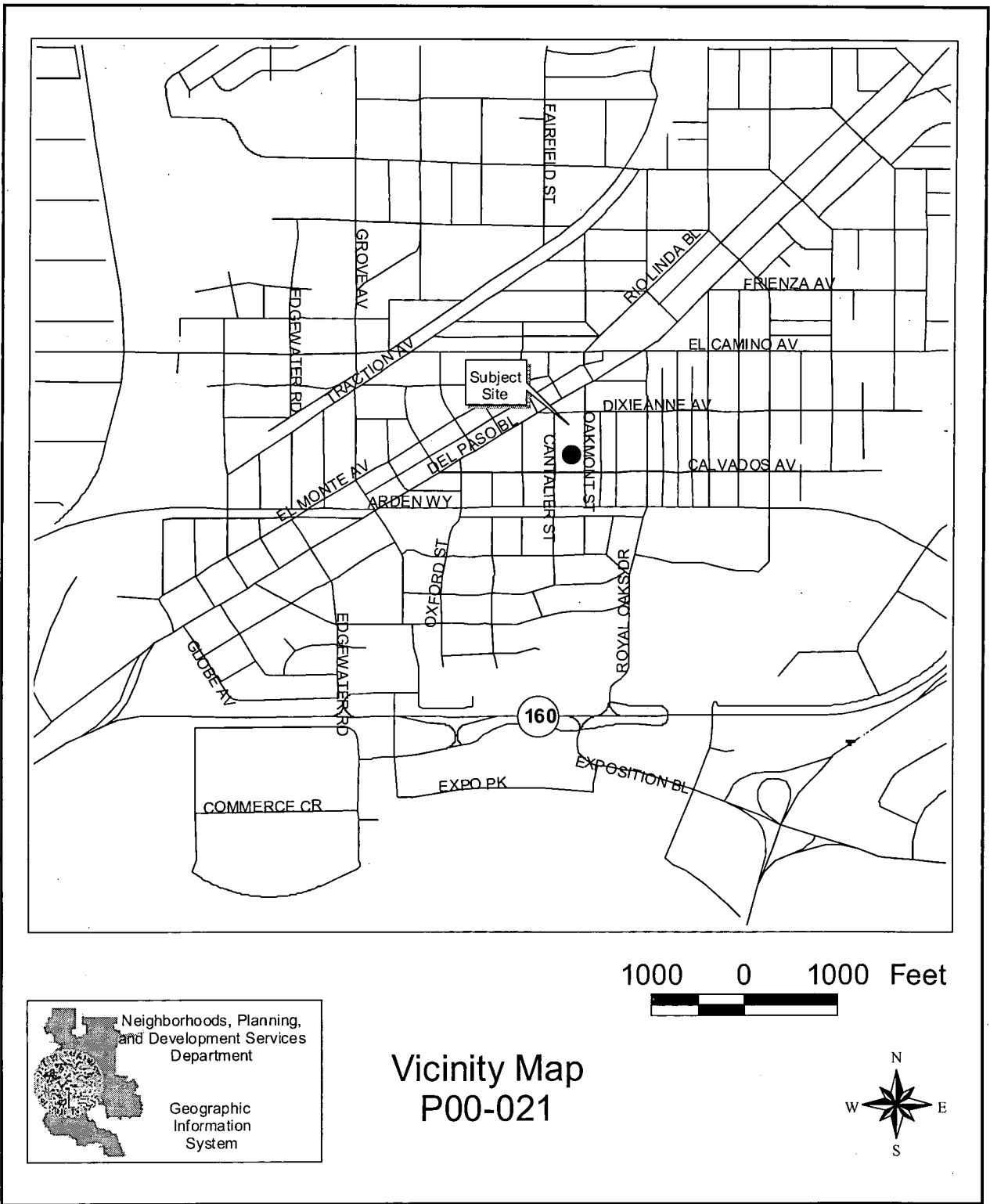
Exhibits

- Exhibit 1A      Site Plan
- Exhibit 1B      Lot Line Adjustment Exhibit

**Exhibit 1A Site Plan**

**Exhibit 1B Lot Line Adjustment Exhibit**

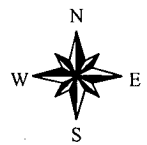
Attachment 2



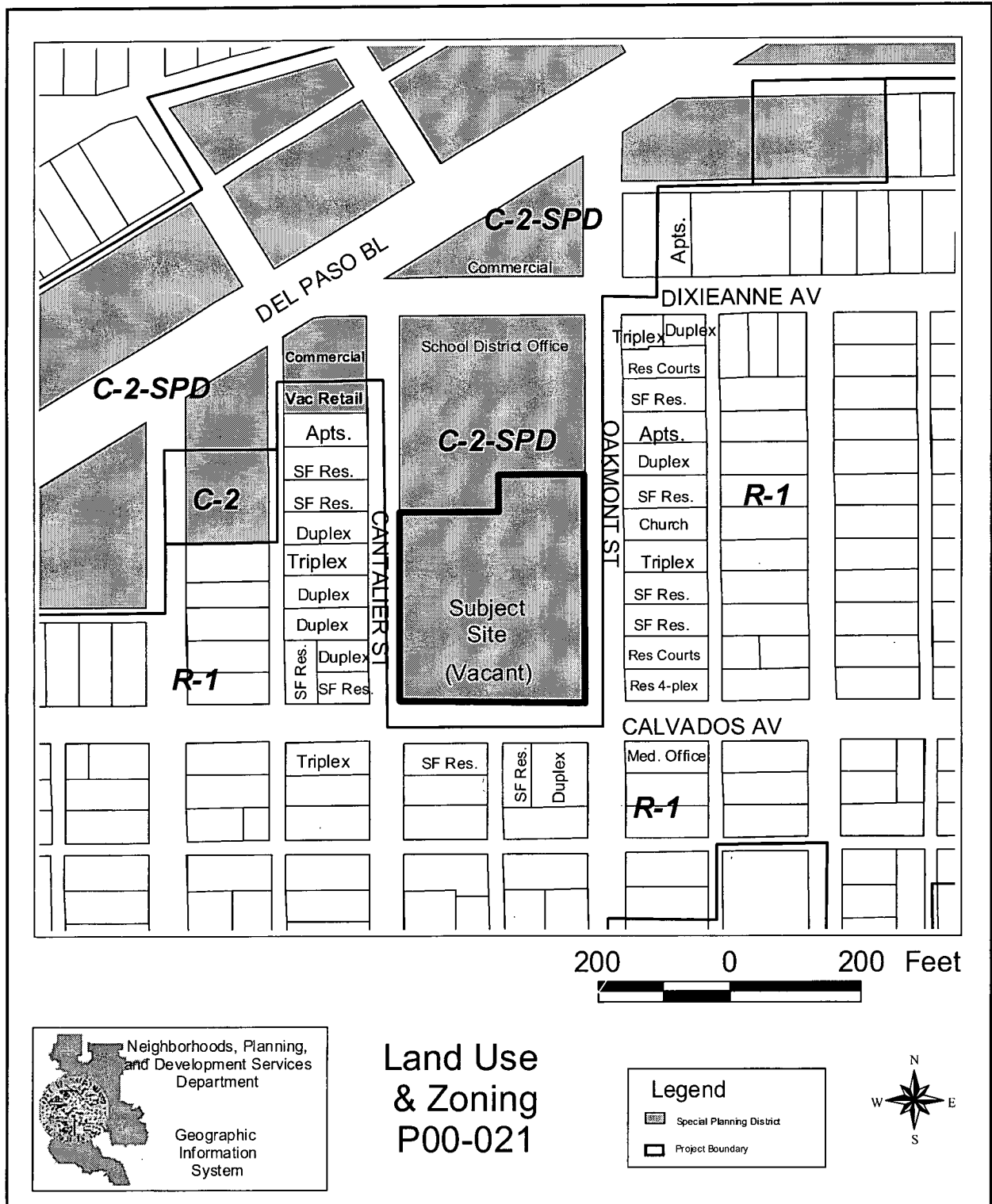
Neighborhoods, Planning,  
and Development Services  
Department

Geographic  
Information  
System

Vicinity Map  
P00-021



Attachment 3



Neighborhoods, Planning,  
and Development Services  
Department

Geographic  
Information  
System

Land Use  
& Zoning  
P00-021

Legend

- Special Planning District
- Project Boundary



**Attachment 3 Letter of Support from D.A.N.A.**