



DEPARTMENT OF
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
SACRAMENTO, CA

August 11, 1992

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: ORDINANCE AMENDING THE DISTRICTS ESTABLISHED
BY THE COMPREHENSIVE ZONING ORDINANCE
NO. 2550, FOURTH SERIES, AS AMENDED,
BY REMOVING PROPERTY LOCATED AT THE 2nd
PROPERTY EAST OF NORTHEAST CORNER OF GREENHAVEN
DRIVE AND CORPORATE WAY FROM 1.27+ ACRES OB(PUD),
AND PLACING THE SAME IN THE C-2(PUD) ZONE(S) (P92-009)

ADMINISTRATION
ROOM 300, 95814-2987
(916) 264-5571
FAX (916) 264-7185
BUILDING INSPECTIONS
ROOM 200, 95814-2998
(916) 264-5716
FAX (916) 264-7046
ECONOMIC DEVELOPMENT
ROOM 300, 95814-2987
(916) 264-7223
ENVIRONMENTAL SERVICES
ROOM 301, 95814-3982
(916) 264-7037
PLANNING
ROOM 200, 95814-2998
(916) 264-5381

SUMMARY

This item is presented at this time for approval of publication of title pursuant to City Charter, Section 32.


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 to August 25, 1992.


Respectfully submitted,


GARY L. STONEHOUSE
Planning Director

FOR CITY COUNCIL INFORMATION:

WALTER J. SLIPE
CITY MANAGER

APPROVED:


DIANNE GUZMAN, AICP
Director, Planning & Development

Contact Person:

Will Weitman, Principal Planner
(916) 264-5604

District No. 7
August 18, 1992

DG:GS:WW:vr

a:\cc8-18\p92-009:ppp
Attachment

002191



Call

OFFICE OF THE
CITY CLERK

VALÉRIE A. BURROWES, CMC/AAE
CITY CLERK

OPERATIONAL SERVICES

November 13, 1992

CITY OF SACRAMENTO
CALIFORNIA

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

PH 916-264-5426
FAX 916-264-7672

Niiya/Calpo/Hom/Dong Inc
2150 Capitol Avenue, Suite 200
Sacramento, CA. 95816

On November 10, 1992, the City Council took the following action(s) for property located at 2nd property east of northeast corner of Greenhaven Drive and Corporate Way: (P92-009)

Adopted Resolutions No. 92-845, No. 92-846, and Ordinance No. 92-068 ratifying negative declaration, Pocket Community Plan amendment to redesignate 1.27+ acres from Business/Professional Offices to Commercial/Shopping; Rezone 1.27+ vacant acres from Office Building (OB[PUD]) to General Commercial (C-2[PUD]) zone; Greenhaven Executive Park Planned Unit Development Schematic Plan amendment to redesignate Office and Commercial Square footages for three parcels; and Withdrew Mitigation Monitoring Plan.

Enclosed for your records, are fully certified copies of the above referenced documents.

Sincerely,

Valerie Burrowes
City Clerk

ds/10.2

Enclosure

cc: ~~Planning Division~~
Roger Swanson, 2121 Arden Way, Sacramento, CA. 95825

002132

- b. If an application for a building permit or other construction permit is filed for said parcel which is not in conformity with the proposed development plans and representations submitted by the applicant and as approved by the Planning Commission on June 25, 1992, on file in the office of the Planning Division, or any provision or modification thereof as subsequently reviewed and approved by the Planning Commission, no such permit shall be issued, and the Planning Division shall report the matter to the Planning Commission as provided for in Ordinance No. 3201, Fourth Series.

SECTION 2

The City Clerk of the City of Sacramento is hereby directed to amend the maps which are a part of said Ordinance No. 2550, Fourth Series, to conform to the provisions of this Ordinance.

SECTION 3

Rezoning of the property described in the attached exhibit(s) by the adoption of this Ordinance shall be deemed to be in compliance with the procedures for the rezoning of property prescribed in Ordinance No. 2550, Fourth Series, as said procedures have been affected by recent court decisions.

PASSED FOR PUBLICATION: August 18, 1992

PASSED: November 10, 1992

EFFECTIVE: December 10, 1992

ANNE RUDIN

MAYOR

ATTEST:

VALERIE BURROWES

CITY CLERK

P92-009

FOR CITY CLERK USE ONLY

002193

ORDINANCE NO.: 92-068

DATE ADOPTED: NOV 10 1992

Cont. to Nov. 10
~~39 days~~
Sept. 29

Cont. to Nov. 10

10.9

SACR

Median Strip

Access problem

DEPARTMENT OF
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO
CALIFORNIA

APPROVED BY CITY
COUNCIL 11-10-92

1231 I STREET
SACRAMENTO, CA

August 25, 1992

City Council
Sacramento, California

446-7741

ADMINISTRATION
ROOM 300, 95814-2987
(916) 264-5571
FAX (916) 264-7185
BUILDING INSPECTIONS
ROOM 200, 95814-2998
(916) 264-5716
FAX (916) 264-7046
ECONOMIC DEVELOPMENT
ROOM 300, 95814-2987
(916) 264-7223
ENVIRONMENTAL SERVICES
ROOM 301, 95814-3982
(916) 264-7037
PLANNING
ROOM 200, 95814-2998
(916) 264-5381

Honorable Members in Session:

- SUBJECT:
1. ENVIRONMENTAL DETERMINATION
 2. MITIGATION MONITORING PLAN
(WITHDRAWN BY STAFF)
 3. POCKET COMMUNITY PLAN AMENDMENT TO REDESIGNATE
1.27± ACRES FROM BUSINESS/PROFESSIONAL OFFICES TO
COMMERCIAL/SHOPPING
 4. REZONE 1.27± VACANT ACRES FROM OFFICE BUILDING
(OB[PUD]) TO GENERAL COMMERCIAL (C-2[PUD]) ZONE
 5. GREENHAVEN EXECUTIVE PARK PLANNED UNIT
DEVELOPMENT SCHEMATIC PLAN AMENDMENT TO
REDESIGNATE OFFICE AND COMMERCIAL SQUARE FOOTAGES
FOR THREE PARCELS (P92-009)

LOCATION: 2nd Property east of northeast corner of Greenhaven Drive and Corporate Way - DISTRICT NO. 7

OWNER: Roger Swanson, 2121 Arden Way, Sacramento, CA 95825
APPLICANT: Niiya/Calpo/Hom/Dong Inc., 2150 Capitol Avenue, Suite 200, Sacramento, CA 95816

SUMMARY

This is a request for a Pocket Community Plan Amendment of 1.27± vacant acres from Business/Professional Offices to Commercial/Shopping, a rezone from Office Building (PUD)

to General Commercial (PUD), and a Greenhaven Executive Park Schematic Plan Amendment to redesignate office and commercial square footages for three parcels within the PUD. The applicant proposes to develop a 11,850 square foot retail building. The Planning Commission and Planning Staff have reviewed the project and recommend approval of the request.

VOTE OF THE PLANNING COMMISSION

On June 25, 1992, the Planning Commission voted seven ayes and two absent to recommend approval of the request.

STAFF RECOMMENDATION

The Planning Commission and Planning Staff recommend the following action by the City Council:

1. Ratify the Negative Declaration;
2. Withdraw the Mitigation Monitoring Plan;
3. Adopt the attached Resolution approving the Pocket Community Plan Amendment to redesignate 1.27± acres from Business/Professional Offices to Commercial/Shopping;
4. Adopt the attached Ordinance to Rezone 1.27± vacant acres from Office Building (OB[PUD]) to General Commercial (C-2[PUD]) zone; and
5. Adopt the attached Resolution approving the Greenhaven Executive Park Planned Unit Development Schematic Plan Amendment to redesignate office and commercial square footages for three parcels.

BACKGROUND

The subject site is located at the second property east of the northeast corner of Greenhaven Drive and Corporate Way. The site is currently zoned Office Building (OB[PUD]). The site is designated Regional Commercial and Offices by the General Plan and Business/Professional Offices by the Pocket Community Plan. The site is also within the Greenhaven Executive Park Planned Unit Development. The proposed development includes a 11,850 square foot retail center. The retail center is proposed to consist of 9,350 square feet of retail, including a dry cleaners, and a 2,500 square foot, 81 seat, restaurant.

The request includes a Pocket Community Plan Amendment, a Rezone, and PUD Schematic Plan Amendment to redesignate the property from office to commercial development in order to

X construct a 11,850 square foot retail building. The development also required a special permit for building within a Planned Unit Development. The Special Permit was approved by the Planning Commission subject to conditions. The conditions relate to the design of the structure, as well as the location of driveways and circulation. A preliminary proposal for townhouse development has been submitted for the property adjacent to the proposed retail center. The Planning Commission required the retail developer to work with the townhouse developer in order to combine driveways and provide pedestrian access. The Planning Commission, as well as the neighborhood, expressed concerns regarding alcohol sales at the retail center. A condition has been placed on the development restricting the sale of alcohol for off-site consumption.

X A community meeting was held on May 6, 1992, to discuss all the projects within the Greenhaven Executive Park Planned Unit Development. The neighborhood expressed concern over the creation of a strip mall. They were also concerned with a convenience market selling alcohol in the area. Staff does not find this commercial center to be a typical strip center. It is a center designed to serve the surrounding office and residential development. It is also not an increase in the allowable commercial square footage for the PUD. Staff also has addressed the alcohol concerns by restricting the sale of alcohol for off-site consumption. The Planning Commission and Planning staff support the project.

The Environmental Services Manager has determined that the project, as proposed, will not have a significant impact to the environment; therefore, a Negative Declaration has been prepared. In compliance with Section 15070(B)1 of the California Environmental Quality Act Guidelines, the applicant has incorporated mandatory mitigation measures into the project plans to avoid identified effects of to mitigate such effects to a point where clearly no significant effects will occur. There were no mitigation measures, therefore, a mitigation monitoring plan was not developed.

FINANCIAL DATA

None.


POLICY CONSIDERATIONS

The project is consistent with the General Plan, and is consistent with the Pocket Community Plan as amended.

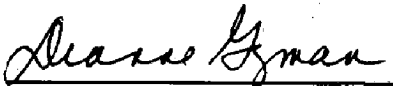
MBE/WBE EFFORTS

None.

Respectfully Submitted,


GARY L. STONEHOUSE
Planning Director

APPROVED BY:


DIANNE GUZMAN, AICP
Director of Planning & Development

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

August 25, 1992
District No. 7

CONTACT PERSON:

Will Weitman, Principal Planner
Cindy Gnos, Associate Planner
(916) 264-5604

DG:WW:cg:vr
P92-090.CC
Attachments

CERTIFIED AS TRUE COPY OF
Ordinance No. 92-068 4th Series

ORDINANCE NO. 92-068

DATE: NOV 18 1992
CERTIFIED

ADOPTED BY THE SACRAMENTO CITY COUNCIL

Valerie A. Burrows
City Clerk, City of Sacramento

ON DATE OF NOV 10 1992

ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, BY REMOVING PROPERTY LOCATED AT THE 2nd PROPERTY EAST OF NORTHEAST CORNER OF GREENHAVEN DRIVE AND CORPORATE WAY FROM 1.27± ACRES OB(PUD) AND PLACING THE SAME IN THE C-2(PUD) ZONE(S)

(P92-009) (APN:031-0053-019; 031-0054-001 & 003)

BE IT ENACTED BY THE COUNCIL OF THE CITY OF SACRAMENTO:

SECTION 1

The territory described in the attached exhibit(s) which is in the OB(PUD) zone(s) established by Ordinance No. 2550, Fourth Series, as amended, is hereby removed from said zone and placed in the C-2(PUD) zone.

This action rezoning the property described in the attached exhibit(s) is adopted subject to the following conditions and stipulations:

- a. A material consideration in the decision of the Planning Commission to recommend and the City Council to approve rezoning of the applicant's property is the development plans and representations submitted by the applicant in support of this request. It is believed said plans and representations are an integral part of such proposal and should continue to be the development program for the property.

FOR CITY CLERK USE ONLY

ORDINANCE NO. 92-068
032198
DATE ADOPTED: NOV 10 1992

- b. If an application for a building permit or other construction permit is filed for said parcel which is not in conformity with the proposed development plans and representations submitted by the applicant and as approved by the Planning Commission on June 25, 1992, on file in the office of the Planning Division, or any provision or modification thereof as subsequently reviewed and approved by the Planning Commission, no such permit shall be issued, and the Planning Division shall report the matter to the Planning Commission as provided for in Ordinance No. 3201, Fourth Series.

SECTION 2

The City Clerk of the City of Sacramento is hereby directed to amend the maps which are a part of said Ordinance No. 2550, Fourth Series, to conform to the provisions of this Ordinance.

SECTION 3

Rezoning of the property described in the attached exhibit(s) by the adoption of this Ordinance shall be deemed to be in compliance with the procedures for the rezoning of property prescribed in Ordinance No. 2550, Fourth Series, as said procedures have been affected by recent court decisions.

PASSED FOR PUBLICATION:

PASSED:

EFFECTIVE:

MAYOR

ATTEST:

CITY CLERK

P92-009

FOR CITY CLERK USE ONLY

002199

ORDINANCE NO.: _____

DATE ADOPTED: _____

LEGAL DESCRIPTION

THAT REAL PROPERTY SITUATED IN THE CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 3 AS SHOWN ON THE PARCEL MAP ENTITLED "PARCEL 'C' CERTIFICATE OF COMPLIANCE BOOK 830214, PAGE 790 OFFICIAL RECORDS", FILED IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY, CALIFORNIA ON AUGUST 30, 1990 IN BOOK 120 OF PARCEL MAPS, MAP NO. 22.

002300

CERTIFIED AS TRUE COPY
of Resolution No. 92-845

RESOLUTION NO. 92-845

ADOPTED BY THE SACRAMENTO CITY COUNCIL

NOV 18 1992

NOV 10 1992

DATE CERTIFIED Valerie Burrowes
CITY OF ERK. CITY OF SACRAMENTO

ON DATE OF _____

RESOLUTION AMENDING THE POCKET COMMUNITY PLAN TO
REDESIGNATE 1.27+ ACRES FROM BUSINESS/PROFESSIONAL OFFICES
TO COMMERCIAL/SHOPPING

(P92-009) (APN:031-0053-019; 031-0054-001 & 003)

WHEREAS, the City Council conducted a public hearing on NOV 10 1992 concerning the
above plan amendment and based on documentary and oral evidence submitted at the public
hearing, the Council hereby finds:

1. The proposed plan amendment is compatible with the surrounding uses;
2. The subject site is suitable for commercial development; and
3. The proposal is consistent with the policies of the City's General Plan.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Sacramento that
the area described on the attached Exhibits is hereby designated on the Pocket Community Plan
for Commercial/Shopping use(s).

ANNE RUDIN

MAYOR

ATTEST:

VALERIE BURROWES

CITY CLERK

002201

FOR CITY CLERK USE ONLY

92-845

RESOLUTION NO. _____

DATE ADOPTED: NOV 10 1992

**SACRAMENTO CITY PLANNING COMMISSION
VOTING RECORD**

Meeting Date
June 25, 1992
Item Number
8B
Permit Number
P92-009

ENTITLEMENTS

- | | |
|---|---|
| <input type="checkbox"/> GENERAL PLAN AMENDMENT | <input type="checkbox"/> TENTATIVE MAP |
| <input type="checkbox"/> COMMUNITY PLAN AMENDMENT | <input type="checkbox"/> SUBDIVISION MODIFICATION |
| <input type="checkbox"/> REZONING | <input type="checkbox"/> LOT LINE ADJUSTMENT |
| <input type="checkbox"/> SPECIAL PERMIT | <input type="checkbox"/> ENVIRONMENTAL DETERMINATION |
| <input type="checkbox"/> VARIANCE | <input checked="" type="checkbox"/> OTHER <u>Mitigation Monitoring Plan</u> |

Staff Recommendation
<input type="checkbox"/> Favorable <input type="checkbox"/> Unfavorable
<input type="checkbox"/> Correspondence
<input type="checkbox"/> Petition

LOCATION: <u>2nd property east of northeast corner</u>
<u>of Greenhaven Dr. & Corporate Way</u>

P
R
O
P
O
N
E
N
T
S

NAME	ADDRESS
<i>Randy Quan</i>	<i>2150 Capitol Ave., Ste. 200, Sacto. 95816</i>
<i>Randy Lum</i>	<i>50 Park Vista Cr., Sacto. 95831</i>
<i>Rudy Celso</i>	<i>2150 Capitol Ave., Ste. 200, Sacto. 95816</i>

O
P
P
O
N
E
N
T
S

NAME	ADDRESS

MOTION # _____

MOTION

	Yes	No	Motion	Second
BECERRA	<i>absent</i>			
CHINN	✓			
DONAHUE	✓			
HOLLICK	✓			✓
MYERS	✓			
REYNA	<i>absent</i>			
WALKER	✓		✓	
WEMMER	✓			
NOTESTINE	✓			

- | | |
|---|---|
| <input type="checkbox"/> To Approve | <input type="checkbox"/> To recommend approval & forward to City Council |
| <input type="checkbox"/> To Deny | <input type="checkbox"/> To recommend approval subject to cond. & forward to City Council |
| <input type="checkbox"/> To approve subject to cond. & based on find. of fact in staff report | <input type="checkbox"/> To ratify negative declaration |
| <input type="checkbox"/> To approve/deny based on find. of fact in staff report | <input type="checkbox"/> To continue to |
| <input type="checkbox"/> Intent to approve/deny subject to cond. & based on find. of fact due _____ | <input type="checkbox"/> <u>002204</u> |
| | meeting |
| | <input checked="" type="checkbox"/> Other <u>To withdraw</u> |

**SACRAMENTO CITY PLANNING COMMISSION
VOTING RECORD**

Meeting Date
June 25, 1992
Item Number
8C
Permit Number
P92-009

ENTITLEMENTS

- | | |
|--|--|
| <input type="checkbox"/> GENERAL PLAN AMENDMENT | <input type="checkbox"/> TENTATIVE MAP |
| <input checked="" type="checkbox"/> COMMUNITY PLAN AMENDMENT | <input type="checkbox"/> SUBDIVISION MODIFICATION |
| <input type="checkbox"/> REZONING | <input type="checkbox"/> LOT LINE ADJUSTMENT |
| <input type="checkbox"/> SPECIAL PERMIT | <input type="checkbox"/> ENVIRONMENTAL DETERMINATION |
| <input type="checkbox"/> VARIANCE | <input type="checkbox"/> OTHER _____ |

Staff Recommendation
<input checked="" type="checkbox"/> Favorable <input type="checkbox"/> Unfavorable
<input type="checkbox"/> Correspondence
<input type="checkbox"/> Petition

LOCATION: 2nd property east of northeast corner
of Greenhaven Dr. & Corporate Way

PROPOONENTS

NAME	ADDRESS
Randy Quan	2150 Capitol Ave, Ste 200, Sacto. 95816
Randy Lum	50 Park Vista Cr., Sacto. 95831
Rudy Calpo	2150 Capitol Ave., Ste. 200

OPPONENTS

NAME	ADDRESS

MOTION # _____

	Yes	No	Motion	Second
BECERRA	<i>absent</i>			
CHINN	✓			
DONAHUE	✓			
HOLLICK	✓			✓
MYERS	✓			
REYNA	<i>absent</i>			
WALKER	✓		✓	
WEMMER	✓			
NOTESTINE	✓			

MOTION

- | | |
|---|---|
| <input type="checkbox"/> To Approve | <input checked="" type="checkbox"/> To recommend approval & forward to City Council |
| <input type="checkbox"/> To Deny | <input type="checkbox"/> To recommend approval subject to cond. & forward to City Council |
| <input type="checkbox"/> To approve subject to cond. & based on find. of fact in staff report | <input type="checkbox"/> To ratify negative declaration |
| <input type="checkbox"/> To approve/deny based on find. of fact in staff report | <input type="checkbox"/> To continue to _____ |
| <input type="checkbox"/> Intent to approve/deny subject to cond. & based on find. of fact due _____ | <input type="checkbox"/> meeting 002205 |
| | <input type="checkbox"/> Other _____ |

**SACRAMENTO CITY PLANNING COMMISSION
VOTING RECORD**

Meeting Date
June 25, 1992
Item Number
8D
Permit Number
P92-009

ENTITLEMENTS

- | | |
|---|--|
| <input type="checkbox"/> GENERAL PLAN AMENDMENT | <input type="checkbox"/> TENTATIVE MAP |
| <input type="checkbox"/> COMMUNITY PLAN AMENDMENT | <input type="checkbox"/> SUBDIVISION MODIFICATION |
| <input checked="" type="checkbox"/> REZONING | <input type="checkbox"/> LOT LINE ADJUSTMENT |
| <input type="checkbox"/> SPECIAL PERMIT | <input type="checkbox"/> ENVIRONMENTAL DETERMINATION |
| <input type="checkbox"/> VARIANCE | <input type="checkbox"/> OTHER _____ |

Staff Recommendation
<input checked="" type="checkbox"/> Favorable <input type="checkbox"/> Unfavorable
<input type="checkbox"/> Correspondence
<input type="checkbox"/> Petition

LOCATION: 2nd property east of northeast corner
of Greenhaven Dr. & Corporate Way

PROPOONENTS

NAME	ADDRESS
Randy Quan	2150 Capitol Ave, Ste. 200, Sacto. 95816
Randy Lum	50 Park Vista Cr., Sacto. 95831
Rudy Calpo	2150 Capitol Ave., Ste. 200, Sacto. 95816

OPPOONENTS

NAME	ADDRESS

MOTION # _____

MOTION

	Yes	No	Motion	Second
BECERRA	absent			
CHINN	✓			
DONAHUE	✓			
HOLLICK	✓			✓
MYERS	absent			
REYNA	absent			
WALKER	✓		✓	
WEMMER	✓			
NOTESTINE	✓			

- | | |
|---|---|
| <input type="checkbox"/> To Approve | <input checked="" type="checkbox"/> To recommend approval & forward to City Council |
| <input type="checkbox"/> To Deny | <input type="checkbox"/> To recommend approval subject to cond. & forward to City Council |
| <input type="checkbox"/> To approve subject to cond. & based on find. of fact in staff report | <input type="checkbox"/> To ratify negative declaration |
| <input type="checkbox"/> To approve/deny based on find. of fact in staff report | <input type="checkbox"/> To continue to _____ meeting |
| <input type="checkbox"/> Intent to approve/deny subject to cond. & based on find. of fact due _____ | <input type="checkbox"/> Other <u>002206</u> |

**SACRAMENTO CITY PLANNING COMMISSION
VOTING RECORD**

Meeting Date
June 25, 1992
Item Number
8E
Permit Number
P92-009

ENTITLEMENTS

- | | |
|--|--|
| <input type="checkbox"/> GENERAL PLAN AMENDMENT | <input type="checkbox"/> TENTATIVE MAP |
| <input type="checkbox"/> COMMUNITY PLAN AMENDMENT | <input type="checkbox"/> SUBDIVISION MODIFICATION |
| <input type="checkbox"/> REZONING | <input type="checkbox"/> LOT LINE ADJUSTMENT |
| <input checked="" type="checkbox"/> SPECIAL PERMIT | <input type="checkbox"/> ENVIRONMENTAL DETERMINATION |
| <input type="checkbox"/> VARIANCE | <input type="checkbox"/> OTHER _____ |

Staff Recommendation
 Favorable Unfavorable w/conds.
 Correspondence
 Petition

LOCATION: 2nd property east of northeast corner
of Greenhaven Dr. & Corporate Way

P
R
O
P
O
N
E
N
T
S

NAME	ADDRESS
Randy Q. van	2150 Capitol Ave., Ste. 200, Sacto. 95816
Randy Lum	50 Park Vista Cr., Sacto. 95831
Rudy Calpo	2150 Capitol Ave., Ste. 200, Sacto. 95816

O
P
P
O
N
E
N
T
S

NAME	ADDRESS

MOTION # _____

MOTION

	Yes	No	Motion	Second
BECERRA	<i>absent</i>			
CHINN	✓			
DONAHUE	✓			
HOLLICK	✓			✓
MYERS	✓			
REYNA	<i>absent</i>			
WALKER	✓		✓	
WEMMER	✓			
NOTESTINE	✓			

- | | |
|---|---|
| <input type="checkbox"/> To Approve | <input type="checkbox"/> To recommend approval & forward to City Council |
| <input type="checkbox"/> To Deny | <input type="checkbox"/> To recommend approval subject to cond. & forward to City Council |
| <input checked="" type="checkbox"/> To approve subject to cond. & based on find. of fact in staff report
<i>Reminded</i> | <input type="checkbox"/> To ratify negative declaration |
| <input type="checkbox"/> To approve/deny based on find. of fact in staff report | <input type="checkbox"/> To continue to _____ |
| <input type="checkbox"/> Intent to approve/deny subject to cond. & based on find. of fact due _____ | <input type="checkbox"/> meeting |
| | <input type="checkbox"/> Other <u>002207</u> |

SACRAMENTO CITY PLANNING COMMISSION
VOTING RECORD

Meeting Date
June 25, 1992
Item Number
8A
Permit Number
P92-009

ENTITLEMENTS

- GENERAL PLAN AMENDMENT
- COMMUNITY PLAN AMENDMENT
- REZONING
- SPECIAL PERMIT
- VARIANCE
- TENTATIVE MAP
- SUBDIVISION MODIFICATION
- LOT LINE ADJUSTMENT
- ENVIRONMENTAL DETERMINATION
- OTHER _____

Staff Recommendation
 Favorable Unfavorable
 Correspondence
 Petition

LOCATION: 2nd property east of northeast corner
of Greenhaven Dr. & Corporate Way

PROPOONENTS

NAME	ADDRESS
<i>Randy Guan</i>	<i>2150 Capital Ave., Ste. 200, Sacto. 95816</i>
<i>Randy Lum</i>	<i>50 Park Vista Cv, Sacto. 95831</i>
<i>Rudy Calpo</i>	<i>2150 Capital Ave., Ste. 200, Sacto. 95816</i>

OPPOONENTS

NAME	ADDRESS

MOTION # _____

MOTION

	Yes	No	Motion	Second
BECERRA	<i>absent</i>			
CHINN	✓			
DONAHUE	✓			
HOLLICK	✓			✓
MYERS	✓			
REYNA	<i>absent</i>			
WALKER	✓			✓
WEMMER	✓			
NOTESTINE	✓			

- To Approve
- To Deny
- To approve subject to cond. & based on find. of fact in staff report
- To approve/deny based on find. of fact in staff report
- Intent to approve/deny subject to cond. & based on find. of fact due _____
- To recommend approval & forward to City Council
- To recommend approval subject to cond. & forward to City Council
- To ratify negative declaration
- To continue to _____ meeting
- Other 00220

SACRAMENTO CITY PLANNING COMMISSION
VOTING RECORD

Meeting Date
June 25, 1992

Item Number
8F

Permit Number
P92-009

ENTITLEMENTS

- GENERAL PLAN AMENDMENT TENTATIVE MAP
- COMMUNITY PLAN AMENDMENT SUBDIVISION MODIFICATION
- REZONING LOT LINE ADJUSTMENT
- SPECIAL PERMIT ENVIRONMENTAL DETERMINATION
- VARIANCE OTHER Amend PUD Schematic Plan

Staff Recommendation
 Favorable Unfavorable

Correspondence
 Petition

LOCATION: 2nd property east of northeast corner
of Greenhaven Dr. & Corporate Way

PRO-
PONENTS

NAME	ADDRESS
<i>Randy Quan</i>	<i>2150 Capitol Ave., Ste. 200, Sacto. 95816</i>
<i>Randy Lum</i>	<i>50 Park Vista Cr., Sacto. 95831</i>
<i>Randy Calpa</i>	<i>2150 Capitol Ave., Ste. 200, Sacto. 95816</i>

OP-
PONENTS

NAME	ADDRESS

MOTION # _____

	Yes	No	Motion	Second
BECERRA	<i>absent</i>			
CHINN	✓			
DONAHUE	✓			
HOLLICK	✓			✓
MYERS	✓			
REYNA	<i>absent</i>			
WALKER	✓		✓	
WEMMER	✓			
NOTESTINE	✓			

MOTION

- To Approve
- To Deny
- To approve subject to cond. & based on find. of fact in staff report
- To approve/deny based on find. of fact in staff report
- Intent to approve/deny subject to cond. & based on find. of fact due _____
- To recommend approval & forward to City Council
- To recommend approval subject to cond. & forward to City Council
- To ratify negative declaration
- To continue to _____ meeting
- Other 002208

PROJECT SITE

SACRAMENTO

YOLO COUNTY

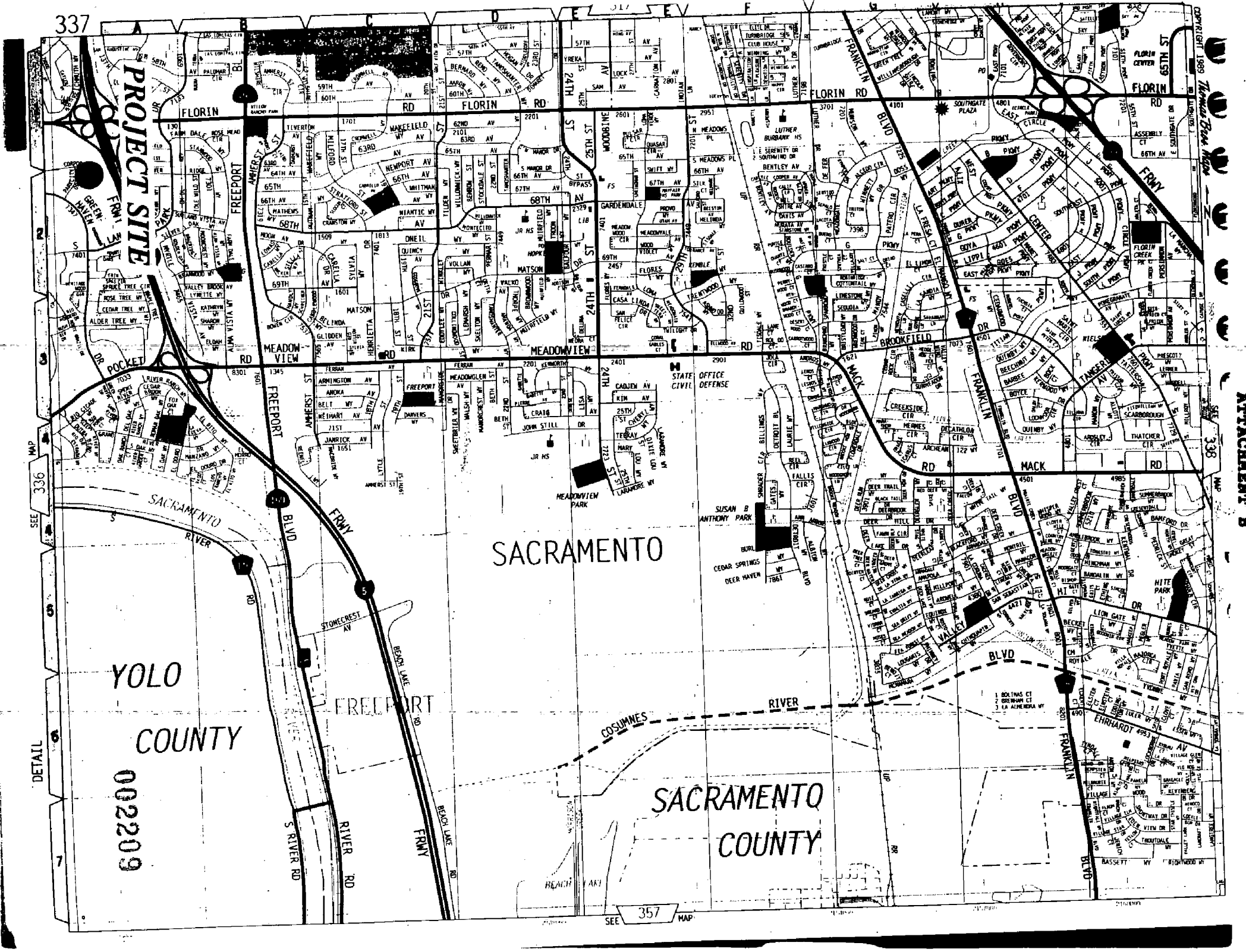
SACRAMENTO COUNTY

002209

SEE MAP 336

SEE MAP 357

ATTACHMENT B



COPYRIGHT 1989 Thomas Cook Maps

MAP 338

MAP 357

CITY PLANNING COMMISSION

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

APPLICANT	Niiya/Calpo/Hom/Dong Inc., 2150 Capitol Avenue, Suite 200, Sacramento, California 95816		
OWNER	Roger Swanson, 2121 Arden Way, Sacramento, California 95825		
PLANS BY	Niiya/Calpo/Hom/Dong Inc., 2150 Capitol Avenue, Suite 200, Sacramento, California 95816		
FILING DATE	January 15, 1992	ENVIR DET	Negative Declaration
		REPORT BY	Cindy Goos
ASSESSOR'S PCL. NO.	031-0053-019, 031-0054-001 and 003		

- APPLICATION:**
- A. Negative Declaration;
 - B. Mitigation Monitoring Plan (Withdrawn);
 - C. Pocket Community Plan Amendment of 1.27± vacant acres from Business/Professional Offices to Commercial/Shopping;
 - D. Rezone of 1.27± vacant acres from Office Building (OB{PUD}) to General Commercial (C-2{PUD});
 - E. Special Permit to develop a 11,850 square foot retail center on 1.27± vacant acres in the proposed General Commercial - Greenhaven Executive Park Planned Unit Development (C-2{PUD}) zone; and
 - F. Greenhaven Executive Park Planned Unit Development Schematic Plan Amendment to redesignate office and commercial square footages for three parcels.

LOCATION: 2nd Property East of the Northeast Corner of Greenhaven Drive and Corporate Way (Council District 7)

PROPOSAL: The applicant is requesting the necessary entitlements in order to construct an 11,850 square foot retail center.

PROJECT INFORMATION:

General Plan Designation:	Regional Commercial & Offices
Pocket Community Plan Designation:	Business/Professional Offices
Existing Zoning of Site:	OB(PUD)
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:		Setbacks:	Required	Provided
North:	Vacant; OB(PUD)	Front:	50'	97'
South:	Apartments; R-3-R	Side(East):	0'	20'
East:	Vacant & Day Care; OB & C-2(PUD)	Side(West):	0'	46'
West:	Bank; OB(PUD)	Rear:	0'	13'

APPLC.NO. P92-009

MEETING DATE June 25, 1992

ITEM NO. 8

002210

Property Dimensions:	196' x 302' ±
Property Area:	1.27 ± acres
Parking Required:	64 spaces
Parking Provided:	64 spaces
Total Square Footage of Building:	11,850 square feet
Square Footage of Retail:	9,350 square feet
Square Footage of Restaurant:	2,500 square feet
Number of Seats in Restaurant:	81 seats
Height of Building:	26 feet, one story
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Exterior Building Materials:	Cement Plaster with Tile Wainscot
Roof Materials:	Asphalt Shingles

BACKGROUND INFORMATION: On January 25, 1983, the Sacramento City Council approved the necessary entitlements (P82-039) to establish the Greenhaven Executive Park Planned Unit Development (PUD). The approved project consisted of two phases. The approved square footage for Phases I and II consist of the following:

<u>APPROVED BUILDING SQUARE FOOTAGE:</u>	839,360 Square Feet
Office-Business:	630,360
Commercial:	16,000
Motor Lodge:	185,000
Restaurant:	8,000

The subject site under consideration is in Phase I of the PUD. The applicant proposes to revise Phase I of the Greenhaven Executive Park Schematic Plan by trading the allowable square footage for office and commercial development. There are currently four projects within the PUD that modify the approved square footage within the PUD. There are also two preliminary reviews for development within the PUD, and one proposal adjacent to the PUD. One of the projects (P92-134), is proposing to eliminate the motor lodge and restaurant sites along with 160,000 square feet of office square footage in order to develop a residential subdivision. The second project (P92-031), is the development of a 15,500 square foot office building. This is an increase in the approved square footage, however, the applicant is requesting a Schematic Plan Amendment to exchange the square footage from another site within the PUD. A third proposal (P91-246) is a request to develop a 32,484 square foot office building. This is also an increase in the office square footage within the PUD. The applicant, however, is not requesting an exchange of any square footage within the PUD. The proposed project (P92-009), in conjunction with all the other submitted applications includes an 175,000 square foot reduction to the approved office square footage. All formal applications submitted within the PUD, if approved, would result in the following uses:

APPLC.NO. P92-009

MEETING DATE June 25, 1992

ITEM NO. 8

002211

PROPOSED PUD DEVELOPMENT:

Total Square Footage:	488,194 square feet
Office-Business:	460,344 square feet
Commercial:	27,850 square feet
Residential Development:	16± acres

The preliminary reviews of projects located within the PUD include another exchange of office square footage, and the elimination of 88,000 square feet of office space for the development of townhomes. The application (P91-340) directly adjacent to the PUD, is a rezone from Standard Single Family (R-1) to allow the construction of 11,610 square feet of office.

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site consists of 1.27± vacant acres in the Office Building (OB{PUD}) zone. The site is located within the Greenhaven Executive Park Planned Unit Development. The General Plan designates the site Regional Commercial and Offices. The Pocket Community Plan designates the site Business/Professional Offices. The surrounding land use and zoning includes vacant land, zoned OB(PUD), to the north; apartments, zoned R-3-R, to the south; vacant land and a day care center, zoned OB(PUD) and C-2(PUD), to the east; and a bank, zoned OB(PUD), to the west.

B. Applicant's Proposal

The applicant is requesting the necessary entitlements to construct a 11,850 square foot retail center. The center will consist of 9,350 square feet of retail, including a dry cleaners, and a 2,500 square foot, 81 seat, restaurant (Floor Plan - Exhibit D).

C. Policy Considerations

The General Plan designates the site Regional Commercial & Offices. The Pocket Community Plan designates the site Business/Professional Offices. The applicant has requested an amendment of the Pocket Community Plan to redesignate the site for Commercial/Shopping land uses. The applicant is also requesting a rezone (Exhibit A) of the site from Office Building (OB{PUD}) to General Commercial (C-2{PUD}). In order to allow the retail development, an amendment of the Greenhaven Executive Park Planned Unit Development Schematic Plan (Exhibit B). Staff has no objection to the redesignation of the site to commercial. There currently is an application undergoing environmental review which redesignates the commercial area in the PUD for residential purposes. The nature of the proposed retail will serve the adjacent residential development under construction, as well as the office development within the Greenhaven Executive Park.

APPLC.NO. P92-009

MEETING DATE June 25, 1992

ITEM NO. 8

002212

The project is consistent with the following General Plan policies:

Section 2-16, Policy 3: Establish guidelines for mixed use projects and allow these uses in urbanized areas of the City where development is planned.

Section 4-16, Goal B: Promote development of mixed use regional commercial and office projects.

Section 4-16, Policy 1: Strongly encourage new regional commercial and office centers to incorporate accessory uses.

Section 4-16, Goal A: Ensure that all areas are adequately served by neighborhood/community shopping districts.

Section 4-18, Goal B: Promote mixed use development of neighborhood/community commercial districts.

The uses allowed within the Greenhaven Executive Park PUD Guidelines for the commercial zones include, but are not limited to the following:

- Office support uses, such as blueprinting, printing, copying shops, stationery;
- Restaurants (excluding drive-in and/or fast food);
- Private club-social center, except in Phase II - Airport Influence Zone;
- Banks/savings and loan; and
- Hotel/motel/motor lodge.

Staff, and the neighbors, have additional concerns which are not addressed by the above list. Planning staff recommend that there be a condition placed upon the site which further limits the zoning to prohibit the sale of alcoholic beverages for off-site consumption. This would eliminate a market selling alcohol, but not eliminate a small market which could serve the surrounding offices.

D. Site Plan Design

The submitted site plan (Exhibit C), locates the proposed retail building to the rear of the property with the parking in front. The plans indicate a 30 foot wide landscape setback along Greenhaven Drive as required by the PUD Guidelines. This 30 foot landscape setback shall be a clear 30 feet. No parking stall overhangs should be within the 30 foot landscape setback. There is also landscaping provided along the east and west property lines. The applicant should submit a detailed landscape and irrigation plan for review and approval of the Planning Director prior to the issuance of Building Permits. The landscaping along Greenhaven Drive should be consistent with the other parcels in the PUD. It should consist of three to four foot undulating berms with evergreen trees, shrubs, and groundcover. The parking area shall also meet the 50 percent shading requirements of the Zoning Ordinance.

APPLC.NO. P92-009

MEETING DATE June 25, 1992

ITEM NO. 8

002213

The required parking for the 81 seat restaurant and 9,350 square feet of retail is 64 spaces. The submitted site plan indicates 64 spaces provided. There is a single compact parking stall, however, located between the access to the bank and the west driveway which should be eliminated. The maneuvering area for this space is too near the main driveway entrance. The provision of an additional space may be accomplished by increasing the amount of compact spaces to the maximum 40 percent or reducing the width of the standard stalls to the minimum eight feet. The submitted plans indicate the parking stalls to be nine feet wide. The site plan also indicates an outdoor seating area. Although staff encourages the outdoor seating, the total number of seats for the restaurant, indoor and outdoor, can not exceed 81 due to the number of parking spaces provided.

There is a 26 foot wide reciprocal access and drainage easement to the rear of the property. The applicant is proposing to use these access easement to enter the express parkway for the proposed dry cleaners on the western end of the building. This allows a visitor to enter using the proposed eastern driveway, circle behind the building, drive through the express parkway, and exit through the existing western driveway.

The trash enclosure is located in the northwest corner of the subject site. It shall meet the requirements of the Zoning Ordinance including the recycling provisions and solid metal gates.

E. Building Design

The proposed building materials (Exhibit E) consist of cement plaster with a ceramic tile wainscot. This is inconsistent with the existing brick materials within the PUD. Staff suggests the applicant submit revised elevations for review and approval of the Planning Director prior to the issuance of Building Permits. The revised elevations should include brick on the exterior columns, parapet wall, and the east and north elevations. The north elevation also needs additional embellishments to benefit the adjacent parcel to the north. The elevations should maintain the ceramic tile, however, it should be as accents rather than as a wainscot. The fascia should be cement plaster or precast concrete with reveals. The fascia decoration should be continued around the entire building. The submitted plans indicate asphalt shingles as the colonnade roof material. The applicant should use an alternate roof material which is more appropriate with a brick exterior. The applicant should also submit a roof plan. The aluminum store front windows submitted on the plans should be factory finished color (baked enamel), not anodized.

F. Signage

The applicant has not submitted a sign program for the development, however, two monument signs are indicated on the site plan. The Greenhaven Executive Park PUD Guidelines limit the detached signs to one per parcel with a maximum of 48 square feet. The detached and attached signage should meet the size and location requirements of the PUD Guidelines. The applicant shall submit a sign program for review and approval of the Planning Director prior to the issuance of Building Permits.

APPLC.NO. P92-009

MEETING DATE June 25, 1992

ITEM NO. 8

002214

G. Agency Comments

The proposed project was reviewed by Traffic Engineering, Engineering Development Services, Building Inspections, and the Fire Department. The following comments were received:

Traffic Engineering

1. Driveways shall be a minimum 150 feet off-set from, or shall be aligned with, existing and/or proposed driveways on the south side of Greenhaven Drive.
2. Eliminate the single compact parking space between the access to the bank and the west driveway.
3. It is recommended that the site be served by only one driveway. The single driveway should be located near the center of the project site (with exact location subject to the approval of the Traffic Engineer) and access easements to the west should be granted.

Engineering Development Services

1. Provide reciprocal ingress, egress and maneuvering easements.
2. Provide a reciprocal drainage easement within the common driveways.
3. On-site grading, paving and drainage shall be approved by Public Works prior to issuance of a Building Permit.
4. Notice: Property to be developed in accordance with this special permit may be subject to flooding. Interested parties should ascertain whether and to what extent such flooding may occur. The applicable base flood elevations for the property should be reviewed. Base flood elevations are contained in the U.S. Army Corps of Engineers Flood Insurance Study Wording Map for the Sacramento Community, dated January 1989, available for review at the City of Sacramento's Public Works Department, Development Services Division, Room 100, 927 10th Street.
5. Note: Fair share of the traffic signal was paid with P90-159.

H. Neighborhood Comments

A community meeting was held on May 6, 1992, to discuss all the projects within the Greenhaven Executive Park Planned Unit Development. The neighborhood expressed concern over the creation of a strip mall. They were also concerned with a convenience market selling alcohol in the area.

Staff does not find this commercial center to be a typical strip center. It is a center designed

APPLC.NO. P92-009

MEETING DATE June 25, 1992

ITEM NO. 8

002215

to serve the surrounding office and residential development. It is also not an increase in the allowable commercial square footage for the PUD. Staff also has addressed the alcohol concerns by restricting the sale of alcohol for off-site consumption.

ENVIRONMENTAL DETERMINATION: The Environmental Services Manager has determined that the project, as proposed, will not have a significant impact to the environment; therefore, a Negative Declaration has been prepared. There were no mitigation measures, therefore, there is no Mitigation Monitoring Plan.

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

- A. Ratify the Negative Declaration;
- B. Withdraw the Mitigation Monitoring Plan;
- C. Recommend approval of the Pocket Community Plan Amendment of 1.27 ± vacant acres from Business/Professional Offices to Commercial/Shopping and forward to City Council;
- D. Recommend approval of the Rezone of 1.27 ± vacant acres from Office Building (OB{PUD}) to General Commercial (C-2{PUD}) and forward to City Council;
- E. Approve the Special Permit to develop a 11,850 square foot retail center subject to conditions and based upon findings of fact which follow; and
- F. Recommend approval of the Greenhaven Executive Park Planned Unit Development Schematic Plan Amendment to redesignate office and commercial square footages for three parcels and forward to City Council.

Conditions

- 1. There shall be no sale of alcoholic beverages for off-site consumption on the site.
- 2. The applicant shall submit a detailed landscape and irrigation plan for review and approval of the Planning Director prior to the issuance of Building Permits. The landscaping along Greenhaven Drive shall consist of three to four foot undulating berms with evergreen trees, shrubs, and groundcover. The landscape area shall be a clear 30 feet, with no parking stall overhang. The parking area shall also meet the 50 percent shading requirements of the Zoning Ordinance.
- 3. The single compact parking stall located between the access to the bank and the west driveway shall be eliminated. An additional space shall be included someplace else on the site.
- 4. The total number of seats for the restaurant(s), indoor and outdoor, shall not exceed 81.

APPLC.NO. P92-009

MEETING DATE June 25, 1992

ITEM NO. 8

002216

5. The trash enclosure shall comply with the requirements of the Zoning Ordinance including the recycling requirements and solid metal gates.
6. The applicant shall submit revised elevations for review and approval of the Planning Director prior to the issuance of Building Permits. The revised elevations shall may include the following:
 - a. brick on the exterior columns, parapet wall, and the east and north elevations;
 - b. additional embellishments on the north elevation to benefit the adjacent parcel to the north;
 - c. ~~the elevations shall maintain the ceramic tile, however, it shall be used as accents rather than as a wainscot on the elevations; (CPC amended)~~
 - d. ~~the fascia shall be cement plaster or precast concrete fascia with reveals; (CPC amended)~~
 - e. ~~the fascia decoration shall be continued~~ *continue the fascia decoration* around the entire building; *(CPC amended)*
 - f. an alternate colonnade roof material which is more appropriate with a brick exterior;
 - g. the applicant shall submit a roof plan; and
 - h. The aluminum store front windows ~~shall be with a factory finished color (baked enamel), not rather than anodized. (CPC amended)~~
7. The applicant shall submit a sign program for review and approval of the Planning Director prior to the issuance of Building Permits. The detached and attached signage shall meet the size and location requirements of the PUD Guidelines.
8. The development shall comply with the Greenhaven Executive Park Planned Unit Development Guidelines.
9. Prior to the issuance of a Certificate of Occupancy, the site shall be inspected by the Planning Division to ensure compliance with the conditions.
10. The applicant shall provide reciprocal ingress, egress and maneuvering easements. *Driveways shall be provided to the satisfaction of the City Traffic Engineer. (CPC amended)*
11. The applicant shall provide a reciprocal drainage easement within the common driveways.
12. On-site grading, paving and drainage shall be approved by Public Works prior to issuance of a Building Permit.
13. *The applicant shall work with staff to include "pedestrian friendly" features on the revised site plan, such as brick pavers or a different textured walkway from the retail use*

to the property to the north and east of the subject site and Greenhaven Drive to the south. (CPC added)

Findings of Fact - Special Permit

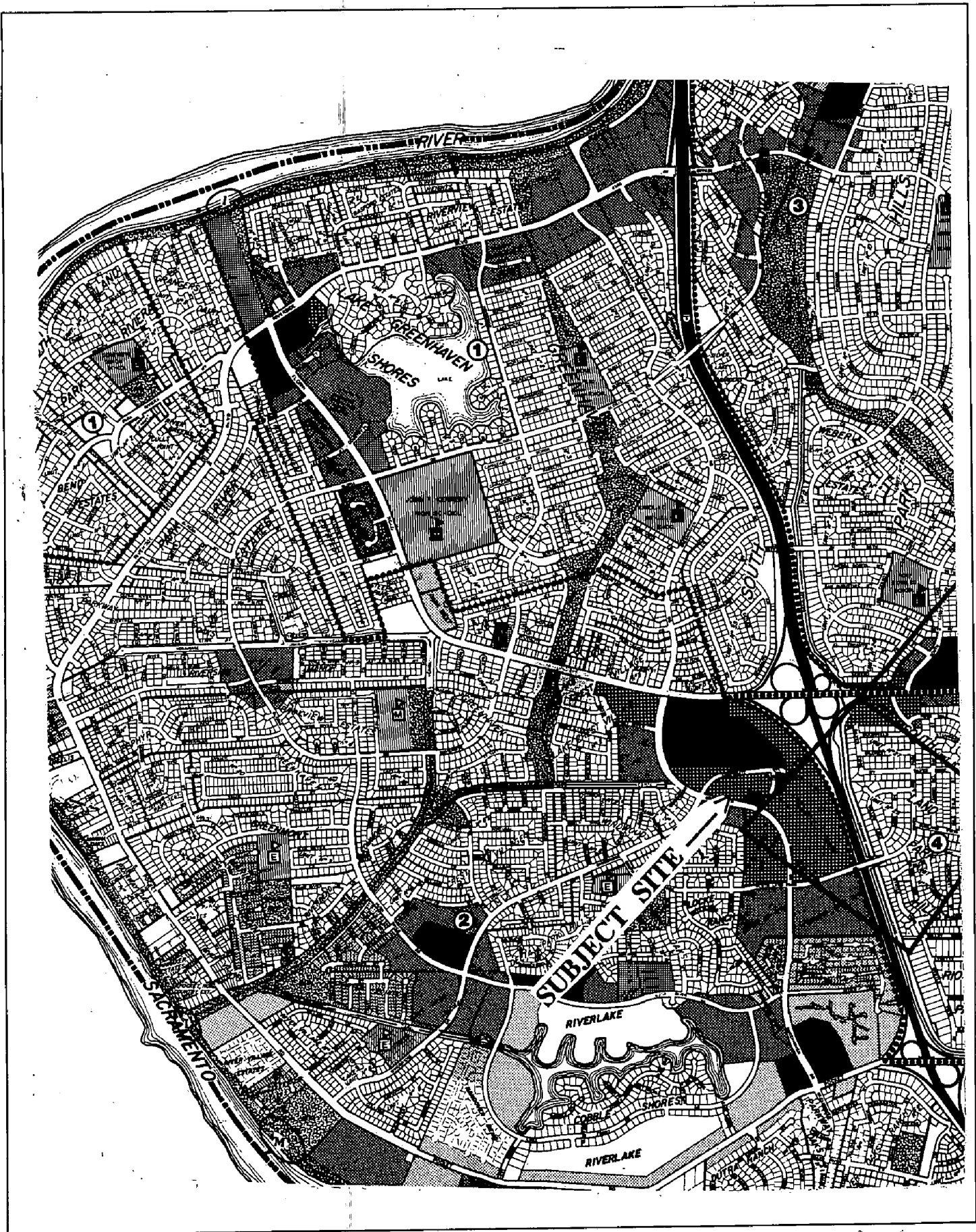
1. The project, as conditioned, is based upon sound principles of land use in that the proposed retail development is compatible with the surrounding area which includes commercial and office uses.
2. The project, as conditioned, will not be detrimental to the public welfare nor result in the creation of a public nuisance in that adequate parking, circulation and landscaping has been provided.
3. The project is consistent with the General Plan which designates the site Regional Commercial and Offices, and the Pocket Community Plan which is being amended to designate the site Commercial/Shopping.

APPLC.NO. P92-009

MEETING DATE June 25, 1992

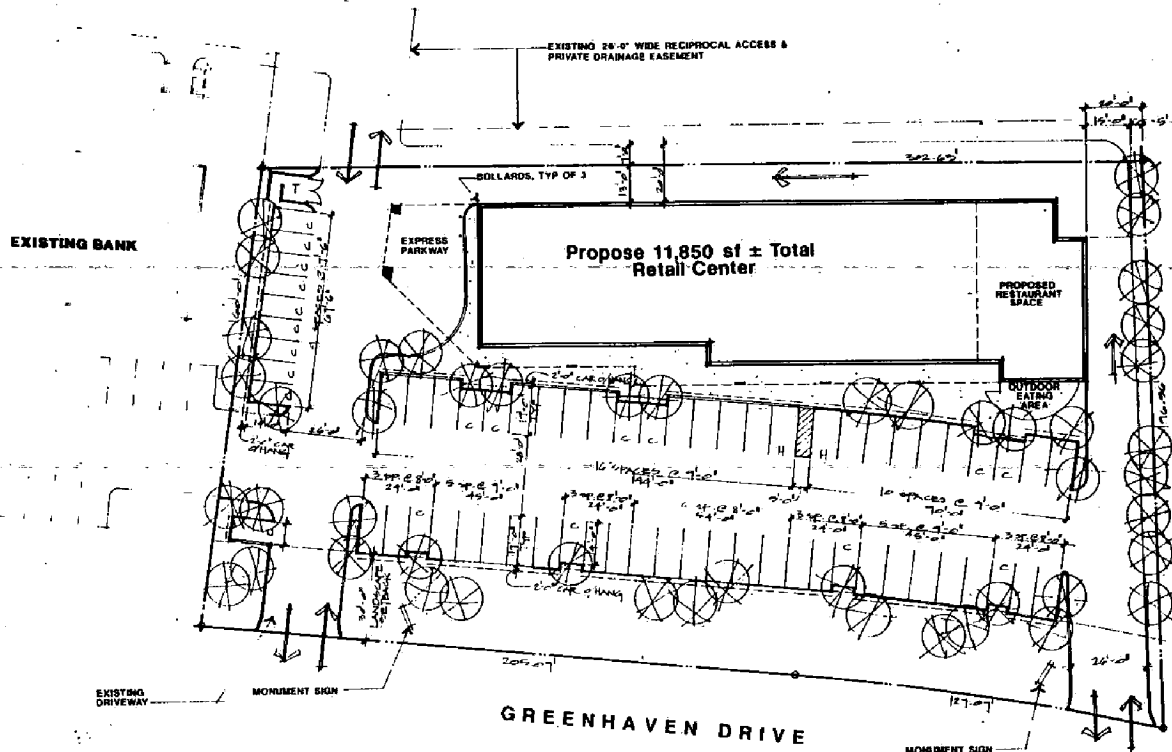
ITEM NO. 8

002218



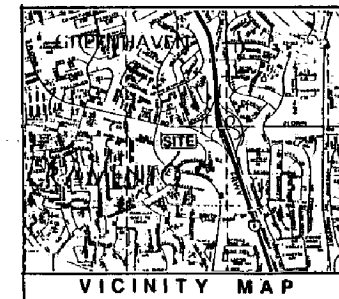
VICINITY MAP

002215

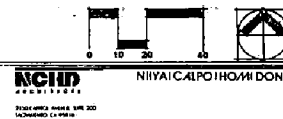


SITE TABULATION

City of Sacramento
 APN: 031-0053-019
 Parcel Size: 1.27 Acres±
 Present Zoning: OB(PUD)
 Propose Zoning: C-2(PUD)
 Community Plan Amendment
 Schematic Plan Amendment
 Special Permit
 Propose Use: Total 11,850 sf± Retail
 Center Including 2,500 sf±
 Restaurant
 Propose Parking: 64 Total Spaces
 37 Spaces for 9,350 sf± Retail
 27 Spaces for 2,500 sf± Restaurant
 Required Parking: 64 Total Spaces

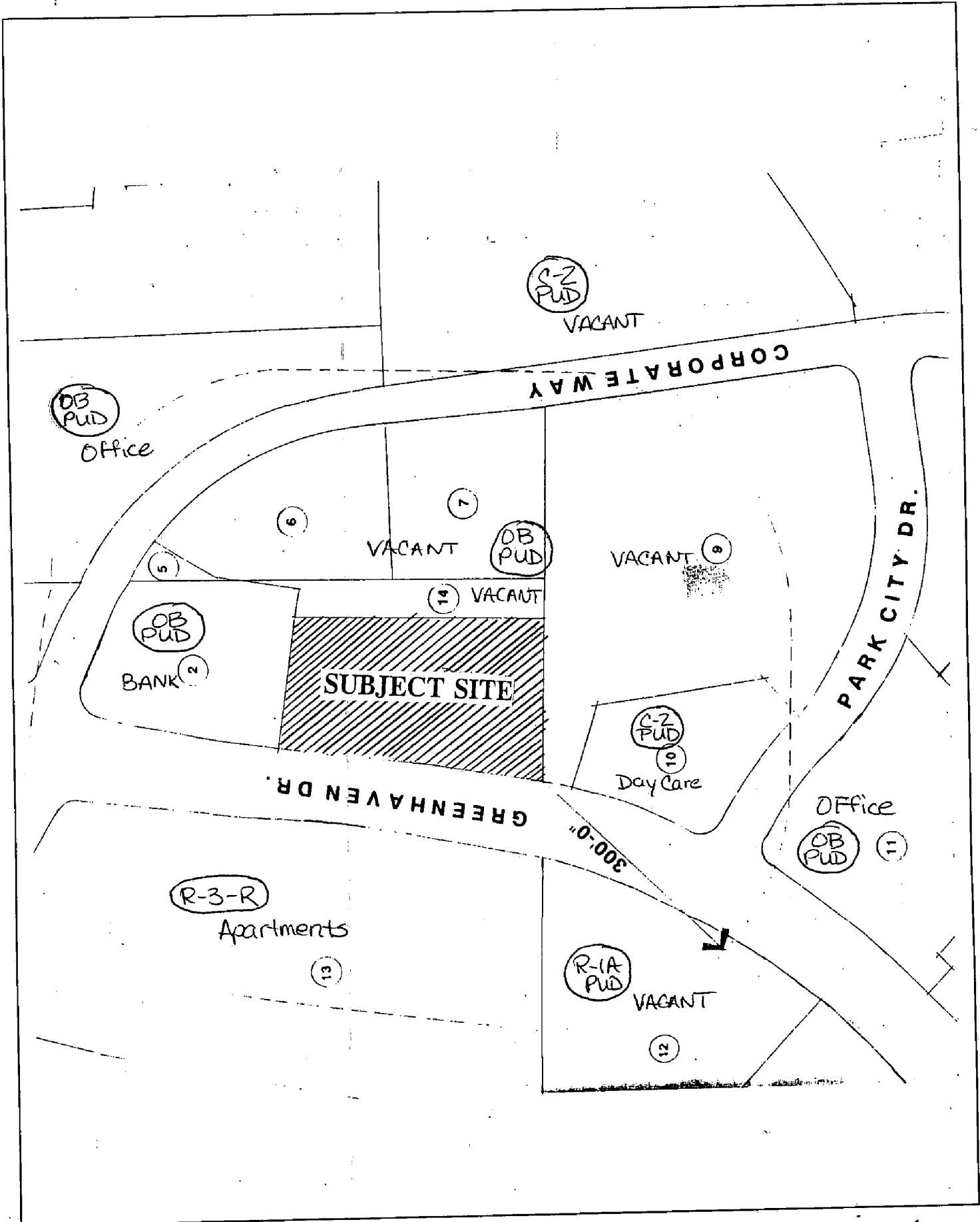


SITE PLAN GREENHAVEN STATION



002220

Revised 5-26-92
 P92-009

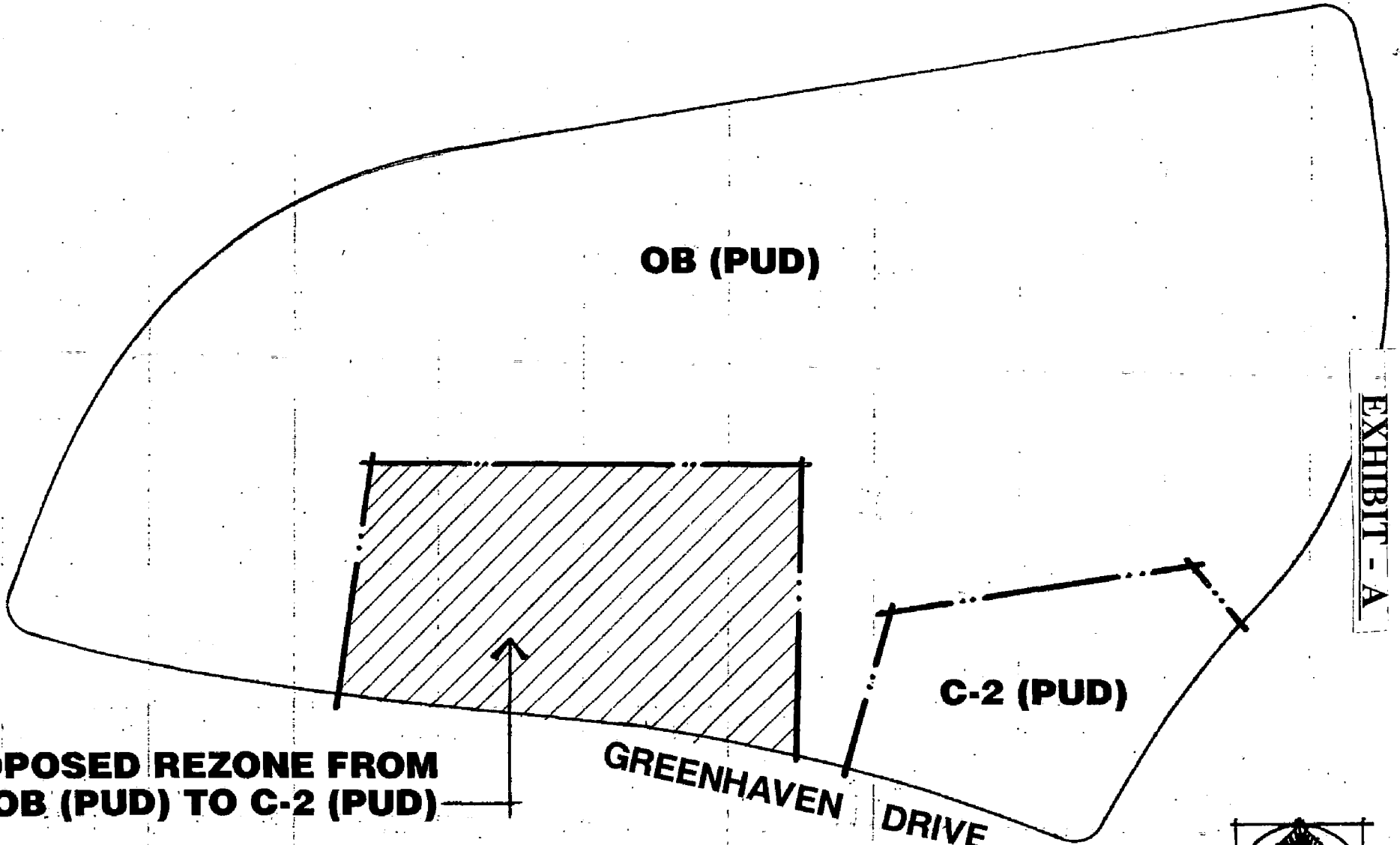


LAND USE & ZONING MAP

002222

P92-009

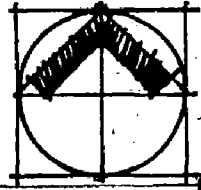
June 25, 1992



**PROPOSED REZONE FROM
OB (PUD) TO C-2 (PUD)**

GREENHAVEN DRIVE

EXHIBIT - A



REZONE EXHIBIT GREENHAVEN STATION

SCALE: 1" = 100'-0"

NCHD
ARCHITECTS

NIYAI CALPOI HOMI DONG

2150 CAPITOL AVENUE, SUITE 200
SACRAMENTO, CA 95816

P 92 009

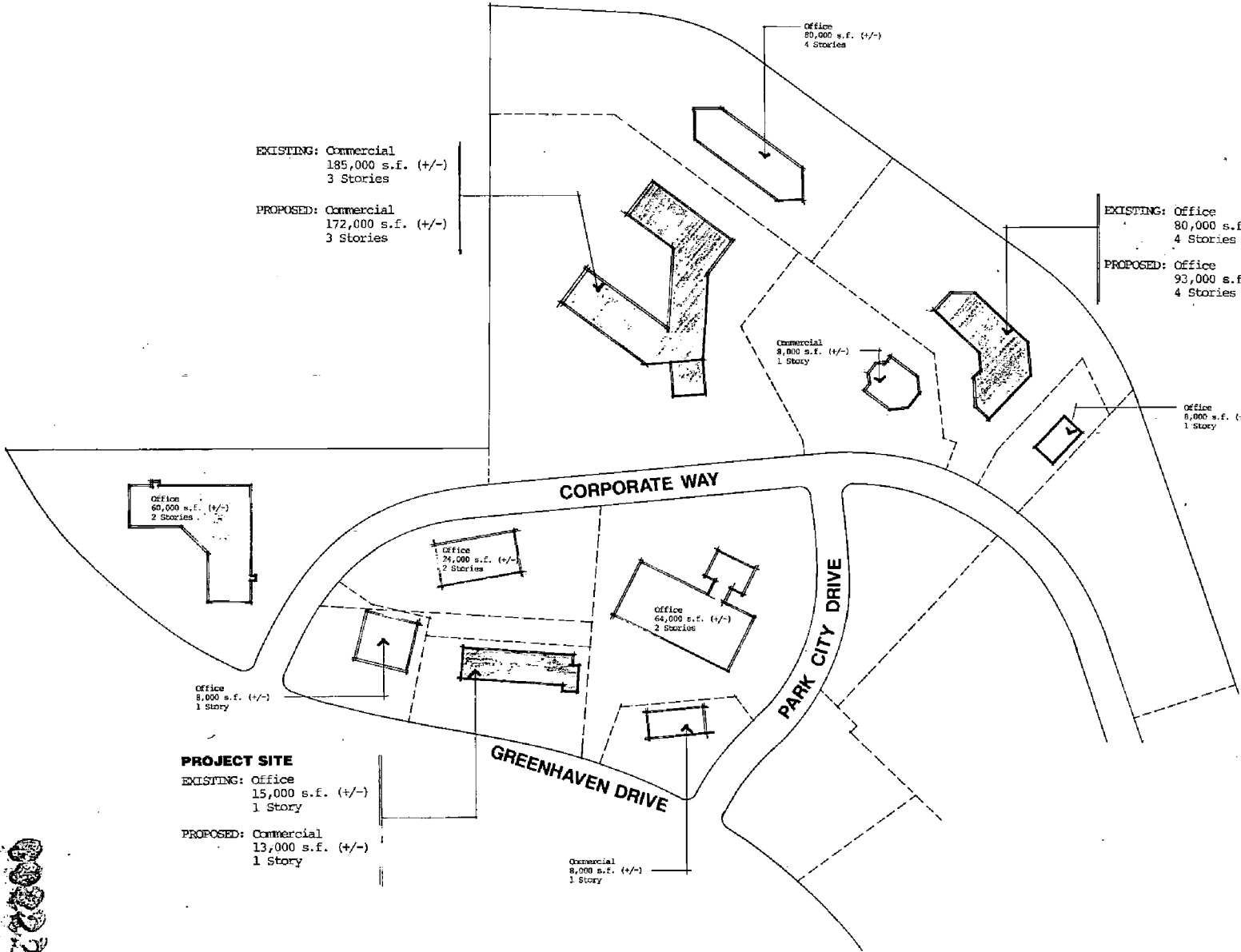
002222

Item # 8

P92-009

June 25, 1992

142m # 8



EXISTING: Commercial
185,000 s.f. (+/-)
3 Stories

PROPOSED: Commercial
172,000 s.f. (+/-)
3 Stories

EXISTING: Office
80,000 s.f. (+/-)
4 Stories

PROPOSED: Office
93,000 s.f. (+/-)
4 Stories

Office
60,000 s.f. (+/-)
2 Stories

Office
24,000 s.f. (+/-)
2 Stories

Office
64,000 s.f. (+/-)
2 Stories

Office
8,000 s.f. (+/-)
1 Story

PROJECT SITE

EXISTING: Office
15,000 s.f. (+/-)
1 Story

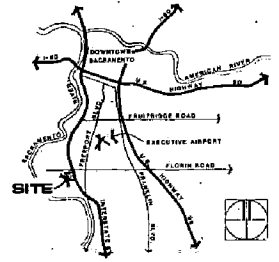
PROPOSED: Commercial
13,000 s.f. (+/-)
1 Story

Commercial
8,000 s.f. (+/-)
1 Story

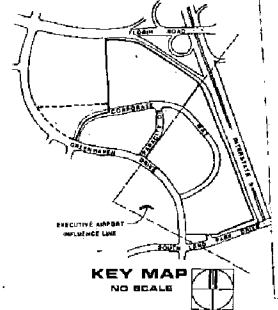
Office
80,000 s.f. (+/-)
4 Stories

Commercial
8,000 s.f. (+/-)
1 Story

Office
8,000 s.f. (+/-)
1 Story



REGIONAL MAP
NO SCALE



KEY MAP
NO SCALE

EXHIBIT - B

SCHEMATIC PLAN (GREENHAVEN EXECUTIVE OFFICE PARK)

SCALE: 1" = 100'-0"

NCHD
ARCHITECTS

NIYAI CALPOTHOMI DONG

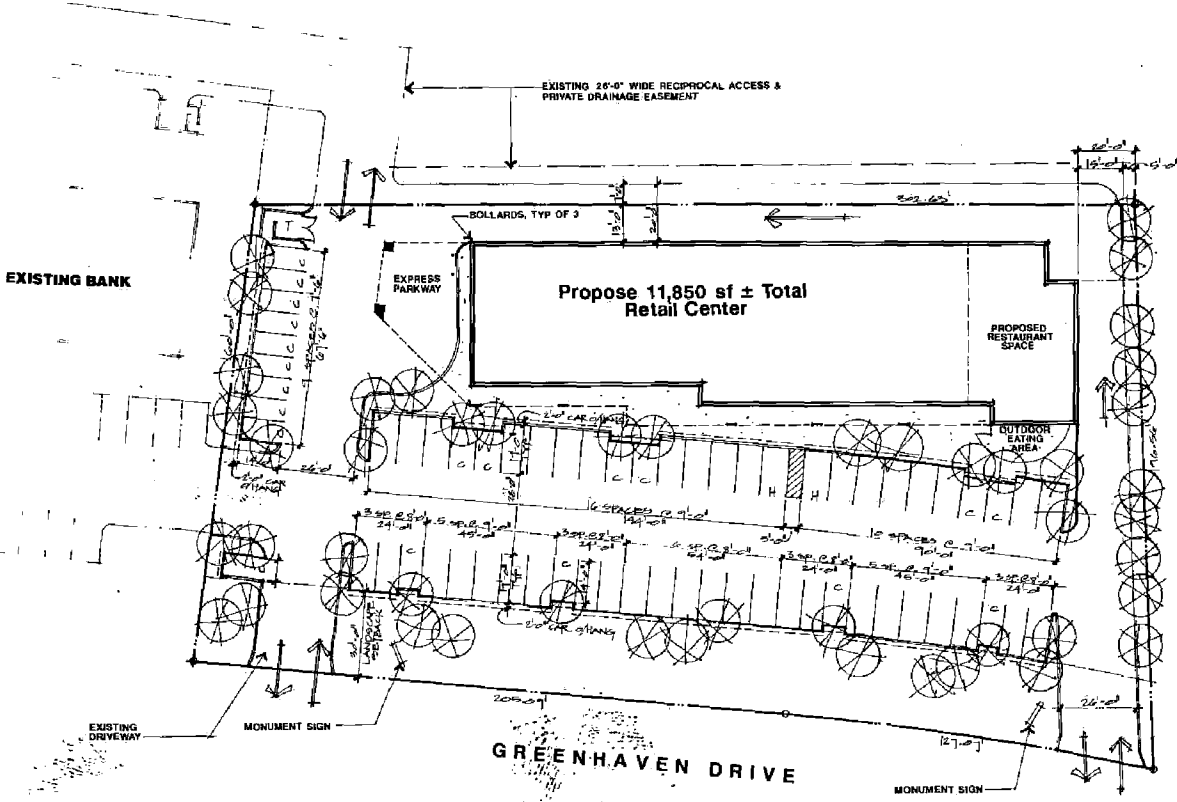
2130 CAROL AVENUE, SUITE 200
SCHEDULED, CA 95134

P02-009

JUNE 25, 1992

00000000

Item # 8

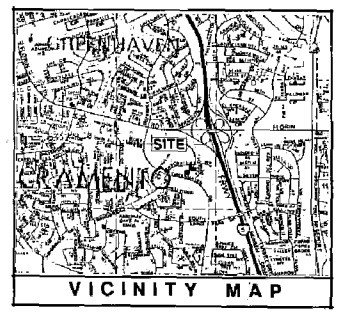
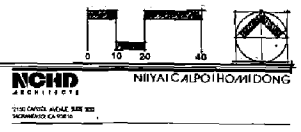


SITE TABULATION

City of Sacramento
 APN: 031-0053-019
 Parcel Size: 1.27 Acres±
 Present Zoning: OB(PUD)
 Propose Zoning: C-2(PUD)
 Community Plan Amendment
 Schematic Plan Amendment
 Special Permit
 Propose Use: Total 11,850 sf± Retail
 Center including 2,500 sf±
 Restaurant
 Propose Parking: 64 Total Spaces
 37 Spaces for 9,350 sf± Retail
 27 Spaces for 2,500 sf± Restaurant
 Required Parking: 64 Total Spaces

EXHIBIT - C

SITE PLAN GREENHAVEN STATION



PQ2-009

June 25, 1992

Nem #8

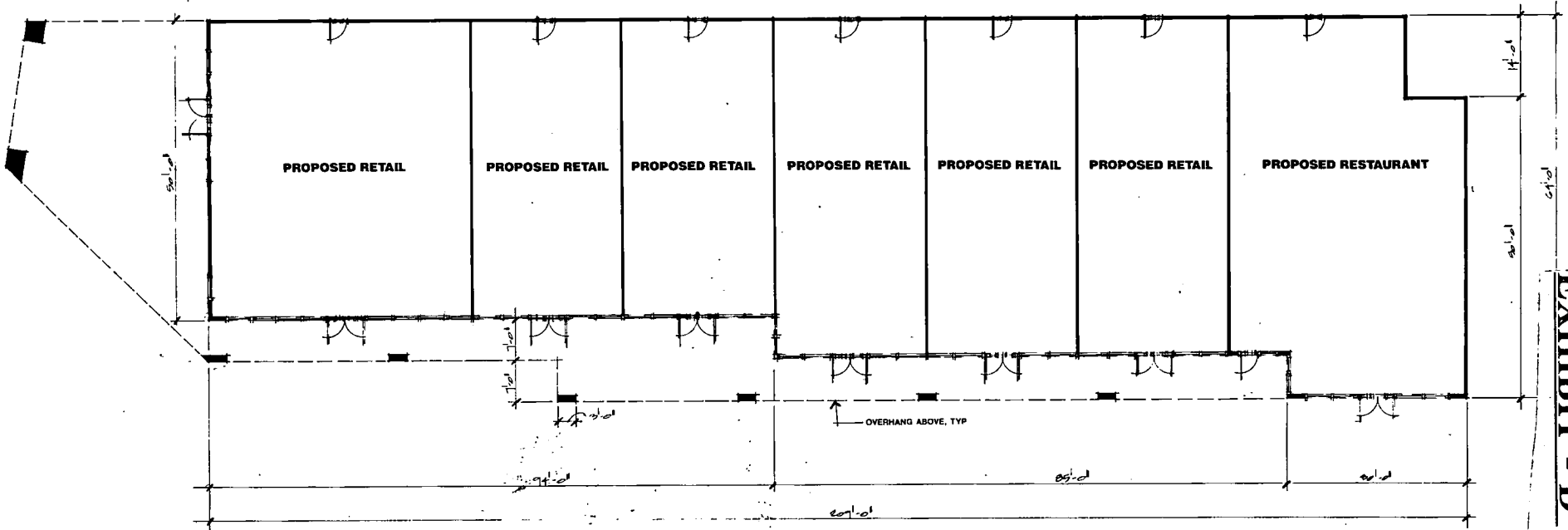
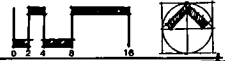


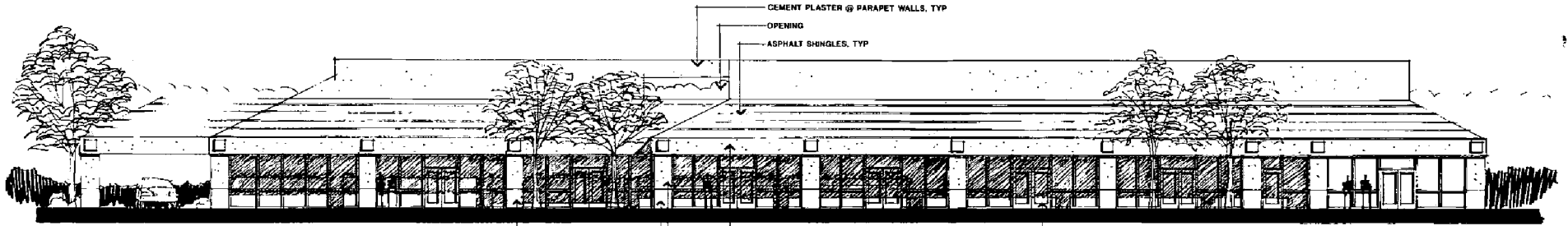
EXHIBIT - D

FLOOR PLAN, GREENHAVEN STATION



NGHD
 200111011
 NIYAICALPOITHOMIDONG
 1100 LAMAR AVENUE, SUITE 301
 HOUSTON, TEXAS 77002

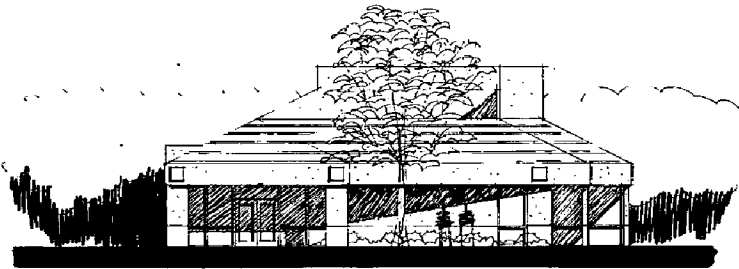
PQ2-004



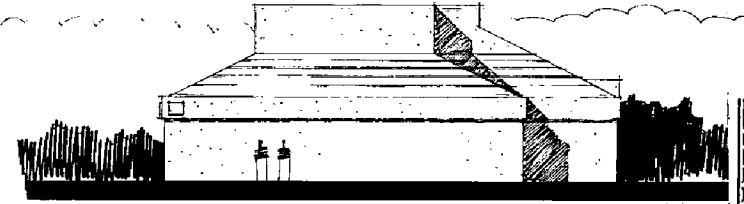
S. ELEVATION

CEMENT PLASTER, TYP
ALUMINUM STOREFRONT SYSTEM W/ CLR GLASS, TYP
CERAMIC TILE WAINSCOT, TYP

June 25, 1992

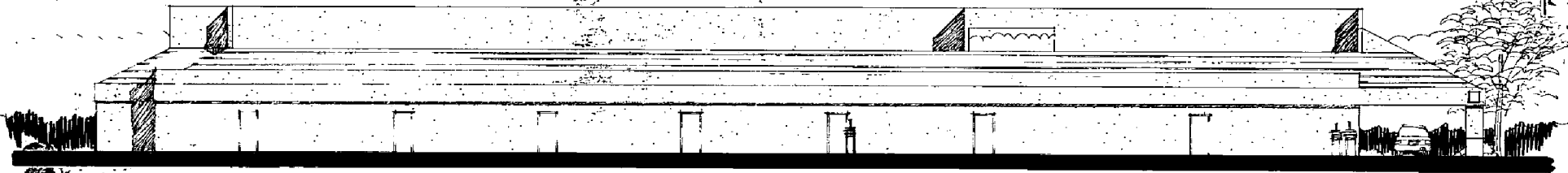


W. ELEVATION



E. ELEVATION

EXHIBIT - E



N. ELEVATION

GREENHAVEN STATION

Item # 8

NCHD
ARCHITECTS

NIVAI CALPOI HOMI DONG





APPLICATION AND ENVIRONMENTAL QUESTIONNAIRE
(COMPLETE FIVE COPIES)

This document will assist the Planning Division in evaluating the proposed project and its potential environmental impacts. Complete and accurate information is required for environmental review and will minimize future requests for additional information. --Please contact Environmental Services Division, 1231 I Street, Room 300, Sacramento, CA 95814 (916) 449-2037 if there are any questions concerning environmental issues. Contact the Current Planning Section, Room 200, at the address listed above, (916) 449-5604 for zoning interpretations.

SUBDIVISION NAME OR PROPOSED COMMON NAME FOR PROJECT: _____

PROPERTY OWNER'S NAME: ROGER SWANSON
Mailing Address: 2121 ARDEN WAY, SACRAMENTO, CA Zip Code 95825
Telephone: Business (916) 922-8815 Home () _____

APPLICANT'S/AGENT'S NAME: Niiya/Calpo/Hon/Dong Inc.
Mailing Address: 2150 Capitol Ave., Ste. 200 Sacramento, CA Zip Code 95816
Telephone: Business (916) 446-7741 Home () _____
Contact Person's Name: Rudy Calpo Phone () _____

PROJECT SITE INFORMATION **LEGAL DESCRIPTION MUST BE ATTACHED**
Property Address or Location 2nd. Property East of NE corner of Green Haven Dr. &
Property Assessor Parcel Number(s) 031-0053-019, 031-0054-001, 003 Corporate Way
Property Dimensions: 302.63 (+/-) * 206.56 (+/-)
Property Area: Square Footage (gross) 55,365 (+/-) (net) 55,365 (+/-)
Acreage (gross) 1.271 (+/-) (net) 1.271 (+/-)
Land Use: Undeveloped/Vacant x Developed (give bldg.sq.ft.) _____
Existing Zoning of Project Site: OB(PUD) Proposed Zoning: C-2(PUD)

DESCRIBE ADJACENT ZONING AND EXISTING LAND USE WITHIN 300 FEET OF PROJECT SITE:

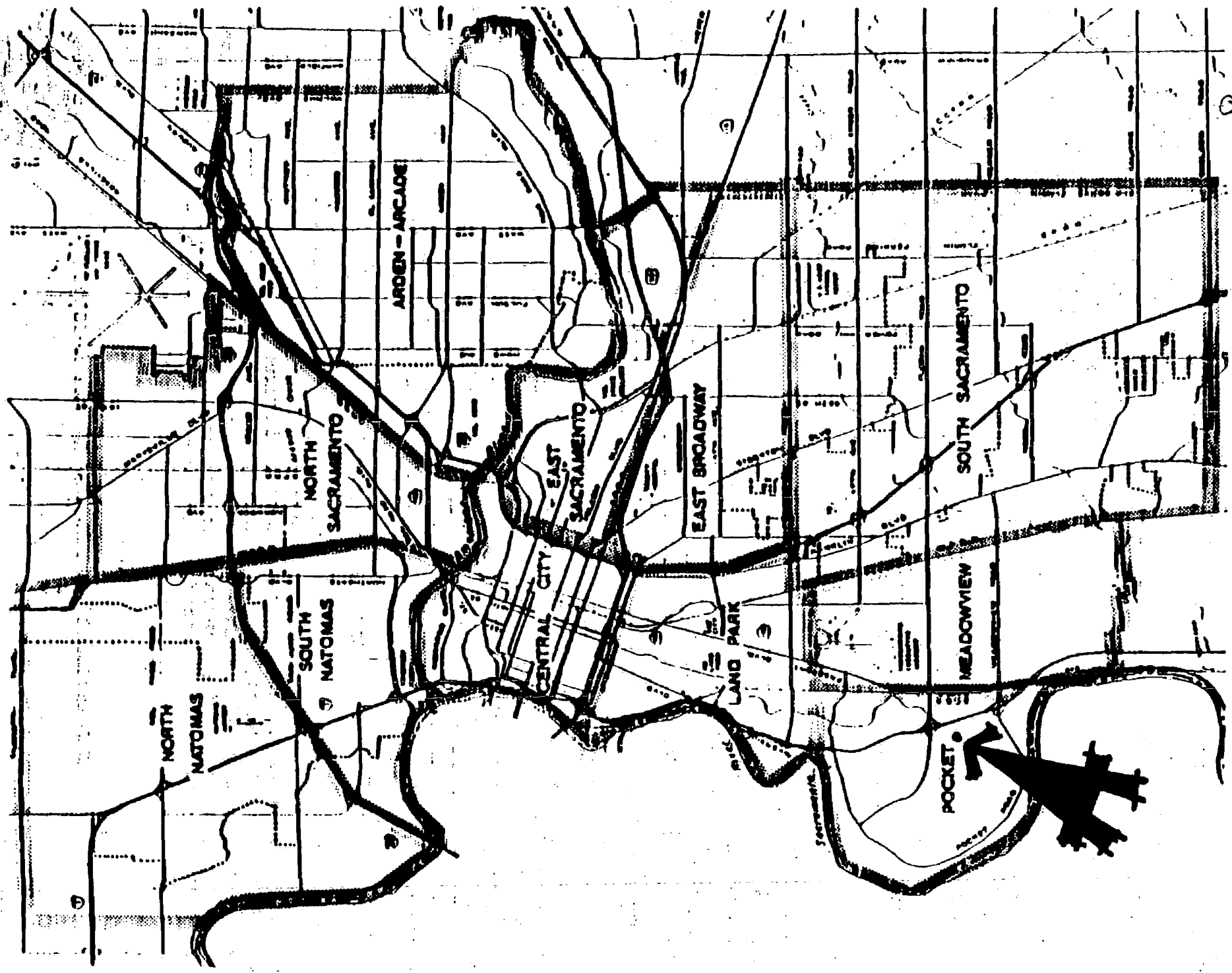
	ZONE	EXISTING LAND USE (i.e., residential, commercial, industrial)
North	OB(PUD)	OFFICE (VACANT)
South	OB(PUD)	OFFICE
East	C2(PUD)	DAYCARE
West	OB(PUD)	OFFICE (VACANT)

FOR OFFICE USE ONLY

P No.: P 92 009 Date Rec'd: 1-15-92 By: CM
General Plan Design: _____ Rezone _____
Amend To: _____ Tent. Map _____
Com. Plan Area: _____ Spec. Permit _____
Existing Design: _____ Variance _____
Amend To: _____ Sub. Mod. _____
Other Plan Design: _____ LLA _____
Amend To: _____ Other PUD SPA _____

Environmental Determination: Exempt: _____; Neg. Dec ✓; EIR _____
By: _____ Date 6/2/92

UNIVERSITY OF LOWA FIVE



002228

- 14. **Public Services.** Will the proposal have an effect upon, or result in need for new or altered governmental services in any of the following areas:
 - a. Fire protection? no
 - b. Police protection? no
 - c. Schools? no
 - d. Parks or other recreational facilities? no
 - e. Maintenance of public facilities, including roads? no
 - f. Other governmental services? no

- 15. **Energy.** Will the proposal result in:
 - a. Use of substantial amounts of fuel or energy? no
 - b. Substantial increase in demand upon existing sources of energy or require the development of new sources of energy? no

- 16. **Utilities.** Will the proposal result in a need for a new system, or substantial alterations to the following utilities:
 - a. Power or natural gas? no
 - b. Communications systems? no
 - c. Water? no
 - d. Sewer or septic tanks? no
 - e. Storm water drainage? no
 - f. Solid waste and disposal? no

- 17. **Human Health.** Will the proposal result in:
 - a. Creation of any health hazard or potential health hazard (excluding mental health)? no
 - b. Exposure of people to potential health hazards? no

- 18. **Aesthetics.** Will the proposal result in the obstruction of any scenic vista or view open to the public, or will the proposal result in the creation of an aesthetically offensive site open to public view? no

- 19. **Recreation.** Will the proposal result in an impact upon the quality or quantity of existing recreational opportunities? no

- 20. **Cultural Resources.**
 - a. Will the proposal result in the alteration or destruction of a prehistoric or historic archaeological site? no
 - b. Will the proposal result in adverse physical or aesthetic effects to a prehistoric or historic building, structure or object? no
 - c. Does the proposal have the potential to cause a physical change which would affect unique ethnic cultural values? no
 - d. Will the proposal restrict existing religious or sacred uses within the potential impact area? no

- 21. **Mandatory Findings of Significance.**
 - a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? no
 - b. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? (A short-term impact on the environment is one which occurs in a relatively brief, definitive period of time while long-term impacts will endure well into the future.) no

002208

A SPECIAL PERMIT TO DEVELOP A 13,000 S.F. (+/-) RETAIL CENTER WITH 10,500 S.F. (+/-) OF RETAIL AND 2,500 S.F. (+/-) OF RESTAURANT ON A 1.27 ACRE (+/-) SITE (APN: 031-0053-019) IN THE GREENHAVEN EXECUTIVE OFFICE PARK. A REZONE FROM THE EXISTING OB (PUD) ZONE TO C-2 (PUD) ZONE IS ALSO REQUIRED AS WELL AS A POCKET COMMUNITY PLAN AMENDMENT AND A GREENHAVEN EXECUTIVE PARK SCHEMATIC PLAN AMENDMENT TO REDESIGNATE THE SITE FROM 15,000 S.F. (+/-) OF OFFICE TO 13,000 S.F. (+/-) OF COMMERCIAL.

TO FACILITATE THE REZONE, IT IS NECESSARY TO OBTAIN 13,000 S.F. (+/-) OF COMMERCIAL PROPERTY FROM A SITE ZONED C-2 IN THE SAME PLANNED UNIT DEVELOPMENT; IN ESSENCE IT WOULD BE A TRADE OF 13,000 S.F. (+/-) OF OFFICE FROM THE PROJECT SITE FOR 13,000 S.F. (+/-) OF COMMERCIAL FROM A SEPARATE SITE (SEE EXHIBIT 1).

002231

Structures to be Demolished: _____
 Structures to be Moved: _____
 Describe age, condition, size, and architectural style of all existing on-site structures (include photos): _____

RETAIL, COMMERCIAL, INDUSTRIAL, INSTITUTIONAL, OR OTHER PROJECT
 (IF PROJECT IS ONLY RESIDENTIAL, DO NOT ANSWER THIS SECTION)

Type of Use(s): COMMERCIAL (RETAIL/RESTAURANT)
 Oriented to: Regional X City _____ Neighborhood _____
 Hours of Operation: 8 AM - 9 PM
 Total Occupancy/Capacity of Building(s): 287 RETAIL/ 81 RESTAURANT
 Total Number of Fixed Seats: _____
 Square Footage of: _____ Warehouse Area: _____
 Office Area: _____ Loading Area: _____
 Sales Area: 10,500 (+/-) RETAIL Storage Area: 2,100 (+/-)
2,500 (+/-) RESTAURANT
 Total Number of Employees: 20 (+/-)
 Anticipated Number of Employees Per Shift: 20 (+/-)
 Total Number of Visitors/Customers on site at any one time: 60 (+/-)
 Other Occupants (specify): _____

RESIDENTIAL PROJECTS

Total Lots: _____ Total Dwelling Units: _____
 Total Acreage: _____ Net Density/Acre: _____ Gross Density/Acre: _____

	Single Family	Two Family Duplex/Halfplex	Multi-Family (Apartments)	Multi-Family (Condominiums)
Number of Units	_____	_____	_____	_____
Acreage	_____	_____	_____	_____
Square Feet per Unit	_____	_____	_____	_____
For Sale or Rent	_____	_____	_____	_____
Price Range	_____	_____	_____	_____
Type of Unit:				
Studio	_____	_____	_____	_____
1 Bedroom	_____	_____	_____	_____
2 Bedroom	_____	_____	_____	_____
3 Bedroom	_____	_____	_____	_____
4+ Bedroom	_____	_____	_____	_____

Are any of these units proposed to be subsidised? _____
 If yes, describe the type and source of the subsidy. _____

PROPOSED BUILDING(S) CHARACTERISTICS
FOR ENTIRE PROJECT

Size of New Structure(s) or Building Addition(s): 13,000 (+/-) Gross Sq. Ft.

Building Height (Measured from Ground to Highest Point):

26'-0" Ft. No. of Floors 1

Height of Other Appurtenances (Excluding Buildings) Measured from Ground to Highest Point (e.g., Antennas, Microwave Equipment, Solar Energy Equipment, Light Pole Standards, etc.)

Project Site Coverage:	Building Coverage:	13,000	Sq. Ft.	23	%
	Landscaped Area:	13,841	Sq. Ft.	20	%
	Paved Surfaced Area:	28,524	Sq. Ft.	54	%
	Total:	55,365	Sq. Ft.	100	%

Exterior Building Materials: CEMENT PEASTER? TILE Roof Materials: ASPHALT SHINGLES

Exterior Building Colors: RUST, LIGHT RUST, FLESH

Describe the need and demand for child care services generated by the proposed project and indicate any plans for providing such services in conjunction with the project:

CHILDCARE FACILITY AT SITE TO THE EAST (APN: 031-0053-007)

Total Number of Off-Street Parking Spaces:

On-Site Required 69 On-Site Proposed: 69

Total Number of Proposed Off-Site Parking: 0

(Include a Signed Lease Agreement or Letter of Agency)

Total Number of Bicycle Locker Facilities Proposed: 4 Required: 4

Describe the Type of Exterior Lighting Proposed for the Project (Height, Intensity): Building: N/A Parking: N/A

Estimate Total Construction Cost for Project: \$ N/A

Construction Starting Date: N/A Estimated Completion Date: N/A

Does this Proposal include Signage? YES If yes, explain the following:

Height: VARIES Illumination: NEON, BACKLIT, LANDSCAPE
Area: VARIES Type: MONUMENT/ RETAIL @ MERCHANT
Dimensions: VARIES Colors/Materials: MATCH BUILDING
Locations (On/Off-Site): ON-SITE

002239

NOTE:

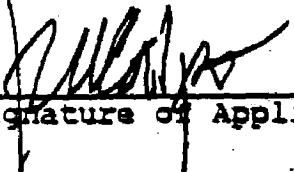
IF THE PROJECT SITE IS ON OR NEAR A HISTORICAL SITE, ARCHAEOLOGICAL SITE, LANDFILL SITE, RIVER, FLOODPLAIN, FREEWAY, RAILROAD, OR AIRPORT, THEN SPECIFIC TECHNICAL STUDIES MAY BE REQUIRED. APPLICANTS ARE ENCOURAGED TO CONTACT THE ENVIRONMENTAL SECTION AT THE EARLIEST OPPORTUNITY TO DETERMINE THE POSSIBLE NEED AND SCOPE OF SUCH STUDIES.

OTHER PERMITS OR APPROVALS

List any and all other public approvals required for this project. Specify type of permit or approval, agency/department, address, person to contact, and their telephone number.

<u>Permit or Approval</u>	<u>Agency</u>	<u>Address</u>	<u>Contact Person</u>	<u>Phone Number</u>
APPROVAL OF GREENHAVEN				
EXECUTIVE OFFICE PARK				
ARCHITECTURAL DESIGN				
COMMITTEE.				

AS THE APPLICANT/AGENT FOR THIS PROPOSAL, I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, THE ABOVE ANSWERS AND STATEMENTS ARE TRUE AND COMPLETE. I CERTIFY THAT THE PROPOSAL DESCRIBED IN THIS APPLICATION IS NOT A PART OF A LARGER PROJECT OR A PHASE OF A LARGER PROJECT.


A.A.
1-14-92

Signature of Applicant/Agent Date

EMMY CALBO, ARCHITECT
(916) 446-7741

Print Name and Title of Applicant/Agent Phone

BECAUSE THE TIME REQUIRED FOR ENVIRONMENTAL OR STAFF REVIEW MAY VARY ACCORDING TO THE COMPLEXITY OF THE PROJECT, THE PLANNING DIVISION WILL NOTIFY YOU OF THE SCHEDULED HEARING DATE ON YOUR PROJECT ONCE IT HAS BEEN RELEASED FROM THE ENVIRONMENTAL SERVICES DIVISION.

03/90:dth

LETTER OF AGENCY

Date: JANUARY 8, 1992

City of Sacramento
Department of Planning and Development
1231 I Street, Suite 200
Sacramento, CA 95814

Gentlemen:

I, the undersigned legal owner of record, hereby grant permission to:

Applicant: NITIYA/CALPO/HOM/DONG INC. Phone: (916) 446-7741

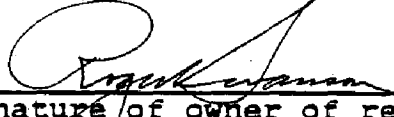
Applicant's address: 2150 CAPITOL AVE., STE. 200

to apply for the following entitlement(s):

- Plan Amendment
- Rezoning
- PUD Designation
- Tentative Map
- Lot Line Adjustment
- Subdivision Modification
- Special Permit
- Planning Director's Special Permit
- Variance
- Planning Director's Variance
- "R" Review (Development Plan Review)

The subject property is located at SECOND PROPERTY EAST OF NE CORNER OF GREENHAVEN DR. & CORPORATE WAY

Assessor's Parcel Number 031-0053-019


Signature of owner of record (must be original)

ROGER SWANSON
Name of owner of record

2121 ARDEN WAY, SACRAMENTO 95825 (916) 922-8815
Address of owner of record Phone

Application Number P92 009

002235

DEPARTMENT OF
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
ROOM 200
SACRAMENTO, CA
95814-2998

NEGATIVE DECLARATION

BUILDING INSPECTIONS
916-449-5716

PLANNING
916-449-5604

The Environmental Services Manager of the City of Sacramento, California, a municipal corporation, does prepare, make, declare, and publish this Negative Declaration for the following described project:

The City of Sacramento, Department of Planning and Development, Environmental Services Division has reviewed the proposed project and has determined that the project as proposed will not have a significant effect on the environment. This conclusion is based on information contained in the attached Initial Study.

An Environmental Impact Report is not required pursuant to the Environmental Quality Act of 1970 (Division 13 of the Public Resources Code of the State of California).

This environmental review process and Negative Declaration filing is pursuant to Title 14, Division 6, Chapter 3, Article 6, Section 15070 of the California Administrative Code and pursuant to the Sacramento Local Environmental Regulations (Resolution 78-171) adopted by the City of Sacramento and pursuant to Sacramento City Code, Chapter 63.

A copy of this document may be reviewed/obtained at the City of Sacramento, Department of Planning and Development, Environmental Services Division, 1231 I Street, 3rd Floor, Sacramento, California 95814.

Environmental Services Manager of the
City of Sacramento, California,
a municipal corporation

By: _____

Carol L. D'Anna

P92-009
attachment
rev. 1/90
form.7

002238

CITY OF SACRAMENTO

INITIAL STUDY

This Initial Study has been required and prepared by the Department of Planning and Development, Environmental Services Division, 1231 I Street, Room 301, Sacramento, CA 95814, (916) 449-2037, pursuant to CEQA Guidelines, Section 15063 (August 1, 1983).

File No. and/or Project Name: Swanson (P92-009)
Project Location: 2nd Property east of NE corner of Greenbarch Dr & Corporate Way
Applicant - Name: Niiga / Calco / Horn / Wang Inc.
Address: 2150 Capitol Ave, Suite 200
Sacto, Calif. 95816

ENVIRONMENTAL IMPACTS

- | | <u>YES/MAYBE/NO</u> |
|---|---------------------|
| 1. Earth. Will the proposal result in: | |
| a. Unstable earth conditions or in changes in geologic substructures? | <u>no</u> |
| b. Disruptions, displacements, compaction or overcovering of the soil? | <u>maybe</u> |
| c. Change in topography or ground surface relief features? | <u>no</u> |
| d. The destruction, covering or modification of any unique geologic or physical features? | <u>no</u> |
| e. Any increase in wind or water erosion of soils, either on or off the site? | <u>no</u> |
| f. Changes in deposition or erosion of beach sands, or changes in siltation deposition or erosion which may modify the channel of a river, stream, inlet or lake? | <u>no</u> |
| g. Exposure of people or property to geologic hazards such as earthquakes, ground failure, or similar hazards? | <u>no</u> |
| 2. Air. Will the proposal result in: | |
| a. Substantial air emissions or deterioration of ambient air quality? | <u>no</u> |
| b. The creation of objectionable odors? | <u>no</u> |
| c. Alteration of air movement, moisture or temperature, or any change in climate, either locally or regionally? | <u>no</u> |
| 3. Water. Will the proposal result in: | |
| a. Changes in currents, or the course of direction movements, in either marine or fresh waters? | <u>no</u> |
| b. Changes in absorption rates, drainage patterns, or the rate and amount of surface runoff? | <u>no</u> |
| c. Alterations to the course of flow of flood waters? | <u>no</u> |
| d. Change in the amount of surface water in any water body? | <u>no</u> |
| e. Discharge into surface waters, or in any alteration of surface water quality, including but not limited to temperature, dissolved oxygen or turbidity? | <u>no</u> |
| f. Alteration of the direction or rate of flow of ground waters? | <u>no</u> |
| g. Change in the quantity of ground waters, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations? | <u>no</u> |
| h. Substantial reduction in the amount of water otherwise available for public water supplies? | <u>no</u> |
| i. Exposure of people or property to water related hazards such as flooding? | <u>yes</u> |

002237

YES/MAYBE/NO

4. **Plant Life.** Will the proposal result in:
- Change in the diversity of species, or number of any species of plants? no
 - Reduction of the numbers of any unique, rare or endangered species of plants? no
 - Introduction of new species of plants into an area, or in a barrier to the normal replenishment of existing species? no
 - Reduction in acreage of any agricultural crop? no
5. **Animal Life.** Will the proposal result in:
- Change in the diversity of species, or number of any species of animals? no
 - Reduction of the numbers of any unique, rare or endangered species of animals? no
 - Introduction of new species of animals into an area, or result in a barrier to the migration or movement of animals? no
 - Deterioration of existing fish or wildlife habitat? no
6. **Noise.** Will the proposal result in:
- Increases in existing noise levels? no
 - Exposure of people to severe noise levels? no
7. **Light and Glare.** Will the proposal produce new light or glare? no
8. **Land Use.** Will the proposal result in a substantial alteration of the present or planned land use of an area? *CA-99 flood zone* yes
9. **Natural Resources.** Will the proposal result in:
- Increase in the rate of use of any natural resources? no
 - Substantial depletion of any nonrenewable natural resource? no
10. **Risk of Upset.** Does the proposal involve:
- A risk of an explosion or the release of hazardous substances (including but not limited to, oil, pesticides, chemicals or radiation) in the event of an accident or upset conditions? no
 - Possible interference with an emergency response plan or an emergency evacuation plan? no
11. **Population.** Will the proposal alter the location, distribution, density, or growth rate of the human population of an area? no
12. **Housing.** Will the proposal affect existing housing, or create a demand for additional housing? no
13. **Transportation/Circulation.** Will the proposal result in:
- Generation of substantial additional vehicular movement? no
 - Effects on existing parking facilities, or demand for new parking? no
 - Substantial impact upon existing transportation systems? no
 - Alterations to present patterns of circulation or movement of people and/or goods? no
 - Alterations to waterborne, rail or air traffic? no
 - Increase in traffic hazards to motor vehicles, bicyclists or pedestrians? no

002238

FM6(6/91)

YES/MAYBE/NO

- c. Does the project have impacts which are individually limited, but cumulatively considerable? (A project may impact on two or more separate resources where the impact on each resource is relatively small, but where the effect of the total of those impacts on the environment is significant.)
- d. Does the project have environment effects which will cause substantial adverse effects on human beings, either directly or indirectly?

no

no

MITIGATION MEASURES

 The applicant has agreed to revise the project to incorporate the mitigation measures contained in Attachment A, Discussion of Intial Study.

X A discussion of the project's impacts is contained in Attachment A, Discussion of Initial Study. No Mitigation is required for this project.

REFERENCES

- X City of Sacramento General Plan Update EIR, 1988
- X City of Sacramento Zoning Ordinance
- North Natomas Community Plan EIR
- South Natomas Community Plan EIR & SEIR
- Airport-Meadowview Community Plan EIR
- North Sacramento Community Plan EIR
- South Sacramento Community Plan EIR
- X Pocket Community Plan Update
- Downtown Redevelopment Plan Update and EIR, 1985
- Central City Community Plan EIR
- ITE Trip Generation Manual, Fifth Edition
- South Coast Air Quality Maintenance District "Air Quality Handbook for Preparing EIR's"
- Land Use Planning Policy Within the 100 Year Flood Plain in the City and County of Sacramento EIR
- Urbemis - 3
- Emfac 7 PC
- CALINE 4
- Traffic Study _____
- Noise Study _____
- Preliminary Site Assessment: _____
- X Other: Greenhaven executive Park Planned Unit Development Schematic Plan & EIR

DETERMINATION

On the basis of this initial evaluation:

- X I find the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described in this Initial Study have been added to the project. **A NEGATIVE DECLARATION WITH MITIGATION MEASURES WILL BE PREPARED.**
- I find the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

DATE: April 14, 1992

SIGNATURE: Risa Z. Cabodi

**ATTACHMENT A
DISCUSSION OF INITIAL STUDY**

**PROJECT
(P92-009)**

Entitlement Requested

An application has been made by Niiya/Calpo/Hom/Dong Inc. to the City of Sacramento for the following entitlements:

1. Pocket Community Plan Amendment of 1.27± vacant acres from Business/Professional Offices to Commercial/Shopping.
2. Rezone of 1.27± vacant acres from Office Building (OB(PUD)) to General Commercial (C-2(PUD)).
3. Special Permit to develop an 11,850 square foot retail center on 1.27± vacant acres in the proposed General Commercial-Greenhaven Executive Park Planned Unit Development (C-2(PUD)) zone.
4. Greenhaven Executive Park PUD Schematic Plan Amendment to redesignate office and commercial square footages for three parcels.

Project Description

The project site is the 2nd property east of the Northeast corner of Greenhaven Drive and Corporate Way (APN #031-0054-001, 003) in the Greenhaven Executive Park PUD located within the Pocket Community Plan area (see Attachment B, Locator Map). The 1986-2006 Sacramento General Plan Update land use designation is Regional Commercial and Offices and the 1988 Pocket Community Plan designation is Business Professional Office. Presently, the lot is undeveloped. The applicant is requesting to construct an 11,850 square foot retail center (see Attachment C, Site Plan). The proposed project is surrounded by vacant land to the north and west, daycare to the east, and an office building is located to the south.

002241

Environmental Effects

Use of the site based on the intensity and type proposed has been evaluated under the City of Sacramento's 1986-2006 General Plan Environmental Impact Report. This application does not propose to change the use of development previously evaluated.

1. Earth

The proposed project will result in compaction and overcovering of soil to provide proper drainage, building foundation, parking and vehicular maneuvering area. The subject site is designated for urban uses in the General Plan. No unique geologic features are known to exist on the site. Development within the SGPU area is subject to potential damage from earthquake groundshaking at a maximum intensity of VIII of the Modified Mercalli Scale (SGPU EIR, pg. T-16). Currently, the City requires that all new structures be designed to withstand this intensity level, since the City is within Zone 3 of the UBC's Seismic Risk Map of the United States (SGPU EIR, T-20).

2. Air

The SGPU EIR states that traffic originating in the Pocket Area produces 5.7 percent of the City-generated traffic emissions. The Pocket Area comprises 7.8 percent of the SGPU acreage (SGPU EIR, Z-17). Roadways in the Pocket Area are projected to be lightly congested. There are not any locations in the Pocket area that are predicted to violate the state or federal 8-hour or 1 hour standards. The highest predicted worst case 1-hour and 8-hour average CO concentration under SGPU buildout are anticipated to occur in the vicinity of the interchange of I-5 and Florin Road (SGPU EIR, Z-69). The development of the site will lead to additional pollutants emitted into the atmosphere. The City of Sacramento Transportation Division has determined that the additional building square footage will not create a significant number of additional trips (see Section 13, Transportation and Circulation), thus air quality will not be adversely effected. However, any significant adverse air quality impacts have been overridden with the implementation of the Findings of Fact and Statement of Overriding Considerations For the Adoption of the Sacramento General Plan Update. The proposed project is anticipated to have a less than significant impact upon air quality.

Particulate matter is another element of air quality. The Sacramento City Code (SCC, Section 9.3810) states that any person who has been issued a building permit shall take responsible precautions to prevent and control movement of dust created by construction activities. If a project is in violation of this article, the Building Department Director may order the work to be stopped (SCC, Section 9.382). Enforcement of these sections under the SCC regarding proper maintenance of a job site will ensure that there is a less-than-significant impact upon air quality due to particulate matter. The proposed project is not anticipated to result in a significant impact to air quality.

002242

3. Water

The proposed project is located in an area of the City determined to have less than 100-year flood protection. Implementation of the project will therefore expose people and/or property to the risk of injury and damage in the event of a 100-year or lesser flood. These risks are considered significant adverse impacts under CEQA. The City Council has evaluated these impacts in the Environmental Impact Report(EIR) prepared in connection with the Land Use Planning Policy Within the 100-Year Floodplain (M89-054) adopted by the City Council on February 6, 1990. The EIR is available through the Department of Planning and Development, 1231 I Street, Room 300, Sacramento, California. This document serves as a Program EIR addressing the flood-related risks to people and property created by new development in the 100-year floodplain in the City. The flood-related risks created by the proposed project fall within the scope of the Program EIR. Accordingly, the findings adopted by the Council in connection with its certification of the Program EIR and its adoption of the Policy are applicable to the proposed project. These findings are set forth in the Findings of Fact/Statement of Overriding Considerations for the Land Use Planning Policy Within the 100-Year Floodplain in the City of Sacramento. This document is appended to the Program EIR available through the Department of Planning and Development.

4/5. Plant/Animal Life

The subject site is located within the "Old Field Habitat" which is associated with abandoned fields previously used for dry or irrigated farming, or which have been disturbed by other uses. The vegetation that is present consists mainly of introduced weedy species. Native species are rarely present. Common weedy species encountered in old fields include groundsel, yellow-star thistle, bindweed, wild mustard, horseweed, milk thistle, bermuda grass, and curly dock (SGPU EIR, U-12). Wildlife species include red-tailed hawks, black-shouldered Kites, American Kestrels, American robins, Brewer's blackbirds, yellow-billed magpies, and American crows (SGPU EIR, U-12). The old field habitats do provide some wildlife habitat, but loss of this habitat in the SGPU area is considered less-than-significant (SGPU EIR, U-28). No trees exist on the project site (site visit, 10/8/91).

A field survey of the project site on January 17 and 18, 1991 by Terry Schulz (Field Survey of Project Site at Greenhaven and Corporate Way, Terry Schulz, 1/18/91) revealed the presence of burrowing owls. These owls were permanently relocated to another area of the City. A site visit on April 13, 1992 revealed that the project site was not inhabited by burrowing owls. Thus, the impact to animal life is determined to be less-than-significant.

6. Noise

The subject site is located in an area where noise levels will exceed 60 dB Ldn in 2016 as identified in the 1986-2016 General Plan (SGPU EIR, pg. AA-47). Noise sources and levels including the following: I-5 Ldn of 77 dB at build out (SGPU EIR, pg. AA-8) and Greenhaven Drive Ldn of 66 dB at build out (SGPU EIR, pg. AA-23). The site is approximately 1200 feet

from the centerline of the freeway. Using SGPU EIR Technical Appendix 9, a noise level of under 65 dB can be attained. In addition, the proposed building is approximately 100 feet from the center of Greenhaven Road, thereby reducing the noise level to 64 dB (SGPU EIR Technical Appendix 9). Noise levels below 65 dB are considered normally acceptable for commercial use in the City Noise Element (SGPU EIR, pg. AA-27). Therefore, a less-than-significant impact on noise is expected.

7. Light and Glare

The site is located within a Planned Unit Development. Lighting for the proposed project will be consistent with City standards and those set forth in the Planned Unit Development. Lighting is not expected to impact surrounding land uses, nor will it impact cars using local arterials. Therefore, a less-than-significant impact on light and glare is expected.

8. Land Use

The proposed project is consistent with the City of Sacramento General Plan. However, the project is inconsistent with the Pocket Community Plan and with the Greenhaven Executive Park PUD Schematic Plan. The applicant is proposing to build a 11,850 sq. ft. retail center. The proposed project is not expected to result in a substantial alteration of the present or proposed land use in the area (See also Section 13, Transportation and Circulation).

There are currently 4 projects located within the Greenhaven Executive Park PUD which are in the planning process (Project numbers, P91-246, P91-340, P92-031, IR92-029). Each of these projects has been evaluated by various City agencies and it has been determined that these projects will not create significant impacts. Cumulative impacts of these projects are not greater than those evaluated in the SGPU EIR.

The proposed project is located within an area of the 100-year floodplain designated as Zone A-99 on the Sacramento Community's Official Flood Insurance Rate Map dated November 15, 1989. Under applicable provisions of the Sacramento City Code new development is permitted on the project site provided building permit applicants, by agreement with the City, assume the risk of all flood-related damage to any permitted new construction and agree to notify subsequent purchasers of the flood risk.

9. Natural Resources

Future development at the site will result in the loss of those natural resources associated with the construction of the project. Development of the site is not anticipated to significantly accelerate the use of natural resources or deplete non-renewable resources.

002244

10. Risk of Upset

Should toxic or flammable materials be used or stored on the site, a disclosure statement must be filed with the Fire Department which includes a list of these materials, the maximum amounts anticipated, how and where these materials are stored and used. The Fire Department prepares an emergency plan which contains this information. The potential risk of upset is determined to be less-than-significant.

11/12. Population/Housing

The proposed project conforms to the General Plan and is not anticipated to alter the location, distribution, density or growth rate of the human population or generate any additional demand for housing, and therefore, will have a less-than-significant impact.

13. Transportation and Circulation

The traffic for this proposed project is anticipated to use several different roadways. These roadways and their respective Level of Service (LOS) at SGPU buildout are as follows: Greenhaven Drive, LOS B; I-5, LOS B; and Florin Road, LOS E-F (SGPU EIR, pg. Y-83).

The definitions of Level of Service are as follows:

- LOS A With signalization, uncongested operations at intersections, all queues clear in a single-signal cycle. The reserve capacity of this condition is 400 or more vehicles. Without signalization, the traffic flow would have little or no delay.
- LOS B With signalization, uncongested operation at intersections, all queues clear in a single signal cycle. The reserve capacity of this condition is 300 to 399 vehicles. Without signalization, the traffic flow would operate with short traffic delays.
- LOS C With signalization, light congestion, occasional backups on critical approaches. The reserve capacity of this condition would be 200 to 299 vehicles. Without signalization, the traffic flow would operate with average traffic delays.
- LOS D With signalization, significant congestion of critical approaches but intersections are functional. Vehicles required to wait through more than one cycle during short peaks. The reserve capacity of this condition would be 100 to 199 vehicles. Without signalization, the traffic flow would operate with long traffic delays.

- LOS E Severe congestion at intersections with some long standing queues on critical approaches. Blockage of intersection may occur if traffic signal does not provide for protected turning movements. Traffic queue may block nearby intersections upstream of critical approaches. The reserve capacity of this condition would be 0 to 99 vehicles. Without signalization, very long traffic delays and extreme congestion would occur.
- LOS F Total breakdown at intersections, stop-and-go operation. The reserve capacity of this condition is less than one vehicle. Without signalization, the intersection would be blocked by external causes.

The City of Sacramento has adopted a Findings of Fact and Statement of Overriding Considerations for the Adoption of the Sacramento General Plan Update which states that the mitigation measures available for Florin Road include widening this roadway to 6 lanes. This mitigation measure is infeasible at this time due to a lack of funding.

There are currently 4 other projects located within the vicinity of the Greenhaven Executive Park PUD which are in the planning process (Project numbers, P91-246, P91-340, P92-031, IR92-029). Each of these projects has been evaluated by the City's Transportation Division and it has been determined that these projects will not create a significant cumulative impact since the trip generation from these projects is within the levels evaluated in the 1982 Greenhaven Executive Park PUD EIR (See also Section 8).

The project is consistent with the land use designation upon which the analysis for the SGPU was based. The City's Transportation Division has reviewed the project and determined that a traffic study is not warranted. Thus, the proposed project will have a less than significant impact on transportation/circulation.

14-16. Public Services/Energy/Utilities

The proposed project is consistent with land use designations in the SGPU and the Pocket Area Community Plan upon which projections for public services, energy, and utilities are made. The proposed project will have a less-than-significant impact on public services.

Section 34 addresses recycling and solid waste disposal requirements for new and existing developments. All non-residential and residential (Multifamily of 5 or more units) development subject to planning entitlements are required to submit a recycling program with the planning application. The recycling program will be required to include a flow chart depicting the routing of recycled materials, a site plan specifying the location and design components and storage locations associated with recycling efforts, a construction plan to specify the recyclable materials being used in the construction of the proposed structures, a demolition plan specifying the proposed recycling of reusable or recyclable building materials in the demolition of any existing

002245

structures, and an educational program pertaining to recycling. Because the project is subject to Section 34 of the Zoning Ordinance, the proposed project is not anticipated to result in a significant impact to solid waste disposal.

17. Human Health

The proposed project is not expected to result in the creation of health hazards, potential health hazards or expose people to potential health hazards. Therefore, the proposed project is considered to have a less-than-significant impact on human health.

18. Aesthetics

The project will comply with all height, area and setback requirements of the City's Zoning Ordinance. Obstruction of a scenic view and creation of an aesthetically offensive site is not anticipated to occur. Therefore, the proposed project is not anticipated to result in a significant aesthetic impact.

19. Recreation

Non-residential projects are not anticipated to result in impacts to recreational facilities. The proposed project is anticipated to have a less than significant impact upon the quality or quantity of recreational facilities.

20. Cultural Resources

The subject site is not located in a Primary Impact Area as defined by the SGPU (EIR, pg. V-5). The proposed project is expected to result in less-than-significant impacts on cultural resources.

002247

FINDINGS REGARDING FLOOD-RELATED IMPACTS

1. The project, P92-009 (the "Project"), is located in the area of the City determined to have less than 100-year flood protection. Implementation of the Project will therefore expose people and property to the risk of injury and damage in the event of a 100-year or lesser flood. These risks are considered significant adverse impacts under CEQA.
2. The City Council has evaluated these impacts in the Environmental Impact Report (EIR) prepared in connection with the Land Use Planning Policy Within the 100-Year Floodplain (M89-054) adopted by the Council on February 6, 1990. The EIR is available through the Department of Planning and Development, 1231 I Street, Room 300, Sacramento, California. This document serves as a program EIR addressing the flood-related risks to people and property created by new development in the 100-year floodplain in the City.
3. The flood-related risks created by the Project fall within the scope of the program EIR. Accordingly, the findings adopted by the Council in connection with its certification of the program EIR and its adoption of the Policy are applicable to and are hereby adopted in connection with the Project. These findings are set forth in the Findings of Fact/Statement of Overriding Considerations for the Land Use Planning Policy Within the 100-Year Floodplain in the City of Sacramento ("Findings"). This document is appended to the program EIR available through the Department of Planning and Development.

PROOF OF SERVICE BY MAIL)

STATE OF CALIFORNIA)

COUNTY OF SACRAMENTO)

The below signed verily states:

That I am an employee of the Sacramento City Planning Division and that I am a citizen of the United States and a resident of the County aforementioned; that I am over the age of eighteen years and not a party to the within entitled proceedings; that my business address is 1231 I Street, Room 200, Sacramento, CA 95814.

On June 11, 1992 I served the applicant and the property owners whose names appear on the attached list(s) at the addresses shown, public notices in said proceedings by placing a true copy thereof with postage fully prepaid in the United States Post Office mail at Sacramento, California.

I CERTIFY OF DECLARE UNDER THE PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT.

Revised Fisher

002249

CITY OF SACRAMENTO
NOTICE OF HEARING

PUBLIC NOTICE is hereby given that the following hearing will be held on date of August 25, 1992 at the hour of 7:30 p.m. in the Council Chambers of City Hall, 915 I Street, Sacramento, California:

P92-009 Various requests for property located at 2nd property east of northeast corner of Greenhaven Drive and Corporate Way (D7) (APN:031-0053-019; 031-0054-001 & 003)

- A. Negative Declaration
- B. Mitigation Monitoring Plan
- C. Amend Pocket Community Plan for 1.27± acres from Business/Professional Offices to Commercial/Shopping
- D. Rezone 1.27± acres OB(PUD) to C-2(PUD)
- E. Amend Greenhaven Executive Park PUD Schematic Plan to redesignate office and commercial footages for 3 parcels

002251



CITY OF SACRAMENTO

DEPARTMENT OF PLANNING AND DEVELOPMENT

1231 I Street

Sacramento, Ca. 95814

PUBLIC NOTICE

Date: June 5, 1992

Dear Property Owner:

The Planning Division is notifying all owners of property within 300' of the proposed project (described below) that the Sacramento City Planning Commission will consider this proposal at a public hearing scheduled to begin at 5:30 P.M. in room 102, first floor, 1231 I Street, Sacramento, California on June 25, 1992:

The proposed project is:

P92-009 Mitigation Monitoring Plan.. Amend Pocket Community Plan for 1.27+ vacant acres from Business/Professional Offices to Commercial/Shopping. Rezone 1.27+ vacant acres from Office Building (Planned Unit Development) (OB{PUD}) to General Commercial (Planned Unit Development) (C-2{PUD}). Special Permit to develop a 11,850 square foot retail center on 1.27+ vacant acres in the proposed C-2(PUD) zone. Amend Greenhaven Executive Park PUD Schematic Plan to redesignate office and commercial square footages for three parcels. Loc: 2nd property E of NE corner of Greenhaven Dr. & Corporate APN: 031-0053-019, 031-0054-001, 031-0054-003

The City Environmental Coordinator has determined that the proposed project will not have a significant adverse impact on the environment and has prepared a negative declaration. A copy of the negative declaration may be reviewed or obtained at the Planning Division, 1231 I Street, room 301, Sacramento, California. Any appeal of the decision to prepare the negative declaration must be filed with the Sacramento City Planning Division before 5:00 P.M. on June 25, 1992.

If you challenge the above requested entitlements 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 Planning Commission at or prior to the public hearing.

If you have any concerns, questions or objections, or need further information, please contact Cindy Gnos at the City Planning Division, 264-5604, and please refer to the above 'P' or 'M' number.

1231 I STREET
SACRAMENTO, CA

ADMINISTRATION
ROOM 300, 95814-2987
(916) 264-5571
FAX (916) 264-7185
BUILDING INSPECTIONS
ROOM 200, 95814-2998
(916) 264-5716
FAX (916) 264-7046
ECONOMIC DEVELOPMENT
ROOM 300, 95814-2987
(916) 264-7223
ENVIRONMENTAL SERVICES
ROOM 301, 95814-3982
(916) 264-7037
PLANNING
ROOM 200, 95814-2998
(916) 264-5381

812 TENTH STREET
SACRAMENTO, CA 95814-2694
NEIGHBORHOOD SERVICES
(916) 264-5948
FAX (916) 264-7722

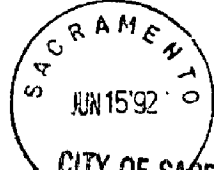
002252

Planning & Development
1231 I Street, 2nd Floor
Sacramento, CA 95814

HILLMAN

14. APN: 031-0053-018
PSLC Limited Partnership I
3950 Industrial Blvd. #100C
West Sacramento, CA 95691

PRESORTED
FIRST CLASS



U.S. POSTAGE

0.248

METER 420617

CITY OF SACRAMENTO
CITY PLANNING DIVISION

JUN 17 1992

RECEIVED

PUBLIC NOTICE



SA

VI

1. APN: 031-0053-019
Karen Dedman Trustee
3325 Sierra Oaks Dr.
Sacramento, CA 95864
2. APN: 031-0053-015
Wells Fargo Bank N A
7375 Greenhaven Dr.
Sacramento, CA 94104
3. APN: 031-0800-012
Port Sacramento Land Co.
7311 Greenhaven Dr. #268
Sacramento, CA 95831
4. APN: 031-0800-014
Griffin Thomas M:Susie
7311 Greenhaven Dr.
Sacramento, CA 95831
5. APN: 031-0053-016
Wells Fargo Bank N A
111 Sutter St.
San Francisco, CA 94104
6. APN: 031-0053-017
PSLC Limited Partnership I
3950 Industrial Blvd.#100C
West Sacramento, CA 95691
7. APN: 031-0053-003
PSLC Limited Partnership I
3950 Greenhaven Blvd.#100C
West Sacramento, CA 95691
8. APN: 031-0054-001
PSLC Limited Partnership I
3950 Greenhaven Blvd.#100C
West Sacramento, CA 95691
9. APN: 031-0053-006
PSLC Limited Partnership I
3950 Greenhaven Blvd.#100C
West Sacramento, CA 95691
10. APN: 031-0053-007
Powell-Greenhaven C W
573 Park Point Dr.
Golden, CO 80401

11. APN: 031-0051-018
Tsakopoulos Angelo
K: Five Star Investment
8401 Jackson Rd.
Sacramento, CA 95826
12. APN: 031-0052-005
David Fong;Jane W
967 Sunwood Way
Sacramento, CA 95831
13. APN: 031-0620-025
Lincoln Sacramento One
Associates Limited
4675 Macarthur Ct. #350
Newport Beach, CA 92660
14. APN: 031-0053-018
PSLC Limited Partnership I
3950 Industrial Blvd.#100C
West Sacramento, CA 95691

Niiya/ Calpo/ Hom & Dong
2150 Capitol Avenue, # 200
Sacramento, CA 95816

002258

P 92 009

John and Barbara Schultz
974 Sunwood Way
Sacramento, California 95831

Barry Cowan
5 Vierra Court
Sacramento, California 95831

Derrell Kelch
39 Los Gatos Circle
Sacramento, California 95831

Peter O'Brien
281 Cross Road
Danville, CA 94526

Arden and Pam Taube
58 Rambleoak Circle
Sacramento, California 95831

Phyllis Westrup
8044 Pocket Road, #379
Sacramento, California 95831

Jarrold Short
Buzz Oates Enterprises
8615 Elder Creek Road
Sacramento, CA 95828

David Fong
7354 L'Ardore Way
Sacramento, California 95831

Harold and Joanne Simington
1219 Alder Tree Way
Sacramento, California 95831

Jan Bringham
7652 Bridgeview Drive
Sacramento, California 95831

John and Virginia Hadley
966 Sunwind Way
Sacramento, California 95831

Don and Linda Masuda
1008 Rio Cidade Way
Sacramento, California 95831

Alan Hom
7506 Salton Sea Way
Sacramento, California 95831

*Juan Hromada
115 Fortado Circle
Sacramento, CA
95831*

Malinda Petersen
7542 South Land Park Drive
Sacramento, California 95831

Randolph Lum
50 Park Vista Circle
Sacramento, California 95831

Jose McNeill
5024 Silverado Drive
Fairfield, CA 94533

Larry D. Erlewine
7350 Windbridge Drive
Sacramento, California 95831

George and Margie Oda
63 Rambleoak Circle
Sacramento, California 95831

Tim Skillman
Wells Fargo Bank
7375 Greenhaven Drive
Sacramento, CA 95831

mailed 6-15-92

002254

CITY OF SACRAMENTO DEPARTMENT OF PLANNING AND DEVELOPMENT

(Circle Fees)

SECTION I - ENVIRONMENTAL DETERMINATION

(230) Review Fee	\$150	(243) Consultant Expense	\$	(230)	\$
(230) Additional Review Fee	\$ 830.00	(243) Project Management Fee	\$	(243)	\$

SECTION II - PLANNING ENTITLEMENTS

Community Plan Amendment	\$3,540	Special Permit - CPC	\$1,650	Tentative Map-FT (CPC)	\$1500+
Development Agreements	\$3,925	Special Permit-Condo Conversion	\$3,930	# of parcels _____ x \$10	\$
General Plan Amendment	\$4,330	Special Permit-Infill Development		Tentative Map-FT (CC)	\$1940+
Lot Line Adjustment/Merger	\$695	25% reduction of planning fees	<\$	# of parcels _____ x \$10	\$
Post-Subdivision Modification	\$1965+	Special Permit-Major Project	\$2,200	Tentative Map (CPC & CC)	\$2570+
# of parcels _____ x \$10	\$	Special Permit-PUD	\$1,525	# of parcels _____ x \$10	\$
PUD Establishment	\$1,865	SP Modification (PD)	\$195	TM Time Extension (CPC)	\$575
PUD-Guideline Amendment	\$1,795	SP Modification (CPC)	\$575	TM Time Extension (CC)	\$850
PUD-Schematic Plan Amendment	\$1,595	SP Time Extension (PD)	\$195	Variance (PD)	\$305
R - Review	\$1,505	SP Time Extension (CPC)	\$575	Variance (CPC)	\$810
R - Review Modification (PD)	\$195	SP Time Extension (CC)	\$850	Variance Time Extension (PD)	\$195
R - Review Modification (CPC)	\$575	Street/Alley Abandonment	\$940	Variance Time Extension (CPC)	\$575
Rezoning/Prezoning	\$4020+	Street Name Change	\$940	65402 Review	\$940
# of parcels _____ x \$10	\$	Subdivision Modification	\$160	(231) SUBTOTAL OF ENTITLEMENTS	\$
Special Permit - PD	\$750			(243) Special Project Deposit	\$

SECTION III - PUBLIC WORKS REVIEW

(249) EIR Review	\$2,600	(255) Tentative Map	\$650
(256) Lot Line Adjustment/Merger	\$200	(252) All Other Entitlements	\$100 (per application)

SECTION IV - MISCELLANEOUS/STAFF RESEARCH

(231) Non-Conforming Use Verification	\$190	(231) Ordinance Interpretation	\$140	(231) Staff Review	\$140
(231) Research \$70 x _____ # of hrs	\$	(241) DR/PB	\$	(231)	\$

SECTION V - "APPEALS" - THE DECISION OF THE:

(236) Planning Director by Applicant	\$330	(236) Planning Commission by 3rd Party	\$60	(254) DR/PB Board by 3rd Party	\$40
(254) DR/PB Director by Applicant	\$330	(236) Planning Commission by Applicant	\$105	(254) DR/PB Board by Applicant	\$65
(253) Environmental Coordinator by 3rd Party	\$40	(253) Environmental Coordinator by Applicant	\$625		

Subtotal Section I	\$ 830.00
Subtotal Section II	\$
Subtotal Section III	\$
Subtotal Section IV	\$
Subtotal Section V	\$
Total Amount Paid	\$ 830.00
Prepared By/Date	Julia Acuña 7/10/92
CHECK #	CASH

RECEIVED FROM Niyya/Carpo/Hom/Dong Inc

I understand that additional fees may be required if the cost to process the application is greater than the minimum fee and/or if this application involves an existing violation of the Zoning Ordinance. Also on some applications additional processing charges may be required after the requested entitlements are approved.

(signature)



White-Accounting
Yellow-Project File
Pink-Applicant
Rev. 6/91

FILE # P92-009

Not Valid
Unless Stamped