



SACRAMENTO CITY PLANNING DIVISION

1231 I Street, Room 300, Sacramento, CA 95814

(916) 808-5419

Application taken by Darryl W/ Date: 6-4-03

Project Location: Southeast corner of Northgate Blvd and North Market Blvd
Assessor's Parcel No.: 237-0031-048
Owner: Northgate Market Joint Venture
Address: 1540 South Lewis Street, Anaheim, CA 92805
Applicant: Becker Commercial Properties (Jon Becker)
Address: 9727 Elk Grove Florin Road Ste 210, Elk Grove, CA 95624

**REQUESTED
ENTITLEMENT(S):**

- A. **Environmental Determination:** Negative Declarations;
- B. **Mitigation Monitoring Plan;**
- C. **PUD Guidelines Amendment** pertaining to signage in the Project Meteor/Incredible Universe/Shurgard PUD;
- D. **PUD Schematic Plan Amendment** to allocate support retail and restaurant uses on 1.58± gross acreage Light Industrial (M-1-S-PUD) zone within the PUD;
- E. **Tentative Parcel Map** to subdivide a 1.58± gross acreage parcel into two parcels;
- F. **Special Permit** to construct a 5,608± sq.ft retail building and a 3,200±sq.ft fast food restaurant on 1.58±gross acreage Light Industrial (M-1-S-PUD) zone within the Project Meteor/Incredible Universe/Shurgard Planned United Development.
- G. **Special Permit** for a drive-through facility located on the 1.027±acres site (Parcel A) for a 3,200±sq.ft fast food restaurant.

ACTIONS TAKEN:

On January 22, 2004, the Planning Commission took the following action on:
A-G) Adopted Notice of Decision and Findings of Fact for Approval

Sent to Applicant:

Date

12/16/04

By:

Jason Hunter

Temp Typist Clerk II

EXPIRATION

TENTATIVE MAP: Failure to record a final map within two years of the date of approval or conditional approval of a tentative map shall terminate all proceedings.

SPECIAL PERMIT: A use for which a Special Permit is granted must be established within two years after such permit is issued. If such use is not so established, the Special Permit shall be deemed to have expired.

VARIANCE: Any variance involving an action which requires a building permit shall expire at the end of two years unless a building permit is obtained within the variance term.

NOTE: Violation of any of the foregoing conditions will constitute grounds for revocation of this permit. Building permits are required in the event any building construction is planned. The County Assessor is notified of actions taken on rezonings, special permits and variances.

Original to Applicant

Copies: File & Permit Book

P03-066



Development Services
Department-
Planning Division

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
ROOM 300
SACRAMENTO, CA
95814-2998

PLANNING
916-808-5419
FAX 916-808-5328

Date: December 16, 2004

Sacramento County Assessor
Real Property Support
3701 Power Inn Road #3000
Sacramento, California 95826-4329


RE: APN: 237-0031-048

Pursuant to Section 65862 of the Government Code of the State of California, we are hereby notifying your office of the following action taken by the City of Sacramento with respect to the above-numbered property:

Special Permit granted to construct a 5,608± sq.ft retail building and a 3,200±sq.ft fast food restaurant on 1.58±gross acreage Light Industrial (M-1-S-PUD) zone within the Project Meteor/Incredible Universe/Shurgard Planned United Development;
and for a drive-through facility located on the 1.027±acres site (Parcel A) for a 3,200±sq.ft fast food restaurant.

P03-066

Yours truly,



Jason Hunter
Temp Typist Clerk II

cc: Northgate Market Joint Venture (OWNER)

As owner of record of the above mentioned property, you are hereby notified pursuant to Government Code Section 6863.5 that the County Assessor has been notified of the granting of a zoning change, variance, special permit or other action for your property.