P-19657 (41)

CITY OF SACRAMENTO

CITY PLANNING DEPARTMENT
927 TENTH STREET
SUITE 300
SACRAMENTO, CA 95814
TELEPHONE (916) 449-5604

JAMES VAN DUYN
PLANNING DIRECTOR
SACRAMENTO HOUSING AUTHORITY
CITY OF SACRAMENTO

FILED By the City Council Office of the City Clerk Cont to 6-22-82 JUN 15 1982

FILED By the City Council Office of the City Clerk Cont to 7-20-82 JUN 22 1982

FILED By the City Council Office of the City Clerk Cont to 7-27-82 JUL 20 1982

FILED By the City Council Office of the City Clerk Cont to 8-17-82 AUG 10 1982

June 8, 1982

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: Appeal of a condition of approval of a lot line adjustment request that was approved by the City Planning Commission

LOCATION: Southwest corner of West El Camino Avenue and Northgate Blvd.

SUMMARY

The request involves a lot line adjustment that affects three existing parcels. It is necessary in order to accommodate two proposed buildings. As a condition of approval, the Planning Commission required that a masonry wall be constructed along the northerly and westerly property lines. The applicant is opposed to this condition and, therefore, appealed the Commission's decision.

BACKGROUND INFORMATION

The subject site is a portion of a larger shopping center that was recently remodeled. The shopping center is located adjacent to an existing single family subdivision and some vacant R-3 multiple family property.

In January, 1980, the City Council approved a tentative map to divide the shopping center into various lots. As a condition of approval, the City Council required that a six-foot masonry wall be provided along the westerly and northerly property line where residential units abut the shopping center. Subsequent to the approval of the tentative map, the developer constructed a wire woven fence with slats in lieu of the required masonry wall. The developer indicated that the masonry wall was not possible because of the location of existing water and gas lines.

Planning staff discussed the masonry wall with a representative of P G & E and he indicated that the masonry wall could be constructed in this location subject to certain provisions as stated in the attached letter. (Exhibit A-A)

On February 11, 1982, the Planning Commission approved the subject lot line adjustment with the condition that the masonry wall be required. The applicant failed to appeal the condition of approval and requested an extension of the appeal period. On April 27, 1982, the City Council granted the extension of the appeal period to allow the applicant to appeal the condition of approval of the lot line adjustment.

Staff believes the masonry wall is necessary because it is located adjacent to existing single family dwellings. There are loading docks behind the shopping center which cause noise problems to the adjacent residents. Also, the developer failed to install the masonry wall when it was required as part of the original tentative map.

VOTE OF PLANNING COMMISSION

On February 11, 1982, the Planning Commission, by a vote of nine ayes, approved the lot line adjustment with the condition that requires the masonry wall.

RECOMMENDATION

Staff recommends that the City Council deny the appeal based on findings of fact due on June 29, 1982.

Respectfully submitted,

Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

MVD:HY:cp
Attachments
P-9657

June 15, 1982
District No. 1

FORRER
WILLIAMS
ARCHITECTS
5681 FREEPORT BOULEVARD
SACRAMENTO, CALIF. 95822
TELEPHONE (916) 392-2724

EXHIBIT A-A

PROJECT RECORD

Date July 30, 1980

Project Northgate Shopping Center Location El Camino Ave. & Northgate Blvd.

General Contractor Harbison-Mahony-Higgins

This will inform you that the following was noted on this date:

RECEIVED

Item 1. **RE: PRECAST CONCRETE FENCE AT SOUTH AND WEST BOUNDARIES**

A. I have been authorized by Ernie Altamirano of PG&E to proceed with the construction of our precast fence over the existing gas line with the following provisions:

(1) That the gas pipe be exposed at each post location.

(2) Upon exposing the gas pipe, a determination be made as to its depth in relationship to the concrete footing and steel posts of the fence.

(3) Where the gas pipe and concrete footing connect provide a sleeve around the gas pipe and pour footing to encase gas pipe, but taking all necessary precautions so that the steel posts and gas pipe do not, and will not, come in contact with each other. (Sleeve in gas pipe to allow minimum 2" clearance around the entire circumference of gas pipe.)

B. Please notify this office as soon as you have excavated for the post footings and exposed the gas pipe.

C. If you have any questions, please call.

PM	SACRAMENTO DIST. CPLR. OFC. RECEIVED	HAS
TS		WMS
~~STP~~		GEC
DAL	AUG 1 1980	EST.
EWS		COMPLY
DEG	FOLLOW-UP DATE	SEE ME
		FILE

ERNIE

Check one:
- [X] Per Your Request
- [X] Telephone conversation
- [ ] Field Observation
- [ ] Conference

Action:
- [ ] No change order is contemplated
- [ ] A change order is contemplated and will shortly be processed.
- [ ] Other

Distribution of Copies
- [X] Architect
- [X] General Contractor
- [ ] Inspector
- [ ] Engineer
- [X] Owner
- x Lucky
- x PG&E

Date 7-30-80

Hilton L. Williams
Signature

3

SACRAMENTO CITY PLANNING COMMISSION

'ING DATE February 11, 1982

I NO. 19 FILE NO. P-9657

M-

- GENERAL PLAN AMENDMENT ☐
- COMMUNITY PLAN AMENDMENT ☐
- REZONING ☐
- SPECIAL PERMIT ☐
- VARIANCE ☐
- TENTATIVE MAP ☐
- SUBDIVISION MODIFICATION ☐
- ENVIRONMENTAL DET. ☐
- OTHER Lot Line Adjustment

Recommendation:
Favorable
Unfavorable ☐ Petition ☐ Correspondence

LOCATION: NW corner of El Camino Ave & Northgate Blvd

PROPONENTS

NAME	ADDRESS
Everett Thorp	2011 Arden Way #10, Sacramento, CA 95825

OPPONENTS

NAME	ADDRESS

OTION NO. _____

	YES	NO	MOTION	2ND
ugusta	✓			
ong	✓			
odin	✓			
olloway	✓			
unter	✓			
arson	✓			✓
uraki	✓			
ilva	✓		✓	
impson	✓			

MOTION:

- ☐ TO APPROVE
- ☐ TO DENY
- ☑ TO APPROVE SUBJECT TO COND. ~~& BASED ON~~ FINDINGS OF FACT IN STAFF REPORT
- ☐ INTENT TO APPROVE SUBJ. TO COND. & BASED ON FINDINGS OF FACT DUE _____
- ☐ TO RECOMMEND APPROVAL _____ & FORWARD TO CITY COUNCIL
- ☐ TO RATIFY NEGATIVE DECLARATION
- ☐ TO CONTINUE TO _____ MEETING
- ☐ OTHER _____

#23

NOTICE OF APPEAL OF THE DECISION OF THE
SACRAMENTO CITY PLANNING COMMISSION

DATE: June 1, 1982

TO THE PLANNING DIRECTOR:

I do hereby make application to appeal the decision of the City Planning Commission of January 15, 1980 (Date) when:

____ Rezoning Application ____ Variance Application

____ Special Permit Application X Tenative Map

was: ____ Granted ____ Denied by the Commission

GROUNDS FOR APPEAL: Concrete or masonry fence as required can not be constructed due to conflicts with utility lines.

PROPERTY LOCATION: Southwest corner of the intersection of Northgate Blvd. and W. El Camino Blvd.

PROPERTY DESCRIPTION: 10± Acre existing zoned, partially constructed shopping center

ASSESSOR'S PARCEL NO. 274 - 245 - 05,06 & 274 - 110 - 20, 37, 38

PROPERTY OWNER: Peter R. Bollinger
Inter-Cal Real Estate Corp.

ADDRESS: 117 J Street, Sacramento, CA 95814

******** APPLICANT: Santa Anita Dev. Corp.

ADDRESS: 363 San Miguel Drive, Newport Beach, CA 92660

APPELLANT: Paul E. Bert
(SIGNATURE)

ADDRESS: Pacific Dev. Group, 1500 River Park Dr., Suite 101, Sacto. 95815

FILING FEE: $165.00 ~~$660.00~~ RECEIPT NO. 230

FORWARDED TO CITY CLERK ON DATE OF:

P- 9657

******Applicant also: Forrar Williams
2020 V Street
Sacramento 95818

7/80 (4 COPIES REQUIRED)

5

23

RECEIVED

MAR 23 1982

FORRAR
WILLIAMS
ARCHITECTS

TWENTY TWENTY V STREET, SACRAMENTO, CALIFORNIA 95818 • PHONE (916) 454-2016

March 15, 1982

Mr. Peter P. Bollinger
Peter P. Bollinger Investment Co.
117 Jay Street, Suite 301
Sacramento, CA 95814

RE: NORTHGATE SHOPPING CENTER - MASONRY WALL

Dear Peter:

The following is a chronology of events that took place regarding the concrete masonry fence problem at Northgate Shopping Center:

1. On January 15th, 1980, Sacramento City adopted Resolution #80040 which approved the tentative map for Northgate Shopping Center (a site plan prepared by Forrar Williams Architects was used as an exhibit at the hearings). Please note Item E of the conditions of approval state "The design of the subdivision or the type of improvements will not conflict with easements required by the public for access through, or the use of the property, within the proposed subdivision. Item 2F requires a 6' high decorative masonry wall along the westerly and northerly property lines where residentially zoned property abuts the site. After much investigation it has been determined that if Item 2F was complied with, the provisions of Item E would cause a conflict. The reason for this conflict is due to the horizontal and vertical location of the water and gas utilities paralleling our westerly property line. This conflict would result due to the foundations and footings for the proposed fence, thus potentially causing damage to the utilities. If the fence was moved in an easterly direction in order to miss the utility lines, the already restricted access would be reduced to a width that is in conflict with the provision of the existing easements as well as the City Zoning Ordinance.

cont'd .. 2

... Please note that the residentially zoned property that abuts the westerly property line is approximately 175' in length. Approximately one fourth of the total westerly property line.

2. Approximately June, 1980, it was brought to the attention of this office that our proposed concrete masonry fence would be in conflict with the water and gas utilities which parallel the westerly property line. Upon receipt of this information, investigation began as to what problems did in fact exist.

3. Approximately mid July 1980 our office had requested that Harbison, Mahony, and Higgins have the P.G.&E. locator service determine the exact location of the utilities. The results of the investigation revealed that the horizontal and vertical alignment would create conflicts with the required fencing. After evaluation of the conflicts we contacted Mr. Ernie Altamirano of P.G.&E. to discuss alternative solutions. It was at that point in time that Mr. Altamirano reminded us that any liability that resulted from damage to the utility lines would be borne by the Developer and his agents (The Architect, Contractor, etc.). Upon reviewing the consequences of assuming this liability, it was determined by our client, the City Building Department and Forrar Williams Architects that an alternative solution would have to be found. This alternative solution was to provide a 6' high chain link fence with redwood slats in lieu of the precast concrete fence.

   Upon presenting this to the Building Department, we were authorized to proceed with its installation.

   This problem again surfaced at the time final inspection was called for for the construction of Phase I site and shops. Again, after careful review of the past events that took place, the Building Department conducted its final inspection, issued the required occupancy permits and the problem was thought to have been resolved.

Sincerely,

FORRAR WILLIAMS ARCHITECTS

Hilton

Hilton L. Williams

HLW/me

cc. Mr. Carl Best

CITY PLANNING COMMISSION

917-10th Street, SACRAMENTO, CALIFORNIA 95814

23

APPLICANT	Cooper Rodolf & Associates, 2011 Arden Way, #10, Sacramento, CA 95825
OWNER	Inter-Cal Real Estate Corp., 117 J Street, #301, Sacramento, CA 95814
PLANS BY	Cooper Rodolf & Associates, 2011 Arden Way, #10, Sacramento, CA 95825
FILING DATE	12-28-81
50 DAY CPC ACTION DATE	
REPORT BY	PB:bw
NEGATIVE DEC	Exempt 15105(a)
EIR	
ASSESSOR'S PCL. NO.	274-110-44,45,46

APPLICATION: Lot Line Adjustment to move lines to accommodate development of two additional structures on 2.8± acres in the General Commercial, C-2, zone

LOCATION: Southwest corner of West El Camino Avenue and Northgate Boulevard

PROJECT INFORMATION:

1974 General Plan Designation:	Office and Commercial
1978 South Natomas Community Plan Designation:	Commercial-Shopping Center
Existing Zoning of Site:	C-2
Existing Land Use of Site:	Vacant and Shopping Center

Surrounding Land Use and Zoning:

North:	Residential; R-1
South:	Shopping Center; C-2
East:	Shopping Center; C-2
West:	Residential and Shopping Center; R-1 and SC

Property Dimensions:	Irregular
Property Area:	2.83 acres
Significant Feature of Site:	Existing Shopping Center
Topography:	Flat
Street Improvements/Utilities:	Existing

BACKGROUND INFORMATION: The subject site consists of three parcels - one with an existing retail store. The applicant proposes minor lot line adjustments to facilitate building code setback requirements for proposed buildings on Lots 6 and 7 as shown on Exhibit A. The subject site is zoned C-2 (General Commercial). Staff has no objection to the proposal.

The proposal was reviewed by the offices of City Engineer, Fire, Building Inspections and Real Estate. There were no objections to the request. Real Estate requires that the applicant pay off or segregate any existing assessments.

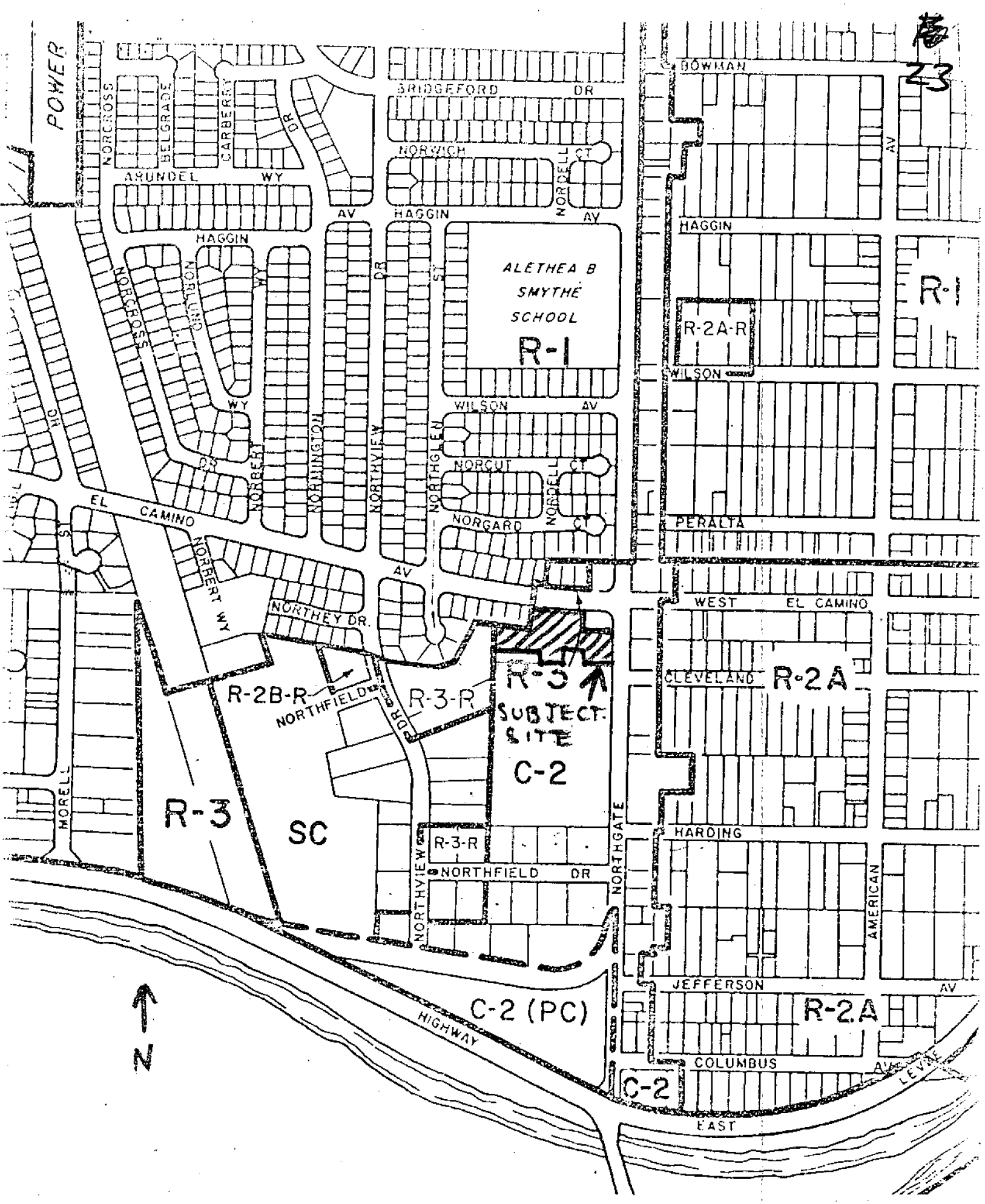
The preceding tentative map, which divided 10 acres into seven lots (P-8810), approved by City Council on January 15, 1980, included a condition that a six-foot high decorative masonry wall be provided along the westerly and northerly property line where there is residential zoning that abuts the site. To date this condition has not been met and should be included as a condition to this lot line adjustment. (See Exhibits C and D.)

ENVIRONMENTAL DETERMINATION: The project is exempt from environmental review pursuant to the State EIR Guidelines (Section 15105(a)).

STAFF RECOMMENDATION: Staff recommends that the Commission approve the lot line adjustment by adopting the attached resolution.

APPLC. NO. P-9657 MEETING DATE February 11, 1982 CPC ITEM NO. 19

8



9657

2/11/82

No. 19
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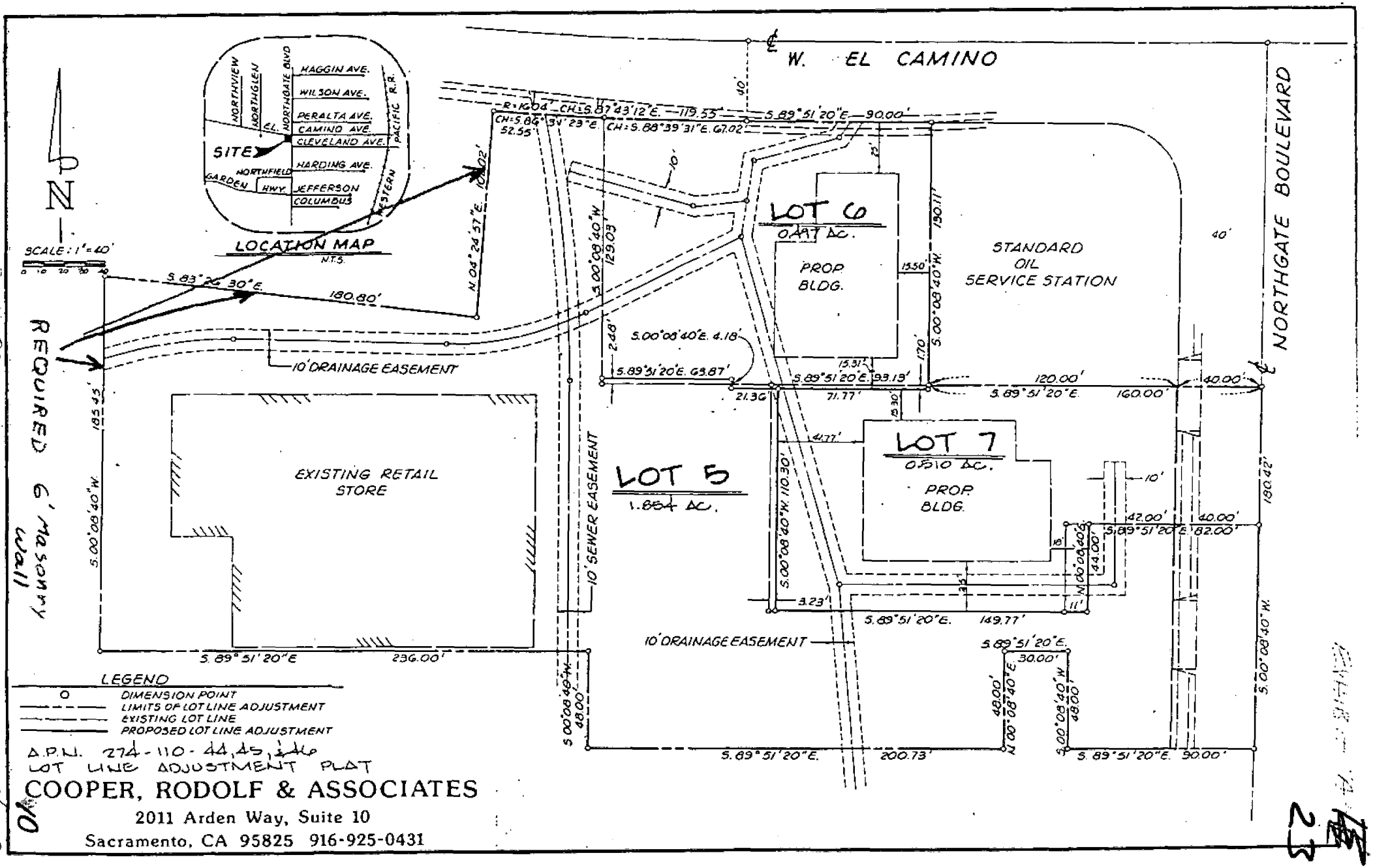
N
SCALE: 1" = 40'
LOCATION MAP
N.T.S.
SITE
NORTHVIEW
NORTHGLEN
NORTHGATE BLVD
HAGGIN AVE.
WILSON AVE.
PERALTA AVE.
CAMINO AVE.
CLEVELAND AVE.
HARDING AVE.
NORTHFIELD
GARDEN HWY.
JEFFERSON
COLUMBUS
WESTERN PACIFIC R.R.
W. EL CAMINO
NORTHGATE BOULEVARD
REQUIRED 6' MASONRY WALL
EXISTING RETAIL STORE
10' DRAINAGE EASEMENT
10' SEWER EASEMENT
LOT 5
1.854 AC.
LOT 6
0.497 AC.
PROP. BLDG.
LOT 7
0.510 AC.
PROP. BLDG.
STANDARD OIL SERVICE STATION
S.89°51'20"E. 236.00'
S.00°08'40"W. 185.45'
S.83°24'30"E. 180.80'
N.04°24'57"E. 102.02'
S.00°08'40"W. 129.03'
S.89°51'20"E. 119.55'
S.89°51'20"E. 90.00'
S.89°51'20"E. 160.00'
S.89°51'20"E. 149.77'
S.89°51'20"E. 200.73'
S.89°51'20"E. 90.00'
S.00°08'40"W. 180.42'
S.00°08'40"W. 110.30'
S.00°08'40"W. 48.00'
N.00°08'40"E. 48.00'
S.00°08'40"W. 48.00'
S.89°51'20"E. 30.00'
S.89°51'20"E. 82.00'
S.89°51'20"E. 63.87'
S.89°51'20"E. 93.13'
S.89°51'20"E. 71.77'
S.89°51'20"E. 21.36'
S.00°08'40"E. 4.18'
S.00°08'40"W. 190.11'
S.00°08'40"W. 155.50'
N.00°08'40"E. 44.00'
LEGEND
DIMENSION POINT
LIMITS OF LOT LINE ADJUSTMENT
EXISTING LOT LINE
PROPOSED LOT LINE ADJUSTMENT
A.P.N. 274-110-44,45,46
LOT LINE ADJUSTMENT PLAT
COOPER, RODOLF & ASSOCIATES
2011 Arden Way, Suite 10
Sacramento, CA 95825 916-925-0431

P-96-57

February 11, 1982

Item 19

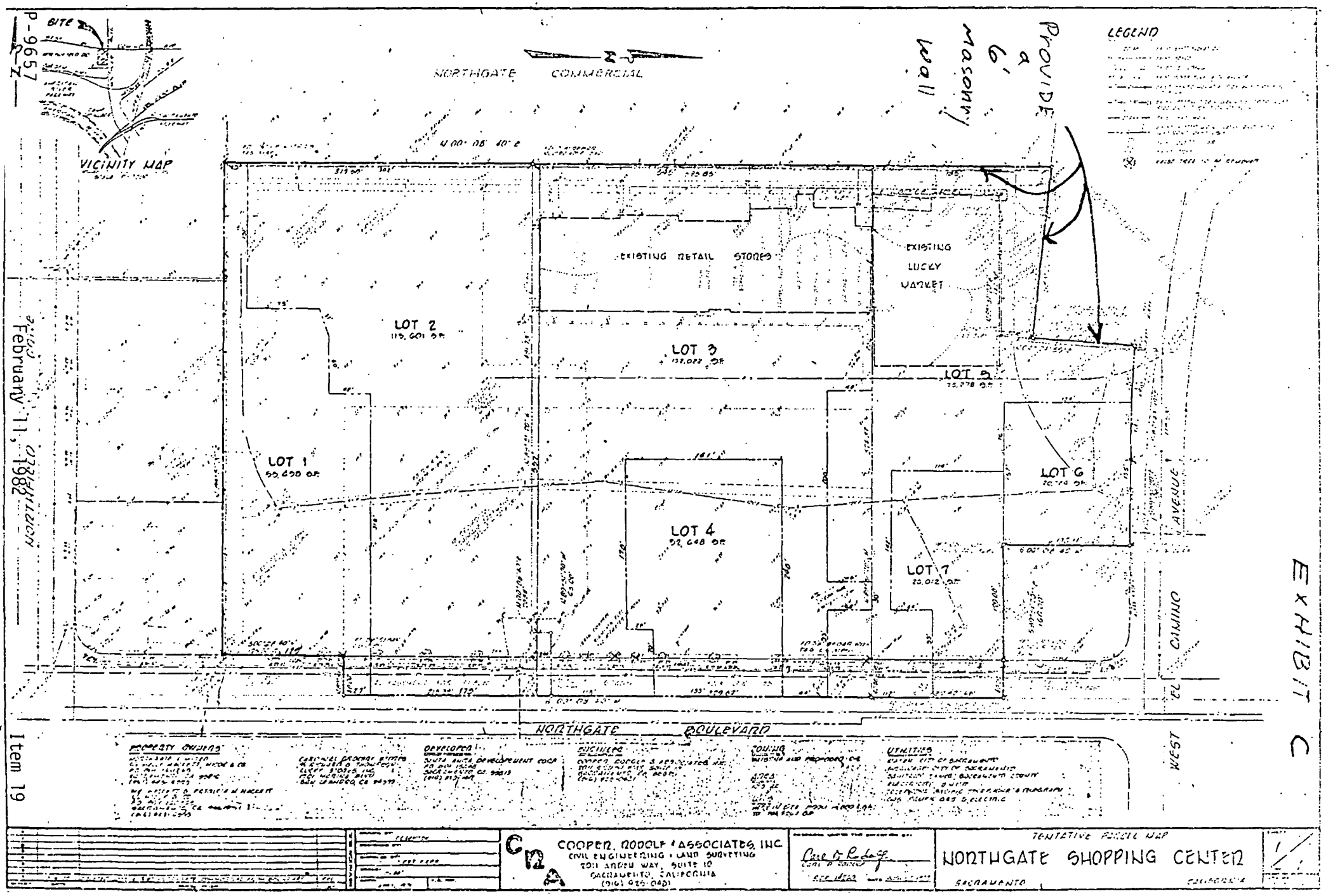

EXHIBIT C

11

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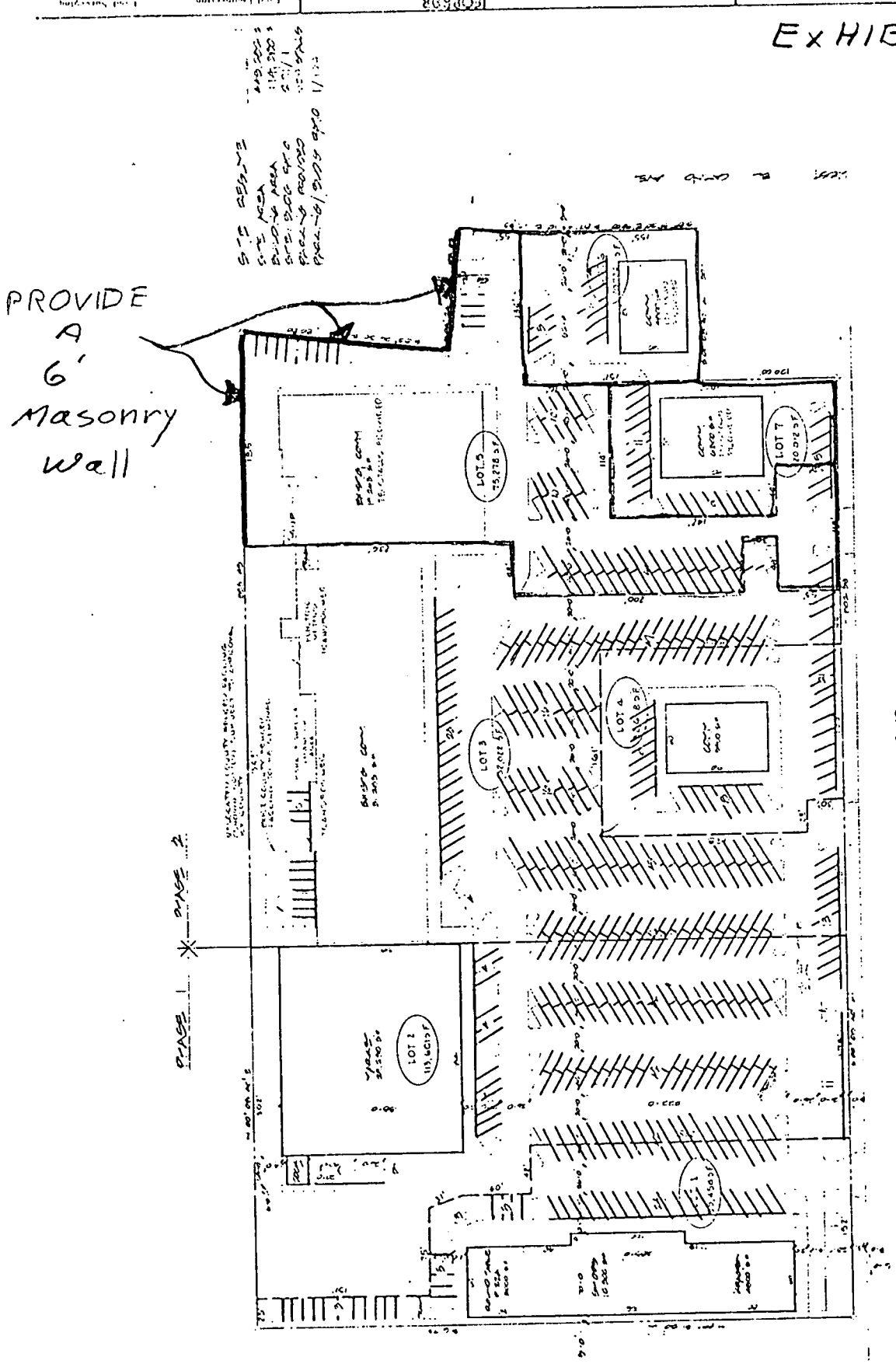
EXHIBIT D



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RESOLUTION NO. 353

Adopted by the Sacramento City Planning Commission

on date of February 11, 1982

APPROVING A LOT LINE ADJUSTMENT FOR PORTION OF LOTS 5, 6, AND 7 ON PARCEL MAP FILED IN OFFICE OF RECORDER OF SACRAMENTO COUNTY IN BOOK 58 OF PARCEL MAPS, MAP NO. 9. (P-9657) (ASSESSOR'S PARCEL NO. 274-110-44, 45, 46)

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line adjustment for property located at southwest corner of West El Camino Avenue and Northgate Boulevard; and

WHEREAS, the lot line adjustment is exempt from Environmental Review pursuant to State EIR Guidelines (CEQA, Section 15105(a)); and

WHEREAS, the lot line adjustment is consistent with the 1974 City General Plan and the South Natomas Community Plan (1980); and

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Sacramento:

That the lot line adjustment for property located at the southwest corner of West El Camino Avenue and Northgate Boulevard, City of Sacramento, be approved as shown and described in Exhibits A, B, C and D attached hereto, subject to the following conditions:

1. The applicant shall submit closure calculation for each parcel and overall boundary of the site. It shall be prepared by a certified licensed land surveyor or civil engineer and reviewed and approved by the City Engineer's office.
2. The proposed lot lines are to be monumented.
3. A six-foot high decorative masonry wall shall be installed along the westerly and northerly property line where there is residential zoning that abuts the site. Prior to issuance of a certificate of compliance, applicant shall install the wall.
4. The applicant shall pay off or segregate any existing assessments.

Sandra G. Simpson
CHAIRMAN

ATTEST:

Suzanne Ellenstad
SECRETARY TO CITY PLANNING COMMISSION

P-9657 February 11, 1982 Item No. 19

13

CITY OF SACRAMENTO

23

OFFICE OF THE CITY CLERK
915 I STREET
CITY HALL ROOM 203
SACRAMENTO, CALIFORNIA 95814
TELEPHONE (916) 449-5426

LORRAINE MAGANA
CITY CLERK

Pacific Dev. Group
1500 River Park Drive, Suite 101
Sacramento, CA 95815

June 11, 1982

On June 4, 1982, a letter was sent indicating that the following matter has been set for July 6, 1982. PLEASE DISREGARD THE JUNE 4, 1982 LETTER AS IT WAS SENT IN ERROR. THE FOLLOWING MATTER WILL BE HEARD ON JUNE 15, 1982:

> Appeal of Planning Commission's approval of a lot line adjustment subject to a condition that requires the placement of a wall adjacent to single family residences for property located at the southwest corner of West El Camino Avenue and Northgate Boulevard (D1) (P-9657)

Pursuant to Council Rules of Procedure 4.5, continuance of the above matter may be obtained only by the property owner of the above property, applicant, or appellant, or their designee, by submitting a written request delivered to this office no later than 12:00 Noon the day prior to the scheduled hearing date. If written request is not delivered to this office as specified herein, a continuance may only be obtained by appearing before the City Council at the time of the hearing and submitting a verbal request to the Council.

Any questions regarding this hearing should be directed to the City Planning Department, 927 Tenth Street, Sacramento, California, phone 449-5604.

Sincerely,

Lorraine Magana
City Clerk

LM/lmh
cc: Inter-Cal Real Estate Corp. (117 "J" St.)
Santa Anita Dev. Corp. (363 San Miguel Dr., Newport Beach, 92660)
Forrar-Williams (2020 "V" St., 95818)
Cooper-Rodolf & Assoc. (2011 Arden Way, #10, 95825)
P-9657 Mailing List (20)

RECEIVED

MAR 23 1982

FORRAR
WILLIAMS
ARCHITECTS

TWENTY TWENTY V STREET, SACRAMENTO, CALIFORNIA 95818 • PHONE (916) 454-2016

March 15, 1982

Mr. Peter P. Bollinger
Peter P. Bollinger Investment Co.
117 Jay Street, Suite 301
Sacramento, CA 95814

RE: NORTHGATE SHOPPING CENTER - MASONRY WALL

Dear Peter:

The following is a chronology of events that took place regarding the concrete masonry fence problem at Northgate Shopping Center:

1. On January 15th, 1980, Sacramento City adopted Resolution #80040 which approved the tentative map for Northgate Shopping Center (a site plan prepared by Forrar Williams Architects was used as an exhibit at the hearings). Please note Item E of the conditions of approval state "The design of the subdivision or the type of improvements will not conflict with easements required by the public for access through, or the use of the property, within the proposed subdivision. Item 2F requires a 6' high decorative masonry wall along the westerly and northerly property lines where residentially zoned property abuts the site. After much investigation it has been determined that if Item 2F was complied with, the provisions of Item E would cause a conflict. The reason for this conflict is due to the horizontal and vertical location of the water and gas utilities paralleling our westerly property line. This conflict would result due to the foundations and footings for the proposed fence, thus potentially causing damage to the utilities. If the fence was moved in an easterly direction in order to miss the utility lines, the already restricted access would be reduced to a width that is in conflict with the provision of the existing easements as well as the City Zoning Ordinance.

cont'd .. 2

... Please note that the residentially zoned property that abuts the westerly property line is approximately 175' in length. Approximately one fourth of the total westerly property line.

2. Approximately June, 1980, it was brought to the attention of this office that our proposed concrete masonry fence would be in conflict with the water and gas utilities which parallel the westerly property line. Upon receipt of this information, investigation began as to what problems did in fact exist.

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   Upon presenting this to the Building Department, we were authorized to proceed with its installation.

   This problem again surfaced at the time final inspection was called for for the construction of Phase I site and shops. Again, after careful review of the past events that took place, the Building Department conducted its final inspection, issued the required occupancy permits and the problem was thought to have been resolved.

Sincerely,

FORRAR WILLIAMS ARCHITECTS

Hilton

Hilton L. Williams

HLW/me

cc. Mr. Carl Best

14

RECEIVED
CITY CLERKS OFFICE
CITY OF SACRAMENTO

JUN 15 10 21 AM '82

FORRAR WILLIAMS ARCHITECTS

TWENTY TWENTY V STREET, SACRAMENTO, CALIFORNIA 95818 • PHONE (916) 454-2016

June 14, 1982

Attn: Lorraine Magana, City Clerk
City Council
City Hall
915 I Street
Sacramento, CA 95814

RE: NORTHGATE SHOPPING CENTER

Dear Sirs:

We are requesting a continuance on Item #14 - Northgate Shopping Center from June 15, 1982 to June 22, 1982 per our conversation today with Lorraine Magana.

This request is being made on the basis we were never notified that we were on the agenda.

Very truly yours,

FORRAR WILLIAMS ARCHITECTS

Hilton

Hilton L. Williams

HLW/me

Pacific Dev. Group
1500 River Park Drive, Suite 101
Sacramento CA 95815

June 24, 1982

On June 22, 1982, the following matter was scheduled to be heard before the City Council after having been previously continued.

> Appeal of Planning Commission's approval of a lot line adjustment subject to a condition that requires the placement of a wall adjacent to single family residences for property located at the southwest corner of West El Camino Avenue and Northgate Boulevard (D1) (P-9657).

This hearing has been further continued to July 20, 1982, at the hour of 7:30 p.m., and in the Council Chamber, Second Floor, City Hall, 915 "I" Street, Sacramento, California. Interested parties may appear and speak at the hearing.

Pursuant to Council Rules of Procedure 4.5(4), "No person who has twice obtained a continuance of a hearing shall be granted an additional continuance unless such person shall appear at the Council meeting at the time such hearing is scheduled, and satisfy the Council that a miscarriage of justice would result from the refusal of the Council to grant such a continuance." Continuances may be requested by the owner of the subject property, applicant, appellant, or a designee for same.

Any questions regarding this hearing should be referred to the City Planning Department, 927 Tenth Street, Sacramento, California, phone (916) 449-5604.

Sincerely,

Lorraine Magana
City Clerk

LM/mlt/16
cc: P-9657 Mailing List (20)
Inter-Cal Real Estate Corp., 117 J Street
Santa Anita Dev. Corp, 363 San Miguel Dr., Newport Beach CA 92660
Forrar-Williams, 2020 V Street, 95818
Cooper-Rodolf & Assoc, 2011 Arden Way #10, 95825

MEMORANDUM

TO: PLANNING DEPARTMENT
ENGINEERING

FROM: LORRAINE MAGANA, CITY CLERK

SUBJECT: ITEM 16, APPEAL REGARDING PLACEMENT OF WALL AT PROPERTY LOCATED AT WOUTHWEST CORNER OF WEST EL CAMINO AVENUE AND NORTHGATE BOULEVARD., COUNCIL AGENDA OF June 22, 1982

DATE: June 24, 1982

The above item was continued to July 20, 1982, and City Staff was directed to look at the area in question to determine the feasibility of placing a wall at that particular location.

As a separate item, residents of the neighborhood were present at the meeting supporting the placement of a wall. They did not get a chance to speak and expressed the desire to be involved in any neogiations with the developer.

Please contact the following:

Mr. & Mrs. A. F. Bautistia
616 West El Camino Avenue

and

Rose G. Clemente
617 West El Camino Avenue
phone - 927-1280

Attached for your information is a petition that was given to me in support of the wall.

cc: Councilman Shore
City Manager

June 13, 1982

To whom it may concern,

We are greatly concerned about the noise level already present in the business area of W. El Camino Ave. Now, with the new buildings being built even closer to our residences, the noise will be an even greater problem.

And this is not all. The garbage in the parking lot is not being cleaned up as it should be, making the area look bad. It's not only in the parking lot but it's also getting in the yards of the residences nearby.

Since there is a hearing set concerning a masonry wall being built, to block out the noise and litter, we would like our voices to be heard in favor of having the wall built.

Sincerely,

Mr. & Mrs. A.F. Bautista 6116 W. El Camino, Sacto.

Rose G. Clemente — 617 W. El Camino Ave, Sacto., Calif. 95833

Helen A Fuor 450 W. El Camino Ave

Marie Williams 450 W. El Camino Ave.

David H Basurto 471 W el camino Ave

Mr + Mrs Ray Smith 636 West El Camino ave

Mr + Mrs Jack R Berrit 620 W EL CAMINO

Mr. Linda M. Ferrer 624 W. El Camino Ave.

Mr + Mrs C.L. Owen 605 E.L. Camino ave

Mrs Byung S. Riley 613 W. El Camino Ave

Miss Hyun Joo, Oh

Florence Lujan 609 wel camino ave Sacto CA 95833

Rose G. Clemente
617 West El Camino Ave.
Sacramento, CA 95833
Tel. (916) 927-1280

205 North "H" Street
Oxnard, CA 93030
Tel. (805) 487-0865

2615 Clay Street
Sacramento, CA 95838

Pacific Dev. Group
1500 River Park Drive, Suite 101
Sacramento CA 95815

July 16, 1982

On July 20, 1982, the following matter was scheduled to be heard before the City Council after having been previously continued.

> Appeal of Planning Commission's approval of a lot line adjustment subject to a condition that requires the placement of a wall adjacent to single family residences for property located at the southwest corner of West El Camino Avenue and Northgate Blvd. (P-9657) (D1)

This hearing has been further continued to August 3, 1982, at the hour of 7:30 p.m., and in the Council Chamber, Second Floor, City Hall, 915 "I" Street, Sacramento, California. Interested parties may appear and speak at the hearing.

Pursuant to Council Rules of Procedure 4.5(4), "No person who has twice obtained a continuance of a hearing shall be granted an additional continuance unless such person shall appear at the Council meeting at the time such hearing is scheduled, and satisfy the Council that a miscarriage of justice would result from the refusal of the Council to grant such a continuance." Continuances may be requested by the owner of the subject property, applicant, appellant, or a designee for same.

Any questions regarding this hearing should be referred to the City Planning Department, 927 Tenth Street, Sacramento, California, phone (916) 449-5604.

Sincerely,

Lorraine Magana
City Clerk

LM/mlt/40
cc: Inter-Cal Real Estate Corp. (117 J St)
Santa Anita Dev. Corp (363 San Miguel Dr., Newport Beach 92660)
Forrar-Williams (2020 V St, 95818)
Cooper-Rodolf & Assoc (2011 Arden Way, #10, 95825)
P-9657 Mailing List (20)

Pacific Dev. Group
1500 River Park Drive, Suite 101
Sacramento CA 95815

July 28, 1982

On July 27, 1982, the following matter was scheduled to be heard before the City Council after having been previously continued.

> Appeal of Planning Commission's approval of a lot line adjustment subject to a condition that requires the placement of a wall adjacent to single family residences for property located at the southwest corner of West El Camino Avenue and Northgate Blvd. (P-9657) (D1).

This hearing has been further continued to August 10, 1982, at the hour of 7:30 p.m., and in the Council Chamber, Second Floor, City Hall, 915 "I" Street, Sacramento, California. Interested parties may appear and speak at the hearing.

Pursuant to Council Rules of Procedure 4.5(4), "No person who has twice obtained a continuance of a hearing shall be granted an additional continuance unless such person shall appear at the Council meeting at the time such hearing is scheduled, and satisfy the Council that a miscarriage of justice would result from the refusal of the Council to grant such a continuance." Continuances may be requested by the owner of the subject property, applicant, appellant, or a designee for same.

Any questions regarding this hearing should be referred to the City Planning Department, 927 Tenth Street, Sacramento, California, phone (916) 449-5604.

Sincerely,

Lorraine Magana
City Clerk

LM/mlt/21
cc: Inter-Cal Real Estate Corp. (117 J St)
Santa Anita Dev. Corp (363 San Miguel Dr, Newport Beach 92660
Forrar-Williams (2020 V St, 95818)
Cooper-Rodolf & Assoc (2011 Arden Way #10, 95825)
P-9657 Mailing List (20)

Pacific Dev. Group
1500 River Park Drive, Suite 101
Sacramento CA 95815

August 12, 1982

On August 10, 1982, the following matter was scheduled to be heard before the City Council after having been previously continued.

> Appeal of Planning Commission's approval of a lot line adjustment subject to a condition that requires the placement of a wall adjacent to single family residences for property located at the southwest corner of West El Camino Avenue and Northgate Blvd (D1) (P-9657).

This hearing has been further continued to August 17, 1982, at the hour of 7:30 p.m., and in the Council Chamber, Second Floor, City Hall, 915 "I" Street, Sacramento, California. Interested parties may appear and speak at the hearing.

Pursuant to Council Rules of Procedure 4.5(4), "No person who has twice obtained a continuance of a hearing shall be granted an additional continuance unless such person shall appear at the Council meeting at the time such hearing is scheduled, and satisfy the Council that a miscarriage of justice would result from the refusal of the Council to grant such a continuance." Continuances may be requested by the owner of the subject property, applicant, appellant, or a designee for same.

Any questions regarding this hearing should be referred to the City Planning Department, 927 Tenth Street, Sacramento, California, phone (916) 449-5604.

Sincerely,

Lorraine Magana
City Clerk

LM/mlt/23
cc: Inter-Cal Real Estate Corp. (117 J St)
Santa Anita Dev Corp (363 San Miguel Dr, Newport Beach 92660)
Forrar-Williams (2020 V St, 95818)
Cooper-Rodolf & Assoc (2011 Arden Way #10, 95825)
P-9657 Mailing List (20)

(5604)

August 27, 1982

Pacific Dev. Group
1500 River Park Drive, Suite 101
Sacramento CA 95815

CORRECTED LETTER

Dear Gentlemen:

On August 17, 1982, the Sacramento City Council took the following action(s) for property located at the southwest corner of West El Camino Avenue and Northgate Boulevard (P-9657):

> Adopted Resolution No. 82-593 as amended. The City Council rejected the erection of a wooden fence and voted to retain the wire woven fence with replacement of wooden slats in the fence. Further, landscaping must be approved by staff so that it is acceptable with private property owners.

Enclosed, for your records, is a certified copy of above referenced document.

Sincerely,

Anne Mason
Assistant City Clerk

AM/mlt/41
Enclosure

cc: Planning Department
Inter-Cal Real Estate Corp, 117 J St
Santa Anita Dev Corp, 363 San Miguel Dr, Newport Beach 92660
Forrar-Williams, 2020 V St, 95818
Cooper-Rodolf & Assoc, 2011 Arden Way #10, 95825

see corrected letter of 8-27-82

August 24, 1982

Pacific Dev. Group
1500 River Park Drive, Suite 101
Sacramento CA 95815

Dear Gentlemen:

On August 17, 1982, the Sacramento City Council took the following action(s) for property located at the southwest corner of West El Camino Avenue and Northgate Boulevard (P-9657):

> Adopted Resolution No. 82-593 as amended. ~~amending the conditions of approval of a lot line adjustment approved by the City Planning Commission.~~

Enclosed, for your records, is a certified copy of the above referenced document.

Sincerely,

Lorraine Magana
City Clerk

LM/mlt/41
Enclosure

cc: Planning Department
Inter-Cal Real Estate Corp., 117 J St
Santa Anita Dev Corp, 363 San Miguel Dr, Newport Beach 92660
Forrar-Williams, 2020 V St, 95818
Cooper-Rodolf & Assoc, 2011 Arden Way #10, 95825

The City Council

Voted to retain ~~retaining~~ the wire woven fence with replacement of wooden slits in the fence. Further landscaping must be approved by staff so that it is acceptable with private property owners.