

**CITY OF SACRAMENTO**

**NOTICE OF HEARINGS**

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

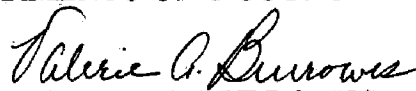
**P98-123      18<sup>th</sup> & L Mixed Use Residential Development located at the northeast corner of 18<sup>th</sup> & L Streets.**

Entitlements to develop a 152 unit apartment complex with 9,600 square feet of retail/commercial use on 1.77± vacant acres in the Residential Mixed Use Urban Neighborhood (RMX-UN); and General Commercial Urban Neighborhood Review (C-2-UN-R). (D3) APN: 007-0082-0012, 013, 014; (Jeanne Corcoran, phone 264-5317)

- A.      Negative Declaration;**
- B.      Mitigation Monitoring Plan;**
- C.      General Plan Amendment** amending the land use designation of 1.75± acres of Community Neighborhood Commercial and Office to Residential Mixed Use;
- D.      Community Plan Amendment** amending the land use designation of 0.55± acres of General Commercial to Residential Mixed Use;
- E.      Rezone** 0.55± acres of General Commercial Urban Neighborhood Review (C-Z-UN-R) to Residential Mixed Use Urban Neighborhood (RMX-UN);

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

SACRAMENTO CITY COUNCIL

  
BY: VALERIE A. BURROWES  
CITY CLERK

AD NO. 8938

RUN 1 TIME: 10-6-99

2 PUB PROOFS



P98-123

RECEIVED  
CITY CLERKS OFFICE  
CITY OF SACRAMENTO  
SEP 9 8 47 AM '99

3.1

NEIGHBORHOODS, PLANNING  
AND DEVELOPMENT SERVICES  
DEPARTMENT

**CITY OF SACRAMENTO**  
CALIFORNIA

1231 I STREET  
ROOM 300  
SACRAMENTO, CA  
95814-2998

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

September 9, 1999

FFP DATE: 11-2-99  
HEARING DATE: 11-9-99 afternoon  
FINAL COUNCIL ACTION DATE: -

**MEMORANDUM**

TO: Virginia Henry, Assistant City Clerk

FROM: *Grace*  
Grace Garcia, Secretary

SUBJECT: **REQUEST TO SCHEDULE HEARING - AFTERNOON (ROUTINE)**

1. **18<sup>th</sup> & L Mixed Use Residential Development located at the northeast corner of 18<sup>th</sup> & L Streets. P98-123**  
Entitlements to develop a 152 unit apartment complex with 9,600 square feet of retail/commercial use on 1.77± vacant acres in the Residential Mixed Use Urban Neighborhood (RMX-UN); and General Commercial Urban Neighborhood Review (C-2-UN-R). (D3) APN: 007-0082-0012, 013, 014 (Jeanne Corcoran, x5317):
  - A. **Negative Declaration;**
  - B. **Mitigation Monitoring Plan;**
  - C. **General Plan Amendment** amending the land use designation of 1.75± acres of Community Neighborhood Commercial and Office to Residential Mixed Use;
  - D. **Community Plan Amendment** amending the land use designation of 0.55± acres of General Commercial to Residential Mixed Use;
  - E. **Rezone** 0.55± acres of General Commercial Urban Neighborhood Review (C-Z-UN-R) to Residential Mixed Use Urban Neighborhood (RMX-UN)

Staff requests that this item be scheduled for the session of the City Council afternoon agenda on November 9, 1999.

Attachments



APPLICANT: Shasta Real Estate Company  
AKA: Urban Capital Partners  
Al Esquivel, (916) 449-8919  
819 19<sup>th</sup> Street, Ste 200  
Sacramento, CA 95814

OWNER: Panattoni Oates & Massie Development Co.  
7700 College Town Dr., #101, Sacramento, CA

Jones Family Revocable Trust  
c/o Kevin G Derendinger,  
111721 Fair Oaks, CA

PLANS BY: Vrillakas Architects  
1109 22<sup>nd</sup> Street, Sacramento, CA 95814

APPLICATION FILED: November 12, 1998

STAFF CONTACT: Jeanne Corcoran, (916) 264-5317

**SUMMARY:** The applicant proposes to develop a 152 unit apartment complex with 9,600± square feet of retail/commercial space on 1.72± undeveloped acres on a site currently zoned Residential Mixed Use Urban Neighborhood (RMX-UN) and General Commercial Urban Neighborhood (C-2-UN). The apartment units consist of 14 - studio apartments, of 465 to 516 square feet; 8 - live work units, with one bedroom, one bath and office space, accessible from street, of 1281 and 1315 square feet; 65- one bedroom, one bath units, of 623 to 812 square feet; 58 - two bedroom, two bath units, of 997 to 1,047 square feet; and, 7- townhomes, of 1,091 to 1,551, square feet. A 16,000± square foot open space will be provided in the interior of the site. This open space will be developed with a pool (already existing) to be shared with Marbro Commons (aka: Sutter Place Homeowners Association) to the north of the site, patio and landscaping. A 163 space subterranean parking lot is proposed for the use of the residents and tenant employees if available. The basic issues of this project are the relationship of the massing of the north elevation with the adjacent property/project and the setback along L Street and the affect the proposed setback has on the street tree canopies.

**RECOMMENDATION:** Staff recommends approval of the project subject to conditions in the Notice of Decision. This recommendation is based on the Central City Housing Strategy goals and policies promoting infill development and substantial compliance with the Central City Neighborhood Design Guidelines.

**PROJECT INFORMATION:**

RON VRILAKAS  
VRILAKAS ARCHITECT BUILDERS  
1109 22<sup>ND</sup> ST  
SACRAMENTO CA 95816

OWNERSHIP\_7705\_006 18<sup>TH</sup> & I ST  
CREATED 10/26/98

ALBERTO ESQUIVEL  
SHASTA REAL ESTATE CO  
1215 19<sup>TH</sup> ST STE 101A  
SACRAMENTO CA 95814

SOCA  
C/O DICK RATLEFF  
1533 36th STREET  
SACRAMENTO, CA 95816

CCAN/NAAG  
C/O DALE KOOYMAN  
801 21st STREET  
SACRAMENTO, CA. 95814

TIM CRUSH  
THE SPINK CORPORATION  
2590 VENTURE OAKS WY  
SACRAMENTO CA 95833

DOWNTOWN NEIGHBORHOOD ASSOC.  
C/O CHRISTIE MARKS  
1500 7th STREET, #50  
SACRAMENTO, CA 95814

FREMONT PARK NEIGH. ASSOC.  
C/O "RED" BANES  
1712 P STREET  
SACRAMENTO, CA 95814

MICHAEL SMITH  
THE SPINK CORPORATION  
2590 VENTURE OAKS WY  
SACRAMENTO CA 95833

WINN PARK CAPITOL AVE NEIGH. ASC  
C/O KAREN JACQUES  
PO BOX 162555  
SACRAMENTO, CA 95816-2555

DOWNTOWN PARTNERSHIP  
C/O MICHAEL AULT  
900 J STREET, 2nd FLOOR  
SACRAMENTO, CA 95814

109

MUELLER PAUL/ANN  
PO BOX 163072  
sacramento CA 95818

MIDTOWN BUSINESS ASSOC.  
C/O DICK SKELTON  
2400 J STREET  
SACRAMENTO, CA 95816

007-0142-003  
89 COCKRELL THURZA JEAN  
MCK GEN PARTNERSHIP  
1411 BIRCHWOOD LN  
SACRAMENTO CA 95822

79

QUIGG GERALD/MARY/EA  
PO BOX 210024  
AUKEK BAY, AK 99821

94  
LEE TOMMY/JAMES/FLORENCE ONG  
147 STONEY HILL DR  
FOLSOM CA 95630  
007-0142-010

007-0082-002-0044  
JOSEPH MARSALLA  
4820 DAUNTLESS WY  
FAIR OAKS CA 95828-8164

007-0143-012

007-0082-002-0038  
LEE DELATOUR CORBIN  
PO BOX 568  
YACHATS OR 97498-0568

007-0082-002-0028  
ROBERT & DAVID CRONGEYER  
1816 K ST #3  
SACRAMENTO, CA 95814-4130

007-0082-002-0015  
GREGORY & AUDREY PAPPAS  
7042 CATLEN WAY  
SACRAMENTO CA 95831-3002

007-0082-002-0020  
PETER BOTZ  
303 MARKET ST, #102  
SAN DIEGO, CA 92101-8854

007-0082-002-0011  
BEVERLY GAYLE EWOLDSER  
440 BERNICE LN  
SONOMA, CA 95476

*highlighted addresses  
Absent 1499*

**P 98 123**

*rcvd 11-12-98*

184  
21



RON VRILAKAS  
VRILAKAS ARCHITECT BUILDERS  
1109 22<sup>ND</sup> ST  
SACRAMENTO CA 95816

OWNERSHIP\_7705\_006 18<sup>TH</sup> & 1 ST  
CREATED 10/26/98

ALBERTO ESQUIVEL  
SHASTA REAL ESTATE CO  
1215 19<sup>TH</sup> ST STE 101A  
SACRAMENTO CA 95814

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SACRAMENTO, CA 95816

CCAN/NAAG  
C/O DALE KOOYMAN  
801 21st STREET  
SACRAMENTO, CA. 95814

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SACRAMENTO, CA 95814

FREMONT PARK NEIGH. ASSOC.  
C/O "RED" BANES  
1712 P STREET  
SACRAMENTO, CA 95814

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SACRAMENTO CA 95833

WINN PARK CAPITOL AVE NEIGH. ASC  
C/O KAREN JACQUES  
PO BOX 162555  
SACRAMENTO, CA 95816-2555

DOWNTOWN PARTNERSHIP  
C/O MICHAEL AULT  
900 J STREET, 2nd FLOOR  
SACRAMENTO, CA 95814

MIDTOWN BUSINESS ASSOC.  
C/O DICK SKELTON  
2400 J STREET  
SACRAMENTO, CA 95816

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83	007-0143-016	92	007-0142-024	101	006-0175-006
YAMABE ARLENE MIDORI		HOUSING AUTH CO OF SACTO		JOHNSON E	
PO BOX 191395		1818 CAPITOL AVE		1716 L ST	
SACRAMENTO CA 95819		SACRAMENTO CA 95814		SACRAMENTO CA 95814	
84	007-0145-002	93	007-0142-009	102	006-0175-007
WALDMAN CRAIG		LEE JAMES/WINNIE		DOWDELL FAM TR	
4856 Q ST		927 SUNWOOD WY		1701 8 <sup>TH</sup> AVE	
SACRAMENTO CA 95819		SACRAMENTO CA 95831		SACRAMENTO CA 95818	
85	007-0145-015	94	007-0142-010	103	<del>006-0175-008</del>
PAPPAS LOUIE/VOULA		LEE TOMMY/JAMES/FLORENCE ONG		<del>DOWDELL FAM TR</del>	
5229 YORKVILLE PL		1306 19 <sup>TH</sup> ST		<del>1701 8<sup>TH</sup> AVE</del>	
CARMICHAEL CA 95608		SACRAMENTO CA 95814		SACRAMENTO CA 95818	
86	007-0145-013	95	006-0173-002	104	006-0175-022
MOORE JAMES/CONSERVATOR/ETAL		STATE OF CALIF		STUMBOS & CO REAL ESTATE PROF	
1220 H ST #101		1630 L ST		2251 FAIR OAKS BL #300	
SACRAMENTO CA 95814		SACRAMENTO CA 95814		SACRAMENTO CA 95825	
87	007-0144-020	96	006-0175-001	105	006-0175-011
SECURITY TRUST CO		ROSS RICHARD/JUANA		PERRY MANUEL JR/MARY	
TR OF TRUST NO 1899-0/ETAL		1650 BIG BEN RD		1216 18 <sup>TH</sup> ST	
2101 EVERGREEN ST		LINCOLN CA 95648		SACRAMENTO CA 95814	
SACRAMENTO CA 95815					
88	<del>007-0144-025</del>	97	<del>006-0172-002</del>	106	006-0175-012
<del>WESTERN PACIFIC RAILROAD CO</del>		<del>ROSS RICHARD/JUANA</del>		PETER/EDITH DEUEL 1996 TR	
<del>CAPITOL AVE</del>		<del>1650 BIG BEN RD</del>		6330 9 <sup>TH</sup> AVE	
SACRAMENTO CA 95814		LINCOLN CA 95648		SACRAMENTO CA 95820	
89	007-0142-003	98	<del>006-0175-003</del>	107	006-0175-021
COCKRELL THURZA JEAN/		<del>ROSS RICHARD/JUANA</del>		WILSON ROBT/SHARMAN	
MCK GEN PARTNERSHIP		<del>1650 BIG BEN RD</del>		PO BOX 332	
1411 BIRCHWOOD LN		LINCOLN CA 95648		DRIGGS ID 83422	
SACRAMENTO CA 95822					
90	007-0142-004	99	006-0175-004	108	006-0175-015
VIRGA MICHAEL/BETSY		ROSS RICHARD/JUANA		HARING FAMILY TR	
61 MOONLIT CIR		PO BOX 1707		2215 L ST	
SACRAMENTO CA 95831		SACRAMENTO CA 95812		SACRAMENTO CA 95816	
91	007-0142-005	100	006-0175-005	109	MUELLER PAUL/ANN
HARING FAMILY TR		ROSE DANA/LISA		2012 26 <sup>TH</sup> ST	
2215 L ST		PO BOX 1707		SACRAMENTO CA 95818	
SACRAMENTO CA 95816		SACRAMENTO CA 95812			

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110 006-0175-017  
PLUMB THOMAS  
1715 CAPITOL AVE  
SACRAMENTO CA 95814

111 006-0175-018  
RODRIGUEZ ROSA  
7141 BRIGGS DR  
SACRAMENTO CA 95828

112 006-0175-019  
FAHN MICHAEL  
926 J ST #1021  
SACRAMENTO CA 95814

113 006-0175-020  
~~FAHN MICHAEL~~  
~~926 J ST #1021~~  
SACRAMENTO CA 95814

114 006-0175-012  
SACRAMENTO SRO LTD PTR  
630 I ST  
SACRAMENTO CA 95814

115 006-0124-006  
YOUNG WOMENS CHRISTIAN ASSOC  
1122 17<sup>TH</sup> ST  
SACRAMENTO CA 95814

116 006-0126-020  
TARPIN SAMUEL  
PO BOX 19127  
SACRAMENTO CA 95819

117 006-0126-021  
ST JOHNS LUTHERAN CHURCH  
PO BOX 19127  
SACRAMENTO CA 95819

118 006-0126-008  
ASHWILL BRUCE/BARBARA  
3430 ROBIN LN BLDG 4  
CAMERON PARK CA 95682

119 006-0126-009  
ACOTT ROBT/LEE/DONALD  
4315 WATKINS DR  
FAIR OAKS CA 95628

120 006-0126-010  
THOMAS N F  
4315 WATKINS DR  
FAIR OAKS CA 95628

121 - 124 006-0126-011-013, 016  
ST JOHNS LUTHERAN CHURCH  
1701 L ST  
SACRAMENTO CA 95814

125 006-0123-007  
KRAUSS REV TR/ETAL  
4020 RIDING CLUB LN  
SACRAMENTO CA 95804

126 006-0125-001  
SOEHREN RAY TR ETAL  
1458 POTRERO WY  
SACRAMENTO CA 95822

127 006-0125-016  
VANDERFORD MARILYN/GLEN  
1209 41<sup>ST</sup> ST  
SACRAMENTO CA 95819

128 006-0125-004  
ROSENTHAL DONALD/ETAL  
PO BOX 1358  
GARDNERVILLE NV 89410

129 006-0125-015  
GAGLIAROI FRANK/EZIO  
3357 22<sup>ND</sup> ST  
SAN FRANCISCO CA 94110

130 006-0125-014  
HOUSING AUTH CO OF SACTO  
1731 K ST  
SACRAMENTO CA 95814

131 006-0125-011  
HOUSING AUTH CO OF SACTO  
1715 K ST  
SACRAMENTO CA 95814

132 006-0125-012  
BAILEY C F/ETAL  
20 SARATOGA CR  
SACRAMENTO CA 95864

133 006-0125-013  
~~BAILEY C F/ETAL~~  
~~20 SARATOGA CR~~  
SACRAMENTO CA 95864

ANDY PLESCIA CADA OFFICE  
1530 CAPITOL AVE  
SACRAMENTO CA 95814

BILL FILIOS  
SHASTA REAL ESTATE CO  
3480 SUNRISE BLVD STE 200  
RANCHO CORDOVA CA 95742

BOB KUCHMAN  
KUCHMAN & ASSOC  
3001 J ST STE 300  
SACRAMENTO CA 95816

P 98 123

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22

56 007-0141-009  
ROLAND P FOOS & EST OF  
1318 G ST  
SACRAMENTO CA 95814

65 007-0143-002  
EARL/DEE KILCREASE INC  
1900 L ST  
SACRAMENTO CA 95814

74 007-0143-009  
BROCCHINI CRISTOPHER/ETAL  
PO BOX 163411  
SACRAMENTO CA 95816

57 007-0141-010  
COYLE PROPERTIES INC  
1590 DAY DR  
CARMICHAEL CA 95608

66 007-0143-019  
BEARINGS SUPPLY CO INC  
1906 L ST  
SACRAMENTO CA 95814

75 007-0143-022  
~~WESTERN PACIFIC RAILROAD CO~~  
~~CAPITOL AVE~~  
~~SACRAMENTO CA 95814~~

58 007-0141-011  
GARVERICK GRETA  
1831 CAPITOL AVE  
SACRAMENTO CA 95814

67 007-0143-004  
BEARINGS SUPPLY CO INC  
1906 L ST  
SACRAMENTO CA 95814

76 007-0143-024  
~~WESTERN PACIFIC RAILROAD CO~~  
~~CAPITOL AVE~~  
~~SACRAMENTO CA 95814~~

59 007-0141-012  
ALGERS MARTHA  
2863 HYANNIS  
SACRAMENTO CA 95827

68 007-0143-020  
~~WESTERN PACIFIC RAILROAD CO~~  
~~L ST~~  
~~SACRAMENTO CA 95814~~

77 007-0143-023  
~~WESTERN PACIFIC RAILROAD CO~~  
~~CAPITOL AVE~~  
~~SACRAMENTO CA 95814~~

60 007-0141-013  
LEE KENNETH  
PO BOX 191395  
SACRAMENTO CA 95819

69 007-0143-025  
~~WESTERN PACIFIC RAILROAD CO~~  
~~L ST~~  
~~SACRAMENTO CA 95814~~

78 007-0143-011  
ORR ROBERT/WENDY  
3721 GARDEN HWY  
SACRAMENTO CA 95834

61 007-0141-014  
FRICHETTE-CROSSLANDE-MCNALLY  
728 SHORESIDE DR  
SACRAMENTO CA 95831

70 007-0143-021  
~~WESTERN PACIFIC RAILROAD CO~~  
~~L ST~~  
~~SACRAMENTO CA 95814~~

79 007-0143-012  
QUIGG GERALD/MARY/EA  
PO BOX 16220  
SACRAMENTO CA 95816

62 007-0141-015  
FRICHETTE PETER/ANNE  
728 SHORESIDE DR  
SACRAMENTO CA 95831

71 007-0143-007  
WILLIAM CHRISTIE REV TR  
200 SOUTHGATE RD  
SACRAMENTO CA 95815

80 007-0143-013  
YEUNG SAU CHUM/CHEN FANG  
6835 GREENHAVEN DR  
SACRAMENTO CA 95831

63 007-0141-020  
HUGO PEARSON TEST TR/P/TR  
411 CROCKER RD  
SACRAMENTO CA 95864

72, 73 007-0143-018, 017  
HELLER FIRST CAPITAL CORP  
650 UNIVERSITY AVE #101  
SACRAMENTO CA 95825

81 007-0143-014  
PAUL/GAYLE STONE REV LIV TR  
3352 SIERRA OAKS DR  
SACRAMENTO CA 95864

64 007-0143-001  
FIREHOUSE NO 3 ASSOC  
4401 I ST  
SACRAMENTO CA 95819

82 007-0143-015  
LEE KENNETH  
PO BOX 191395  
SACRAMENTO CA 95819

P 98 123  
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28 007-0084-029  
WESTERN PACIFIC RAILROAD CO  
K ST  
SACRAMENTO CA 95814

37 007-0084-026  
WESTERN PACIFIC RAILROAD CO  
L ST  
SACRAMENTO CA 95814

46, 47 007-086-018, 021  
PAPPAS LOUIE/VOULA  
5229 YORKVILLE PL  
CARMICHAEL CA 95608

29 007-0084-025  
WESTERN PACIFIC RAILROAD CO  
K ST  
SACRAMENTO CA 95814

38 007-0084-028  
WESTERN PACIFIC RAILROAD CO  
L ST  
SACRAMENTO CA 95814

48 007-0141-001  
CONSULO JOSEPH  
4315 ORANGE GROVE AVE  
SACRAMENTO CA 95814

30 007-0081-022  
LEUNG TSUN/SHING YUM  
636 CAPELA WAY  
SACRAMENTO CA 95831

39 007-0084-027  
WESTERN PACIFIC RAILROAD CO  
L ST  
SACRAMENTO CA 95814

49 007-0141-002  
BROCK BRYAN/LORI  
1125 SWANSTON DR  
SACRAMENTO CA 95818

31 007-0084-009  
LEUNG TRUST  
6873 ANTIGUA WY  
SACRAMENTO CA 95831

40 007-0084-016  
MILLER HARVEY M  
31423 S COAST HWY #39  
LAGUNA BEACH CA 95677

50 007-0141-003  
LEWIS CHILDREN PARTNERSHIP  
8 CROW CANYON CT #100  
SAN RAMON CA 94583

32 007-0084-010  
LEUNG TRUST  
6873 ANTIGUA WY  
SACRAMENTO CA 95831

41 007-0084-020  
FAMILY 1990 REV TR  
31423 S COAST HWY #39  
LAGUNA BEACH CA 95677

51 007-0141-004  
YIP FAMILY TRUST  
2215 17<sup>TH</sup> ST  
SACRAMENTO CA 95818

33 007-0084-011  
RICHARD MCDOWALL TR  
7373 WILLOW LAKE WY  
SACRAMENTO CA 95821

42 007-0084-019  
FAMILY 1990 REV TR  
31423 S COAST HWY #39  
LAGUNA BEACH CA 95677

52 007-0141-005  
CAPITOL PLAZA DEV CO  
3131 ELLIOTT AV #500  
SEATTLE WA 98121

34 007-0084-012  
RICHARD MCDOWALL TR  
7373 WILLOW LAKE WY  
SACRAMENTO CA 95821

43 007-0084-017  
MILLER HARVEY M  
31423 S COAST HWY #39  
LAGUNA BEACH CA 95677

53 007-0141-006  
CAPITOL PLAZA DEV CO  
3131 ELLIOTT AV #500  
SEATTLE WA 98121

35 007-0084-013  
CHRISTIE ENTERPRISES INC  
1927 L ST  
SACRAMENTO CA 95814

44 007-0084-018  
MILLER HARVEY M  
31423 S COAST HWY #39  
LAGUNA BEACH CA 95677

54 007-0141-007  
CAPITOL PLAZA DEV CO  
3131 ELLIOTT AV #500  
SEATTLE WA 98121

36 007-0084-014  
CHRISTIE ENTERPRISES INC  
1927 L ST  
SACRAMENTO CA 95814

45 007-086-020  
WILLIAM CHRISTIE REV TR  
200 SOUTHGATE RD  
SACRAMENTO CA 95815

55 007-0141-008  
CAPITOL PLAZA DEV CO  
3131 ELLIOTT AV #500  
SEATTLE WA 98121

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20

007 0082 002 0031  
Julia Vierra  
1818 K ST #1  
SACRAMENTO, CA 95814

007 0082 002 0032  
Jill Barr  
1822 K ST  
SACRAMENTO, CA 95814

007 0082 002 0033  
Leroy Petersen  
1826 K ST #513R  
SACRAMENTO, CA 95814

007 0082 002 0034  
Ronald Brand  
1818 K ST #2  
SACRAMENTO, CA 95814

007 0082 002 0035  
Daniel Robert  
1822 K ST #L2  
SACRAMENTO, CA 95814

007 0082 002 0036  
Shelley Thomas  
1826 K ST  
SACRAMENTO, CA 95814

007 0082 002 0037  
Laurie & Richard Reese  
L Jeanette  
1818 K ST #13  
SACRAMENTO, CA 95814

007 0082 002 0038  
Lee Delatour Corbin  
1822 K ST #L3  
SACRAMENTO, CA 95814

007 0082 002 0039  
CHASE MORTGAGE SERVICES INC  
200 W OLD WILSON BRIDGE RD  
WORTHINGTON, OH 43085

007 0082 002 0040  
Jerry Smith  
1828 K ST  
SACRAMENTO, CA 95814

007 0082 002 0041  
Gordon & Marianne Schroeder  
1830 K ST #1  
SACRAMENTO, CA 95814

007 0082 002 0042  
William Ogle  
1828 K ST  
SACRAMENTO, CA 95814

007 0082 002 0043  
Alice Roche  
1733 40TH ST  
SACRAMENTO, CA 95819

007 0082 002 0044  
Joseph Marsalla  
1828 K ST  
SACRAMENTO, CA 95814

007 0082 002 0045  
Robert Maxie  
1830 K ST  
SACRAMENTO, CA 95814

Shasta Real Estate Company  
AKA: Urban Capital Partners  
Al Esquivel  
819 19th Street  
Sacramento, CA 95814

Panattoni Oates & Massie  
Development Company  
7700 College Town Drive #101  
Sacramento, CA 95826

Jones Family Revocable Trust  
c/o Kevin G. Derendinger  
111721 Fair Oaks, CA

007 0082 002 0001  
Robert Presher & Jennifer Bouman  
1802 K ST  
SACRAMENTO, CA 95814

007 0082 002 0002  
GORDON DUNHAM 1991 FAMILY  
1804 K ST  
SACRAMENTO, CA 95814

007 0082 002 0003  
Peggy Forbes & R Sellick Robert  
1802 K ST #2  
SACRAMENTO, CA 95814

007 0082 002 0004  
Catherine Hughes  
1804 K ST  
SACRAMENTO, CA 95814

007 0082 002 0005  
James & Elizabeth Birmingham  
1802 K ST  
SACRAMENTO, CA 95814

007 0082 002 0006  
Betty & Richard Karnette  
Gordon Steven  
73415 PINYON ST  
PALM DESERT, CA 92260

007 0082 002 0007  
Stanley Devereux  
Michael & Pete Imwalle  
7050 POCKET RD  
SACRAMENTO, CA 95831

007 0082 002 0008  
J Hummel Marilyn  
5409 SHELLEY WAY  
CARMICHAEL, CA 95608

007 0082 002 0009  
Timothy Finnecy  
1531 ARROYO GRANDE DR  
SACRAMENTO, CA 95864

007 0082 002 0010  
David Lindauer  
1810 K ST #2  
SACRAMENTO, CA 95814

007 0082 002 0011  
Beverly Gayle Ewoldsen  
1806 K ST LEVEL 3 #231  
SACRAMENTO, CA 95814

007 0082 002 0012  
Richard Holler  
1810 K ST  
SACRAMENTO, CA 95814

007 0082 002 0013  
Beau Britton  
1808 K ST #311  
SACRAMENTO, CA 95814

007 0082 002 0014  
Renee Dominguez  
1812 K ST #1  
SACRAMENTO, CA 95814

007 0082 002 0015  
Gregory & Audrey Pappas  
1814 K ST  
SACRAMENTO, CA 95814

007 0082 002 0016  
CHASE MANHATTAN MORTGAGE  
Chemical Residen Fka  
200 W OLD WILSON BRIDGE RD  
WORTHINGTON, OH 43085

007 0082 002 0017  
Daniel Regan  
1812 K ST  
SACRAMENTO, CA 95814

007 0082 002 0018  
James Graham  
1814 K ST  
SACRAMENTO, CA 95814

007 0082 002 0019  
Barbara Seidman  
1808 K ST  
SACRAMENTO, CA 95814

007 0082 002 0020  
Peter Botz  
1812 K ST  
SACRAMENTO, CA 95814

007 0082 002 0021  
Jerome & Audray Gardner  
2387 BENNINGTON LN  
HAYWARD, CA 94545

007 0082 002 0022  
Harold Willis  
1816 K ST  
SACRAMENTO, CA 95814

007 0082 002 0023  
Corrine Steinebel  
1820 K ST #1  
SACRAMENTO, CA 95814

007 0082 002 0024  
Clara Lyon & Richard Lyon Mikesell  
14540 HAMLIN ST #B  
VAN NUYS, CA 91411

007 0082 002 0025  
John & Yolanda Riley-Portal  
2157 STACIA WAY  
SACRAMENTO, CA 95822

007 0082 002 0026  
Aaron Meilich  
1820 K ST  
SACRAMENTO, CA 95814

007 0082 002 0027  
Emry Allen  
3320 SONDIESA WAY  
EL K GROVE, CA 95758

007 0082 002 0028  
Robert & David Crongeyer  
Patricia  
4124 VALIANT ST  
CARMICHAEL, CA 95608

007 0082 002 0029  
Gail Kneeland  
1820 K ST  
SACRAMENTO, CA 95814

007 0082 002 0030  
J Camarota Charlotte  
1824 K ST  
SACRAMENTO, CA 95814

1	007-0082-012 JONES FAMILY REV TRUST 976 HAPPY VALLEY RD PLEASANTON CA 94566	10	007-0081-026 ARAM/SUE YENOVKIAN FAM REV TR 1071 LOS MOLINOS WY SACRAMENTO CA 95864	19	007-0083-011 THE W P LIMITED 1025 19 <sup>TH</sup> ST SACRAMENTO CA 95814
2	007-0082-013, PANATTONI OATES & MASSIE DEV 8401 JACKSON RD SACRAMENTO CA 95826	11	007-0081-008 NORMAN SNAVELY FAM LIV TR 3601 24 <sup>TH</sup> ST SACRAMENTO CA 95818	20	007-0082-002 FINNECY TIMOTHY J 1531 ARROYO GRANDE DR SACRAMENTO CA 95864
3	<del>007-0082-014 PANATTONI OATES &amp; MASSIE DEV 8401 JACKSON RD SACRAMENTO CA 95826</del>	12	007-0081-010 GLASHEEN THOMAS JR/EA 1012 19 <sup>TH</sup> ST SACRAMENTO CA 95814	21	007-0083-012 UAU DEVELOPMENT CO 1731 J ST #250 SACRAMENTO CA 95814
4	007-0081-001 JONES MARK A 1800 J ST SACRAMENTO CA 95814	13	007-0081-024 RK REAL ESTATE LP 3423 PIEDMONT RD NE #315 ATLANTA GA 30305	22	<del>007-0083-013 WESTERN PACIFIC RAILROAD CC J ST SACRAMENTO CA 95814</del>
5	<del>007-0081-002 JONES MARK A 1800 J ST SACRAMENTO CA 95814</del>	14	007-0081-013 ROGERS JOHN/AGNES 1818 N BAKER ST SANTA ANA CA 92706	23	<del>007-0083-015 WESTERN PACIFIC RAILROAD CC J ST SACRAMENTO CA 95814</del>
6	007-0081-003 JONATHAN & JEANETTE LEWIS TR 625 SHANGRI LN SACRAMENTO CA 95825	15	007-0081-022 AMORUSO PETER/JENNIFER 8401 JACKSON RD SACRAMENTO CA 95826	24	<del>007-0083-014 WESTERN PACIFIC RAILROAD CC J ST SACRAMENTO CA 95814</del>
7	007-0081-004 SIDDIQUI JAVED & ANNA 1808 J ST 2 <sup>ND</sup> FL SACRAMENTO CA 95814	16	007-0081-017 LEWIS ALAN 5644 23 <sup>RD</sup> ST SACRAMENTO CA 95822	25	007-0083-003 METCALF FAM LIV TR 2920 ROHRER DR LAFAYETTE CA 94549
8	007-0081-005 NOTTOLI BARRY 1650 MANSFIELD ST SANTA CRUZ CA 95062	17	<del>007-0081-018 SIDDIQUI JAVED/ANNA 1808 J ST 2<sup>ND</sup> FL SACRAMENTO CA 95814</del>	26	007-0084-023 WEAVE INC PO BOX 161356 SACRAMENTO CA 95816
9	007-0081-025 HARRY ARTINIAN SURVIVORS TR 3220 BALMORAL DR SACRAMENTO CA 95821	18	007-0081-019 WEST BEN 8615 ELDER CREEK RD SACRAMENTO CA 95828	27	<del>007-0084-024 WESTERN PACIFIC RAILROAD CO K ST SACRAMENTO CA 95814</del>

P 98 123  
rcvd 11.12.98



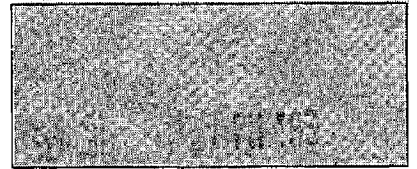


# PRINTING REQUISITION CITY OF SACRAMENTO

Mail Code 1336

SEND IN TOP 3 COPIES WITH ORDER - RETAIN BOTTOM COPY  
REQUISITIONS WILL BE RETURNED IF NOT COMPLETED CORRECTLY

SHADED AREA DEPARTMENT USE ONLY



### 1. ACCOUNT NUMBER (INVALID NUMBERS WILL BE REJECTED)

DATE 9/30/99 DATE DUE 10/5/99  
(NO A.S.A.P.)

FUND <u>101</u>	AGENCY <u>070</u>	ORG# / CIP# <u>0700</u>	JOB NUMBER
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TITLE OF MATERIAL  
P98-123

AUTHORIZED SIGNATURE Karla Rockberg

ORGANIZATION NAME Clerks Office

REQUESTED BY: \_\_\_\_\_ Telephone # 5797

Special Instructions: in fold

# OF ORIGINALS <u>2</u>	# OF FINISHED COPIES <u>184</u>	SETS PADS	# OUT
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### 2. PRINT PER SAMPLE

<input type="checkbox"/> ONE-SIDED	PAPER SIZE <u>8 1/2 x 11</u>	<b>INK</b>	<input checked="" type="checkbox"/> BLACK INK	<input type="checkbox"/> RED INK	<input type="checkbox"/> BROWN INK	<input type="checkbox"/> GREEN INK
<input checked="" type="checkbox"/> TWO-SIDED			<input type="checkbox"/> FULL COLOR	<input type="checkbox"/> BLUE INK	<input type="checkbox"/> YELLOW INK	<input type="checkbox"/> OTHER _____

### 3. \*\*SEND COPY OF ORIGINAL WITH GRAPHIC EDIT DESCRIPTIONS.

GRAPHICS  CAMERA READY  LAYOUT  TEXT EDIT  COLOR EDIT  SCAN PRINT FROM DISK  \_\_\_\_\_

TYPESET/PROOF  ADD CLIPART  IMAGE EDIT  HIGHLIGHT  HALFTONE  \_\_\_\_\_

### 4. PAPER 20 lb Bond 67lb Card BRIGHTS Other

<u>Blue</u> Color	Color	Color	Type/Brand/Color	<input type="checkbox"/> Standard Carbonless # of Parts _____	<input type="checkbox"/> Non-Standard Carbonless # of Parts _____ Color Sequence _____
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5. BINDERY  COLLATE  1 STAPLE  2 STAPLE  3 HOLE DRILL  PAD IN 25'S  PAD IN 50'S  SPIRAL BIND

STACK  FOLD  CUT  Non-Standard DRILL  SHRINK WRAP  NUMBER  OTHER \_\_\_\_\_

# \_\_\_\_\_ TYPE C SIZE \_\_\_\_\_ # HOLES \_\_\_\_\_ # \_\_\_\_\_ to # \_\_\_\_\_

6. SHIP TO 0700 MAIL STOP # \_\_\_\_\_

DISTRIBUTE TO:  Division Heads  Dept/Div. Heads  Per List

CALL WHEN READY  
Tel. # \_\_\_\_\_

PRINTING DEPT ONLY ROUTING A 1 B 2 C 3 D 4 E _____ Bindery Only _____	GRAPHICS DATE _____ BY: _____ TIME: _____	CALL WHEN READY Date _____ Time _____ Spoke to: _____ <input type="radio"/> Left Voice Mail Message	Q.C. BY: _____ Ship Date: _____ Pick-up by: _____ Date: _____	COST \$ _____ OTHER: _____ TOTAL: \$ _____ JOB NO: _____
	BINDERY DATE _____ BY: _____ TIME: _____	By: _____		



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CITY CLERK**

VALERIE A. BURROWES, CMC/AAE  
CITY CLERK

VIRGINIA K. HENRY, CMC/AAE  
ASSISTANT CITY CLERK

**CITY OF SACRAMENTO  
CALIFORNIA**

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

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

ADMINISTRATION  
PH 916-264-5799

OPERATIONAL SERVICES  
PH 916-264-5427

SPECIALIZED SERVICES  
PH 916-264-7200

October 4, 1999

Shasta Real Estate Company  
AKA: Urban Capital Partners  
Al Esquivel  
819 19th Street, Ste. 200  
Sacramento, CA 95814

On September 9, 1999, the following matter was filed with the Office of the City Clerk to set a hearing date before the City Council:

**P98-123 18<sup>th</sup> & L Mixed Use Residential Development located at the northeast corner of 18<sup>th</sup> & L Streets.**

Entitlements to develop a 152 unit apartment complex with 9,600 square feet of retail/commercial use on 1.77± vacant acres in the Residential Mixed Use Urban Neighborhood (RMX-UN); and General Commercial Urban Neighborhood Review (C-2-UN-R). (D3) APN: 007-0082-0012, 013, 014; (Jeanne Corcoran, phone 264-5317)


- A. Negative Declaration;**
- B. Mitigation Monitoring Plan;**
- C. General Plan Amendment** amending the land use designation of 1.75± acres of Community Neighborhood Commercial and Office to Residential Mixed Use;
- D. Community Plan Amendment** amending the land use designation of 0.55± acres of General Commercial to Residential Mixed Use;
- E. Rezone** 0.55± acres of General Commercial Urban Neighborhood Review (C-Z-UN-R) to Residential Mixed Use Urban Neighborhood (RMX-UN);

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

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

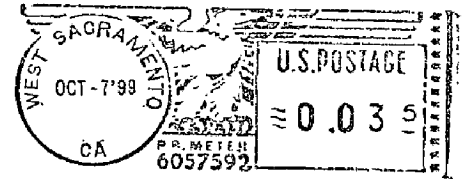
Pursuant to Council Rules of Procedures, Chapter 5 continuance of the above matter may be obtained only by the property owner of the above property, applicant, or appellant, or their designee, by submitting a written request delivered to this office no later than noon the day prior to the scheduled hearing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

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

  
Valerie Burrowes  
City Clerk

cc: MAILING LIST - P98-123 (184)  
Panattoni Oates & Massie Development Co.  
Jones Family Revocable Trust

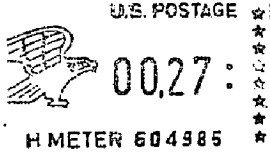
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FIRST CLASS



OFFICE OF THE CITY CLERK

915 I STREET SACRAMENTO, CALIFORNIA 95814  
CITY HALL ROOM 304 TELEPHONE (916) 264-5426

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*Wrong  
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Person  
Not Known*

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COUNCIL HEARING



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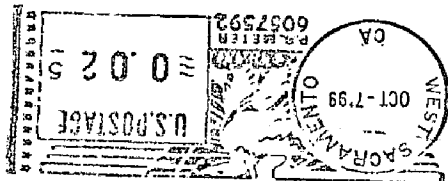
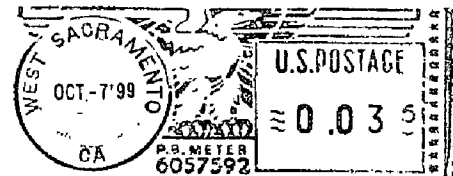
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cc: MAILING LIST - P98-123 (184)  
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15 N. W. S. M 130

PRESORTED  
FIRST CLASS



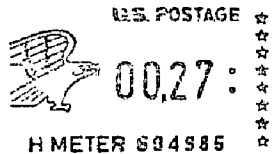
OFFICE OF THE CITY CLERK

915 I STREET SACRAMENTO, CALIFORNIA 95814

CITY HALL ROOM 304 TELEPHONE (916) 264-5426

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Jones Family Revocable Trust  
c/o Kevin G. Derendinger  
111721 Fair Oaks, CA

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CITY CLERK

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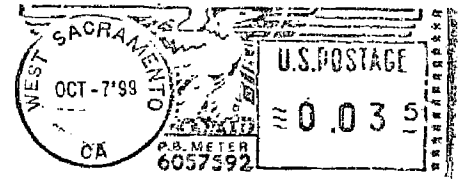
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Jones Family Revocable Trust

22 17 10 S 11 130

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FIRST CLASS



OFFICE OF THE CITY CLERK

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CITY HALL ROOM 304 TELEPHONE (916) 264-5426

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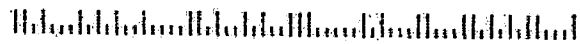
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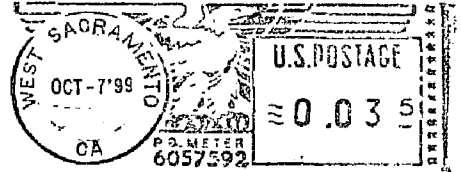
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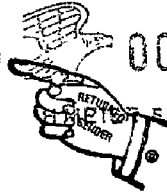


OFFICE OF THE CITY CLERK

915 I STREET SACRAMENTO, CALIFORNIA 95814

CITY HALL ROOM 304 TELEPHONE (916) 264-5426

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**NO S NUMBER**

006-0125-014  
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SACRAMENTO CA 95814

NOTICE OF CITY  
COUNCIL HEARING

35B14X4021 17





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CITY CLERK

VIRGINIA K. HENRY, CMC/AAE,  
ASSISTANT CITY CLERK

CITY OF SACRAMENTO  
CALIFORNIA

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

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

ADMINISTRATION  
PH 916-264-5799

OPERATIONAL SERVICES  
PH 916-264-5427

SPECIALIZED SERVICES  
PH 916-264-7200

October 4, 1999

Shasta Real Estate Company  
AKA: Urban Capital Partners  
Al Esquivel  
819 19th Street, Ste. 200  
Sacramento, CA 95814

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**P98-123 18<sup>th</sup> & L Mixed Use Residential Development located at the northeast corner of 18<sup>th</sup> & L Streets.**

Entitlements to develop a 152 unit apartment complex with 9,600 square feet of retail/commercial use on 1.77± vacant acres in the Residential Mixed Use Urban Neighborhood (RMX-UN); and General Commercial Urban Neighborhood Review (C-2-UN-R). (D3) APN: 007-0082-0012, 013, 014; (Jeanne Corcoran, phone 264-5317)


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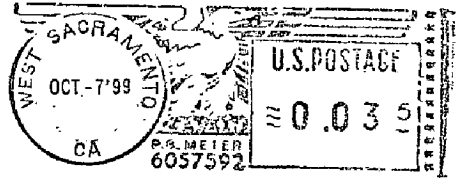
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Valerie Burrowes  
City Clerk

cc: MAILING LIST - P98-123 (184)  
Panattoni Oates & Massie Development Co.  
Jones Family Revocable Trust

00' 119 50 S W 130

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FIRST CLASS



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CITY HALL ROOM 304 TELEPHONE (916) 264-5426

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H2 006-0175-019  
FAHN MICHAEL  
926 J ST #1021

NOTICE OF CITY  
COUNCIL HEARING

FAHN926 958141110 1598 23 10/12/99  
FORWARD TIME EXP RTN TO SEND  
FAHN & COMPANY  
PO BOX 163540  
SACRAMENTO CA 95816-9540



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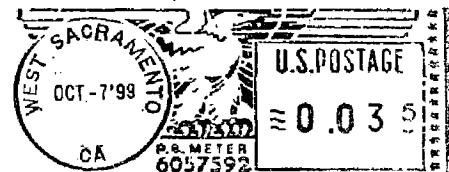
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City Clerk

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Panattoni Oates & Massie Development Co.  
Jones Family Revocable Trust

EP 11 34 S 11 130

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FIRST CLASS



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NOTICE OF CITY  
COUNCIL HEARING

95816X9072

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109

MUELLER PAUL/ANN  
PO BOX 163072  
sacramento CA 95818

MUEL072 958162162 1A98 23 10/12/99  
FORWARD TIME EXP RTN TO SEND  
MUELLER PAUL S  
PO BOX 5140  
SACRAMENTO CA 95817-0140



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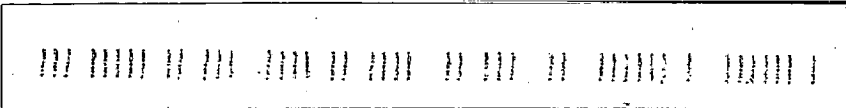
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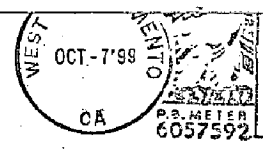
  
Valerie Burrowes  
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Jones Family Revocable Trust



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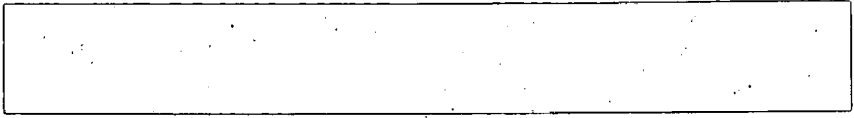
OFFICE OF THE CITY CLERK  
915 I STREET SACRAMENTO, CALIFORNIA 95814  
CITY HALL ROOM 304 TELEPHONE (916) 264-5426

RETURNED TO SENDER  
**NO SUCH NUMBER**

92 007-0142-024  
HOUSING AUTH CO OF SACTO  
1818 CAPITOL AVE  
SACRAMENTO CA 95814

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95814X4103 10





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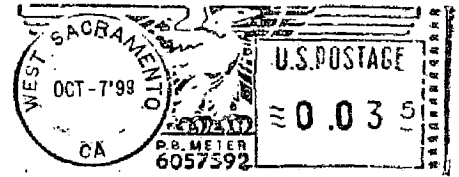
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00° 119 05 11 11 10

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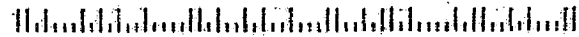
NOTICE OF CITY  
COUNCIL HEARING

33814X4123 17

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007 0082 002 0044  
Joseph Marsalla  
1828 K ST  
SACRAMENTO, CA-95814





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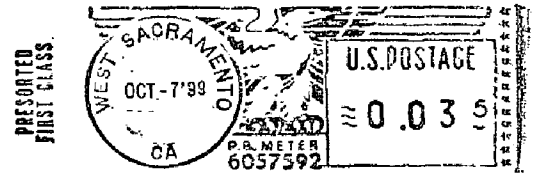
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3017  
CITY OF SACRAMENTO  
CITY CLERK  
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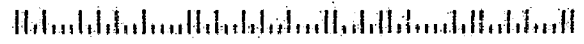


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UNITED STATES

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Jerry Smith  
1828 K ST  
SACRAMENTO, CA 95814

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95814-4123 17





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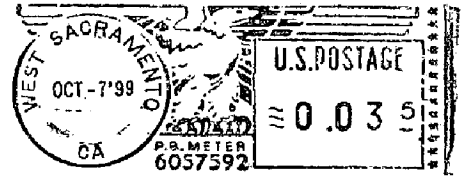
  
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Lee Delatour Ceron  
1822 K Street  
SACRAMENTO, CA 95814

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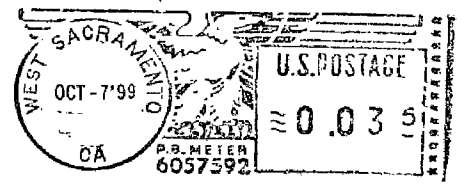
Any questions regarding this hearing should be directed to the **City Planning Division, 1231 I Street, Sacramento, California, phone 264-5381.**

  
Valerie Burrowes  
City Clerk

cc: MAILING LIST - P98-123 (184)  
Panattoni Oates & Massie Development Co.  
Jones Family Revocable Trust

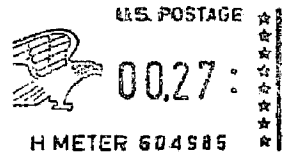
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FIRST CLASS



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915 I STREET SACRAMENTO, CALIFORNIA 95814  
CITY HALL ROOM 304 TELEPHONE (916) 264-5426

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NOTICE OF CITY  
COUNCIL HEARING

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ROOM 304  
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95814-2671

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PH 916-264-5799

OPERATIONAL SERVICES  
PH 916-264-5427

SPECIALIZED SERVICES  
PH 916-264-7200

October 4, 1999

Shasta Real Estate Company  
AKA: Urban Capital Partners  
Al Esquivel  
819 19th Street, Ste. 200  
Sacramento, CA 95814

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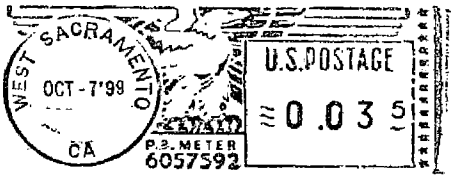
  
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Jones Family Revocable Trust

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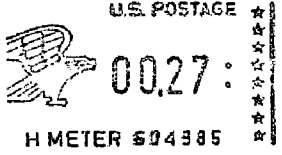
OFFICE OF THE CITY CLERK

915 I STREET SACRAMENTO, CALIFORNIA 95814  
CITY HALL ROOM 304 TELEPHONE (916) 264-5426

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33814-4123 17

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95814-0032 002 0015  
Gregory & Audrey Pappas  
K ST  
SACRAMENTO, CA 95814





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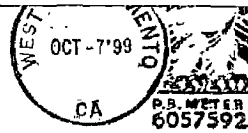
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10:10  
10:10  
10:10

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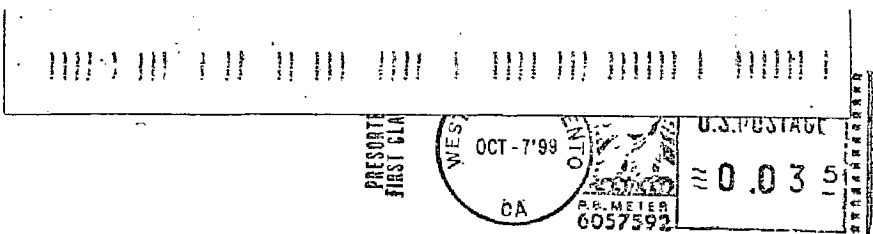
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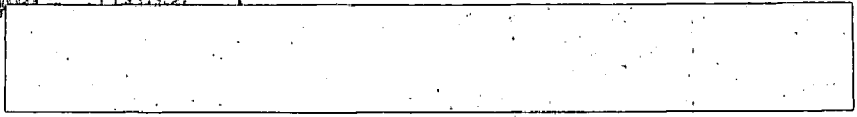
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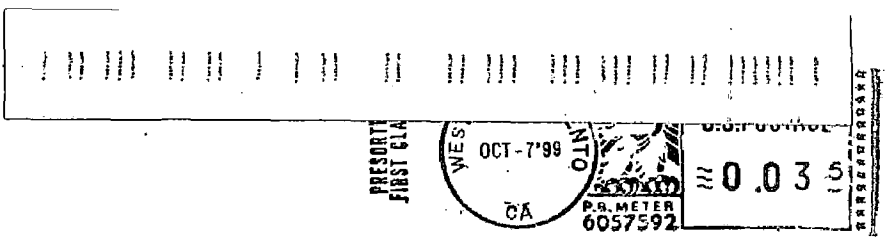
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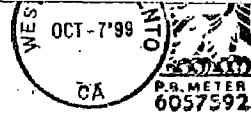
  
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cc: MAILING LIST - P98-123 (184)  
Panattoni Oates & Massie Development Co.  
Jones Family Revocable Trust

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OFFICE OF THE CITY CLERK

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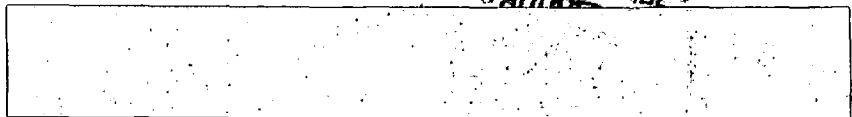
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ALBERTO ESQUIVEL  
SHASTA REAL ESTATE CO  
1215 19<sup>TH</sup> ST STE 101A  
SACRAMENTO CA 95814



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VALERIE A. BURROWES, CMC/AAE  
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VIRGINIA K. HENRY, CMC/AAE  
ASSISTANT CITY CLERK

CITY OF SACRAMENTO  
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109 MUELLER PAUL/ANN  
2012 26TH ST  
SACRAMENTO CA 95818

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Dear People -

I no longer own this parcel

22° 11' 25" N 121° 13' 00" W

Please remove my name from  
your records and mailing list.

Thank you.

Alan Lewis  
10/11/99



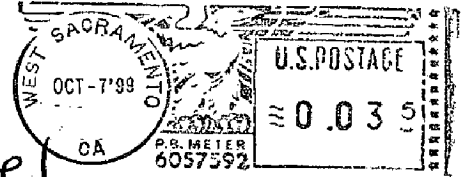
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16 -007-0031-017  
LEWIS ALAN  
5644 23<sup>RD</sup> ST  
SACRAMENTO CA 95822