



**SACRAMENTO CITY PLANNING DIVISION**  
1231 I Street, Room 200, Sacramento, CA 95814  
(916) 264-5381

Application taken by L. Hay / Date: December 26, 2002

Project Location: Southwest corner of Northgate Boulevard & Garden Highway  
Assessor's Parcel No.: 274-0110-060, -058, -011, and -010  
Owner: The Schomac Group  
Address: 17 West Wetmore Road, Suite 300, Tucson, AZ 85705  
Applicant: Mark Perlberger, Halbear Enterprises  
Address: 2100 Northrop Avenue, #500, Sacramento, CA 95825

**REQUESTED  
ENTITLEMENT(S):**

- A. **Environmental Determination:** Mitigated Negative Declaration;
- B. **Mitigation Monitoring Plan;**
- C. **Lot Line Merger** to merge four lots into three lots totaling 4.65± gross acres;
- D. **Special Permit** to develop an 85,645 square-foot self storage facility with an on-site manager residence on a 2.67± gross acres lot in the General Commercial Parkway Corridor Overlay (C-2-PC) zone;
- E. **Variance** to allow buildings to exceed the maximum height allowed for structures adjacent to the levee crown in the Parkway Corridor (PC) overlay zone;
- F. **Variance** to exceed the number of attached signs allowed by the Sign Ordinance and to deviate from signage requirements per the Parkway Corridor (PC) overlay zone;
- G. **General Plan Consistency Review (Government Code 65402)** to abandon public road right of way on portion of south-side of Garden Highway off Northgate Boulevard.

**ACTIONS TAKEN:**

On August 14, 2003, the Planning Commission took the following action on: A-F Adopted Notice of Decision and Findings of Fact for Approval.  
G - Report Filed.

Sent to Applicant:

December 18, 2003  
Date

By:

Jennifer Thomas  
Jennifer Thomas  
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

**P02-180**



PLANNING AND BUILDING  
DEPARTMENT

**CITY OF SACRAMENTO**  
CALIFORNIA

1231 I STREET  
ROOM 300  
SACRAMENTO, CA  
95814-2998

PLANNING  
916 264-5381  
FAX 916-264-5328

Date: December 18, 2003

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

RE: 274-0110-060, -058, -011, and -010

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 develop an 85,645 square-foot self storage facility with an on-site manager residence on a 2.67± gross acres lot in the General Commercial Parkway Corridor Overlay (C-2-PC) zone.

Variance to allow buildings to exceed the maximum height allowed for structures adjacent to the levee crown in the Parkway Corridor (PC) overlay zone.

Variance to exceed the number of attached signs allowed by the Sign Ordinance and to deviate from signage requirements per the Parkway Corridor (PC) overlay zone.

**P02-180**

Yours truly,

Jennifer Thomas  
Temp Typist Clerk II

cc: The Schomac Group (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.