



# CITY OF SACRAMENTO

DEPARTMENT OF PLANNING AND DEVELOPMENT  
1231 "I" Street Sacramento, Ca. 95814

May 8, 1987

APPROVED  
BY THE CITY COUNCIL

MAY 12 1987

OFFICE OF THE  
CITY CLERK

*As Amended*

Administration  
Room 300 449-5571  
Building Inspections  
Room 200 449-5716  
Planning  
Room 200 449-5604

City Council  
Sacramento, California

Honorable Members in Session:

SUBJECT: 29th Street/Alhambra Boulevard Corridor Study (M87-055)

SUMMARY

The Planning Division has received six pre-applications for residential and non-residential projects along the 29th Street/Alhambra Boulevard Corridor (see attached Planning Commission staff report). Each application has individual impacts as well as potentially cumulative impacts. To address potential individual project impacts as well as to consider the cumulative impacts, the Planning Division proposed that a cumulative EIR be prepared for the area from 26th Street to 34th Street and from generally the American River south to U.S. 50. The Study would assess three scenarios: 1) existing land use conditions, 2) land use densities allowed under the existing zoning, and 3) proposed projects with additional development on other reasonable reuse properties within the study area. The EIR would provide a data base, identification of potential problem issues, and potential solutions. Upon certification of a Final EIR, the project specific applications can be processed under a legally adequate cumulative assessment of development in the corridor.

This study is not part of the Planning Division's adopted work program; however, because of the number of recent applications staff believes that this study is necessary. This study's preliminary scope provides the minimum information necessary to determine potential significant adverse environmental impacts from future development in the corridor. Presently, there is insufficient staffing to prepare this study. Consequently, staff is considering using qualified consultants to prepare this study. Selecting a consultant directly would expedite the preparation of this study. The cost of the study is dependent on the study scope. Once the scope of the study is determined, then staff will return to the Council for City funding authorization. New Planning entitlement applications that utilize the cumulative EIR would be charged a pro-rata share of the cost based on approved square footage. This study would take approximately seven months to complete; however, the cost has not been determined. The Planning Commission concurred with staff's propose study scope; however, the Commission

included one application while excluding other application's and proposed a Community Advisory Committee (CAC) to monitor the study. The Planning Commission recommends the City Council's approval of this study approach.

BACKGROUND

The City Planning Commission on April 23, 1987, recommended preparation of an Environmental Impact Report (EIR) for this corridor to assess potential individual and cumulative project impacts of the development trends that are occurring within the study area. This EIR will assess the existing land use conditions, development allowed by current zoning, and would consider proposed projects that are consistent with the zoning requirements as well as consider anticipated new renovation or replacement development. The EIR would provide the necessary land use data to determine the building capacity of this corridor. The land use intensities under each of the alternatives assessed in the Draft EIR would provide the City with an assessment of potential significant adverse impacts such as traffic. Based on the cumulative EIR, the City would have information to evaluate pending and future entitlement applications.

After reviewing the scope and process proposed by staff, the City Planning Commission recommended the following study scope:

- o Study the area bounded by 26th Street to the west, 34th Street to the east, from generally the American River to the north, and U.S. 50 to the south.
- o Assess following alternatives: Existing land use conditions; land use densities allowed under existing zoning; proposed projects (beyond present zoning requirements); reasonable re-use of properties within study area.
- o Assess Senior Citizen's Residential (project preliminary Review Complete - pending application): 400 units.
- o Assess Lenanne's property (pending application): one million square feet office; 1,000 units.
- o Exclusion of the proposed Farmers Market Place (173,000 square foot office) and Farmers Market Plaza (51,000 square foot retail). These proposed projects would be assessed under a separate environmental determination and should be conditioned with "fair-share" funding contributions for approved cumulative mitigation measures.
- o Inclusion of the Goodwin-Cole project site (30,000± square feet).

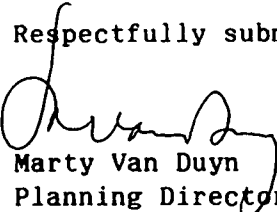
- o The suspension of City land use entitlements that may have potential significant adverse environmental impacts on the study area, but not suspend any demolition or building permits.
- o Support the Sacramento Old City Association and East Sacramento Improvement Association 12 member Community Advisory Committee (CAC) to monitor the study with City Planning staff meeting with CAC during the process.
- o City Planning Commission to conduct workshops after the distribution of the draft EIR to discuss any potential problems and consider solutions.
- o That each approved project within the study area pay its "fair share" of the cost to fund mitigation measures identified in the Environmental Impact Report.
- o Complete a legally adequate study as quickly as possible.

FINANCIAL DATA

The City Planning Commission recommends that the City fund this study and as new projects requiring Planning entitlements are approved in the area that these developments be charged a pro-rata share based on approved square footage to reimburse the City for the cost of funding the preparation of the cumulative assessment. Reimburse will depend on the amount of development activity that occurs in the study area.

RECOMMENDATION

The City Planning Commission recommends the City Council approve the proposed scope of the 29th Street/Alhambra Boulevard Corridor Study which is to prepare a cumulative EIR and authorize staff to initiate the consultant selection process.

Respectfully submitted,  
  
 Marty Van Duyn  
 Planning Director

FOR CITY COUNCIL INFORMATION  
 WALTER J. SLIPE  
 CITY MANAGER

MVD:CC:SD:tc  
 attachments

May 12, 1987  
 District No. 1,3,4,5

Paul Hawkins Lehman  
Katherine Rosemarie Costello  
1255 33rd Street  
Sacramento, CA 95816  
(916) 457-5202

RECEIVED

APR 30 1987

Planning and Development

April 25, 1987

Darryl Chin  
Planning Commissioner  
Sacramento City Planning Commission  
1231 I Street  
Sacramento, CA 95814

Dear Mr. Chin:

As residents and property owners within the Alhambra Corridor I would like to thank you for your sensitivity to our concerns.

At the last Planning Commission meeting (April 23) Kitty, Rick McWilliam, David Mogavero and others rather clearly expressed the positions of our neighborhood:

- we support the proposed Alhambra Corridor EIR
- we feel that a Citizen's Advisory Committee is mandatory in the EIR process
- we clearly see the immediate need to temporarily hold further development and residential demolitions during the EIR process
- we support the Commission's decision to include the "Goodwin-Cole" Phase II development in the EIR and to grant no immediate variances or special permits to that development until the EIR is completed

Although the volume of neighborhood resident testimony and presense of several dozen residents at the Planning Commission's meeting would seem to offer justification for attention to our concerns, we noted that several commissioners paid little attention. Without your rational observations of the obvious additional impact of the new 30,000 sq. ft. medical office building at the Goodwin-Cole site with at least 150 new parking spaces, it is likely that project would have completely bypassed any serious review.

If no Citizen's Advisory Committee is provided in the EIR, I'm convinced that most commissioners and staff will not perform any differently in regards to neighborhood resident concerns. Unless the EIR is simply a developer's tool to oppose residential concerns, it would seem that the Commission would want as much input as possible to make the document truly reflective of impact.

Let me assure you that the residents of the Alhambra Corridor are sensitive to the constraints of time and resources during the EIR process. We are ready, willing and able to work effectively in the EIR process through the capable leadership of the several neighborhood associations.

Since we were not fully satisfied with the Planning Commission's recommendations we will be taking our concerns now to the City Council. Since we and our children are the de facto "partners" in the results of commercial development in the Alhambra Neighborhood, you can be assured that we will continue in our attempts

page two

to participate in the growth decision-making process. As residents we are not categorically opposed to growth, commercial and non-commercial. It is unquestionable that there is a revitalization underway in the Alhambra area, some of which is attributable to redevelopment.

Control of growth with sensitivity to quality of life in the neighborhoods is the central issue, well-recognized by the actual residents. The environment that will be impacted by development in the Corridor is not rice fields or exotic aquatic species...it is people with families, living in Victorian and post-Victorian homes, renovating their homes and raising their children.

Once again, I would like you to know that your objective sensitivity to the residential impacts of Alhambra Corridor development is appreciated. On a planning commission with several members who openly profess their proclivity for development with minimum control, your balance of thought is noted.

Best Regards,



Paul H. Lehman

- cc: Marty Van Duyn
- Rick McWilliam
- David Mogavero
- Doug Pope

4/22/87

## PLANNING COMMISSION

As a homeowner on 33rd Street, I AM very concerned about the commercial development in the Alhambra Area.

I am opposed to the high-rises being built all around us. We already have serious parking and Traffic problems and most of these buildings are not in use yet.

I would like to stay in this neighborhood for many years and would like some restrictions on over-development in my backyard.

I would like 32nd Street re-zoned as C-2R so this could remain a buffer zone between commercial Alhambra and the residential areas.

I think development should be halted in this area until an Environmental Impact Report could be completed. I think a CITIZEN ADVISORY COMMITTEE with citizen and resident participation is a must.

Please stop this over-development now before it is too late.

Katlicen Haberman  
 KATILCEEN HABERMAN  
 1038 33rd St.



# CITY OF SACRAMENTO

CALIFORNIA

DOUGLAS N. POPE  
COUNCILMAN, DISTRICT 3  
CITY HALL  
915 I STREET  
SACRAMENTO, CALIFORNIA 95814  
OFFICE: (916) 449-5407  
RESIDENCE: (916) 456-5324

April 21, 1987

TO: Walt Slipe, City Manager  
FROM: Doug Pope, Councilman, 3rd District  
Subject: Request for study of possible rezone.

It is requested that a study be made to determine the feasibility of rezoning a portion of those blocks bounded by 32nd and Folsom Boulevard.

If rezone should prove unfeasible, it is requested that any alternatives to rezone lesser than C-2 be considered.

It is further reauested, in addition to rezone studies, that:

- (1) Emphasis be placed on initiating greater setback and height restrictions on the remainder of the commercially zoned parcels.
- (2) Also, it is requested that we study the possible abandonment of the alley backing onto the present residences. If abandonment proves unfeasible, it is requested that consideration be given to prohibition of use for commercial purposes.
- (3) Also, it is requested that Architectural-Review-Board jurisdiction be extended to cover this particular area.

4-21-87 36

Dear Sacramento City Planning Commission,  
Members,

All my eggs are in one basket, our home at 1038 33rd Street. Our neighborhood blends a diversity of lifestyles unlike any other in the Sacramento area. Our people & our homes are unique & should be saved with as much vigor as saving integrity demands.

I'm writing to encourage an environmental impact report be done before more commercial building is approved in the Alhambra corridor area.

We want resident participation in terms of a citizens advisory committee as part of the EIR. A buffer zone where there's a gradual blending in size & structure design that would blend well with existing vintage style would be helpful. Parking is already a problem.

Please do something to save our neighborhood. I believe with the right plan things can be improved, left to their own accord, the developers will bury us. I hope this concerns you.

Thank you very much

Sincerely,  
Lester S. Donnell



Doug Pope, City Council Representative, District 3

We, the homeowners and residents of East Sacramento, are increasingly concerned about the commercialization of 32nd Street between L Street and Folsom Boulevard.

As it stands, any business can buy a residential property and build a multi-story commercial building without a hearing. In fact, Progressive Orthopedic recently bought the house at 1273 32rd (corner of 32nd and M Street) and has plans to demolish it to put in a commercial structure.

Though 32nd Street to the alley is zoned C-2, we are concerned that if commercial properties are built along the east side of 32nd street (which now consists of residential properties facing the street), the quality of living in the rest of the area will deteriorate.

As such, we ask you, as our City Council representative, to bring our dissatisfaction with the current zoning to the attention of the City Council.

We propose that the area along 32nd Street be re-zoned C-2-R or made into a buffer zone that would limit the height of newly-built commercial property to one-story on 32nd Street in these two blocks to preserve the residential nature of the area. We would also like to have hearings before any houses in the zone are demolished to build commercial structures.

NAME

ADDRESS

Ketty Castello	1255 33rd St.	Sacto	95816
Paul Lehman	1255 33rd St	"	"
Olona Pounds	1425 - 33 St		
Alla Mae Mcminn	1425 33 St		
Mary Gregory	1423 33 St	"	"
Larry Wilson	1423 33 St	"	"
<del>Ron</del>	1310 33RD STREET		
Meta Harverick	1310 33rd St	Sac	95816
Joe Nannery	1321 33rd St.	Sac	95816
James King	3320 W St.	Sacto	95816
M. Landis Bimel	3326 M St	Sacto.	95816
Robert P. Aquino	3315 M St	Sacto.	95816
Frank Kircher	1241 33RD ST.	SACD	95816
Carolyn Beck	1237 33RD ST	Sacto	95816
Ruth D. Tenor	1231 33rd St	Sacto	95816
Marta Paterni-Cohen	1260 33rd St	"	"
Eug Cohen	1260 33rd St	Sacto	95816
Rosal Cohen	1260 33rd St.	Sacto.	95816
Shirley Cohen	1260 33rd St.	Sacto	95816
Murray Cohen	1260 33rd St	Sacto	95816
Sid Alway	1242 33rd St	Sacto	95816
Jennie Claver	1208 - 33rd St.		95816
Rebba Rund	1200 - 33rd St	Sac	95816
Kathy Stephenson	3241 St.		95816
Kelly Stephenson	3241 St.		95816

NAME

ADDRESS

- STEVEN BUCHKO 3241 "L" STREET, SAC, Ca.
- Brian Buscher (Brian Buscher) 3233 2 St. Sac 95816
- Susan Buscher " " " " "
- Jerrold V Wright 3241 "L" SAC, Ca. 95816
- Kathy Hakerman 1038 33rd St, SAC 95816
- Peggy Briggs 3400 N St Sac 95816
- George H Bowden 1117 33rd St 95816
- Steven D Hoffman 1107 35th St. 95816
- Janne Morrow PhD 1040 33rd St 95816
- Megan Buckley 1124 33rd St 95816
- ~~Richard Buscher~~ 1124 33rd St 95816
- Barbara A Harding 1278 33rd St 95816
- Ellen Amy Harding 1278 33rd St. 95816
- Doug J. Mauer 1302 33rd St 95816
- Faye Mauer 1302 33rd St 95816
- Diane B. Howard 1332 33rd St 95816
- Lochie M. Paige 1340 33rd St. 95816
- Jeslie M. Paige 021342 33rd St I
- Chad Hunt 3331 M St 95816
- Cheryl Suedas 3327 M St 95816
- Elvira Quest 3331 N St, Ca. 95816
- ~~Eric~~ 1250 33rd St Sacro 95816
- Bell Richards 1250 33rd St 95816

NAME

ADDRESS

- Jane Kercher 1241 33rd street
- Wanda Jensen 3225 M St
- Cynthia Esperosa 3229 M St.
- Jim Alvarado 3225 M St.
- ~~Jim Alvarado~~ 3225 M St
- Benito Valdez 1272 32nd St
- David Sandall 1235 32nd St.
- William W. White Jr 2647 Stockton Blvd.
- LEWIS WILSON 1245 32nd St Sacto Calif
- Scott Johnson 1290 32nd street sac ca
- Brian Parker 1236 32nd Sac.
- Cynthia Calao 1224 32nd Sac, Ca.
- Linda Lacey 1222 32nd St. Sacto, Ca
- Anthony PARRERA 3213 6 Street, SACO CA
- Glenn McAtee 3216 L St Sac 95816

NAME

ADDRESS

Dale	1324 33rd Street	95816
Mary Alexander	1324 33rd St.	95816
Jane Liddell	912 E 5	95814
Pam Phillips	912 E 5	95814
Theresa Stevenson	1411 Birchwood Lane	95822
Michael Willets	2822 I St	95816
Gordon Strapp	2318 Eye St	95816
Mark Whisler	3237 Eye St	95816
Julianne Richards	2815 I St. #4	95816
Phil Kutcher	2631 G St	95816
Ernest	816 28th St	95816
Cindy Conway	815 26th St	95816
Joseph A. Komers	2806 Marquette Dr.	95826
Nadine C. Spellacy	8967 Lanier Wy	95826
Suzanne Ferrisby	2510 - P St - D	95816
Tom Sandford	1215 P. St. #5	95814
Doc Barnes	940 Q St.	95814

NAME

ADDRESS

- Cruz Nelson 3300 I St. Apt 1 Sacto 442-8140
- Claudia Luchan 3160 Carly Way, Sac 95816 451-9774
- WILLARD HUTCHINS Box 601741 SACRAMENTO 95866
- Donna Parten 1634 O St. Sacramento 95814
- Oliver Parkman 641 35th St Sac 45816
- Rick Howard 1332 33rd St Sac 95816
- Rick McWilliam 1044 38th Sacto 95816
- Marian Rose 3140 Serna Way Sac 95816
- Tony Calan " " " " " "
- Dave Sheaffer 2504 Capitol Ave Sacto 95816
- Don Becker 1954 Santa Maria 95864
- William Y Meneguzzi 530 55th Street Sacramento 95819
- Jerry J. Peters 1000 44th Street Sacramento 95819
- Robert J. [unclear] 3225 I St Sacramento 95816
- J. A. [unclear] 1250 33rd St. Sacramento 95816
- Roman Trelikov 2818 - EST Sacto 95816
- Castro de Moss 2416 L ST SACTO 95816
- Philly Jan Moss 2416 L St. SACTO 95816

**Sacramento City Planning Commission  
VOTING RECORD**

36

**MEETING DATE**  
April 23, 1987

**ITEM NUMBER**  
39

**PERMIT NUMBER**  
P M87-055

**ENTITLEMENTS**

- GENERAL PLAN AMENDMENT
- COMMUNITY PLAN AMENDMENT
- REZONING
- SPECIAL PERMIT
- VARIANCE
- TENTATIVE MAP
- SUBDIVISION MODIFICATION
- LOT LINE ADJUSTMENT
- ENVIRONMENTAL DET.
- OTHER 29th St - Alhambra Blvd. Corridor

**STAFF RECOMENDATION**

Favorable  Unfavorable

Correspondence

Petition

**LOCATION** 29th St. - Alhambra Blvd.  
Corridor

APPROPRIATE

NAME	ADDRESS

NAME	ADDRESS
<u>Lick McWilliams</u>	<u>1044 38th St. Sac CA</u>
<u>Richard Thuen</u>	<u>195 Cedarvale Sac. CA</u>
<u>Kirkley Foster</u>	<u>1255 33rd St. Sac. CA</u>
<u>Tony Kury</u>	<u>3140 Sahara Way Sac. CA</u>
<u>Dean Watter</u>	<u>2814 I St. Sac. CA</u>
<u>Steve Sorkers</u>	<u>2404 H St. Sac CA</u>
<u>David Mowen</u>	<u>50CA P.O. Box 1022, Sac. CA 95801</u>
<u>Christy Salcedo</u>	<u>555 Capital Mall Sac CA</u>

**MOTION#**

	YES	NO	MOTION SECOND
Chinn			
Ferrie			
Goodin			
Hollick			
Holloway			
Ishmael			
Otto			
Walton		<u>absent</u>	
Ramirez			

**MOTION**

- TO APPROVE
- TO DENY
- TO APPROVE SUBJECT TO COND. & BASED ON FINDINGS OF FACT IN STAFF REPORT
- TO APPROVE/DENY BASED ON FINDINGS 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 COND. & FORWARD TO CITY COUNCIL
- TO RATIFY NEGATIVE DECLARATION
- TO CONTINUE TO \_\_\_\_\_ MEET
- OTHER \_\_\_\_\_

**Sacramento City Planning Commission  
VOTING RECORD**

36

**MEETING DATE**  
April 23, 1987

**ITEM NUMBER**  
39

**PERMIT NUMBER**  
**P** 1787-055

**ENTITLEMENTS**

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| <input type="checkbox"/> GENERAL PLAN AMENDMENT   | <input type="checkbox"/> TENTATIVE MAP                             |
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| <input type="checkbox"/> REZONING                 | <input type="checkbox"/> LOT LINE ADJUSTMENT                       |
| <input type="checkbox"/> SPECIAL PERMIT           | <input type="checkbox"/> ENVIRONMENTAL DET.                        |
| <input type="checkbox"/> VARIANCE                 | <input checked="" type="checkbox"/> OTHER <u>Alhambra Corridor</u> |

**STAFF RECOMENDATION**

Favorable  Unfavorable

Correspondence

Petition

**LOCATION** 29<sup>th</sup> St. - Alhambra Blvd.  
Corridor

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NAME	ADDRESS
<u>Deanna Wilcox</u>	<u>2619 S St. Sec. CA</u>
<u>Dale Richards</u>	<u>33<sup>rd</sup> St. Sec. CA</u>
<u>Ann Doyle</u>	<u>14157 17<sup>th</sup> St Sec. CA</u>
<u>Doris Witlock</u>	<u>1536 42<sup>nd</sup> St. Sec CA</u>
<u>Diane Marshall</u>	

**MOTION#** #1

YES      NO      MOTION SECOND

Chinn	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ferris	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Goodin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hollick	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Holloway	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ishmael	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Otto	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Walton	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ramirez	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- TO APPROVE
- TO DENY
- TO APPROVE SUBJECT TO COND. & BASED ON FINDINGS OF FACT IN STAFF REPORT
- TO APPROVE/DENY BASED ON FINDINGS OF FACT IN STAFF REPORT
- INTENT TO APPROVE/DENY SUBJECT TO COND. & BASED ON FIND. OF FACT DUE

- MOTION**
- 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 \_\_\_\_\_



# Sacramento City Planning Commission VOTING RECORD

MEETING DATE <u>April 23, 1980</u>
ITEM NUMBER <u>39</u>
PERMIT NUMBER <u>P 1287-055</u>

### ENTITLEMENTS

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| <input type="checkbox"/> GENERAL PLAN AMENDMENT   | <input type="checkbox"/> TENTATIVE MAP            |
| <input type="checkbox"/> COMMUNITY PLAN AMENDMENT | <input type="checkbox"/> SUBDIVISION MODIFICATION |
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| <input type="checkbox"/> SPECIAL PERMIT           | <input type="checkbox"/> ENVIRONMENTAL DET.       |
| <input type="checkbox"/> VARIANCE                 | <input type="checkbox"/> OTHER _____              |

<b>STAFF RECOMENDATION</b>	
<input type="checkbox"/> Favorable	<input type="checkbox"/> Unfavorable
<input type="checkbox"/> Correspondence <input type="checkbox"/> Petition	

<b>LOCATION</b>

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**MOTION#**

	YES	NO	MOTION SECOND	
Chinn	✓			✓
Ferris	✓			
Goodin	✓			✓
Hollick	✓			
Holloway	✓			
Ishmael	✓			
Otto	✓			
Walton				
Ramirez	✓			

#2

**MOTION**

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|--|---|
| <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 FINDINGS OF FACT IN STAFF REPORT | <input type="checkbox"/> TO RATIFY NEGATIVE DECLARATION                                   |
| <input type="checkbox"/> TO APPROVE/DENY BASED ON FINDINGS 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 _____  |

# Sacramento City Planning Commission VOTING RECORD

MEETING DATE <i>April 23, 1987</i>
ITEM NUMBER <i>39</i>
PERMIT NUMBER <i>P 1787-055</i>

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- |   |   |
|---|---|
| <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 DET.       |
| <input type="checkbox"/> VARIANCE                 | <input type="checkbox"/> OTHER _____              |

<b>STAFF RECOMENDATION</b>	
<input type="checkbox"/> Favorable	<input type="checkbox"/> Unfavorable
<input type="checkbox"/> Correspondence <input type="checkbox"/> Petition	

<b>LOCATION</b>

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**MOTION#** *43*

MOTION#	YES		NO		MOTION SECOND
Chinn	✓				
Ferris	✓				
Goodin	✓				
Hollick	✓				✓
Holloway	✓				✓
Ishmael	✓				
Otto	✓				
Walton					
Ramirez	✓				

- TO APPROVE
- TO DENY
- TO APPROVE SUBJECT TO COND. & BASED ON FINDINGS OF FACT IN STAFF REPORT
- TO APPROVE/DENY BASED ON FINDINGS OF FACT IN STAFF REPORT
- INTENT TO APPROVE/DENY SUBJECT TO COND. & BASED ON FIND. OF FACT DUE

**MOTION**

- 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 \_\_\_\_\_

City Planning Commission  
Sacramento, California

Members in Session:

SUBJECT: 29th Street/Alhambra Boulevard Corridor Study (M87-055)

SUMMARY

Recently, the Planning Division has received five pre-applications for residential and non-residential projects along the 29th Street/Alhambra Boulevard Corridor. Each application has individual impacts as well as potentially significant cumulative impacts. To address potential individual project impacts as well as to consider the cumulative impacts, the Planning Division proposes that a cumulative EIR be prepared for the area from 26th Street to 34th Street and from generally the American River south to U.S. 50. The Study would assess existing land use conditions, land use densities allowed under the existing zoning, and proposed projects (beyond present Zoning requirements) as well as consideration of other reasonable reuse of properties within the study area. The draft EIR would provide a data base, identification of potential problem issues, and potential solutions. Staff proposes that subsequent to the public review period for the Draft EIR that the Planning Commission would conduct several workshop sessions to review the problem issues and formulate recommendations on those particular problems. These recommendations will assist in understanding the problems and guide appropriate future development in this particular corridor. Upon certification of a Final EIR, the project specific applications can be processed under a legally adequate cumulative assessment of development in the corridor. This study would take approximately seven months to complete; however, the cost has not been determined. Staff proposes that the City fund this study and as new projects requiring Planning entitlements are proposed in the area that they be charged a pro rata share for benefitting from this cumulative assessment. Staff suggests the Planning Commission recommend to the City Council approval of this study approach.

BACKGROUND

The 29th Street/Alhambra Boulevard Corridor is bounded generally by American River on the north, 34th Street on the east, U.S. 50 on the south, and 26th Street on the west. This corridor has experienced a considerable amount of existing building renovation and new construction activity. Recently, the Planning Division received two

more applications for medical office buildings and one application for retail commercial. In addition, the Planning Division has preapplications on a senior citizens' project as well as a mixed use project also within this corridor (see Attachment 1). Each application has individual impacts; however, with five applications being submitted within relatively short time frame, staff is concerned with potential adverse cumulative impacts. In addition, the Division has another application to replace an existing commercial structure with an office building. This project is consistent with development requirements of the zone and could continue to be processed.

Staff proposes to prepare an environmental impact report (EIR) for this corridor to assess potential individual and cumulative project impacts of the development trends that are occurring within this study area. This EIR would assess the existing land use conditions, development allowed by current Zoning, and would consider proposed projects that are not consistent with the Zoning requirements as well as consider anticipated new renovation or replacement developments. The EIR would provide the necessary land use data to determine the holding capacity of this corridor. The land use intensities under each of the alternatives assessed in the draft EIR would provide the City with an assessment of potential significant adverse impacts such as traffic. Based on the cumulative EIR, the City would have information to evaluate pending and future Planning entitlement applications.

The draft EIR will identify potential significant adverse impacts and effective mitigation measures. Staff proposes that upon the completion of the public review period for the draft EIR, that the Planning Commission conduct several workshops to review the potential impact issues and to formulate guidelines that may assist in evaluating pending and future applications. An example of a workshop study scope would be to consider the cumulative traffic problems that may result from development in the corridor, effective short and long range mitigation measures including possible financing mechanisms.

Staff believes that this cumulative EIR will provide sufficient cumulative impact data with regards to land use, traffic, noise, air quality, and other environmental issues that will provide the City with the information to make future land use decisions. This study would take approximately seven months to complete. Specifically, staff estimates that it would take approximately three to four months to complete a Draft EIR, followed by a 45 day draft EIR public review period, approximately six weeks to prepare the Final EIR, followed by a two week review and comment period for the Final EIR, and then to the Planning Commission and City Council.

This study is not part of the Planning Division's adopted work program; however, because of the number of recent applications staff believes that this study is necessary. This study's preliminary scope provides the minimum information necessary to determine potential impacts from future development in the corridor. Presently, there is insufficient staffing to prepare this study. Consequently, staff is considering using qualified consultants to prepare this study. Selecting a consultant directly would expedite the preparation of this study. Staff has not identified the study cost but proposes that the City fund the study. New Planning entitlement applications that utilize the cumulative EIR would be charged a pro-rata share of the cost based on approved square footage. If this study scope is concurred by the City Council then the staff would return to the Council for funding authorization.

Attached for the Commission's consideration are:

- Attachment 1 - Study Area Map and Project Location
- Attachment 2 - Project Summary Table
- Attachment 3 - Sim's Hardware Project
- Attachment 4 - Farmer's Market Plaza Project
- Attachment 5 - Farmer's Market Place Project
- Attachment 6 - Senior Citizens' Project
- Attachment 7 - Lenanne's Project
- Attachment 8 - Goodwin-Cole Replacement (process variance)
- Attachment 9 - Various Correspondence

RECOMMENDATION

Staff suggests that the Planning Commission recommend the City Council approve scope of the 29th Street/Alhambra Boulevard Corridor Study which includes a cumulative EIR.

Respectfully submitted,

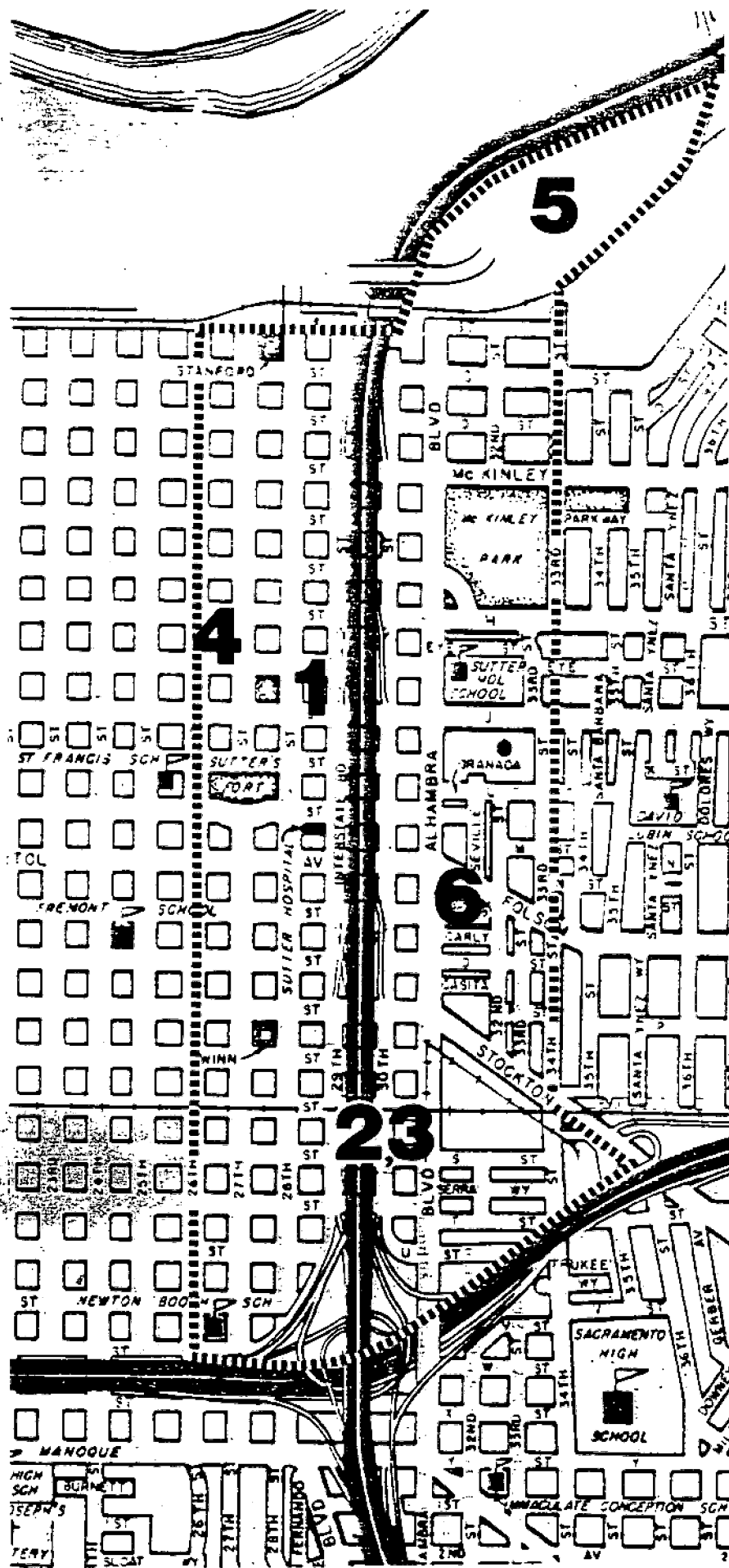


*MV* Marty Van Duyn  
Planning Director

MVD:CC:jg  
M87-055

# 29th St./Alhambra Blvd. Corridor EIR

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**LEGEND**  
1:1320

**Boundary**

**BUSINESS 80 CORRIDOR PROJECT SUMMARY**

Proposed Project Name/Location/P#	Proposed Square Footage by Use				Total	Proposed Parking Spaces
	Retail	Medical Office	Office	Residential		
1. Sim's Hardware (P87-103) 28th, 29th, J Streets, Alley	15,750	53,814	46,316	-0-	115,880	456
2. The Farmers' Market Plaza (P87-122) 29th, 30th, R & S Streets	51,000	-0-	-0-	-0-	51,000	269
3. The Farmers' Market Place (P87-123) 30th, R, & S Streets, Alhambra Blvd	-0-	-0-	173,351	-0-	173,351	434
4. Senior Citizens Residential (Preliminary Review Complete pending application) N. 1, 26th, & 27th Streets (400 Units)	-0-	-0-	-0-	204,000	204,000	150
5. Lenanne's Property (pending application) east/south of Business 80 west/north of SPRR (9,000 units)	-0-	-0-	1,000,000	1,000,000 (1,000 d/u)	2,000,000	3,500*
<b>Subtotal Sq. Ft.</b>	<b>66,750</b>	<b>83,814</b>	<b>1,219,667</b>	<b>1,204,000</b>		
				<b>Total Sq. Ft. =</b>	<b>2,574,231</b>	
				<b>Total Parking =</b>		<b>4,950</b>

\* Based on Zoning Code requirements

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29TH STREET/ALHAMBRA BOULEVARD CORRIDOR PROJECT SUMMARY

1. P87-103

Name: Sim's Hardware

Location: 28th, 29th, J Streets, alley

Proposal: Special Permit to allow a major project in the Central City consisting of 115,880 sq.ft. building containing 15,750 sq.ft. of retail, 53,814 sq.ft. of medical office, 46,316 sq.ft. of office and 456 parking spaces.

Existing Zone/Land Use:

On-Site: C2 with existing hardware store, medical office, restaurant, and support commercial.

Adjacent: North-C2/R3A with alley, office, and residential use; south-C2 with restaurant and gas station; east-TC with freeway and parking land uses; west-C2 with City park.



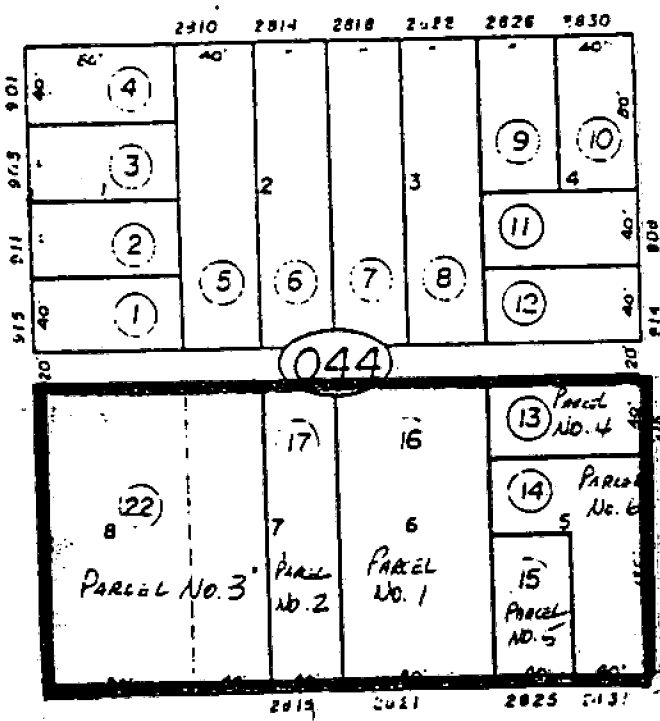
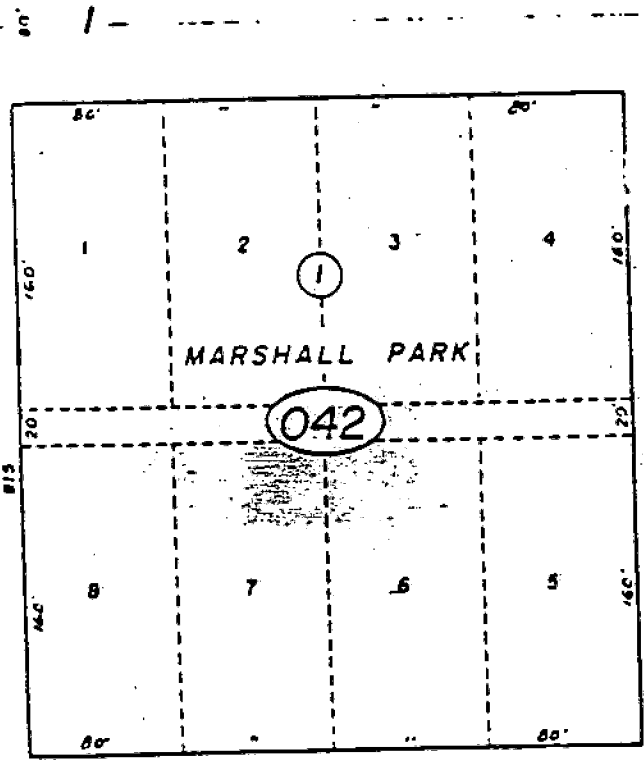
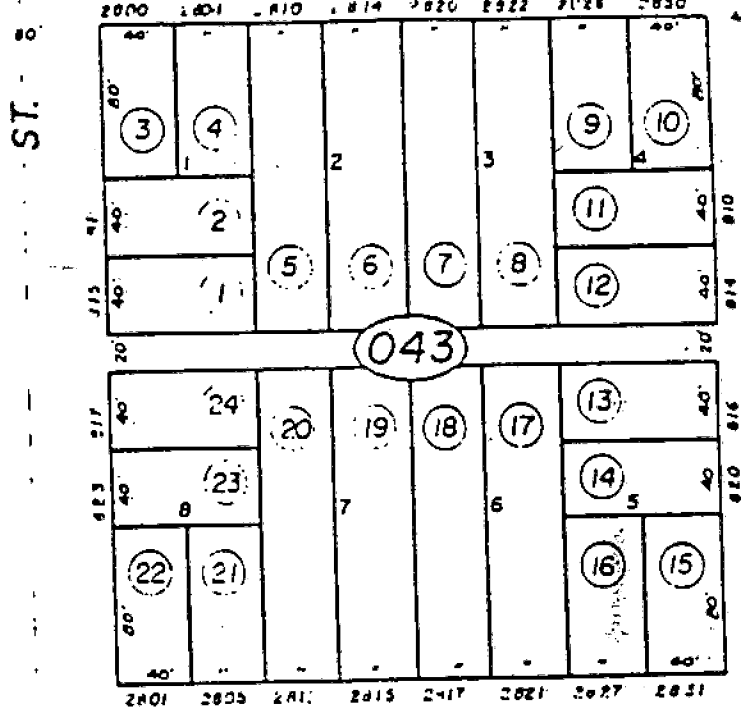
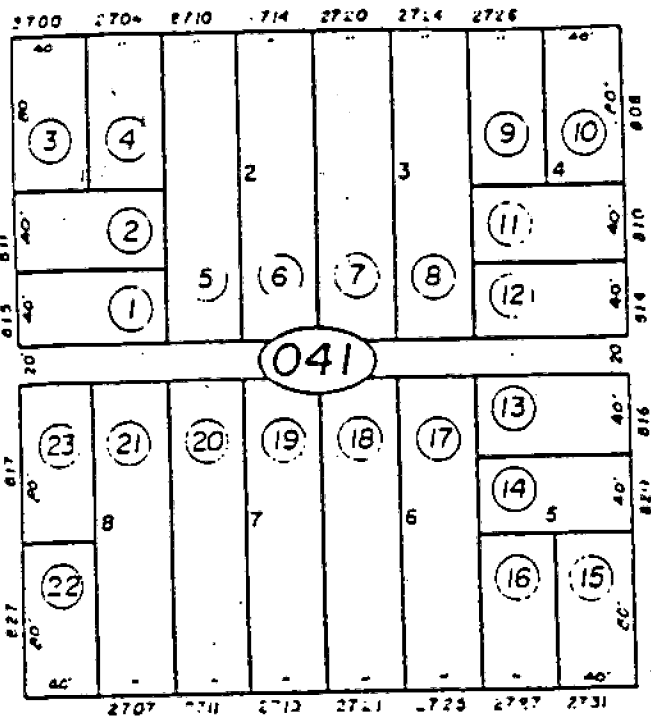
"IMPORTANT: This plat is not a survey. It is merely furnished as a convenience to locate the land in relation to adjoining streets and other lands and not to guarantee any dimensions, distances, bearings, or acreage."

36

OLD CITY

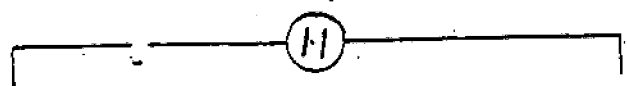
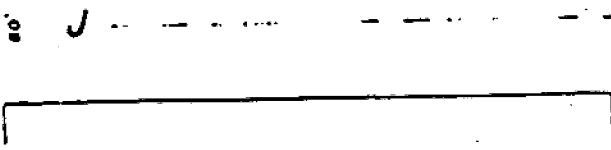
Bk. 3

ST. H



27th

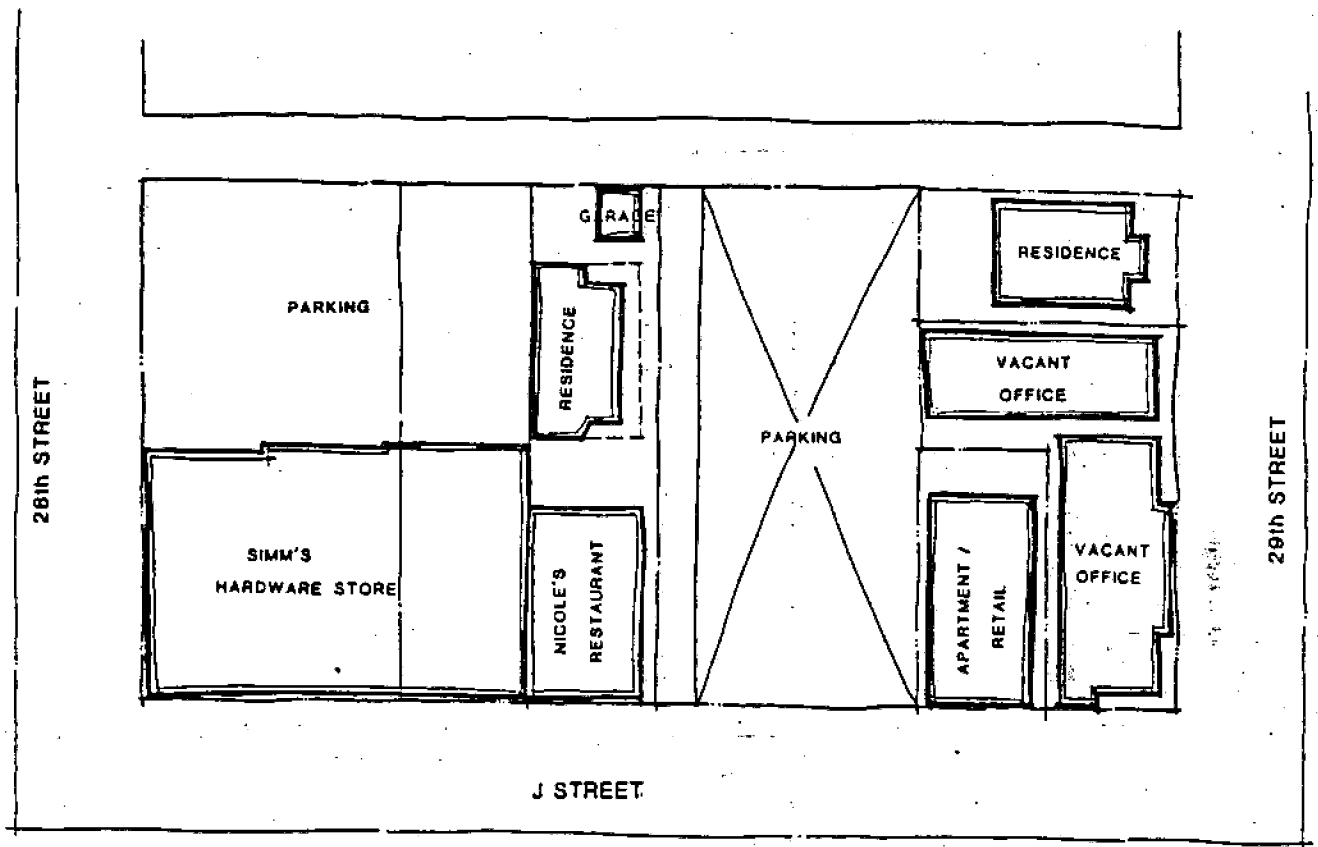
28th



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ITEM 313

NOTE - Assessor's Block



EXISTING SITE PLAN

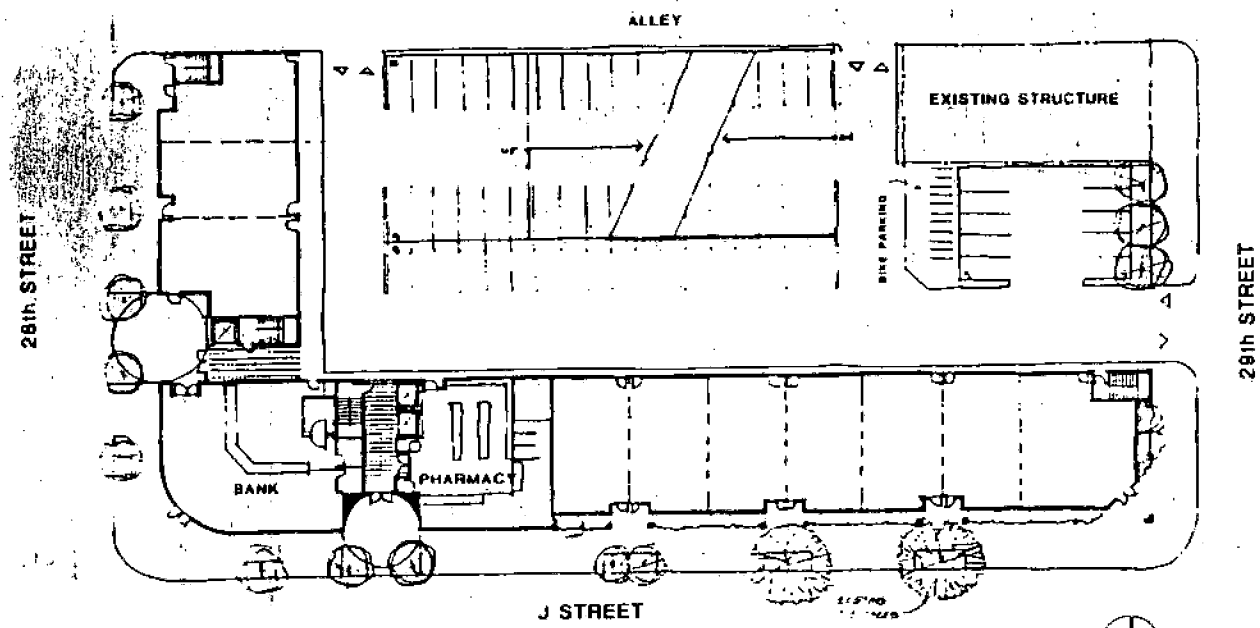


PROJECT DATA					
FLOOR LEVEL	RETAIL	MEDICAL	OFFICE	TOTAL S.F.	★ PARKING STALLS
-1	--	--	--	--	181 stalls
GROUND FLOOR	15,750 s.f.	--	6,310 s.f.	22,060 s.f.	68 stalls
2	--	11,000	13,323	24,323	73
3	--	9,090	11,949	21,039	73
4	--	7,900	10,500	18,400	61
5	--	25,824	4,234	30,058	--
TOTAL	15,750 s.f.	53,814 s.f.	48,316 s.f.	115,880 s.f.	456 stalls

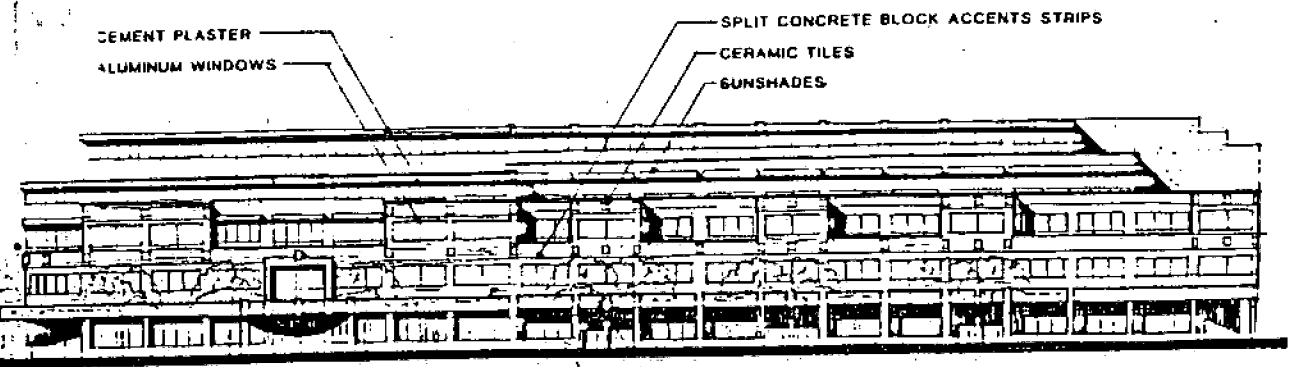


Vittello + Associates, Inc.

Architectural description and notes regarding the building's design and materials.



GROUND LEVEL PLAN



J STREET ELEVATION

- CEMENT PLASTER
- ALUMINUM WINDOWS
- SPLIT CONCRETE BLOCK ACCENTS STRIPS
- CERAMIC TILES
- SUNSHADES
- CANVAS AWNINGS FOR SIGNAGE
- SPLIT CONCRETE BLOCK BASE
- BRICK VENEER

SCALE 0 10 20 40 UNLESS OTHERWISE NOTED

Table with multiple empty rows for notes or specifications.

P-3

SCALE 0 5 10 20

007100

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2. P87-122

Name: Farmer's Market Plaza

Location: 29th, 30th, R, & S Streets

Proposal: Special Permit to allow a 51,000 sq.ft. retail commercial and a 64,700 sq.ft. 269 space parking structure on 2.53 acres.

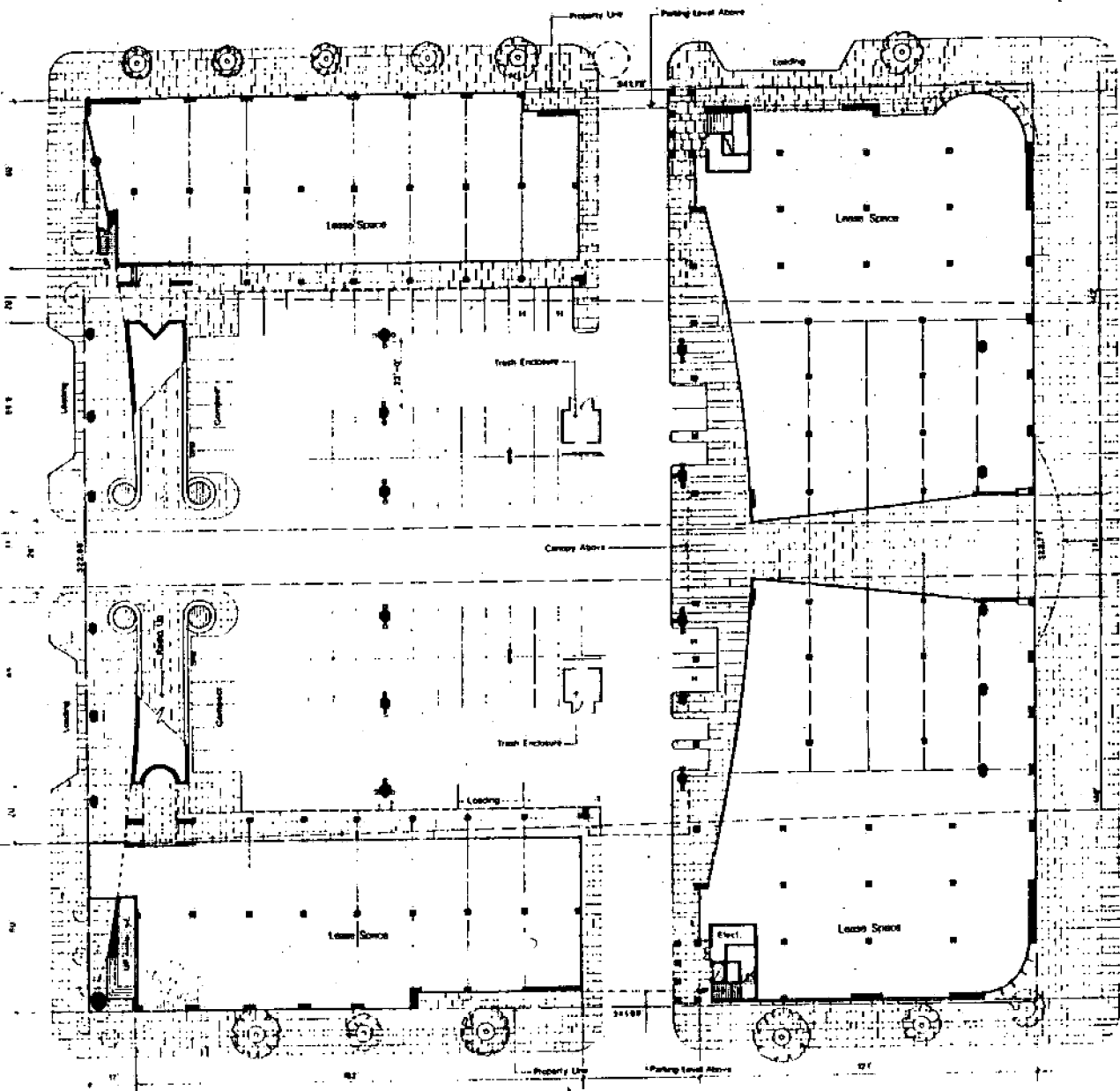
Existing Land Use/Zone:

On-Site: TC and vacant.

Adjacent: North-TC with light rail; south-TC with vacant lot; east-C4 with vacant lot; west-C2 with office.

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29TH STREET



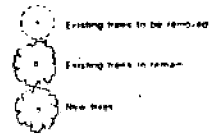
**Site Tabulations**

Site Area	253 Areas / 100,970 SF
Big Footprint	70,700 OSF
Parking / Paved Area	38,600 SF

**Building Tabulations**

Building Area	
Area Ground Level	51,000 SF
Parking Upper Level	64,700 SF

**Tree Legend**



**Parking Tabulations**

Parking		
Required 11 per 250 retail	204 Stalls	
for office use	50 Stalls	
<b>TOTAL</b>	<b>254 stalls</b>	
Provided	263 stalls	
Complete	30%	

**Parking Specifications**

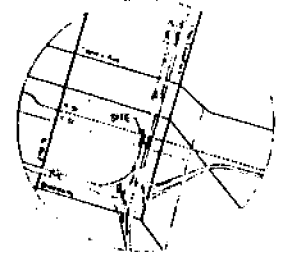
Stalls 28' except as noted
Standard 8.5' x 18' 2' overhang
Compact 7.5' x 18' 2' overhang
Handicap 8' x 18' 2' overhang
Loading Spaces 10' x 30'

**Signage Notes**

1. International and Directional Signs shall conform to the standards of the City of Sacramento Sign Ordinance.
2. Bill and Fence Signs shall conform to approved sign criteria designed for the canopy.

**Lighting Legend**

- Double Pole-Top Fixture
- Single Pole-Top
- Road Lighting
- Lighting at Freeway Overpass



Vicinity Map

30TH STREET

Ground Level

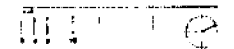
**The Farmer's Market Plaza**  
R Street at 29th Street  
Sacramento, California

Leason Pomeroy-Felderman Associates

Site Plan and  
Ground Floor Plan

Developed by Separovich and Domich

Address: 1700 Wilshire Blvd., Suite 100  
Los Angeles, CA 90028

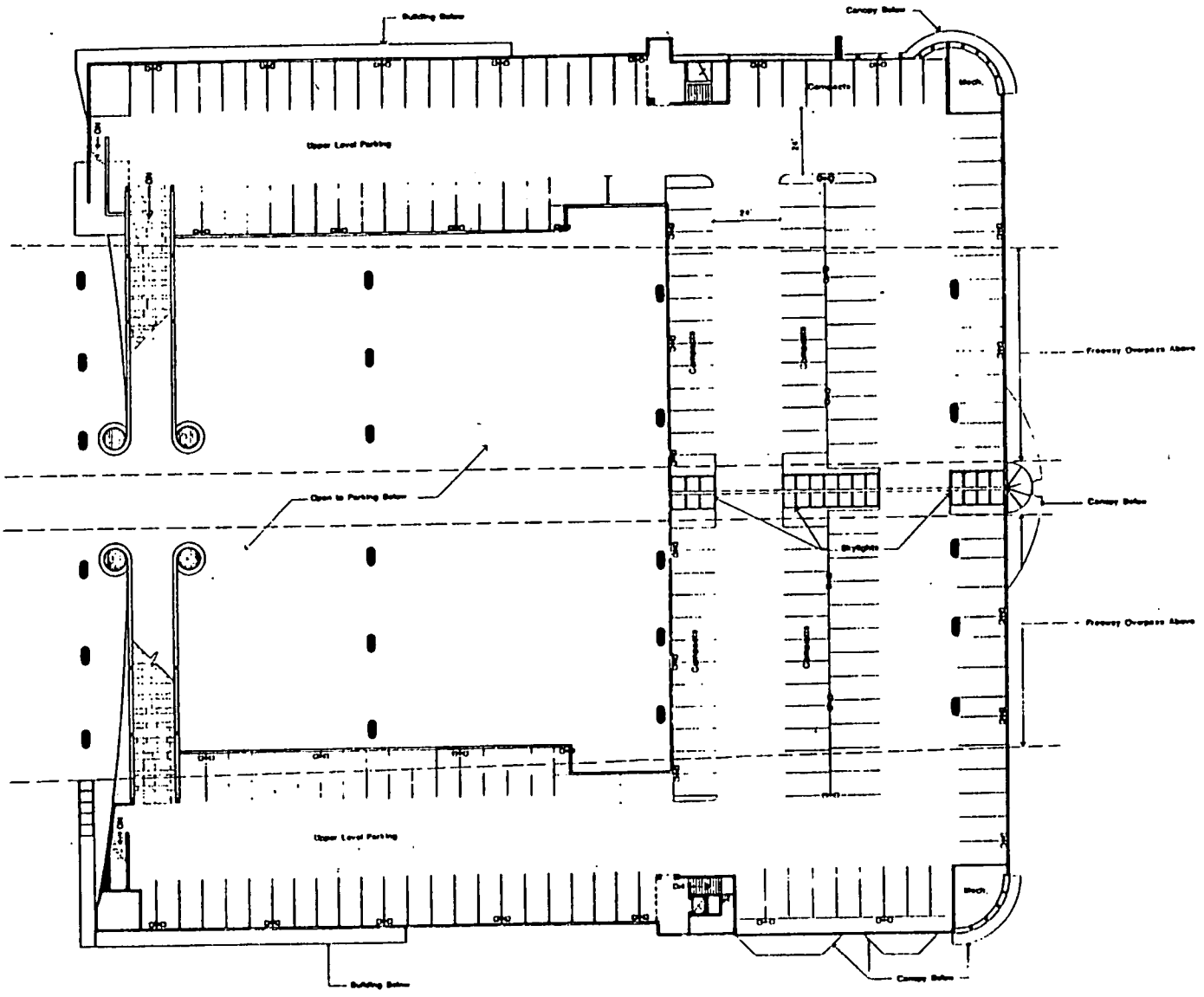


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Upper Level

**The Farmer's Market Plaza**  
 • R Street at 29th Street  
 Sacramento, California

Developed by Separovich and Domich

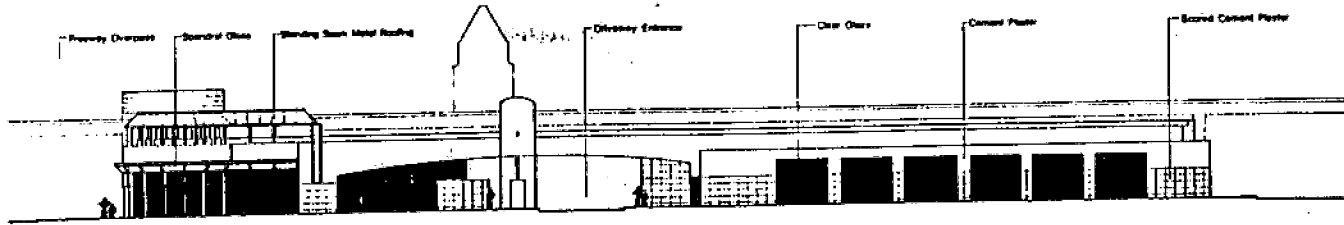
LEASON POMEROY-FELDERMAN ARCHITECTS

Upper Level Parking Plan

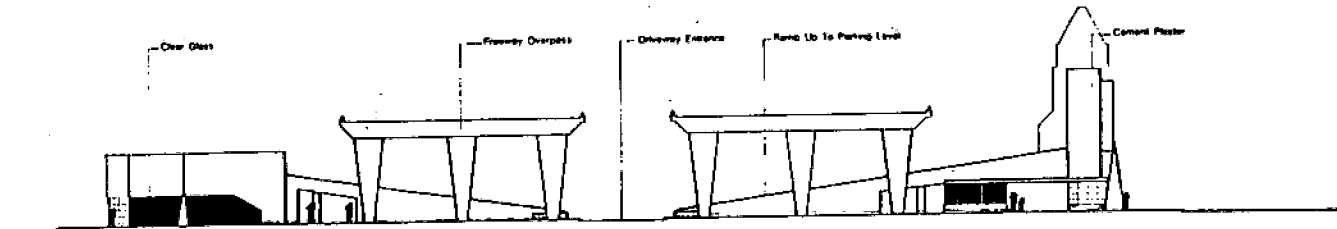
Arch. No. 14077-80  
 Date 3/26/71  
 Project 14077-80  
 14077-80  
 14077-80

14077-80  
 3/26/71

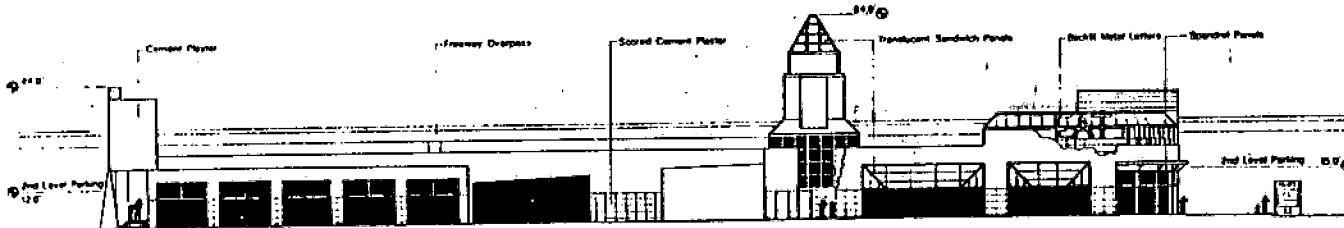
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 3/26/71



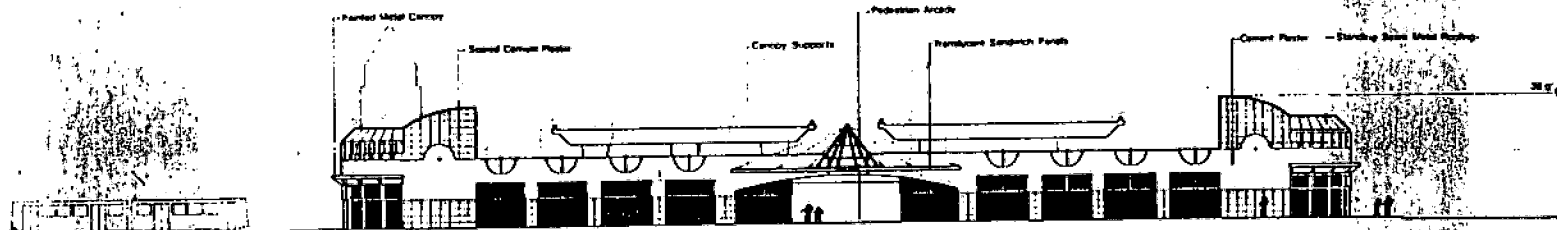
29th Street Elevation (West)



S Street Elevation (South)



10th Street Elevation (East)



R Street Elevation (North)

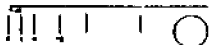
The Farmer's Market Plaza  
 R Street at 29th Street  
 Sacramento, California

Developed by Sparavich and Dantch

Lesson Pomroy Felderman Architects

Elevations

Address: 714 Wilbur Blvd., Suite 101  
 Los Angeles, CA 90011



15' = 1'-0" (Scale)  
 Date: 9/1/87

15' = 1'-0" (Scale)  
 Date: 9/1/87

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 ITEM

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3. P87-123

Name: Farmer's Market Place

Location: 30th, R. and S Streets, Alhambra Boulevard

Proposal: Special Permit to allow a 173,300 sq.ft. office building on 2.5<sub>±</sub> vacant acres with 434 parking spaces.

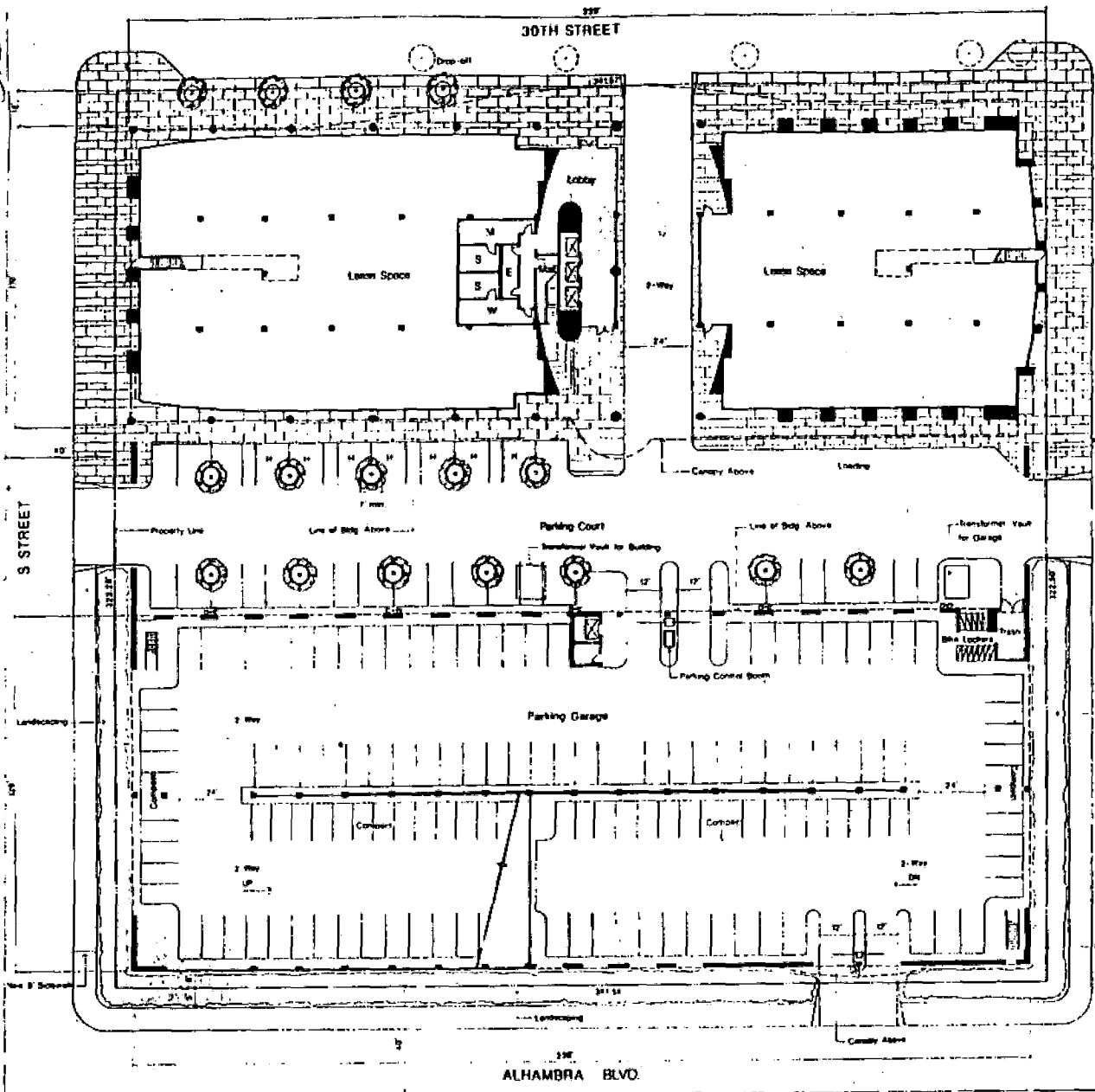
Existing Zone/Land Use:

On-Site: C4 and vacant.

Adjacent: North-C4 with swimming pool supply; south-C4 with automotive service; east-M1 with commercial distributor; west-TC with Business 80 freeway.



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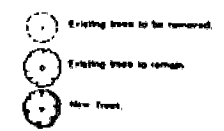
**Site Tabulations**

Site Area	2.53 acres/110,700 sq ft
Office Bld Footprint	25,200 sq ft
Garage Footprint	41,500 sq ft
Landscaped Area	8,818 sq ft
Parking / Paved Area	24,872 sq ft

**Building Tabulations**

Building Area	
1 Ground	27,710 sq ft
Second	25,231 sq ft
Third	20,560 sq ft
Fourth	24,880 sq ft
Fifth	25,880 sq ft
TOTAL	124,261 sq ft
Garage Area	44,250 sq ft

**Tree Legend**



**Parking Tabulations**

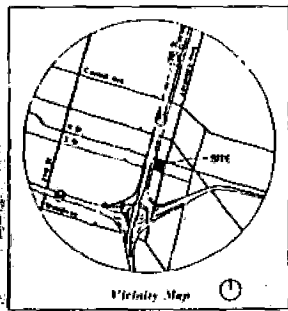
Parking	Required (1 per 400)	434 stalls	Parking Specifications:
Provided	Courtyard	32 stalls	Areas: 20 ft, except as noted
Garage		352 stalls	Standard: 8'5" x 12' (overhang)
Off-Site		50 stalls	Compact: 7'5" x 12' (overhang)
TOTAL		434 stalls	Handicap: 6' x 12' (overhang)
Compliance	50%		Bicycles
			Required (1 per 10 stalls): 44 bicycles
			Provided: 44 bicycles
			Enclosed lockers: 50%/1221

**Signage Notes**

1. Informational and Directional Signs shall conform to the standards of the City of Sacramento Sign Ordinance.
2. Building signage shall be located as shown on elevations.

**Lighting Legend**

ALL: Double Pole Top Fixtures - 24 ft



Site Plan 1 Ground Floor Office & Garage

**The Farmer's Marketplace**  
R Street at Alhambra  
Sacramento, California

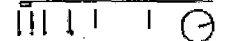
Developed by Separovich and Danich

Leason Pomeroy Felderman Associates

Site Plan and  
Ground Floor Plan

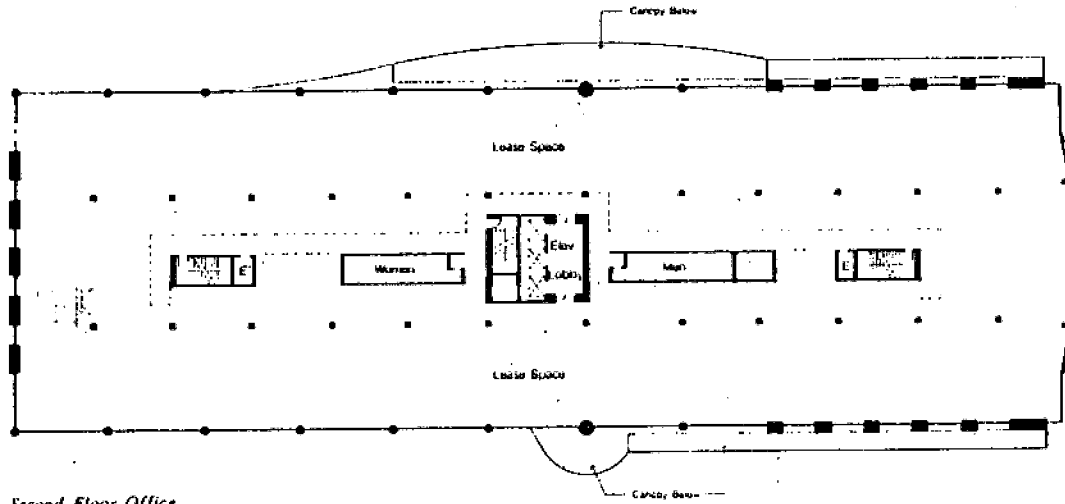
24-C-00007-00  
REV. 3. 2011

Address: 1700 Alhambra Blvd., Suite 100  
San Francisco, CA 94109

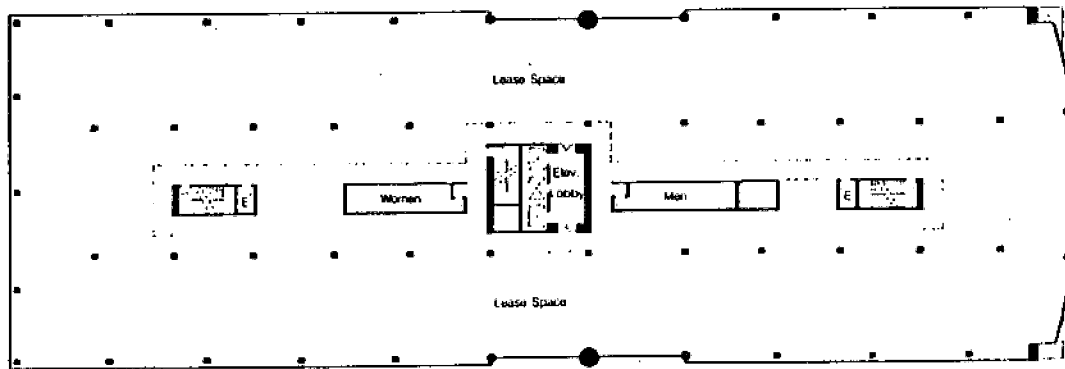


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Second Floor Office



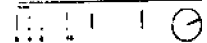
Third Floor Office

The Farmer's Marketplace  
 R Street at Alhambra  
 Sacramento, California  
 Developed by Separovich and Domich

Leason Pomoroy Felderman Architects

Second & Third Floor

Project: Farmer's Marketplace  
 Address: 1700 Walker Blvd., Suite 100  
 San Diego, CA 92108  
 Date: 05/28/94

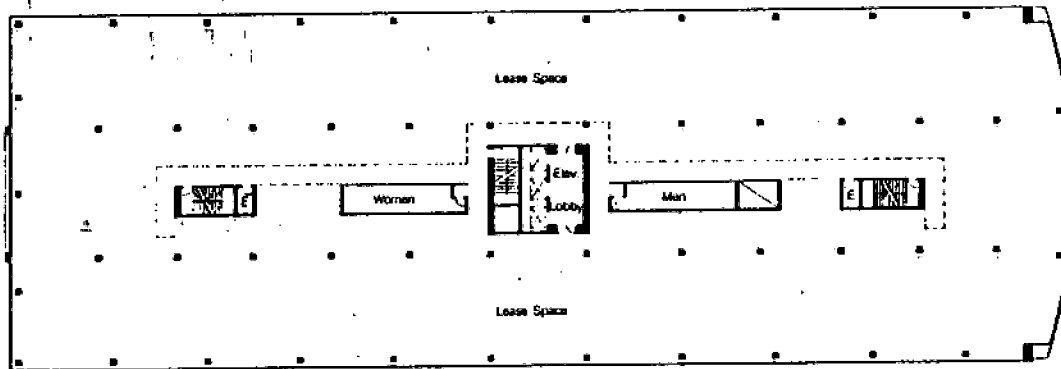


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Author	
Checked	
Approved	

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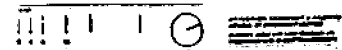
Fourth and Fifth Floor Office

*The Farmer's Marketplace*  
 R Street at Alhambra  
 Sacramento, California  
 Developed by Separovich and Domich

Leason Pomeroy Felderman Associates

Fourth & Fifth Floor

Address: 300 R Street, Alhambra, CA 94501  
 Phone: (916) 485-1111



Scale: 1/4" = 1'-0"  
 Date: 11/11/88

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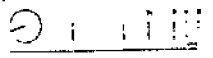
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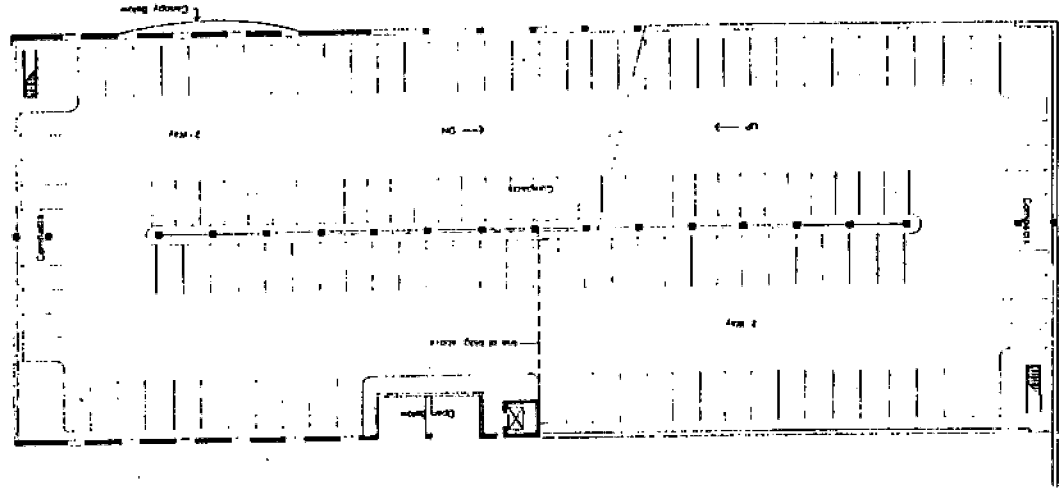
Architect: Separovich and Lomitch  
 1200 B Street, Suite 100  
 Sacramento, CA 95811

Lesson Pomery, Felderman, Avarista

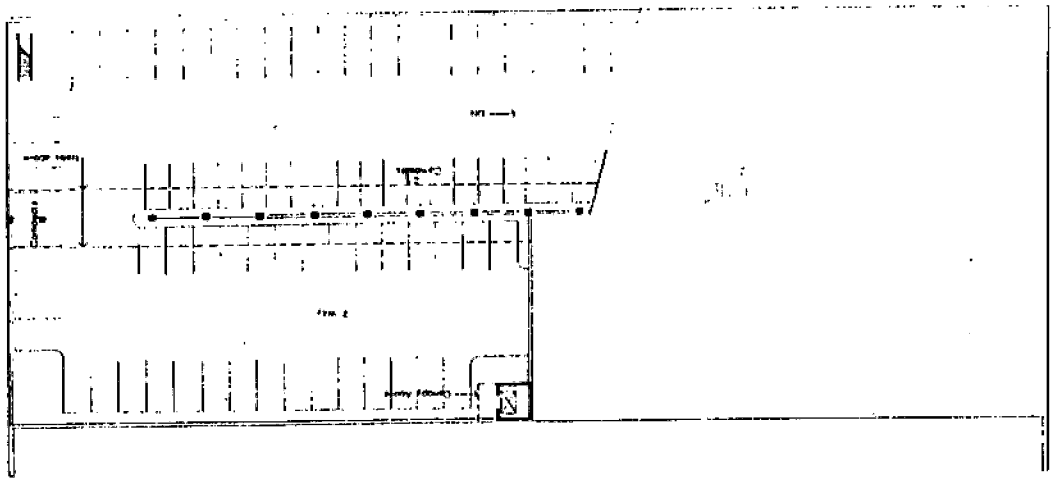
Garage Level 2 and 3



Garage Level 2



Garage Level 3

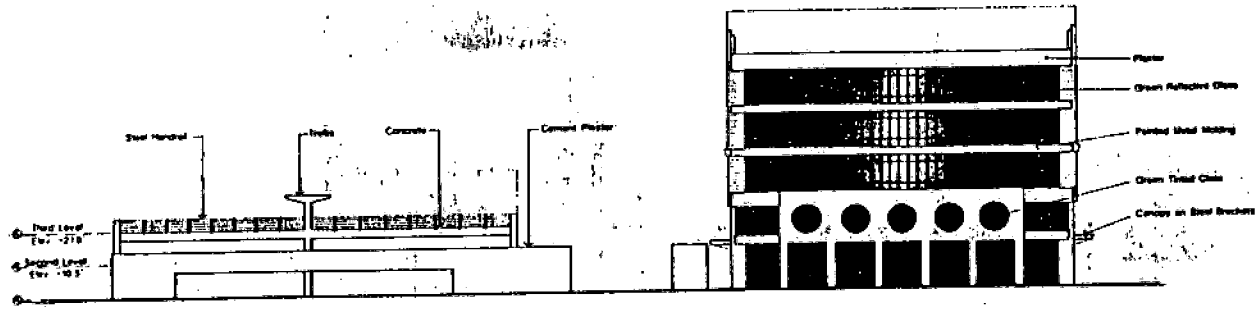


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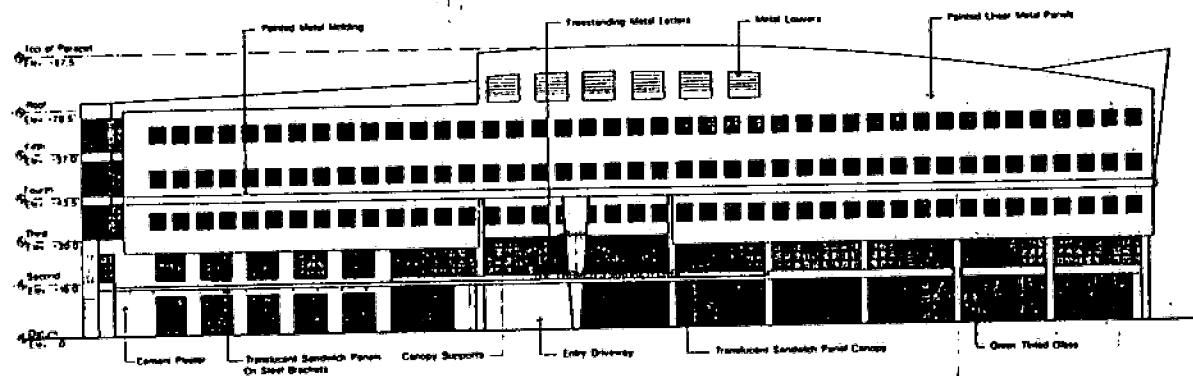
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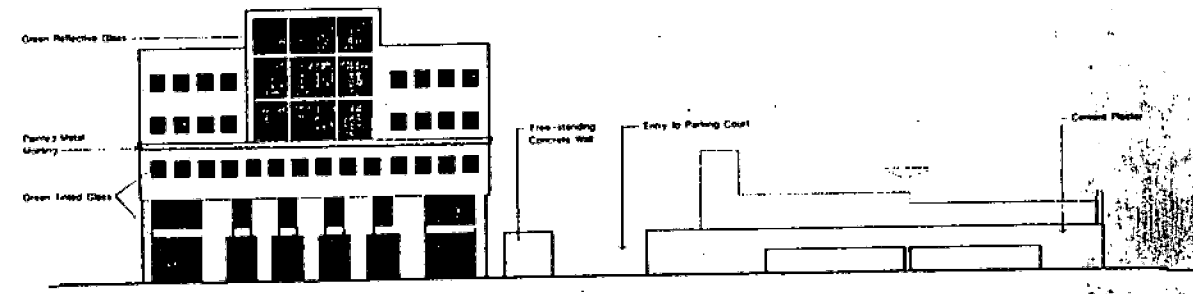
36



R Street Elevation (North)



30th Street Elevation (West)



S Street Elevation (South)

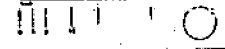
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**The Farmer's Marketplace**  
 R Street at Alhambra  
 Sacramento, California  
 Developed by Separovich and Donich

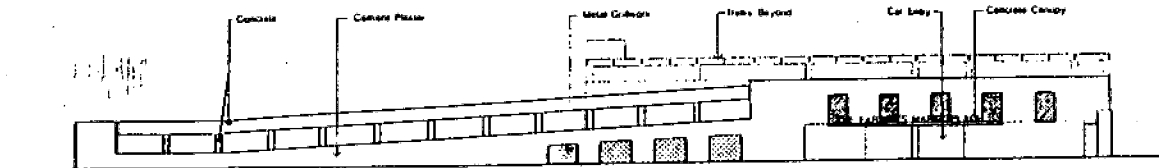
**Lesson Pomeroy Felderman Architects**

**Elevations**

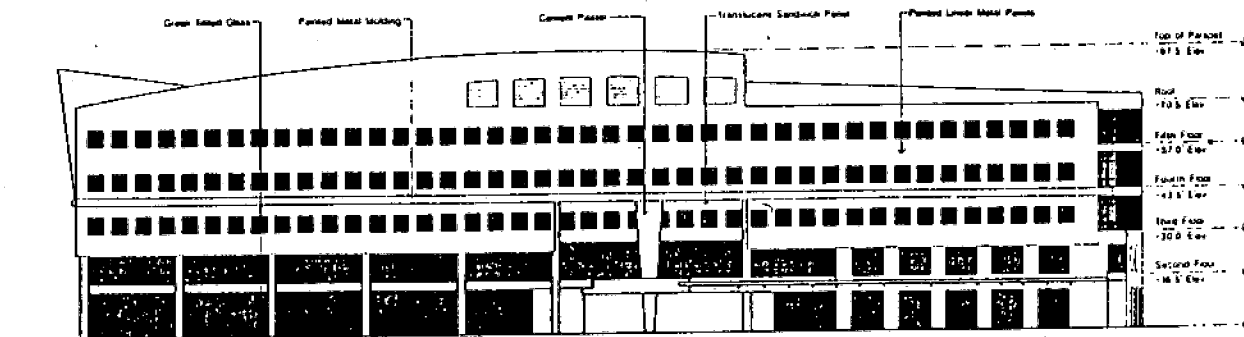
Address: 375 Wilshire Blvd., Suite 900  
 Los Angeles, CA 90010  
 Phone: 213-460-0000



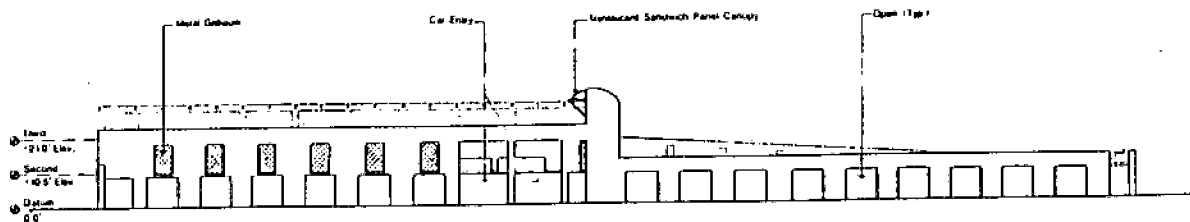
Scale: 1/8" = 1'-0"  
 Date: 11/20/87  
 No: 101-3-1087



Alhambra Blvd. Elevation (East)



Office Parking Court Elevation (East)



Garage Parking Court Elevation (West)

The Farmer's Marketplace  
 R Street at Alhambra  
 Sacramento, California  
 Developed by Separovich and Dumlich

Lesun Pomerooy Felderman Architects

Elevations

Project: Farmer's Marketplace  
 Address: 1000 R Street, Sacramento, CA 95811  
 Date: 10/14/93

Sheet: 44507-11  
 Date: 10/14/93  
 Scale: 1/8" = 1'-0"

Handwritten initials: '93'

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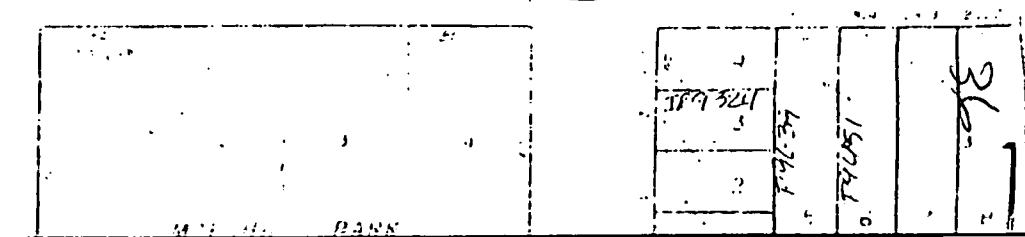
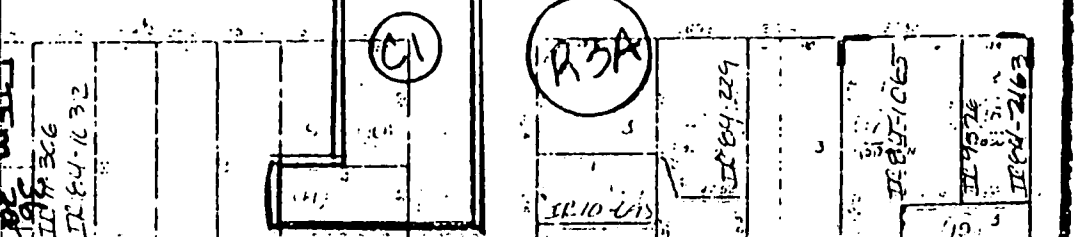
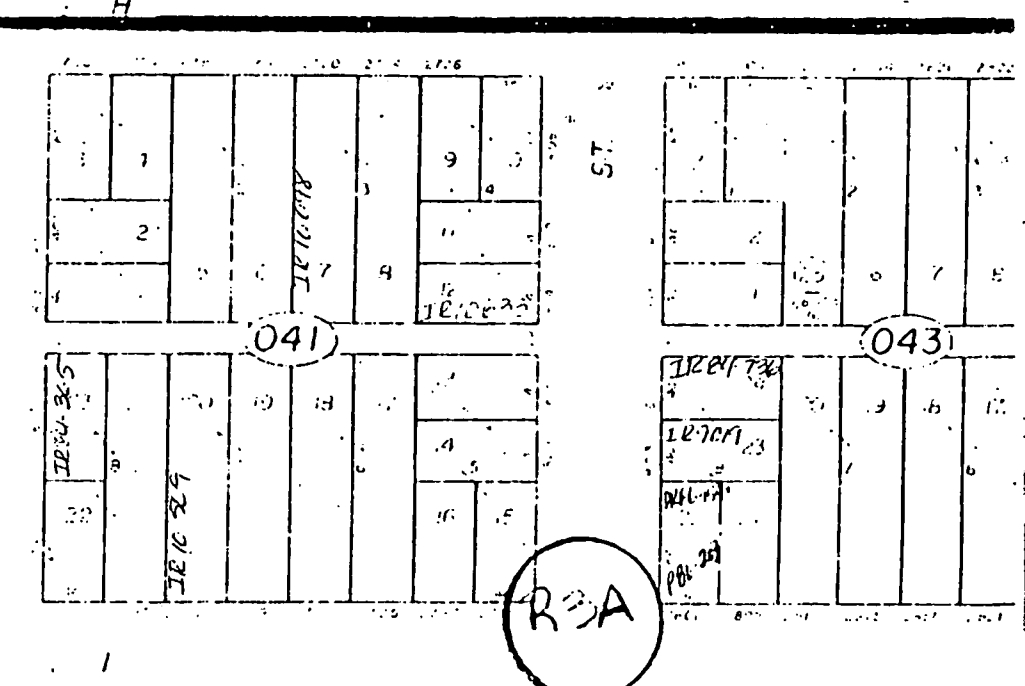
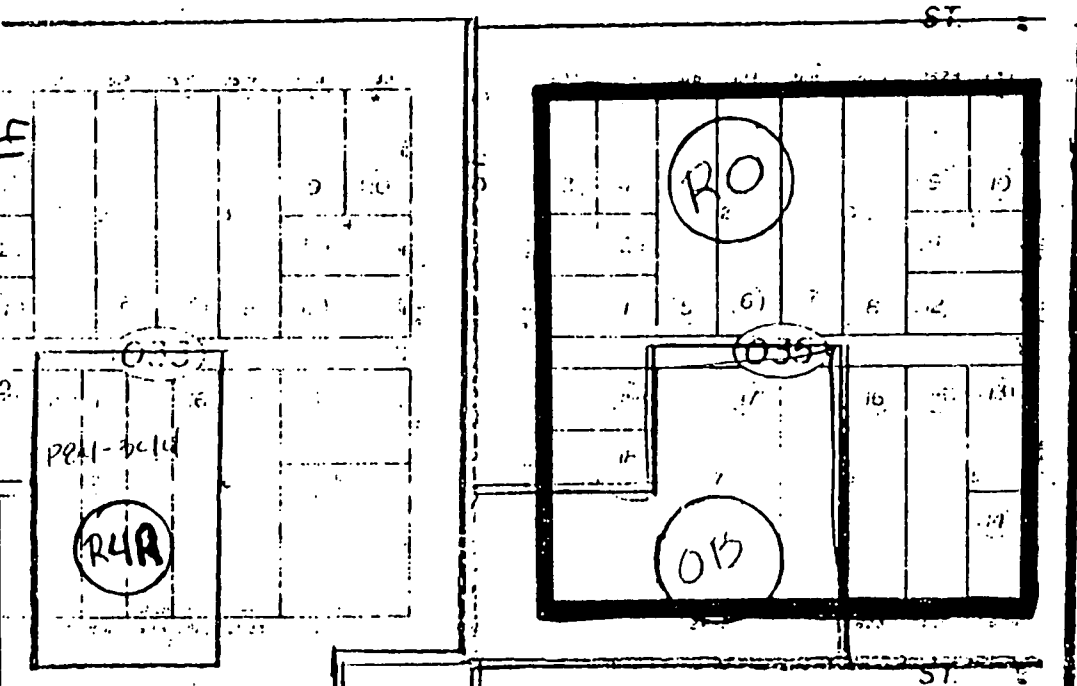
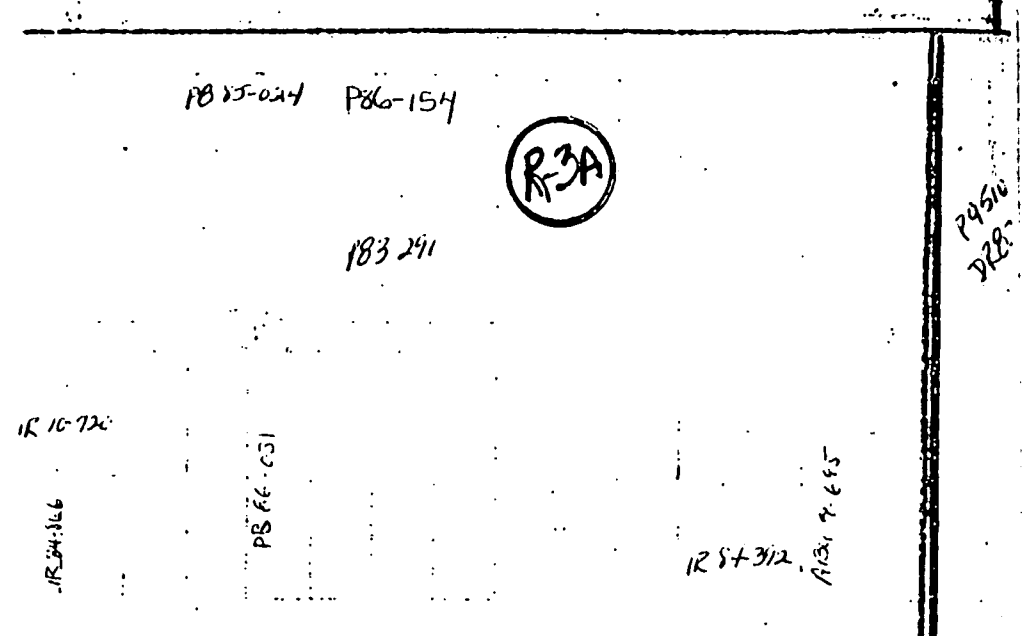
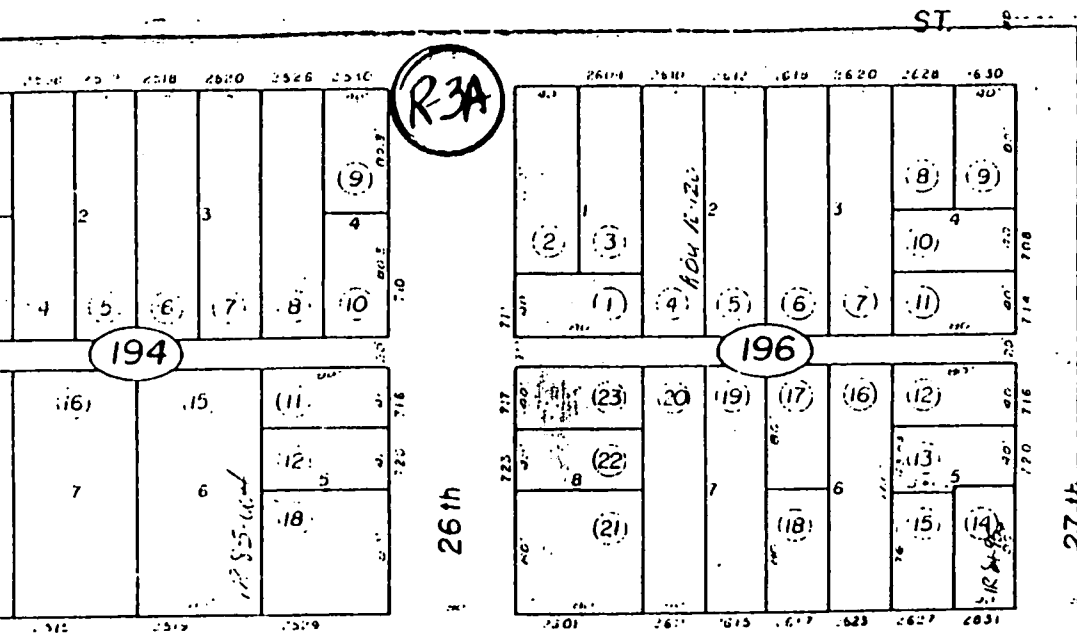
Handwritten number: '93'

4. Name: Senior Citizen's Residential (pending application)  
 Location: H, I, 26, and 27th Streets  
 Proposal: Preliminary review complete. Special Permit for residential care facility in the Central City. Approximately 400 units would be constructed on 2.5+ developed acres with 150 parking spaces.

Existing Zone/Land Use:

On-Site: Residential office (RO) and office building (OB) with existing medical facilities, parking area, and six residential structures.

Adjacent: R3A, R4R, C1, R3A, C2, and mixed residential, commercial, office, and park uses.





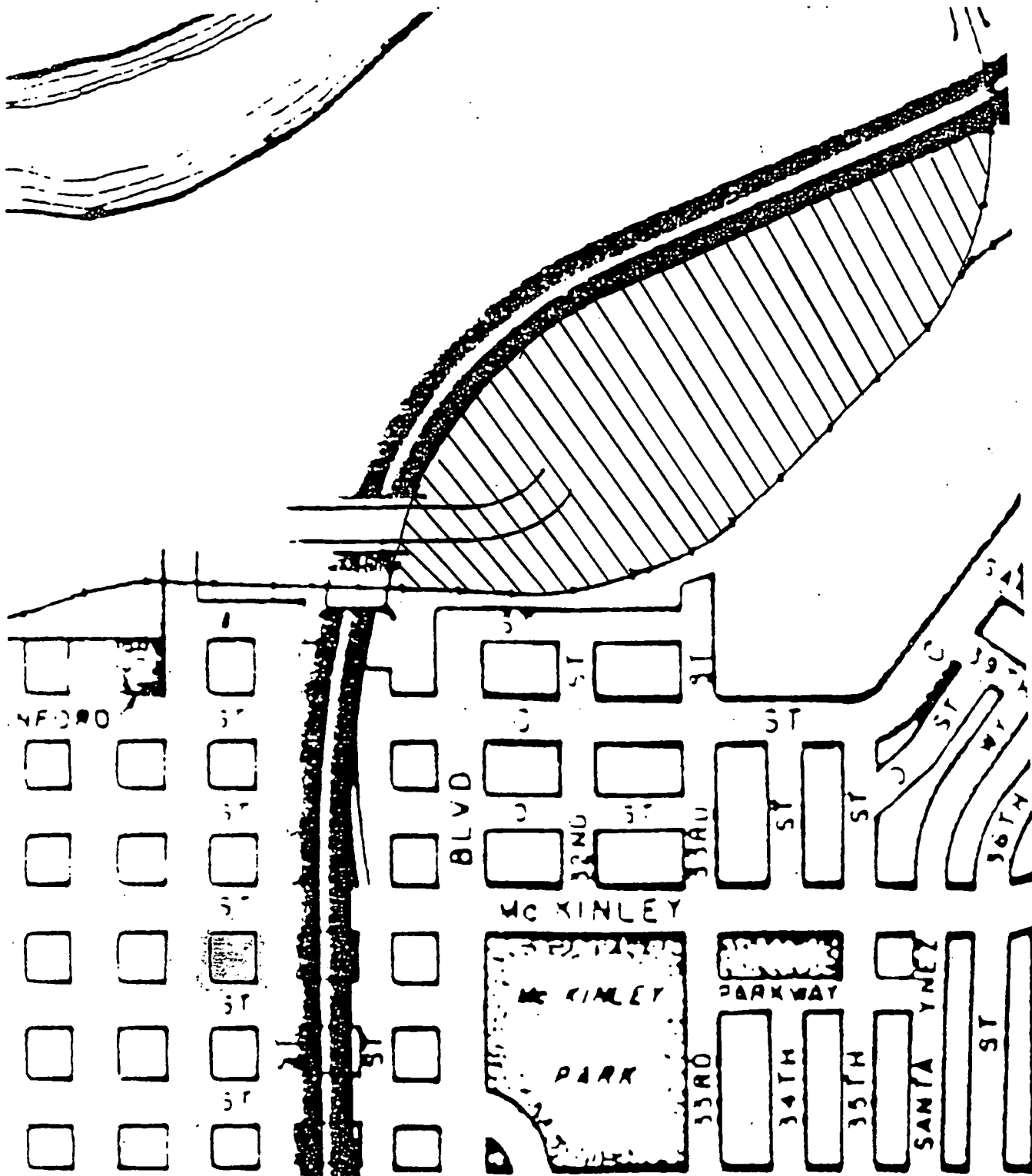
5. Name: Lenanne's Property (pending application)  
 Location: East/south of Business 80, west/north of S.P.R.R.  
 Proposal: Develop approximately 1 million sq.ft. of office space and 1,000 residential units on 48± partially developed acres with 3,500 parking spaces.

Existing Zone/Land Use:

On-Site: M2 and low intensive agriculture.

Adjacent: Residential (R1), transportation corridor (TC).  
American River Parkway-Flood (ARP-F).

# Lenanne's Property



6. P87-117

Name: Alhambra Medical Office Building

Location: Folsom Blvd., N Street, Alhambra Blvd.

Proposal: Variance to locate a parking structure, access and maneuvering area off-site. Variance to allow four parallel parking spaces. Lot Line Adjustment to relocate the common property line 50± feet to the north.

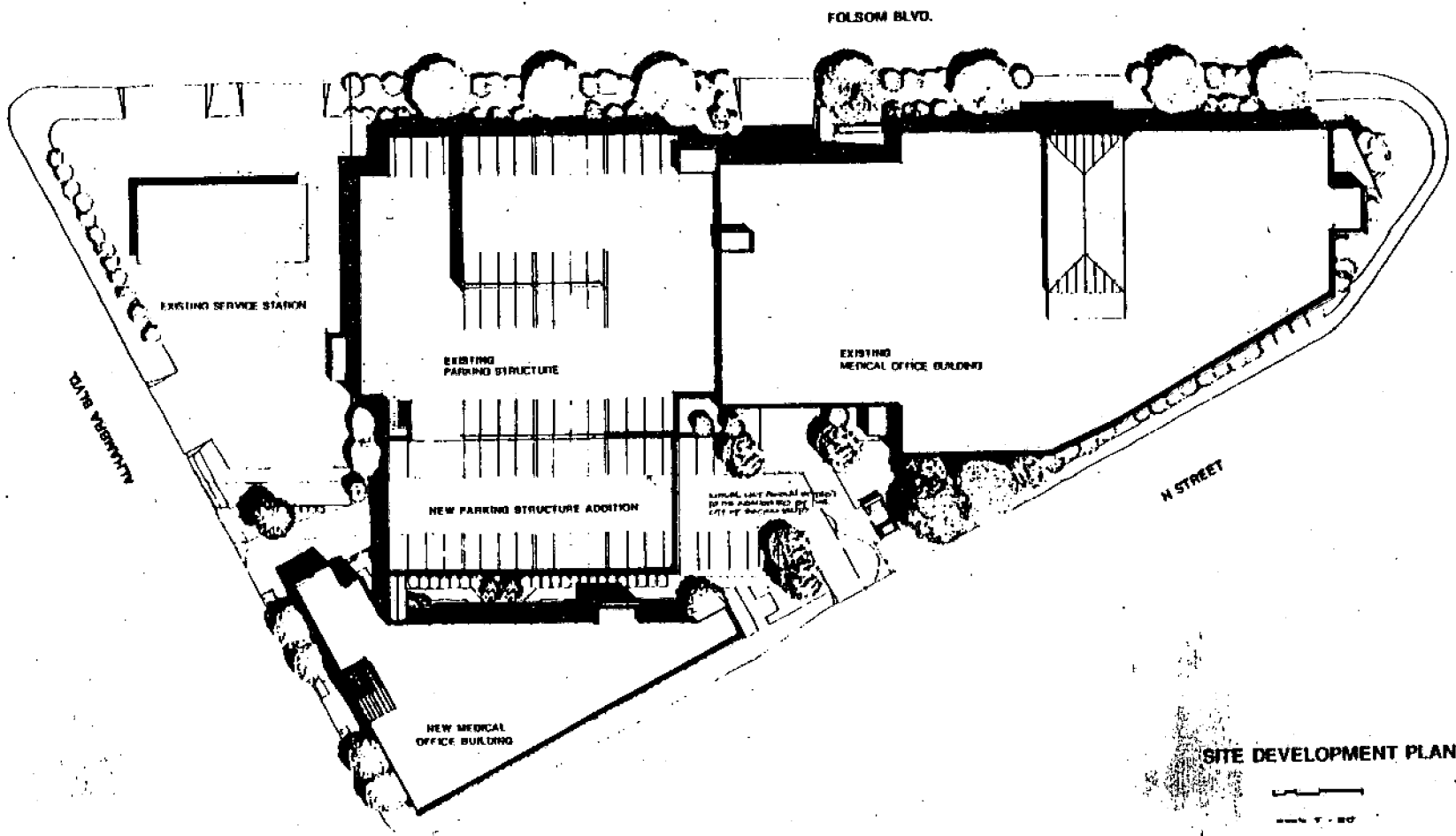
Existing Zone/Land Use:

On-Site: C-2 with existing tent and awning business.

Adjacent: North - C-2 Commercial; South - C-2/R-1 Residential and Commercial; East - C-2 and Commercial; West - C-2 and Commercial.

ATTACHMENT 8

36

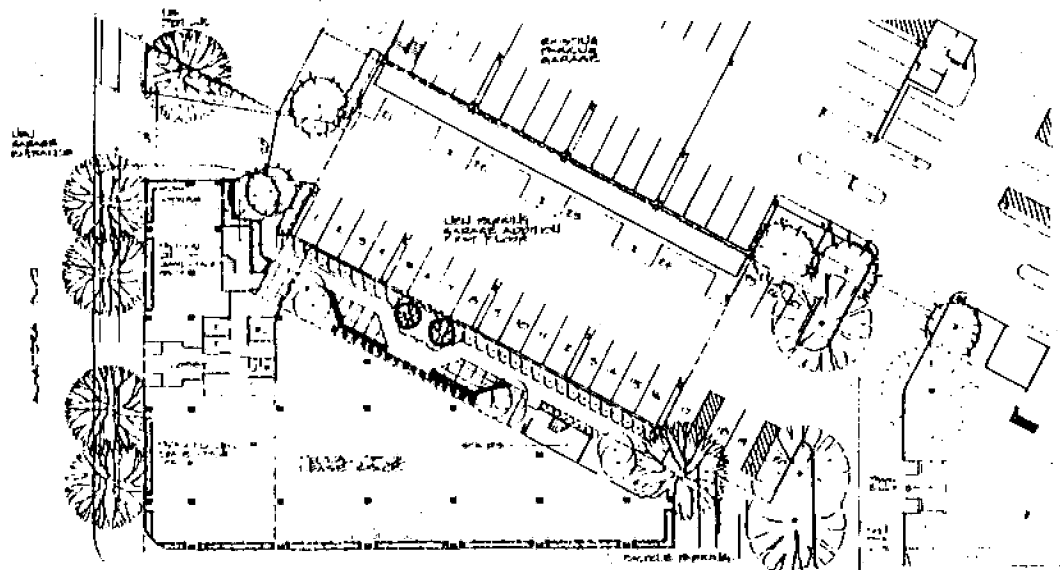


**SITE DEVELOPMENT PLAN**  
 1" = 50'

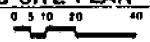
JAMES R. LOEN ARCHITECT <small>645 HIGHTOWER DRIVE, SACRAMENTO, CA 95825          (916) 485-2571</small>	P87117	45	ALHAMBRA MEDICAL OFFICE BUILDING <small>1315 ALHAMBRA BLVD.          SACRAMENTO, CALIFORNIA</small>	11/20/88 11/20/88 11/20/88 11/20/88	1
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ITEM 3A 36

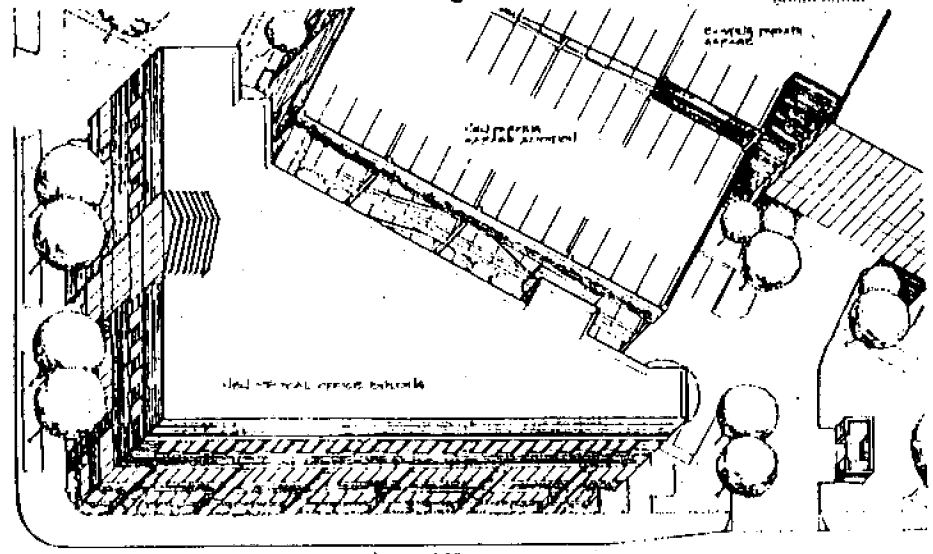
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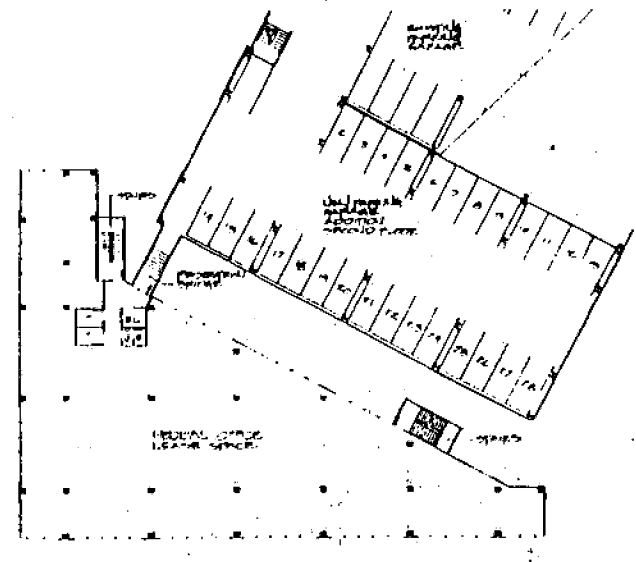
**FIRST FLOOR and SITE PLAN**  
9,473 Sq Ft.



- PLANT LIST**
- Trees**
- 1. JUNIPERUS SPARTANA - 10' x 10' x 10'
  - 2. QUERCUS AGAGYRUS - 10' x 10' x 10'
  - 3. ...
- Shrubs**
- 4. ...
  - 5. ...



**AXONOMETRIC**



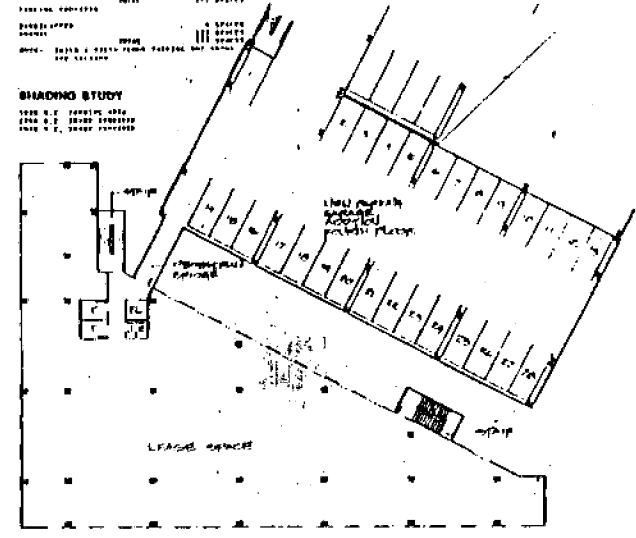
**SECOND FLOOR PLAN**  
9,754 Sq Ft.

**PARKING STUDY**

TYPE OF PARKING	10,000 SQUARE FEET	100 CARS
TOTAL PARKING	10,000 SQUARE FEET	100 CARS
PARKING COEFFICIENT	1.0	

**SHADING STUDY**

TYPE OF SHADING	100% SHADING
SHADING COEFFICIENT	1.0



**THIRD FLOOR PLAN**  
9,264 Sq Ft.

ITEM 3A 26

P87117

ALHAMBRA MEDICAL OFFICE BUILDING  
1215 ALHAMBRA BLVD.  
SACRAMENTO, CALIFORNIA

JAMES R. LOEN ARCHITECT  
240 HORTONVILLE DRIVE, SACRAMENTO, CA. 95825  
(916) 486-1000

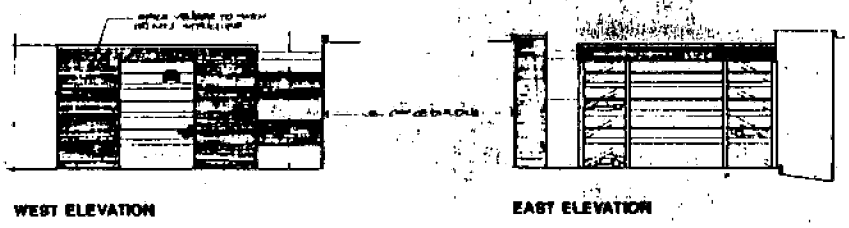
REVISIONS

DATE	REVISION
1/24/87	V.2/87
1/27/87	V.3/87

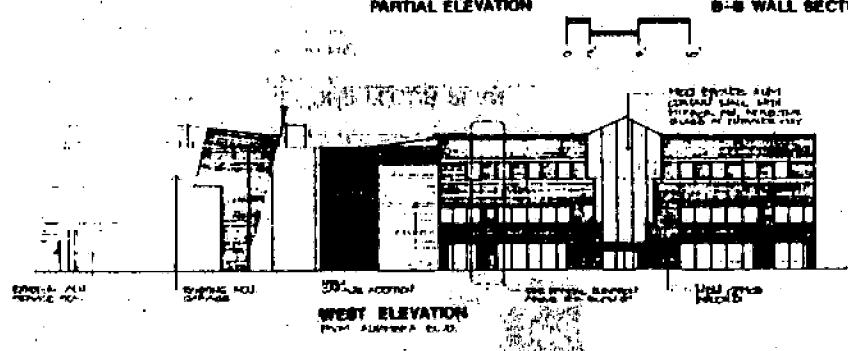
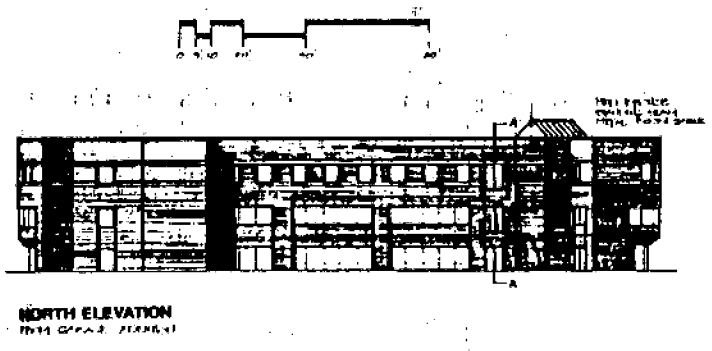
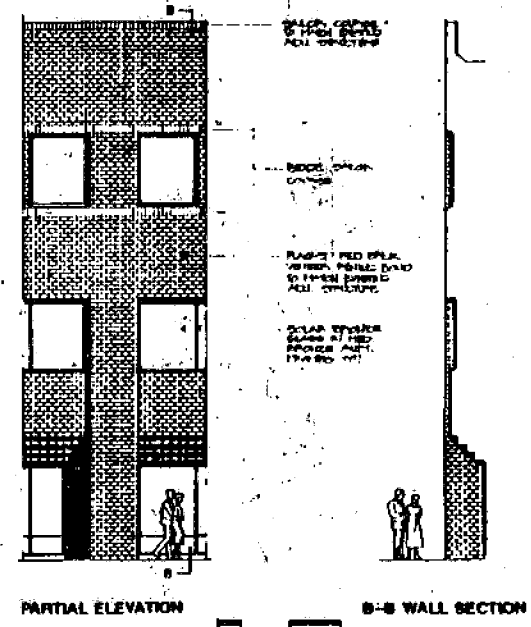
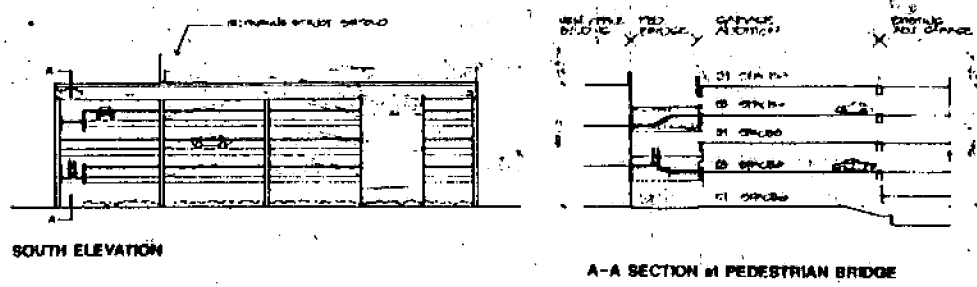
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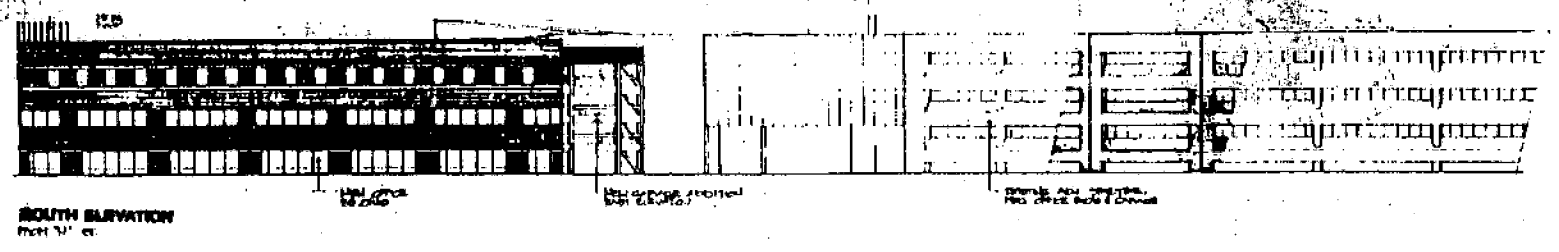
36



**GARAGE ADDITION-EXTERIOR ELEVATIONS**



**OFFICE BUILDING EXTERIOR ELEVATIONS**



JAMES R. LOEN  
ARCHITECT

1000 WASHINGTON STREET, SACRAMENTO, CALIF. 95811

P87117

ALHAMBRA MEDICAL  
OFFICE BUILDING  
1000 ALHAMBRA BLVD.  
ALHAMBRA, CALIFORNIA

STREET FILE

UN/87

11/19/86

ITEM 342

47

East Sacramento  
Improvement Association, Inc

April 6, 1987

P.O. Box 19147  
Sacramento, CA 95819

Marty Van Duyn  
Planning Director  
City of Sacramento  
1231 I Street  
Sacramento, CA 95814

Alhambra Corridor

Dear Mr. Van Duyn:

The East Sacramento Improvement Association requests you to include in any EIR or land-use study of the Alhambra corridor a zoning buffer or transition zoning between Alhambra Boulevard and the East Sacramento residential neighborhood. We are requesting the downzoning of all C-2 property to R-1 within the transition area. If this is not feasible or possible we request that all commercially zoned property in this area be subject to a two-story height requirement, architectural review and Planning Commission review.

The need for this buffer between the residential areas and the dramatic growth of Alhambra Boulevard is best exemplified by 32nd Street between M and L Streets. The neighborhood on 33rd Street is currently experiencing very positive residential renewal which would be seriously adversely affected if the property across the alley were permitted to develop without regard to its impact on its residential neighbors.

I have attached a petition signed by neighbors to indicate the depth of our concern. Dell Richards, 1250 - 33rd Street (452-4790), Kitty Costello, 1255 - 33rd Street (447-8396), or myself should be contacted for input to your study or if you have any questions. Please let me know when you expect to start and complete the study.

Sincerely,



Rick McWilliam  
President  
1044 - 38th Street  
324-0498

Attachment

- cc: Doug Pope, City Councilman
- Dell Richards
- Kitty Costello
- David Mogavero,  
Sacramento Old City Association

Doug Pope, City Council Representative, District 3

We, the homeowners and residents of East Sacramento, are increasingly concerned about the commercialization of 32nd Street between L Street and Folsom Boulevard.

As it stands, any business can buy a residential property and build a multi-story commercial building without a hearing. In fact, Progressive Orthopedic recently bought the house at 1273 32rd (corner of 32nd and M Street) and has plans to demolish it to put in a commercial structure.

Though 32nd Street to the alley is zoned C-2, we are concerned that if commercial properties are built along the east side of 32nd street (which now consists of residential properties facing the street), the quality of living in the rest of the area will deteriorate.

As such, we ask you, as our City Council representative, to bring our dissatisfaction with the current zoning to the attention of the City Council.

We propose that the area along 32nd Street be re-zoned C-2-R or made into a buffer zone that would limit the height of newly-built commercial property to one-story on 32nd Street in these two blocks to preserve the residential nature of the area. We would also like to have hearings before any houses in the zone are demolished to build commercial structures.



NAME

ADDRESS

Kelly Costello	1255 33rd St.	Sacto	95816
Paul Lehman	1255 33rd St	"	"
Blana Pounds	1425 - 33rd St		
Alla Mae McMinum	#1425 33rd St		
Mary Gregory	1423 33rd St	"	"
Larry Whitson	1423 33rd St	"	"
Ron [unclear]	1310 33rd STREET		
Heta Harverick	1310 33rd St	Sac	95816
Joe Nannery	1321 33rd St.	Sac	95816
James R. King	3720 W St.	Sacto	95816
M. Gordon Biesel	3326 M St	Sacto.	95816
Robert P. Aquino	3315 M St	Sacto.	95816
Frank Kitcher	1241 33rd St.	Sacto	95816
Carolyn Beck	1237 33rd St	Sacto	95816
Ruth D. Tenor	1231 33rd St	Sacto	95816
Martina Paterni-Cohen	1260 33rd St	"	"
Eugene Cohen	1260 33rd St	Sacto	95816
Rose Cohen	1260 33rd St.	Sacto.	95816
Shirley Cohen	1260 33rd St.	Sacto	95816
Marjorie Cohen	1260 33rd St	Sacto	95816
Bill Almy	1242 33rd St	Sacto	95816
Jennie Claus	1208 - 33rd M.		95816
Debra Lund	1200 - 33rd	Sac	95816
Kathy Stephenson	3241 1/2 St.		95816
Kathy Stephenson	3241 1/2 St.		95816

NAME ADDRESS

- STEVEN BUCKHO 3241 "L" STREET, SACRA.
- Brian Buscher (Brian Bucher) 3233 E St. Sac 95816
- Susan Buscher -11 " " " " "
- Jerrold V Wright 3241 "L" SAC, Ca. 95816
- Kathy Haberaman 1038 33rd St, SAC 958
- Peggy Briggs 3400 N St Sac 95816
- George H Bawden 1117 33rd St 95816
- Steven D Hoffman 1107 35th St. 95816
- Jeanne Morrison PhD 1040 33rd St 95816
- Megan Buckhof 1124 33rd St 95816
- ~~Richard Buckhof~~ 1124 33rd St 95816
- Barbara A Harding 1278 33rd St 95816
- Ellen Amy Harding 1278 33rd St. 95816
- Doug J G Mauer 1302 33rd St 95816
- Faye Mauer 1302 33rd St 95816
- Diane Belfoward 1332 33rd St 95816
- Lochie M. Paige 1340 33rd St. 95816
- Leslie M Paige 021340 33rd St I
- Clad Muet 3331 M St 95816
- Carol Kuehn 3327 M St 95816
- Sabrina Muet 3331 17 St, Ca. 95816
- ~~Chris Muet~~ 1250 33rd St Sacramento 95816
- ~~Belle Richards~~ 1250 33rd St 95816

NAME

ADDRESS

- Camel Kereke 1241 33rd street
- Wanda Lewis 3225 M St
- Cynthia Espinoza 3329 M St.
- Jim Alvarado 3335 M St.
- ~~Jim Alvarado~~ 3335 M St
- Benito Valdez 1272 32 St
- David Sandell 1235 32nd St.
- William H. White 1247 31st St. Blvd.
- LEWIS ALVARADO 1245 32nd St. Santa Calif
- ~~Jim Alvarado~~ 1240 32nd St. Sac. Ca
- Brian Parker 1236 32nd Sac.
- Cynthia Calhao 1224 32nd Sac, Ca.
- Linda Taylor 1222 32nd St. Santa, Ca
- Anthony PARRERA 3213 6 Street, SACO CA
- Quana McAfee 3216 L St Sac 95816

NAME ADDRESS

1324 3rd Street 95816

Mary Alexander

1324 3rd St

95816

912 ES 95419

Don Pope

912 EST

95814

1411 Burkland Lane 95822

Michael Miller

2822 I St

95810

2318 2nd St 95816

Mark White

3237 2nd St

95816

95816

James R. Riden

2818 I St #4

95816

95816

Ernest

815 26th St

95816

95826

John D. Kowalski

2806 Mangrove Dr

95826

95826

Madam C. Apsey

8967 Lamer Way

95826

85816

James Strensky

2510 - P. St - D

85816

95814

Tom Sanders

1215 P. St. #5

95814

95814

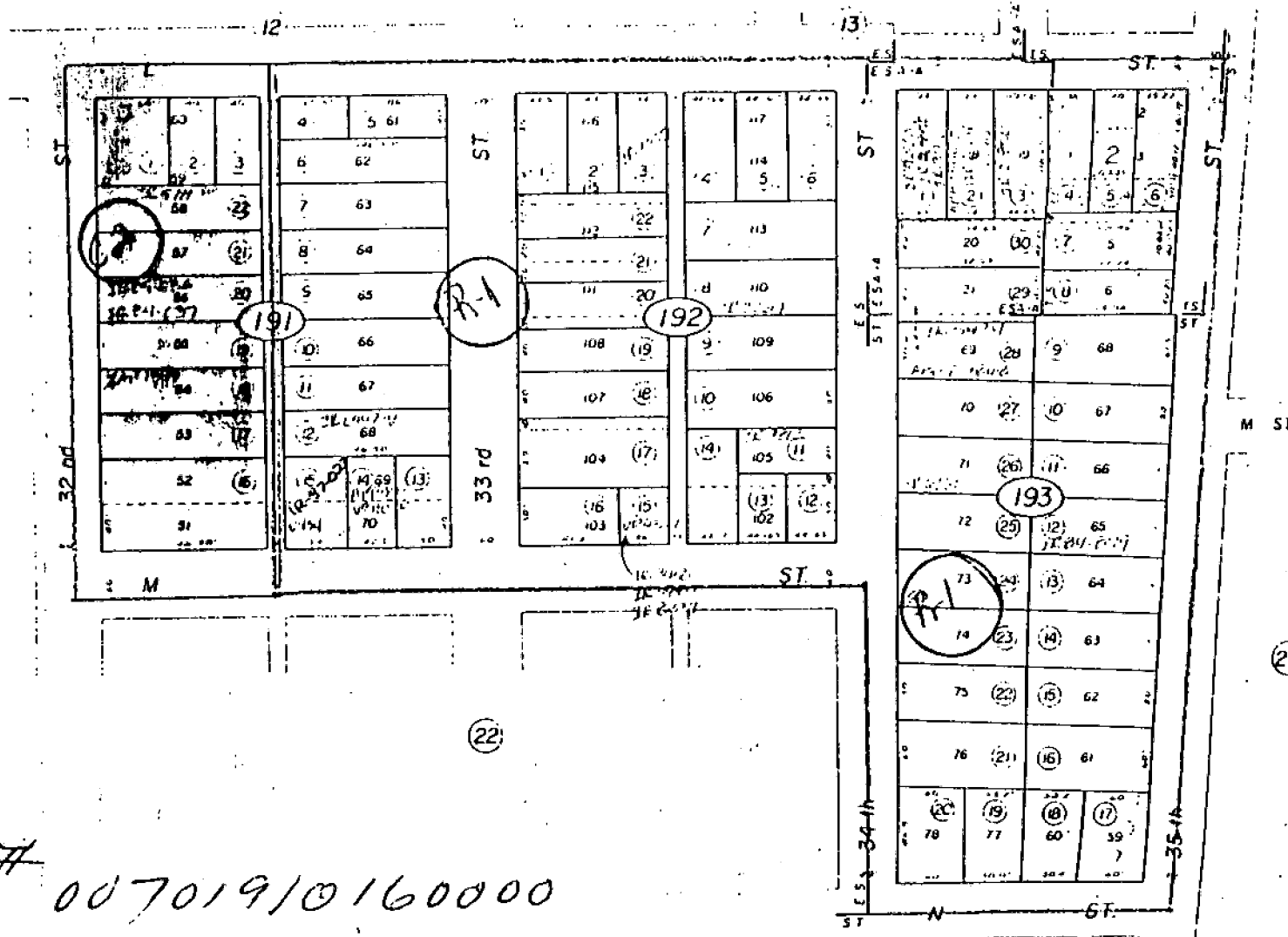
Tom Sanders

940 Q St

95814

95814

NAME	ADDRESS
Curt Nelson	3300 I St. Apt 1 Sacto 442-8140
Claudia Luchen	3160 Carly Way, Sac 95816 451-9774
WILLARD HUTCHINS	Box 601741 SACRAMENTO 95866
Donny Parton	1634 D St. Sacramento 95814
Blair Bergman	641 35th St Sac 95816
Rick Howard	1332 33rd St Sac 95816
Rick McWilliam	1044 38th Sacto 95816
Marian Cole	3140 Serravalley Sac 95816
Tom Cole	" " "
Dave Sheaffer	2504 Capital Ave Sacto 95816
Tom Leber	1954 Santa Maria 95864
William Yrenguz	530 55th Street Sacto 95819
James P. Caselli	1000 44th Street Sacramento 95819
John W. My	3225 I St Sacramento 95815
J. A. <del>Law</del>	1250 33rd St. Sacramento 95816.
Ramon Trelika	2818 - EST Sacto 95816
Carlton H. Moss	2416 L ST SACTO 95816
Philip J. Moss	2416 L St SACTO 95816



55

ITEM 39  
36

Parcel # 00701910160000

CITY OF SACRAMENTO  
Assessor's Map Bk. 7 -Pg. 19  
County of Sacramento, Calif.

NOTE--Assessor's Block Numbers Shown in Ellipses.  
Assessor's Parcel Numbers Shown in Circles.

36

East Sacramento  
Improvement Association, Inc

P.O. Box 19147  
Sacramento, CA 95819

March 30, 1987

Marty Van Duyn  
Planning Director  
City of Sacramento  
1231 I Street  
Sacramento, CA 95814

Alhambra Boulevard Corridor

Dear Mr. Van Duyn:

On March 19, 1987 the Sacramento Old City Association requested the Planning Department to require a full environmental analysis of the Alhambra corridor. The East Sacramento Improvement Association fully supports this request. We also request an environmental analysis or a complete land-use study for the entire corridor prior to the approval of any future development.

We believe an EIR or land-use study is necessary to have future growth proceed in a planned, well thought-out manner. The current process of evaluating each development proposal on a case-by-case basis is simply inadequate because of the cumulative effect these proposals will have on the area. We would request that this study emphasize parking, traffic, land use (retail v. medical), as well as building height. We are particularly concerned about the proposed medical office building on Kiesel Way. We strongly urge you to include this proposal in the study and approve no variances or any other technical approvals such as lot-line adjustments until the study is completed. If you have any questions please call me at 324-0498.

Sincerely,



Rick McWilliam  
President

cc: Anne Rudin, Mayor  
Tom Chinn, City Councilman  
Doug Pope, City Councilman

**SEPAROVICH  
DOMICH**

March 27, 1987

Mr. Marty Van Duyn  
Director of Planning  
City of Sacramento  
1231 I Street  
Sacramento, CA 95814

Re: Farmers Market Project

Dear Marty:

We are aware of the discussions involving requiring an EIR for the entire Alhambra corridor.

We feel that the concept of doing an EIR is valid, however, we feel that because our project has been designed around the light rail stop at 29th & 30th at R Street, and that it will provide needed retail services to a somewhat impacted area, that it is defensible to allow us to proceed thru the development process without a delay based on these points:

1. The City Council has already exempted our project from the Urban Design Plan because of our proximity to the light rail stop.
2. The Old Sacramento City Association Planning Committee has seen the project and has recommended the project for approval to the Board.
3. The East Sacramento Area Improvement Association has reviewed the plans and agrees with the recommendation of OSCA, and will support their position, even though it is outside of the boundaries of their target area.
4. The Mid-Town Business Association has seen the project and enthusiastically supports it.
5. The success of our efforts to convince retailers to locate down in the perceived industrial area between R & T Streets hinges on the momentum that the Galleria is generating. Timing is critical to the success of development. In many instances, already, we are lining up valuable service tenants that could not adapt to the Galleria floor plans, to locate at the Farmers project.

58 ITEM 3



Page Two  
Farmers Market Project

We have an excellent grocery market, to name the most pressing example, that was unable to fit in the Galleria and it is now submitting to us a proposal for Farmers. This is an important tenant to the project and we do not want to loose this retailer by suffering a delay. Also, the loss of confidence by the public and other retailers that occurs when a project is stopped by an EIR delay could sink the hopes of retail being successful in this location.

We feel that because we are designing a mixed use retail and office complex to integrate with the light rail station at 29th & 30th at R Street, that the City Council will ultimately approve the project as submitted. Our greatest fear is that any delay by an EIR will cause us financial set backs that the project cannot overcome, both with our financial partner Weyerhaeuser Mortgage Company on the office part of the project, and our land lease with Cal Trans on the retail part of the project. As you know, the project has been under design for 1 1/2 years and was shown to the Planning Department staff as early as February of 1986.

We are willing to contribute to an EIR, and feel that our project can be included in the overall EIR report, but we need to be allowed to proceed without a delay to insure its success.

Sincerely,

*Dain J. Domigh, Jr.*  
Dain J. Domigh, Jr.

*George P. Separovich*  
George P. Separovich

DJD:ca

DAVID J. MOGAVERO, President  
KAY KNEPPRATH, Vice President  
ANNE DOYLE, Secretary  
LINDA BOUDIER, Treasurer  
LINDA WHITNEY, Membership Chair  
GREG GUAGNANO, Guardian Editor



SACRAMENTO OLD CITY ASSOCIATION  
Post Office Box 1022, Sacramento, CA 95805

36  
ROGER LATHE, Preservation Chair  
STEVE SANDERS, Planning Chair  
J. GERARD CAPELL, Member-At-Large  
MARK WHISLER, Member-At-Large  
LARRY AUGUSTA, Member-At-Large

March 24, 1987

RECEIVED

MAR 27 1987

*Handwritten signature*

City Clerk  
City of Sacramento  
915 I Street  
Sacramento, CA 95814

Planning and Development:

RE: Request for City Council Hearing on "Alhambra Corridor"

Please find attached:

- a. copy of letter presented to Marty VanDuyn, Director of Planning
- b. master copy of petition which to date has approximately 400 signatures

Please schedule a hearing of the City Council to consider the following actions:

- a. adoption of a policy stating that "all new buildings or additions to buildings between 32nd & 27th Streets and C Street & Broadway comply with existing zoning codes (i.e. that no special permits, variances or rezonings be considered) until the study and plan outlined in (b.) below have been completed and adopted by City Council.
- b. direction to the Planning Director to organize an "Alhambra Boulevard" citizens study task force to undertake a 3 to 4 month study of environmental impacts of various scales of development on residential neighborhoods and prepare recommendations for modifications to community plans as appropriate.

We would appreciate a hearing date in mid- to late-April and 3 weeks advance notice of the hearing date, hopefully by March 27th.

Thank you.

Sincerely,

*David J. Mogavero*  
David J. Mogavero

DJM:mbt  
Encl.

cc: Mayor Anne Rudin  
Walter Slipe, City Manager  
Marty VanDuyn, Planning Director  
Rick McWilliam, East Sacramento Improvement Assoc.  
Councilman Pope  
Councilman Chinn  
Councilman Shore

DAVID I. MOGAVERO, President  
KAY KNEPPRATH, Vice President  
ANNE DOYLE, Secretary  
LINDA BOUDIER, Treasurer  
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GREG GUAGNANO, Guardian Editor



SACRAMENTO OLD CITY ASSOCIATION  
Post Office Box 1022, Sacramento, CA 95805

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STEVE SANDERS, Planning Chair  
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MARK WHISLER, Member-At-Large  
LARRY AUGUSTA, Member-At-Large

March 19, 1987

Mr. Marty Van Duyn  
City Planning Director  
1231 I Street, Suite 300  
Sacramento, CA 95814

RE: Alhambra Boulevard

Dear Marty:

For several years, we have witnessed increased development in the area we call the "Alhambra Corridor." This is the residential/low-scale commercial area at the eastern edge of the central City, roughly bounded by C Street on the north, Alhambra Boulevard on the east, Broadway on the south, and 28th Street on the west. Recently, the pace and scale of development in the area has increased to an alarming level. This development surge can be traced to the City's approval to demolish Raley's and proceed with construction of the new Sutter Hospital at 28th, K, 29th, and L Streets.

Since that event, several commercial, medical, and office projects have been proposed and approved, including the Sutter Galleria (29th, J, 30th, and K Streets); the Libby Plant and Glenn Dairy renovations (Alhambra and Q Streets); medical office buildings at Folsom and Alhambra and K Street between 28th and 29th; and demolition of the old Sutter Hospital to make way for yet another medical office building.

Presently, the City has at least three more applications pending for development projects in the area. All exceed, by a substantial amount, the square footage ordinarily allowed under current zoning, and so must obtain a Special Permit to proceed. The projects include a five-story medical office building on J Street between 28th and 29th Streets, another large medical office on Alhambra at L Street, and the Farmer's Market retail center and office project on two blocks at 30th and R Streets. All three projects are within the Alhambra Corridor, and all would add to the increasing burden of traffic, noise, and other community impacts. The projects have generated substantial public controversy among nearby residents.

Clearly, a major building boom is underway in the area, one not anticipated in the Central City Plan or any other community studies. The existing project-by-project approach to analyze and mitigate impacts is inadequate to deal with the intensity and scale of development underway and proposed in the area. Unless immediate steps are taken to review the development potential and environmental constraints of the area as a whole, both Midtown and East Sacramento may suffer irreparable damage from which neither community may ever fully recover.

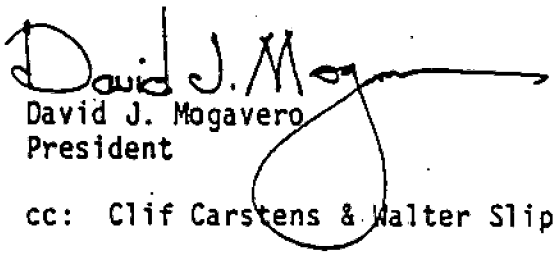
Marty Van Duyn  
March 19, 1987  
Page Two

Because of the continuing trend toward projects higher in density than otherwise allowed by current zoning, the significant impacts on adjacent residential areas, the growing public controversy over the issue, and the clear need to establish the environmental limits of the area, we request that the City require the preparation of a full environmental impact report addressing growth impacts in the entire Alhambra Corridor. Since the three proposed projects are being processed concurrently and will cause cumulative impacts that will be considerable and must be addressed, we suggest that a single comprehensive EIR looking at all three projects, as well as foreseeable future projects, be prepared. This sort of study is clearly envisioned under recent case law regarding the analysis of cumulative impacts under CEQA.

We would expect the study to provide guidance on the appropriateness of various scales of development in varying locations. For example, the SOCA planning committee has preliminarily reviewed the Domich-Separovich proposal for the Farmer's Market site. Because of the unique environmental setting of this project (at light rail station, higher densities remote from existing residential, for example), it may be appropriate.

We hope you will respond favorable to our request to proceed with a full environmental analysis of the Alhambra Corridor at the earliest possible opportunity.

Sincerely,

  
David J. Mogavero  
President

cc: Clif Carstens & Walter Slipe, City Manager



DAVID J. MOGAVERO, President  
KAY KNEPPRATH, Vice President  
ANNE DOYLE, Secretary  
LINDA BOUDIER, Treasurer  
LINDA WHITNEY, Membership Chair  
GREG GUAGNANO, Guardian Editor



SACRAMENTO OLD CITY ASSOCIATION  
Post Office Box 1022, Sacramento, CA 95805

36  
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STEVE SANDERS, Planning Chair  
GERARD CAPELL, Member-At-Large  
MARK WHISLER, Member-At-Large  
LARRY AUGUSTA, Member-At-Large

March 19, 1987

Mr. Marty Van Duyn  
City Planning Director  
1231 I Street, Suite 300  
Sacramento, CA 95814

RECEIVED  
MAR 20 1987  
Planning and Development

RE: Alhambra Boulevard

Dear Marty:

For several years, we have witnessed increased development in the area we call the "Alhambra Corridor." This is the residential/low-scale commercial area at the eastern edge of the central City, roughly bounded by C Street on the north, Alhambra Boulevard on the east, Broadway on the south, and 28th Street on the west. Recently, the pace and scale of development in the area has increased to an alarming level. This development surge can be traced to the City's approval to demolish Raley's and proceed with construction of the new Sutter Hospital at 28th, K, 29th, and L Streets.

Since that event, several commercial, medical, and office projects have been proposed and approved, including the Sutter Galleria (29th, J, 30th, and K Streets); the Libby Plant and Glenn Dairy renovations (Alhambra and Q Streets); medical office buildings at Folsom and Alhambra and K Street between 28th and 29th; and demolition of the old Sutter Hospital to make way for yet another medical office building.

Presently, the City has at least three more applications pending for development projects in the area. All exceed, by a substantial amount, the square footage ordinarily allowed under current zoning, and so must obtain a Special Permit to proceed. The projects include a five-story medical office building on J Street between 28th and 29th Streets, another large medical office on Alhambra at L Street, and the Farmer's Market retail center and office project on two blocks at 30th and R Streets. All three projects are within the Alhambra Corridor, and all would add to the increasing burden of traffic, noise, and other community impacts. The projects have generated substantial public controversy among nearby residents.

Clearly, a major building boom is underway in the area, one not anticipated in the Central City Plan or any other community studies. The existing project-by-project approach to analyze and mitigate impacts is inadequate to deal with the intensity and scale of development underway and proposed in the area. Unless immediate steps are taken to review the development potential and environmental constraints of the area as a whole, both Midtown and East Sacramento may suffer irreparable damage from which neither community may ever fully recover.

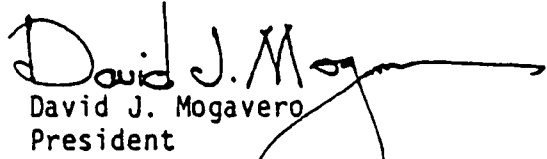
Marty Van Duyn  
March 19, 1987  
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Because of the continuing trend toward projects higher in density than otherwise allowed by current zoning, the significant impacts on adjacent residential areas, the growing public controversy over the issue, and the clear need to establish the environmental limits of the area, we request that the City require the preparation of a full environmental impact report addressing growth impacts in the entire Alhambra Corridor. Since the three proposed projects are being processed concurrently and will cause cumulative impacts that will be considerable and must be addressed, we suggest that a single comprehensive EIR looking at all three projects, as well as foreseeable future projects, be prepared. This sort of study is clearly envisioned under recent case law regarding the analysis of cumulative impacts under CEQA.

We would expect the study to provide guidance on the appropriateness of various scales of development in varying locations. For example, the SOCA planning committee has preliminarily reviewed the Domich-Separovich proposal for the Farmer's Market site. Because of the unique environmental setting of this project (at light rail station, higher densities remote from existing residential, for example), it may be appropriate.

We hope you will respond favorable to our request to proceed with a full environmental analysis of the Alhambra Corridor at the earliest possible opportunity.

Sincerely,

  
David J. Mogavero  
President

cc: Clif Carstens & Walter Slupe, City Manager

# dell richards

1250 33rd Street

Sacramento CA 95816

April 10, 1987

RECEIVED

APR 10 1987

Planning and Development

Marty Van Duyn  
Planning Director  
City of Sacramento  
1231 I Street  
Sacramento CA 95814

RE: Alhambra Corridor Study

Dear Mr. Van Duyn:

This letter will append Rick McWilliam's letter of April 6, 1987. Although downzoning and/or a buffer zone would be of use in the long term, one of our immediate problems is the pending demolition of the house at 1273 32nd Street. It was custom-built in 1913 and due to the fact that it only had one owner, is in mint condition. Because of the fact that it is situated on two lots and is directly across from their current building, Progressive Orthopedic has bought it and has plans to demolish it. We understand that another house in the same block owned by Vandenberg Motors is also going to be demolished in the near future.

We would like to ask that you, as Planning Director, put an immediate moratorium on all sewage disconnect and/or demolition permits in this two-block area until the zoning and design review included in the study of the area is concluded and the fate of the area is determined.

It is our understanding that 32nd Street between L Street and Folsom was zoned C-2 almost 30 years ago, at a time in which the area was deteriorating. At the present time, however, there is a renaissance of residential housing in the area--in particular, one and two-story four-square, temple and Victorian homes--that further commercialization of 32nd Street would jeopardize.

We are currently working with Doug Pope of the City Council to downzone these two blocks to R-1 and to include East Sacramento in the ordinance which protects historic structures in the central city and other parts of Sacramento.



# DELL richards

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If you have any questions, please feel free to call me at 452-4790 or Kitty Costello at 447-8396. Your anticipated courtesy and cooperation is appreciated.

Sincerely yours,



DELL RICHARDS  
For the  
Neighborhood  
Association

cc: Doug Pope, City Councilman  
David Mogavero, SOCA  
Rick McWilliam, ESIA

DAVID J. MOGAVERO, President  
KAY KNEPPRATH, Vice President  
ANNE DOYLE, Secretary  
LINDA BOUDIER, Treasurer  
LINDA WHITNEY, Membership Chair  
GREG GUAGNANO, Guardian Editor



ROGER LATHE, Preservation Chair  
STEVE SANDERS, Planning Chair  
J. GERARD CAPELL, Member-At-Large  
MARK WHISLER, Member-At-Large  
LARRY AUGUSTA, Member-At-Large

**SACRAMENTO OLD CITY ASSOCIATION**  
Post Office Box 1022, Sacramento, CA 95805

April 17, 1987

City of Sacramento  
Planning Department  
1231 I Street  
Sacramento, CA 95814

ATTN: Cliff Carstens

RE: Alhambra Corridor

Last night myself and other principals within the Old City Association and the East Sacramento Improvement Association reviewed your proposal for undertaking a full Environmental Impact Report for the Alhambra Corridor. We have decided to support this proposal subject to the condition that:

- A. Board members of the organization be involved in selection of the EIR consultant.
- B. The EIR be undertaken with as short a time schedule as possible.
- C. That a citizens advisory committee to provide input from the residents and businesses along the corridor be formed.

The following are our thoughts on the make-up responsibilities and support for the citizens advisory committee.

- A. Make-up
  - 1. Three Old City residents appointed by S.O.C.A.
  - 2. Three East Sacramento residents appointed by E.S.I.A.
  - 3. One major employer along the Boulevard
  - 4. Three small business owners appointed by Mid-Town Business Association
  - 5. Two commercial property owners
- B. Support staff for the advisory committee will be provided by the EIR consultant or planning staff. We would anticipate one quarter-time person for the duration of the EIR.
- C. The C.A.C. shall be required to provide their input within the schedule established at the outset or their input will be voided. The scope of responsibilities for the C.A.C. would be approximately as follows.
  - 1. Assist with determination of the scope of the study.

Cliff Carstens  
April 17, 1987  
PAGE TWO

2. Review and comment of initial study.
3. Develop "preferred alternative" with staff/consultant assistants during preparation of the draft EIR.
4. Hold workshop(s) on draft EIR.
5. Prepare final recommendations for inclusion in final EIR (including community plan amendments, policy changes, and ordinance changes).

If you wish to discuss this, please call David Mogavero at 443-1033. We agree to this process with hesitancy in regards to the impact on the proposed Farmer's Market project. The SOCA planning committee (Board review is pending) and ESIA have reviewed this project and support its development. We do not want this process to send a signal which discourages development which is sensitive to the community.

Sincerely,



David J. Mogavero

DJM:mbt

cc: Rick McWilliam  
 Doug Pope  
 David Shore  
 Tom Chinn

May 29, 1987

David Mogavero  
Sacramento Old City Association  
P.O. Box 1022  
Sacramento CA 95805

Dear Mr. Mogavero:

On May 12, 1987, the Sacramento City Council took the following action(s) for the matter regarding the 29th Street/Alhambra Corridor Study:

Adopted the City Planning Commission's recommendations which were to approve the proposed scope of the 29th Street/Alhambra Boulevard Corridor Study to prepare a cumulative Environmental Impact Report (EIR) and authorize consultant selection process. (M-87055)

This is subject to report backs that are due June 2, 1987.

Sincerely,

Lorraine Magana  
City Clerk

LM/lmh/#36

Enclosure

cc: Planning Department  
Rick McWilliams, 1044 38th Street, Sacramento, CA  
Richard Thuen, 195 Cadillac, Sacramento, CA  
Kitty Sostel, 1255 33rd Street, Sacramento, CA  
Tony Kirry, 3140 Sahara Way, Sacramento, CA  
Dean Watter, 2814 I Street, Sacramento, CA  
Steve Sanders, 2404 H Street, Sacramento, CA, 95814  
Christy Savage, 555 Capitol Mall, Sacramento, CA, 95814  
Dennis Wilcox, 2619 S Street, Sacramento, CA  
Dale Richards, 33rd Street, Sacramento, CA  
A.M. Doyle, 16157 17th Street, Sacramento, CA  
Doris Whitlock, 1536 42nd Street

April 24, 1987

Mr. David J. Mogavero  
2530 J Street, Suite 101  
Sacramento, CA 95816

Dear Mr. Mogavero:

I am in receipt of your letter dated April 14, 1987 regarding the Alhambra Corridor.

From what I understand, the City Planning Commission heard this item yesterday, April 23, 1987. The City Planning Division has not yet transmitted this item to be set for City Council hearing, however, the tentative date I have set for the City Council to hear this is May 12, 1987. This is more advanced notice than the normal 10 days required. Also, this letter will supersede my letter dated April 3, 1987 stating the hearing is to be held on April 28, 1987.

If you have any written material you would like the City Council to review before the May 12, 1987 meeting, it must be submitted to this office by May 7, 1987 before 9:00 a.m. If you have any questions, please feel free to contact me.

Sincerely,

Janice Beaman  
Deputy City Clerk

JB/1h

cc: Marty Van Duyn, Planning Director  
Clif Carstens, City Planning Division

*Alhambra  
Corridor  
M-87008*

DAVID J. MOGAVERO, President  
KAY KNEPPRATH, Vice President  
ANNE DOYLE, Secretary  
LINDA BOUDIER, Treasurer  
LINDA WHITNEY, Membership Chair  
GREG GUAGNANO, Guardian Editor



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STEVE SANDERS, Planning Chair  
GERARD CAPELE, Member-At-Large  
MARK WHISLER, Member-At-Large  
LARRY AUGUSTA, Member-At-Large

APR 16 2 27 PM '87

April 14, 1987

City of Sacramento  
915 I Street  
Sacramento, CA 95814

ATTN: Lorraine Magana, City Clerk

RE: Alhambra Corridor

Pursuant to my letter of March 24, 1987 requesting a Council hearing date in regards to the above-referenced item and your phone conversation with Cliff Carstens, please be advised that we do still wish a hearing date.

The most critical factor in scheduling the hearing is that we receive at least three weeks notice of the date of the hearing.

We are a volunteer citizens group with minimal financial resources and therefore require more time to properly prepare for a hearing addressing an issue of this magnitude. Please advise as soon as possible.

Thank you,

David J. Mogavero

DJM:mbt

cc: Marty VanDuyn, Planning Director  
Cliff Carstens, City Planning Department



OFFICE OF THE  
CITY CLERK

CITY OF SACRAMENTO  
CALIFORNIA

CITY HALL  
ROOM 203  
915 I STREET  
SACRAMENTO, CA  
95814-2671

916-449-5426

April 3, 1987

Mr. David J. Mogavero  
Sacramento Old City Association  
P.O. Box 1022  
Sacramento, CA 95805

Dear Mr. Mogavero:

This is in response to your letter of March 24, 1987. You requested the City Clerk's Office to set a date to hear the subject, "Alhambra Corridor." The date set is April 28, 1987.

If you have any written material you would like the City Council to review before this date, it must be submitted to this office by April 23 at 9:00 a.m.

Sincerely,

Janice Beaman  
Deputy City Clerk

JB:RP.  
CCO:87081-A