



OFFICE OF THE
CITY CLERK

VALERIE A. BURROWES, CMC/AAE
CITY CLERK

OPERATIONAL SERVICES

CITY OF SACRAMENTO
CALIFORNIA

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

PH 916-264-5426
FAX 916-264-7672

June 22, 1994

Morton & Pitalo, Inc.,
1788 Tribute Road, Suite 200
Sacramento, CA. 95815

On June 14, 1994, the City Council heard the following matter regarding requests for property located at the northwest corner of Franklin Boulevard and Mack Road (P92-003); Certification of Environmental Impact Report, Mitigation Monitoring Plan, Amend General Plan for 12.2+ vacant acres from Medium Density Residential (16-29 DU/NA) to Community Neighborhood Commercial and Offices, Amend the South Sacramento Community Plan for 12.2+ vacant acres from Residential (11-29 DU/NA) to General Commercial, Amend the South Sacramento Community Plan Text to exceed the current level of Commercially Zoned Land in the South Sacramento Community Plan Area for the project site only, Rezone 12.2+ acres from Multiple Family Residential (R-2A-R) to Shopping Center (SC) in order to construct a 113,000 square foot shopping center.

The Council closed hearing, Environmental Impact Report Certified, the Mitigation Monitoring Plan to be prepared and staff to return with Findings of Fact and further direction on July 19, 1994.

Sincerely,

Valerie Burrowes
City Clerk

10.4/ds

cc: Planning Division
William Cummings, Et al., 7700 College Town Drive, Sacramento, CA. 95826
The Schaber Company, 7700 College Town Drive, Suite 214, Sacramento, CA. 95826

Law Offices of Michael L. Bledsoe
1801 I Street, Suite 200
Sacramento, California 95814
Telephone 916-444-7500
Facsimile 916-444-0617

RECEIVED
BLED SOE'S OFFICE
CITY OF SACRAMENTO
JUN 21 1 49 PM '94

June 20, 1994

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

Valerie Burrowes, City Clerk
City of Sacramento
915 I Street, Room 304
Sacramento, CA 95814

**Re: Request for Notice re NW Corner of Franklin and Mack (P92-003);
APN 119-0070-038, -039
File No. 1014/001**

Dear Ms. Burrowes:

Please notify me of public hearings and other matters noticed under California Planning and Zoning Law or the California Environmental Quality Act respecting the Northwest Corner of Franklin and Mack, including without limitation hearings on applications to designate the property as a Planned Unit Development. My address is:

Michael L. Bledsoe
Law Offices of Michael L. Bledsoe
1801 I Street, Suite 200
Sacramento, CA 95814-3030

I make this request pursuant to Government Code § 65092 and Public Resources Code § 21092.2. If the City of Sacramento imposes a charge for this service, please let me know and I will forward payment.

If you have any questions about this request or need any further information, please call me.

Valerie Burrowes
June 20, 1994
Page 2

Thank you.

Very truly yours,

A handwritten signature in black ink, appearing to read "Michael L. Bledsoe", with a stylized flourish at the end.

MICHAEL L. BLEDSOE

cc: Gary Stonehouse, Planning Director
Lux P. Taylor



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FAX 916-264-7672

June 24, 1994

Michael L. Bledsoe
1801 I Street, Suite 200
Sacramento, California 95814

RE: P92-003 - Property located at the northwest corner of
Franklin Boulevard and Mack Road

Dear Mr. Bledsoe:

The City Clerk requested me to respond to your letter dated June 20, 1994 regarding the above mentioned property. This issue was heard at Council on June 14, 1994 at 7:30 p.m. Planning Division staff will be returning to Council with findings of fact on July 19, 1994 at the 2:00 p.m. meeting.

If you have further questions, please contact Will Weitman or Cindy Gnos of the Planning Division staff at 264-5604.

Sincerely,

Virginia Henry
Assistant City Clerk

cc: Valerie Burrowes
Will Weitman

10.4



ILIFF, THORN & COMPANY
COMMERCIAL REAL ESTATE

2485 NATOMAS PARK DRIVE
SUITE 350
SACRAMENTO, CALIFORNIA 95833
916/929-5999
FAX: 916/649-0001

March 16, 1994



Mr. Randy Schaber
Schaber Companies
7700 College Town Drive, Suite 109
Sacramento, CA 95826

Re: Northwest Corner
Franklin and Mack Road

Dear Randy,

For the last twelve months I have felt the need to write you with regard to your parcel at the above referenced location. During that time I have been in touch with approximately five major anchor tenants who are interested in the South Sacramento area. Accordingly, I have tried to introduce them to your property and determine the level of interest. To make a long story short, the property has a zoning problem that prevents a user from serious pursuit of this site.

In this current real estate market and for the next five years, commercial users are not, nor will they be, interested in a property not currently zoned for their use. It's simply too much work, time, and effort to wait for a property to be rezoned. A retailer will only come to your property if the appropriate commercial zone is already in place. To use an old cliché, the cart cannot be put before the horse.

If this property can be rezoned, and has all the appropriate entitlements enabling a retailer to begin immediate construction subject to a building permit, then I can generate interest in the property. Until then, it will sit vacant which only contributes to the downfall of the neighborhood.

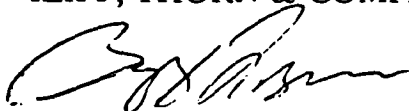
If the neighborhood continues to deteriorate over the next five years, which may occur as a result of both city and county land uses politics relating to the surrounding region, retail activity will migrate toward the Elk Grove and Laguna areas. This has already begun to happen and, if allowed to continue, will render your property of little economic value. Again, retailers need entitlements in place before they will even consider a location. No zoning -- no interest.

Randy, as a property owner, it is right and correct that in a country where people are free and encouraged to succeed that you should be free and encouraged to pursue the highest and best use of your property. This right also carries with it a responsibility and the possibility of failure if you reason incorrectly. The point is, if this is a poor commercial location, no retailer will locate there. If it is a good location, as Raley's, Albertsons, Target and Price Club have already determined, the location will be a success because the surrounding community will shop there.

My professional opinion is that this site is well suited for commercial use but will not remain so for long if there is no resolution on this zoning issue. I very much hope to be a part of your solution. Please call me with any questions.

Best regards,

ILIFF, THORN & COMPANY



Buzz Lynn

BL038.LTR/bb

EXHIBIT 1

MACY/FRANKLIN S.C.
14 ACRES REZONED 6/89

FRANKLIN CALVINE S.C.
4 ACRES REZONED 1/91 TO
CREATE 1.5 ACRE CENTER

PAN PACIFIC S.C.
15 ACRES REZONED 1/98

*Site to be rezoned
From Commercial to Residential*

SUBJECT PROPERTY

LAGUNA GREENS S.C.
17 ACRES REZONED 1/98

FITE DEVELOPMENT S.C.
42.9 ACRES REZONED 1/74/85

LAGUNA PROMENADE S.C.
28 ACRES REZONED 7/80

PA. DEVILLE LAGUNA S.C.
7 ACRES REZONED 1/91/92

CARLE S.C.
20.08 ACRES REZONED 7/89

BIG HORNETLX GROVE BLVD. S.C.
8 ACRES REZONED 7/2/80

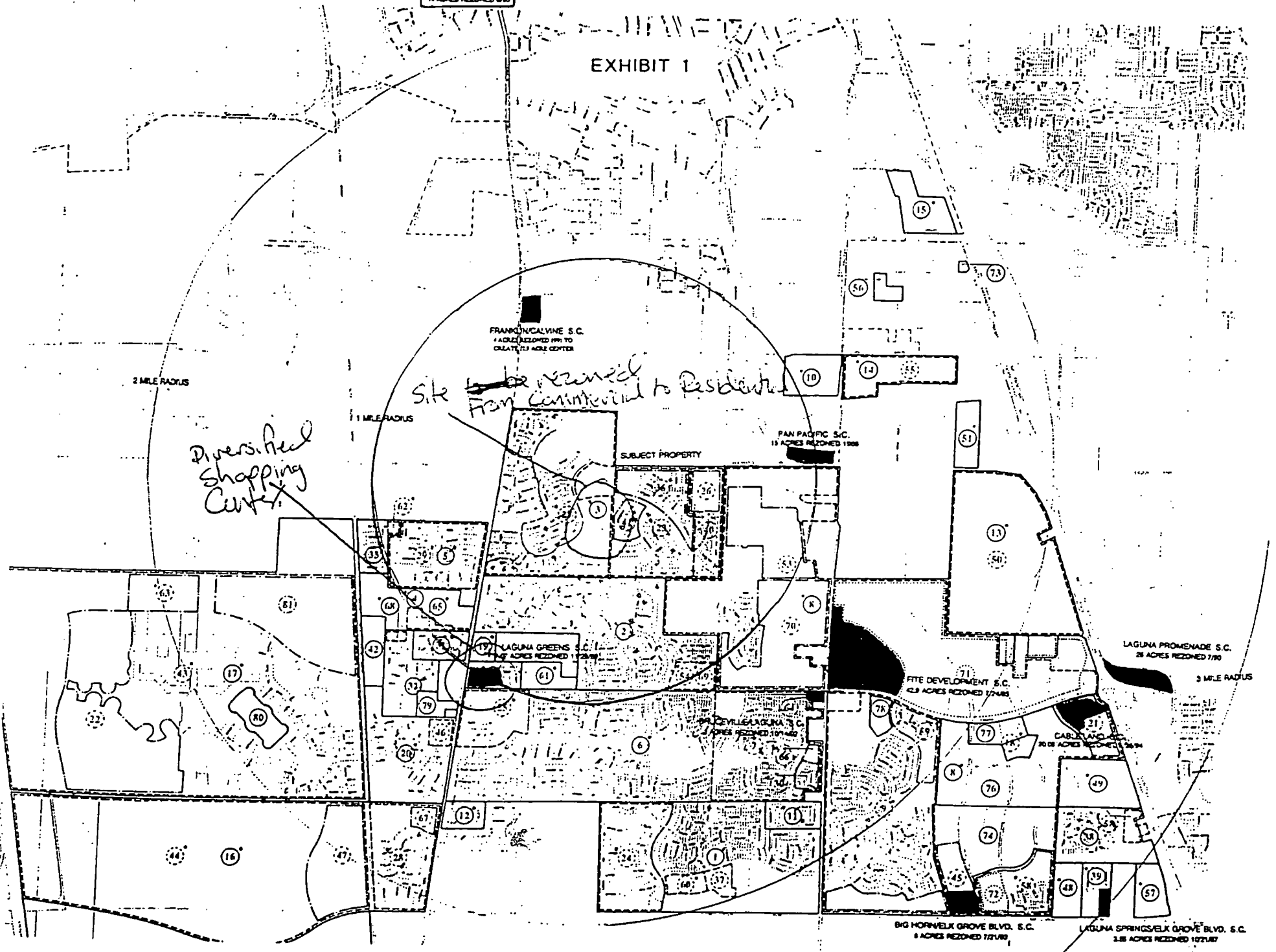
LAGUNA SPRINGS/ELK GROVE BLVD. S.C.
3.85 ACRES REZONED 1/27/87

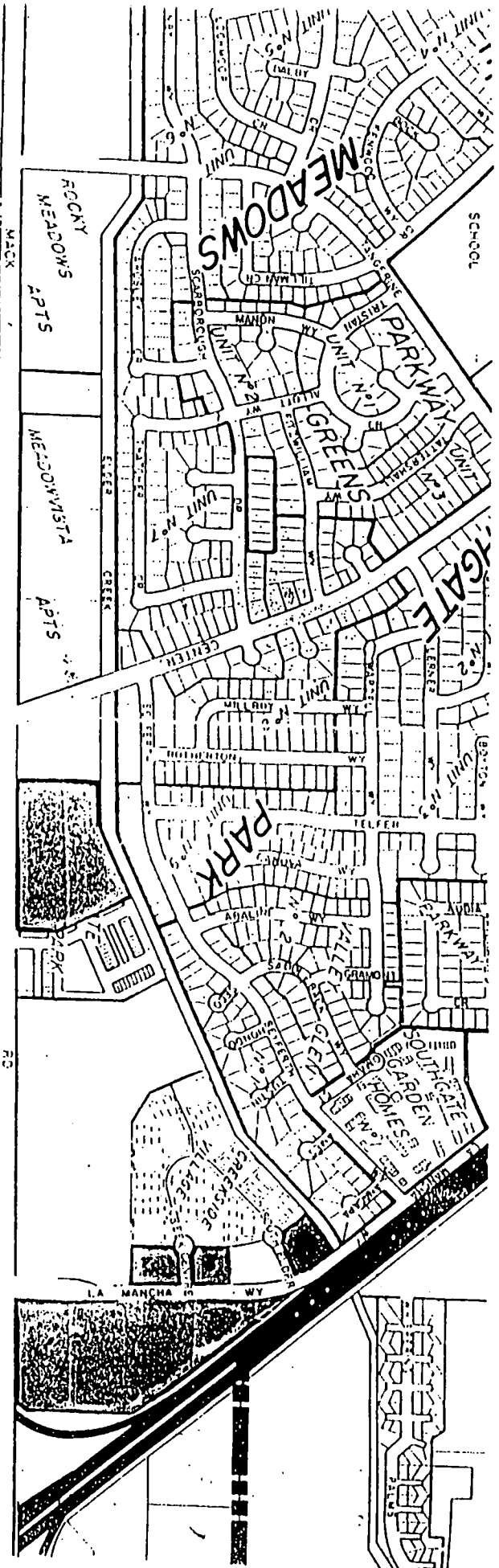
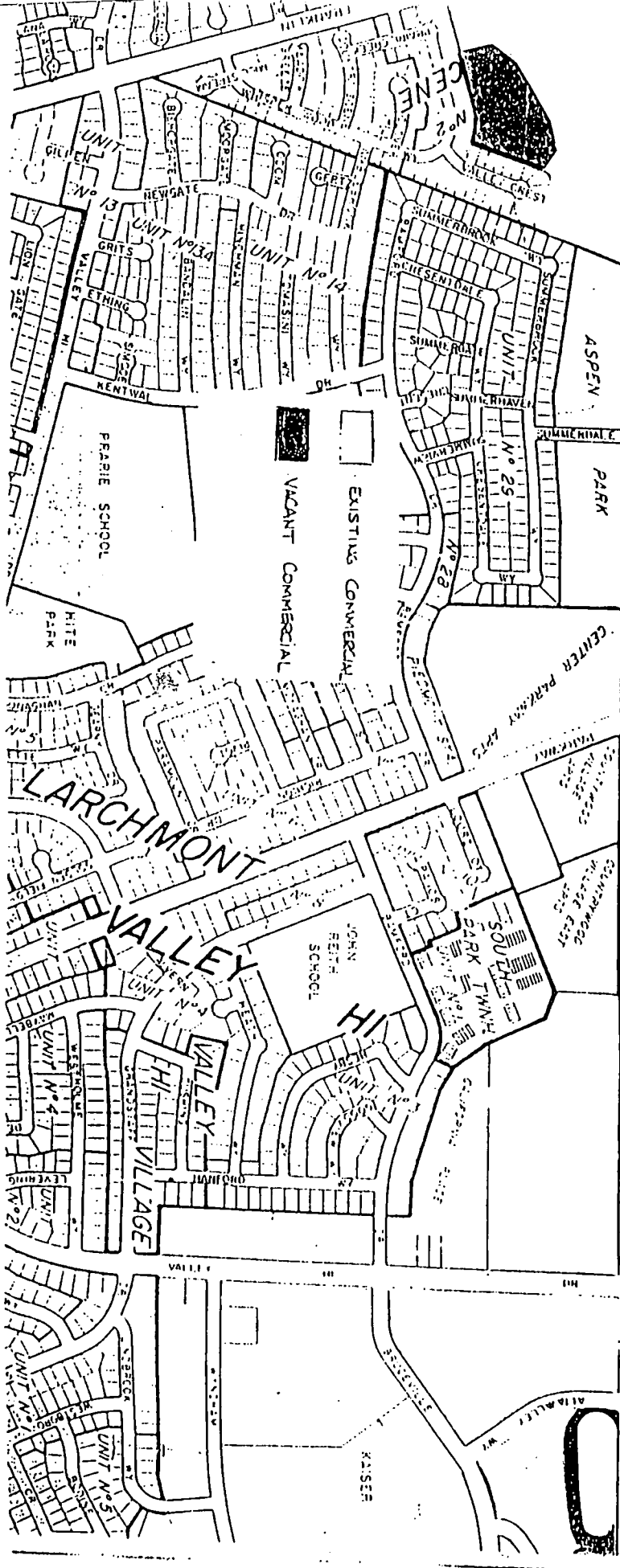
2 MILE RADIUS

1 MILE RADIUS

3 MILE RADIUS

*Diversified
Shopping
Center*





Vacant Commercial parcels



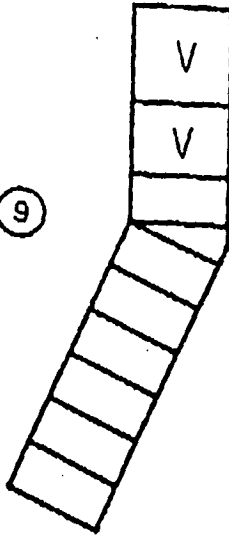
10.4

Free slab
under const

STOCKTON BLVD.

MACK ROAD

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No longer Vacant
leased by: Abbey Health Care



No longer Vacant
leased by: Mail Boxes
Etc. VALLEY HI DR.

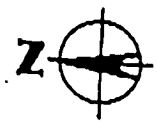
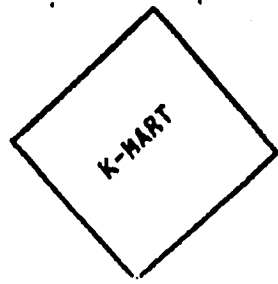
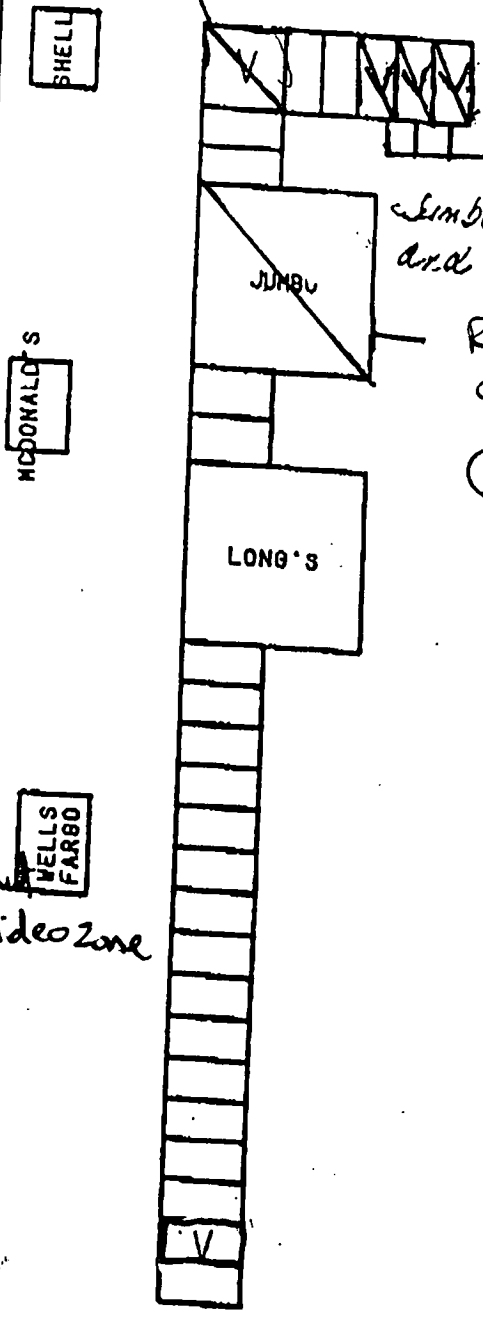
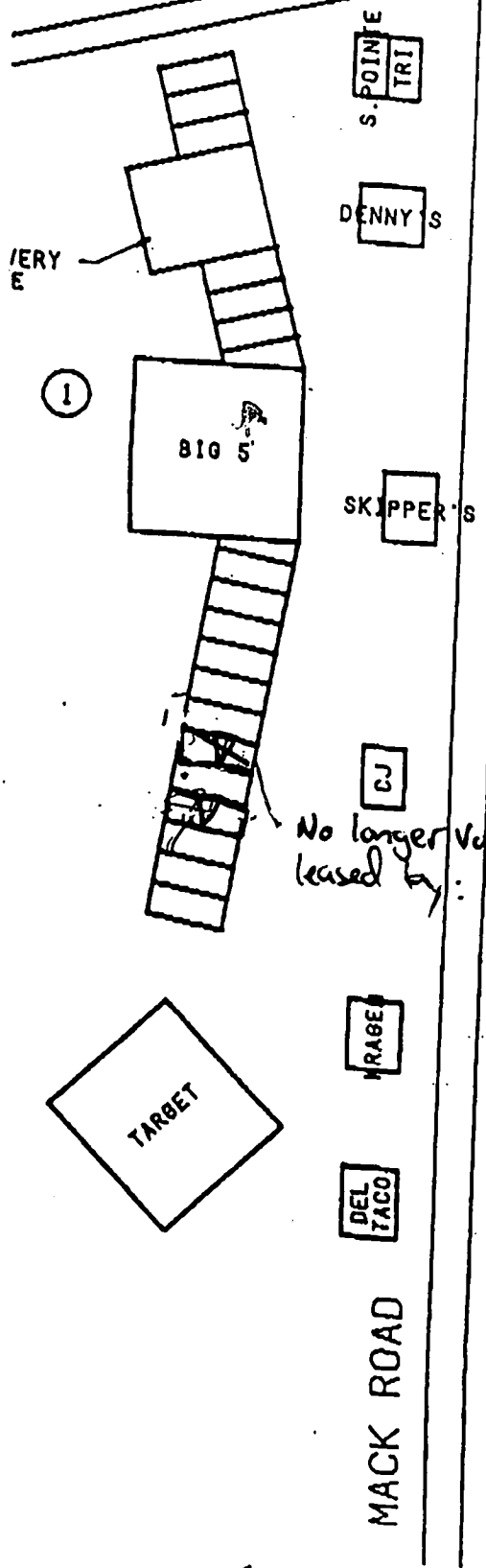
~~WENDY'S~~
No longer Vacant:
leased by: Jimboys Tacos

No longer Vacant:
Leased by: Gentle Rental Car

Jimbo closed for remodeling
and opening as Food 4 Less.

Remodeling Complete
operating as a food for less

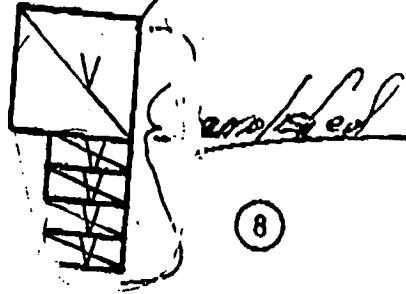
No longer Vacant
leased by: Video Zone





MACK ROAD

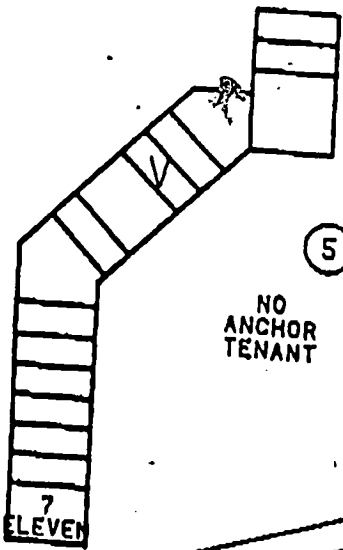
No longer vacant
leased by: Meadowview Food
Market



GAS
V

No building
exists! Just
asphalt pad

24TH STREET



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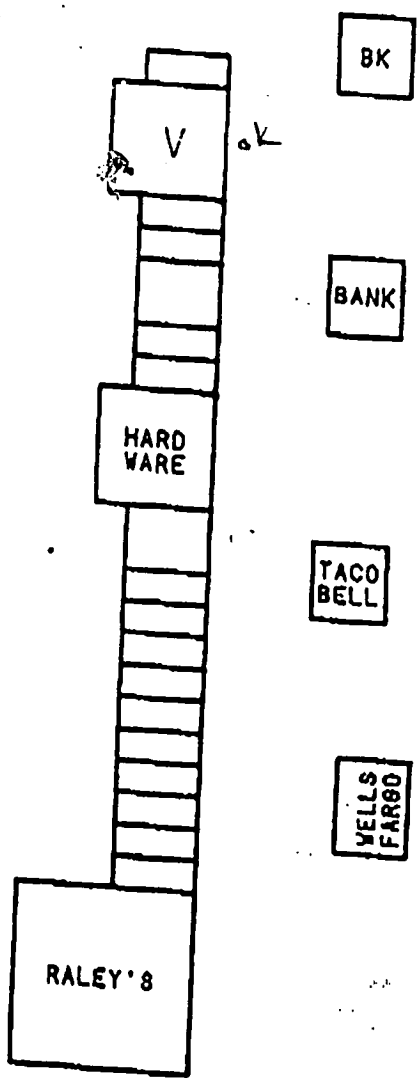
NO
ANCHOR
TENANT

CENTER PARKWAY

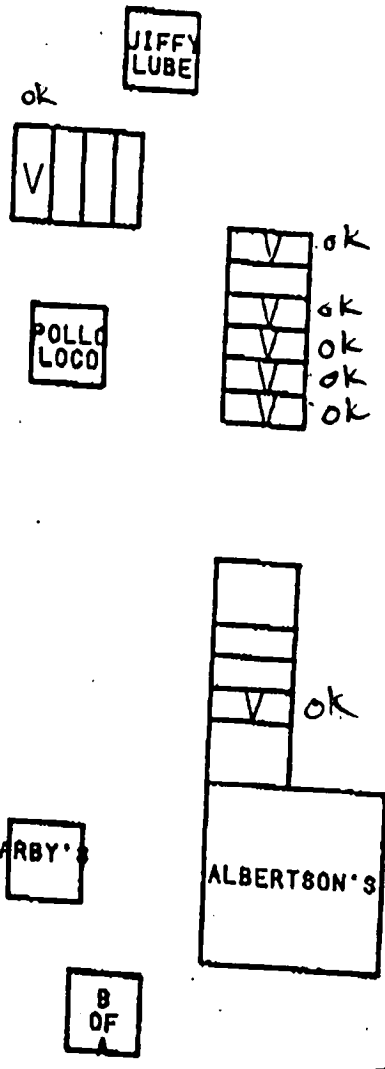
MACK ROAD



MACK ROAD



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Note:
In Bankruptcy

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FRANKLIN BLVD.

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