



P98-098
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CITY CLERKS OFFICE
CITY OF SACRAMENTO
JAN 6 3 11 PM '99

NEIGHBORHOODS, PLANNING
AND DEVELOPMENT SERVICES

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
ROOM 301
SACRAMENTO, CA
95814-2998

PLANNING DIVISION
916-264-5381
FAX 916-264-5328

January 5, 1998

PFP DATE: _____
HEARING DATE: 1-26-99 EVENING
FINAL COUNCIL ACTION DATE: _____

MEMORANDUM

TO: Virginia Henry, Assistant City Clerk
FROM: *Grace* Grace L. Garcia, Secretary
SUBJECT: REQUEST TO SCHEDULE HEARING - EVENING (CONTROVERSIAL)

P98-098 - Cambay Office Building; (D1), APN: 225-0070-064 (Tom Pace, x6848);

1. **Councilmember Call-up and Appeal of the decision of the City Planning Commission approving:**
 - A. **Environmental Determination:** Tiered Negative Declaration;
 - B. **Mitigation Monitoring Plan;**
 - C. **PUD Special Permit** to develop a 78,440 square foot office building in the Arena Corporate Center PUD
2. Entitlements to develop a 78,440 square foot, two story office building on 5.4 undeveloped acres in the Arena Corporate Center PUD in the EC-40 zone:
 - D. **PUD Schematic Plan** to allocate approximately 1,087,800 square feet of Employment Center uses on 90.3 acres in the Arena Corporate.

Staff requests that this item be scheduled for the session of the City Council evening agenda on January 26, 1999.

Attachments



building better neighborhoods block by block
www.sacto.org/npsd/

P98-098 - Cambay Office Building

- REQUEST:
- A. Environmental Determination: Tiered Negative Declaration;
 - B. Mitigation Monitoring Plan
 - C. PUD Schematic Plan to allocate approximately 1,087,800 square feet of Employment Center uses on 90.3 acres in the Arena Corporate Center;
 - D. PUD Special Permit to develop a 78,440 square foot office building in the Arena Corporate Center PUD.

LOCATION: North side of Arena Blvd, east of the Arco Arena private drive
APN: 225-0070-064
North Natomas
Natomas Unified School District
Council District 1

APPLICANT:	Terry Teeple, Pacific Teal Development Co., (949) 586-2066 22672 Lambert St, #616, Lake Forest, CA 92630
OWNER:	The Cambay Group, Inc. (925) 933-1405 1350 Treat Blvd, #560, Walnut Creek, CA 94596
PLANS BY:	Vail Engineering Corporation & Banducci Associates Architects
APPLICATION FILED:	September 1, 1998
STAFF CONTACT:	Thomas Pace, 264-6848

SUMMARY: The applicant is seeking entitlements to allocate 1,087,800 previously approved square feet of employment center uses in the Arena Corporate Center and to develop a 78,440 square foot, two story office building on Development Site IV of the PUD. The project's primary issues relate to site plan design and aesthetics.

RECOMMENDATION: Staff recommends approval of the project subject to conditions set forth herein. This recommendation is based on the project's consistency with the policies in the North

CITY OF SACRAMENTO

DEPARTMENT OF PLANNING & DEVELOPMENT
1231 I Street, Sacramento, CA 95814

PLANNING DIVISION
Rm. 200 (916) 264-5604

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DEC 28 1998

CITY OF SACRAMENTO
CITY PLANNING DIVISION

APPEAL OF THE DECISION OF THE SACRAMENTO CITY PLANNING COMMISSION

DATE: 12-28-98

TO THE PLANNING DIRECTOR:

I do hereby make application to appeal the decision of the City Planning Commission on

12/17/98

(hearing date), project number (P#) 98098 when:

☒ Special Permit

for 78,000 S.F. Office Bldg. in a P.U.D.

☐ Variance

for _____

☐ "R" Review

for _____

☐ Other

for _____

was:

☒ Granted by the City Planning Commission

☐ Denied by the City Planning Commission

GROUND'S FOR APPEAL: (Explain in detail - attach additional sheets if necessary)

1) Approval of Cambay project is in CEQA non-compliance

2) project is inconsistent with city policy and practices

- PROPERTY LOCATION: At Arena Blvd Scott Merde staff
Tom Pace (planner)
- APPELLANT: (please print) Beverly Dir PHONE#: 641-7195
- ADDRESS: 4821 1/2 Carey Road Sacramento 95835
- APPELLANT'S SIGNATURE Beverly Dir

THIS BOX FOR OFFICE USE ONLY

Filing Fee: ☐ \$110.00 by applicant

Received by: 12/20/98

☒ \$ 60.00 by third party

Date: W. J. Fourn

Distribute Copies To: GLS, AG, WW, SG, Project Planner, VR (original & receipt)

P# 98-098

Forwarded to City Clerk: _____



**OFFICE OF THE
CITY CLERK**

VALERIE A. BURROWES, CMC/AAE
CITY CLERK

VIRGINIA K. HENRY, CMC/AAE
ASSISTANT CITY CLERK

**CITY OF SACRAMENTO
CALIFORNIA**

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

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

ADMINISTRATION
PH 916-264-5799

OPERATIONAL SERVICES
PH 916-264-5426

SPECIALIZED SERVICES
PH 916-264-7200

January 6, 1999

Terry Teeple
Pacific Teal Development Co.
22672 Lambert Street, #616
Lake Forest, CA 92630

On January 6, 1999, the following matter was filed with the Office of the City Clerk to set a hearing date before the City Council:

P98-098 - Cambay Office Building; (D1), APN: 225-0070-064

1. **Councilmember Call-up and Appeal of the decision of the City Planning Commission approving:**
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 - D. **PUD Schematic Plan** to allocate approximately 1,087,800 square feet of Employment Center uses on 90.3 acres in the Arena Corporate Center.

This hearing has been set for January 26, 1999, 7:00 p.m., City Council Chambers, Second Floor, City Hall, 915 "I" Street, Sacramento, California. Interested parties are invited to appear and speak at the hearing.

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

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

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

Valerie A. Burrowes
Valerie A. Burrowes
City Clerk

cc: MAILING LIST - P98-098 (10)
The Cambay Group, Inc., 1350 Treat Blvd., #560, Walnut Creek, CA 94596

APN 225-0070-064
CAMBAY GROUP INC
1350 TREAT BL 560
WALNUT CREEK CA 94596

1

APN 225-0070-067,060
KINGS ARCO ARENA(CITY OF
SACRAMENTO C/O STEVE SCHMIDT
1 SPORTS PARKWAY
SACRAMENTO CA 95834

2,3

Terry Teeple
Pacific Teal Development Co
22672 Lambert St. #616
Lake Forest, CA 92630

~~APN 225-0070-073~~
~~CAMBAY GROUP INC~~
~~1350 TREAT BL 560~~
~~WALNUT CREEK CA 94596~~

4

Beverly Dir
4821 1/2 Carey Road
Sacramento CA 95835

APN 225-0070-076
CITY OF SACRAMENTO
C/O REAL ESTATE SVC.
915 I STREET 200
SACRAMENTO CA 95814

5

APN 225-0070-086
ANDERSON FAMILY TRUST et al
C/O BUZZ OATES ENTER.
8615 ELDER CREEK RD.
SACRAMENTO CA 95828

6

APN 225-0070-054
SACRAMENTO PROPERTIES HOLD-
INGS
2150 RIVER PLAZA DR 155
SACRAMENTO CA 95833

7

~~APN 225-0070-070~~
~~CAMBAY GROUP INC~~
~~1350 TREAT BL 560~~
~~WALNUT CREEK CA 94596~~

8

APN 225-0150-050,049
ALLEGHANY PROPERTIES INC
C/O DAVID BUGATTO
2150 RIVER PLAZA DR 155
SACRAMENTO CA 95833

9,10

APN 225-0150-036
STATE VENTURES INC
2101 EVERGREEN ST
SACRAMENTO CA 95815

11

VAIL ENGINEERING CORP.
2033 HOWE AVE., SUITE 220
SACRAMENTO CA 95825

VAIL ENGINEERING CORP.
2033 HOWE AVE., SUITE 220
SACRAMENTO CA 95825

CITY OF SACRAMENTO

NOTICE OF HEARINGS

PUBLIC NOTICE is hereby given that on the date of January 26, 1999, at the hour of 7:00 p.m., the following hearing(s) will be held in the City Council Chambers, City Hall, Second Floor, 915 I Street, Sacramento, California:

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

SACRAMENTO CITY COUNCIL

**BY: VALERIE A. BURROWES
CITY CLERK**

AD NO. 8781
RUN 1 TIME: JANUARY 8, 1999
2 PUB PROOFS