

13-1

December 23, 1986

Comments to Sacramento City Council
Re: Sutter Business Park West Appeal

The Natomas Community Association has filed an appeal on the permit granted by the Planning Commission for an office building in the Sutter Business Park West PUD.

Our reasons for appealing this project are fairly simple. As you know we have filed suit against the city over the adequacy of the South Natomas Community Plan and EIR. One of our concerns about the EIR is the failure to adequately assess the cumulative impacts of North Natomas development on South Natomas. The EIR for South Natomas assumed substantially less development in North Natomas than you approved in the North Natomas Community Plan. This project is very close to Northgate Blvd. and I-80 interchange connecting North and South Natomas. Without an accurate understanding of these impacts it is premature to proceed.


This is the first office rezone project to come before you since the South Natomas Community Plan was approved. It is not just this project that we object to, but the precedent you are setting by going ahead with this office building before the suit is heard and decided by the Superior Court judge. The hearing is scheduled for January 26, just a month away. If the challenge to the plan is successful it is very likely that a new EIR and a new community plan will have to be prepared.

Another one of our concerns is that a financing plan for dealing with the needed infrastructure in South Natomas has not been prepared or approved. The development of such a plan was one of the things you promised us when you approved the community plan with 6.5 million square feet of office. We would like to see that financing plan prepared before you issue any permits for construction of offices.

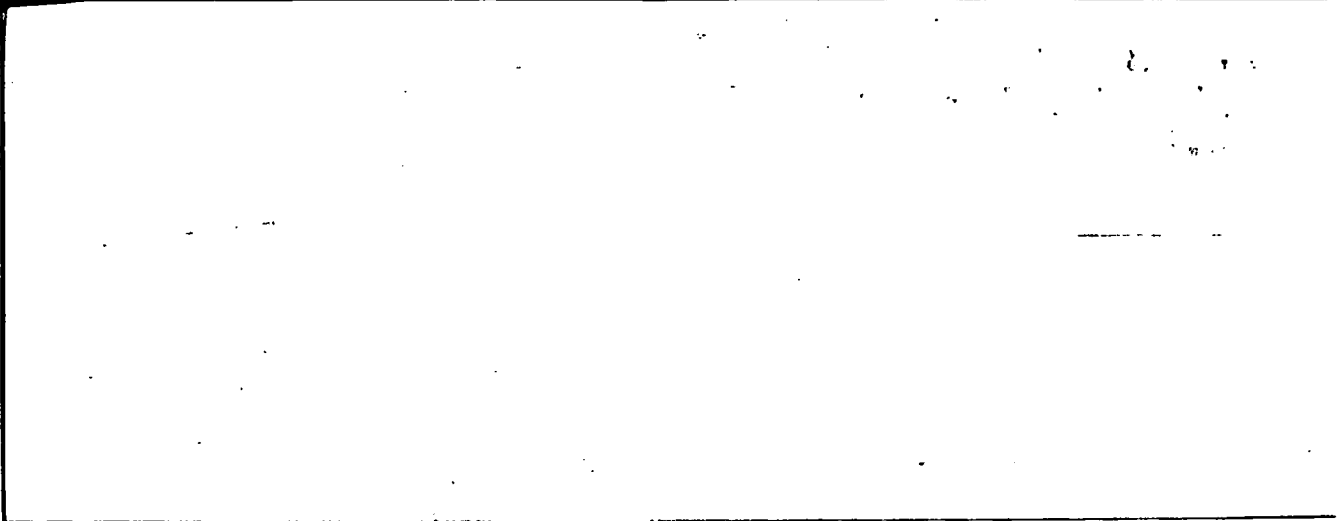
Another problem exists which further highlights the lack of urgency for this permit. At this point, according to staff, there is no access to the site.

Therefore, until the judge has given his decision, until the financing plan is approved, and until the traffic problems are resolved, we request that you postpone the approval of any permits for office or business park construction in South Natomas.

Sincerely,



Heather Fargo, President
Natomas Community Association





CITY OF SACRAMENTO

13-1

DEPARTMENT OF PLANNING AND DEVELOPMENT

1231 "I" Street

Sacramento, Ca. 95814

Administration

Room 300 449-5571

Building Inspections

Room 200 449-5716

Planning

Room 200 449-5604

APPROVED
BY THE CITY COUNCIL

December 16, 1986

JAN 6 - 1987

City Council
Sacramento, California

OFFICE OF THE
CITY CLERK

Honorable Members in Session:

SUBJECT: Appeal of City Planning Commission's Approval of a Special Permit to develop a 69,100 square foot office building in the Sutter Business Center West PUD (P86-402)

LOCATION: South side of I-80 Freeway, West of Northgate Boulevard

SUMMARY

The application is for a Special Permit to construct a 69,100 square foot office building in the Sutter Business Center West PUD. The application conforms to the PUD Guidelines and was approved by the Planning Commission. The South Natomas Community Association has appealed this action to the City Council.

BACKGROUND INFORMATION

The Special Permit was reviewed by Planning staff and found to conform to the adopted PUD Guidelines. Conditions for approval were recommended to address street improvements, trip reduction, employment coordination and site design. The Planning Commission concurred with the staff findings and approved the Special Permit. Subsequent to this action, the South Natomas Community Association filed an appeal. Their appeal is attached.

VOTE OF THE PLANNING COMMISSION

On November 13, 1986, the Planning Commission voted eight ayes and one absent, to approve the Special Permit.



13-1 ~~25~~

City Council

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December 16, 1986

RECOMMENDATION

The Planning Commission and staff recommend the City Council deny the Appeal based on the attached Findings of Fact.

Respectfully submitted,

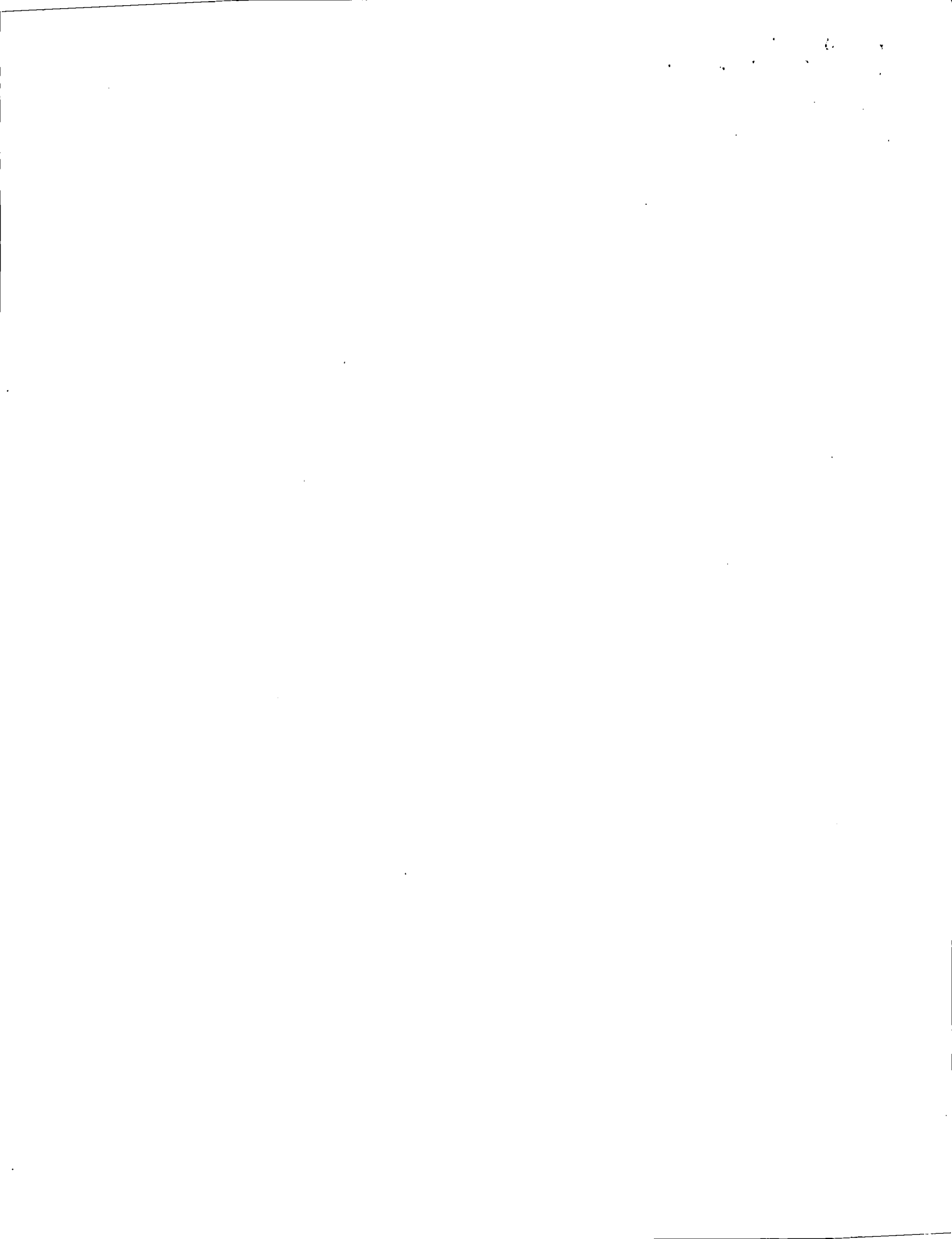
Art Goe FOR

Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

AG:lao
attachments
P86-402

December 23, 1986
District No. 1



13-1 ~~2085~~

Appeal of Heather Fargo vs. City of)	
Sacramento Planning Commission's Approval)	NOTICE OF DECISION
of a Special Permit to develop a 69,100)	
square foot office building in the Sutter)	AND
Business Center West PUD for property)	
on the south side of I-80 Freeway, West of)	FINDINGS OF FACT
<u>Northgate Boulevard (P86-402)</u>)	

At its regular meeting of January 6, 1987 the City Council heard and considered evidence in the above entitled matter. Based on verbal and documentary evidence at said hearing, the Council denied the appeal based on the following Findings:

1. The project, as conditioned, is based upon sound principles of land use in that the proposed office development will be compatible with future surrounding office development. The project is also consistent with the guidelines adopted for the Sutter Business Center West PUD.
2. The project, as conditioned, will not be detrimental to the public health, safety or welfare, nor result in the creation of a nuisance in that adequate landscaping and off-street parking will be provided.
3. The proposed project is consistent with the City's Discretionary Land Use Policy in that the site is designated for office building use by the 1986 South Natomas Community Plan and the proposed office building use conforms with the plan designation.

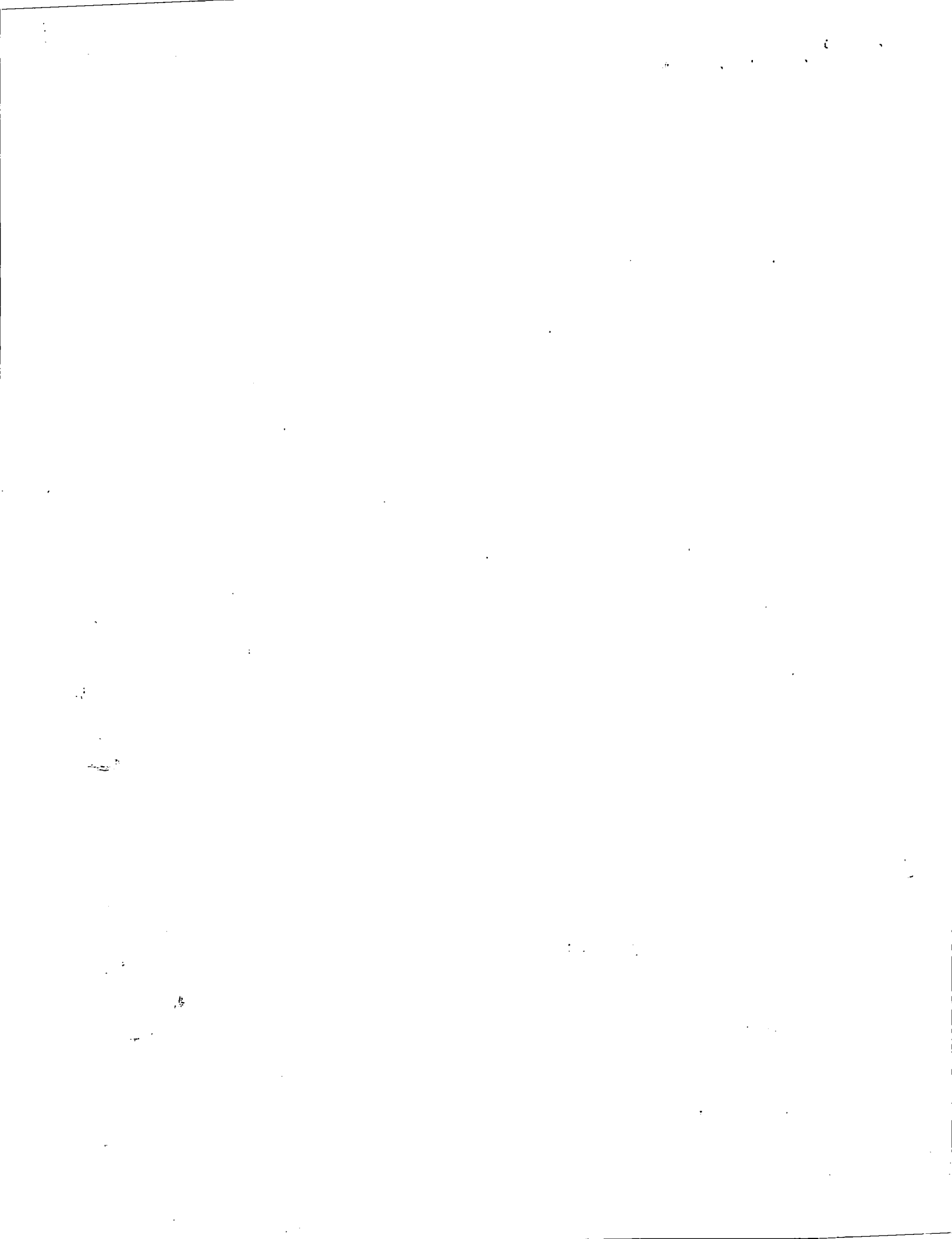
Quene Kiden
MAYOR

ATTEST:

Quacine Nagano
CITY CLERK

P86-402

APPROVED
BY THE CITY COUNCIL
JAN 6 - 1987
OFFICE OF THE
CITY CLERK



Sacramento City Planning Commission
VOTING RECORD

13-1 ~~13-1~~

MEETING DATE
11-13-86

ITEM NUMBER
24 B

PERMIT NUMBER
P-86-402

ENTITLEMENTS

- GENERAL PLAN AMENDMENT
- COMMUNITY PLAN AMENDMENT
- REZONING
- SPECIAL PERMIT
- VARIANCE
- TENTATIVE MAP
- SUBDIVISION MODIFICATION
- LOT LINE ADJUSTMENT
- ENVIRONMENTAL DET.
- OTHER _____

STAFF RECOMENDATION
 Favorable Unfavorable

Correspondence
 Petition

LOCATION
South of I-80, west of Northgate Blvd.

PROPOSERS

NAME	ADDRESS

OPPOSERS

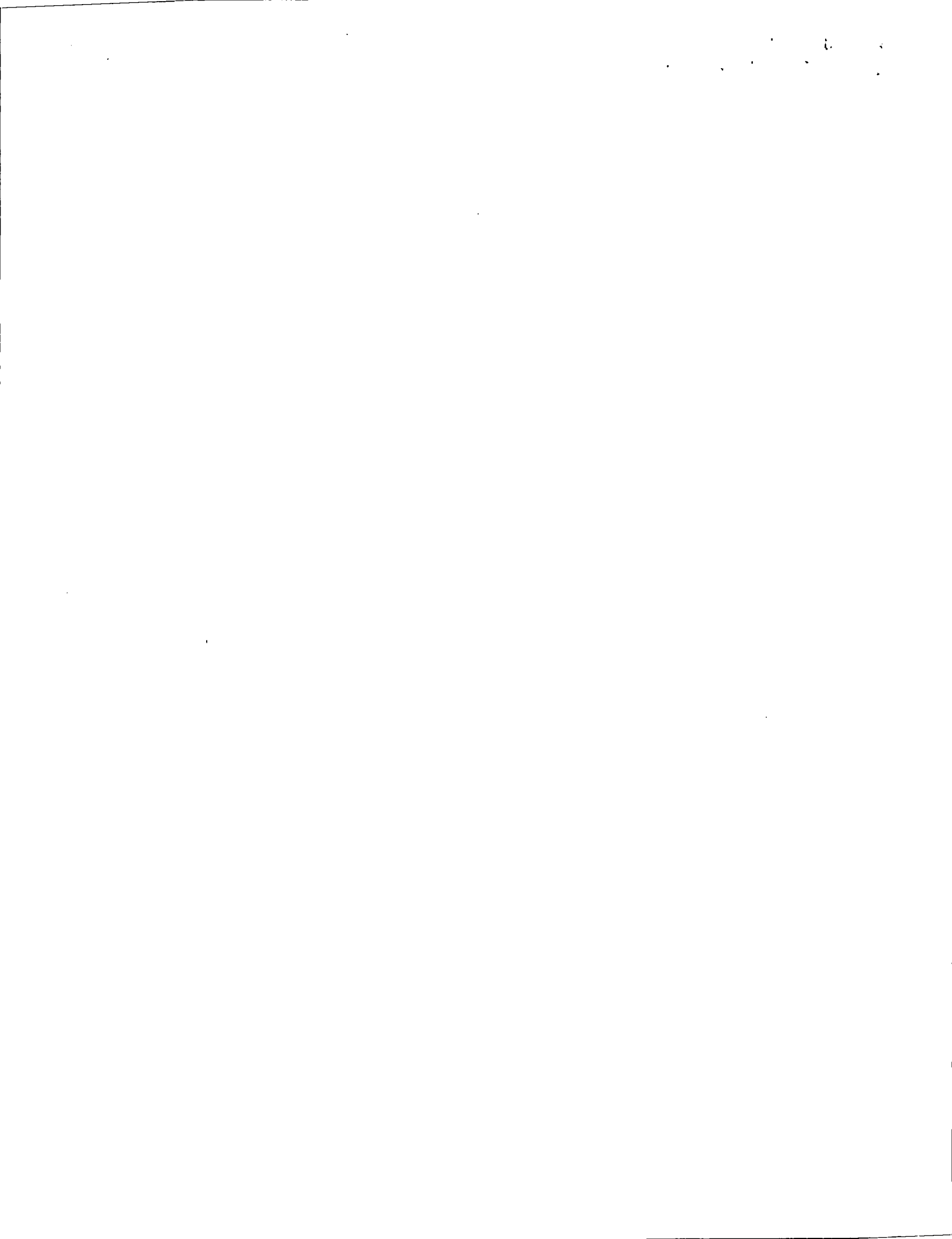
NAME	ADDRESS

MOTION#

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

MOTION

- TO APPROVE
- TO DENY
- TO APPROVE SUBJECT TO ^{amended} 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 TO COND. & FORWARD TO CITY COUNCIL
- TO RATIFY NEGATIVE DECLARATION
- TO CONTINUE TO _____ MEETING
- OTHER _____



NOTICE OF APPEAL OF THE DECISION OF THE SACRAMENTO CITY PLANNING COMMISSION

131

DATE: 11-24-86

TO THE PLANNING DIRECTOR:

I do hereby make application to appeal the decision of the City Planning Commission of 11-13-86 when:
(Date)

Rezoning Application Variance Application
 Special Permit Application

was: Granted Denied by the Commission

GROUNDS FOR APPEAL: (Explain in detail) this project is part of a larger P.U.D. and Community Plan currently being challenged in Superior Court. Impacts of concern include traffic, air quality, loss of single family residential, and others.

PROPERTY LOCATION: South Natomas - S side of I-80 W. side of Northgate

PROPERTY DESCRIPTION: _____

ASSESSOR'S PARCEL NO. 225 - 160 - 25

PROPERTY OWNER: Ray Bell / Sacto Inv. Company

ADDRESS: 10969 Trade Center Dr. R.C. 95670

APPLICANT: Murray Smith + Assoc.

ADDRESS: 3110 Cold Canal Dr. R.C. 95670

APPELLANT: (Heather Furgo) (Heather Furgo)
(SIGNATURE) Natomas Community Association PRINT NAME

ADDRESS: P.O. Box 15362 Sacramento

FILING FEE:
 by Applicant: \$105.00 RECEIPT NO. _____
 by 3rd party: 60.00

FORWARDED TO CITY CLERK ON DATE OF: _____

P- 86402 CITY PLANNING DEPARTMENT

5/82

NOV 24 1986

RECEIVED

5

DISTRIBUTE TO -
(4 COPIES REQUIRED): MVD
HY
WW
LO
SG - 10:10



AMENDED BY STAFF 11-13-86
CITY PLANNING COMMISSION

13-1 ~~13-1~~

1231 'I' STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT	Murray Smith and Associates, 3110 Gold Canal Drive, Rancho Cordova, CA 95670
OWNER	Sacramento Investment Co., II, LTD., 10969 Trade Center Dr., Rancho Cordova, CA 95670
PLANS BY	Comstock Johnson Architects, 3212 Ramos Circle, Sac., CA. 95827
FILING DATE	10/10/86
ENVIR. DET.	Neg. Dec. 11-3-86
REPORT BY	JP/vf
ASSESSOR'S-PCL. NO.	225-160-25

APPLICATION: A. Negative Declaration

 B. Special Permit to construct an 69,100 square foot office building in the OB-PUD zone

PROPOSAL: The applicant is requesting the necessary entitlements to construct a 69,100 square foot office building in the Sutter Business Park West PUD

PROJECT INFORMATION:

1974 General Plan Designation: Office PUD
 1986 South Natomas Community
 Plan Designation: Office Park PUD
 Existing Zoning of Site : OB PUD
 Existing Land Use of Site : Vacant

Surrounding Land Use and Zoning:

North: Vacant; OB-PUD
 South: Vacant (City Park Site) R-1-PUD
 East : Vacant; R-1-PUD
 West : Vacant; OB-PUD

Setbacks:	Building Setbacks		Landscaped Setbacks	
	Required	Provided	Required	Provided
Rosin Boulevard:	50 feet	111 Feet	50 feet	50 feet
Street Side:	50 feet	83 feet	25 feet	25 feet

Parking Ratio Required: One space for each 250 square feet
 Parking Required: 276 Spaces
 Parking Provided: 350 Spaces
 Property Dimensions: Irregular
 Property Area: 6.3+ acres
 Square Footage of Building: 69,100 square feet
 Height of Building: 37 feet to top of parapet
 Topography: Flat
 Street Improvements: To be provided
 Utilities: Available
 Exterior Building Materials: Concrete with brick veneer

Background Information: On July 15, 1986, the City Council approved a tentative map to divide 104 acres into 12 lots (P86-053). This map created the lots in the Sutter Business Park West PUD, including the 6.3 acre subject site. This map has not been finalized. This application is the first special permit application for development in the PUD.

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Project Evaluation: Staff has the following comments regarding this proposal:

A. Land Use and Zoning:

The subject site consists of 6.3+ vacant acres and is located in the Office Building - PUD zone and Sutter Business Park West PUD. Surrounding lands are vacant and zoned Office Building - PUD to the north and west and Single Family - PUD to the south and east. A 200 foot wide transmission tower easement is located on the eastern portion of the site. The site is designated for office use in the 1986 South Natomas Community Plan and the Sutter Business Park West PUD Schematic Plan. The applicant proposes to construct a 69,100 square foot, two story office building on the subject site. (Exhibits A-D) This land use is consistent with the schematic plan and community plan designations.

The Sutter Business Park West PUD was approved with additional conditions to be applied to future projects within the PUD area. (P83-390) These items relate to air quality mitigation measures, employment plans, archaeology, transportation, and infrastructure improvements and have been included, by staff, as conditions of approval for this special permit request as applicable.

B. Circulation:

Presently, there is no public street access to the 6.3 acre subject site. The improvement of Rosin Boulevard and the loop street to the north of the site are required as conditions of tentative map approval. Presently, the City Public Works Division is pursuing an assessment district to construct the necessary improvements for Sutter Business Park West PUD and adjacent properties. The assessment district will be required to be in operation before the final map is approved. The applicant will be required to meet the improvement conditions of the tentative map and PUD conditions of approval prior to issuance of building permits for the development of the subject site.

A Transportation Management Plan designed to achieve a minimum 20 percent trip reduction for the project will also be required to be developed prior to issuance of building permits. As required by the PUD conditions, the applicant has consulted with Regional Transit in regards to service provision to the PUD. Regional Transit requests that the applicant provide transit pass subsidies as part of the Transportation Management Plan for this project.

C. Site Plan Design:

The applicant proposes to locate the office building at an angle on the site with the main entrance to the structure off of the loop street. (Brick pavers and a water element will define the main entrance). The building will maintain the minimum 50 foot building setback from the two adjacent streets, as required by the PUD Guidelines.

The site plan indicates a minimum 25 foot landscaped set-back off of the loop street, a minimum 50 foot landscaped setback off of Rosin Blvd and a four foot landscaped setback along the east property line. These landscaped setbacks are consistent with

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the PUD requirements. The applicant has proposed a variety of trees in the landscaped bermed areas and parking lot (Exhibit B). Staff recommends that the berms undulate and be a minimum of four feet high.

Three hundred and fifty (350) parking spaces are proposed for the office building, 42 of which are proposed to be designated as van pool spaces. These spaces meet the requirements of the PUD Guidelines. The Traffic Engineering Division has received the submitted site plan and noted that the maximum driveway width allowed is 35 feet.

The site plan indicates one trash enclosure and a bicycle enclosure for the project. These enclosures should be compatible with the main building and are required to meet the design requirements of the PUD Guidelines.

The site plan does not indicate any attached or detached signage. Staff wishes to remind the applicant that any proposed signs must meet the requirements of the PUD Guidelines and the City Sign Ordinance.

D. Building Design:

The applicant proposes to construct the office building out of concrete tilt-up panels with a brick veneer. Arched windows, approximately 27 feet high, with a dark glass glaze and mullions would be located on all four sides of the structure. Staff finds that the proposed design and materials of the office building meet the requirements of the PUD Guidelines and will be compatible with future adjacent land uses.

A mechanical enclosure is located on the top of the structure. Approximately four and one-half feet of the enclosure is visible. Staff recommends that the exterior of the mechanical enclosure also be finished with a brick veneer to blend in with the exterior of the rest of the office building.

E. Environmental Determination:

The Environmental Coordinator has determined that the project will not have a significant impact on the environment and a negative declaration has been filed.

Recommendations: Staff recommends the following actions:

- A. Ratification of the negative declaration;
- B. Approval of the special permit, subject to conditions and based upon Findings of Fact, which follow:

Conditions:

- 1. The applicant shall assure the development of the following improvements to the satisfaction of the Director of Public Works prior to issuance of building permits:
 - a. Align Rosin Boulevard to the satisfaction of the Public Works Director.

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- b. Dedicate and improve Rosin Boulevard to 80-foot right-of-way on site. (Note Rosin Boulevard is a designated bikeway which requires an additional 10 feet of right-of-way. If parking is removed on Rosin Boulevard, the additional right-of-way is not required).
- c. Construct 30 feet of pavement as an off-site extension of Rosin Boulevard to stub to the east; requires off-site right-of-way acquisition. City will initiate condemnation at owner's expense.
- d. Participate in the cost of a traffic signal at Northgate and Rosin Boulevard to the satisfaction of the Director of Public Works.
- e. Dedicate and improve loop street to 58-foot right-of-way. Off site improvements required; two 12-foot travel lanes; requires off-site right-of-way acquisition. City will initiate condemnation at owner's expense.
- f. Means of financing required improvements shall be the responsibility of the applicant. Should financing be done through an assessment district, the applicant shall be reimbursed by the assessment district for any costs for such improvements advanced by applicant in excess of that portion of such costs attributable to applicant on a benefit basis. This may include, but not be limited to, off-site rights-of-way, acquisition, improvements, and traffic controls.

Should financing through an assessment district prove not to be workable, the City will enter into a reimbursement agreement with the applicant and other affected property owners.

- 2. The applicant shall submit a Transportation Management Plan for the project designed to achieve a 20 percent trip reduction for the project for the review and approval of the Traffic Division and Planning Director prior to issuance of building permits. ~~Regional Transit Pass subsidies shall be provided as part of the Transportation Management Plan.~~
- 3. The applicant shall join other South Natomas office/business park developers and employer tenants in working with the Sacramento County Air Pollution Control District to develop a mitigation program consisting of new traffic and air quality mitigation measures not already identified in the South Natomas Community Plan and EIR.
- 4. The applicant shall submit a letter from the Private Industry Council of the Sacramento Employment and Training Agency (PIC-SETA) stating that the applicant has met with PIC-SETA to discuss development of an employment plan for South Natomas and North Sacramento residents for the project.
- 5. The applicant shall cease construction of the project if, at any time, during construction, artifacts are discovered in order to allow a qualified archaeologist to examine the find and recommend preservation or possible mitigation if the find is significant.

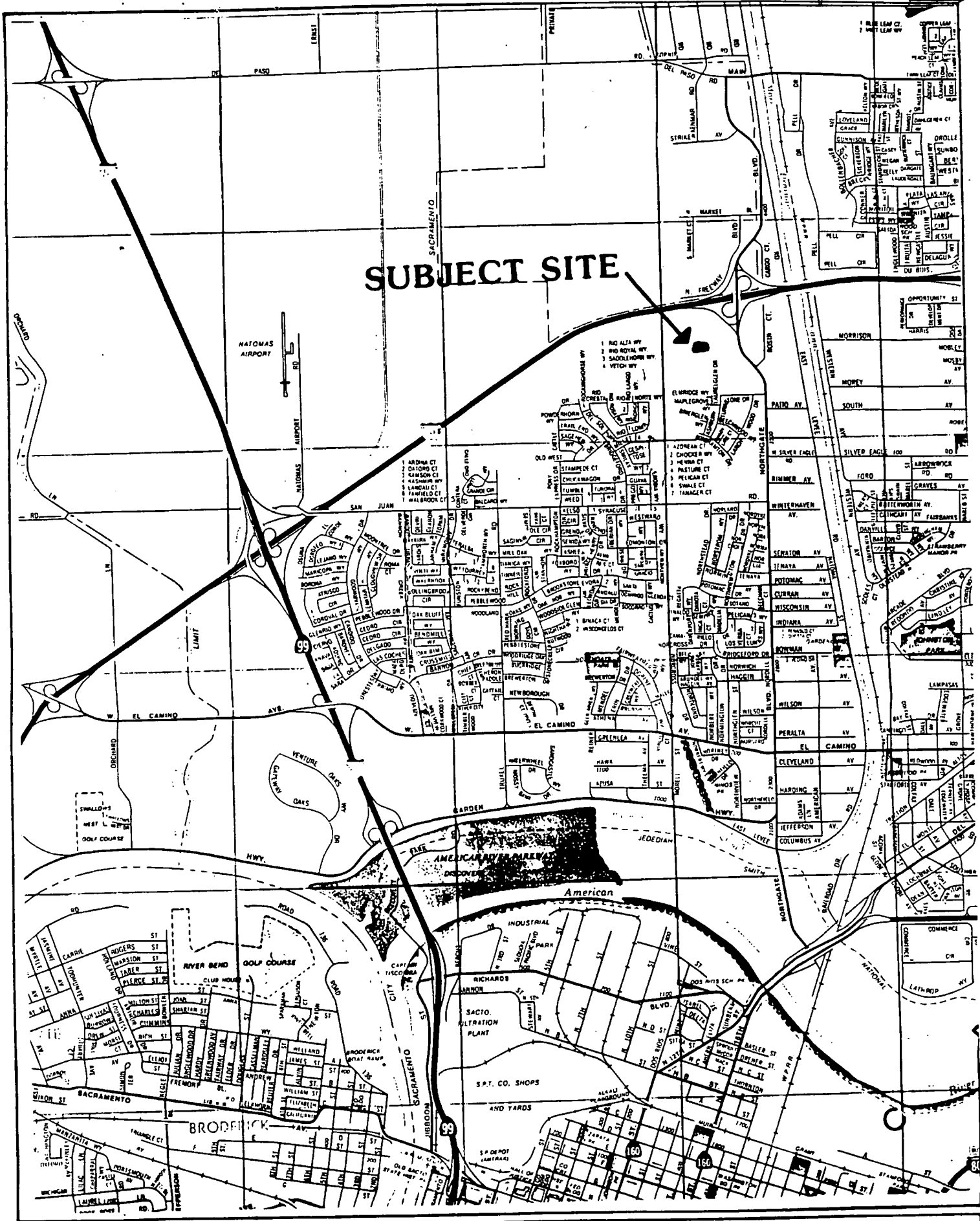
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6. Revised landscape, shading and irrigation plans shall be submitted for staff review and approval prior to issuance of building permits. The applicant shall utilize the tree species indicated in the submitted landscape plans. Berms shall undulate and be a minimum of four feet high at their highest point. Berms shall be measured from the street grade or parking lot grade (whichever is lower) to the top of the berm.
7. Driveway entrances shall be revised to the satisfaction of the Traffic Engineering Division.
8. Trash and bicycle enclosures shall be compatible with the materials of the main building and meet the requirements of the PUD Guidelines subject to Planning Director review and approval prior to issuance of building permits.
9. A sign program for the project shall be submitted for Planning Staff review and approval prior to issuance of sign permits. All signs shall meet the requirements of the PUD Guidelines and City Sign Ordinance.
10. Revised building elevations indicating a brick veneer on the exterior of the mechanical enclosure shall be submitted for staff review and approval prior to issuance of building permits.
11. The minimum individual tenant space utilization shall be 2,500 square feet.
12. The project shall comply with all applicable regulations of the Sutter Business Park West PUD Guidelines.
13. Prior to approval of the final inspection of the structure by the City Building Division, the Planning Director shall inspect the project for compliance with all conditions of the special permit.

Findings of Fact:

1. The project, as conditioned, is based upon sound principles of land use in that the proposed office development will be compatible with future surrounding office development.
2. The project, as conditioned, will not be detrimental to the public health, safety or welfare, nor result in the creation of a nuisance in that adequate landscaping and off-street parking will be provided.
3. The proposed project is consistent with the City's Discretionary Interim Land Use Policy in that the site is designated for office building use by the 1986 South Natomas Community Plan and the proposed office building use conforms with the plan designation.

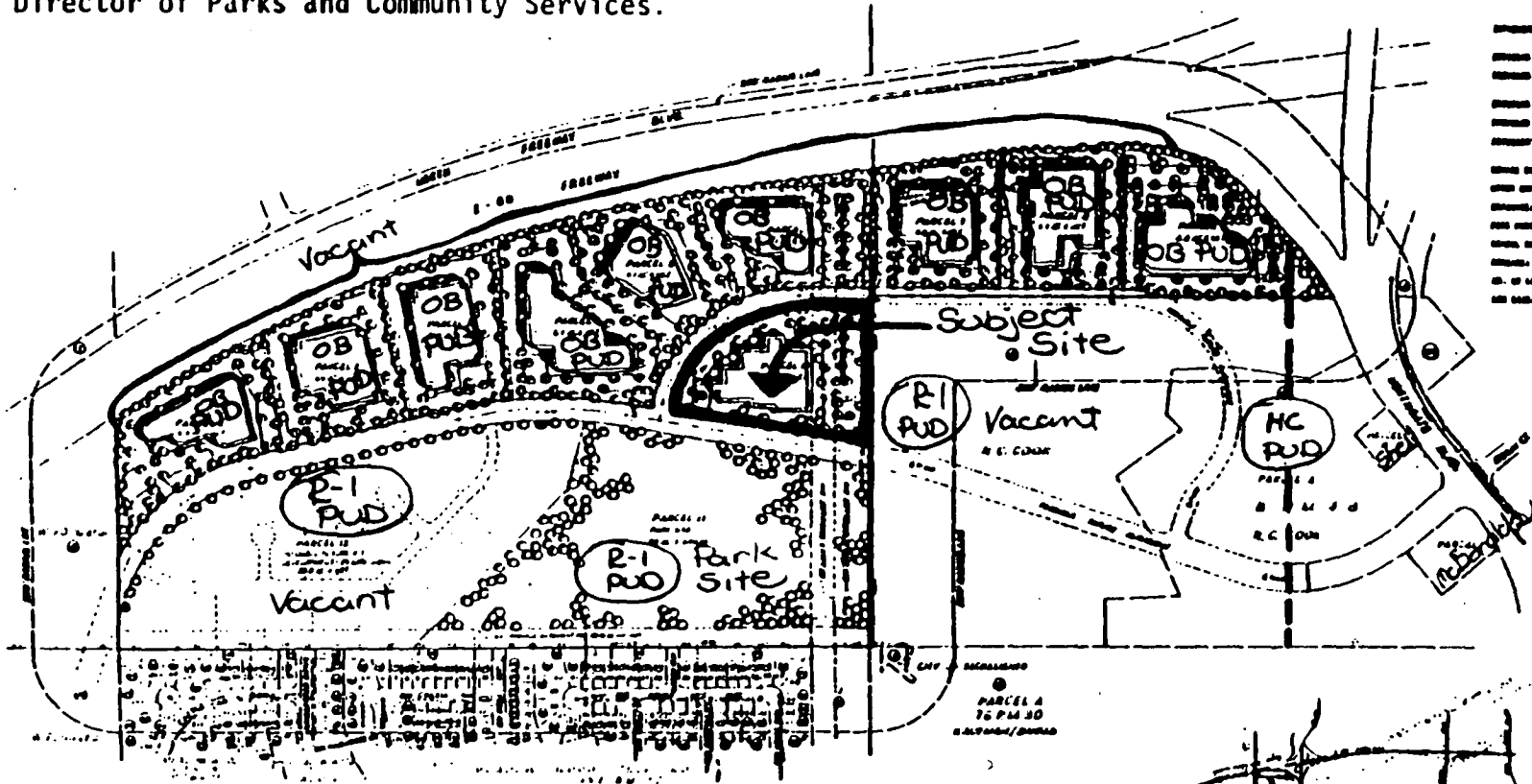
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VICINITY MAP

SCHEMATIC DEVELOPMENT PLAN
Sutter Business Center West
 PORTION OF 1/4 & 1/2 SECTION 28, T4N., R4E., M22M AND A PORTION OF FRACTIONAL SECTION 28, T4N., R1-E., M22M.
 CITY OF SACRAMENTO, CALIFORNIA
 JANUARY 1986 SCALE: 1" = 200'
 MURRAY SMITH AND ASSOCIATES

NOTE: Configuration of park site is subject to the approval of the Director of Parks and Community Services.



SCHEMATIC PLAN
 LAND USE & ZONING

NOTE: Bridgeford and Los Rios shall not connect with Rosin Boulevard.

PREPARED BY MURRAY SMITH AND ASSOCIATES 1000 J STREET, SACRAMENTO, CALIF. 95811	CHECKED BY DATE	BENCH MARK DATE	CONSTRUCTION PLANS LOCATED BY THE ENGINEER'S SIGNATURE Sutter Business Center West SCHEMATIC DEVELOPMENT PLAN	PROJECT NO. 2112 SHEET NO. 1 DATE 1986
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P36-402

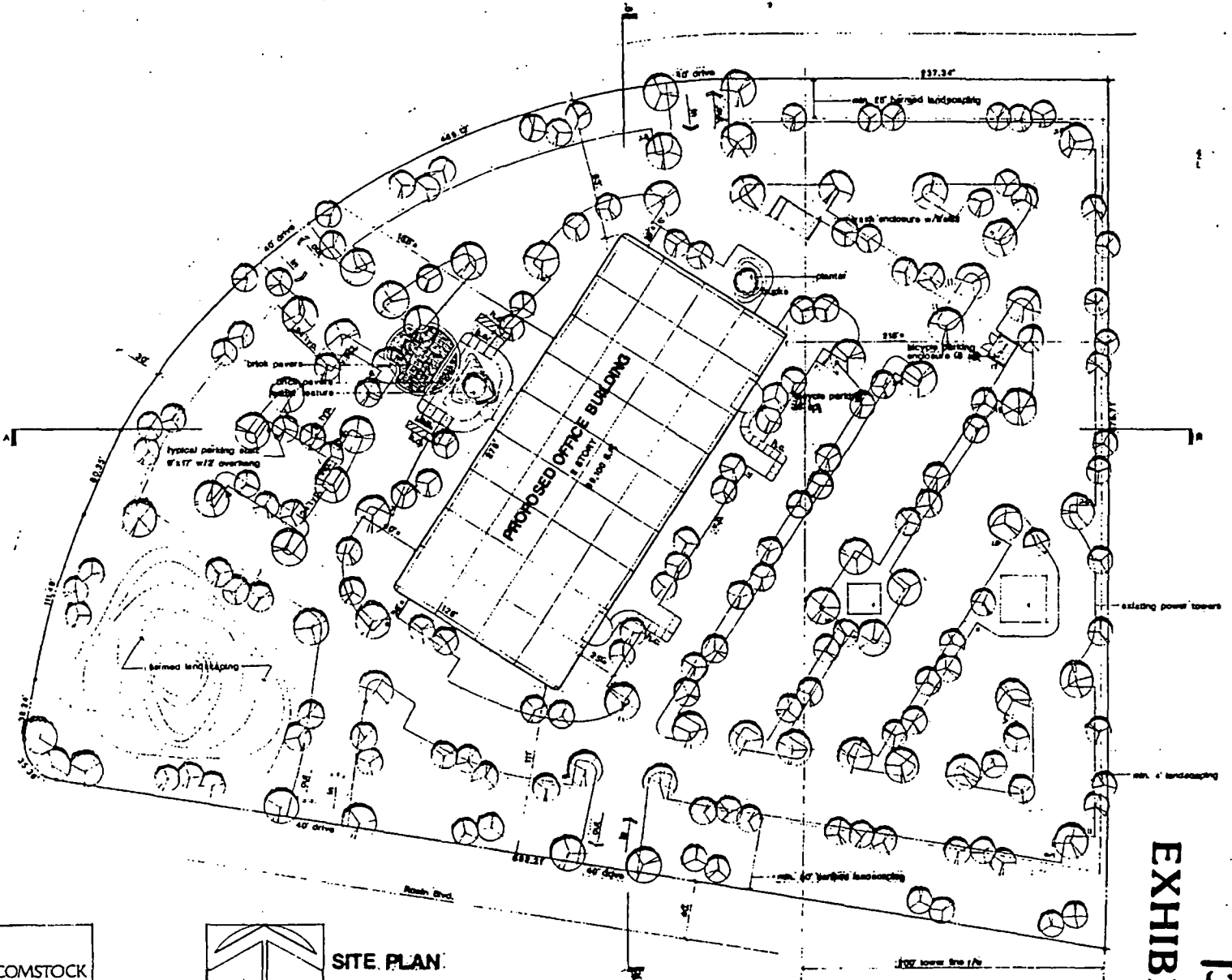
November 13, 1986

Item

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SITE PLAN



DATA:

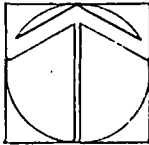
- SITE AREA: 6.30 AC., 274,808 S.F.
- BUILDING AREA: 68,100 S.F.
- COVERAGE: +25.0%
- BUILDING FOOTPRINT 34,630 S.F.
- PARKING REQUIRED: 68,692/250-275 SP.
- PARKING PROVIDED: 350 SP.
- PARKING RATIO: 1 SP. PER 195 S.F. OR 3.1 SP. PER 1000 S.F.

- VAN POOL SPACES (N/A)
- PARKING REQUIRED: 275 X .25-42 SP.
- SPACES PROVIDED: 43 SP.

- SEPTEMBER 8, 1986
- 86095
- D.E.

PROPOSAL FOR
OFFICE BUILDING
 BUTTER BUSINESS CENTER WEST
 LOT 10
 SACRAMENTO, CA
 MOCUEN & STEELE, DEVELOPERS

**COMSTOCK
 JOHNSON**
 architects inc.
 2215 Kaimosi Circle
 Sacramento, California 95837
 (916) 942-2200



SITE PLAN

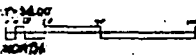
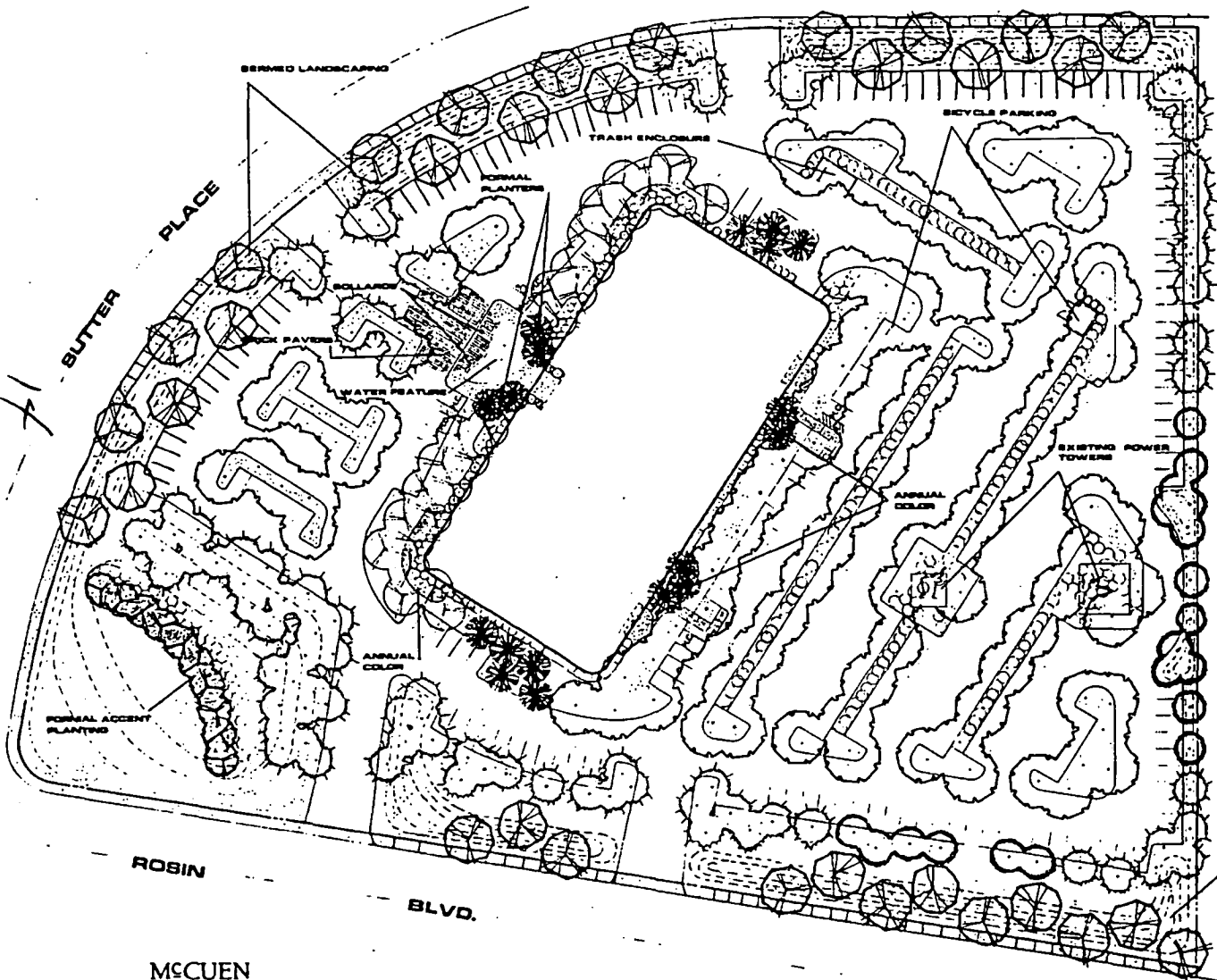


EXHIBIT A

13-1



PLANT LEGEND

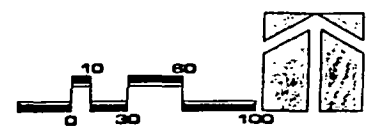
SYMBOL BOTANICAL / COMMON NAME 18 DEC. 1986

- ULMUS PARVIFOLIA 'DRAKE' / CHINESE ELM**
- PLATANUS ACERIFOLIA 'BLOODGOOD' / LONDON PLANE TREE**
- PYRUS CALLERYANA 'BRADFORD' / BRADFORD PEAR**
- PRUNUS CERASIFERA 'KALAMIN VESUVIUM' / PURPLE-LEAF PLUM**
- OSYERA PARVIFLORA/AUSTRALIAN WILLOW**
- SEQUOIA SEMPERVIRENS 'SOGUEL' / COAST REDWOOD**
- PINUS THUNBERGIANA / JAPANESE BLACK PINE**

SHADE ANALYSIS

BOTANICAL / COMMON NAME	#	TOTAL	%	HALF	TOTAL	%	QTR	TOTAL	%	SUR TOTAL
ULMUS PARVIFOLIA 'DRAKE' / CHINESE ELM	29	183.5	22.7%	14	86.25	10.7%	11	67.75	8.4%	14,182.2
PLATANUS ACERIFOLIA 'BLOODGOOD' / LONDON PLANE TREE	0	0	0%	3	18.75	2.3%	14	86.25	10.7%	4,882.2
PYRUS CALLERYANA 'BRADFORD' / BRADFORD PEAR	0	0	0%	6	37.5	4.7%	6	37.5	4.7%	1,882.2
PRUNUS CERASIFERA 'KALAMIN VESUVIUM' / PURPLE-LEAF PLUM	0	0	0%	15	93.75	11.9%	11	68.75	8.8%	3,882.2
OSYERA PARVIFLORA/AUSTRALIAN WILLOW	0	0	0%	15	93.75	11.9%	11	68.75	8.8%	3,882.2
SEQUOIA SEMPERVIRENS 'SOGUEL' / COAST REDWOOD	0	0	0%	15	93.75	11.9%	11	68.75	8.8%	3,882.2
PINUS THUNBERGIANA / JAPANESE BLACK PINE	0	0	0%	15	93.75	11.9%	11	68.75	8.8%	3,882.2
TOTAL SHADE		183.5		48	296.25	37.6%	51	318.75	40.6%	11,182.2

TOTAL SHADE: 11,182.2
 TOTAL AREA OF PARKING LOT AND DRIVEWAY: 18,182.2
 TOTAL PERCENTAGE: 61.6%

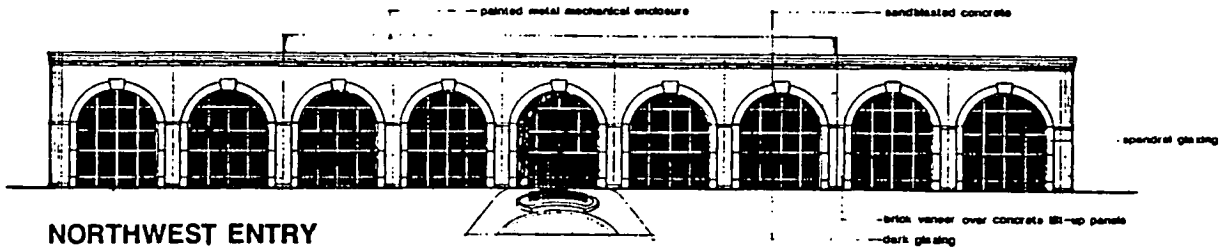


MCUEN & STEELE
SUTTER BUSINESS CENTER WEST - LOT 10
PRELIMINARY LANDSCAPE

THE **FILA** GROUP
 918-447-7400

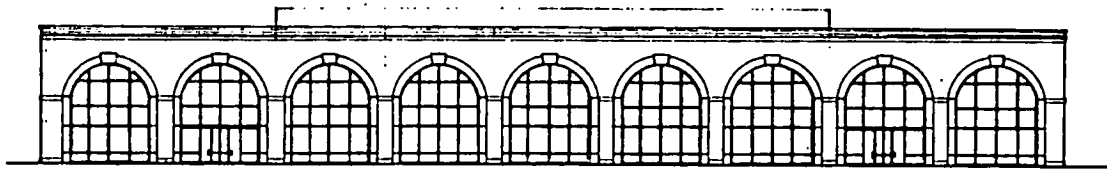
LANDSCAPE PLAN
EXHIBIT B

13-1

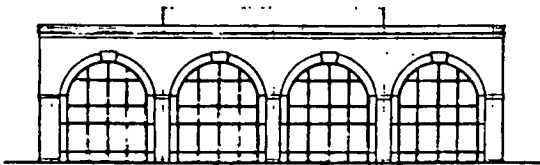


NORTHWEST ENTRY

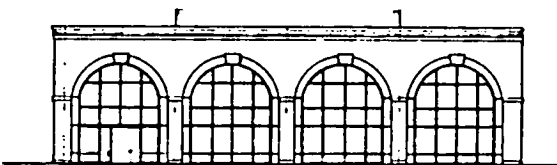
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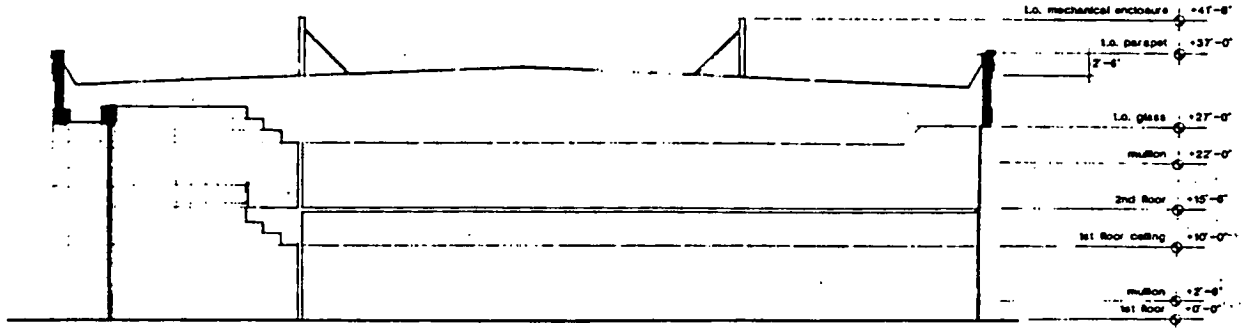
SOUTHEAST



SOUTHWEST



NORTHEAST



SECTION 1/8" = 1'-0"
0 10 20

ELEVATIONS

EXHIBIT C

13-1

November 13, 1986

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PROPOSAL FOR
OFFICE BUILDING
 BUTTER BUSINESS CENTER WEST
 LOT 10
 SACRAMENTO, CA
 McCUE & STEELE, DEVELOPERS

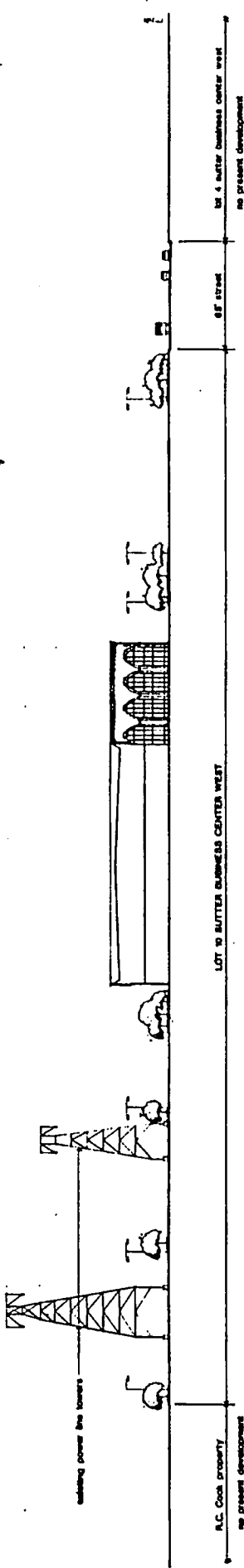
COMSTOCK
 ARCHITECTS
 SACRAMENTO, CA

Item

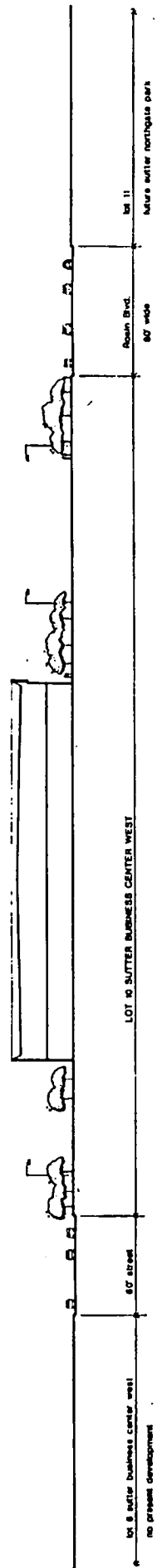
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EXHIBIT D



SITE SECTION A
1-30-7



SITE SECTION B

PROPOSAL FOR OFFICE BUILDING BUTTER BUSINESS CENTER WEST LOT 10 SACRAMENTO, CA MCGUEN & STEELE, DEVELOPERS		CONSOCK CHAMBER SACRAMENTO
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13-1 (25)

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CITY CLERK'S OFFICE
CITY OF SACRAMENTO
DEC 21 4 59 PM '86

LAW OFFICES OF
HEFNER, STARK & MAROIS
FOURTEENTH FLOOR-PLAZA TOWERS
555 CAPITOL MALL
SACRAMENTO, CALIFORNIA 95814
(916) 444-6620

ARCHIE HEFNER, INC.*
ROBERT N STARK
THEODORE M. MAROIS, JR.
JAMES M. WOODSIDE
JOHN D. BESSEY
ROBERT W. BELL
KENNETH R. STONE
TIMOTHY D. TARON
JUDY R. CAMPOS
WILLIAM M. GALLAGHER
ROBERT S. WILLETT
TODD A. MURRAY
TIMOTHY M. CRONAN
RAY C. THOMPSON
JOEL S. LEVY
ROBERT A. LAURIE

DAVID G. YETTER
CHRISTINA SAVAGE
ROBERT J. WALTER
ROBERT P. BIEGLER
BRIAN E. MALONEY
DENNIS L. VIGLIONE
JAMES M. DAVIS
RONALD H. SARGIS
MARTIN B. STEINER
LISA A. WIBLE WRIGHT
JOHN D. SCHWARZ, JR.
JEFFREY H. GRAYBILL
HOWARD S. NEVINS
KEVIN F. SCHONEMAN
JANICE L. THURSTON

HUGH B. BRADFORD (1876-1955)
S. W. CROSS (1881-1958)

EL DORADO COUNTY OFFICE
3330 CAMERON PARK DRIVE
CAMERON PARK, CALIFORNIA 95682
(916) 677-0245
TOLL FREE (916) 821-0659

BAY AREA OFFICE
39650 LIBERTY ST. #300
FREMONT, CALIFORNIA 94538
(415) 659-9297

 PLEASE REPLY TO EL DORADO
OFFICE IF THIS BOX IS CHECKED

 PLEASE REPLY TO BAY AREA
OFFICE IF THIS BOX IS CHECKED

December 22, 1986

*A PROFESSIONAL CORPORATION

Lorraine Magana
City Clerk
City of Sacramento
915 I Street, Room 203
Sacramento, CA 95814

Re: Request for Continuance; Agenda Item #25

Dear Ms. Magana:

This firm represents the applicant in a matter scheduled for appeal before the City Council on December 23, 1986. The appeal involves application No. P-86-402 involving Sutter Business Park West, property located south of I-5 and west of Northgate Boulevard.


On behalf of the applicant and property owner, we hereby request a two week continuance of the appeal to January 6, 1987. Please notify me immediately if there are any problems with respect to the grant of this request.

FILED
DEC 23 1986
BY THE CITY COUNCIL
OFFICE OF THE CITY CLERK

CONTINUED
TO 1-6-87

Very truly yours,

HEFNER, STARK & MAROIS

By 

Christina J. Savage

CJS:mw

cc: Art Gee
Murray & Associates
Chris Steele

STATE OF TEXAS

COUNTY OF _____

#13-1
1.6.87

3. **P86-386** Various requests for property located at 6116 25th Street. (D7) (APN: 036-0022-029)
 - a. Tentative Parcel Map to subdivide 0.3+ acres developed with a residence into two lots in the Single Family, R-1 zone.
 - b. Subdivision Modification to create lots substandard in width.

4. **P86-404** Schematic Plan Amendment to change the number of buildings for Phase II and Phase III from eight buildings, 174 units to one building, 182 units, and eight buildings, 128 units to one building, 120 units respectively for property located at 7750 La Mancha Way. (D7) (APN: 118-103-07)

5. **P86-405** Rezone of 0.5+ partially developed acres from Heavy Commercial, C-4 to Light Industrial, M-1 zone for property located at 3904, 3908, 3812 Winters Street. (D2) (APN: 252-042-23,24,25,27)

6. **P86-406** Tentative Parcel Map to subdivide four parcels in the Single Family Residential, R-1 and Townhouse, R-1A zones for property located at the northeast corner of Skysail Court, Riverside Boulevard. (D8) (APN: 030-066-04,05,31)



Sacramento City Planning Commission VOTING RECORD

13-1

MEETING DATE <u>11-13-86</u>
ITEM NUMBER <u>24 B</u>
PERMIT NUMBER <u>P-86-402</u>

ENTITLEMENTS

- | | |
|--|---|
| <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 checked="" type="checkbox"/> SPECIAL PERMIT | <input type="checkbox"/> ENVIRONMENTAL DET. |
| <input type="checkbox"/> VARIANCE | <input type="checkbox"/> OTHER _____ |

STAFF RECOMMENDATION <input checked="" type="checkbox"/> Favorable <input type="checkbox"/> Unfavorable <input type="checkbox"/> Correspondence <input type="checkbox"/> Petition
--

LOCATION <u>South of I-80, west of Northgate Blvd.</u>

P R O P O N E N T S	NAME	ADDRESS

O P P O N E N T S	NAME	ADDRESS

MOTION#	YES NO MOTION SECOND		
	Chinn	✓	
Ferris		<u>Absent</u>	
Goodin	✓		
Hollick	✓		
Holloway	✓		
Otto	✓		✓
Ramirez	✓		✓
Walton	✓		
Ishmael	✓		

- ## MOTION
- | | |
|--|---|
| <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 _____ |



13-1

SACRAMENTO CITY PLANNING DEPARTMENT

Application Information

Application taken by/date: _____

Project Location S of I-80, West of Northgate Blvd **P 86-402**

Assessor Parcel No. 225-160-25

Owners Sacto Investment Company II, Ltd. Phone No. 635-0146

Address 10969 Trade Center Dr., Rancho Cordova, CA 95670

Applicant Murray Smith and Assoc Phone No. 635-1511

Address 3110 Gold Canal Dr., Rancho Cordova, CA 95670

Signature _____ C.P.C. Mtg. Date 11-13-86

REQUESTED ENTITLEMENTS

Environ. Determination Neg Dec

General Plan Amend _____

Community Plan Amend _____

Rezone _____

Tentative Map _____

Special Permit to construct a 69,100 sqft office bldg on 6.3± vac ac within the Sutter Business Park West PUD in the Office Building-Planned Unit Development, OB-PUD zone

Variances _____

Plan Review _____

PUD _____

Other _____

ACTION ON ENTITLEMENTS

Commission date Council date Filing Fees

11-13-86 _____ \$ _____

Res. _____ \$ _____

Res. _____ \$ _____

Ord. _____ \$ _____

Res. _____ \$ _____

AA
APPEALED 11-24-86 _____ \$ _____

_____ \$ _____

_____ \$ _____

_____ \$ _____

_____ \$ _____

FEE TOTAL \$ _____

RECEIPT NO. _____

Sent to Applicant: _____ Date _____

By: _____ Sec. to Planning Commission

By/date _____

Key to Entitlement Actions

- R - Ratified
- Cd - Continued
- A - Approved
- AC - Approved W/conditions
- AA - Approved W/amended conditions
- D - Denied
- RD - Recommend Denial
- RA - Recommend Approval
- RAC - Recommend Approval W/conditions
- RMC - Recommend Approval W/amended conditions

- IAF - Intent to Approve based on Findings of Fact
- AFF - Approved based on Findings of Fact
- RPC - Return to Planning Commission
- CSR - Condition Indicated on attached Staff Report

NOTE: There is a thirty (30) consecutive day appeal period from date of approval. Action authorized by this document shall not be conducted in such a manner as to constitute a public nuisance. Violation of any of the foregoing conditions will constitute grounds for revocation of this permit. Building permits are required in the event any building construction is planned. The County Assessor is notified of actions taken on rezonings, special permits and variances.

Gold - applicant receipt White - applicant permit

Yellow - department file Pink - permit book

86402



NOTICE OF APPEAL OF THE DECISION OF THE
SACRAMENTO CITY PLANNING COMMISSION

13-1

DATE: 11-24-86

TO THE PLANNING DIRECTOR:

I do hereby make application to appeal the decision of the City
Planning Commission of 11-13-86 when:
(Date)

Rezoning Application Variance Application
 Special Permit Application

was: Granted Denied by the Commission

GROUNDS FOR APPEAL: (Explain in detail) this project is part
of a larger P.U.D. and Community Plan currently
being challenged in Superior Court. Impacts of
concern include traffic, air quality, loss of single
family residential, and others.

PROPERTY LOCATION: South Natomas - S side of I-80
W. side of Northgate

PROPERTY DESCRIPTION: _____

ASSESSOR'S PARCEL NO. 225 - 160 - 25

PROPERTY OWNER: Ray Bell, Sacto Inv. Company

ADDRESS: 10969 Trade Center Dr. R.C. 95670

APPLICANT: Murray Smith & Assoc.

ADDRESS: 3110 Gold Canal Dr. R.C. 95670

APPELLANT: (Heather Furgis) (Heather Furgis)
(SIGNATURE) (PRINT NAME)

ADDRESS: P.O. Box 15362 Sacramento Natomas Community Association

FILING FEE:

by Applicant: \$105.00 RECEIPT NO. _____

by 3rd party: 60.00

FORWARDED TO CITY CLERK ON DATE OF: _____

P- 86402 CITY PLANNING DEPARTMENT

5/82

NOV 24 1986

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OFFICE OF THE
CITY CLERK

CITY OF SACRAMENTO
CALIFORNIA

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

December 9, 1986

Heather Fargo
P.O. Box 15362
Sacramento, CA 95670

916-449-5426

On November 26, 1986, the following matter was filed with my office to set a hearing date before the City Council:

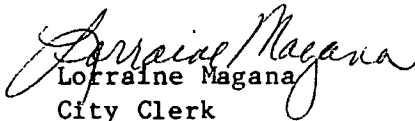
P-86402 - Appeal of Planning Commission's Approval of a Special Permit to construct a 69,100 square foot office building on 6.3± vacant acres within the Sutter Business Park West PUD in the Office Building (Planned Unit Development), OB (PUD) zone for property located south of I-80, west of Northgate Boulevard. (D1) (APN: 225-160-25)

This hearing has been set for December 23, 1986, 7:30 p.m., Council Chamber, Second Floor, City Hall, 915 "I" Street, Sacramento, California. Interested parties are invited to appear and speak at the hearing.

Pursuant to Council Rules of Procedure 4.5, 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 12:00 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 Department, 1231 "I" Street, Sacramento, California, Room 200, phone 449-5604.**

Sincerely,


Lorraine Magana
City Clerk

LM/imc

cc: Murray Smith and Associates
Mailing List for P-86402

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13-1

Appeal of Heather Fargo vs. City of)
Sacramento Planning Commission's Approval)
of a Special Permit to develop a 69,100)
square foot office building in the Sutter)
Business Center West PUD for property)
on the south side of I-80 Freeway, West of)
Northgate Boulevard (P86-402))

NOTICE OF DECISION
AND
FINDINGS OF FACT

At its regular meeting of December 23, 1986, the City Council heard and considered evidence in the above entitled matter. Based on verbal and documentary evidence at said hearing, the Council denied the appeal based on the following Findings:

1. The project, as conditioned, is based upon sound principles of land use in that the proposed office development will be compatible with future surrounding office development. The project is also consistent with the guidelines adopted for the Sutter Business Center West PUD.
2. The project, as conditioned, will not be detrimental to the public health, safety or welfare, nor result in the creation of a nuisance in that adequate landscaping and off-street parking will be provided.
3. The proposed project is consistent with the City's Discretionary Land Use Policy in that the site is designated for office building use by the 1986 South Natomas Community Plan and the proposed office building use conforms with the plan designation.

MAYOR

ATTEST:

CITY CLERK

P86-402

13-1

Appeal of Heather Fargo vs. City of)
Sacramento Planning Commission's Approval)
of a Special Permit to develop a 69,100)
square foot office building in the Sutter)
Business Center West PUD for property)
on the south side of I-80 Freeway, West of)
Northgate Boulevard (P86-402))

NOTICE OF DECISION

AND

FINDINGS OF FACT

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3. The proposed project is consistent with the City's Discretionary Land Use Policy in that the site is designated for office building use by the 1986 South Natomas Community Plan and the proposed office building use conforms with the plan designation.

MAYOR

ATTEST:

CITY CLERK

P86-402

1.6.87 13-1

January 12, 1987

Heather Fargo
Natomas Community Association
P. O. Box 15362
Sacramento, CA 95851

Dear Ms. Fargo:

On January 6, 1987, the Sacramento City Council heard your appeal from the City Planning Commission approval of a special permit to construct a 69,100 square foot office building on 6.3± vacant acres within the Sutter Business Park West PUD in the Office Building (Planned Unit Development), OB (PUD) zone for property located south of I-80, west of Northgate Boulevard. (P-86402)

The Council denied your appeal based on the enclosed Findings of Fact.

Sincerely,

Lorraine Magana
City Clerk

LM/dah/13-1

cc: Planning Department
Sacramento Investment Co. II, Ltd., 10969 Trade Center Dr., R. C. 95670
Murray Smith and Assoc., 3110 Gold Canal Dr., R. C., CA 95670

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