



**SACRAMENTO CITY PLANNING DIVISION**  
New City Hall, 915 I Street, 3<sup>rd</sup> Floor, Sacramento, CA 95814  
(916) 808-5419

Application taken by D. Hung / Date: 07-09-04

Project Location: 2300 Northview Drive  
Assessor's Parcel No.: 274-0245-001  
Owner: Northview Project LLC C/O Michael Feldman  
Address: 708 Blossom Hill Road, Suite 110, Los Gatos, CA 95032  
Applicant: Rose's Engineering  
Address: 9152 Elk Grove Blvd., Elk Grove, CA 95624

**REQUESTED  
ENTITLEMENT(S):**

- A. **Environmental Determination:** Exempt (CEQA Section 15332);
- B. **Community Plan Amendment** to re-designate 0.62± net acre of High Density Residential (21-29 du/na) to 0.62± net acre of Medium High Density Residential (11-21 du/na);
- C. **Tentative Map** to subdivide a 0.62± net acre parcel into 12 single-family parcels and one common parcel in the Multi-Family Review (R-3-R) zone;
- D. **Special Permit** to develop an alternative ownership housing type in the Multi-Family Review (R-3-R) zone;
- E. **Plan Review** to construct 12 single-family attached townhouses in the Multi-Family Review (R-3-R) zone.

**ACTIONS TAKEN:**

On October 13, 2005, the Planning Commission took the following action on:  
A, C-E Adopt Notice of Decision and Findings of Facts for Approval  
B Recommend Approval and Forward to City Council

Sent to Applicant:

Date

3/24/06

By:

Renee Enos  
Typist Clerk II

Renee Enos (Leopold)

**EXPIRATION**

**TENTATIVE MAP:** Failure to record a final map within two years of the date of approval or conditional approval of a tentative map shall terminate all proceedings.

**SPECIAL PERMIT:** A use for which a Special Permit is granted must be established within two years after such permit is issued. If such use is not so established, the Special Permit shall be deemed to have expired.

**VARIANCE:** Any variance involving an action which requires a building permit shall expire at the end of two years unless a building permit is obtained within the variance term.

**NOTE:** Violation of any of the foregoing conditions will constitute grounds for revocation of this permit. Building permits are required in the event any building construction is planned. The County Assessor is notified of actions taken on rezonings, special permits and variances.

**Original to Applicant**  
**Copies: File & Permit Book**

**P04-132**



Development Services  
Department-  
Planning Division

**CITY OF SACRAMENTO**  
CALIFORNIA

New City Hall  
915 I Street, 3<sup>rd</sup> Floor  
SACRAMENTO, CA.  
95814-2998

PLANNING  
916-808-5419  
FAX 916-808-5328

Date: March 24, 2006

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

RE: 274-0245-001

Pursuant to Section 65862 of the Government Code of the State of California, we are hereby notifying your office of the following action taken by the City of Sacramento with respect to the above-numbered property:

**Special Permit** to develop an alternative ownership housing type in the Multi-Family Review (R-3-R) zone;

**P04-132**

Yours truly,

Renee Enos  
Typist Clerk II

cc: Northview Project LLC c/o Michael Feldman(OWNER)

As owner of record of the above mentioned property, you are hereby notified pursuant to Government Code Section 6863.5 that the County Assessor has been notified of the granting of a zoning change, variance, special permit or other action for your property.