

**CITY OF SACRAMENTO
DEPARTMENT OF PLANNING & DEVELOPMENT
ZONING ADMINISTRATOR
1231 I Street, Sacramento, CA 95814**

ACTION OF THE ZONING ADMINISTRATOR

On Wednesday, October 6, 1999, the Zoning Administrator approved with conditions Time Extensions for two Special Permits to construct two office buildings for the project known as Z99-103. Findings of Fact for the project are the same as previously approved for file P97-074 and are listed in the Notice of Decision at the end of the original report (see attached). Conditions of approval which include the new expiration date are listed below.

Project Information

- Request: 1. **Zoning Administrator Special Permit Time Extension** for three years to construct two 3-story, office buildings on a 10.9± vacant acres in the Office Building, Planned Unit Development (O-B)(PUD) zone.
2. **Zoning Administrator Special Permit Time Extension** for three years to construct two major office buildings exceeding 40,000 square feet in the Office Building, Planned Unit Development (O-B)(PUD) zone.

Location: Northwest Corner of Garden Highway and Natomas Park Drive (D1, Area 4)

Assessor's Parcel Number: 274-0410-018, 020

Applicant: Prentiss Properties Natomas, L.P. (Contact: Charles Sumner II)
 2485 Natomas Park Drive, Ste. 350
 Sacramento, CA 95833

Property Same as applicant
Owner:

Project Planner: Sandra Yope

Additional Information: The proposed application is for a time extension of a previously approved special permit for the construction of two three story office buildings totaling 176,356 square feet on 10.9 acres in the Office Building zone. The second special permit time extension is to develop a major project that exceeds 40,000 square feet. The original plans, findings of fact, and conditions of approval are listed in the attached original staff report. The new expiration date and additional conditions from Public Works are listed below.

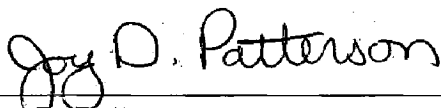
The application was sent to various agencies for further review and staff received no new conditions. Project Plans were also sent to the Natomas Community Association for review and comment. Staff received a letter supporting the project.

Environmental Determination: The Time Extensions requests have been determined not to require environmental review. There was a Negative Declaration and Mitigation Monitoring Plan with the original project review. The Mitigation Measures for P97-074 will apply to the time

extension.

Conditions of Approval-New (Original conditions are listed in Notice of Decision and Findings of Fact, of the original report)

1. The new expiration date for the three special permits and variances is October 23, 2002.
2. The applicant shall comply with all conditions and Mitigation Measures of P97-094.
3. Dedicate additional street right-of-way for Garden Highway for widening to four through lanes to the satisfaction of Public Works. This may require additional dedication for the off-street bike trail at the toe of the levee.
4. Obtain approval of RD 1000. This may require dedication of easements for maintenance at the toe of the levee to the satisfaction of Public Works.
5. There shall not be any mid-block cross walks to the satisfaction of Public Works.



Joy D. Patterson
Zoning Administrator

cc: File

Applicant

ZA Log Book