

CITY OF SACRAMENTO

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W/D

CITY PLANNING DEPARTMENT

725 "J" STREET

SACRAMENTO, CALIF. 95814  
TELEPHONE (916) 449-5604

MARTY VAN DUYN  
PLANNING DIRECTOR

June 11, 1981

MEMORANDUM

TO: Lorraine Magana, City Clerk

FROM: Marty Van Duyn, Planning Director

SUBJECT: Appeal of Planning Commission's decision to deny a request to amend the Lake Crest PUD Schematic Plan to allow vehicular connection between the front and rear parking areas (P-9259)

Staff is requesting this item be continued to the July 14, 1981, Council meeting.

MVD:jm

**FILED**

By the City Council  
Office of the City Clerk

*Cont to  
7-14-81*

JUN 16 1981

**FILED**

By the City Council  
Office of the City Clerk

*with drawn*

JUL 28 1981

**FILED**

By the City Council  
Office of the City Clerk

*Cont to  
7-28-81*

JUL 14 1981

34  
MAY 14 3 53 PM '81  
CITY OF SACRAMENTO  
RECEIVED  
CITY CLERK'S OFFICE

**McDONOUGH, HOLLAND & ALLEN**  
A PROFESSIONAL CORPORATION  
ATTORNEYS

555 CAPITOL MALL, SUITE 950  
SACRAMENTO, CALIFORNIA 95814  
(916) 444-3900

NEWPORT BEACH OFFICE  
4041 MACARTHUR BOULEVARD, SUITE 990  
NEWPORT BEACH, CALIFORNIA 92660  
(714) 833-2304

IN REPLY REFER TO:

MARTIN McDONOUGH  
ALFRED E. HOLLAND  
BRUCE F. ALLEN  
V. BARLOW GOFF  
JOSEPH E. COOMES, JR.  
WILLIAM G. HOLLIMAN, JR.  
DAVID J. SPOTTISWOOD  
ELMER R. MALAKOFF  
RICHARD W. NICHOLS  
DONALD C. POOLE  
RICHARD W. OSEN  
RICHARD E. BRANDT  
GARY F. LOVERIDGE  
G. RICHARD BROWN  
DENNIS D. O'NEIL  
DAVID W. POST  
SUSAN K. EDLING

BRUCE McDONOUGH  
WILLIAM L. OWEN  
D. WILLIAM GENTINO  
DAVID F. BEATTY  
ALICE A. WOODYARD  
MICHAEL T. FOGARTY  
ANN H. MORRIS  
HARRY E. HULL, JR.  
RICHARD L. DECOSKY, JR.  
JEFFRY R. JONES  
DAVID R. BAADE  
DANIEL J. GRIMM  
ROBERT W. O'CONNOR  
BETSY S. KIMBALL  
WILLIAM F. ZIPRICK

May 14, 1981

20252/001

Ms. Lorraine Magana  
City Clerk  
City Hall  
915 I Street  
Sacramento, CA 95814

Dear Ms. Magana:

We respectfully request that the Appeal of the Planning Commission's denial of an Amendment of Lake Crest PUD Schematic Plan (P-9259) which is set for hearing on May 19th, be continued to June 16, 1981. Neither Mr. Bollinger or I will be available until that date.

Very truly yours,

*William G. Holliman, Jr.*  
William G. Holliman, Jr.

WGH:js

cc: Marty Van Duyn  
Peter Bollinger

FILED  
By the City Council  
Clerk of the City Clerk  
Court to  
6-16-81  
MAY 19 1981

JAN 28 1981

RECEIVED

7147 Greenhaven Drive  
Sacramento, CA 95831  
January 27, 1981.

Sacramento City Planning Commission  
c/o Ms. Suzanne Glimstad  
725 J Street  
Sacramento, CA 95814

Re: Lake Crest Village Shipping Center (P-9259).

Dear Planning Commission:

We are writing this letter in regards to the proposals submitted by the developers of the Lake Crest Village Shopping Center to amend PUD schematic plan (P-9259) to modify the Lakecrest PUD by allowing a vehicular connection between the front and rear parking areas and to designate Pad D for a fast food restaurant with a drive-thru service window. We formally request the planning commission to deny the request of the developer to provide a vehicular connection between the front and rear parking areas and to deny the request for construction of a fast food restaurant with or without a drive-thru service window in the Lake Crest Village Shopping Center.

My opposition to the vehicular connection of the front and back parking areas result from the observation that the pathway for the connection is not wide enough to provide for ingress and egress of vehicular traffic. The narrow pathway would promote traffic congestion in and about the immediate area of the parking lot. The connection is a potential traffic hazard to pedestrians and to customers of businesses with entrances that exit onto the vehicular connection.

I also oppose the construction of any fast food restaurant on the peripheral portion of the parking lot of the Lake Crest Village Shipping Center. Construction of a fast food restaurant with drive-thru service at this location would prove to be a detriment to the immediate residential neighborhood.

Generally, fast food restaurants depend on the capability of drawing customers from a regional area rather than the immediate neighborhood in order to survive in business. This drawing power of the fast food restaurant would result in the following:

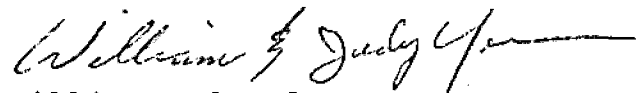
1. Increases traffic and congestion within the shopping center as well as the neighborhood which would result in a reduction of air quality and an increase in noise pollution.
2. Increased traffic would subject children in the neighborhood to greater traffic hazards.
3. The drive-thru would create stacking/congestion of traffic which increases noise and air pollution and is not conducive to fuel and energy conservation.

The existence itself of a fast food restaurant creates a number of adverse conditions for the neighborhood. These negative impacts are as follows:

1. A condition of nuisance would be created resulting from the restaurant lights, the lighted sign, noise, and late night business hours because of the restaurant's close proximity to residential homes.
2. Garbage and debris in the neighborhood caused by littering would increase.
3. The fast food restaurant does not conform with the residential character of the existing neighborhood shopping center.
4. The fast food restaurant would become a "social hangout" in a residential neighborhood. We currently have the problem of cars racing down Florin Road or Greenhaven Drive.

We hope the commission will weigh our protest in the most favorable light and deny the request submitted by the developer of the shopping center.

Very Truly yours,

  
William and Judy Yee