

COY PLANNING COMMISSION

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

APPLICANT	JTS Engineering - 811 J Street, Sacramento, CA 95814				
OWNER	Gianulias Investments - 7700 College Town Drive, Sacramento, CA 95826				
PLANS BY	JTS Engineering - 811 J Street, Sacramento, CA 95814				
FILING DATE	8-8-86	ENVIR. DET.	9-1-86	REPORT BY	SD:so
ASSESSOR'S-PCL. NO.	009-265-10,11				

- APPLICATION:**
- A. Negative Declaration
 - B. Special Permit to establish parking in the R-1 zone (Section 2-B-31)
 - C. Lot Line Merger (Ch. 40.107)

LOCATION: 1601-1605 Burnett Street

PROPOSAL: The applicant is requesting the necessary entitlements to merge two lots in order to establish parking for the Tower stores located on Broadway.

PROJECT INFORMATION:

1974 General Plan Designation: Residential
1963 Riverside/Land Park Community
Plan Designation: Light Density Residential
Existing Zoning of Site: R-1
Existing Land Use of Site: Single family residence

Surrounding Land Use and Zoning:

North: Tower stores; C-2
South: Single family; R-1
East: Single family; R-1
West: Tower Records & single family; R-1, C-2

Additional Parking Provided: 23 spaces
Property Dimensions: Irregular
Property Area: 0.3+ acres
Topography: Flat
Street Improvements: Existing
Utilities: Existing
Hours of Operation: 8 a.m. to 12 midnight

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On August 27, 1986, by a vote of five ayes, four absent, the Subdivision Review Committee voted to recommend approval of the tentative map and subdivision modification subject to the attached conditions.

BACKGROUND INFORMATION: The subject site is located adjacent to the south of the Tower stores in a residential neighborhood. These stores are very busy but have very little parking. On June 9, 1982 the Council approved the necessary entitlements to establish parking for Tower Records at the southeast corner of Broadway and Land Park Drive (P82-075).

PROJECT EVALUATION: Staff has made the following findings:

A. Land Use

The subject site is designated for residential uses in the 1974 General Plan and Light Density Residential uses in the 1963 Riverside/Land Park Community Plan. The site is zoned Single Family (R-1). Residential uses are located to the east, south and west. Tower stores are located to the north. A parking lot is permissible in the R-1 zone, subject to securing a special permit from the Planning Commission.

B. Design

The subject site is comprised of two parcels. The eastern parcel is developed with a residence which has been allowed to deteriorate. An illegal, unsurfaced parking lot is located on the western parcel. The residence on the adjacent parcel to the east is in good condition and located less than five feet from the side property line.

Tower stores are a very busy retail complex with severely substandard parking facilities. These stores are located on Broadway, which is a major commercial strip. The applicant proposes to locate 23 additional parking spaces for the Tower stores south of the retail complex in a residential area.

Staff recognizes the need for additional parking for the Tower Complex. This need does not justify the expansion of parking into an established residential area. Hours of store operation are 8 a.m. to 12 midnight, which are longer than normal. These hours, combined with the impacts commonly associated with a parking facility, (i.e. noise, fumes and lights) will have a severe detrimental effect on the surrounding residential uses. Although the significance of these impacts does not merit an EIR assessment, on a neighborhood scale these impacts would detrimentally encroach on an established and viable residential area. Staff cannot support this request. Staff suggests that the applicant purchase a nearby commercial parcel to establish parking or arrange a joint use with a nearby commercial establishment.

C. Lot Line Adjustment

The applicant proposes to combine the two residential parcels in order to establish the parking lot. Plans were routed to Engineering and Traffic Divisions. Traffic notes that a driveway permit is required and reconstruction of the east driveway must be done.

Staff believes that combination of these parcels would promote something other than residential uses which would be incompatible with the land use designation. Staff therefore recommends denial of the lot merger.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the project will not have a significant adverse impact on the environment. A negative declaration has been filed.

RECOMMENDATION: Staff recommends the following actions:

- A. Ratify the negative declaration;
- B. Deny the special permit, based upon findings of fact which follow; and
- C. Deny the lot merger, based upon findings of fact which follow.

Findings of Fact - Special Permit

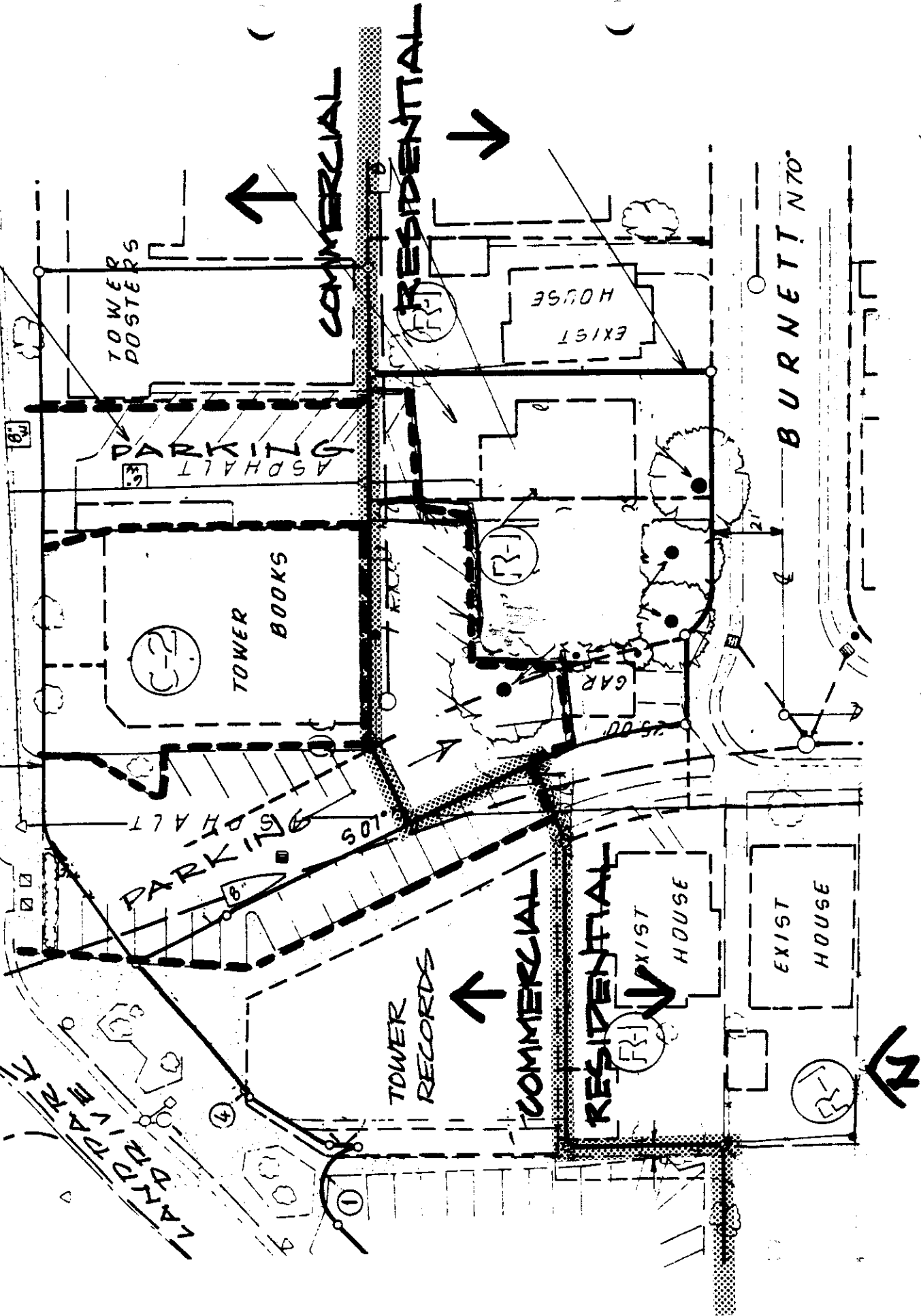
- 1. The project is not based upon sound principles of land use in that it will cause accessory commercial uses to encroach into an established residential neighborhood.
- 2. Granting the special permit would result in the creation of a nuisance due to impacts commonly associated with a parking lot, plus the extended hours of operation.

Findings of Fact - Lot Merger

The proposed merger is inconsistent with the City's Interim Discretionary Land Use Policy in that the site is designated for residential uses in the 1974 General Plan and the proposed merger would encourage commercial development.

EXISTING PARKING AREA

BROADWAY



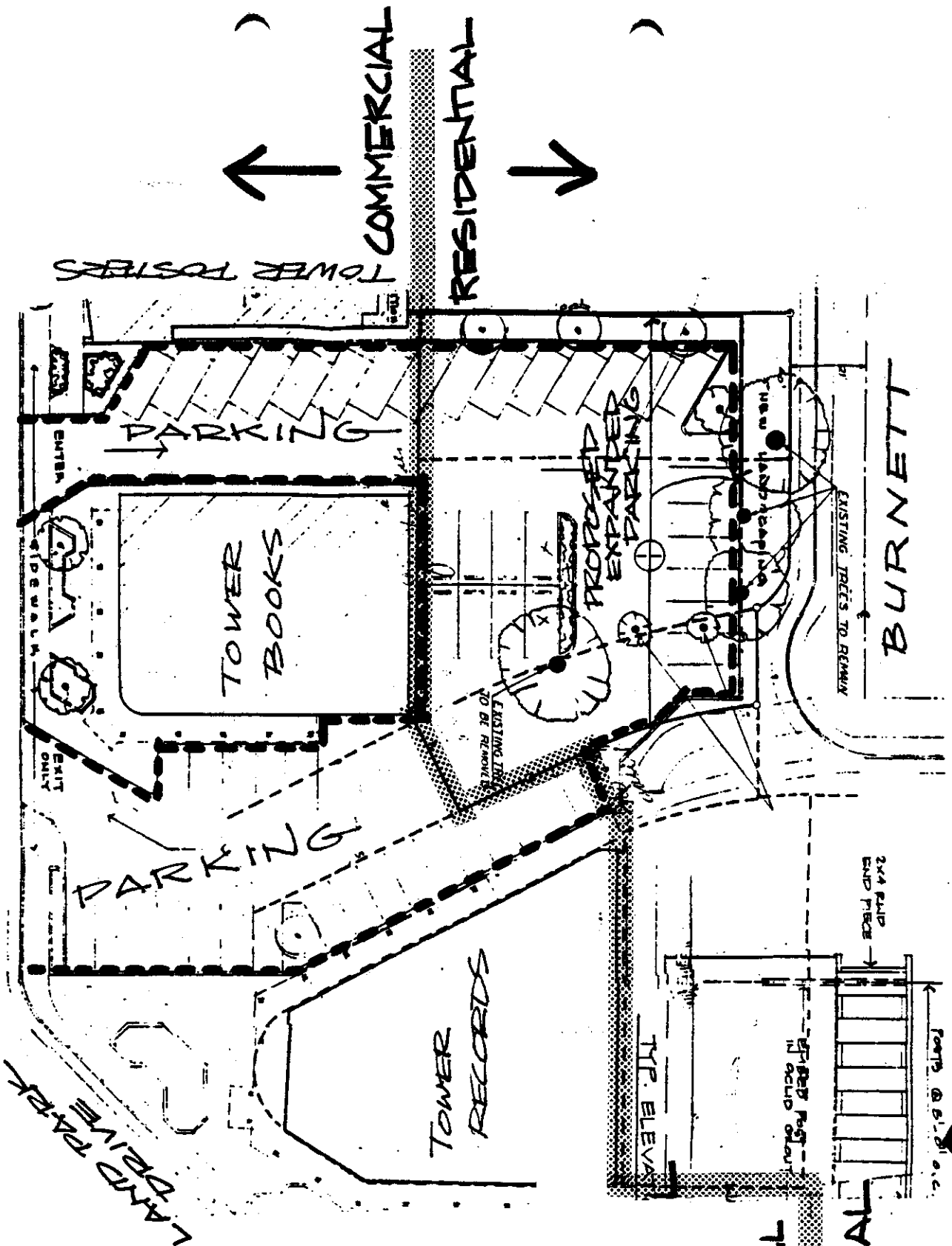
P86320

ITEM 18

2-11-86

PROPOSED PARKING AREA EXPANSION

BROADWAY



TOWER POSTERS



COMMERCIAL

RESIDENTIAL



BURNETT

ENTRANCE

EXIT ONLY

PARKING

TOWER BOOKS

PROPOSED EXPANDED PARKING

EXISTING TOWER TO BE REMOVED

NEW HANDICAPPED

EXISTING TREES TO REMAIN

PARKING

TOWER RECORDS

TYP. ELEVATION

UPPER PART IN GROUP OF

2x4 SUMP END PIECE

FOOTING @ 6" DIA. @ 10' C/C



COMMERCIAL

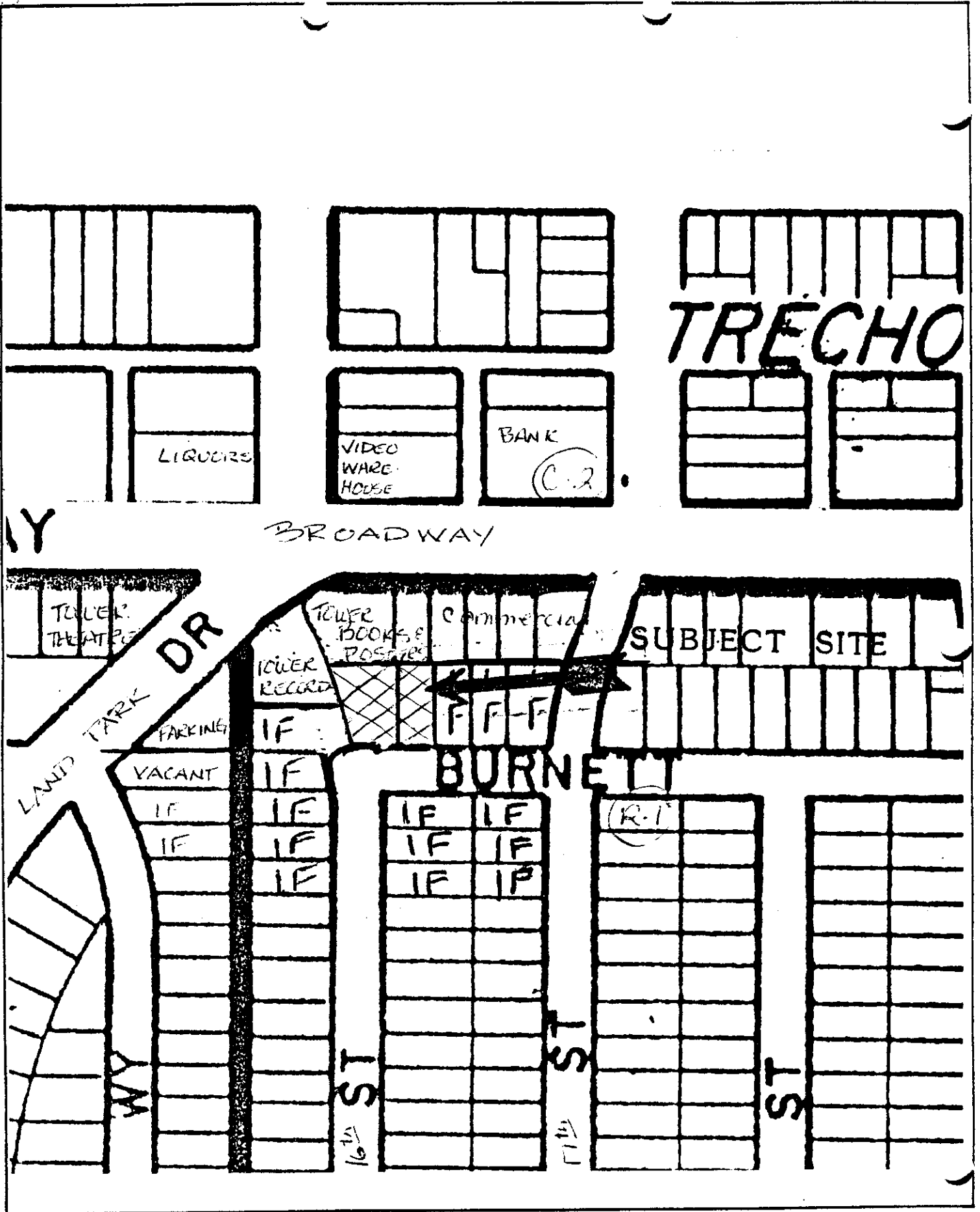
RESIDENTIAL



TOP

P86320

1-27-87



VICINITY - LAND USE - ZONING

1-22-87
9-11-87

4
Item #1B

January 20, 1987

MEMO TO: PLANNING COMMISSIONERS

FROM: Secretary to Planning Commission

SUBJECT: Correspondence, Item 4 (P86-320)

The attached opposition to item 4 was indadvertently omitted from the agenda.

sg

CITY PLANNING DIVISION

SEP 16 1986

RECEIVED

September 12, 1986

The City of Sacramento
City Planning Dept.
1231 I Street, #200
Sacramento, CA 95814

Re: P86-320/ 1601-1605 Burnett

Attn: Sue DeMarais

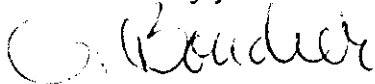
As I'm sure you are aware, there is considerable neighborhood concern regarding the referenced parking lot extension. With only rare exception, we are ALL quite wary of ANY encroachment for parking into the residential neighborhood.

I understand that the recent public hearing was postponed, at the applicant's request, to "work something out with staff." The neighborhood needs to know immediately of any staff negotiations or planned compromises. Please, none of the famed "secret meetings" at any governmental levels. We need to re-emphasize to staff the importance of NOT allowing any further commercial encroachment into a quiet, established neighborhood.

We need staff support and to work closely with you during any negotiations. We also thank you for your recent patience, help, and understanding manner.

Please call.

Sincerely,



Linda Boudier
2652 16th Street
Sacramento, CA 95818
(916) 444-6198

cc. file, Kate Foster, Tom Long of Code enforcement, City
Councilman Tom Chinn

CITY PLANNING DIVISION

City of Sacramento
City Planning Commission
1231 I Street
Sacramento, CA 95814

SEP 19 1986

September 14, 1986

RECEIVED

Attention: Sue Desmarais, Planner

Re: P86-320

Subsequent to the postponement of the scheduled Planning Commission hearing of Special Project P86-320 on 9/11/86 to 10/9/86 by the applicant, we wish to inform you that there is considerable neighborhood concern regarding this special permit to allow a parking lot on the residential properties at 1601 and 1605 Burnett Way. Enclosed are copies of two petitions which circulated independently in this neighborhood prior to the originally scheduled hearing on 9/11. There are over one hundred signatures of owners and residents alike, who strongly oppose this project. Many of these people had planned to attend the hearing on 9/11 to speak to the Commission. Also enclosed are 3 letters from owners who were not going to be able to attend that hearing, but who wanted to address specific issues.

As you are aware from the many phone calls you have received from property owners in this neighborhood during the last two weeks, Tower customers and employees continue to make a public nuisance in our neighborhood by:

1. parking illegally in the vacant lot at 1601 Burnett Way and using the footpath access into the Tower parking lot through a gate in a cyclone fence on the south boundary, which Tower leaves open for this purpose,
2. parking across and in our driveways on 16th street, 17th street and on Burnett Way,
3. littering the area with beer bottles and Tower bags and wrappers,
4. creating and maintaining loud and objectionable noise levels from their car stereos, horns, and the screeching of tires and brakes,
5. driving wrecklessly so that our children and pets are not safe on our sidewalks and streets.
6. increasing the crime and vandalism in our neighborhood: burglaries have occurred at two homes in recent months. Both homes are located directly across the street from, and within 50 feet of the proposed site and the existing footpath access. A resident was pushed over on his way back from the video store and the videotape he had just rented was stolen by someone hiding in the vacant lot. A woman's purse was snatched on Burnett Way near the Tower access, and last evening a child's red wagon was stolen from a home adjacent to Tower, by what appeared to be teenagers in a white Ford Pinto, which had been seen parking in the neighborhood prior to the theft.
7. drug-taking has been observed in and around the lot on Burnett Way. On 8/28 a young man was observed jumping over the brick wall (located on the south boundary of Towers parking lot) from the Tower parking lot onto 16th Street. He crouched down by the brick wall, within 10 feet of the nearest residence, and began to smoke what appeared to be a marijuana cigarette. A resident approached the young man and told him he was trespassing and to leave. The young man shouted back that he was on public property. Several residents heard the shouting, came out of their home, and called over a Tower Security guard. The young man jumped back over the brick wall into the Tower lot, and residents identified him as he joined a friend. The security guard did nothing at all, but shrugged his shoulders. On two separate occasions this summer, Tower security guards who park their cars in a carport structure located on the lot at 1601 Burnett Way were observed drinking beer in uniform.

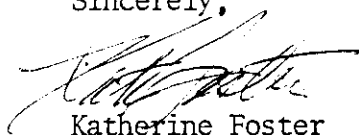
In addition, we believe that Tower is in violation of several City Codes, and we have filed a complaint with Code Enforcement regarding the following issues:

1. The vacant lot at 1601 Burnett Way is being used illegally as a parking lot by Tower employees (at least 10 employee cars have been identified) and by Tower customers.
2. A cyclone fence on the south boundary of Tower's existing parking lot has an open gate which allows foot traffic from Burnett Way through the vacant lot at 1601 Burnett. Tower was ordered in 1982 (P82-075) to close off the brick wall, also on the south boundary, in order to eliminate foot traffic into our neighborhood. Tower complied, but subsequently opened a gate in the cyclone fence adjacent to the brick wall, and so the problematic foot traffic has never been eliminated.
3. The carport structure on the lot at 1601 Burnett Wy is being used by Tower employees to park their cars, usually 2 at a time, one behind another. Long-time residents recall this structure was built without a permit after the original building on the site was demolished several years ago.
4. According to the 1982 Staff Report (p82-075), "the zoning ordinance requires a six foot solid wall on interior porperty lines for commercial development abutting residentially zoned or developed properties." Residents remember a public hearing in 1982 at which it was decided that a (lattice-work?) extension be added to the top of the existing brick wall (which closes off 16th street from the Tower parking lot) in order to bring that wall up to the required 6 foot height. This wall is approximately 4 feet high. This was never done.

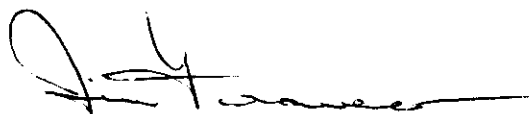
Because of the ongoing, long-term problems with Tower, and Tower's apparent lack of concern for our neighborhood, and for the listed code violations, we the owners and residents were concerned to learn that the public hearing scheduled for 9/11 had been postponed "at the request of the applicant in order to work something out with staff." Since Staff recommends that the special permit and lot merger be denied, we wonder what exactly it is that the applicant wishes to "work out with staff". We who have signed the petitions and letters, request of the Staff that we be notified and present at any and all negotiations which pertain to this project.

We trust that Staff will continue to work with us in the open and honest manner which has prevailed in recent weeks.

Sincerely,



Katherine Foster
2542 - 16th Street
Sacramento, CA 95818



Jim Franco
2558 - 17th Street
Sacramento, CA 95818

cc: Councilman Tom Chinn
Attachments

SEPTEMBER 11, 1986

Department of Planning and Development
1231 I Street
Sacramento, CA 95814

RE: P86-320, Special Permit request for parking lot
in R-1 Zone

Dear Planning Commission Members,

The undersigned are owners of property (2558 16th Street) located three houses from the above referenced proposed parking lot project.

Our residence is in close proximity to the Tower Inc. complex consisting of a bookstore, record store, video rental outlet and movie theater. Although the complex faces on Broadway, customers and employees park their vehicles on 16th Street and on Burnett Way. Tower Inc. owns a vacant lot on Burnett Way and this is used by customers and employees to gain foot access to the back of the complex.

Tower Inc. businesses are open from 7 A.M. to 12 P.M.. This results in heavy traffic in the neighborhood during the evening hours. The neighborhood's peace and quiet is frequently violated by vehicle noises and foot traffic to and from the Tower complex including loud talking and the playing of car and personal stereo equipment at high sound levels. In addition, several residents have observed what appear to be drug transactions being conducted from vehicles parked near the Burnett Way access to Tower's complex.

The increased foot and vehicle traffic is seriously interfering with neighborhood residents' right to the comfortable enjoyment of their life and property. The neighborhood is zoned residential but its streets are being used as a business parking lot by Tower Inc. between the hours of 7 A.M and 12 P.M..

Instead of taking steps to close the neighborhood access to their businesses and thereby preserving the residential nature of the neighborhood, Tower Inc. now proposes to legitimize the present intolerable situation by obtaining a special permit to use two residentially zoned lots for commercial parking

purposes. The two lots in question have been under the control of Tower Inc. for quite a few years and they have allowed the property to deteriorate. One of the residences burned down about three years ago and Tower Inc. has done absolutely nothing to replace the residence or to landscape the vacant lot. As a result, the neighborhood not only has to put up with the commercial access Tower Inc. built (via a gate in the fence on the vacant lot), but also with the eyesore of unmaintained property.

For the foregoing reasons, we object to the granting of a special permit as requested in the referenced proposal. We request that Tower Inc. be ordered to stop using the lots for commercial purposes by completely closing off access to the Tower complex from our neighborhood. This could be done very simply by locking the gate located on the vacant lot. We also request that the city inspect the lots for health and safety violations and order Tower Inc. to correct any health or safety hazards on the property.

Respectfully submitted,


SONDRA SHAREE


WILLIAM FITZGERALD

OWNERS
2558-16 Street
SACRAMENTO, CA 95818

2624 16th Street
Sacramento, CA 95818
September 10, 1986

Sacramento City Planning Commission
1231 I Street, Suite 200
Sacramento, CA 95814

Dear Commissioners,

As a native Sacramentan who has resided in the 2600 block of 16th Street for most of his 50 plus years, I urge you to deny the request of those who wish to convert the lots at 1601 and 1605 Burnett Way into a private parking facility.

At stake is the integrity of a residential neighborhood and the quality of life therein.

Despite the fact there no longer is direct access (fortunately) from Broadway to Burnett at 16th -- the Tower having succeeded in closing that stretch of 16th some time ago -- the traffic situation on our narrow street has worsened progressively as their business has increased.

The traffic today is much worse, for example, than it was when the City Lines operated full-sized buses on 16th. There is more of it and to suggest the majority of the drivers adhere to the 25mph limit is laughable.

I have counted as many as 10 or 11 consecutive cars which have whizzed past my house to turn right at Larkin Way, the first cross street to intersect 16th south of Broadway.

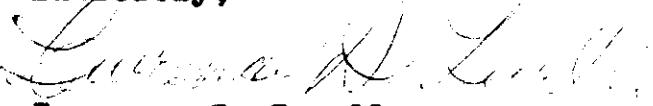
This should tell anyone that the majority of these vehicles are neither residents of our visitors to our neighborhood. They are simply using 16th Street as a thruway.

Commissioners, to allow construction of a parking lot on Burnett and permit the disgorging of additional traffic on our overburdened and narrow residential streets is unthinkable.

It should be quite clear that the business on the south side of Broadway at 16th has outgrown its location, and that is certainly manifested by its parking inadequacies. But its problems should be resolved on Broadway, and not dumped on us Homeland residents.

There is a time when one simply can't get by with altering one's trousers. You've got to get out and buy a new pair of pants.

Sincerely,


Lawrence D. Lavelle
2624 16th Street
Sacramento, CA 95818

CITY OF SACRAMENTO
DEPT. OF PLANNING & DEVELOPMENT

SEPT 3, 1986

DEAR PLANNING DIVISION CHAIRMAN:

I OBJECT TO THE SPECIAL PERMIT BEING CONSIDERED TO ALLOW A PARKING LOT IN A SINGLE FAMILY (R-1) ZONE. THIS IS PROPOSED ON BURNETT ST (APN: 009-265-11.11)

I LIVE AT 2550 16TH ST WHICH IS APPROXIMATELY 100' FROM THE PROPOSED PARKING LOT. TRAFFIC CONDITIONS ARE CONGESTED WITH MANY CUSTOMERS OF TOWER RECORDS PARKING IN FRONT OF MY HOUSE & WORKING THROUGH A GATE IN THE REAR OF TOWER RECORDS PROPERTY.

ALLOWING THIS EXCEPTION WOULD GIVE TOWER RECORDS (OR OTHER BUSINESS OWNERS) A FOOT-IN-THE DOOR TO CONTINUE BUYING UP RESIDENTIAL PROPERTY & CHANGING IT TO BUSINESS; PARKING OR OTHERWISE.

IN FACT, TODAY AT ABOUT 1 PM A MILNE TRUCK (LARGE) BACKED UP TO THE BRICK FENCE & PROCEEDED TO UNLOAD FREIGHT TO TOWER RECORDS. THIS WAS DONE OFF OF BURNETT ST. ADDING GREATLY TO TRAFFIC CONGESTION.

PLEASE CONSIDER THE NEGATIVE EFFECT
THIS RE-ZONING WILL HAVE ON OUR QUIET,
RESIDENTIAL NEIGHBORHOOD.

I HAVE LIVED IN THIS SAME HOUSE FOR
60 YEARS & DO NOT WANT THE CHARACTER
OF MY AREA TO CHANGE FOR THE WORSE.

I FEEL THIS PROPOSED PARKING LOT WOULD
BE DETRIMENTAL & THEREFORE OPPOSE IT.

Sincerely,
Josephine M. Tricorno

Josephine M. Tricorno
2550 16TH ST
SACRAMENTO.

Petition To The City of Sacramento Planning Commission:

We the undersigned property owners and residents of the neighborhood referred to in the Application for Special Permit P86-320, do hereby strongly oppose said proposal to allow a parking lot on the two single-family lots (zoned R-1) located at 1601 and 1605 Burnett Way. We do this for the following reasons:

THE PROPOSED PARKING LOT WOULD ENCROACH UPON AN ESTABLISHED RESIDENTIAL NEIGHBORHOOD AND WOULD CAUSE AN INCREASE IN THE ALREADY EXISTING TRAFFIC PROBLEMS (AND THE ATTENDANT NOISE, FUMES, LITTER AND VANDALISM) WHICH TOWER BRINGS INTO THIS NEIGHBORHOOD. IN ADDITION, THE PARKING LOT WOULD CREATE A COMMERCIAL EYESORE IN A NEIGHBORHOOD WHERE OWNERS AND RESIDENTS ALIKE TAKE PRIDE IN MAINTAINING THE AESTHETIC QUALITY OF THEIR HOMES.

<u>Date</u>	<u>Name (Print)</u>	<u>Signature</u>	<u>Address</u>
9-9-86	PEARL AGNER	Pearl Agner	2592-16th St
9-9-86	KATHERINE FOSTER	Katherine Foster	2542-16TH ST.
9-9-86	MARGARET PERRY	Margaret Perry	2400 16th St
9-9-86	AMY YEE	Amy Yee	2604 16th Street
9-9-86	C. J. Simon	C. J. Simon	2612 16th St.
9-9-86	Ben Gin	Ben Gin	2616 16th St.
9-09-86	Darla & Paul Presva	Darla & Paul Presva	2620, 16th St. 95818
9-09-86	Lulu J. Lavelle	Lulu J. Lavelle	2624-16th St
9-09-86	LAWRENCE D. LAVELLE	Lawrence D. Lavelle	2624-16th St
9-09-86	Larry Lester	Larry Lester	2644 16th St
9-9-86	Kobyl Ordland	Kobyl Ordland	2644 16th Street
9-9-86	John E. Bonds	John E. Bonds	2652 16th St.
9-9-86	MARTHA M. GILBERT	Martha M. Gilbert	2643-16th 95818
9-9-86	SARA SCHOORL	Sara Schoorl	2637 16th St. 95818
9-9-86	HILDA NEWBY	Hilda Newby	2629-16th St. 95818
9-9-86	CECIL NEWBY	Cecil Newby	2629-16th St.
9-9-86	BENJAMIN L. PERRY	Benjamin L. Perry	2628 16th St. 95818
9-9-86	Cliff & Donna Ann	Cliff & Donna Ann	2567 16th St
9-15-86	NORMAN JAHNIGAN	Norman Jahnigan	2583-16TH ST

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<u>Date</u>	<u>Name (Print)</u>	<u>Signature</u>	<u>Address</u>
9/10/86	Patricia Fagan	Patricia Fagan	2158 16th St
9/10/86	Rena Ussin	Rena Ussin	2649-16th St
9/10/86	MAY WILKINSON May Wilkerson	May Wilkerson	2680 18th St
9/10/86	Dorothy Saika	Dorothy Saika	2653 16th St
9-10-86	Chris Voute	Chris Voute	2618 Harkness
9-10-86	George W. Curry	GEORGE W. CURRY	2628 HARKNESS
9/10/86	Miguel Lagares	MIGUEL LAGARES	2680 HARKNESS ST
9-10-86	Susan Larson Kolb-	Susan Larson	2625 Harkness
9-10-86	Gregy O'Brien	Gregy O'Brien	2617 Harkness
9-10-86	John Buel	John Buel	2612 Harkness
9/10/86	K McClain	K McClain	2616 Harkness
9/10/86	Richard Nash	RICHARD NASH	2616 HARKNESS
9/10/86	HELEN GALOVICH	Helen Galovich	2605 Harkness
9-10-86	Lidia Delgado-DiZambucki	Lidia Delgado-DiZambucki	2574 Harkness
9-10-86	Anna L. Tassell	ANNA L. TASSELL	2575 HARKNESS
9-10-86	Gayle E. Bacon	GAYLE E. BACON	1831 Careyway Way
9-10-86	Ernestine Brodrey	Ernestine Brodrey	2558 Harkness
9-10-86	J D Lloy	J D LLOY	1725 BURNETT
9/10/86	Stewart Lichtberger	Stewart Lichtberger	1721 Burnett
9/10/86	Susan L. Lott	Susan L. Lott	Way

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<u>Date</u>	<u>Name (Print)</u>	<u>Signature</u>	<u>Address</u>
9/10/86	ROBERT N ALTAMIRANO	Robert Altamirano	2633 16 th St (OWNER)
9/10/86	(Jill) JEAN C HAIN	Jill C Hain	7-575-16 th (OWNER)
9/10/86	Diana F. Altamirano	Diana F. Altamirano	2633-16 th St (OWNER)
9-10-86	Joe G. Ortiz	Joe G. Ortiz	2591-16 th St. (OWNER)
9-10	Jared Roth	Jared Roth	2605-16TH ST
9-10	David W. Ferguson	DAVID W. FERGUSON	2613-16 th ST (OWNER)
9-10	LEONARD WATSON	Leonard Watson	2621-16 th St.
9-10	Florence ALTAMIRANO	Florence Altamirano	2582-16 th St. (OWNER)
9-10	ERNIE ALTAMIRANO	Ernie Altamirano	2582-16 th ST (OWNER)
9-10	CATHERINE OBROK	Catherine Obrok	2545-Marty Way (OWNER)
9-10	ROSE MARQUEZ Rose Marquez	Rose Marquez	2549 Marty Way (OWNER)
9-10	Mrs. D.F. Wengenroth	Mrs. D.F. Wengenroth	2553 Marty Way (OWNER)
9-10	D.F. Wengenroth	D.F. Wengenroth	2553 Marty Way (OWNER)
9-10	SARA M. WILLIS	Sara M. Willis	2601 Marty Way (OWNER)
9/10	RUDOLPH WILLIS	Rudolph Willis	2601 Marty Way (OWNER)
9/10	Mrs. M. Vaseteri	Mrs. M. Vaseteri	2618 Marty Way (OWNER)
9/10	IVAN FORB	Ivan Forb	2603-16 th St. (OWNER)
9-10	DEBORAH Dole	Deborah Dole	2536 16th St. 95818
9-10	Gregg D. Sullivan	Gregg D. Sullivan	2550 16th ST 95818
9-10	CHERI SILVA-NOBLE	Cheri Silva-Noble	2558 16th ST. 95818

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<u>Date</u>	<u>Name (Print)</u>	<u>Signature</u>	<u>Address</u>
9-10-86	Sondra Shaver	<i>Sondra Shaver</i>	2558-16 St. (owner)
9-10-86	GREG LEDESMA	<i>Greg Ledesma</i>	2557 Marty Way (owner)
9-10-86	SHELLY G. KELLER	<i>Shelly Keller</i>	2717 Marty Way (owner)
9-10-86	ROBERT ANSELMO	<i>Robert Anselmo</i>	2717 Marty Way (owner)
9-10-86	Lisa A. McKeever	<i>Lisa McKeever</i>	2574 16th St.
9-10-86	Lorraine Milhaus	<i>Lorraine Milhaus</i>	1623 Burnett W.
9-10-86	ALFRED DONATO	<i>Alfred Donato</i>	2559-17th St (owner)
9-12-86	MICHAEL J. BOSIA	<i>Mike Bosia</i>	2569 MARTY
9-12-86	Patricia L. Paddock	<i>Patricia Paddock</i>	2573 Marty Way
9-13-86	ROBERT L. LEWIS	<i>Robert L. Lewis</i>	2565 Marty Way

Petition To The City of Sacramento Planning Commission:

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<u>Date</u>	<u>Name (Print)</u>	<u>Signature</u>	<u>Address</u>
8/12	Michelle Hussey	Michelle Hussey	2575 17 th St Sacramento Ca
9/12	Bill Grossi	Bill Grossi	2575 17 th St Sacramento Ca
9/12	FRANK-GONCALVES	Frank Goncalves	2590-17 th St
9/12	LUIS B GONCALVES	Luis Goncalves	2590-17 th St
9/12	ERIN KELLY	Erin Kelly	2531-17 th St

We, the residents of Sacramento and property owners of 16th St., 17th St. and Burnett Way request that the Special Permit to allow a parking lot at 1601 & 1605 Burnett Way be denied. There is already more than enough vehicle and foot traffic through this residential area from Towers' clientele. We are concerned with the Health and Safety for ourselves and of children. We are hesitant to let our children play in their own front yards in the immediate area for fear of possibly child abduction. This is a residential area and has been for many years prior to Tower doing business at their present location. Again, we strongly suggest that the proposed project the Sacramento City Planning Commission is considering be denied.

NAME	ADDRESS
J. H. ...	2558-17th ST.
Verony Morales-Franco	2558 17 th St
Lena Franco	2550 17 th ST
Marciano Base Claud	1613 Burnett Way
Marie Bartoli	1609 Burnett Way
Kazuko Anderson	1605 Burnett way
John C. Dungen	1604 Burnett way
M. Tricorno	2550 - 16 th St
MRS G. Wade	2566 - 16 th St
Jules Dye	2559 - 16 th St
Don ...	2566 - 17 th ST
Karen Ann Connelley	2567 17 th Street
Hilda Willis	
Joanne M. Castonov	2574 17 th St.
Mary R. Bousely	2583 - 17 th St
Edie F. Spinger	2536 16 th Street
William L. Jewley	2617 17 th St.

NAME

ADDRESS

NAME	ADDRESS
Kathleen Marie Harris	2625 17th St
Margaret Morgan	2633 - 17th St
Joseph E. Linton	2641 17th St.
Edward Hiltnerberg	2632 17th St
Storvickberg	2628 17th St.
Mrs. Mrs. George P. Eichel	2624 17th St
Mr. & Mrs. Tom. J. Jett	2616 17th St.
Mrs. J. B. Fraas	2608 17th St
Marie Klinski	2604 17th St.
Ally Henda	2601 17th St.
R. E. St.	2582 17th St.
Paul C. C. C.	1704 Burnett Way
Anita Herndon	1702 Burnett Way
Joseph R. Franco	2550 17th St.