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CITY CLERKS OFFICE
CITY OF SACRAMENTO

Oct 13 3 24 PM '98

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P98-077

NEIGHBORHOODS, PLANNING
AND DEVELOPMENT SERVICES

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
ROOM 301
SACRAMENTO, CA
95814-2998

PLANNING DIVISION
916-264-5381
FAX 916-264-5328

October 13, 1998

MEMORANDUM

TO: Virginia Henry, Assistant City Clerk

FROM: *Grace*
Grace L. Garcia, Secretary

SUBJECT: REQUEST TO SCHEDULE HEARING - AFTERNOON (ROUTINE)

1. **P98-077 - Tribute Road Rezone at 1770 Tribute Road.**

Entitlements to change the use and design of an existing 39,150 square foot light industrial building on 5.82 developed acres in the Point West PUD in the M-1S-R-PC-PUD zone, (D3), APN: 277-0285-007 (Tom Pace, x6848):

- A. **Environmental Determination:** Categorically Exempt;
- B. **Rezone** the 5.82 acre developed site from Light Industrial Review, Parkway Corridor, Planned Unit Development (M-1S-R-PC-PUD) to Office Building, Parkway Corridor, Planned Unit Development (OB-PC-PUD);
- C. **PUD Schematic Plan Amendment** to redesignate a 39,150 square foot building from light industrial to office use.

Staff requests that this item be scheduled for the session of the City Council afternoon agenda on November 5, 1998.

Attachments

PFPP DATE: 10-27-98
HEARING DATE: 11-5-98 *all*
FINAL COUNCIL ACTION DATE:

P98-077 - Tribute Rd. Rezone

- REQUEST:
- A. Environmental Determination: Categorical Exemption (Sections 15301 & 15305);
 - B. Rezone the 5.82 acre developed site from Light Industrial Review, Parkway Corridor, Planned Unit Development (M-1S-R-PC-PUD) to Office Building, Parkway Corridor, Planned Unit Development (OB-PC-PUD);
 - C. PUD Schematic Plan Amendment to redesignate a 39,150 square foot building from light industrial to office use;
 - D. PUD Special Permit Modification to allow office use in the 39,150 square foot building and to modify the building's exterior, parking lot design and landscaping.

LOCATION: 1770 Tribute Road
APN: 277-0285-007
Arden-Arcade CPA/Point West PUD
Council District 3

| | |
|--------------------|--|
| APPLICANT: | Jim Wiley, Taylor & Hooper, (916) 929-5545 1435 River Park Drive, Suite 200, Sacramento, CA 95815 |
| OWNER: | RPD.LLC / Tribute Road Associates, LLC 10351 Santa Monica Blvd., Los Angeles, CA 90025 |
| APPLICATION FILED: | July 14, 1998 |
| STAFF CONTACT: | Thomas S. Pace, (916) 264-6848 |

SUMMARY: The applicant is requesting the indicated entitlements for the subject property so that he may change the use of the property from a mixture of office, church, and light industrial/research and development to 100 percent office for both buildings on the parcel.



**OFFICE OF THE
CITY CLERK**

VALERIE A. BURROWES, CMC/AE
CITY CLERK

VIRGINIA K. HENRY, CMC/AE
ASSISTANT CITY CLERK

**CITY OF SACRAMENTO
CALIFORNIA**

CITY HALL
915 I STREET
ROOM 304
SACRAMENTO, CA
95814-2671

FAX 916-264-7672
HTTP://WWW.SACTO.ORG

ADMINISTRATION
PH 916-264-5799

OPERATIONAL SERVICES
PH 916-264-5426

SPECIALIZED SERVICES
PH 916-264-7200

October 14, 1998

Jim Wiley
Wiley, Taylor & Hooper
1435 River Park Drive, Suite 200
Sacramento, CA 95815

On October 13, 1998, the following matter was filed with the Office of the City Clerk to set a hearing date before the City Council:

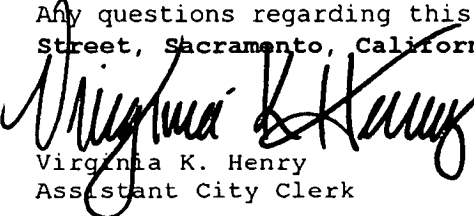
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This hearing has been set for November 5, 1998, 2:00 p.m., City Council Chambers, Second Floor, City Hall, 915 "I" Street, Sacramento, California. Interested parties are invited to appear and speak at the hearing.

If you challenge the nature of the proposed action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice or in written correspondence delivered to the Office of the City Clerk at or prior to the public hearing.

Pursuant to Council Rules of Procedures, Chapter 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 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 Division, 1231 I Street, Sacramento, California, phone 264-5381.


Virginia K. Henry
Assistant City Clerk

cc: MAILING LIST - P98-077 (12)
RPD LLC/ Tribute Road Associates, LLC, 10351 Santa Monica Blvd., Los Angeles, CA 90025

1. 277-0285-007
Tribute Road Investors
10351 Santa Monica Blvd., 410
Los Angeles, CA 90025

2. 277-0285-008
California Fair Services
Authority
1111 Howe Avenue, 600
Sacramento, CA 95825

3. 277-0285-005
Expo Heritage Inn
C/O Ramesh Pitamber
220 Harding Blvd.
Roseville, CA 95678

4. 277-0285-003
Tribute Road Corporate Center
Joint Venture
1788 Tribute Road
Sacramento CA 95815

5. 277-0284-001
Pacific Gulf Properties, Inc.
4220 Von Karmen, 2nd Floor
Newport Beach, CA 92660

6. 277-0250-018
State of California
1600 Exposition Blvd.
Sacramento, CA 95815

~~7. 277-0250-017
Sacramento County Regional
Sanitation District
Sacramento, CA 95815~~

~~8. 277-0250-019
State of California
Tribute Road
Sacramento, CA 95815~~

~~9. 277-0285-002
State of California
Tribute Road
Sacramento, CA 95815~~

10. Jim Wiley
1435 River Park Drive, 300
Sacramento, CA 95815

11. Lori Benjamin
Rubin Pachulski Dew Properties
10351 Santa Monica Blvd.
Los Angeles CA 90025

12. Mike Louie
Brown, Stevens, Elmore, & Spa
1435 River Park Drive, 500
Sacramento, CA 95815

13. Loangle Newsome
CHMD Architects
2150 Capitol Avenue, 200
Sacramento, CA 95815

14. Steve Ovian
RPD Properties
2550 Van Ness
San Francisco, CA 94109

RPD LLC/Tribute Rd. Associates
10351 Santa Monica Blvd.
Los Angeles CA 90025

CITY OF SACRAMENTO

NOTICE OF HEARINGS

PUBLIC NOTICE is hereby given that on the date of November 5, 1998, at the hour of 2:00 p.m., the following hearing(s) will be held in the City Council Chambers, City Hall, Second Floor, 915 I Street, Sacramento, California:

1. **P98-077 - Tribute Road Rezone at 1770 Tribute Road**
Entitlements to change the use and design of an existing 39,150 square foot light industrial building on 5.82 developed acres in the Point West PUD in the M-1S-R-PC-PUD zone, (D3), APN: 277-0285-007
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 - C. **PUD Schematic Plan Amendment** to redesignate a 39,150 square foot building from light industrial to office use.

Further information may be obtained from the Office of the City Clerk, 915 "I" Street, Room 304, Sacramento, California (916) 264-5427.

SACRAMENTO CITY COUNCIL

**BY: VALERIE A. BURROWES
CITY CLERK**

AD NO. 8747
RUN 1 TIME: OCTOBER 16, 1998
2 PUB PROOFS

| | | | | | |
|-------------------|----------------|---------|---------------------|------------|---|
| Post-it® Fax Note | 7671 | Date | 10/14/98 | # of pages | 1 |
| To | Barbara | From | Carolyn | | |
| Co./Dept. | Daily Recorder | Co. | City Clerk's Office | | |
| Phone # | 444-2355 | Phone # | 264-5427 | | |
| Fax # | | Fax # | | | |

sent via

AFFIDAVIT OF MAILING & POSTING

ON OCTOBER 14, 1998, NOTICES OF HEARING, A TRUE AND CORRECT COPY OF WHICH IS ATTACHED HERETO AND BY THIS REFERENCE INCORPORATED HEREIN, WERE MAILED AND THE LEGAL AD WAS POSTED ON THE FOLLOWING PROJECT:

1. **P98-077 - Tribute Road Rezone at 1770 Tribute Road**
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THE ABOVE DESCRIBED HEARING NOTICES WERE MAILED BY PLACING COPIES THEREOF IN THE UNITED STATES MAIL, POSTAGE PREPAID, AND ADDRESSED TO THE FOLLOWING, AS INDICATED BY A CHECK MARK WHERE APPLICABLE:

OWNER OF PROPERTY: RPD LLC/ TRIBUTE ROAD ASSOCIATES, LLC, 10351 SANTA MONICA BOULEVARD, LOS ANGELES, CA 90025

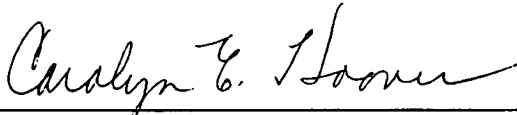
APPLICANT: JIM WILEY, TAYLOR & HOOPER, 1435 RIVER PARK DRIVE, SUITE 200, SACRAMENTO CA 95815

APPELLANT:

MAILING LIST FOR P-NUMBER: P98-077

SIGNERS OF PETITION (IF APPLICABLE)

I DECLARE UNDER PENALTY OF PERJURY THE FOREGOING IS TRUE AND CORRECT. EXECUTED AT SACRAMENTO, CALIFORNIA, ON THE 14TH DAY OF OCTOBER, 1998.



SIGNATURE OF PERSON MAILING NOTICE