

CITY PLANNING COMMISSION
1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT Hoshida And Reyes, 2330 Alhambra Bl., Sacramento, CA 95817
OWNER Roman Catholic Church, P.O. Box 1706, Sacramento, CA 95812-1706
PLANS BY Hoshida and Reyes
FILING DATE 2-11-91 ENVIR. DET. Neg. Dec. REPORT BY DCS
ASSESSOR'S PCL. NO. 010-0224-021 and 025

APPLICATION: A. Negative Declaration

- B. Rezone 6.8± partially developed acres from Multi-Family Residential (R-4) to Office Business-Review (OB-R) zone;
- C. Plan Review to convert the existing Bishop Monogue School into offices and to construct a new two story, 38,300 square foot office building on 6.8 developed acres; and,
- D. Lot Line Adjustment to merge two existing lots into one lot.

LOCATION: 2541 21st Street

PROPOSAL: The applicant is requesting the necessary entitlements to rezone 6.8± developed acres from R-4 to OB-R to allow the Bishop Monogue School to be converted to office use and to allow the construction of a new 38,300 square foot office building.

PROJECT INFORMATION:

General Plan Designation: Community Neighborhood/ Commercial
Existing Zoning of Site: R-4; Proposed Zoning of Site: OB-R
Existing Land Use of Site: Bishop Monogue School and Surface Parking Lot
Surrounding Land Use and Zoning:

North: Commercial/ Office/ Post Office; C-2
South: Cemetery; R-4
East: Office and Commercial (Dept. of Motor Vehicles); C-2
West: Commercial; C-2

Property Dimensions: 377' X 845' Proposed Parking: 366
Property Area: 6.8± gross acres Parking Required: 251
Topography: Flat
Street Improvements: Existing

APPLC. NO. P91-034

MEETING DATE May 9, 1991

ITEM NO. 15

Utilities: Existing

Proposed Building: 38,300 square feet
Existing Buildings: 62,150 square feet
Total Buildings: 100,450 square feet

PROJECT EVALUATION:

A. Land Use and Zoning

The subject site is designated Community Neighborhood/ Commercial in the General Plan. Zoning of the site is Multi-Family Residential (R-4) zone. A variety of retail uses are located on the General Commercial (C-2) zoned property to the north. These uses include: a restaurant, offices and a post office. The zoning to the south is Multi-Family Residential (R-4) and is the location of a cemetery. To the west is General Commercial (C-2) property consisting of a variety of retail uses. To the east is General Commercial (C-2) zoned property and site of the Department of Motor Vehicles office complex. The subject site has been zoned Multi-Family Residential (R-4) and has been the location of the Bishop Monogue High School until 1990. The property is now used as a surface parking facility for nearby office users. The project is also located within a Design Review area of the City and will require the review and approval of the Design Review Board.

B. Applicant's Proposal

The applicant is requesting the necessary entitlements to convert the school to an office facility. The applicant also requests approval of a new two story, 38,300 square foot office building for the site. Since the property is currently zoned Multi-Family Residential (R-4), the applicant requests rezoning to Office Building- Review (OB-R). The Office Building zone allows the conversion from school to office use. The "Review" designation provides the Planning Commission an opportunity to evaluate the project. A Lot Line Adjustment is also requested in order to merge two existing lots on the site into one lot.

C. Staff Analysis

Site Design and Layout- The site had been utilized for Christian Brothers High School during the 1950-60's. In the 1960's, Christian Brother's High School moved to Sacramento Boulevard (now Martin Luther King Jr. Boulevard). There are two existing buildings on the subject site which were constructed in 1965. The Bishop Monogue Catholic Girl's High School operated until June 1990. In September 1990

Christian Brothers High School became co-educational. The girls from Bishop Monogue were transferred to Christian Brothers High School which left the Broadway property vacant.

The applicant proposes a total of 100,450 square feet of office space for the site. There would be 62,150 square feet of floor area within the existing buildings and 38,300 square feet of floor area within the new two story office building. The new building proposed for the site will be a concrete tilt-up building with anodized aluminum windows and brick tile veneer siding. Because the site located within a Design Review Area of the City, the design details of the proposed building will be reviewed and approved by the Design Review Board prior to the issuance of any building permits.

Rezone- The request to rezone the property from Multi- Family Residential (R-4) to Office Building- Review (OB-R) is necessary to allow the proposed office use on the site. The General Plan supports this request as it designates the site as Community/ Neighborhood Commercial and Offices.

Section 3 of the Zoning Ordinance requires construction of a six foot high solid masonry wall between residential zones and non-residential uses and zones. Because the subject property would be rezoned to a non-residential zone, a six foot high masonry wall is required along the southerly property line as it will separate residential and non-residential zones.

Parking- The applicant proposes a total of 366 parking spaces for the facility. This number is much more than is required and needed for the 260 employees and visitors who will be utilizing the site. The large number of spaces also contradicts direction given by the City Council.

The City Council has adopted interim parking regulations that are in effect at this time. Under the interim regulations, the maximum allowed parking for the project is 251 spaces (one space per every 400 square feet of office). The Council's interim parking regulations were adopted in an effort to reduce traffic congestion and air pollution. Currently, there are 282 existing spaces on the site with another 27 spaces proposed adjacent to 21st Street. Approximately 57 more parking spaces are proposed upon an existing tennis court. In addition, the property has been utilized as a parking facility for nearby office workers. This is an illegal use which requires an approved Special Permit to bring it into compliance. At this time, the granting of a Special Permit would be contrary to the City Council's adopted interim parking regulations. Since the parking spaces have existed prior to adoption of the interim parking regulations, staff has no objection provided the parking spaces are used by the converted and new offices. The existing tennis court should be retained as a recreational

facility for the office users. Other parking regulations need to be followed such as those pertaining to tree shading, surfacing, parking space dimensions, etc. Meeting these regulations may cause a loss in the overall number of parking spaces.

The applicant is considered a major employer with over 100 employees. Major employers are required to develop a Transportation Management Plan that will reduce employee trips by 35 percent. Since Broadway is a major bus route, significant public transportation is available to service the facility.

Lot Line Adjustment - The lot line adjustment will combine a 100'X 150' parcel with the larger 6± acre parcel. As proposed, the lot merger will provide an area for an additional 27 parking spaces or open area for the project. Staff can support the requested lot line adjustment as it will not have any impact on the surrounding properties.

C. Agency Comments

The proposed project was reviewed by City Engineering, Traffic Engineering, Community Services and Building Divisions. Their comments are reflected within the conditions of approval listed below. It should be noted that the City Transportation Division has recommended changes in the driveway access design to improve traffic circulation and safety. The driveway on 21st Street should be an entrance only; the driveway on Broadway closest to 21st Street should be exit only; another driveway for entrance and exit should be located between the two proposed driveways.

D. Neighborhood Comments

The Sierra Curtis Neighborhood Association has submitted comments related to the subject project (Attachment A). They express concern that the project would be in conflict with any design plans being formulated for the Broadway Corridor. They also indicate that the project is not pedestrian friendly due to a long stretch of parking adjacent to Broadway. The proposed building with ground floor retail could be located in the center of the block. The Sierra Curtis Neighborhood Association additionally notes that the tilt-up concrete building proposed for the site would not contribute to the enhancement of the neighborhood or Broadway Corridor. The design of the building will go before the Design Review Board for review and approval prior to the issuance of any building permits. Building design issues will be considered at that time.

ENVIRONMENTAL DETERMINATION: The Environmental Services Manager has determined that the project, as proposed, will not have a significant

impact to the environment; therefore, a Negative Declaration has been prepared. The mandatory mitigation measures listed below shall be incorporated into the project to reduce potential environmental impacts to below a level of significance.

RECOMMENDATION: Staff recommends the Planning Commission take the following actions:

- A. Ratify the Negative Declaration;
- B. Recommend approval to Rezone 6.8± partial developed acres from Multi-Family Residential (R-4) to Office Building- Review (OB-R) zone and forward to the City Council;
- C. Approve the Plan Review to convert the existing Bishop Monogue School into offices and to construct a new two story, 38,300 square foot office building on 6.8 developed acres subject to conditions of approval which follow; and,
- D. Approve the Lot Line Adjustment to merge two existing lots into one lot subject to conditions which follow.

Conditions

- 1. No final building approval shall be issued until the parking area is brought into conformance with the City Parking Ordinance which includes attainment of an approved Special Permit for an off-site parking facility (or elimination of the use), surfacing, Tree Shading requirements, etc.;
- 2. The existing parking lot shall conform to City standard for minimum dimensions (18 foot length and 8 foot width) with 26 feet of maneuvering;
- 3. The applicant shall install a six foot high decorative solid masonry wall along the southerly property line. The decorative wall plans shall be reviewed and approved by the Planning Director prior to issuance of any building permit;
- 4. The applicant shall comply with all mitigation measures specified in the negative declaration;
- 5. The applicant shall comply with developer TSM Ordinance as a major project. Approval of an adequate TSM Plan shall be attained prior to the issuance of any building permit;
- 6. All driveways shall be perpendicular to the street;

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7. The driveway on 21st Street shall be an entrance only driveway;
8. The driveway on Broadway closest to 21st Street shall be exit only and be 10 feet from the property line;
9. The applicant shall construct another driveway for the entrance and exit on Broadway between the two proposed driveways;
10. The applicant shall redesign parking lot to break up the long straight aisle adjacent to Broadway;

Mandatory Mitigation Measures

- A. Require construction contractors to implement a dust abatement program that will reduce the effect of construction on local PM 10 levels in the vicinity of construction zones. Elements of this program should include the following:
 - o Sprinkle all unpaved construction areas with water at least twice per day during demolition and excavation to reduce dust emissions. Additional watering should be carried out on hot or windy days. Watering could reduce particulate emissions by about 50%.
 - o Cover stockpiles of sand, soil, and similar materials with a tarp.
 - o Cover trucks hauling dirt and debris to reduce spillage onto paved surfaces.
 - o Sweep up dirt or debris spilled onto paved surfaces immediately to reduce resuspension of PM 10 through vehicle movements over these surfaces.
 - o Require construction contractors to designate a person or persons to oversee the dust abatement program and to order increased watering, as necessary.
- B. The 18 inch Ash may be replaced or removed at the applicant/ developer's discretion (due to its health). The applicant/ developer of the proposed project shall transplant the three Valley Oak trees and the one Pone tree. Prior to transplanting, the applicant/ developer shall consult with the City Arborist regarding the time and location of the transplanting.
- C. All exterior lighting will be directed away from or properly shaded to eliminate glare on existing residential uses and oncoming traffic.

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- D. The applicant/ developer agrees to pay such lawful fees, taxes or assessments imposed through the use of development fees, impact fees, fee districts, community facilities districts, assessment districts, or other fair, equitable, and appropriate mechanisms designed to address project impacts on the existing combined storm water sewer system, and shall execute an agreement satisfactory to the City Attorney and suitable for recordation which obligates the applicant to pay fair, equitable, and appropriate development or related fees, impact fees or assessments or taxes as and when enacted, imposed, or levied.
- E. The applicant will comply with the following State regulation:
- o Section 65-019 of the California Labor Code requires developers to identify all asbestos containing materials in existing building prior to demolition or renovation.

If asbestos containing materials are identified on the project site, the applicant will determine the quantity of material to be removed and comply with the following applicable State and Federal regulations:

- o California Occupational Safety and Health Administration (CAL-OSHA) work safety standards must be applied to any demolition or renovation of structures that contain more than 100 square feet of asbestos containing materials. Specific standards are provided by CAL-OSHA (San Francisco Office (415) 974-7633)).
- o Environmental Protection Agency (EPA) National Air Emission Standards must be applied to any demolition or renovation of structures than contain more than 160 square feet or 260 linear feet of asbestos containing materials. Specific information is provided by EPA (San Francisco Office: (415) 974-9633)).

In order to document compliance with these measures, the applicant will provide a copy of the awarded demolition bid to the City Environmental Coordinator prior to issuance of a building permit for demolition.

RESOLUTION NO.
ADOPTED BY THE SACRAMENTO CITY PLANNING COMMISSION
ON DATE OF

APPROVING A LOT LINE ADJUSTMENT TO MERGE THE COMMON PROPERTY LINE OF ALL THAT PORTION OF LOTS A AND B AS SHOWN ON EXHIBIT E AND F (010-0224-021 and 025) (P91-034)

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line adjustment for property located at 2541 21st Street; and

WHEREAS, lot line adjustment is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15305{a}); and

WHEREAS, the lot line adjustment is consistent with the General Plan land use designation on the property;

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Sacramento:

that the lot line adjustment for property located at 2541 21st Street, City of Sacramento, be approved as shown and described in Exhibits E, and F attached hereto, subject to the following conditions:

The applicant shall complete the following at the Public Works Department, Development Services Division, prior to a lot line adjustment being recorded:

1. File a Certificate of Compliance, submit all required documents according to the submittal requirements checklist and pay necessary fees;
2. File a waiver of parcel map; and
3. Notice: Property to be subdivided in accordance with this map may be subject to flooding. Interested parties should ascertain whether and to what extent such flooding may occur. The applicable base flood elevations for the property should be reviewed. Base flood elevations are contained in the U.S. Army

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Corps of Engineers Flood Insurance Study Working Map for the Sacramento Community, dated January 1989, available at the City of Sacramento's Public Works Department, Development Services Division, Room 100, 927 10th Street.

CHAIRPERSON

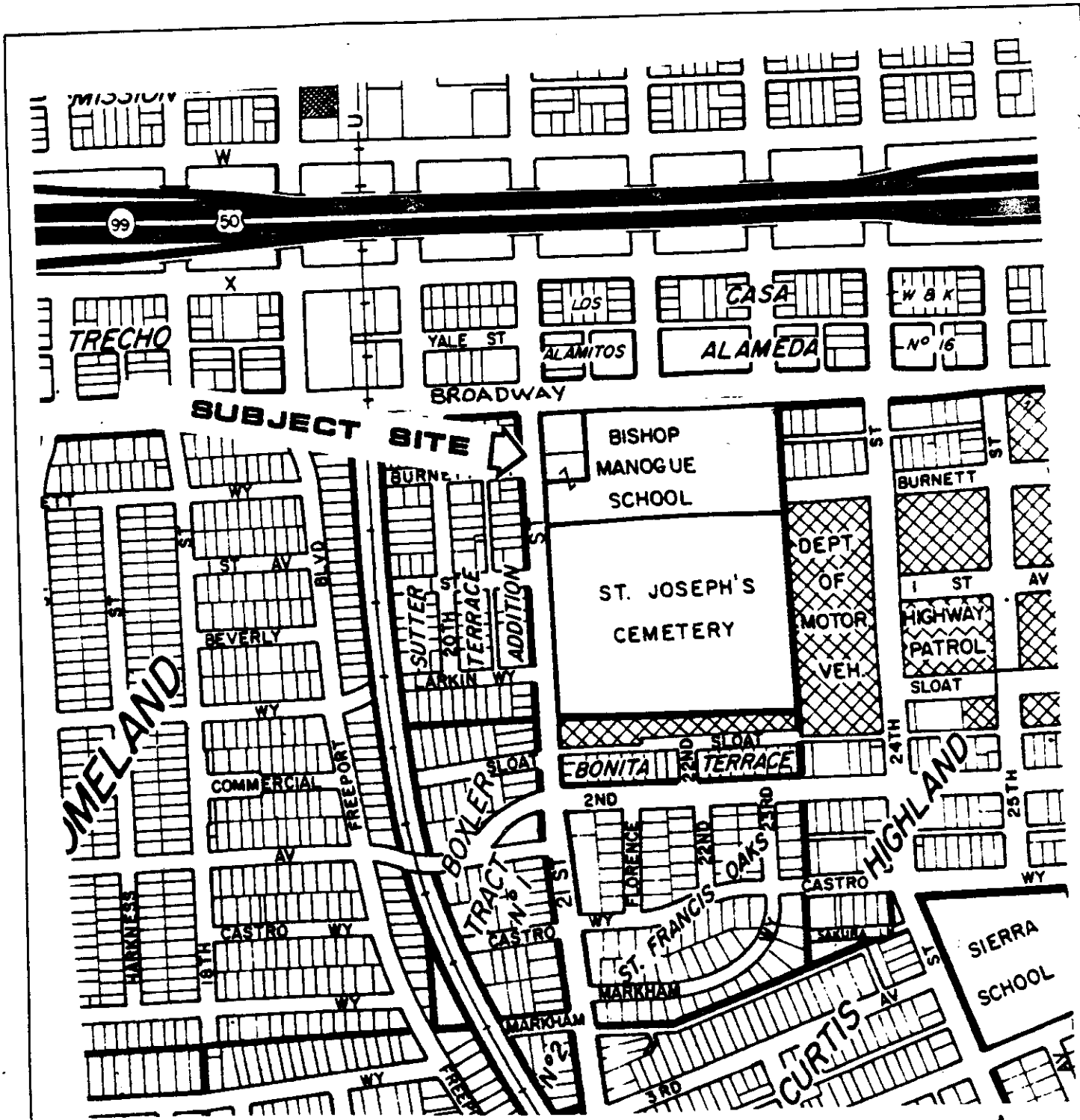
ATTEST:

SECRETARY TO CITY PLANNING COMMISSION

APPLC. NO. P91-034

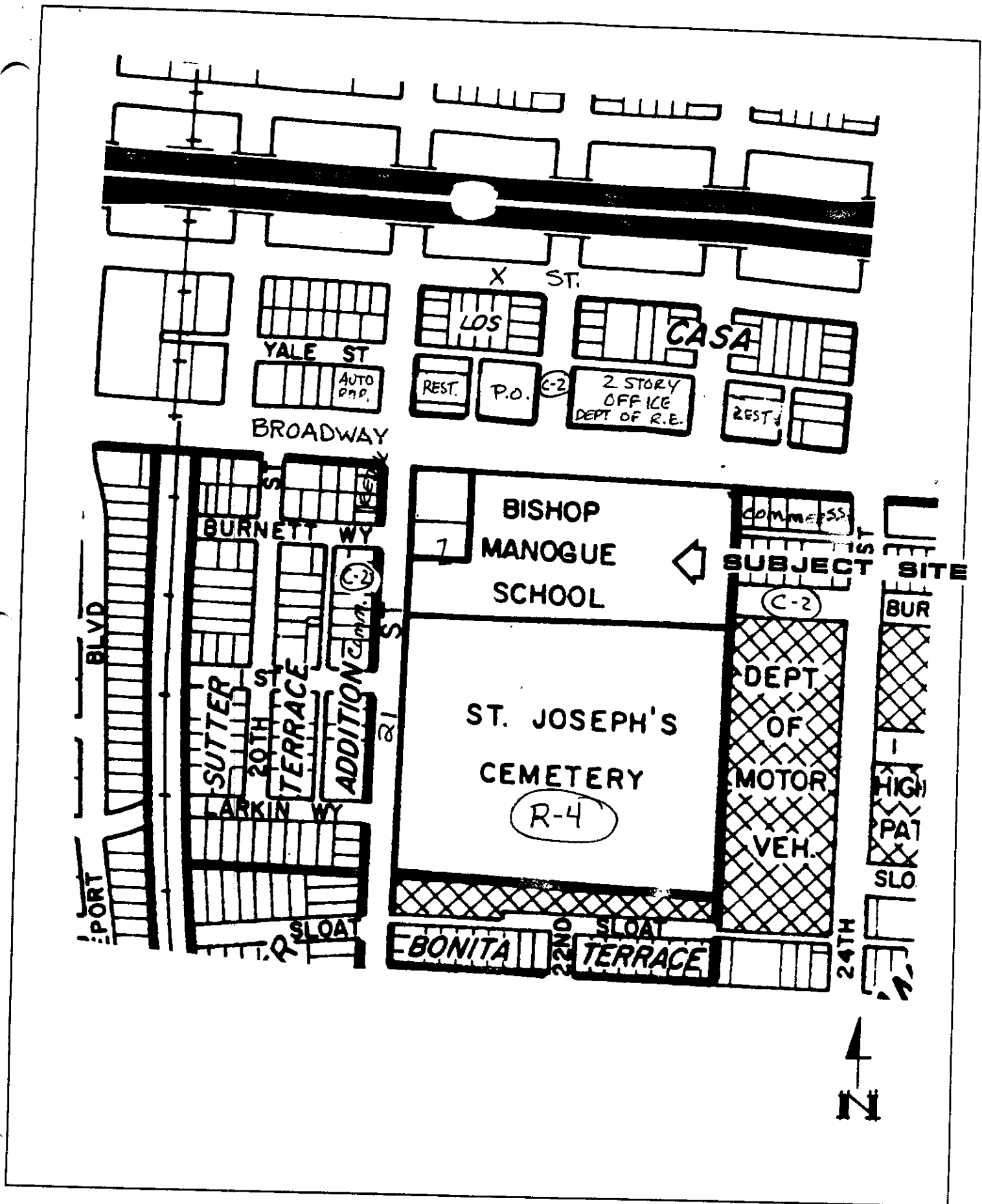
MEETING DATE May 9, 1991

ITEM NO. 15



BISHOP MONOGUE CONVERSION TO OFFICE

VICINITY MAP

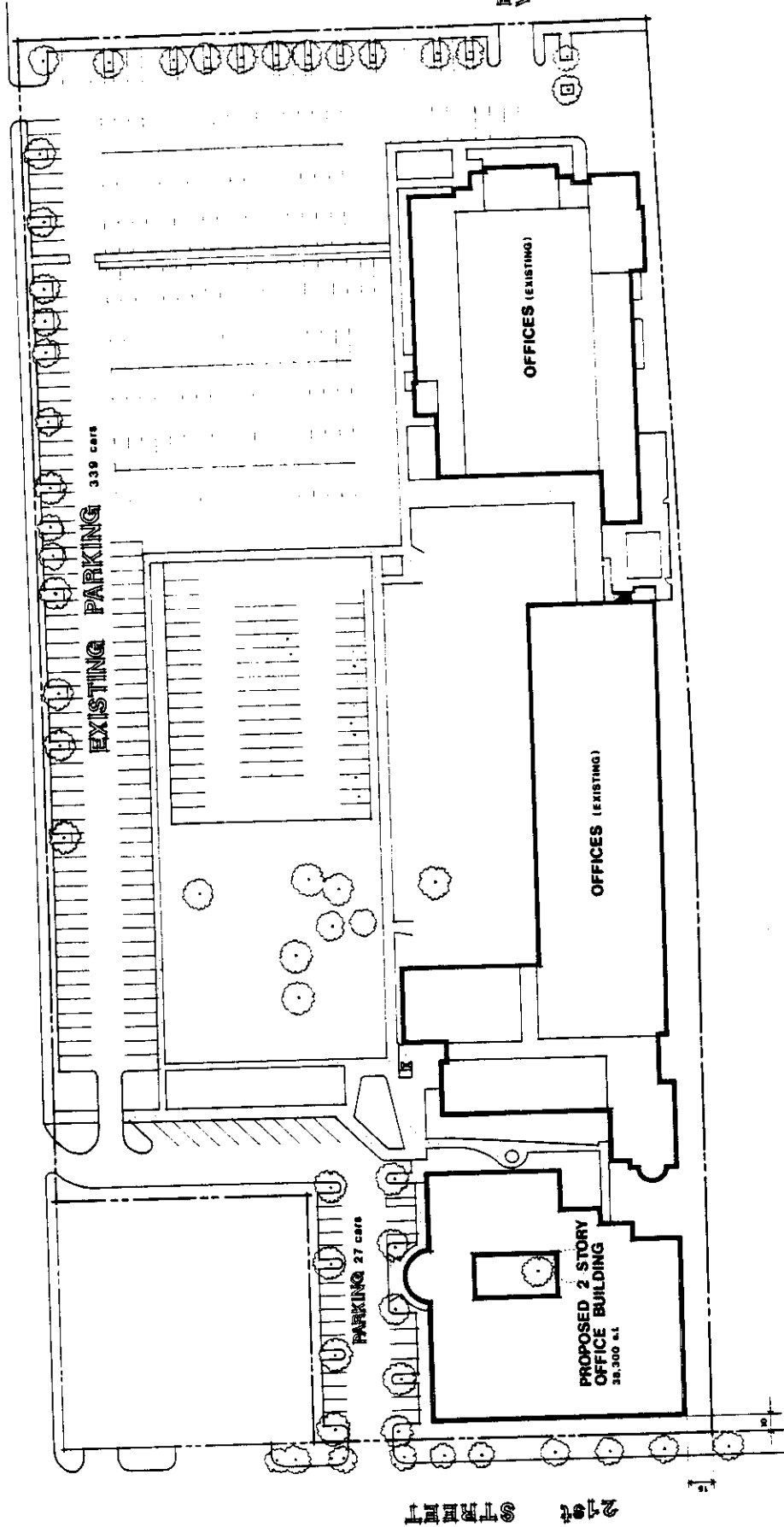


LAND USE & ZONING MAP

EXHIBIT A
SITE PLAN

BROADWAY

BURNETT
WAY



SK#1



SITE PLAN
1"=50'-0"

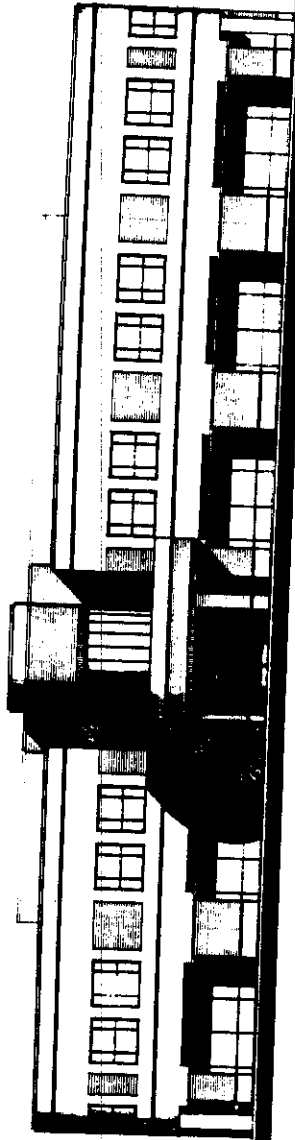


MAY 9, 1991

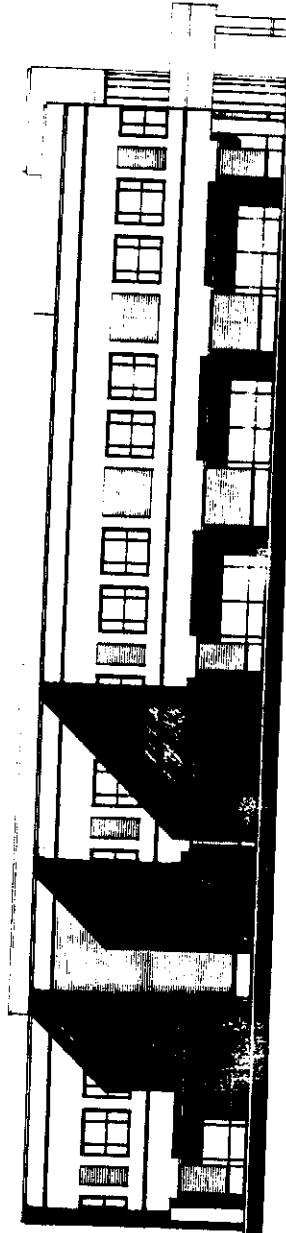
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291-034

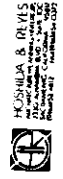
EXHIBIT B-1
ELEVATION PROPOSED BLDG



NORTH ELEVATION
1/8" = 1'-0"



EAST ELEVATION
1/8" = 1'-0"



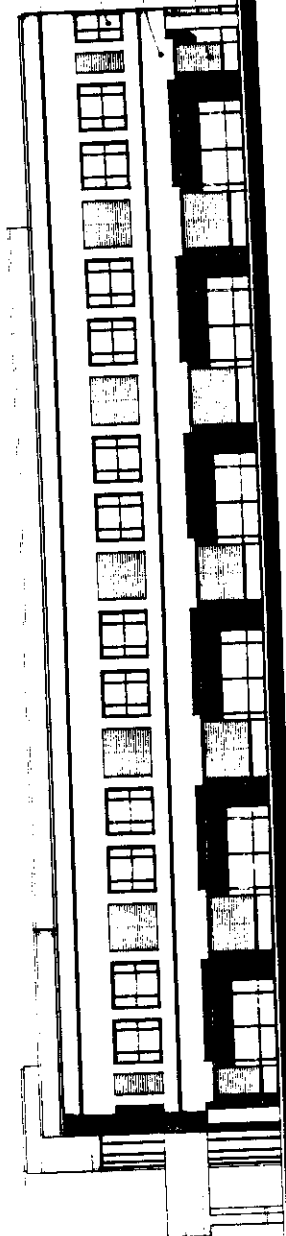
HOSHIDA & OLIVE
ARCHITECTS
1000 BROADWAY
NEW YORK, N.Y. 10018
PHONE: 212-677-1000

SK#3

EXHIBIT B-2
ELEVATION - PROPOSED BLDG.



SOUTH ELEVATION
1/8" = 1'-0"



WEST ELEVATION
1/8" = 1'-0"

ROOF LINE 127'-0" ϕ
 ANOD ALUM WINDOW WITH
 TINTED GLASS
 1 1/2" UP CONCRETE WITH
 ELASTOMERIC FINISH
 BRICK TILE VENEER



MOSHIDA & REYES
 ARCHITECTS
 2000 W. 10TH AVE., SUITE 200
 DENVER, CO 80202
 (303) 733-1000

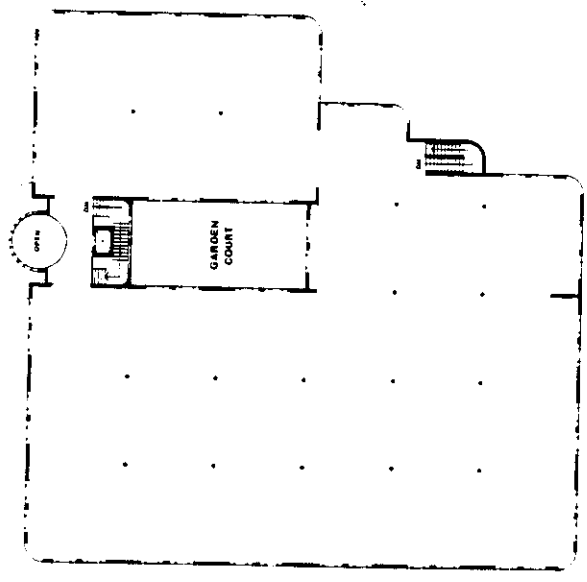
SK #4

MAY 9, 1991

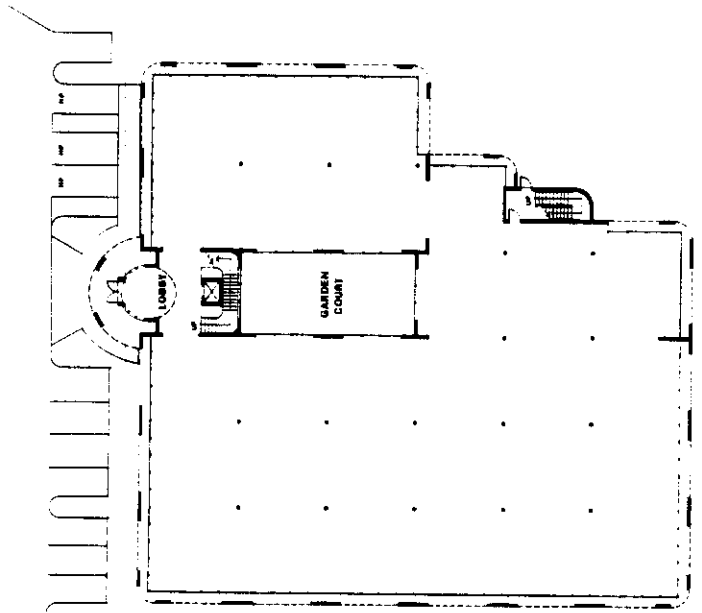
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EXHIBIT C
 FLOOR PLAN - PROPOSED BLDG.

SK # 2
 HOSUDA & PLAYS
 ARCHITECTS
 1000 W. BROADWAY
 SUITE 1000
 SAN FRANCISCO, CA 94133
 (415) 774-1100



SECOND FLOOR PLAN
 1/16" = 1'-0"
 19,600 S.F.



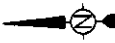
GROUND FLOOR PLAN
 1/16" = 1'-0"
 18,700 S.F.



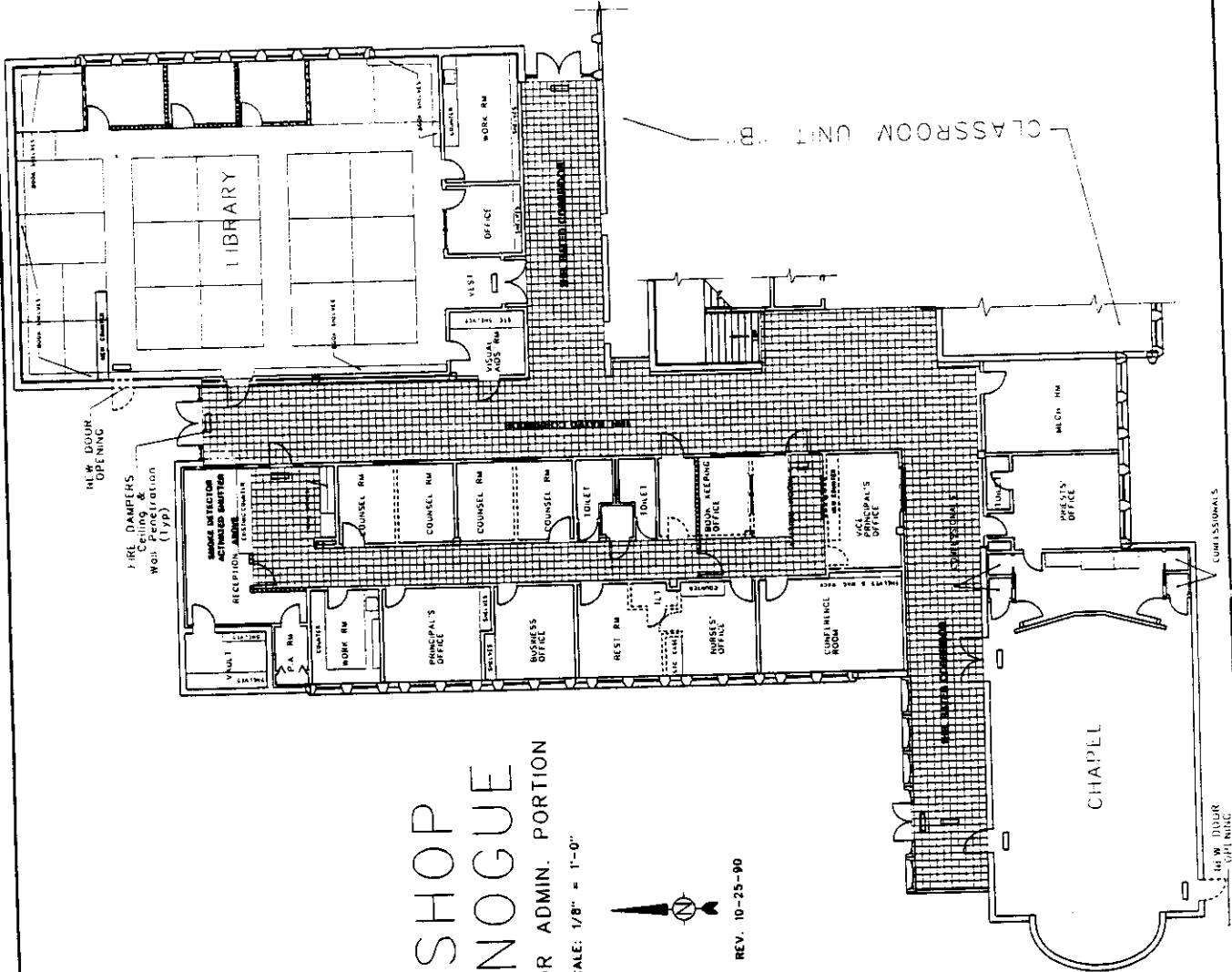
BISHOP MANOQUE

1st. FLOOR ADMIN. PORTION

SCALE: 1/8" = 1'-0"



REV. 10-23-90



GENERAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST SPECIFICATIONS.
2. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST SPECIFICATIONS.
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10. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST SPECIFICATIONS.

LEGEND

- 1. NEW PARTITION TO BE REMOVED
- 2. NEW PARTITION TO BE ADDED
- 3. NEW PARTITION TO BE ADDED
- 4. NEW PARTITION TO BE ADDED
- 5. NEW PARTITION TO BE ADDED
- 6. NEW PARTITION TO BE ADDED
- 7. NEW PARTITION TO BE ADDED
- 8. NEW PARTITION TO BE ADDED
- 9. NEW PARTITION TO BE ADDED
- 10. NEW PARTITION TO BE ADDED

ABBREVIATIONS

- 1. NEW PARTITION TO BE REMOVED
- 2. NEW PARTITION TO BE ADDED
- 3. NEW PARTITION TO BE ADDED
- 4. NEW PARTITION TO BE ADDED
- 5. NEW PARTITION TO BE ADDED
- 6. NEW PARTITION TO BE ADDED
- 7. NEW PARTITION TO BE ADDED
- 8. NEW PARTITION TO BE ADDED
- 9. NEW PARTITION TO BE ADDED
- 10. NEW PARTITION TO BE ADDED

DATE	9-26-90	BY	JL
DESIGNER	JL	CHECKED	JL
TOTAL NET AREA	148	TOTAL GROSS AREA	172
TOTAL INSIDE GROSS AREA	148	TOTAL EXTERIOR GROSS AREA	172
TOTAL INSIDE GROSS AREA	148	TOTAL EXTERIOR GROSS AREA	172
TOTAL INSIDE GROSS AREA	148	TOTAL EXTERIOR GROSS AREA	172

EXHIBIT D
FLOOR PLAN
EXISTING BLDG

REAL ESTATE & DESIGN SERVICES
 Department of General Services - State of California

17-3-90

#15

EXHIBIT D
FLOOR PLAN
EXISTING BLDG

GENERAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ELECTRICAL CODE (NEC) AND THE NATIONAL FIRE ALARM AND SIGNALING CODE (NFPA 72).
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LEGEND

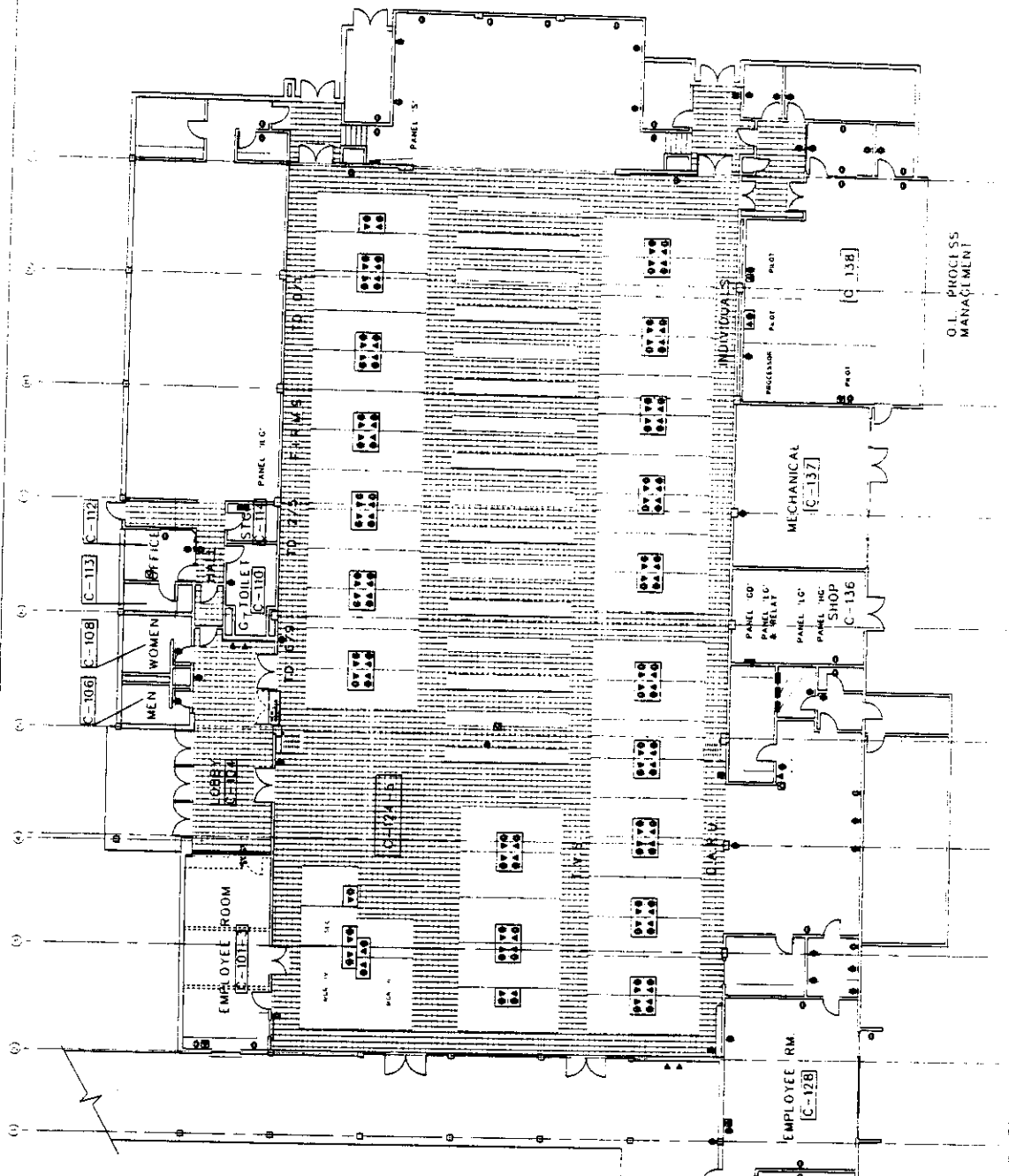
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ABBREVIATIONS

SYMBOL	DESCRIPTION
(Symbol)	Panel
(Symbol)	Relay
(Symbol)	Shop
(Symbol)	Mechanical
(Symbol)	Employee Room
(Symbol)	Toilet
(Symbol)	Men
(Symbol)	Women
(Symbol)	Office
(Symbol)	Stair
(Symbol)	Corridor
(Symbol)	Door
(Symbol)	Window
(Symbol)	Light
(Symbol)	Switch
(Symbol)	Outlet
(Symbol)	Conduit
(Symbol)	Wire
(Symbol)	Ground
(Symbol)	Panel
(Symbol)	Relay
(Symbol)	Shop
(Symbol)	Mechanical
(Symbol)	Employee Room
(Symbol)	Toilet
(Symbol)	Men
(Symbol)	Women
(Symbol)	Office
(Symbol)	Stair
(Symbol)	Corridor
(Symbol)	Door
(Symbol)	Window
(Symbol)	Light
(Symbol)	Switch
(Symbol)	Outlet
(Symbol)	Conduit
(Symbol)	Wire
(Symbol)	Ground

PROJECT		A	
DRAWING NO.		A-5	
DATE		10/1/78	
BY		J. L. PROSSER	
CHECKED BY		J. L. PROSSER	
SCALE		AS SHOWN	
PROJECT ENGINEER		J. L. PROSSER	
DRAWING DATE		10/1/78	
DRAWING NO.		A-5	

REAL ESTATE & DESIGN SERVICES
Department of Utility Services, State of Oklahoma



BISHOP MANOGUE
GYMNASIUM

SCALE: 1/8" = 1'-0"



REV 10-16-90

TO CLASSROOM WING

TOILET [C-126]

EMPLOYEE RM. [C-128]

MECHANICAL [C-137]

SHOP [C-136]

EMPLOYEE ROOM [C-101]

MEN [C-106]

WOMEN [C-108]

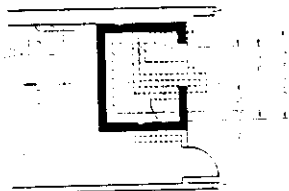
OFFICE [C-110]

TOILET [C-110]

NOTE:
ACCESS FLOORING AT GYM
AND CALLERIA FLOOR.
RECESSED CEILING.

O. L. PROSSER
MANAGEMENT

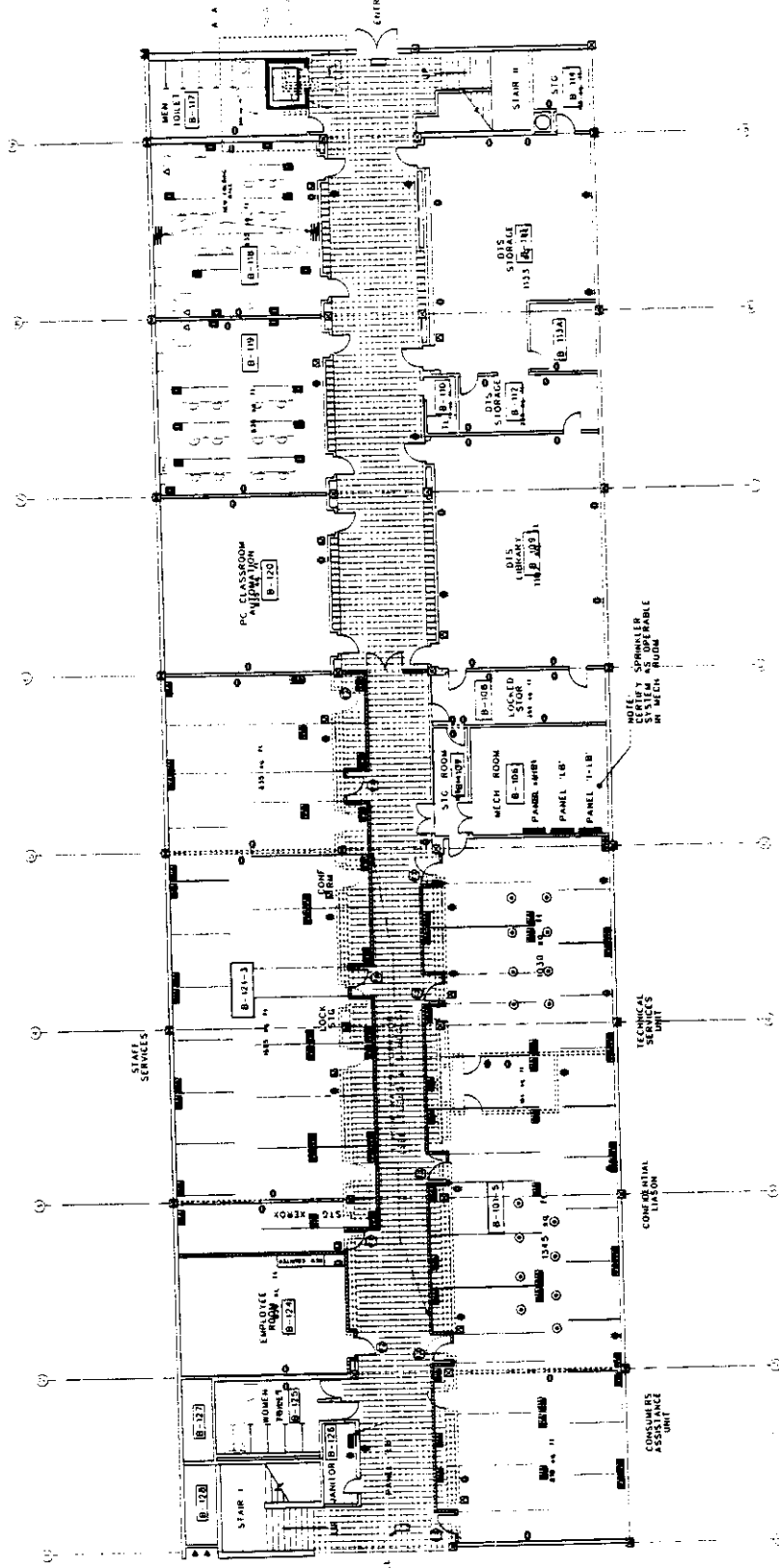
EXISTING FLOOR PLAN EXISTING BLDG



No. of Sheets		1	
Sheet No.		A	
Title		EXISTING FLOOR PLAN	
Drawing Date		11/17/91	
Drawing No.		A-3	
Project No.		10000000000000000000	
Client Name		BISHOP MANOQUE	
Client Address		10000000000000000000	
Client Phone		10000000000000000000	
Client Fax		10000000000000000000	
Client E-mail		10000000000000000000	
Client Website		10000000000000000000	
Client Logo		10000000000000000000	
Client Notes		10000000000000000000	
Client Remarks		10000000000000000000	
Client Comments		10000000000000000000	

REAL ESTATE & DESIGN SERVICES

BISHOP MANOQUE

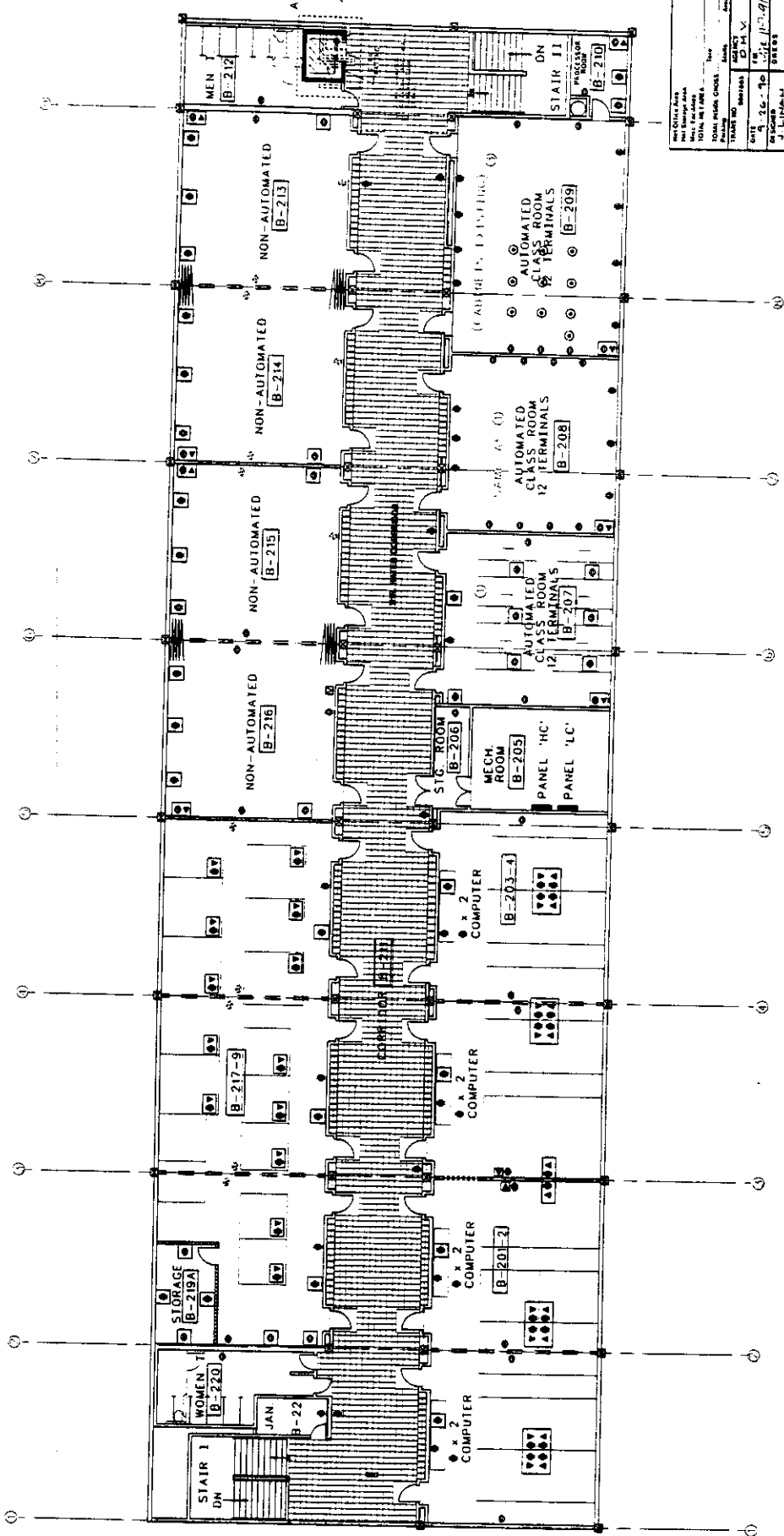


FIRST FLOOR SCALE 1/8" = 1' 0"

#15

EXHIBIT D
 FLOOR PLAN
 EXISTING BLDG

BISHOP MANOGUE



SECOND FLOOR
 SCALE: 1/8" = 1'-0"

PROJECT NO.	DATE	BY	SCALE
MANOGUE	9-26-90	W. J. G. / J. G. G.	A-4
PROJECT NO.	DATE	BY	SCALE
MANOGUE	9-26-90	W. J. G. / J. G. G.	A-4
PROJECT: BISHOP MANOGUE			
MARKET: DEPT. OF MOTOR VEHICLES			
LOCATION: 1541 91st			

REAL ESTATE & DESIGN SERVICES
 Department of General Services - State of California

P91-034

MAY 9, 1991

#15

EXHIBIT B - LOT LINE MERGER

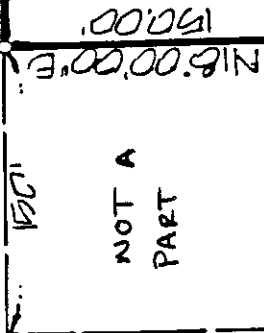
118.230°W 190.00'

BROADWAY

POINT OF BEGINNING

190.00'

971.43.00"E



LINE TO BE DELETED

LOTA

LOT B

STREET

21ft

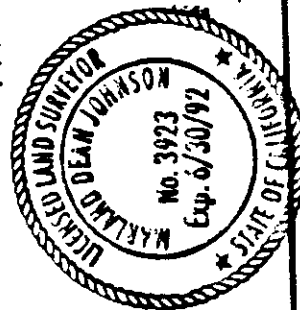
118.00.00°E

477.92'

N73°16'29"W

301.07'

N71°43'00"W

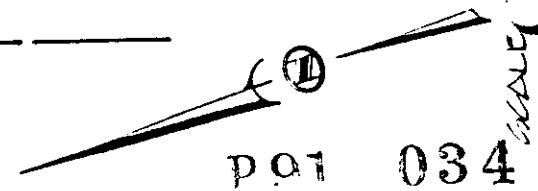


Mark Dean Johnson
 MARK DEAN JOHNSON, L.S. 3923

PORTION PARCEL A + PARCEL B.C. + D - RECORD OF SURVEY BK. 21 PG. 33
 SACRAMENTO CALIFORNIA

DATE FILED: 11/01/91
 SHEET: 1 OF 1
 FILE NO.: 110217

mnp
MORTON & PITALO, INC.
 CIVIL ENGINEERING · PLANNING · SURVEYING



P.01 034

SCALE = 1" = 100'

LOT LINE MERGER

EXHIBIT F
LEGAL DESCRIPTION
LOT LINE MERGER



MORTON & PITALO, INC.
Civil Engineering Planning Surveying
1788 Tribute Road, Suite 200
Sacramento, CA 95815
916/927-2400
Fax: 916/567-0120

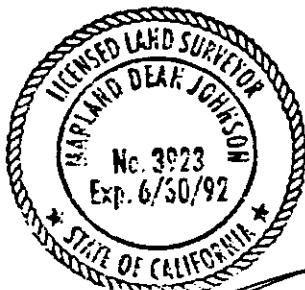
FEBRUARY 15, 1991

DESCRIPTION
MERGER OF APN'S
010-224-21 & 25

ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA DESCRIBED AS FOLLOWS;

A PORTION OF PARCEL A AND PARCELS B, C, AND D, AS SAID PARCELS ARE SHOWN AND SO DESIGNATED ON THAT CERTAIN RECORD OF SURVEY FILED IN BOOK 21 OF SURVEYS AT PAGE 33 OFFICIAL RECORDS OF SAID COUNTY DESCRIBED AS FOLLOWS;

BEGINNING AT A POINT ON THE SOUTH LINE OF BROADWAY FROM WHICH THE INTERSECTION OF SAID SOUTH LINE AND THE EAST LINE OF 21ST STREET BEARS NORTH 71°43'00" WEST 150.00 FEET; THENCE FROM SAID POINT OF BEGINNING AND ALONG SAID SOUTH LINE SOUTH 71°43'00" EAST 690.25 FEET; THENCE SOUTH 18°12'30" WEST 377.00 FEET; THENCE NORTH 73°16'29" WEST 477.92 FEET; THENCE NORTH 71°43'00" WEST 361.07 FEET TO A POINT ON THE EAST LINE OF SAID 21ST STREET; THENCE ALONG SAID EAST LINE NORTH 18°00'00" EAST 240.00 FEET; THENCE SOUTH 71°43'00" EAST 150.00 FEET; THENCE NORTH 18°00'00" EAST 150.00 FEET TO THE POINT OF BEGINNING.



SIERRA CURTIS NEIGHBORHOOD ASSOCIATION

2791 24th Street, Sacramento, California 95818, (916) 452-3005

April 3, 1991

CITY OF SACRAMENTO
CITY PLANNING DIVISION

APR 05 1991

Don Smith
 Planning Division
 City of Sacramento
 1231 I St., 2nd floor (Current Planning)
 Sacramento, CA 95814

RECEIVED

Re: Bishop Manogue School

Dear Don,

I spoke with you a few weeks ago regarding the Bishop Manogue School conversion at 2541 21st Street (21st and Broadway).

I received the plans for this project as a member of the Sierra Curtis Neighborhood Association Board of Directors. I have discussed the plans that we received for this project with the SCNA Neighborhood Concerns Committee. Our committee had several concerns.


We understand that a new corridor plan for Broadway is now being proposed and considered by the Planning Commission. While we realize that the timing of the Bishop Manogue project may not allow consideration of the new Broadway plan, we would hope that the project would at least be sensitive to some of the issues that will surely arise in the corridor planning process. These issues are "pedestrian-friendly" development, sensitive and attractive design, adequate landscaping and tree planting, and uses compatible with the surrounding neighborhoods and the best aspects of Broadway.

The proposed Bishop Manogue office project is not "pedestrian-friendly". It proposes a long stretch of parking lot adjacent to Broadway. The project seems to include little or no new landscaping. From what we can tell, the new building will be a tilt-up concrete building with some brick tile veneer and aluminum windows with tinted glass. Another tilt-up office building and parking lot is not likely to contribute to the enhancement of Broadway as a retail commercial/ entertainment corridor.

ATTACHMENT A

Thank you for requesting our comments on this project. We hope to be able to work with you and the Planning Division to ensure quality development in the Curtis Park neighborhood.

Sincerely,


Janet D. Robinson
Chairman, Neighborhood
Concerns Committee