

CITY PLANNING COMMISSION

927 10TH STREET, SUITE 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	HMR Architects, Inc. - 2300 P Street, Sacramento, CA 95816				
OWNER	Joe Lal (Capitol City Foods) - 7220 Greenhaven Drive, Sacramento, CA 95831				
PLANS BY	HMR Architects, Inc. - 2300 P Street, Sacramento, CA 95816				
FILING DATE	3-22-85	50 DAY CPC ACTION DATE		REPORT BY:	JP:sg
NEGATIVE DEC.	Ex. 15303(e)	EIR		ASSESSOR'S PCL NO.	031-080-10

- APPLICATION:**
- A. Negative Declaration
 - B. Special Permit to develop a 3,285+ square foot fast food restaurant in the Lake Crest Village PUD (Section 8-C-3)
 - C. Special Permit to develop a drive-up service window in conjunction with a fast food restaurant (Section 3-D-8)
 - D. Variance to locate 19 of required 28 parking spaces off-site (Withdrawn)
 - E. Variance to reduce required stall depth and maneuvering area for three spaces (Withdrawn)

LOCATION: 7225 Greenhaven Drive

PROPOSAL: The applicant is requesting the necessary entitlements to construct a 3,285+ square foot, 83 seat Burger King fast food restaurant with a drive-up service window in the Lake Crest Village PUD.

PROJECT INFORMATION:

1974 General Plan Designation: Commercial-Shopping
1976 South Pocket Community
Plan Designation: Shopping Center - Lakecrest Village PUD
Existing Zoning of Site: SC
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:

North: Retail commercial (Lake Crest Village Shopping Center); SC
South: Retail commercial (Lake Crest Village Shopping Center); SC
East: Retail commercial (Lake Crest Village Shopping Center); SC
West: Office Buildings; OB-R

Parking Required: 28 spaces
Parking Provided: 60 spaces
Property Dimensions: Irregular
Property Area: 0.9+ acres
Square Footage of Building: 3,285 square feet
Height of Building: 15 feet (one story)
Exterior Building Colors: Earthtones
Exterior Building Materials: Brick and wood

BACKGROUND INFORMATION: On July 14, 1977 the Planning Commission approved establishment of the 38+ acre Lake Crest Village PUD, including a 19+ acre shopping center at the southeast corner of Florin Road and Greenhaven Drive (P-7812). On May 11, 1978 the Commission approved a schematic plan amendment to include three additional free-standing structures on the periphery of the main parking lot of the

APPLC. NO. P85-144

MEETING DATE April 25, 1985

CPC ITEM NO. 23

shopping center (P-8166). The subject site is the last remaining vacant building pad in the shopping center (Exhibit A).

STAFF EVALUATION: Staff has the following comments regarding this proposal:

- A. Land Use: The subject site is a 0.9+ acre vacant parcel located in the Lake Crest Village Shopping Center PUD and Shopping Center (SC) zone. The site is surrounded by the shopping center retail-commercial uses to the north, south and east and office buildings to the west across Greenhaven Drive. The 1974 General Plan and 1976 South Pocket Community Plan both designate the site for commercial uses.

The applicant proposes to construct a 3,285+ square foot, 83 seat Burger King restaurant on the subject site (Exhibits B-F). Restaurant uses are allowed in the SC zone; and are a compatible use with the General Plan and Community Plan designation for the site.

The applicant also proposes to incorporate a drive-up service window into the proposed restaurant. Staff has several concerns regarding this proposed land use:

1. The proposed drive-up service window is inconsistent with the environmental standards set forth in the Lake Crest Village PUD Guidelines in that the stacking of waiting automobiles will create fumes which are both noxious and toxic. Currently there are two uses with drive-up windows in the shopping center, one north and one south of the subject site. Both of these uses are financial institutions and are comparable in size to the proposed restaurant (Cap-Fed - 3,200+ sq. ft.; Home Federal - 3,500+ sq. ft.). The Traffic Engineering Division has indicated that bank drive-up windows service approximately 20 trips per 1,000 square feet of floor area where as fast food restaurants service approximately 50 trips per 1,000 square feet. The restaurant drive-up service window, if approved, would more than double the amount of automobiles presently utilizing service windows in the immediate vicinity, and increasing the amount of noise and toxic fumes.
2. The stacking distance between the service window and one of the main entrances to the shopping center is too short. Periodic vehicle congestion in this main driveway may occur due to insufficient stacking area.
3. The proposed drive-ups ervice window is in conflict with the provisions of the Lake Crest Village PUD Guidelines to encourage internal pedestrian circulation.
4. The proposed drive-thru will diminish the visual quality of the shopping center due to: the stacking of automobiles and accompanying conjection; and the reduction in on-site landscaping that would otherwise be provided in areas where the service lane is located.

Staff recommends that the applicant redesign the submitted site plan deleting the drive-up service window element. The applicant has indicated that it would not be

economically feasible to operate the facility without the drive-up service window and has submitted a petition in support of the proposed use (see Exhibit G-1 to G-9).

- B. Site Plan Design: Approximately 87% of the undeveloped portion of the site is devoted to paved and building area with minimal landscaping. Several of the planter areas are too small and will need to be increased in width to meet code requirements. Three of the on-site parking spaces and the two handicapped spaces do not meet minimum parking stall area and maneuvering requirements. In addition, a fifth parking stall interferes with access to the trash facility and main driveway entrance. Staff recommends that the site plan be redesigned to provide additional landscaping, meet parking stall and maneuvering requirements, and provide adequate access to the trash enclosure facility. This can easily be accomplished if the drive-up service window traffic lane is removed from the site.
- C. Building Design: The submitted elevations indicate a brick and wood exterior for the proposed building with a shake roof. Along the south side of the structure an indoor seating area with a greenhouse window and an outdoor seating area covered by a trellis is also proposed. Plans for the trellis structure have not yet been submitted.

Staff recommends that flat tile roofing material be used to match the other structures in the shopping center. The trellis structure should also be extended to cover all or a portion of the walkway and other patio areas. Revised elevations indicating these changes shall be submitted for staff review and approval prior to issuance of building permits.

A trash facility is also proposed along the north side of the structure. This facility shall be constructed per the guidelines outlined in Exhibit H. The PUD Guidelines indicate that these facilities shall be integral with the concept of the building design and not disruptive to the design theme. Staff recommends that the enclosure facility be redesigned to be a part of the main restaurant structure.

- D. Signage: The Lake Crest Village PUD allows only one attached sign per occupancy, internally illuminated and placed flat against the building or on an architectural projection. One detached sign is also allowed if it is a monument sign incorporated into the landscaped area. The proposed signage will need to be revised to meet these requirements. A sign program for the site shall be submitted for staff review and approval prior to issuance of sign permits.
- E. Parking: It has been determined that all of the parking stalls indicated on the submitted site plan are located on the subject site. The eastern 41 spaces were previously developed as part of the original shopping center. These spaces meet the parking requirements for the proposed use. Staff, therefore, withdraws the variance for off-site parking. The applicant has also indicated that he is willing to meet all requirements for parking stall width, depth and maneuvering area and wishes the variance request for this item withdrawn.
- F. Homeowners Association's Comments: A copy of the proposed site plan and elevations have been sent to the Windwood Homeowner's Association for their review. Their comments, if any, will be presented at the April 25th Planning Commission meeting.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the proposed project will not have a significant adverse effect on the environment and has issued a negative declaration.

STAFF RECOMMENDATION: Staff recommends the following actions:

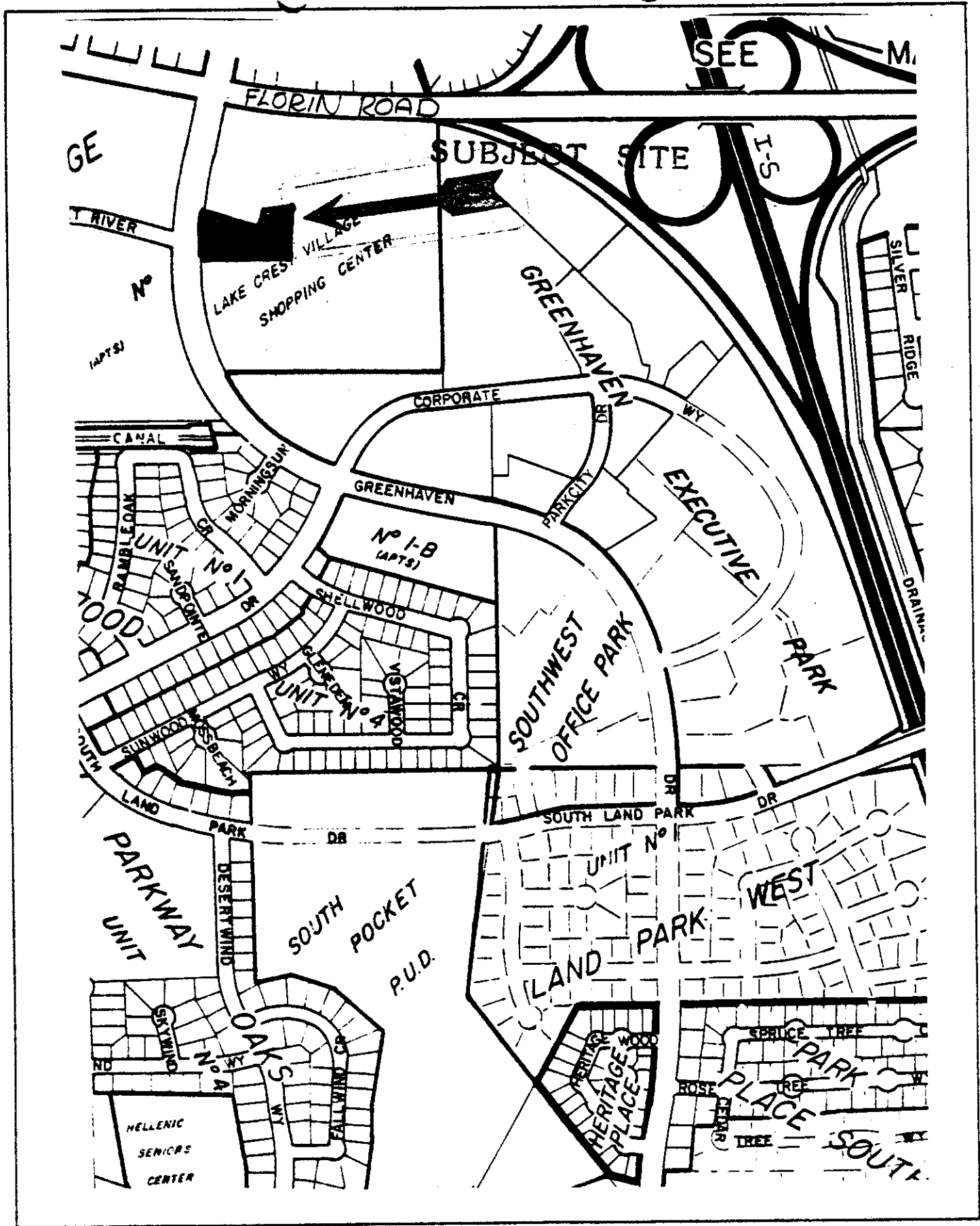
- A. Ratification of the negative declaration;
- B. Approval of the special permit to develop a 3,285± square foot fast food restaurant, subject to conditions and based upon findings of fact which follow;
- C. Denial of the special permit to develop a fast food service window, based upon findings of fact which follow;
 1. A revised site plan eliminating the drive-up service window lane, providing adequate maneuvering area for all parking spaces and adequate access to the trash enclosure, shall be submitted for staff review and approval prior to issuance of building permits.
 2. Revised landscape, shading and irrigation plans indicating additional landscaping along the north and south property lines shall be submitted for staff review and approval prior to issuance of building permits.
 3. Revised building elevations indicating flat tile roof plans for all trellis areas and the proposed trash enclosure facility shall be submitted for staff review and approval prior to issuance of building permits. The trash enclosure shall meet the guidelines outlined in Exhibit H.
 4. A sign program for the site shall be submitted for staff review and approval prior to issuance of sign permits. The maximum height of any proposed detached monument sign shall be six feet.
 5. Prior to approval of the final inspection of the structure by the City Building Division, the Planning Director shall inspect the project for compliance with all conditions of the special permit.

Findings of Fact - Approval of Restaurant

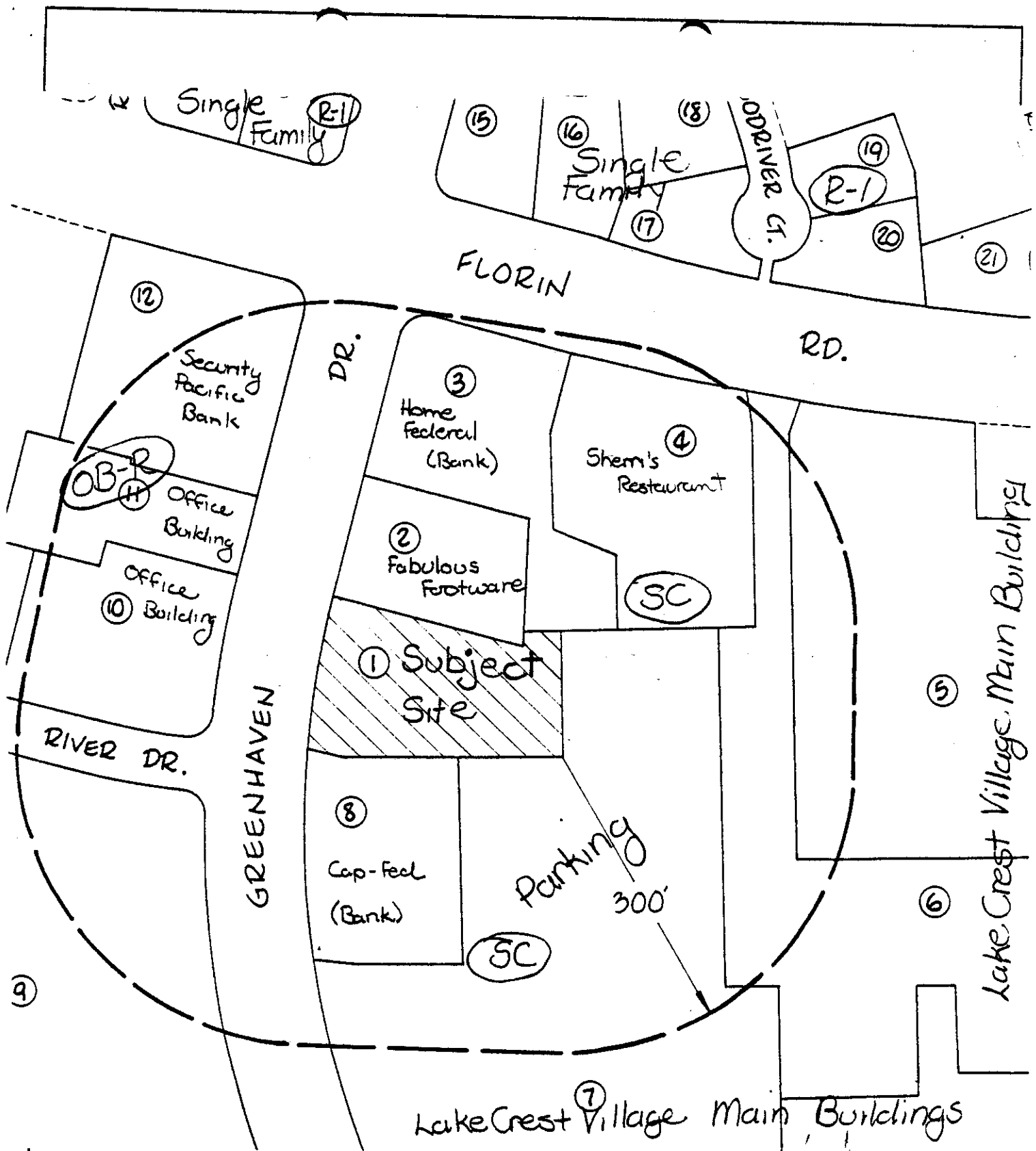
1. The proposed restaurant, as conditioned, is based upon sound principles of land use in that it is complementary to the uses already established in the Lake Crest Village Shopping Center.
2. The proposed restaurant, as conditioned, is not detrimental to the public health, safety or welfare, nor will it result in the creation of a nuisance in that adequate parking, shading and landscaping will be provided.
3. The proposed project, as conditioned, is consistent with the 1974 General Plan, 1976 South Pocket Plan and the Lake Crest village PUD Guidelines which designate the site for commercial and shopping center uses.

Findings of Fact - Denial of Drive-Up Service Window

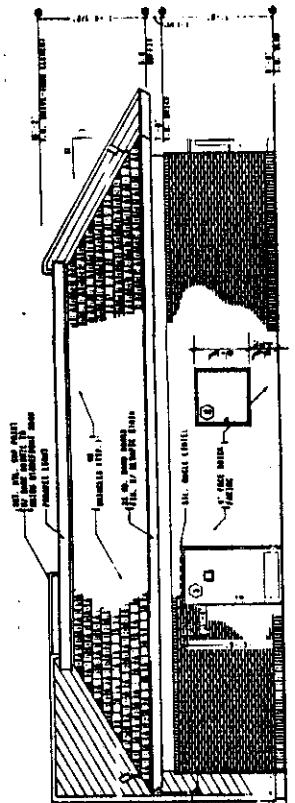
1. The proposed drive-up service window is not based upon sound principles of land use in that:
 - a. the proposed drive-thru is inconsistent with the environmental standards set forth in the Lake Crest Village PUD Guidelines;
 - b. it will create unnecessary traffic congestion within the shopping center;
 - c. it will discourage pedestrian traffic; and
 - d. the proposed drive-thru will diminish the overall visual quality of the shopping center.



VICINITY MAP

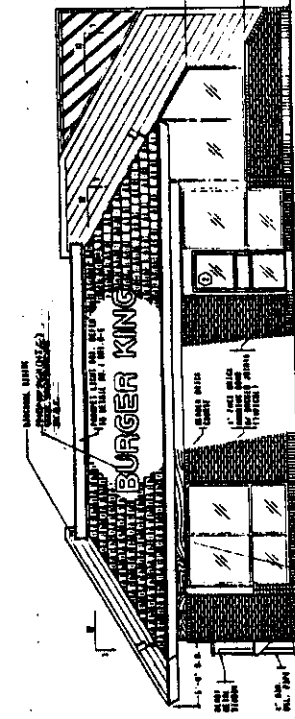


LAND USE & ZONING MAP

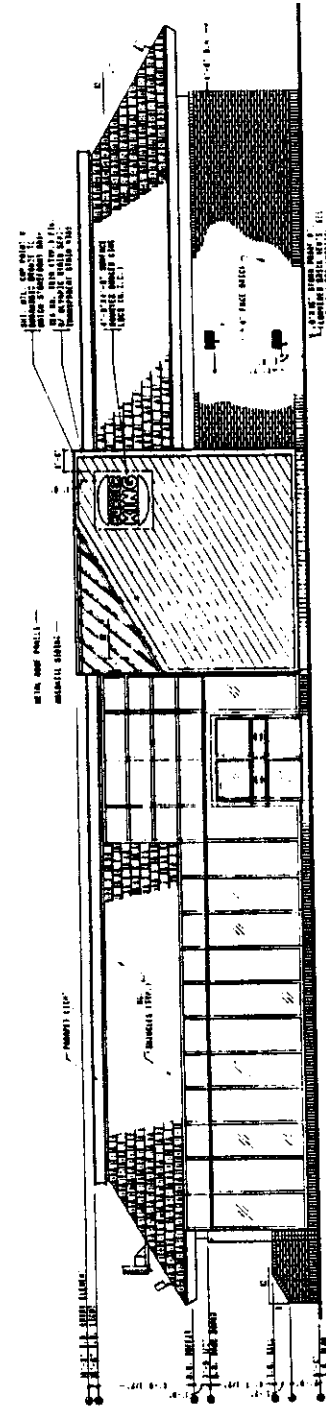


REAR ELEVATION
SCALE: 1/4" = 1'-0"

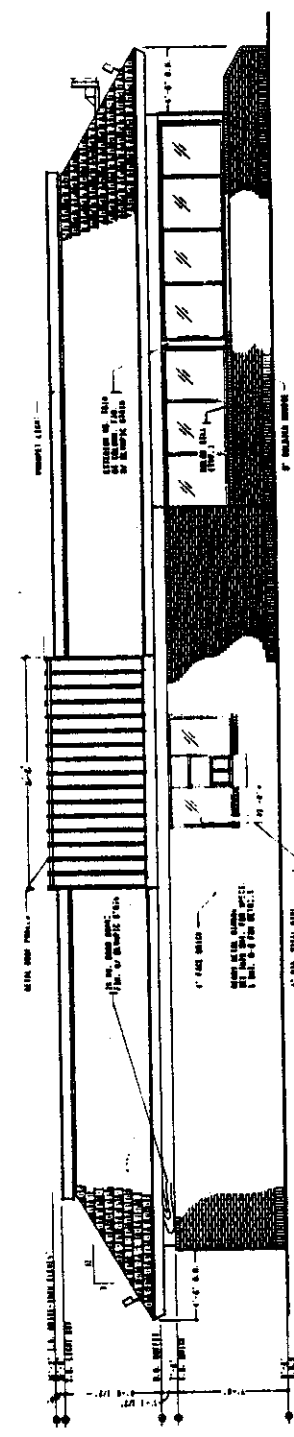
NOTE:
FOR EXTERIOR FINISHES, REFER TO
SPECIFICATIONS, LIST OF MATERIALS, ETC.



FRONT ELEVATION
SCALE: 1/4" = 1'-0"



MAIN ENTRANCE ELEVATION
SCALE: 1/4" = 1'-0"



DRIVE-THRU ELEVATION
SCALE: 1/4" = 1'-0"



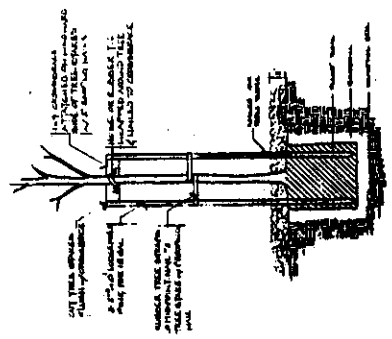
Mark D. Beckhaus
Landscape Architect
844 17th Avenue
San Jose, CA 95128
(408) 432-1870

BURGER KING CORPORATION
RESTAURANT FOR:

DATE	NO.	DESCRIPTION

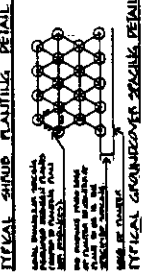
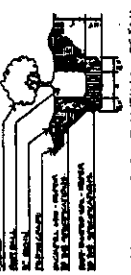
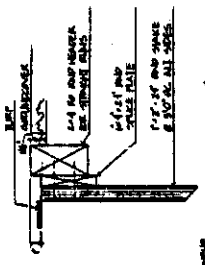
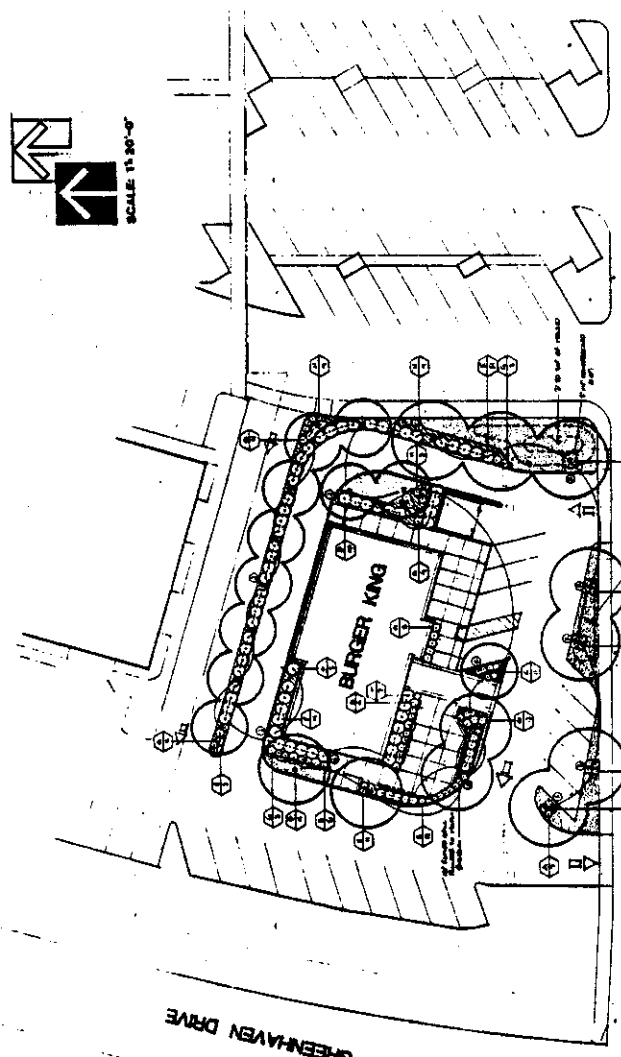
LANDSCAPE SPECIFICATIONS

- GENERAL NOTES:** The Landscape Contractor shall provide all materials, labor, and equipment for the installation and maintenance of the landscape plan. All work shall be completed within the specified time frame.
- PLANTING:** All landscape areas shall be planted with the plants and materials specified in the schedule of plants. The plants shall be installed in accordance with the manufacturer's instructions.
- IRIGATION:** The irrigation system shall be installed in accordance with the manufacturer's instructions. The system shall be tested and adjusted prior to planting.
- SOIL PREPARATION:** The soil shall be amended with the specified soil amendments. The soil shall be tested and adjusted prior to planting.
- PAVING:** The paving shall be installed in accordance with the manufacturer's instructions. The paving shall be tested and adjusted prior to planting.
- RETAINING WALLS:** The retaining walls shall be installed in accordance with the manufacturer's instructions. The walls shall be tested and adjusted prior to planting.
- CONCRETE:** The concrete shall be installed in accordance with the manufacturer's instructions. The concrete shall be tested and adjusted prior to planting.
- WOODWORK:** The woodwork shall be installed in accordance with the manufacturer's instructions. The woodwork shall be tested and adjusted prior to planting.
- FINISHES:** The finishes shall be installed in accordance with the manufacturer's instructions. The finishes shall be tested and adjusted prior to planting.
- MAINTENANCE:** The Landscape Contractor shall provide a maintenance schedule for the landscape plan. The maintenance shall be performed in accordance with the manufacturer's instructions.
- WARRANTY:** The Landscape Contractor shall provide a warranty for the landscape plan. The warranty shall be in accordance with the manufacturer's instructions.



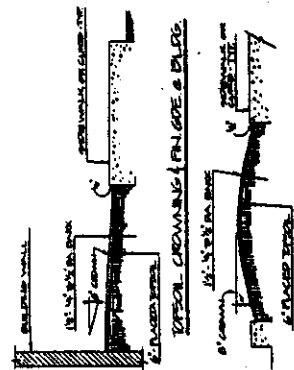
TREE STAKING
3 GAL. OR 5 GAL. TREE

1. All plants shall be installed in accordance with the manufacturer's instructions.
2. All plants shall be installed in accordance with the manufacturer's instructions.
3. All plants shall be installed in accordance with the manufacturer's instructions.
4. All plants shall be installed in accordance with the manufacturer's instructions.
5. All plants shall be installed in accordance with the manufacturer's instructions.



PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	REMARKS
1
2
3
4
5
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7
8
9
10
11
12
13
14
15
16
17
18
19
20



TYPICAL CROWNING IN PLANT PLATES

Project Name: _____
 Project No.: _____
 Date: _____
 Scale: 1" = 30'-0"
 Drawing No.: _____
 Revision: _____
 Author: _____
 Checker: _____
 Date: _____

BURGER KING CORPORATION
BURGER KING CORPORATION

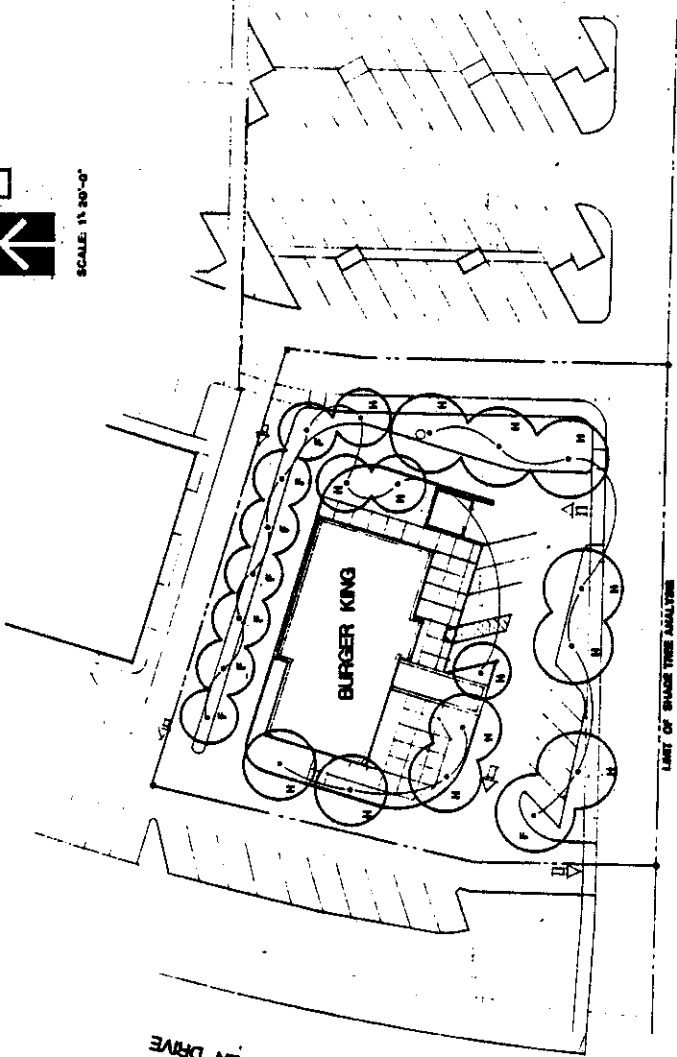
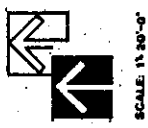
Mark D. Bachhaus
 Landscape Architect
 444 17th Avenue
 Suite 100, CA, 95802
 (408) 482-1870



SHADE TREE ANALYSIS
 SACRAMENTO, CA

EXHIBIT F

RESTAURANT FOR:



SHADE VALUE OF TREE BY PER LOCATION ON SITE

TREE	FULL(100%)	HALF(50%)
1. 10' x 12' x 15' (100%)	100	50
2. 12' x 14' x 18' (100%)	144	72
3. 14' x 16' x 20' (100%)	196	98
4. 16' x 18' x 22' (100%)	256	128
5. 18' x 20' x 24' (100%)	324	162
6. 20' x 22' x 26' (100%)	400	200
7. 22' x 24' x 28' (100%)	484	242
8. 24' x 26' x 30' (100%)	576	288
9. 26' x 28' x 32' (100%)	676	338
10. 28' x 30' x 34' (100%)	784	392
11. 30' x 32' x 36' (100%)	900	450
12. 32' x 34' x 38' (100%)	1024	512
13. 34' x 36' x 40' (100%)	1156	578
14. 36' x 38' x 42' (100%)	1296	648
15. 38' x 40' x 44' (100%)	1444	722
16. 40' x 42' x 46' (100%)	1600	800
17. 42' x 44' x 48' (100%)	1764	882
18. 44' x 46' x 50' (100%)	1936	968
19. 46' x 48' x 52' (100%)	2116	1058
20. 48' x 50' x 54' (100%)	2304	1152
21. 50' x 52' x 56' (100%)	2500	1250
22. 52' x 54' x 58' (100%)	2704	1352
23. 54' x 56' x 60' (100%)	2916	1458
24. 56' x 58' x 62' (100%)	3136	1568
25. 58' x 60' x 64' (100%)	3364	1682
26. 60' x 62' x 66' (100%)	3600	1800
27. 62' x 64' x 68' (100%)	3844	1922
28. 64' x 66' x 70' (100%)	4096	2048
29. 66' x 68' x 72' (100%)	4356	2178
30. 68' x 70' x 74' (100%)	4624	2312
31. 70' x 72' x 76' (100%)	4900	2450
32. 72' x 74' x 78' (100%)	5184	2592
33. 74' x 76' x 80' (100%)	5476	2738
34. 76' x 78' x 82' (100%)	5776	2888
35. 78' x 80' x 84' (100%)	6084	3042
36. 80' x 82' x 86' (100%)	6400	3200
37. 82' x 84' x 88' (100%)	6724	3362
38. 84' x 86' x 90' (100%)	7056	3528
39. 86' x 88' x 92' (100%)	7396	3698
40. 88' x 90' x 94' (100%)	7744	3872
41. 90' x 92' x 96' (100%)	8100	4050
42. 92' x 94' x 98' (100%)	8464	4232
43. 94' x 96' x 100' (100%)	8836	4418
44. 96' x 98' x 102' (100%)	9216	4608
45. 98' x 100' x 104' (100%)	9604	4802
46. 100' x 102' x 106' (100%)	10000	5000

SHADE ANALYSIS

SITE AREA	25,000 sq. ft.
PAVED AREA	14,874 sq. ft.
SHADED AREA	8,000 sq. ft.
% AREA IN SHADE 34 %	

P85-144

#13

April 17, 1985

Marty Van Dunn
Director of Planning
927 10th Street
Sacramento, CA 95814

Re: Burger King Restaurant for Lakecrest Village
Shopping Center

Dear Mr. Van Dunn:

As you are aware, the Greenhaven-Pocket area has experienced a phenomenal growth during the past few years. Currently there is no Fast Service Drive-Thru Restaurant for the entire area to serve thousands of residents that are currently residing in this vicinity.



At the request of our existing customers, friends and associates, we are pursuing through the steps necessary to be of service to our customers. We basically work for the customers. It is apparent from the enclosed signatures that there is a definite need for this type of facility. In the best interests of all of us concerned, our intention is to construct a modern image building in compliance with the existing neighborhood. We are quality builders and developers, with very heavy emphasis on landscaping.

As far as the Drive-Thru issue is concerned, 50% of our customers utilize this facility. It will not be economically feasible to operate a restaurant without such a facility. As the Traffic Department has already cleared

that there are no traffic problems, we feel reasonable to request a Drive-Thru Restaurant type facility.

Cap Federal and the recently completed Central Bank are equipped with Drive-Thru facilities. First Interstate Bank had this site previously and, if I am not mistaken, they were approved for a Drive-Thru. Security Pacific Bank which is located across the street has a double Drive-Thru.

The enclosed signatures on the petition further substantiates the above request. Your cooperation in view of the Greenhaven-Pocket area customers will be most appreciated.

Any other pertinent information will be made available upon request.

Sincerely,



Joe Lal

JL:de

cc: Will Weitman
Senior Planner

Joy Patterson
Planner

April 18, 1985

DRIVE-THRU PERCENTAGE (1984)	<u>#2960</u>	<u>#3223</u>	<u>#4135</u>
January	45.26%	44.80%	-
February	48.00%	44.30%	-
March	48.84%	42.20%	-
April	49.64%	42.90%	-
May	49.16%	44.20%	-
June	49.92%	45.70%	-
July	48.00%	43.30%	-
August	48.91%	46.70%	-
September	48.95%	43.80%	45.23%
October	46.58%	43.57%	49.40%
November	48.53%	45.30%	49.80%
December	48.40%	45.40%	50.20%



April 17, 1985

Marty Van Dunn
Director of Planning
927 10th Street
Sacramento, CA 95814

Dear Mr. Dunn:

During the last few years, the Greenhaven-Pocket area has experienced a phenomenal growth which has created a need for a Fast Service Restaurant. Due to many requests from our current customers, friends and associates, we are pursuing through the steps necessary to construct a Burger King Restaurant with drive-thru facilities to be located at the Lakecrest Village Shopping Center. This restaurant will be a modern image building.

The enclosed signatures verify support from residents or people employed in the Greenhaven-Pocket area who will support this type of restaurant facility which is certainly needed.

Sincerely,


Joe Lal

JL:de

NAME

STREET ADDRESS

EXHIBIT G-5

Carol Miller	925 Forest River #15	Sacramento, CA
Ann G. ...	7220 Greenhaven Dr	Sacto Ca.
Takid ...	7220 Greenhaven Dr.	Sacto Ca
Fancy ...	7220 Greenhaven Dr	Sacramento Ca.
Ginz ...	7220 Greenhaven Dr	Sacto Ca
Yed Murata	4831 ...	95820
Harvey ...	7220 GREENHAVEN DR. 7220 N. SACTO CA 95831	Sacto, Ca
Laura A. Turner	7220 GREENHAVEN DRIVE	SAC 95831
...	1128 Woodshrub Way	Sac 95822
Ernie ...	27 - Six Rivers Circle	SAC. 95831
...	7220 GREENHAVEN DR	95831
...	7220 Greenhaven Dr	Sacto 95831
...	7220 Greenhaven Dr #8	Sacto, CA 95831
...	7220 Greenhaven Drive #9	Sacramento, CA 95831
...	7210 Greenhaven Dr #A	Sacto, CA 95831
...	7210 Greenhaven Dr #A	Sacto, Ca 95831
...	6279 ...	SA, CA 95831
...	1201 - Tenacity Way	Sacto CA 95818
...	1201 12th St	Sacto, CA 95831
...
Barbara Collier	7210 Greenhaven Dr Suite A	...
...	7210 ...	95831
...	16 Springbrook Blvd	Sacto 95831
...	940 Federal St	Sacto 95831
...	940 ... Rd Sacto	Ca 95831
...	...	Ca 95831
...	...	Ca 95831

NAME

STREET ADDRESS

EXHIBIT G-6

Chef Michael	910 Florin Rd #109	Sacto, CA 95831
K. Moushch	910 Florin Rd #108	95831
Ed Dayton	#6 Skywind Ct.	Sacto 95831
Judith Vasser	937 Summit Ct.	Sacto 95831
Leard Gibson	654 Riverside Way	Inc 95831
Lee Clary Kershney	910 Florin Rd	Sacto 95821
Lynia Franson	910 Florin Rd	" "
Claudette Lorenson	910 Florin Rd	Sacramento 95828
Diana Swank	910 Florin Rd	Sacto, 95822
Jodie Mellino	910 Florin Rd	Sacto, 95822
Tancy Anderson	910 Florin Rd #102	Sacramento, CA 95831
John Teresian	910 Florin Rd	Sacramento 95831
Shari Steele	910 Florin Rd #112	Sacramento 95831
Shari	910 Florin Rd #112	Sacramento 95831
Jeanne Shanda	910 Florin Rd #111	Sacramento 95831
Nancy J. Bless	910 Florin Rd #209	Sacramento 95831
Margaret Moon	910 Florin Rd #209	Sacramento 95831
Sandra Terkington	910 Florin Rd #206	Sacramento 95831
Yanet W. Wilson	910 Florin Rd #205	Sacramento 95831
Joe Stevens	910 Florin Rd #205	Sacramento 95831
Patti Hula	8730 Bannock Dr.	Elk Grove CA 95624
Ron Bernardoni	910 Florin Rd ^{Suite} 210	Sacramento, CA 95831
Lana Alexander	910 Florin Rd #211	Inc 95831
Margi Lantz	905 Secret River Dr. Suite C	Sacto, Calif 95831
Liz Cunningham	905 Secret River Dr #C	Sacto, Calif 95831
Nancy Burtin	905 Secret River Dr #C	Sacto, Calif 95831
Ellie Pierce	905 Secret River #C	" "

NAME

STREET ADDRESS

EXHIBIT G-7

NAME	STREET ADDRESS	EXHIBIT G-7
W. Dadd DDS	905 Secret Drive #C	Sacto, Calif. 95831
P. Brock	4440 Stoney Way	Carmichael, Ca. 95604
W. Ladrew	4231. Arentbauer	Sacto id 95831
J. Hildige	7231 Huntley	Sacto. Cal 95831
B. Zito	1 1 1 1 1	" " " " " "
W. Watson	" " "	" " " "
Hambler	980 FLORIN	Sac Cal
Michelle Bayer	980 Florin	Sac. Cal
CRIS YURUK	6981 HAVENSIDE DR.	SAC CA
Michael Aluciano	20 25 30 th st	Sac CA 95817 ..
Kon Whene	990 Florin Rd	Sac Ca 95831
Kimm Threath	990 Florine Rd	Sacramento 958
Aurora Villanueva	994 Florin Rd	Sacto. CA 95831
Betsy Martinez	La Grange Valley Rd. ^{Florin}	Sacto 95531
V. Kambini	" "	" "
F. de Vera	" " "	" "
Mark Stump	1008 Florin Rd	Sac Ca 95815
David McClain	La Petite Boulevard	Sacto, CA
Pat Car	1022 Florin Rd	Sacto CA
Judy Williams	1024 Florin Rd.	Sac Ca
Tina Black	1024 Florin Rd	" "
Cyril D. D'Amico	1024 Florin Rd	Sacto, Calif
Pyron Singer	1026 FLORIN RD	Sacramento, CA.
Lynia Santos	5588 Harmon Dr.	Sacramento, Ca
Cheryl Ware	1509-65th Ave	Sacramento Ca.
Shirley Incharin	1030 Florin Rd.	Sac. 95831
Kim Winter	6 Heritage Wood	Sac. 95831

NAME

STREET ADDRESS

EXHIBIT G-8

NAME	STREET ADDRESS	EXHIBIT G-8
Mike Flud	4406 A Plung	SACRAMENTO
Sam Verna	5700 MACK RD	SACTO.
Ramona Lujan	2130 F St. #8	Sacto
Renee K. Kinoshita	6 MOSBYBEACH CT	Sacto
Janel Pearson	1048 Florin	Sacramento
Caroline Griffin	1048 Florin	"
Jane Smith	1048 Florin Rd	Sacramento 95831
Deborah Johnson	5545 Sky Park Way 59	Sacto 95823
Dee Rusk	25 SAINT CIRCUS	SACTO CA 95831
Leah Terrey	8591 Coligny rd.	Sac, CA
H. L. Scott	6715 Florin	Sac. 95831
Darren R. Fong	6010 Holstein Wy.	Sac. Ca.
Lisa Sloman	2900 Regina wy	Sac.
E. Sanders	1347 G Florin	Sac.
D. Weathers	1347 G Florin	Sac
Ann Schilling	1347 F Florin	Sac 95831
C. J. J.	" "	" "
Bryan Angell	1307 E FLORIN RD.	Sacto, CA 95831
Ken McInnes	1307 E Florin Rd	" " " "
Carrie Gordon	1347 E Florin Road	Sacto, Ca. 95831
Jennifer Jones	6829 Pasadena Mesa Dr	Sacto, Calif. 95824
John F. Wigout	1347 Florin Rd	Sacto " 95831
Yann Shimada	7311 Greenhaven Dr., St. 100	SACTO, CA 95831
Yumiko Long	7311 Greenhaven St 100	Sacto CA 95831
Janice Soren	1330 Tuggle Way	Sacto Ca 95831
Kim Merritt	6001 RIVERSIDE BL. #213	Sacto, CA 95831
Steve Lewis	7311 Greenhaven Dr #150	Sacto 95831

TRASH ENCLOSURE GUIDELINES

1. The walls of the trash enclosure structure shall be constructed of solid masonry material and the exterior surface finished in a manner compatible with the main structure(s).
2. The trash enclosure structure shall have heavy gauge metal gates and designed with cane bolts on the doors to secure the gates when in the open position. The hinges shall be sufficient in size, strength and number to adequately support the metal gates.
3. The trash enclosure facility shall be designed to allow walk-in access by tenants without having to open the main enclosure gates.
4. The walls shall be a minimum six feet in height, more if necessary for adequate screening.
5. The perimeter of the trash enclosure structure shall be screened with landscaping, including a combination of shrubs and/or climbing evergreen vines.
6. The enclosure shall be adequate in capacity, number and distribution.

