

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

APPLICANT <u>Hoshida and Reyes (Architects), 2330 Alhambra Boulevard, Suite 100, Sacramento, California 95817</u>
OWNER <u>General Sherman Partnership, 7700 College Town Drive, Suite 105, Sacramento, California 95826</u>
PLANS BY <u>Hoshida and Reyes (Architects), 2330 Alhambra Boulevard, Suite 100, Sacramento, California 95817</u>
FILING DATE <u>August 16, 1990</u> ENVIR DET. <u>Negative Declaration</u> REPORT BY <u>CG</u>
ASSESSOR'S PCL. NO. <u>014-0063-004, 005, 006, and 007</u>

- APPLICATION:**
- A. Negative Declaration.
 - B. Special Permit to allow parking for 26 cars on a 0.11± developed acre parcel in the Standard Single Family (R-1) zone in order to construct a 27,060 square foot retail/office building.
 - C. Variance to reduce the front setback (Sherman Way) from 25 feet to 5 feet in order to construct a 27,060 square foot retail/office building on 0.45± developed acres in the General Commercial (C-2) zone.
 - D. Variance to reduce the street side yard setback (Stockton Boulevard) from 5 feet to 0 feet.
 - E. Variance to reduce the interior side yard setback from 5 feet to 0 feet.
 - F. Variance to reduce the rear yard setback from 15 feet to 5 feet.
 - G. Variance to increase the allowable building height from 35 feet to 39 feet.
 - H. Variance to locate 26 of the required 76 parking spaces off-site on an adjacent parcel.
 - I. Lot Line Adjustment to merge three developed parcels totaling 0.34± acres into one parcel in the General Commercial (C-2) zone.

LOCATION: Southwest corner of Sherman Way and Stockton Boulevard

PROPOSAL: The applicant is requesting the necessary entitlements to construct a 27,060 square foot retail/office building containing ground floor retail, two levels of parking and two levels of office.

PROJECT INFORMATION:

General Plan Designation:	Community/Neighborhood Commercial & Offices
Existing Zoning of Site:	C-2 and R-1
Existing Land Use of Site:	Single Family Residential and Retail

Surrounding Land Use and Zoning:		Setbacks:	Required	Provided
North:	Commercial; C-2	Front:	25'	5'
South:	Residential; R-1	Side(St):	5'	0'
East:	UCD Med Center; R-2	Side(Int):	5'	0'
West:	Residential; R-3 & R-1	Rear:	15'	5'

Parking Required:	76 spaces
Parking Provided On-Site:	50 spaces
Parking Provided Off-Site:	26 spaces
Total Parking Provided:	76 spaces
Property Dimensions:	Irregular
Property Area:	0.45± acres
Square Footage of Building:	27,060 square feet
Height of Building:	39 feet
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Exterior Building Materials:	Brick and Glass
Roof Materials:	Built-up Asphalt

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site consists of four parcels totaling 4.5± developed acres in the Standard Single Family (R-1) and General Commercial (C-2) zones. The R-1 zoned parcel contains a single family residence. The commercial site contains a retail business and associated parking. The General Plan designates the site Community/Neighborhood Commercial and Offices. The surrounding land use and zoning includes commercial to the north, zoned C-2; multiple family residential to the south, zoned R-1; UCD Medical Center to the east, zoned R-2; and residential to the west, zoned R-3 and R-1.

B. Applicant's Proposal

The applicant is proposing to construct a 27,060 square foot retail/office building. The existing retail use will remain but it will be rehabilitated and additional retail and office space will be provided. The three commercial parcels are proposed to be merged into one parcel. The applicant also proposes to relocate the existing single family home on the western portion of the site and use the parcel for parking. The proposed building contains ground floor retail, two levels of parking, and two floors of office. The necessary entitlements include a special permit to allow parking in a residential zone, variance for the off-site parking, setback and height variances, and a lot line adjustment.

The UC Davis Medical Center has a letter of intent with the owners of the proposed building to occupy the structure as soon as it is built. Existing offices for the Dean of School of Medicine, Associate Director's Offices and Alumni Group will be moved to this new facility from various Medical Center sites.

C. Site Plan Design

The ground floor plan (Exhibit B) indicates the first floor setbacks. The dimensions of the lot are such that Sherman Way is considered the front and Stockton Boulevard is the street side. Sherman Way, the front, requires a 25 foot setback since there is residential on the same block face. The applicant has requested a variance to reduce this 25 foot setback to five feet. Staff has no objection to this request. The adjacent parking area contains a large tree with 20 feet of landscaping around it which is an adequate buffer and transition to the adjacent multiple family use.

The applicant has also requested a variance for the street side (Stockton Boulevard) which requires a five foot setback. The site plan indicates the structure to be located on the property line. The existing retail structure which is to be remodeled contains a zero setback. Staff has no objection to this structure remaining at the property line. Staff does, however, object to the entire new structure being so close to Stockton Boulevard. Staff recommends a colonnade be provided along Stockton Boulevard which provides relief at the pedestrian

level. Several improvements have been and are proposed for Stockton Boulevard. Staff feels the solid brick wall with a zero setback would be contrary to all these improvements. Revised plans indicating the colonnade which is to be provided along the storefronts on Stockton Boulevard should be submitted for review and approval of the Planning Director prior to the issuance of Building Permits.

The applicant has also requested variances for the interior side setback and rear setback. The interior side (west) setback is proposed to be reduced from five feet to zero feet. Staff has no objection to this request. It is adjacent to the parking proposed on the R-1 zoned lot. The adjacent multiple family uses are buffered by this 40 foot lot. The rear (south) setback is proposed to be five feet, which is less than the 15 feet required. The existing retail building which is being remodeled is located on this property line, however the new structure is located five feet from the property line. Staff has no objection to this request. The second floor is stepped back to fifteen feet so the impact upon the adjacent property is minimized.

The trash enclosure is located in the southwest corner of the parcel zoned residentially. This enclosure shall be located outside of any setback area and meet the trash enclosure guidelines in the Zoning Ordinance. The applicant shall also construct a six foot solid masonry wall along the western and southern properties to buffer the adjacent residential uses.

D. Parking

The building contains 27,060 square feet. The retail space occupies 5,350 square feet and the office occupies 21,710 square feet. There are 76 required parking spaces for these uses. The site plan indicates 76 parking spaces are provided. The parking spaces are located on two levels below the office space. Twenty-six of these spaces are located off-site on an adjacent parcel, also on two levels. The remaining 50 spaces are provided on site.

Staff has no objection to the variance for the off-site parking. The parking is on an adjacent parcel and is easily accessible by the office/retail structure. The applicant should provide reciprocal ingress and egress easements for the two properties.

Staff also has no objection to the special permit to allow parking on the residentially zoned parcel. The R-1 zoned parcel is sandwiched between a commercially (C-2) zoned parcel and a parcel zoned multi-family (R-3). The site currently contains a single family residence. Prior to demolition, this unit should be made available for relocation for a period of 30 days. This should be advertised in a local newspaper, and if no one wants the house, after 30 days staff may authorize demolition.

E. Building Design

The building materials consist of brick tile veneer and tinted glass on anodized aluminum window frames (see Elevations Exhibits E and F). The Stockton Boulevard (east elevation) contains the main entrance and has awnings above the windows. This elevation may be modified as the building is set back to meet the five foot front setback. Staff recommends revised elevations be submitted which reflect the modification of the setbacks.

The applicant is requesting a variance to allow increased height for the building. The height limit in the C-2 zone is 45 feet, 35 feet when within 100 feet of residentially zoned property. The subject site is within 100 feet of residentially zoned property, therefore, the height limit for the subject site is 35 feet. The proposed building height is 39 feet. Staff has no objection to this minimal increase in height. It is not inconsistent with other buildings along Stockton Boulevard.

F. Lot Line Adjustment

The applicant is proposing to merge the three commercial parcels (see Exhibit G) which total 0.34± acres.

The parcels currently contain retail and parking. The adjacent residentially zoned parcel which contains the off-site parking will remain a separate parcel due to the zoning differences.

G. Agency Comments

The proposed project was reviewed by City Traffic Engineering, Engineering Development Services, Building Inspection, Fire, and Community Services Divisions, and the Med Center Neighborhood Association. The following comments were received:

Traffic Engineering

1. The applicant shall comply with all provisions of the City's Driveway Ordinance (City Code Section 38.160 to 38.171) which includes the requirement that all driveways shall have an approach grade of no greater than four percent within 20 feet of the public right-of-way.
2. The building causes a visibility problem at the southwest corner of Sherman Way and Stockton Boulevard. The applicant shall comply with the City's Visibility Ordinance.
3. The proposed Stockton Boulevard Assessment District will be constructing tree planters on Stockton Boulevard which will reduce the sidewalk width.
4. The applicant shall provide bicycle parking in accordance to Section 6.G (Minimum Bicycle Parking Requirements) of the City's Zoning Ordinance.
5. Some parking spaces appear to be compact spaces. The applicant shall submit parking plan indicating compact spaces for approval of the City Traffic Engineer.

Engineering Development Services

1. On-site grading, paving, and drainage shall be approved by Public Works prior to the issuance of a Building Permit.
2. A storm and sewer lateral may be required in Sherman Way.
3. Note: This project is located within an area of the City which is serviced by a combination sewer and drainage system. The applicant may be required to share in the costs for improvements needed to separate the combination system.
4. Provide reciprocal ingress, egress, parking, maneuvering and drainage easements.
5. The applicant shall complete the following at the Public Works Department, Development Services Division, prior to a lot line merger being recorded:
 - a. File a Certificate of Compliance, submit all required documents according to the submittal requirements checklist, and pay necessary fees.
 - b. File a waiver of Parcel Map.
 - c. Pay off or segregate any existing assessments.
 - d. Notice: Property to be merged in accordance with this Certificate of Compliance 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 Corps of Engineers Flood Insurance Study Working Map for the Sacramento Community, dated January 1989, available for review at the City of Sacramento's Public Works Department, Development Services Division, Room 100, 927 10th Street.

Med Center Neighborhood Association

See attached letter from the Med Center Neighborhood Association, Exhibit I.

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. In compliance with Section 15070(B)1 of the California Environmental Quality Act Guidelines, the applicant has incorporated mandatory mitigation measures into the project plans to avoid identified effects or to mitigate such effects to a point where clearly no significant effects will occur. These mitigations measures are listed below.

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

- A. Ratify the Negative Declaration.
- B. Approve the Special Permit to allow parking for 26 cars in the Standard Single Family (R-1) zone subject to conditions and based upon findings of fact which follow.
- C. Approve the Variance to reduce the front setback (Sherman Way) from 25 feet to 5 feet subject to conditions and based upon findings of fact which follow.
- D. Approve the Variance to reduce the street side yard setback (Stockton Boulevard) from 5 feet to 0 feet subject to conditions and based upon findings of fact which follow.
- E. Approve the Variance to reduce the interior side yard setback from 5 feet to 0 feet subject to conditions and based upon findings of fact which follow.
- F. Approve the Variance to reduce the rear yard setback from 15 feet to 5 feet subject to conditions and based upon findings of fact which follow.
- G. Approve the Variance to increase the allowable building height from 35 feet to 39 feet subject to conditions and based upon findings of fact which follow.
- H. Approve the Variance to locate 26 of the required 76 parking spaces off-site on an adjacent parcel subject to conditions and based upon findings of fact which follow.
- I. Approve the Lot Line Adjustment to merge three developed parcels into one parcel by adopting the attached resolution.

Conditions

- 1. The applicant shall submit a revised plans for review and approval of the Planning Director prior to the issuance of Building Permits. These plans shall indicate the colonnade along Stockton Boulevard for the new structure. The plans shall also indicate parking stall dimensions and note compact spaces.
- 2. Reciprocal ingress, egress, parking, maneuvering and drainage easements shall be provided between the two properties.

3. Prior to demolition of the existing single family unit on the adjacent site to be used for parking, the unit shall be made available for relocation for a period of 30 days. This should be advertised in a local newspaper, and after 30 days staff may authorize demolition.
4. Revised elevations shall also be submitted for review and approval of the Planning Director prior to the issuance of Building Permits. These elevations shall reflect the colonnade along Stockton Boulevard. The applicant shall also submit elevations for the wall between the residential and commercial use. The design of this wall shall be subject to review and approval of the Planning Director prior to the issuance of Building Permits.
5. The applicant shall comply with all provisions of the City's Driveway Ordinance which includes the requirement that all driveways shall have an approach grade of no greater than four percent within 20 feet of the public right-of-way.
6. The applicant shall provide bicycle parking in accordance to Section 6.G of the City's Zoning Ordinance.

Mandatory Mitigation Measures

1. 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:
 - a. 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%.
 - b. Cover stockpiles of sand, soil, and similar materials with a tarp.
 - c. Cover trucks hauling dirt and debris to reduce spillage onto paved surfaces.
 - d. Sweep up dirt or debris spilled onto paved surfaces immediately to reduce resuspension of PM 10 through vehicle movements over these surfaces.
 - e. Increase the frequency of city street cleaning along streets in the vicinity of construction site.
 - f. Require construction contractors to designate a person or persons to oversee the dust abatement program and to order increased watering, as necessary.
2. The applicant shall construct a chain-link fence, four feet in height and around the dripline of the remaining tree.
3. There shall be no parking of vehicles, storage of construction materials or grade changes within the fenced area of the remaining tree.
4. The applicant shall donate two 24 inch-box trees to the City Arborist for the removal of one 40.5 inch "Heritage Tree".
5. The applicant has agreed to the following mitigation measures to reduce interior noise levels to less-than-significant:
 - a. All joints in exterior walls shall be grouted or caulked air tight.

- b. Window and through the wall ventilation or air conditioning units shall not be permitted.
 - c. All penetration of exterior walls shall include a 1/2 inch airspace. This space shall be filled loosely with fiberglass insulation. The space shall then be sealed airtight on both sides of the wall with a resilient, nonhardening caulk or mastic.
 - d. Windows must have a minimum STC rating of 29 or better. Windows shall have an air infiltration rate of less than or equal to 0.20 CFM/lin.ft. when tested with a 25 mile an hour wind per ASTM standards.
 - e. Sliding glass doors must carry an STC rating of 31 or better. They should be double glazed and they must meet or exceed the window air infiltration rating given above.
 - f. Exterior entrance doors should have a minimum STC rating of 30. They must include complete perimeter door seals.
6. All exterior lighting will be directed away from or properly shaded to eliminate glare on existing residential uses and oncoming traffic.
7. The applicant will comply with the following State regulation:
- a. Section 65-019 of the California Labor Code requires developers to identify all asbestos containing materials in existing buildings 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:

- b. 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).
- c. Environmental Protection Agency (EPA) National Air Emission Standards must be applied to any demolition or renovation of structures that contain more than 160 square feet or 260 linear feet of asbestos containing materials. Specific information is provided by EPA (San Francisco Office: (415)974-7633).

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.

Findings of Fact

- 1. The project, as conditioned, is based upon sound principles of land use in that the retail/office building is compatible with the surrounding office and residential uses.
- 2. Granting the variance does not constitute a special privilege extended to an individual property owner in that other property owners facing similar circumstances would be granted a variance.
- 3. Granting the variance request does not constitute a use variance in that retail and office uses are allowed in the General Commercial (C-2) zone, and parking is allowed in the R-1 zone with special permit approval.

4. Granting the request will not be injurious to the public safety or welfare, nor result in the creation of a public nuisance in that:
 - a. adequate parking is provided; and
 - b. a six foot masonry wall is provided to separate the residential used from the proposed building.
5. The proposed use is consistent with the General Plan which designates the site Community/Neighborhood Commercial and Offices.

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY PLANNING COMMISSION
ON DATE OF

APPROVING A LOT LINE ADJUSTMENT FOR A PORTION OF LOT 1 AS SAID LOT IS SHOWN AND SO DESIGNATED ON THAT CERTAIN PLAT ENTITLED "DAWSON PLACE" FILED IN BOOK 18 OF MAPS, PAGE 32, OFFICIAL RECORDS OF SAID COUNTY, AND LOT 1543 AS SAID LOT IS SHOWN AND SO DESIGNATED ON THAT CERTAIN PLAT ENTITLED "WRIGHT AND KIMBROUGHT TRACT NO. 30" FILED IN BOOK 14 OF MAPS, PAGE 22, OFFICIAL RECORDS OF SAID COUNTY (014-0063-005, 006, and 007) (P90-355)

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line adjustment for property located at the southwest corner of Sherman Way and Stockton Boulevard; and

WHEREAS, the lot line adjustment has been given a Negative Declaration by the Environmental Coordinator; and

WHEREAS, the lot line adjustment is consistent with the General Plan and the proposed lot line adjustment conforms with the plan designation;

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

that the lot line adjustment for property located at southwest corner of Sherman Way and Stockton Boulevard, City of Sacramento, be approved as shown and described in Exhibits G and H attached hereto, subject to the following conditions:

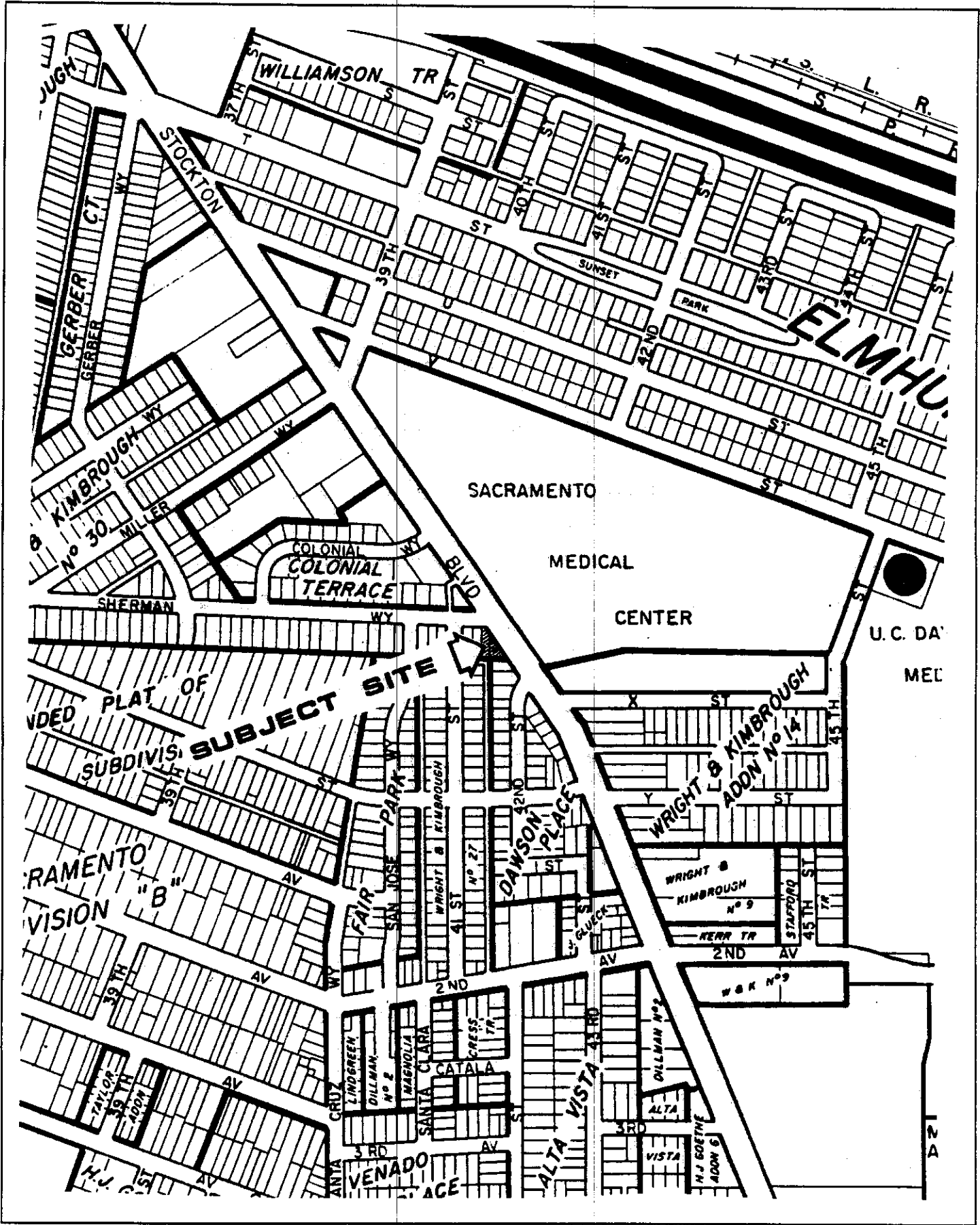
The applicant shall complete the following at the Public Works Department, Development Services Division, prior to a lot line adjustment being recorded:

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.
3. Pay off or segregate any existing assessments.
4. The applicant shall comply with the mandatory mitigation measures of the Negative Declaration.

CHAIRPERSON

ATTEST:

SECRETARY TO CITY PLANNING COMMISSION



VICINITY MAP

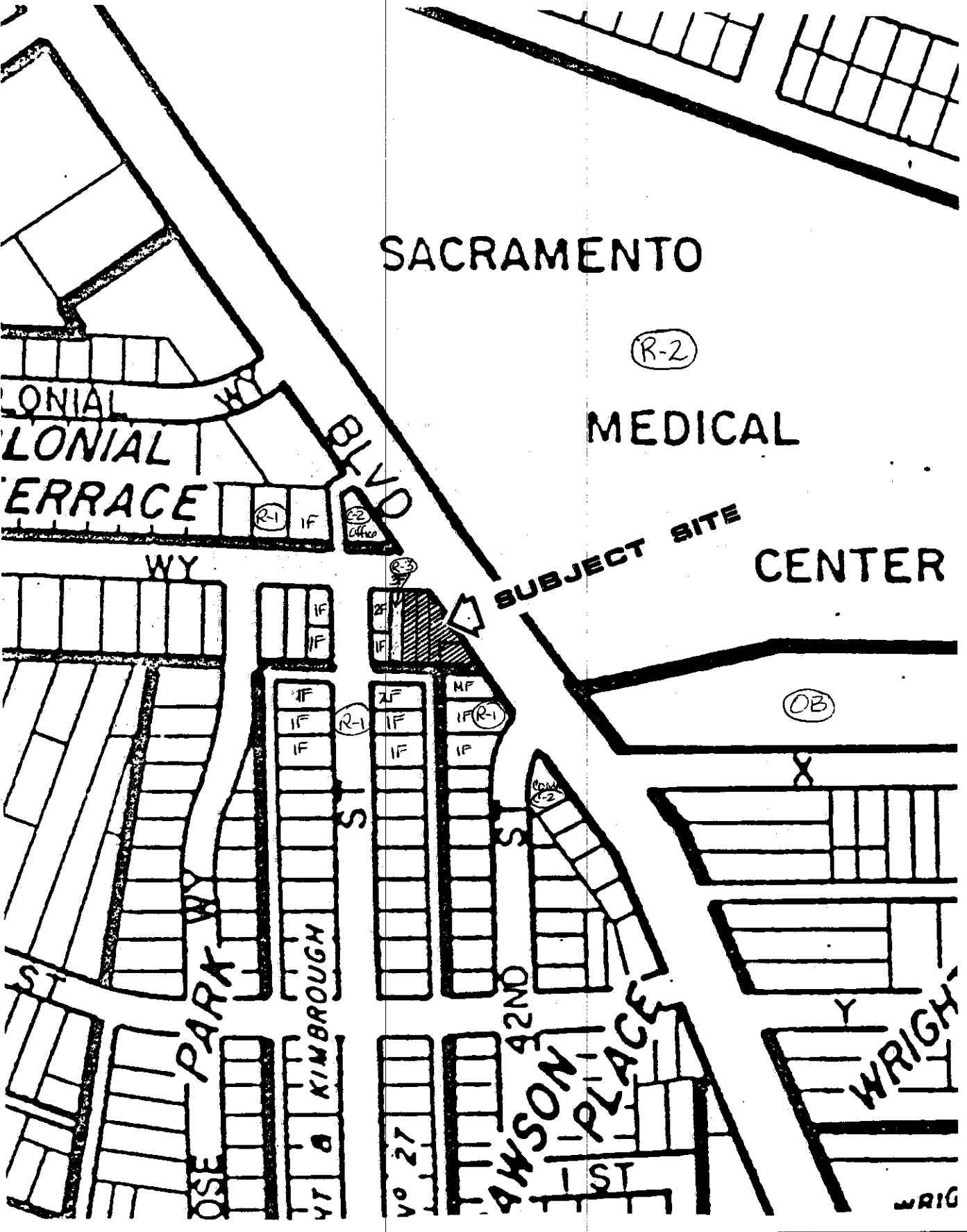
SACRAMENTO

(R-2)

MEDICAL

CENTER

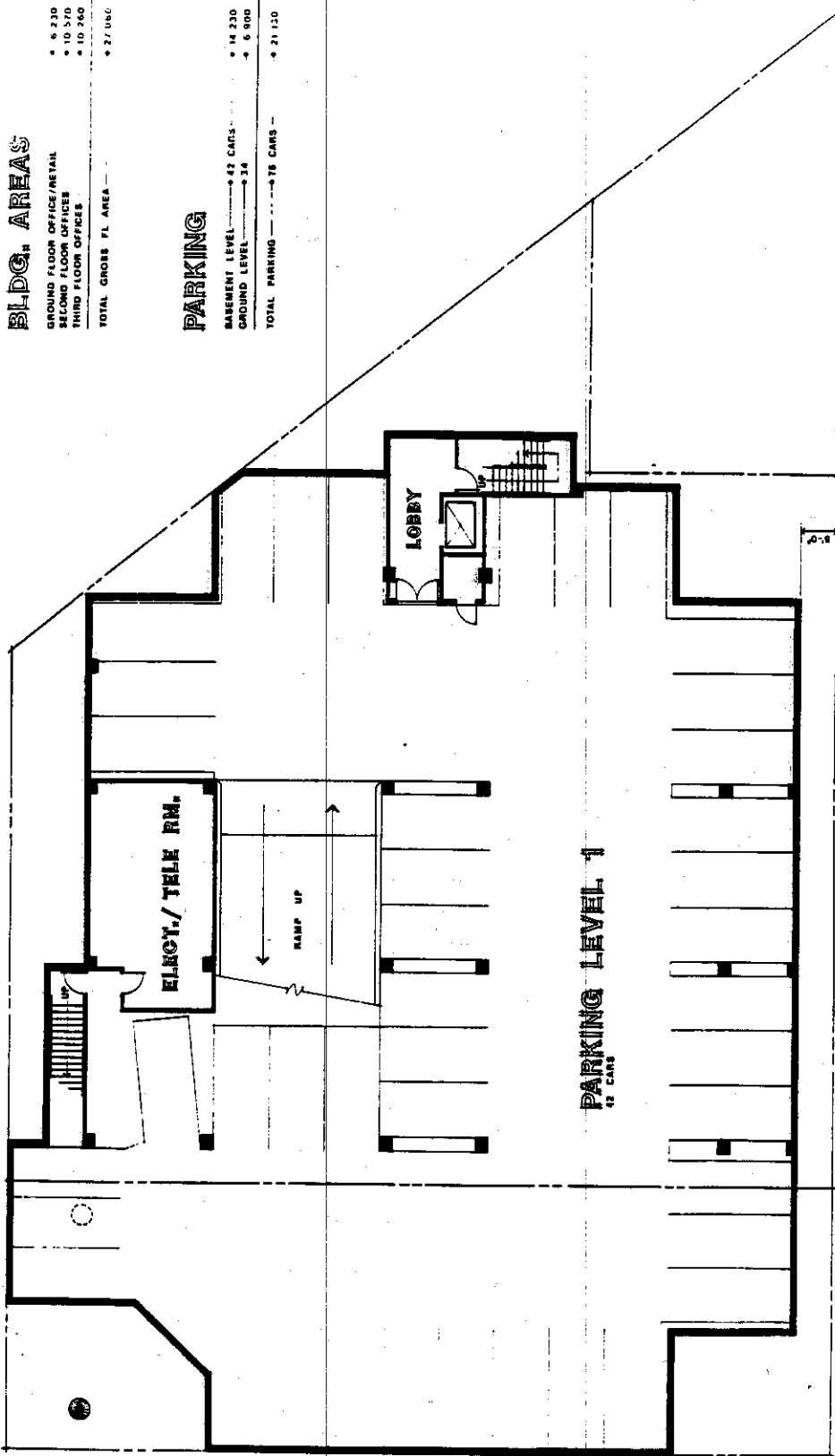
SUBJECT SITE



LAND USE & ZONING MAP

EXHIBIT A

BLDG. AREAS	
GROUND FLOOR OFFICE/RETAIL	• 6,230 SF
SECOND FLOOR OFFICES	• 10,570 SF
THIRD FLOOR OFFICES	• 10,260 SF
TOTAL GROSS FL AREA	• 27,060 SF
PARKING	
BASEMENT LEVEL	• 42 CARS
GROUND LEVEL	• 34
TOTAL PARKING	• 76 CARS
TOTAL GROSS FL AREA	• 21,130 SF



BASEMENT FLOOR PLAN
1/8" = 1'-0"

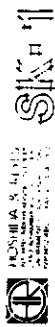
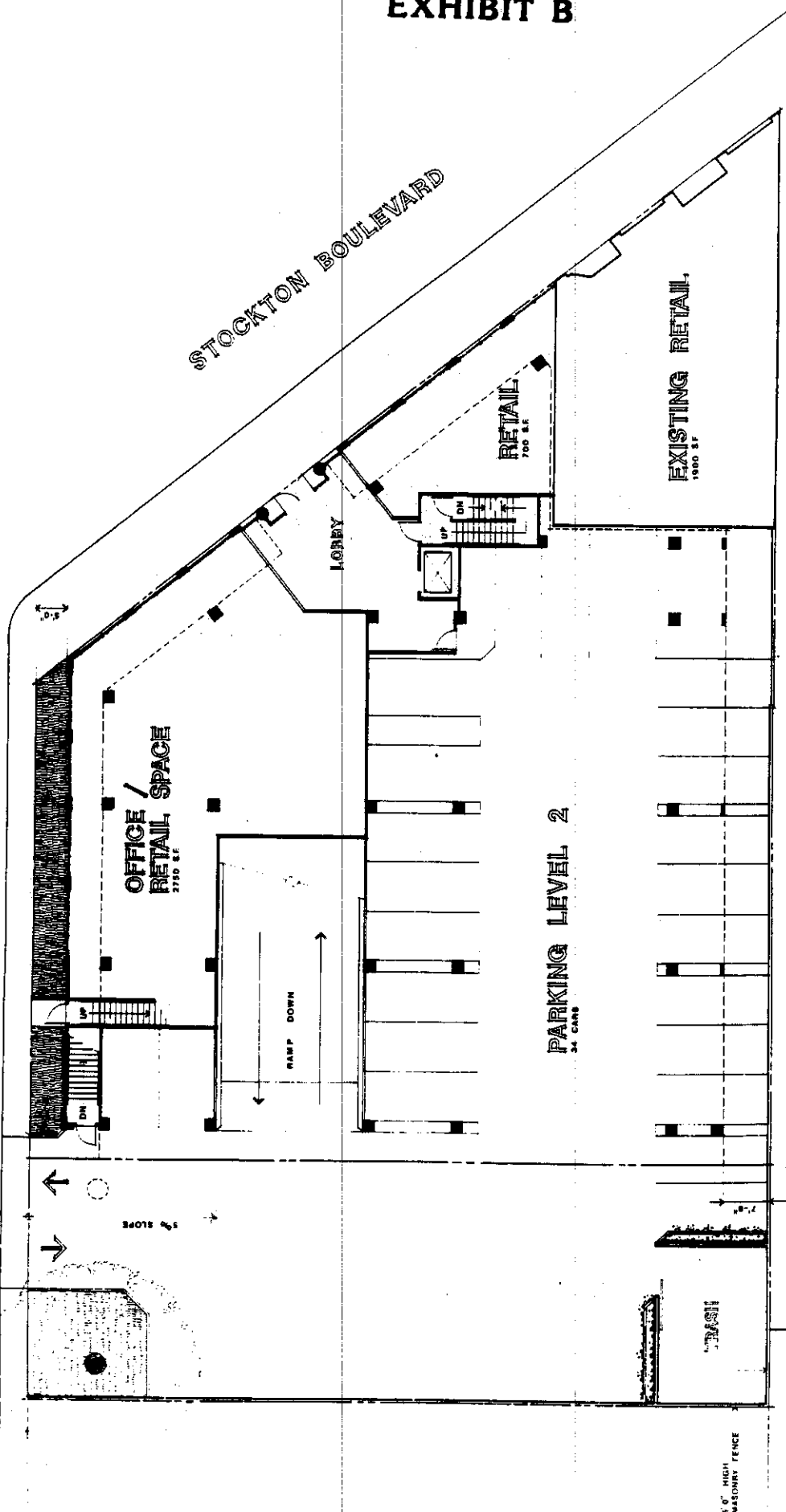


EXHIBIT B

SHERMAN WAY

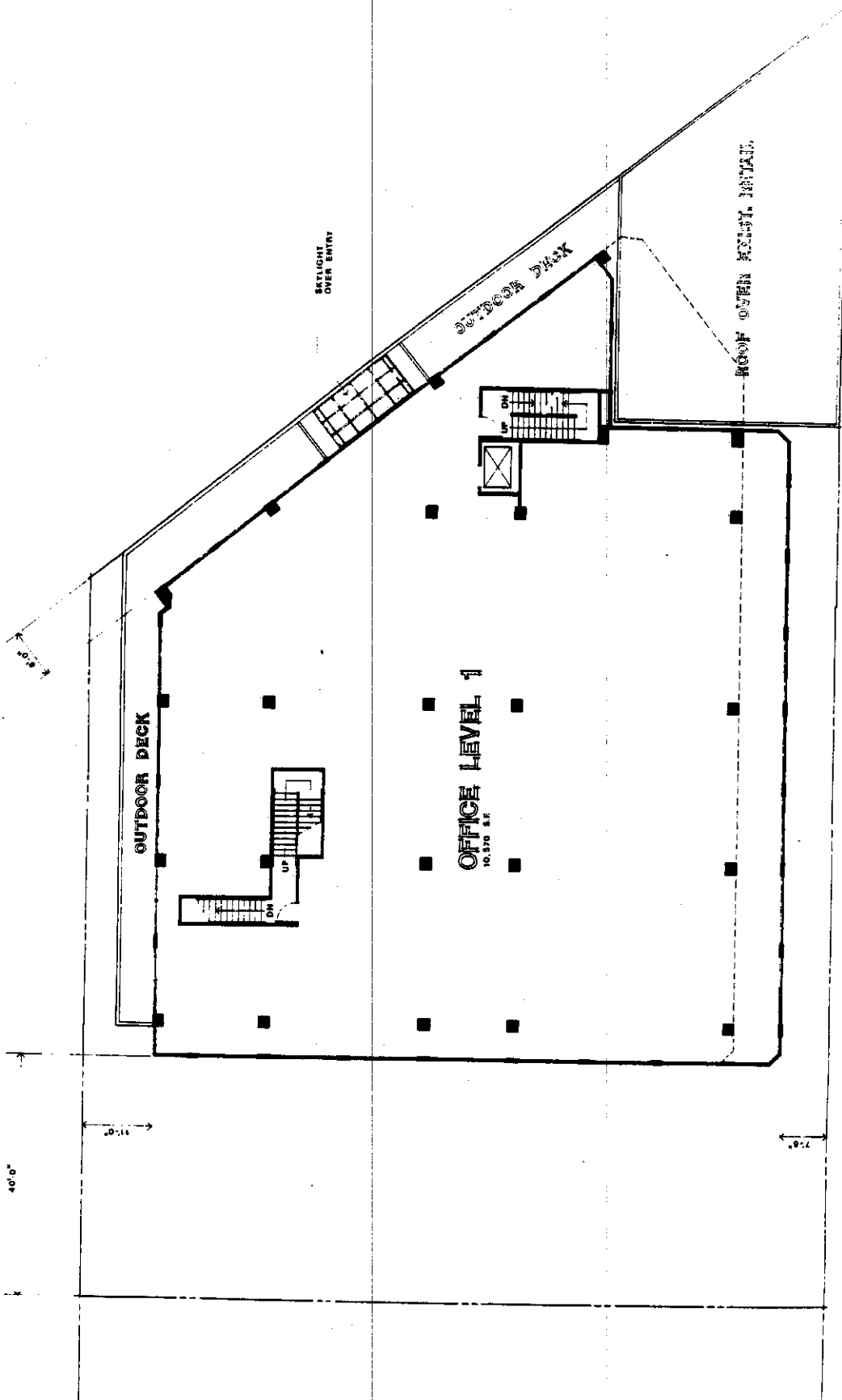
STOCKTON BOULEVARD



GROUND FLOOR PLAN
1/8" = 1'-0"

HOSHIDA & PAVES
ARCHITECTS
2700 UNIVERSITY AVENUE
ANN ARBOR, MI 48106
SK # 2

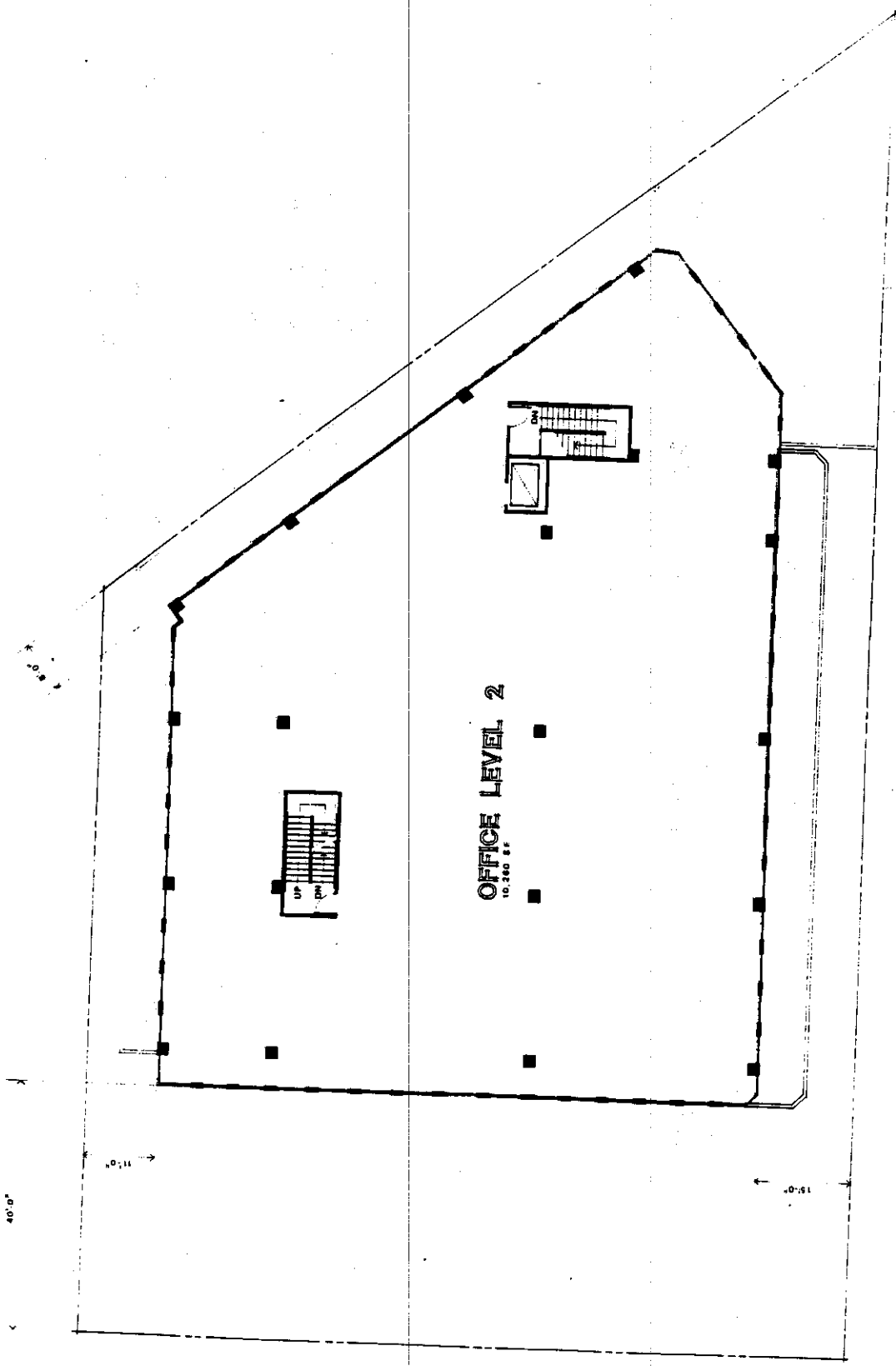
EXHIBIT C



SECOND FLOOR PLAN
1/8" = 1'-0"



EXHIBIT D

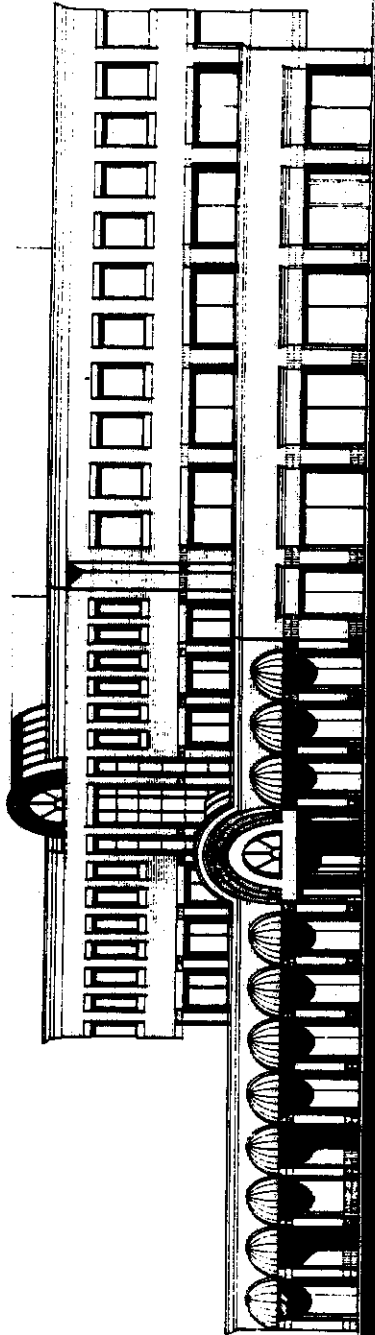


OFFICE LEVEL 2
10,250 S.F.

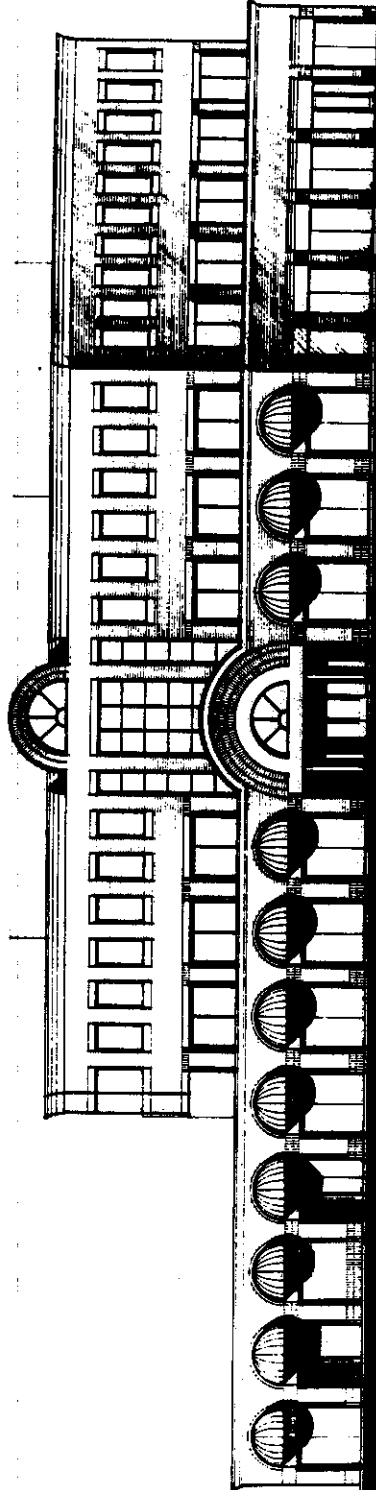
THIRD FLOOR PLAN
1/8" = 1'-0"



EXHIBIT E



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



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

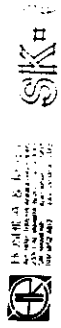
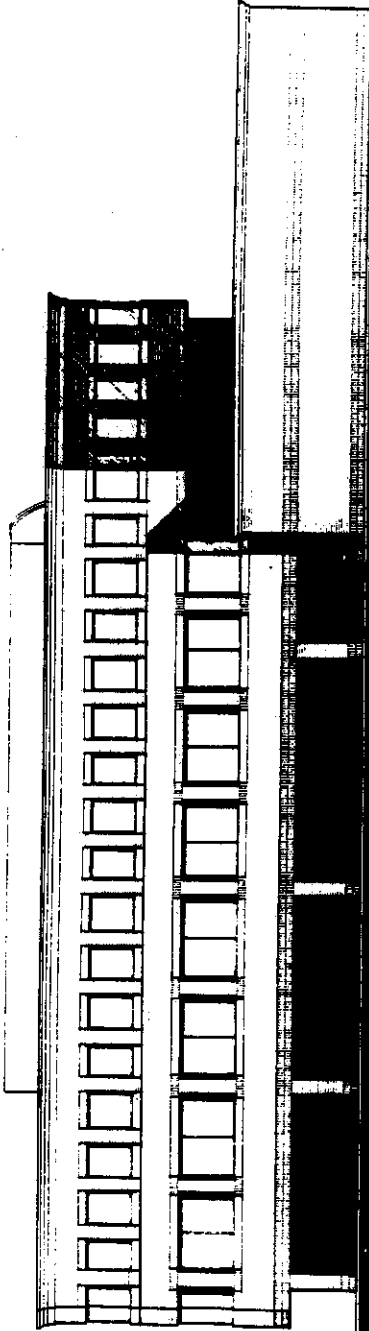
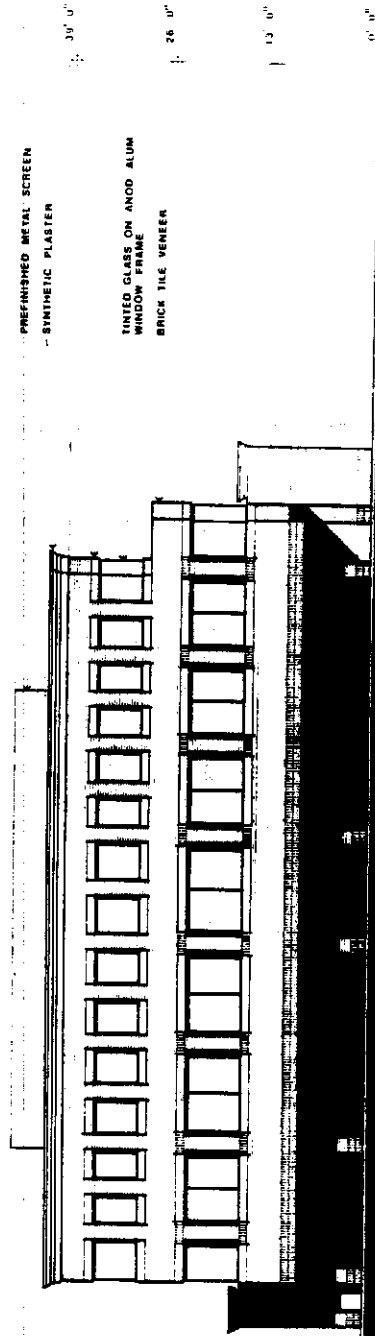


EXHIBIT F



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



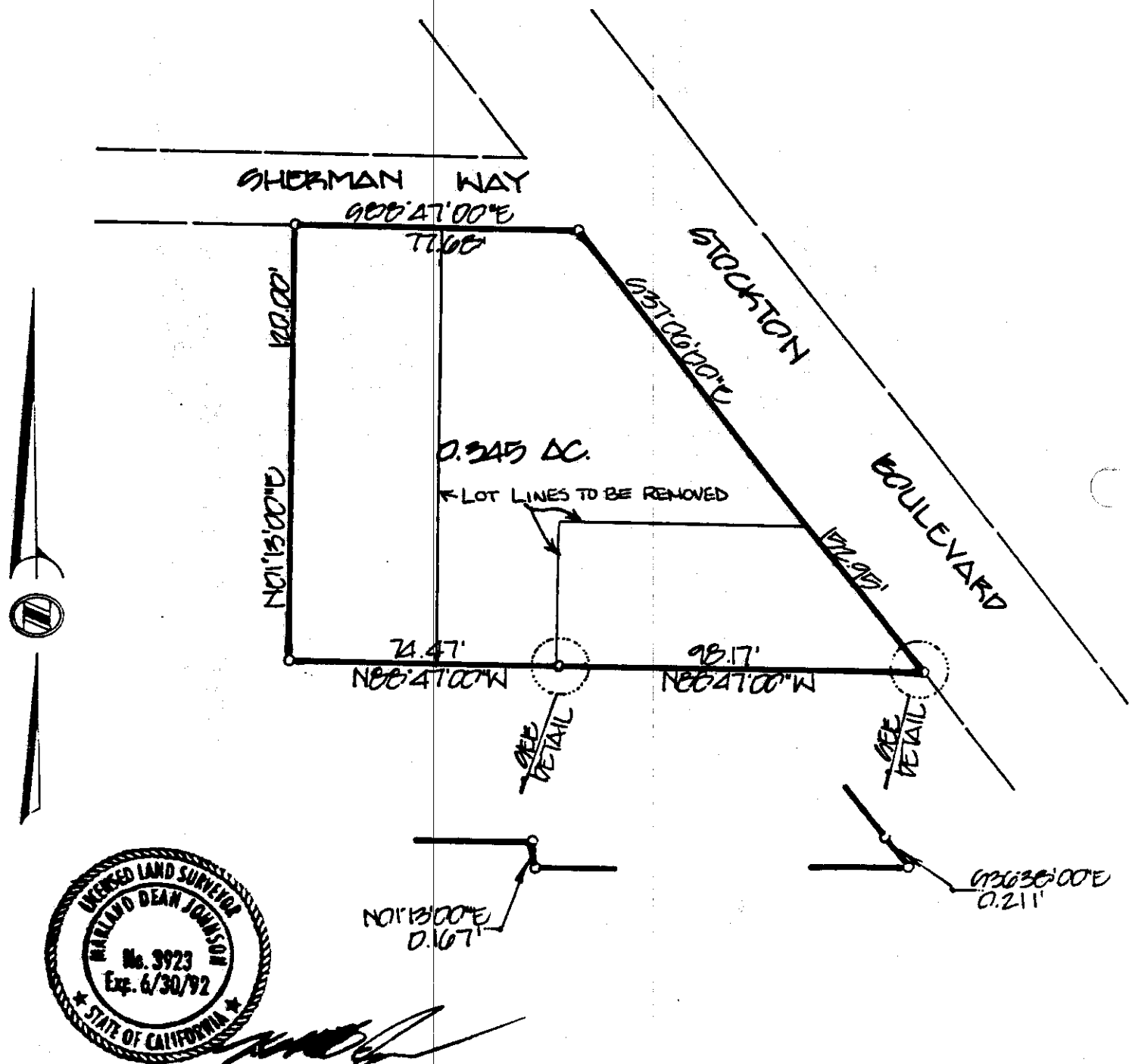
PREFINISHED METAL SCREEN
- SYNTHETIC PLASTER
UNITED GLASS ON ANOD ALUM
WINDOW FRAME
BRICK TILE VENEER

39' 0"
26' 0"
13' 0"
0' 0"

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



EXHIBIT G



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

PARCEL MERGER
 APN. 14-063-5, 6, & 7

DATE: SEPT 1990 JOB NO: 90021A
 SCALE 1"=40' DRAWN/ENGR:

SHEET 1 OF 1 CITY OF SACRAMENTO, CALIFORNIA

EXHIBIT H



MORTON & PITALO, INC.
Civil Engineering Planning Surveying
1430 Alhambra Blvd., Suite 200
Sacramento, Ca 95816
916/454-9600
Fax: 916/454-0120

September 26, 1990
90-0214

DESCRIPTION
PARCEL MERGER
APN'S 14-063-5, 6, 7

All that certain real property situate in the City of Sacramento, County of Sacramento, State of California, described as follows:

A portion of Lot 1 as said lot is shown and so designated on that certain Plat entitled "Dawson Place" filed in Book 18 of Maps, Page 32, Official Records of said County, and Lot 1543 as said lot is shown and so designated on that certain Plat entitled "Wright and Kimbrough Tract No. 30" filed in Book 14 of Maps, Page 22, Official Records of said County, more particularly described as follows:

BEGINNING at the Northeast corner of said Lot 1; thence, along the Northeasterly line of said Lot 1, South 36°38'00" East 0.211 foot; thence, North 88°47'00" West 98.17 feet; thence, North 01°13'00" East 0.167 foot to a point on the Southerly line of said Lot 1543; thence, along the Southerly, Westerly, Northerly and Northeasterly lines of said Lot 1543 the following four (4) courses: (1) North 88°47'00" West 74.47 feet; (2) North 01°13'00" East 120.00 feet; (3) South 88°47'00" East 77.68 feet; and (4) South 37°06'00" East 152.95 feet to the point of beginning. Containing 0.345 acre, more or less.



EXHIBIT I

MED CENTER
NEIGHBORHOOD
ASSOCIATION

4001 MILLER WAY SACRAMENTO, CA 95817

PHONE (916)481-8784

Allan Hoshida
Hoshida & Reyes
2330 Alhambra Boulevard
Sacramento, CA 95817

September 22, 1990

Thank you for your cooperative efforts regarding the corner development at Sherman Way and Stockton Boulevard. The desire to respond to Med Center Neighborhood concerns by the developer, Mr. Ken Fahn and your firm has been encouraging and is greatly appreciated. Hopefully this project and the neighborhood in which it becomes a part will be greatly enhanced as a result.

The following is a recap of our previous discussions regarding our concerns and the resulting changes and intentions you described.

Zone classification changes:

1. It must be repeated that as a Neighborhood Association we are not obliged to allow residential properties to be rezoned for commercial use. The threat of encroachment unabated into the neighborhood is a major concern. As we viewed the proposed changes to the parcels in question, realizing that changes are eminent, your idea to retain the current residential zoning and seek a use variance for parking seems to be a workable compromise. The assurance we seek is that no further development can be perpetrated in any direction into the remaining adjacent parcels.

Architectural elements:

1. The choice of exterior finish materials is complimentary to the more attractive brick structures in the area. As proposed, the building will mirror some historic qualities while challenging the design standards of other nearby developments.
2. The undesirability of a multi-story structure adjacent to residential dwellings is alleviated by your efforts to gain reasonable building setbacks on the west and south facing sides and the terracing back of the upper two floors. Vegetation planters on the terrace perimeters and non-mirrored windows may also help soften the intrusion.
3. The relocation of the parking entrance to a point farthest from the Sherman Way stop should lessen the dangers at this odd-angle intersection.
4. Fence dimension and materials will be selected to reduce noise and undesirable visibility and yet be attractive and provide proper security to adjacent properties.
5. The changes made to allow for one of the two large fir trees to remain standing deserves a special compliment.

**MED CENTER
NEIGHBORHOOD
ASSOCIATION**

4001 MILLER WAY SACRAMENTO, CA 95817

PHONE (916)451-5754

page 2

Use, existing and planned:

1. Consideration will be given to existing tenants to allow continued occupation and minimum reasonable business interruption during the construction process.
2. Most desired use for ground floor space will be retail with choices weighted towards competitive balance and proper traffic patterns.
3. It is understood that the upper floors will be leased office space associated with the UCD Med Center.
4. Many parking spaces will be 'reserved' with adequate allowance and location for 'visitor' space to accommodate retail traffic.

Construction:

1. As per our discussion, a pre-construction meeting involving the key players and neighbors will be scheduled to help broaden everyone's understanding and reduce future tensions.

Overall the project being proposed is acceptable, particularly due to the willingness of the developer to accommodate all interests wherever possible. The Med Center Neighborhood Association would like to compliment you for your sensitivity and offer our support of this project as outlined.

Sincerely,



Mike R. Smith
Director
Area Development Committee