

CITY PLANNING COMMISSION

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

APPLICANT	Maily Martinez, 6331 Stockton Boulevard, Sacramento, CA 95824				
OWNER	Wilma Evey, et al. 4905 61 st Street, Sacramento, CA 95820				
PLANS BY	Applicant				
FILING DATE	11/6/86	ENVIR. DET.	Cat Ex 15303(c)	REPORT BY	DJH:ec
ASSESSOR'S-PCL. NO.	038-191-024				

APPLICATION: Special Permit to establish an adult related establishment on 1.0 developed acres in the General Commercial (C-2) zone

LOCATION: 6331 Stockton Boulevard

PROPOSAL: The applicant is requesting the necessary entitlements to establish an escort bureau under the adult related business ordinance.

PROJECT INFORMATION:

1974 General Plan Designation:	Commercial and Offices
1986 South Sacramento	
Community Plan Designation:	General Commercial
Existing Zoning of Site:	C-2
Existing Land Use of Site:	Single Family Dwelling; Retail Commercial Building

Surrounding Land Use and Zoning:

North:	Car Wash; C-2
South:	Fence Supply Company; C-2
East :	Vacant and Single Family; R-1
West :	New Shopping Center under construction; C-2

Parking Required:	To be determined by Commission
Parking Provided:	7 spaces
Property Dimensions:	105 ft. x 439 ft.
Property Area:	1.0+ acres
Square Footage of Building:	2,200 sq. ft. for 6331 Stockton Blvd.
Height of Building:	one story 10 feet
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Exterior Building Materials:	Concrete block and stucco
Roof Material:	Tar
Number of Employees:	Four
Hours of Operation:	9:00 A.M. to 10:00 P.M., seven days a week
Total Capacity:	20

PROJECT BACKGROUND:

The applicant originally requested a special permit to operate a Private Social Conversation Club in the General Commercial (C-2) Zone. "The purpose of the club would be to allow individuals in need of companionship an opportunity to talk and socialize with club employees. An hourly fee would be charged for the above described services."

Staff requested further information on the proposed club in a letter dated December 4, 1986 (Exhibit A). The applicant's attorney responded with a letter of December 8, 1986. (Exhibit B). Staff consulted with the City Attorney's office and determined that the proposed use is defined as an escort bureau and notified the attorney representing the applicant on December 9, 1986, (Exhibit C). The project was re-advertised as a Special Permit for an adult-related business (escort bureau). A description of this operation is contained in exhibit "C".

The applicant requested the Special Permit for a Private Club because the Code Enforcement Division cited the applicant for conducting a "Private Club" without the appropriate Planning Commission Special Permit. Presently, the proposed use is in operation and if the Special Permit for an escort bureau is not approved, the business will be required to cease operation.

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning:

The subject site is a one acre parcel containing an existing commercial building of approximately 4,000 sq. ft., a single family dwelling, a seven space parking lot along Stockton Boulevard and several out-buildings. The site is zoned General Commercial (C-2) zone and designated for General Commercial Uses in the 1986 South Sacramento Community Plan. Adult-related business establishments are allowed in the C-2 Zone if they meet the locational criteria of the Zoning Ordinance and receive a Planning Commission Special Permit. Adjacent land uses include a self-serve car wash to the north, a fence sales and supply company to the south; a new commercial store and shopping center under construction to the west across Stockton Boulevard, and vacant and single family use to the east.

B. Zoning Ordinance Requirements:

In order to qualify for favorable consideration of the request, the applicant is required to meet the following criteria:

- 1) That said use is situated more than one thousand (1,000) feet measured from the nearest property lines of each of the affected parcels from any residential or agricultural zone;
- 2) That said use is situated more than one thousand (1000) feet, measured from the nearest property lines of each parcel containing such use, from any school, children's day care facility, gymnasium for children, church, temple or other place of religious worship, park, roller skating rink, ice skating rink, playground, or similar use, and outside of and more than one thousand (1,000) feet from the Old Sacramento Historical Park;
- 3) That said use is situated more than one thousand (1,000) feet, measured from the nearest property lines of each parcel containing such use, from any other adult-related establishment, or any adult bookstore, adult cabaret, adult motion picture theater, adult arcade or adult hotel-motel.

In evaluating the project, staff prepared the Land Use and Zoning Map and determined that the proposed project lies within 1,000 feet of residentially zoned property. The proposed project does not, therefore, comply with the first locational criterion. Staff prepared a detailed land use map for all properties located within 1,000 feet of the site (Exhibit D). A recently-constructed church owned by Church of Jesus Christ in the America's approved by the Planning Commission on April 11, 1985, (P85-114), is located at 6120 Lemon Hill Road, within 1,000 feet of the property line of the proposed project site. Thus, the project does not comply with the second locational criterion.

Staff notes the following nearby facilities: A proposed community center/social hall for the Sacramento Chinese Indo China Association was approved by the Planning Commission on October 23, 1986 for property located at 6117 Elder Creek Road (P86-354). This is within 1,000 feet of the project. The Salvation Army operates a licensed residential care facility for the aged called Camellia House at 6046 Lemon Hill Avenue. The licensed capacity is 46 residents, ambulatory and non-ambulatory, ages 62 and over. It is just over 1,000 feet from the proposed project.

The third locational criteria concerns proximity to existing adult-related establishments. City records do not reveal an existing legal adult related establishment within 1,000 feet of the subject site.

In summary, staff finds that the proposed location does not meet two of the three locational criteria of the City Zoning Ordinance Section 2-E-24 (a) (1) (2) and (3).

C. Waiver Procedure:

The applicant is aware of the City Zoning Ordinance procedure to waive the locational criteria if all four of the following findings can be made as per section 2-E-24 (b):

The Planning Commission may consider a Special Permit application to waive the standards set forth above only in cases where the following findings can be made:

- 1) the proposed use will not be contrary to the public interest or injurious to nearby properties, and the spirit and intent of this Ordinance will be observed;
- 2) that the proposed use will not enlarge or encourage the development of a "skid row" or otherwise blighted area;
- 3) that the establishment of an additional use of this type in the area will not be contrary to any program of neighborhood conservation, improvement or redevelopment, either residential or nonresidential;
- 4) that all applicable regulations of this Ordinance and the City Code will be observed.

Staff finds that evidence has not been provided to warrant the waiver of locational criteria. Staff also observes the following facts which support the denial of any waiver of locational criteria. Among the goals and objectives of the 1986 South Sacramento Community Plan are: "To revitalize and improve strip commercial areas by developing policies and programs to foster a healthier commercial environment." Recent construction of a Pep Boys Clothing Store, west across Stockton Boulevard and a new mini-storage facility indicates new development is occurring in the area. The proposed project site is in a blighted area which is undergoing an infusion of new investments. The establishment of an escort

bureau may be injurious to new businesses or existing businesses by being a detraction to the neighborhood.

D. Community Response:

A letter was sent to all property owners located within 1,000 feet of the subject site notifying them of the proposed request. Correspondence and telephone calls have been received by staff indicating a range of opinion from neutral to strongly opposed. Attached are copies of correspondence and petitions received on the project. (Exhibit E)

E. Change in Ownership:

In the course of processing the Special Permit, the subject property changed ownership. The applicant, on December 15, 1986, at 3:00 P.M., completed the purchase of the property from Wilma Evey, et. al. Staff consulted with the applicant's attorney as to the reason for the consummation of the sale prior to issuance of the Special Permit. The attorney responded by informing staff the applicant was advised not to purchase the property prior to a decision by the Planning Commission.

F. Agency Comments:

The proposed project has been reviewed by the City Traffic Engineer, Engineer, Fire Department, Police and Redevelopment Agency with no comments received.

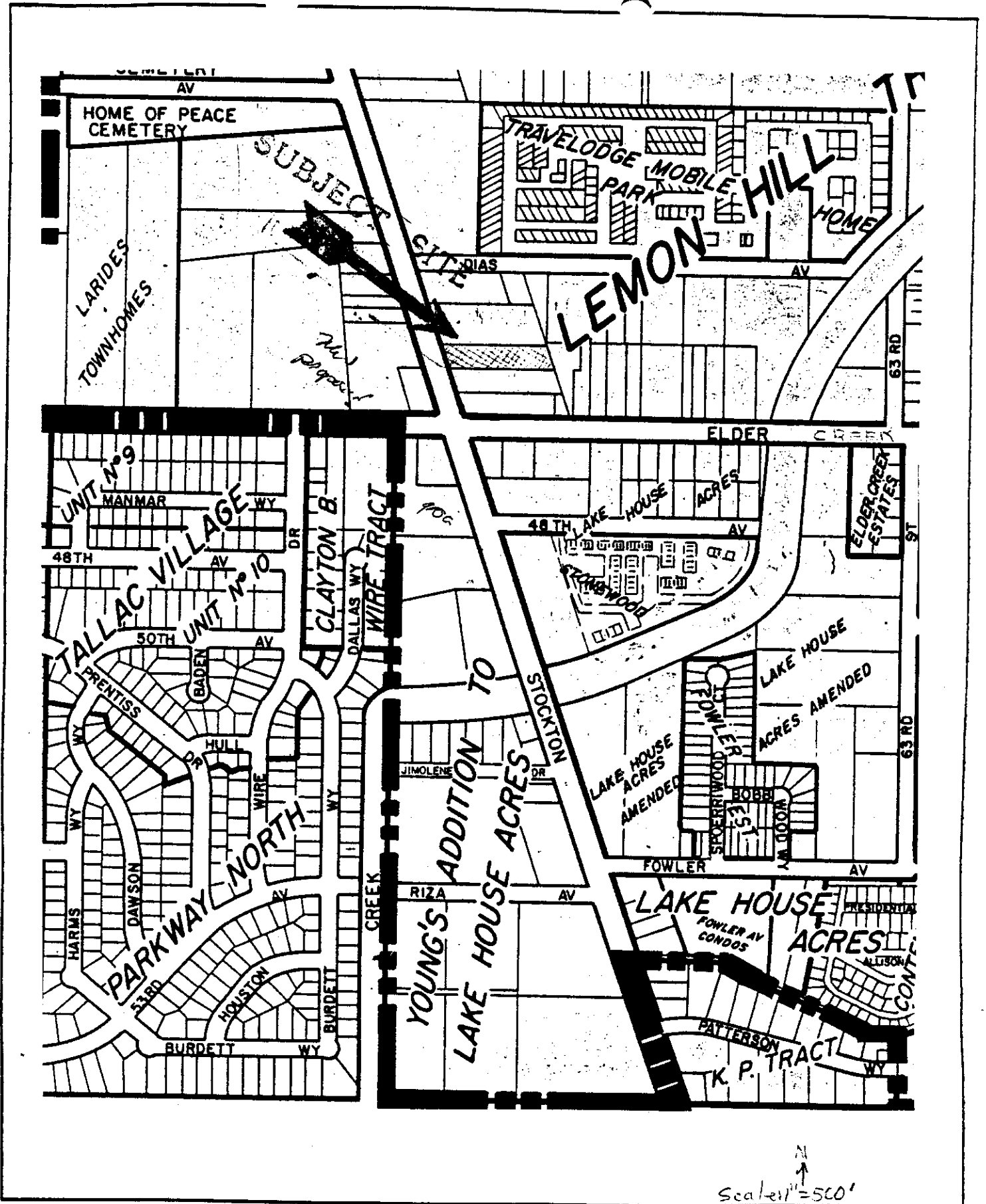
ENVIRONMENTAL DETERMINATION: The proposed project is exempt from Environmental Review pursuant to State EIR Guidelines (CEQA Section 15303 (c)).

RECOMMENDATION: Staff recommends that the Commission deny the Special Permit based upon the following Findings of Fact:

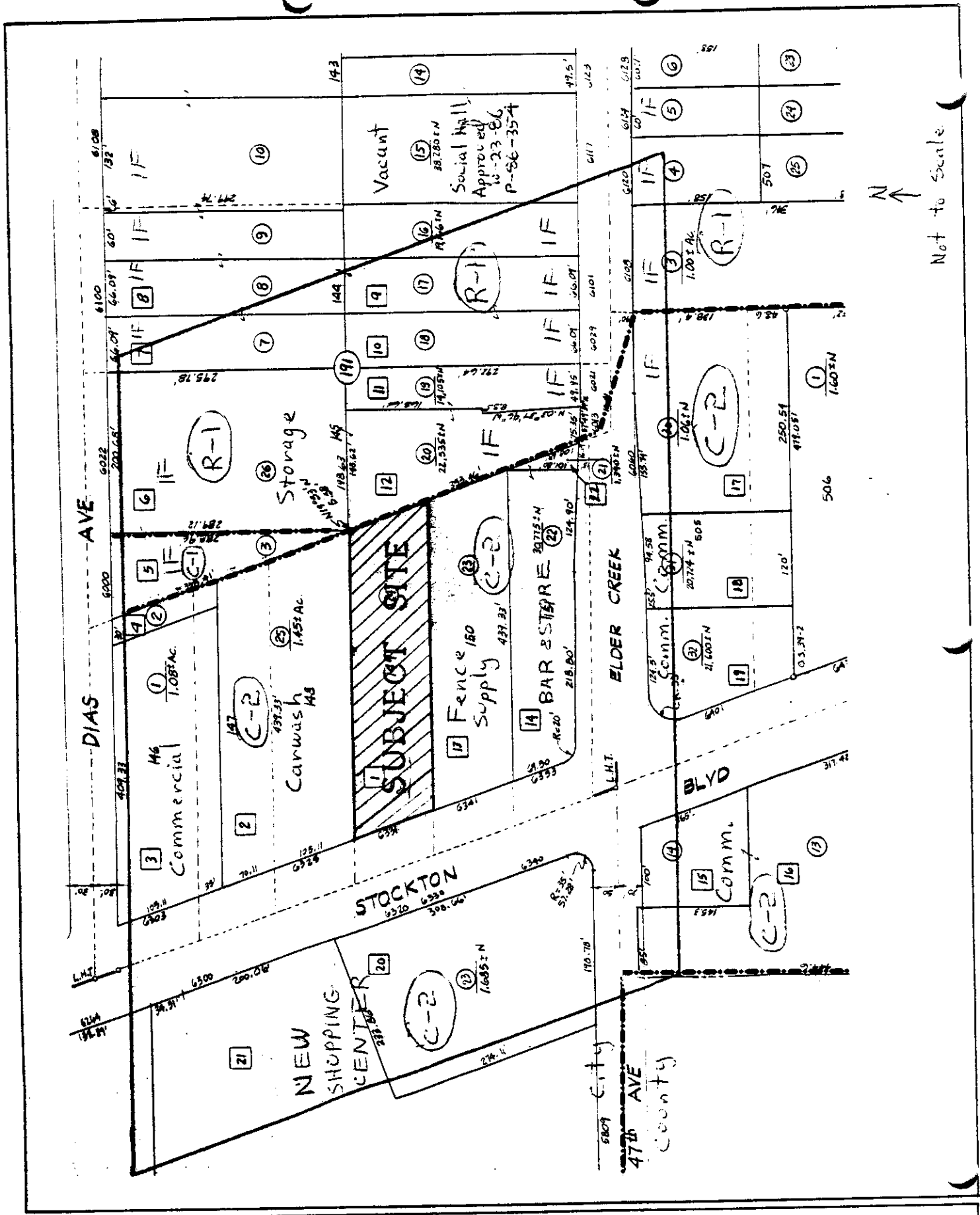
Findings of Fact - Denial

1. The proposed use is not based upon sound principles of land use in that the project is located within 1,000 feet of sensitive residential and religious land uses and therefore is not compatible with these uses;
2. The proposed use will be detrimental to the public health, safety or welfare and result in the creation of a nuisance in that the project is located adjacent to residentially zoned and used property, is within 1,000 feet of a church and proposed community/social center, and is not compatible with the commercial revitalization underway along Stockton Boulevard;
3. The proposed Special Permit is not consistent with the 1986 South Sacramento Community Plan or the City's Discretionary Interim Land Use Policy in that the proposed adult-related business (escort bureau) is not compatible with the goal and policy to:

"revitalize and improve strip commercial areas by developing policies and programs that foster a healthier commercial development. Such programs include an inventory of building and other code violations along Stockton Boulevard and a concentrated effort to abate these violations."



VICINITY MAP

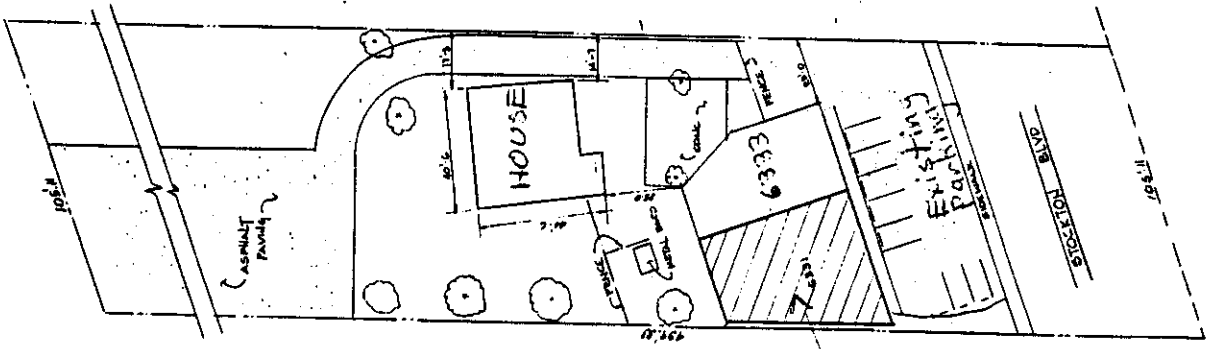


N
 Not to Scale

LAND USE & ZONING MAP

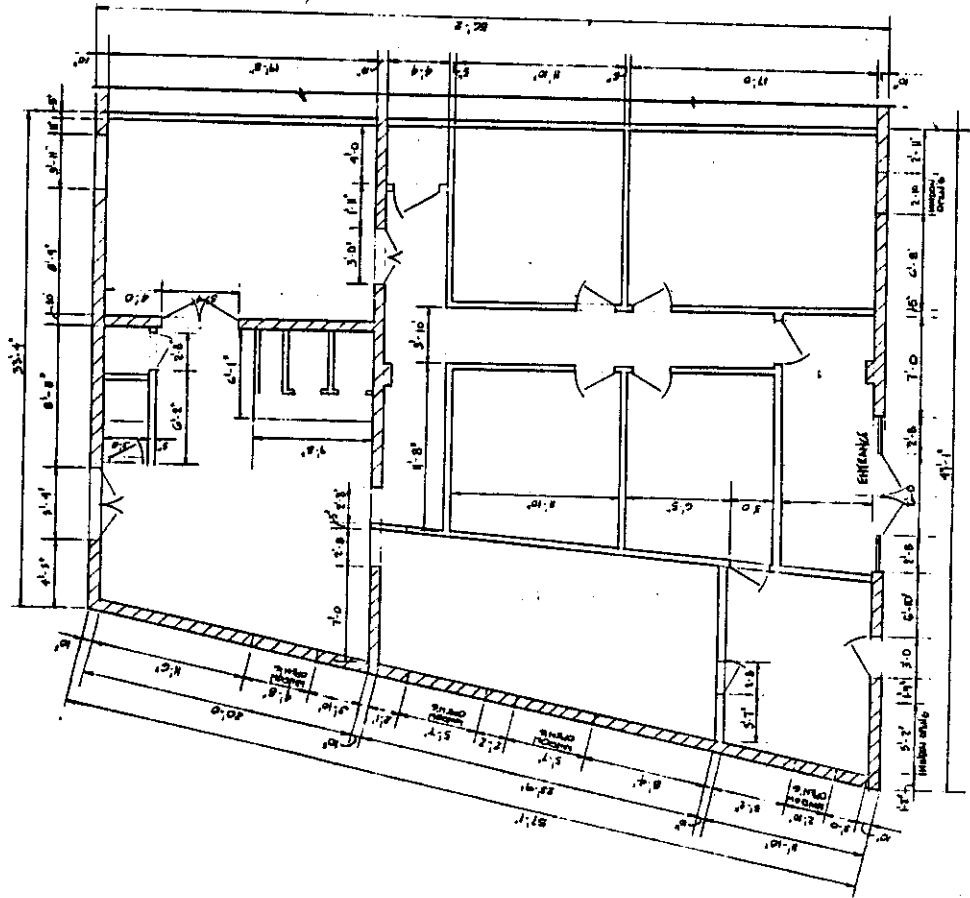
SITE PLAN

Project No.	
Client	
Address	
City	
State	
County	
Parcel No.	
Map No.	
Scale	
Date	



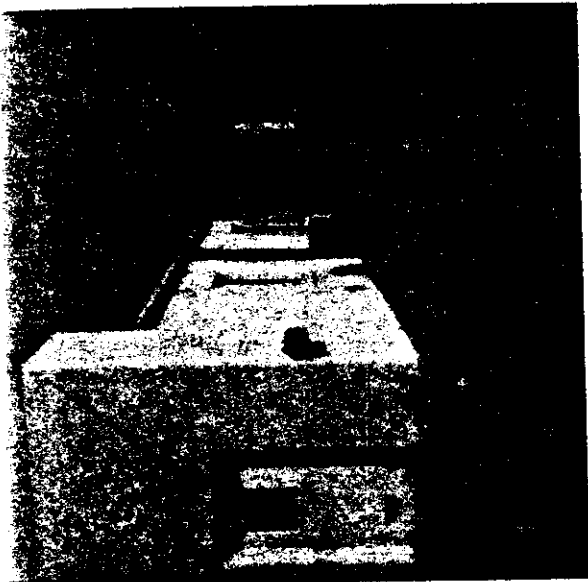
—N— SITE PLAN

Proposed Project Area



—N— PLAN VIEW
1/4" = 1'-0"

ELEVATIONS



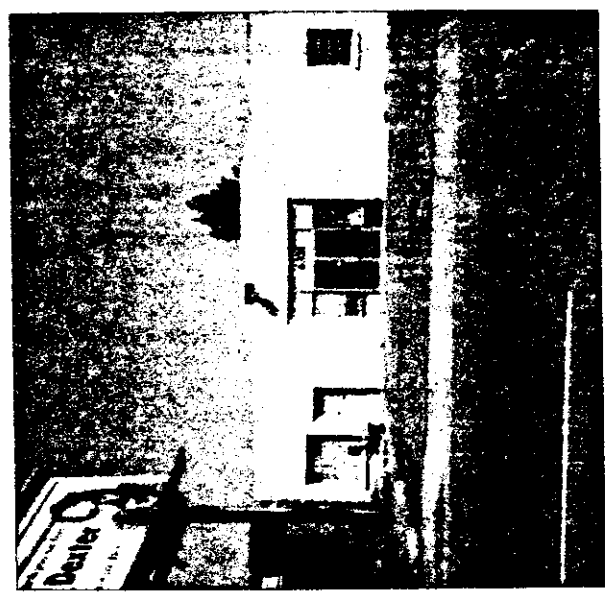
Right



Front



Right



Front



Left



Back



Left



Back



Left



Back

P-86-440

1-8-87

item 24



CITY OF SACRAMENTO

DEPARTMENT OF PLANNING AND DEVELOPMENT
1231 "I" Street Sacramento, Ca. 95814

Administration
Room 300 449-5571
Building Inspections
Room 200 449-5716
Planning
Room 200 449-5604

Mr. John Virga, Attorney
721 11th Street
Sacramento, CA 95814

Maily Martinez/Quyen QTa
6331 Stockton Boulevard
Sacramento, CA 95824

December 4, 1986

Re: Special Permit for Private Social Conversation Club located at 6331 Stockton Boulevard. (P86-440)

Dear Mr. Virga:

Our office was informed, Monday, 12-1-86, by the applicant for a Special Permit to operate a private social club at 6331 Stockton Boulevard that you represent her. If this is the case, we need a letter of agency signed by the applicant, empowering you to represent her.

The reason we contacted the applicant was to request more information about the private club. When asked if the private club employs professionals with degrees in psychology or social communication skills, the applicant deferred to you. When asked for additional information on the programs for club members so that we can understand more about the operation of the club, she also deferred to you. Absent detailed information on the nature of the social club, employee qualifications and examples of social clubs of a similar nature, we request that the item be continued by the applicant to a date convenient to the applicant. The December 18, 1986 Planning Commission meeting report writing deadline is December 8, 1986. In order for staff to evaluate the requested information, additional time for you to respond, and presence of the holidays, continuance to January 8, 1987 appears appropriate. Please respond by December 15, 1986 for the January 8, 1987 Commission meeting.

Our office has attempted to reach you on December 1, 2 and 3, 1986 with no success thereby prompting this letter. Should you have further questions, please contact the undersigned.

Respectfully requested,

Dan Hendrycks
Dan Hendrycks, Associate Planner
449-5604

cc: Will Weitman, Senior Planner
Diane Balter, City Attorney's Office

LAW OFFICES OF
JOHN E. VIRGA
 A PROFESSIONAL CORPORATION
 721 ELEVENTH STREET
 SACRAMENTO, CALIFORNIA 95814

CITY PLANNING DIVISION

DEC 8 1986

TELEPHONE
(916) 444-6595

JOHN E. VIRGA

IN REPLY REFER TO: NO.

~~RECEIVED~~

December 8, 1986

Mr. Dan Hendryks
 Associate Planner
 1231 I Street
 Sacramento, CA 95814

**RE: MAILY MARTINEZ/QUYEN Q TA, application for special
 permit at 6331 Stockton Blvd. (P86-440)**

Dear Mr. Hendryks:

This letter is in response to your letter dated December 4, 1986 and to our phone conversation occurring on the same date.

In addition to addressing the concerns you raised in both your letter and our phone conversation, this letter will also serve as notice of our representation of Maily Martinez regarding her application for special permit, a fact your office has been aware of for several months.

In your correspondence with me, you indicated your staff needed more specific information regarding the nature and operation of Maily's proposed use. As stated in the application, Ms. Martinez intends on operating a private conversation club. The staff will be composed of several (exact number yet to be determined) female employees. Individuals who use the services of the club will pay a fee to spend a period of time with one of the employees for the purpose of carrying on general social conversation. The club will operate as a kind of "lonely hearts" club. It is anticipated that the clientele will be primarily single male adults who are in need of social interaction with members of the opposite sex. The club will not be limited to males, however. The fee to be charged will be based upon the time that the client spends at the club. There will be no active membership or dues.

There will be no specific employee qualifications concerning therapy or psychotherapy, nor is it the intention of the operators to provide such service. The applicant is unaware of similar clubs in the area providing similar services

It is felt that the intended use of the club is unique in the area and fills a legitimate need in the community providing a place where

lonely individuals can go and engage in pleasant conversation with staff members. It is also conceivable that the club will provide games, non-wagering card games and the like for use by club patrons, although this has yet to be decided. The use of a tanning booth and a computerized massage table is also anticipated.

It is anticipated that five to seven individuals (including club employees) will occupy the premises at any given time.

It is felt that the above information accurately and completely reflects the nature and purpose of the proposed operation. Several modifications of the original application were made to satisfy members of your staff, as to its sufficiency, prior to filing. In addition, I received one phone message from you on December 3rd at 10:58 AM. I returned your call in the early afternoon on the 3rd. I was told you were unavailable but would return my call. You did not return my call on the 3rd, so I called again on the 4th of December which is the date I spoke with you after you had returned my call. Both of my secretaries claim that the only call received from you was on the 3rd. No calls were received on December 1st or 2nd.

Based on the above, it is our position that the application is adequate and ready to be processed. Any additional information, not already supplied, will be supplied on the scheduled hearing date, December 18, 1986. We would object to any continuance of the above hearing date.


During our phone conversation on December 4th, you indicated that no continuance of the hearing date would be necessary if the above additional information was supplied by Monday, December 8th.

Thank you for your courtesy and cooperation. Please contact me if you have any questions or comments.

Very truly yours,

JOHN E. VIRGA
A Professional Corporation

BY:


David A. Grow
Attorney at Law

DAG:dc



CITY OF SACRAMENTO

DEPARTMENT OF PLANNING AND DEVELOPMENT

1231 " " Street

Sacramento, Ca. 95814

Administration
Room 300 449-5571
Building Inspections
Room 200 449-5716
Planning
Room 200 449-5604

December 9, 1986

David A. Grow, Esq.
Law Offices of John E. Virga
721 Eleventh Street
Sacramento, CA 95814

Ref: Maily Martinez/Quyen Q Ta
Application for Special Permit at 6331 Stockton Blvd., (P86-440)

Dear Mr. Grow:

Based on the facts contained in your December 8, 1986 letter to Dan Hendrycks, the activities proposed by your clients, Maily Martinez and Quyen Q Ta, constitute an adult-related establishment (escort bureau), as defined in Section 22-A-87 of the Sacramento Zoning Ordinance and Chapter 28 of the City Code.

Pertinent definitions include:

22-A-87(c): Escort Bureau, a business which, for pecuniary compensation, consideration, hire or reward furnishes or offers to furnish escorts;

22-A-87(b): Escort, a person, who, for pecuniary compensation, consideration, hire or reward, (i) escorts or accompanies others to or about social affairs, entertainment or places of amusement, or (ii) keeps company with others about any place of public resort or within any private establishment.

The female employees described in your letter fall within the definition of "escort" and the private conversation club is an escort bureau. The proposed use falls under the regulations which apply to adult-related establishments.

The same definitions are found in Chapter 28 (Section 28.40) of the City Code which requires a regulatory permit for any adult-related establishment.

Therefore, it will be necessary for you to apply for a special permit for an adult-related establishment (Sections 2-C-50 and 2-E-24, zoning ordinance), not a club. The current application can be converted to the proper category. The hearing must be renoticed to give proper notice of the actual entitlement sought. Staff must also evaluate the application in light of the criteria set forth in 2-E-24. For this reason, the hearing date of December 18, 1986 cannot be retained.

Page two
December 9, 1986
David A. Grow, Esq.
Law Offices of John E. virga

We are rescheduling the hearing on this matter to January 8, 1987. Should you wish to submit additional information for staff to consider, it must be received no later than December 19, 1986.

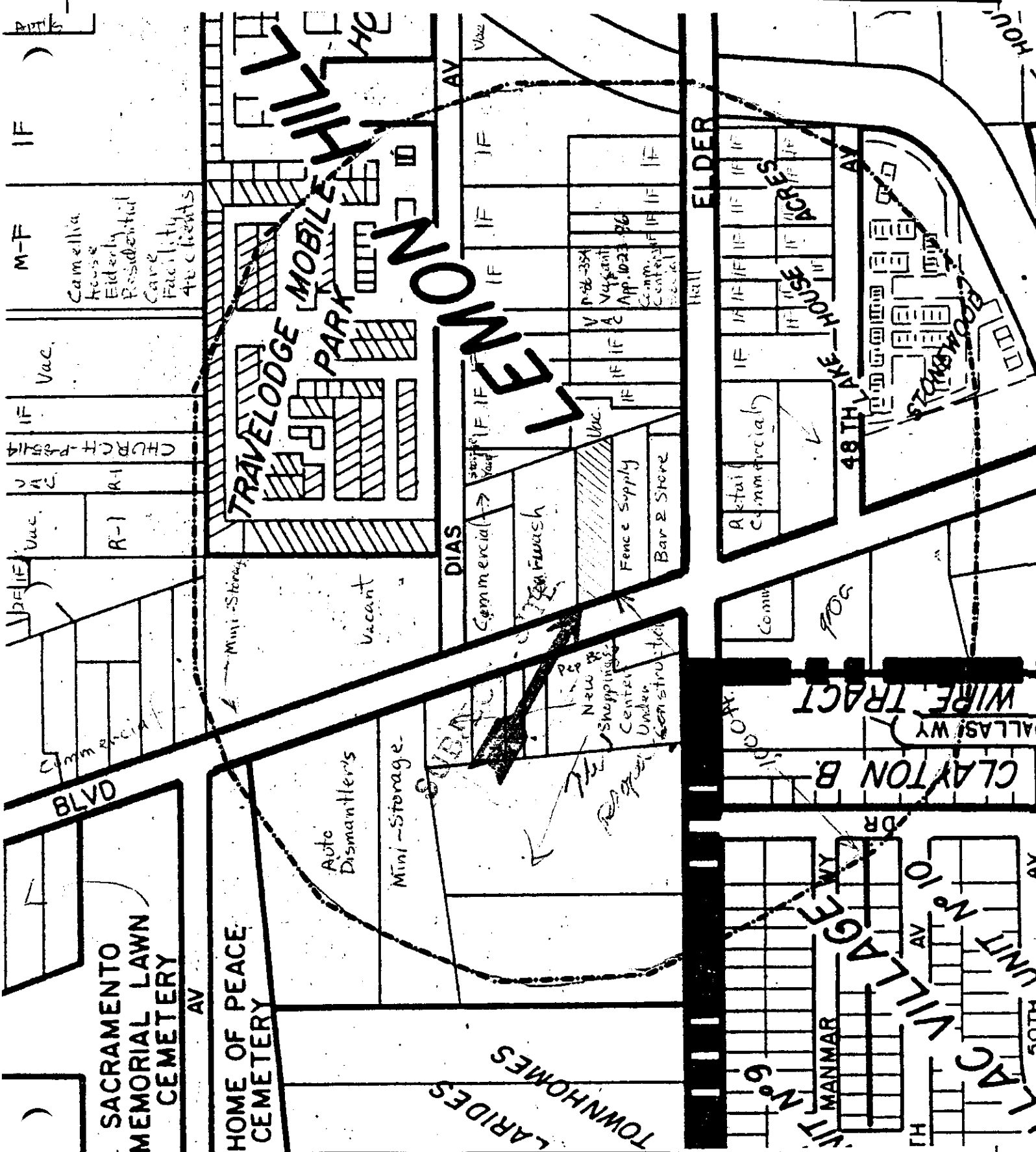
Sincerely,

Dan Hendrycks

Dan Hendrycks
Associate Planner

cc: Will Weitman, Senior Planner
Diane Balter, City Attorney's Office
Walt Thompson, City Manager's Office
Marty Van Duyn, Planning Director
Councilman Smallman

DH:vf



1,000 FOOT RADIUS MAP LAND USE

Jet Spray Carwash
6325 Stockton Blvd.
Sacramento, Calif.
95820

EXHIBIT E
CORRESPONDANCE

CITY PLANNING DIVISION

DEC 19 1986

To: Planning Staff

Attention: Dan Hendrycks

RECEIVED

Reference your letter dated 11 December 86 to your staff considering the approval of an escort bureau at 6331 Stockton Boulevard. As the owner of the property directly bordering the north side of this address I am very reluctant to endorse this proposal without further information and explanation.

As a result of a letter recieved earlier that there would be a meeting of the council on 18 December 86, to consider the issuance of a license to establish a "Private Conversation Club", I visited this establishment. Upon ringing the doorbell to gain entrance, two young women questioned my reasons for wanting to enter. After identifying myself and explaining the reason for my visit, they let me enter. They showed me a city license and denied they were operating a "private" club. About then, another young lady, representing herself as the owner, arrived and attempted to explain the business. She advised me that they charged \$50.00 per hour to talk to people. This talking is supposed to make the customer feel better.

I asked to be shown the premises, and after some discussion, the lady escorted me into a couple of small rooms. These rooms have a floor lamp and full sized couch with some pillows on them. It appeared that two other rooms were used as living quarters. There was a gentleman and a small child in these rooms, and the lady advised me that they live in that area.


I welcome free competitive enterprise - that is, a legitimate business. However, in this case I question the real purpose of their request. This building has been raided by the city police in the past, and now your letter suggests that they be permitted an escort bureau permit.

As a member of the Stockton Boulevard Business Improvement Association, I feel that the approval of such a questionable business would be allowing Stockton Boulevard to further deteriorate as a viable business community.

To further aggravate my position in this matter is that parking spaces in front of this building are very limited (2 to 4 spaces). As a result, patrons of their business park on my property. Erecting a "No Parking" sign resulted in the removal of the sign a short time later. We have replaced the sign, however, it soon gets removed again.

In closing, I would like a copy of the staff report and agenda for the 8 January 86 meeting. Thank you.

Sincerely,


Eugene Denison

P-86-440

Item 24

12-16-86

Dan HENDRYCKS Assoc. Planner
1231 "I" STREET Suite 200
SAC TO CA 95514

CITY PLANNING DIVISION

DEC 18 1986

RECEIVED

DEAR SIR-

THANK you for writing a letter
re. regards to an adult business
venture on STOCKTON Blvd close to property
that I own -

IT is my intention to provide
residence on my property for 80
family in the near future and
adult entertainment establishments
don't belong close to where children
live or go to school.

The reason I say this is that my
experience in the Hollywood Cal
area where first I was established
change over into when adult
entertainment came into the area -
I find it difficult to correlate
this kind of business with family
& schools - Thank you
Sincerely, Dan Hendrycks
1-8-87

mem 24

Benson Fence Co.

6341 STOCKTON BOULEVARD
SACRAMENTO, CALIF. 95824
PHONE 428-9292

CITY PLANNING DIVISION

DEC 30 1986

RECEIVED

12-29-86

Dan Hendrycks, Associate Planner
1231 I St., Suite 200
Sacramento, Ca. 95814

Dear Sir: Re-P-86-440

This letter is to formally, protest the possible establishment of an adult business establishment of an escort bureau at 6331 Stockton Blvd., Sacramento, Ca. Our business is a small retail and installation service for the Sacramento community. We have been approached by our customers, when they have been in our place of business, as to the type of business at the 6331 Stockton Blvd., address. They comment as to the obvious in and out traffic at that location and can't help but inquire when subsequent police cars appear. We feel, this type of business, if allowed to establish would be injurious to our retail sales and possible, our contract sales in the future. We have been at this location for twenty-five years and in good standing in this community. Thank you for the opportunity to give our opinion on this subject and hope it will be taken into consideration before allowing this escort business to establish itself next door.

Sincerely,

Dee Hudson
Dee Hudson, President

Penny Hudson
Penny Hudson, Vice President

GH/ph



Petition Received From Residents of
Travel Lodge Mobile Home Park and
CITY OF SACRAMENTO Beauty Shop

DEPARTMENT OF PLANNING AND DEVELOPMENT
1231 "I" Street Sacramento, Ca. 95814

Administration
Room 300 449-5571
Building Inspections
Room 200 449-5716
Planning
Room 200 449-5604

CITY PLANNING DIVISION

DEC 30 1986

December 11, 1986

RECEIVED

Dear Property Owner:

This letter is to notify you of a request to establish an adult business establishment at 6331 Stockton Boulevard. The City Planning Commission will consider the establishment of an escort bureau under the provisions of the adult-related establishment ordinance at their January 8, 1987 Planning Commission meeting. We are notifying you since you own property within 1,000 feet of the address of 6331 Stockton Boulevard.

Should you have any questions or wish to provide written comments, please forward them to the address below prior to December 29, 1986. Should you wish a copy of the staff report and agenda for the January 8, 1987 Planning Commission meeting, they will be available on January 5, 1987, after 12 noon, for pick-up.

Respectfully yours,

Dan Hendrycks

Rosenman

Dan Hendrycks, Associate Planner
1231 "I" Street, Suite 200
Sacramento, CA 95814
449-5604

DH:ge

P-86-440

CITY PLANNING DIVISION

DEC 30 1986

RECEIVED

item 24

P-86-440

1-8-87

We the undersigned wish to protest the granting of a license for an Adult Related Escort Bureau at 6331 Stockton Boulevard.

新

- 1 - Roma Ambrose. Sp 99.
- 2 Pauline Martin Sp. 21
- 3 Mary & Haislet Sp. 23
- 4 Michael Ybana Sp 20
- 5 Cheryl Ybana Sp. 20
- 6 Clara Westervelt Sp 16
- 7 Chester Labusch 9 15
- 8 J.K. La Barr Sp 15
- 9 Steve Broderick Sp 96
- 10 Jacquetta Pierini # 98
- 11 Edna M. De Pew # 97

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We the undersigned wish to protest the granting of a license for an Adult Related Escort Bureau at 6331 Stockton Boulevard. # 2

- | | | |
|----|--------------------|-------|
| 28 | O. Frank Morris | # 68 |
| 29 | Thelma G. Morris | # 68 |
| 30 | Omed E. Dado | # 62 |
| 31 | Margaret Gordon | # 62 |
| 32 | Margaret Amos | # 175 |
| 33 | Carl Amos | # 175 |
| 34 | Hazel Cattlett | # 71 |
| 35 | Serathy H.ley | # 65 |
| 36 | Rupert W. Thompson | # 72 |
| 37 | Rita Chapman Page | # 72 |
| 38 | Laurabelle Gader | 73 |
| 39 | Arque J. yre | 74 |
| 40 | Wm H. Connelly | 76 |
| 41 | Betty Finnally | 76 |
| 42 | Gandra Tomich | 6 |
| 43 | Virin Thomas | 78 |
| 44 | Heise E. Canfield | # 8 |
| 45 | Louis K. Ring | # 79 |
| 46 | Jeanita Ring | 79 |
| 47 | Dem. Farland | # 9 |
| 48 | Wona McEwland | # 9 |
| 49 | Sondy L. Walker | # 1. |
| 50 | | |
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| 54 | | |

the undersigned wish to protest the granting of a license for an
 Adult Related Escort Bureau at 6331 Stockton Boulevard.

- 56 Frances V. Street - Sp 158
- 57 Edna Conn Sp 90
- 58 Maxie Boyd Sp 124
- 59 Alvia Dolender Sp 141 - + Charles Dolender
- 60 Leeta McWhiter Sp. 160
- 61 Betty M Williams #162
- 62 Sherry + Bud Kennelly #163
- 63 Elbert + Esther Techer #165
- 64 Cliff ~~DeLong~~ ^{Anton S. City #7}
- 65 Anthony S. Schiu 169
- 66 Eleanor Schiu 169
- 67 Betty Berr 170
- 68 Owen + Bear 170
- 69 Al + Blondiff 171
- 70 Louis Theobald 150
- 71 Beatrice Jackson 161
- 72 Georgia Currie 144
- 73 Marguerit Moon 153
- 74 I. H. Myers # 142
- 75 A. Moran # 140
- 76 Ed Haas 103
- 77 Marie Haas 103
- 78
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- 80
- 81
- 82
- 83

We the undersigned wish to protest the granting of a license for an Adult Related Escort Bureau at 6331 Stockton Boulevard.

54	Velva Davis	# 132
55	Mabel Nash	
56	Lee Brooks	47
57	Jurgene M. Jurgens	46
58	Dorothy Johnson	177
59	Frank Johnson	177
90	Mabel Nash	131
91	Ray Dumble	#34
92	Jeanita Drinkle	#34
93	Beatrice J. Schwartz	# 117
94	Philip W. Schwartz	# 117
95	Betty Kallin	# 116
96	Arlo Kautenberg	# 35
97	Flourence Pauer	# 39
98	H C Pauer	# 39
99	R. Hoskins	# 48
100	K. Hewett	# 56
101	Samuel L. Gaffin	# 128
102	Verlinda Dunningan	# 129
103	Donald L. Alexander	# 127
104	Alicia Alexander	# 127
105	Kathy Bailey	# 53
106	Headys E. Rea	# 52
107	Winnie Landford	50
108	L Best	# 42
109	Bevered Evers	# 17
110	Ether M. ...	# 130

We the undersigned wish to protest the granting of a license for an Adult Related Escort Bureau at 6331 Stockton Boulevard.

- 111 Marie T. Gambrel, space #110
112 Irene Wood, space # 93
113 Dorothy M. Loughmiller # 61
114 Robert F. Loughmiller # 61
115 Vivian B. Freeman # 82
116 Sherwell L. Freeman # 82
117 Erna Ramsey # 84
118 Ernest Binn # 98
119 Amy Rice # 91
120 Carl Sinclair # 94
121 Juanita Sinclair # 94
122 Janet R. Wright # 83
123 Henry Trujillo # 19
124 Helen Binn # 95
125 Edna M. DeFur # 97
126 Dorothy P. Strohm # 100
127 Warren H. Strohm # 100
128 Elston Binn # 105
129 Lorene Rudel # 105
130 C. E. Binn # 112
131 W. K. Binn # 112
132 John Stone # 113
133 Helen Stone # 113
134 Arnell J. Meyer # 151
135 Mary M. Binn # 152
136 Fontaine Shanks # 114
137 Ernest Shanks # 115
138 Doris Pickering # 111

We the undersigned wish to protest the granting of a license for an Adult Related Escort Bureau at 6331 Stockton Boulevard.

- | | | | |
|-----|---------------------|-----------------------------|-----------|
| 139 | Alphus T Evans | 213
6025 Dias Ave | |
| 140 | Catherine Van Wart | #189 | |
| 141 | Ludwig Facker | 190-6025 Dias Ave | |
| 142 | Maryellen Florton | 190-6025 Dias Ave | |
| 143 | Nehemiah Huntman | #196, 6025 Dias, Sacramento | |
| 144 | Conrad P. Adams | 191 6025 DIAS AVE | |
| 145 | Eugene O. Roark | 6025 DIAS AVE #194 | |
| 146 | Valeria M. Roark | 6025 DIAS AVE #194 | |
| 147 | Memo R. Whitely | 6025 DIAS AVE #192 | |
| 148 | Virginia M. Whitely | 6025 Dias Ave #192 | |
| 149 | Nelson J. Huntman | 6025 Dias Ave #196 | |
| 150 | Mary R. Smith | 6025 Dias Ave #188 | |
| 151 | | | |
| 152 | Laura C. ... | 6025 Dias Ave #198 | |
| 153 | James J. Hicks | 6025 Dias Ave #186 | Jan. 1984 |
| 154 | Salvador Cisneros | 6025 Dias Ave #197 | 95824 |
| 155 | Guarara Cisneros | 6025 Dias Ave #197 | 95824 |
| 156 | Beverly Decker | 6025 Dias Ave #215 | 95824 |
| 157 | Wilma Decker | 6025 Dias Ave #215 | 95824 |
| 158 | Ruby Pearson | 6025 Dias Ave #215 | 95824 |
| 159 | Marianne ... | 6025 Dias Ave #218 | 95824 |
| 160 | B. E. Seckel | - | ✓ |
| 161 | Ira Benson | 6025 Dias Ave #219 | 95824 |
| 162 | Edythe H. Martens | 6025 Dias Ave #221 | 95824 |
| 163 | J. E. Madala | " " " " | " |
| 164 | Barbara Martin | 6025 Dias Ave #222 | 95824 |
| 165 | Ernest Martin | 6025 Dias Ave #222 | 95824 |
| 166 | Ruby Bristow | 6025 Dias Ave #207 | 95824 |

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We the undersigned wish to protest the granting of a license for an Adult Related Escort Bureau at 6331 Stockton Boulevard.

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|-----|---------------------|-------|
| 194 | Dorothy W. Ames | # 20 |
| 195 | Adra A. Ames | # 20 |
| 196 | Thelma A. Johnson | # 20 |
| 197 | Carl B. Johnson | # 20 |
| 198 | Deborah P. Shipp | |
| 199 | Cesse Williams | # 31 |
| 200 | Virginia Williams | |
| 201 | Virginia Garamillo | |
| 202 | Edith A. Quinn | # 32 |
| 203 | Margaret Buchignani | # 26 |
| 204 | Joseph A. Stunt | # 25 |
| 205 | Et. J. Salcedo | # 27 |
| 206 | Mabel S. Duffy | # 107 |
| 207 | Evelyn Johnson | # 107 |
| 208 | Harold Markham | # 121 |
| 209 | | |
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P-86-440
221
222

1-8-87

#24

#7

Beauty Shop

We the undersigned wish to protest the granting of a license for an Adult Related Escort Bureau at 6331 Stockton Boulevard.

- | | | | |
|----|---------------------|------------------------------|-------|
| 1 | Gertrude D'Rowey | 1906-19 th St. | 95814 |
| 2 | Carol Kimmel | 4220 Laramie Rd. | 95823 |
| 3 | Pamela A. Fay | 5808 62nd St | 95824 |
| 4 | Peri Bellows | 6000 Dias Ave. | 95824 |
| 5 | Janice Ridenour | 7707 Whispering Palms | 95823 |
| 6 | Harriette Saffer | 1120 La Jolla way | 95822 |
| 7 | Alice Polette | 2154-55 th Ave. | 95822 |
| 8 | Angel Andrade | 5631 36 Ave | 95824 |
| 9 | Walter M. Galbe | 2139-60 th Avenue | 95822 |
| 10 | Doretta d York | 8013 Fremont Blvd. | 95832 |
| 11 | Audrey L. Poe | 5927 moss creek circle | 95628 |
| 12 | Mrs Helzora Smith | 7484 Stockton Blvd | 95823 |
| 13 | Margaret A. Stanley | 6025 Dias Ave, Sp133 | 95824 |
| 14 | Vera Leonatasio | 6025-Dias Ave Sp12 | 95825 |
| 15 | Evelyn Foster | 5017 Spica Parkway | 95823 |
| 16 | Mary B. Thomas | 6025 Dias Ave #183 | 95824 |
| 17 | Paula M. Flehman | 5000 Laramie St. | 95830 |
| 18 | Laine Messner | 7900 Shada Ave | 95624 |
| 19 | Angie Nelson | 5826-12 th Ave. | 95820 |
| 20 | Cat J. Upton | 6016 Dias Ave | 95824 |
| 21 | Shirley Upton | 6016 Dias Ave | 95824 |
| 22 | Joseph Green | 5300 Salvator way | 95822 |
| 23 | Helin Duon | 6201 Allison Dr | 95828 |
| 24 | Vicki L. Holman | 5570 78 th St. | 95820 |

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Dec 29, 1986

City of Sacramento
Dept. of Planning
1231 I St.
Sacramento, Calif. 95814

CITY PLANNING DIVISION

DEC 30 1986

RECEIVED

RE: P86-440

Dear Sirs;

I am writing in regards to the proposed project to be located at 6331 Stockton Blvd. An adult establishment. I have lived here 41 years and live alone. This has been and still is a residential area and I do not want an establishment like this going in. I feel it will endanger my life and home. This should not in any way be allowed!!

Irma L. Fucile
6021 Elder Creek Rd.
Sacramento, Calif 95824
1-8-87
item 24

P-86-440
(over)

Being disabled, I am not able
to attend the hearing on Jan. 8
So would like this letter
to go on record.