

Item No. 6
Supplemental Material
For
**City of Sacramento
Planning Commission
Agenda Packet**

For the Meeting of: March 10, 2011



Additional Material



Revised Material

Contact Information: Elise Gumm, 808-1927

Project Name: New American Poultry Facility

Subject:

1. Support Letter from Power Inn Alliance
2. Opposition Letter from adjacent property owner (lender)

Elise Gumm

From: Jerry Vorpahl [jerry@powerinn.org]
Sent: Tuesday, March 08, 2011 3:30 PM
To: Elise Gumm
Cc: Carl Stein; 'Scott Lee'; DMincher@Thevollmancompany.com; harrycheung38@yahoo.com; rjohnson@sspca.org
Subject: New American Poultry

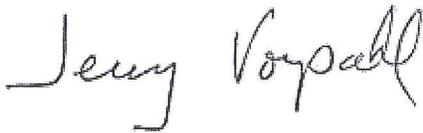
To: Elise Gumm, Community Development Dept.

Please convey to the Planning Commission.

The Power Inn Alliance, a coalition of over 600 business and property owners in the Power Inn Area supports the granting of a Special Use Permit for the New American Poultry processing facility at 8612 Younger Creek Dr. We have made on site investigations at both the current facility on Broadway and the proposed new plant on Younger Creek, and have found that there are no apparent noncompliant uses or code violations, nor is there evidence of processing or remnants outside the plant. We also contacted the Greater Broadway Partnership, the local Business improvement District, and found that they consider New American Poultry to be good neighbors and have had no difficulties or incidents with them or their landlords.

New American Poultry appears to be a legitimate business appropriate for a heavy industrial area zoned M2s such as the site they own on Younger Creek Dr.

Thank you.



JERRY VORPAHL
Executive Director/CEO
Power Inn Alliance
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Sacramento, CA 95820
916-453-8888

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INTEREST INCOME PARTNERS, L.P.

March 8, 2011

Elise Gumm,
Associate Planner
City of Sacramento Planning Division
300 Richards Blvd, 3rd Floor
Sacramento, CA 95811

Re: RE: New American Poultry Facility (File Number P10-078)

Dear Ms Gumm:

Thank you for offering me the opportunity to comment on the application by New American Poultry to operate a poultry slaughter processing plant in the building directly adjacent to my property on Younger Creek Road. My intention is to construct a 10,000 sq. ft. building on the adjacent parcel and lease the site for light industrial, technology or office space. The plans have been approved and are waiting for funding.

There is certainly a place in California for facilities that kill animals and prepare them for market. But the essence of planning standards is to create zones of compatible uses. I am greatly concerned that an adjacent slaughter house is going to fatally impair the value of my property and the ability to lease the site. I ask the planning commissioners who are reviewing this application to vote on the basis of a simple self-examination.

1. Would they locate their business next to a slaughterhouse?
2. Would they welcome a slaughterhouse next to their existing business?

If they are not able to answer both of these questions in the affirmative, then the Commission should not allow this business to locate next to mine.

Furthermore I am concerned about the astonishing lack of detail about noise and pollution in the variance application. Do these chickens go quietly? Are the feathers ever released as they are brought to the facility?

P.O. Box 11087, San Rafael, CA 94912 Telephone: 415.459.9920 Fax: 415.459.9925
ctellis@IIPart.com

I also note that in the past, American Poultry has slaughtered ducks and rabbits. Clearly I am not going to locate a nursery school next door. But I wonder why the application omits all mention of this activity. What else is missing?

I urge you to reject this application and encourage Mr. Cheung to remain in his existing facility or seek an alternative location that is properly zoned for this activity.

Yours,

Chris Tellis

Chris Tellis
President, Embarcadero Financial Corporation
General Partner, Interest Income Partners