

1. My name is Linda Roye and I reside on the 1300 block of Burnett Way.
2. All of the neighbors in the 1300 block, with one exception, have signed the letter and requested that I be their spokesperson. Gary Brittner who owns the property at 1321 Burnett has signed for himself and his wife. His signature was not on the original letter but I have his original signature now which I would like to submit.
3. The owner of the rental property at 1329 Burnett immediately adjacent to the subject property has not made her opinion known to me, therefore I cannot speak for her.
4. We believe that re-zoning is a slippery slope. Our block is a very stable one of single family homes and identifies with the greater Land Park neighborhood. Although stable, it is also fragile because of the impacts of parking and traffic from The Golden One, the XO Bar, and the Chinese Buffet. Our principal objection to the rezone, as stated in our letter, is encroachment of business and the resulting domino effect. Once a precedent is established, and the neighborhood becomes less desirable as residential, our property values are likely to drop and the neighborhood will gradually erode. This is not a far-fetched scenario. For instance, should the owners of the rental property adjacent to the subject property see an opportunity to bring in more income as a commercial office than as a house, they might also apply for the rezone and there would be a precedent for it already established. The same is true of the properties facing the Tower Theater and Chinese Buffet parking lots between Land Park Drive and 14th Street.
5. I would also like to draw your attention to the fact that the Land Park Community Plan which was adopted and became part of Sacramento General Plan makes reference to the Broadway Corridor Planning Task Force Recommendations. The Task Force Report recommends retaining residential homes within the Tower District and

specifically mentions supporting the preservation of residential housing on Burnett Way. I should also point out that Burnett Way, from Target to 19th Street, has no RO properties on it. All businesses are located and face Broadway.

6. The planning staff justifies its position to change from R-1 to RO by suggesting that the law office business will serve the neighborhood. However, the website for the law offices of Richard A Stone indicates that the office represents clients throughout central and northern California and northern Nevada. The law offices of Richard A. Stone could better serve the neighborhood from a commercial location rather than impacting an existing residential neighborhood.

7. As we understand it from staff and applicant, there would be at least two attorneys or possibly three practicing in this space including Danielle Duarte, Richard A. Stone and Deborah Stone, as well as at least one employee. There would be three parking spaces provided. With scheduled clients and unscheduled walk-ins, street parking will be impacted, adding to current parking problems. The residents of Burnett Way successfully petitioned for permit only parking. If the clients and employees of this office are given temporary parking permits, they will be parking on our street all day.

8. The staff report suggests that re-zoning the residence to RO will provide a transition between residential housing and commercial on Broadway. The transition already exists. Let us preserve this single-family housing unit and the quality of life of our residential neighborhood.

9. Finally, if the owners of the subject property decide to sell at a later date, the zoning would not return to R1 and the property conversions would make it highly unlikely that the house would ever be used a residence in the future. Further, if the

rezone and special permit requests are approved and the zoning becomes RO, there would be no further oversight for any subsequent occupant or new owner of the property.

In summary, rezoning is a slippery slope which could seriously impact and harm our residential street and begin to erode into the Land Park neighborhood. This should not be allowed south of Broadway and it would set a harmful precedent. We ask that you vote against the rezone and special permit requests.

P. O. Box 161298
Sacramento, CA 95816-1298

June 2, 2011

City of Sacramento
Community Development Department
300 Richards Boulevard, 3rd Floor
Sacramento, CA 95811-0218

Re: 1341 Burnett Way Re-Zone and Special Permit
P10-082

Ladies and Gentlemen:

The undersigned residents and owners of property in the 1300 Block of Burnett Way hereby object to the re-zone and special permit proposal referred to above.

First, we note from the staff report that we just received via e-mail that none of the neighbors have raised concerns or objections regarding the proposed rezone and that the Land Park Neighborhood Association has no objections. Although some of the neighbors received a landscape plan and a short note from the owner stating her desire to "reconfigure" the property into a law office, it did not include any reference to a request for a rezone. It was only until we received the public hearing notice from your office which was dated May 23, 2011 that we knew anything about a request for a rezone to RO. That is why no objections have been filed up until now. As for the Land Park Neighborhood Association, no one from the association has asked us whether we had concerns.

We believe that re-zoning is a slippery slope. Our neighborhood is a very stable one. In the past twelve years, we are aware of only one sale in our block and that was to a long-time tenant of the same property. Though stable, it is also fragile with Target at the west end and a bar, restaurant and movie theater at the other. We are concerned that if this property is re-zoned, it might lead to further commercialization of the neighborhood. One need look no further than X Street where residential homes are being converted into office buildings. This should not be allowed to happen south of Broadway next to Land Park residences. The Broadway Corridor Planning Task Force Recommendations of 1998 specifically mention Burnett Way and protection of residential neighborhoods.

Additionally, because of the businesses that already border the 1300 block of Burnett Way, there are constant traffic and parking problems. We unanimously voted to initiate permit-only parking to combat encroaching business which has alleviated some but not all of the parking problems.

To be clear, we would not be opposed to a home-based law practice in the subject property, so long as the the property retains its R1 status and cannot later be converted to office buildings or commercial property.

While we hope to avoid legal expense, we will keep all options on the table to prevent this fundamental change to our residential neighborhood.

Sincerely,

Burnett Way Neighbors

cc: Robert Fong, Councilmember, District 4
Mark Abrahams, President, Land Park Community Association

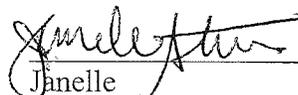


Linda E. Roye, Owner
1325 Burnett Way

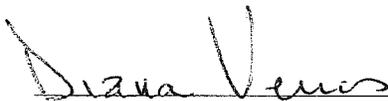
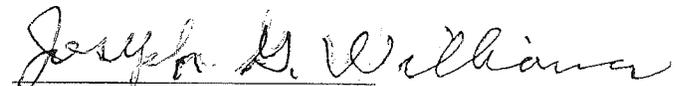
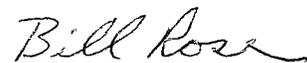
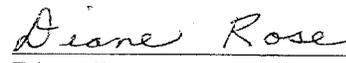


Martha Jane Boyd, Owner
1317 Burnett Way

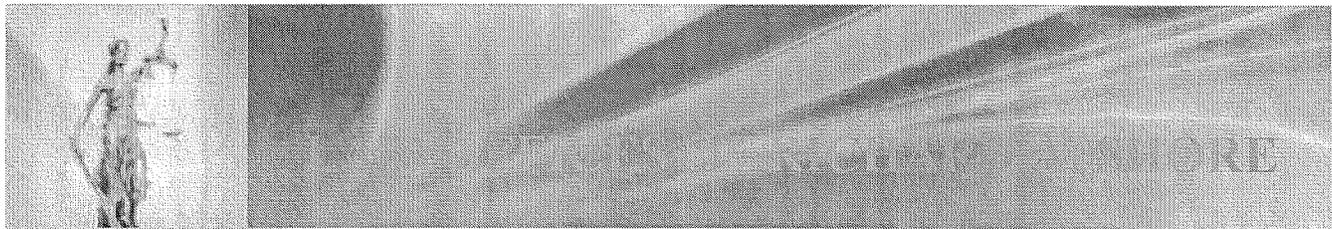
Carl



Janelle
1320 Burnett Way


Diana Versas
Joe Williams, Owner
1316 Burnett Way
Bill Rose, Owner
1332 Burnett Way
Diane Rose, Owner
1332 Burnett Way
Gary Brittner, Owner 1321 BURNETT
Diane Brittner, Owner
1321 BURNETT

Joan Krizman, Owner
1329 Burnett Way



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