



REPORT TO PLANNING COMMISSION City of Sacramento

3

915 I Street, Sacramento, CA 95814-2671

PUBLIC HEARING
June 14, 2012

To: Members of the Planning Commission

Subject: El Camino Avenue Auto Sales Special Permit (P11-089)

Project Description: A request to establish an automobile sales lot on a commercially developed property in the General Commercial (C-2) zone.

- A. Environmental Determination:** Categorical Exemption pursuant to CEQA Guidelines Section 15301;
- B. Special Permit** to establish automobile sales on a property comprising approximately 1.77 developed acres in the General Commercial (C-2) zone.

Location/Council District:

1916 and 1924 El Camino Avenue

Assessor's Parcel Number: 277-0063-048

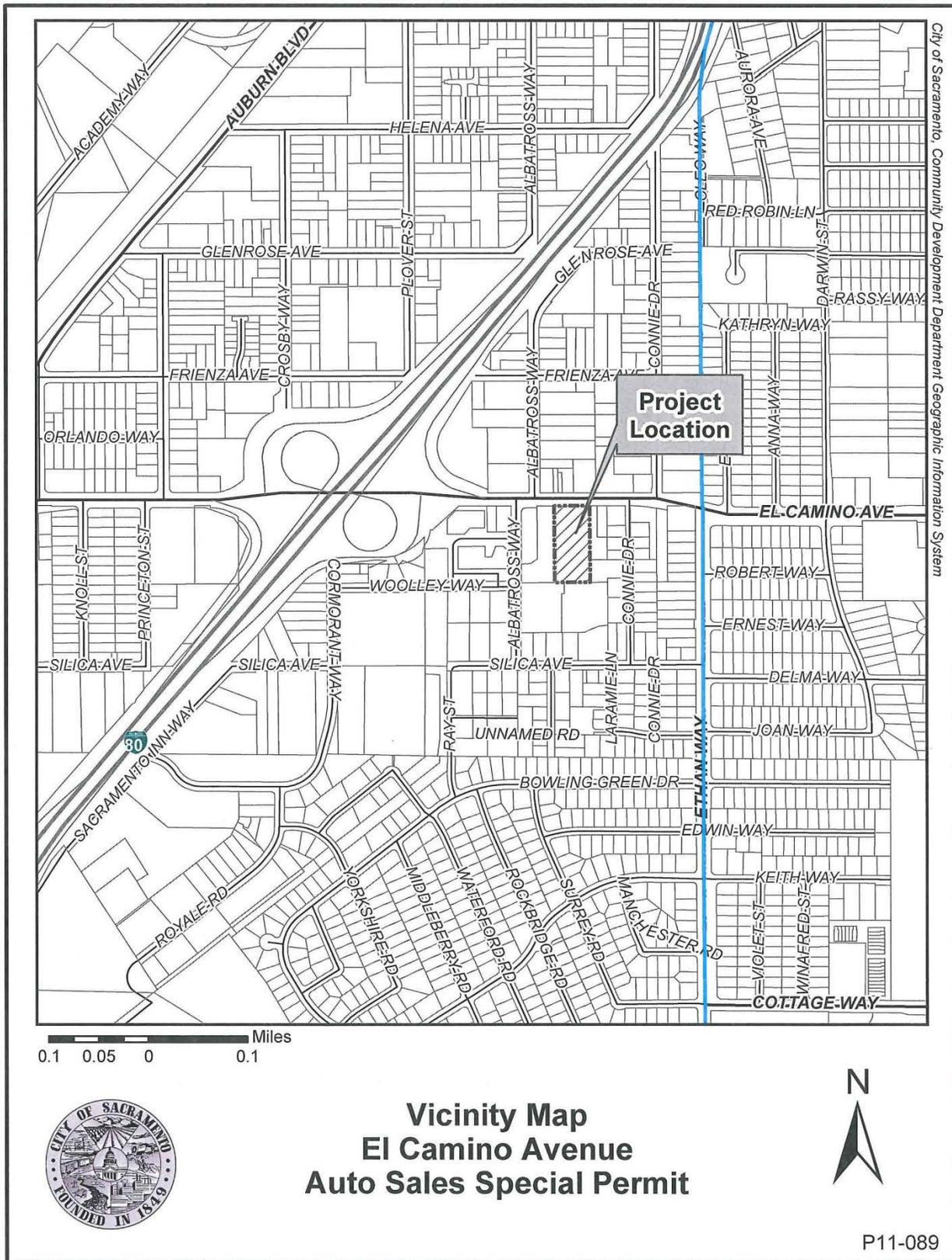
Council District 2

Recommendation: Staff recommends the Commission approve the request based on the findings and subject to the conditions listed in Attachment 1. The Commission has final approval authority over items A and B above and its decision may be appealed to the City Council. **Staff is aware of neighborhood concerns about establishing an auto sales business at this property.**

Contact: Kimberly Kaufmann-Brisby, Associate Planner, (916) 808-5590; Lindsey Alagozian, Senior Planner, (916) 808-2659

Applicant: Kari Bryski, 3979 Woodpointe Circle, Sacramento, CA 95821, (916) 606-3828, kari@sonic.net

Owner: Arlen W. Merrin, 411 N. 6th Street, #2072, Emery, SD 57332, (530) 588-6087, arlins@gmail.com



Summary: The applicant is requesting the necessary entitlements to establish an auto sales lot on a property most recently used as a Greyhound Bus Lines satellite depot. A special permit is required to establish the auto sales use in the General Commercial (C-2) zone. No changes are currently proposed for the existing building however, staff has added conditions to clean up the site, paint and repair the structures as needed, and enhance the landscaping.

Staff notified all property owners within a 500 foot radius of the project site regarding this public hearing. At the time of writing this report, staff had received a letter of opposition regarding the project which is addressed later in this report.

Table 1: Project Information
2030 General Plan designation: Suburban Center-F.A.R. 0.25-2.0
Existing zoning: General Commercial (C-2)
Existing use of site: currently not in use- former Greyhound Satellite Bus Depot
Property area: 1.77 acres

Background Information: Between the years of 1969 and 2001 the site was used as a recreational vehicle sales lot. The project site was remodeled in 2001 in anticipation of pending conversion to a satellite Greyhound Bus terminal. To facilitate the Greyhound satellite terminal operations a merger of four parcels into one was approved on August 23, 2000 (Z00-104) and the Certificate of Compliance was recorded as COC20001116-0326. The site operated as a bus depot for several years beginning in 2001 and ceased operating as such in 2010. Since ceasing bus depot operations the site has remained vacant. There is no record of additional planning or development applications affecting this property.

Public/Neighborhood Outreach and Comments: An Early Project Notification packet was sent to the Swanston Estates Neighborhood Association. In response to the notification packet staff received an email opposing the proposed auto sales lot, the email writer indicated a grocery store was the preferred use for the site.

According to the applicant, several attempts were made to contact the individual opposing the auto sales use to schedule a meeting to discuss the concerns, but the applicant's meeting overtures received no response. The site was posted and property owners within a 500' radius of the property were sent a notice of the public hearing. Staff had received no additional project inquiries as of the date of the writing of this report.

Staff was made aware of a letter opposing the project special permit for auto sales this month (Attachment 3). The letter cited anticipated loss in property values, loss of an opportunity to establish a neighborhood serving business, as well as skepticism regarding whether the site would be improved.

Staff cannot recommend special permit approval without making the required special permit findings, of which there are six instead of the standard three, for an auto sales

special permit. Staff has determined the required findings can be made and recommends conditions for the project to enhance the project site and minimize any anticipated impacts the sales operation might have on the surrounding area. While staff appreciates the neighbor's concerns, staff believes the adaptive reuse of the site for auto sales is appropriate.

Environmental Considerations: The Community Development Department's Environmental Planning Services Division has reviewed this project and determined that it is exempt from the provisions of the California Environmental Quality Act (CEQA) under Class 3, Section 15301-Existing Facilities because the project consists of the reuse of existing facilities involving negligible or no expansion of the use beyond what previously existed.

Policy Considerations:

The 2030 Sacramento General Plan (SGP) land use designation for the project site is Suburban Center. The site is zoned General Commercial (C-2).

The Suburban Center land use designation provides for predominantly nonresidential, lower-intensity single-use commercial development or horizontal and vertical mixed-use development that includes: retail, service, office, and/or residential uses. Key urban form characteristics envisioned for suburban centers include: compact development patterns with buildings sited adjacent to the streets to add character and spatial definition to the public realm, building heights generally ranging from one to four stories, and lot coverage generally not exceeding 60 percent.

Sacramento has numerous automobile-oriented suburban centers that represent a significant opportunity for transformation and enhancement. Because of the large amount of land dedicated to parking, new infill development can be added to surface parking areas and along adjoining public corridors to create more compact and consistent development.

The proposed auto sales lot subscribes to the Suburban Center land use designation and manifests some of the urban forms envisioned for the Suburban Center in that it is a lower-intensity, single-use commercial development, the street adjacent sales office is one story, and the lot coverage is well-below the 60 percent threshold. Given the parcel size and configuration, limited vehicle access, and location on the busy El Camino Avenue thoroughfare due east of Business 80, limited use options currently exist for the property so an adaptive reuse of the site is appropriate.

The proposed auto dealership supports the General Plan Land Use Goal of Growth and Change (Goal LU 1.1). The Goal envisions the support of sustainable growth and change through orderly and well-planned development that provides for the needs of existing and future residents and businesses, ensures the effective and equitable provision of public services, and makes efficient use of lands and infrastructure. The repurposing of the former bus depot site will require minimal energy to refit for auto display and sales, will make efficient use of existing infrastructure, will optimize the City's investment in

infrastructure in an existing urbanized area, and will activate a previously vacant site located on an economically challenged commercial corridor.

The proposed automobile dealership is consistent with the General Plan policy of Existing Structure Reuse (LU 2.6.4). By encouraging the retention of the existing structures and promoting their adaptive reuse the structures' embodied energy is retained and waste generation is limited. The proposed repurposing with a use less intensive than the bus depot minimizes the impacts to the residential uses to the south and a vacant property on the corridor is activated, adding to both the tax base and viable uses on the El Camino Avenue commercial corridor.

Project Design:

Land Use

The applicant proposes to establish an auto dealership on the former Greyhound satellite depot site. Apart from establishing the automotive sales use no changes are proposed for the site. The City's Zoning Code requires approval of a Planning Commission special permit for auto sales per Section 17.24.050 footnote 79 of the Zoning Code prior to operation.

The City's Zoning Code Section 17.212.010, outlines the findings required for the approval of the special permit. In evaluating special permit proposals of this type, the Commission is required to make the following findings:

1. Granting the Special Permit is based upon sound principles of land use in that the proposed automobile dealership would reuse a site developed for automotive uses, would generate economic activity, and would aid in revitalizing this commercial section of El Camino Avenue.
2. Granting the Special Permit would not be detrimental to the public welfare nor result in the creation of a public nuisance in that a vacant auto-oriented facility will be put to use, will be conditioned to cosmetically enhance and landscape the property as needed, and will add jobs and increase sales tax revenues to the area.
3. The proposed project supports the General Plan Land Use Goal of Growth and Change in that the repurposing the former bus depot site will require minimal energy to refit for auto display and sales, will make efficient use of existing infrastructure, will optimize the City's investment in infrastructure in an existing urbanized area, and will activate a previously vacant site located on a challenged commercial corridor.

In addition, the proposed project is consistent with the General Plan Policy of Existing Structure Reuse in that by encouraging the retention of the existing structures and promoting their adaptive reuse the structures' embodied energy is retained and waste generation is limited. Given the parcel size and

configuration, limited vehicle access, and location on a busy thoroughfare due east of Business 80, limited use options currently exist for the property so an adaptive reuse of the site minimizes impacts to the residential uses to the south and activates a vacant property, adding to both the tax base and viable uses on the El Camino Avenue commercial corridor.

In addition to the findings noted above the Planning Commission must make the following additional findings for automotive uses per Section 17.24.050, footnote 79 of the Zoning Code.

- i. That the proposed project is consistent with the commercial corridor design principles for areas outside design review districts. In this instance, the project is consistent with the Neighborhood Commercial Corridor Design Principles in that the building has been brought forward to the street with a majority of the parking located behind the sales office and away from the street, landscaping has been integrated into the site design and used to soften the hardscape as well as to enhance the El Camino Avenue frontage.
- ii. That the proposed project is compatible with the goals, policies and recommendations contained in all applicable land use plans, urban design plans and other documents that address development in the commercial area in which the project is located. In this instance, the proposed project is consistent with General Plan Goal of Growth and Change and the General Plan policy of Existing Structure Reuse:
- iii. That the proposed project complies with the development standards in subsection (b) of this section.

b. Development Standards.

- i. Outdoor Storage. Outdoor storage of any inventory and/or supplies in view of any public right-of-way is prohibited, except for automobile, RV and mobilehome sales, rental and storage uses. Outdoor storage or parking of vehicles overnight for auto service and repair facilities is prohibited.

- ii. Operating Standards. Automobile servicing and repair work performed within three hundred (300) feet of property used or zoned for residential purposes shall not be conducted before six a.m. or after ten p.m. on any day of the week. All such work shall be performed within a building.

In this instance the project will comply with the development standards as outlined above either through project conditions of approval or by virtue of the proposed automobile sales use. Because automobile sales is the proposed use outdoor vehicle storage is allowed. The project site is within three hundred feet of residential uses and currently no building in which repairs could take place exists onsite. The project will be conditioned such that prior to any automobile servicing or repair work being conducted onsite the special permit would need to be modified for the construction of a repair

facility. It would be at that point that the project would then be conditioned to comply with the restricted repair hours.

Access, Circulation, and Parking

Access to the facility is provided via two driveways on El Camino Avenue. Development Engineering staff have reviewed the existing site plan and have determined the site access and circulation to be adequate for the proposed dealership.

As far as vehicle display is concerned, the applicant has indicated the area beneath the shade structure will be utilized for vehicle display as will the parking spaces along the northeast portion of the El Camino frontage as well as the parking area behind the sales building.

The parking requirement for the project is one parking space per 500 gross square feet of building area. The building has 1,125 square feet of area therefore the project is required to provide 2 parking spaces. The applicant has indicated there are currently a total of 11 parking spaces provided for their customers, including three ADA spaces. The parking spaces are located south of the sales office. The bicycle parking requirement applies when the parking requirement meets a minimum provision of 20 spaces however because only two parking spaces are required, there is no bicycle parking space requirement for this project.

Height, Bulk, and Setbacks

Table 2			
Height and Area Standards			
Standard	Allowed/Required	Existing/Proposed	Deviation
Height	45'	12'	no
Front yard setback	0'	60'	no
Interior side yard setback	0'	25'	no
Street Side setback	na'	na'	na
Rear setback	0'	300'	no
Lot coverage	na	na	na
Floor Area Ratio (FAR)	0.25-2.0	0.01	no

As indicated above, the project meets or exceeds all applicable height and area requirements but does not meet the minimum Floor Area Ratio (FAR) requirement.

The project floor area ratio (FAR) is 0.01 which is less than the minimum required FAR of 0.25 but because the development is existing and is within a designated Center it is considered to be consistent with the land use designation per the following 2030 General plan policies:

- The City shall allow renovations and expansions of existing development that fall below the allowed minimum density and floor area ratio (FAR), provided that the existing structure is not demolished (LU 1.1.6 Infill below Minimum Standards).
- Existing industrial and heavy commercial uses in areas designated as Centers or Corridors may continue and expand operations, provided that such uses operate compatibly with existing and future new residential and commercial development in the area (LU 1.1.12 Existing Industrial and Commercial Uses- Amended October 28, 2009).

The project is consistent with the policies noted above in that no demolition is proposed for the existing building which remains in good repair. By establishing a new auto dealership and increasing the commercial activity on El Camino other commercial uses may consider the El Camino Avenue a viable area in which to conduct business.

Building Design, Signage, and Landscaping

No changes are proposed for the project site. The building and shade structure require some cosmetic improvements for which the project is conditioned. Decorative landscaping is provided along the El Camino Avenue frontage and there is also existing landscaping interior to the site. The project site has a small planter area running the length of the south side of the parcel which currently is without landscaping and automatic irrigation for same. For security purposes and to partially screen the sales lot from the multi-family residences to the south, the applicant will be required to have some form of decorative thorny vegetation installed in the planter to help alleviate break-ins from the south, over the existing masonry wall. The project is conditioned to provide working automatic irrigation for all planters and to install or enhance landscaping in all planter areas.

No signage is proposed with this proposal but the applicant has indicated the existing pole sign structure, located in the El Camino frontage planter, will be refitted with signage for the auto sales lot. Staff has included a condition for signage to comply with the City's Sign Code.

Conclusion:

Staff is in support of the proposal and recommends the Planning Commission approve items A and B, subject to the attached conditions of approval because the proposed project is consistent with the General Plan Goal of Growth and Change as well as with the General Plan Existing Structure Reuse policy. Given the parcel size and configuration, limited vehicle access, and location on a busy thoroughfare due east of Business 80, limited use options currently exist for the property so an adaptive reuse of the site minimizes impacts to the residential uses to the south and activates a vacant

property, adding to both the tax base and viable uses on the El Camino Avenue commercial corridor.

Respectfully submitted by: _____


KIMBERLY KAUFMANN-BRISBY
Associate Planner

Approved by: _____


LINDSEY ALAGOZIAN
Senior Planner

Recommendation Approved:

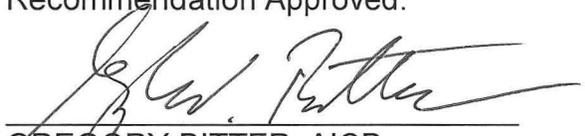

GREGORY BITTER, AICP
Principal Planner

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Attachment 1
City Planning Commission Record of Decision
Recommended Findings of Fact
El Camino Avenue Auto Sales Special Permit (P11-089)

Findings of Fact

A. Environmental Determination: Exemption

Based on the determination and recommendation of the City's Environmental Planning Services Manager and the oral and documentary evidence received at the hearing on the Project, the Planning Commission finds that the Project is exempt from review under Section 15301, Existing Facilities of the California Environmental Quality Act, as follows: the project is a request to establish an automobile dealership in a former motor vehicle-related facility.

B. The Special Permit to establish automobile sales on a property comprising approximately 1.77 developed acres in the General Commercial (C-2) zone is approved subject to the following Findings of Fact and Conditions of Approval:

1. Granting the Special Permit is based upon sound principles of land use in that the proposed automobile dealership would reuse a site developed for automotive uses, would generate economic activity, and would aid in revitalizing this commercial section of El Camino Avenue.
2. Granting the Special Permit would not be detrimental to the public welfare nor result in the creation of a public nuisance in that a vacant auto-oriented facility will be put to use, will be conditioned to cosmetically enhance and landscape the property as needed, and will add good jobs and increase sales tax revenues to the area.
3. The proposed project supports the General Plan Land Use Goal of Growth and Change in that the repurposing the former bus depot site will require minimal energy to refit for auto display and sales, will make efficient use of existing infrastructure, will optimize the City's investment in infrastructure in an existing urbanized area, and will activate a previously vacant site located on a challenged commercial corridor.

In addition, the proposed project is consistent with the General Plan Policy of Existing Structure Reuse in that by encouraging the retention of the existing structures and promoting their adaptive reuse the structures' embodied energy is retained and waste generation is limited.

4. The proposed project is consistent with the commercial corridor design principles for areas outside design review districts. In this instance, the project site consistent with the Neighborhood Commercial Corridor Design Principles in that

the building has been brought forward to the street with a majority of the parking located behind the sales office and away from the street, landscaping has been integrated into the site design and used to soften the hardscape as well as to enhance the El Camino Avenue frontage.

5. The proposed project is compatible with the goals and policies of the General Plan and the Neighborhood Commercial Corridor Design Principles. In this instance, the proposed project is consistent with General Plan Goal of Growth and Change and the General Plan policy of Existing Structure Reuse:
6. The proposed project complies with the development standards as outlined either through project conditions of approval or by virtue of the proposed automobile sales use. Because automobile sales is the proposed use outdoor vehicle storage is allowed. The project site is within three hundred feet of residential uses and currently no building in which repairs could take place exists onsite so the project will be conditioned such that prior to any automobile servicing or repair work being conducted onsite, the special permit would need to be modified for the construction of a repair facility.

B. Special Permit: The **Special Permit** to establish automobile sales on a property comprising approximately 1.77 developed acres in the General Commercial (C-2) zone is approved subject to the following conditions of approval:

Current Planning

1. The applicant shall obtain all necessary building permits prior to commencing construction.
2. The project shall substantially conform to the approved plans as shown on the attached exhibits and as conditioned to revise. Any modification to the project shall be subject to review and approval by Planning staff (and may require additional entitlements) prior to the issuance of building permits.
3. No automobile servicing or repair work is allowed out of doors. All servicing or repair work shall occur within a building and shall not occur between the hours of 10 p.m. and 6 a.m., seven days a week.
4. Both the sales office building and the shade structure shall be repaired and painted. Any areas of disrepair shall be painted, damaged windows and/or doors shall be replaced or repaired, support columns replaced, and cosmetically enhanced to the satisfaction of the planning director within one-year of commencing business operations.
5. A minimum of two parking spaces for employees and customers shall be provided including the required number of ADA accessible spaces.
6. All project signage shall comply with the City's Sign Ordinance requirements.

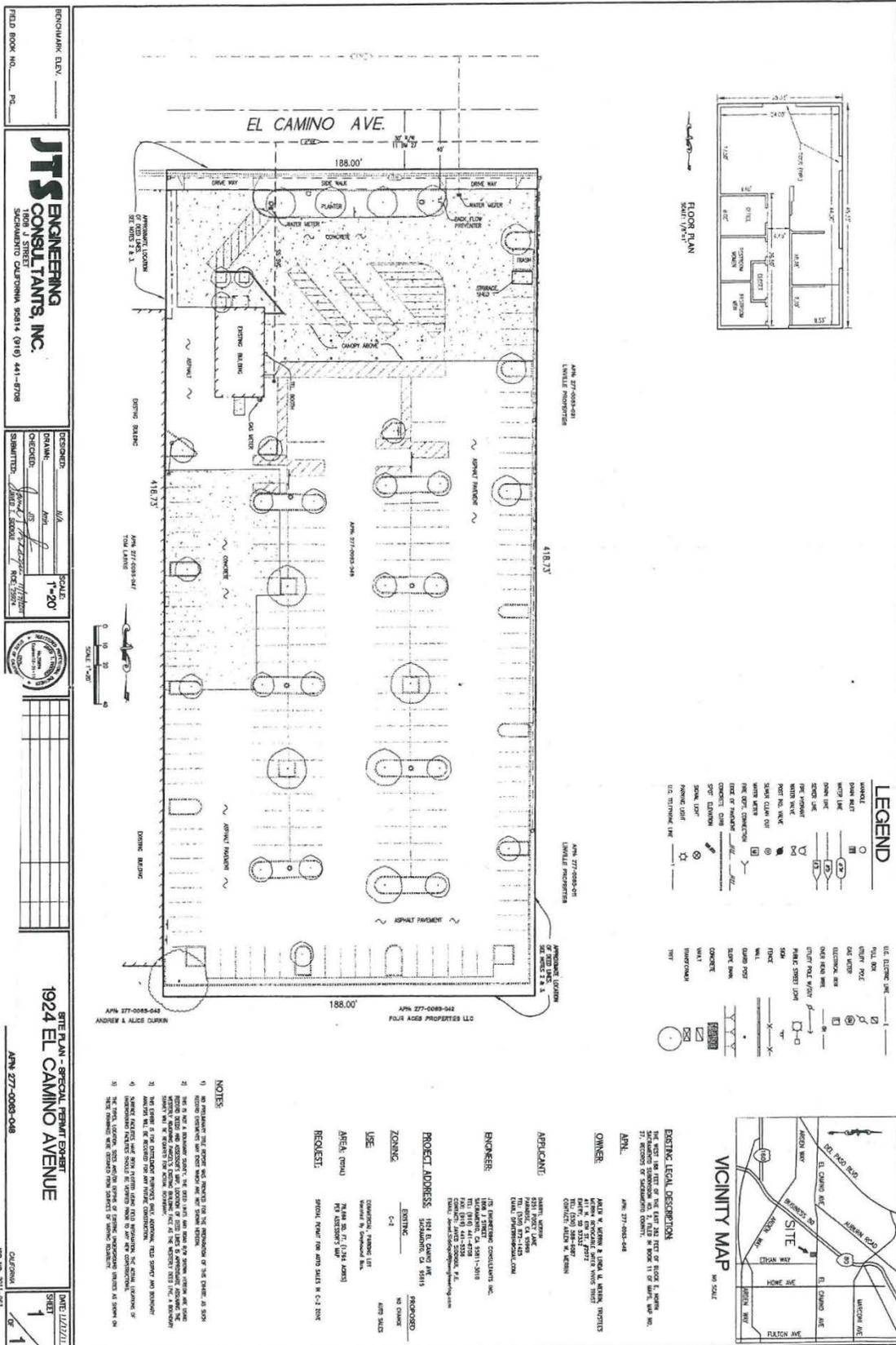
7. The applicant is responsible for the daily removal of all litter generated by the business from the project site, and the business' El Camino Avenue frontage.
8. Any security fencing and gating along the El Camino avenue frontage shall be constructed of decorative wrought iron fencing. No chain-link or open-weave fencing is allowed along the El Camino Avenue frontage.
9. All existing planters shall have working automatic irrigation (drip or sprinkler, as appropriate) installed. If irrigation already exists but isn't working, the irrigation shall be brought into working order.
10. All existing planters without living landscaping shall be planted with living drought tolerant vegetation/ground cover/deciduous trees after verification the automatic irrigation system is working.
11. The planter at the south end of the property shall be automatically irrigated and planted with decorative thorny vegetation to deter break-ins and to partially screen, when mature, the auto sales lot from the adjacent apartment complex. The landscaping should be planter such that the planter area will be filled with living vegetation within three years of installation.
12. Any graffiti shall be removed from the premises within 72 hours of discovery.
13. The public telephone shall be removed from the premises immediately.
14. All lighting, attached and free-standing, shall be screened from the adjacent roadway, the apartment buildings to the south, and from properties to the east and west of the site.
15. The project gating shall be recessed a minimum of 20 feet behind the El Camino Avenue right-of-way.
16. The project gates shall be kept in an open position during business hours of operation.
17. Copies of a signed zoning affidavit, project conditions of approval and exhibits shall be included on full-size sheets as part of the building permit plan check submittal.

Fire Department Advisories

- a. All turning radii for fire access shall be designed as 35' inside and 55' outside. CFC 503.2.4
- b. Roads used for Fire Department access shall have an unobstructed width of not less than 20' and unobstructed vertical clearance of 13'6" or more. CFC 503.2.1

- c. Vehicle gates shall be provide with unobstructed 20' and 13'6" clearances. Gates shall be AC powered with Key override switch (Knox) and Radio operated controller (Click2Enter). Gates shall be provided with an approved 2 inch by 2 inch, blue, reflective marker visible to approaching traffic. It shall be located in the center of the exit gate.

Exhibit B-1 Site and Floor Plan



P11-089
NOVEMBER 17, 2011

JTS ENGINEERING CONSULTANTS, INC.
1100 J STREET, SACRAMENTO, CALIFORNIA 95811 • (916) 441-6708

APPROVED: JTS ENGINEERING CONSULTANTS, INC. (Signature)

DATE: 11/21/11

PROJECT: 1924 EL CAMINO AVENUE

APN: 277-0089-048

CITY: SACRAMENTO

DATE: 11/21/11

SCALE: 1" = 10'

Exhibit B-2 Landscape Plan

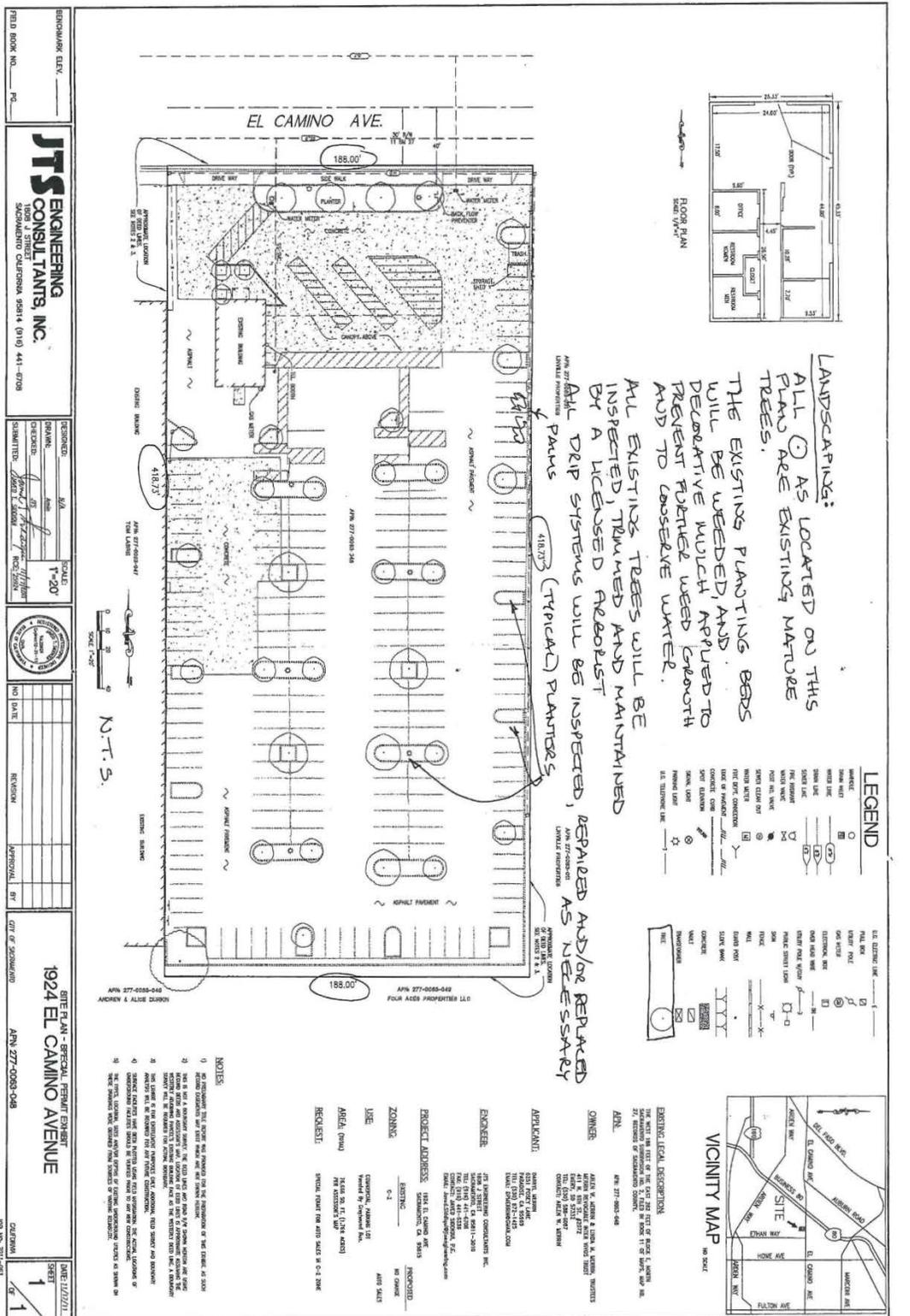
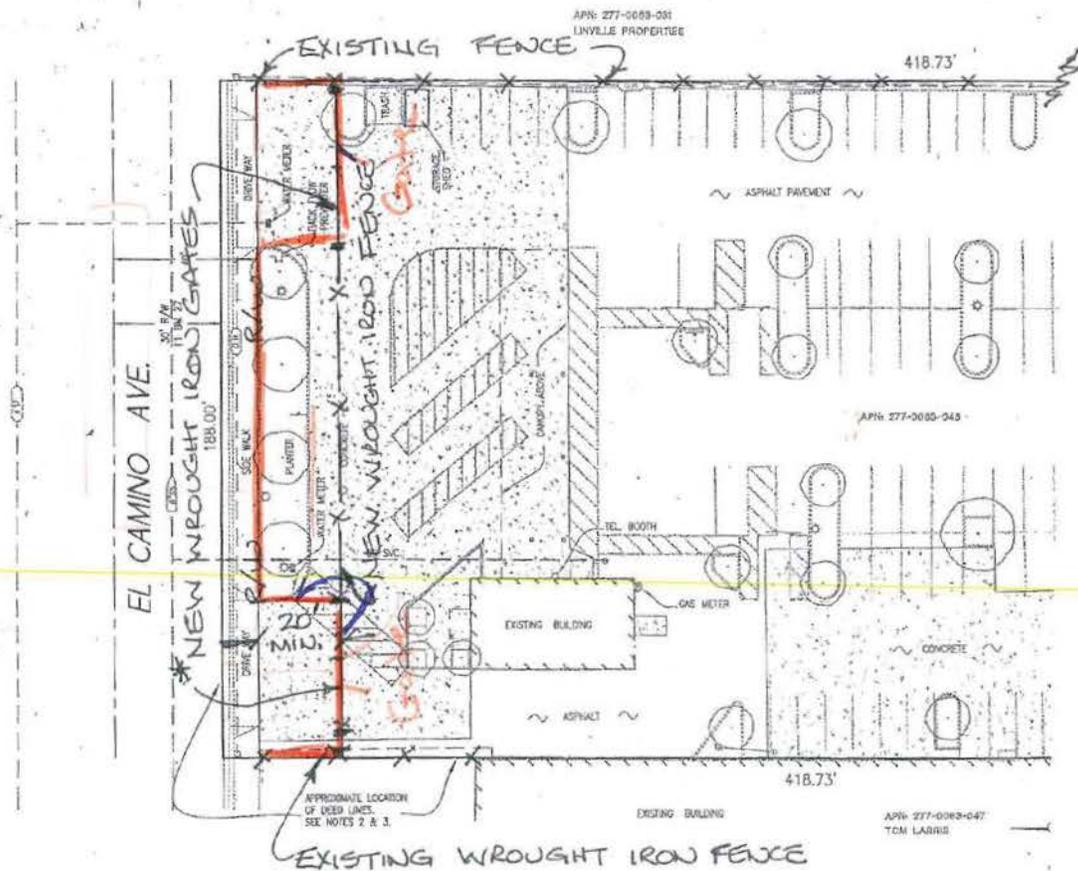


Exhibit B-4 Security Fencing Location

1916-1924 EL CAMINO AVE

PROPOSED LOCATION OF FENCING TO SECURE FRONTAGE OF PROPERTY

* SIZE/TYPE TO BE DESIGNED BY BUYER, BUT WILL BE CONSTRUCTED AS MEDIUM-HIGH GRADE IRON OR METAL FENCING W/GATES



NOT TO SCALE

Exhibit B-5 Site Photos - Sales Office-North and South Elevations

1424 El Camino



North Side of the Building: Picture taken from El Camino Ave



South Side of the Building

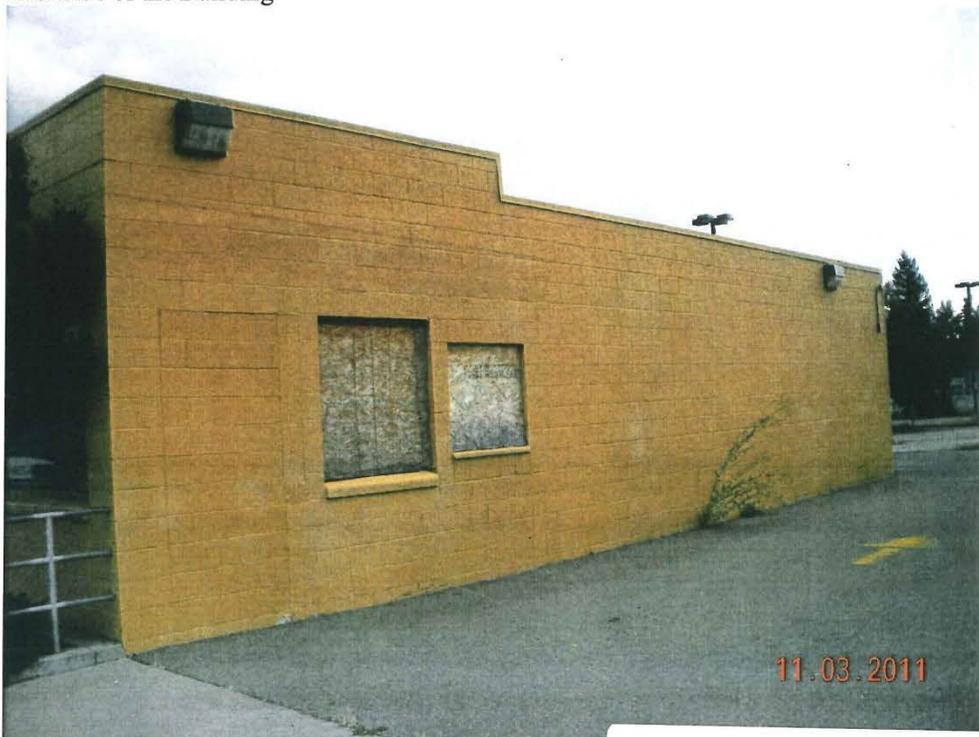
P11-089
NOVEMBER 17, 2011

Exhibit B-6 Site Photo - Sales Office-East and West Elevations

1924 El Camino



East Side of the Building



West Side of the Building

P11-089
NOVEMBER 17, 2011

Exhibit B-7 Site Photo - Awning Shade Structure

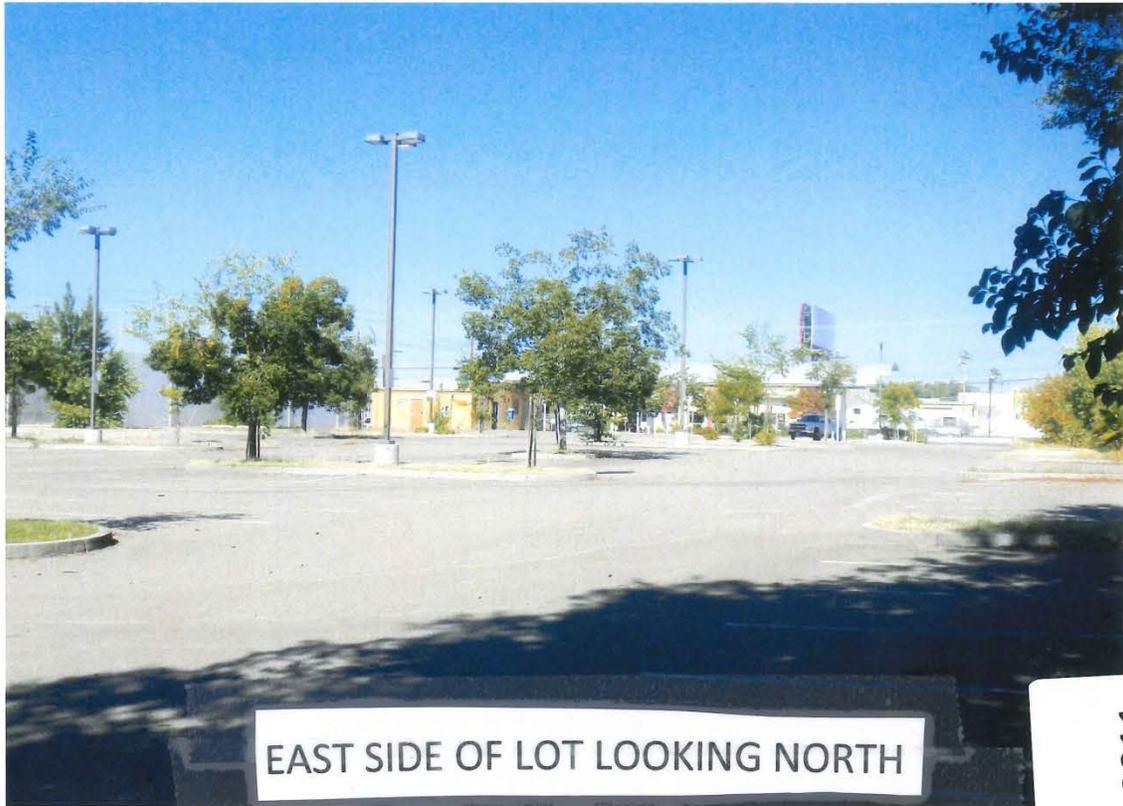
1764 El Camino Ave.



Canopy: At the East side of the Building. Picture taken from North

P11-089
NOVEMBER 17, 2011

Exhibit B-8 Site Photos – Parking Area and Masonry Wall



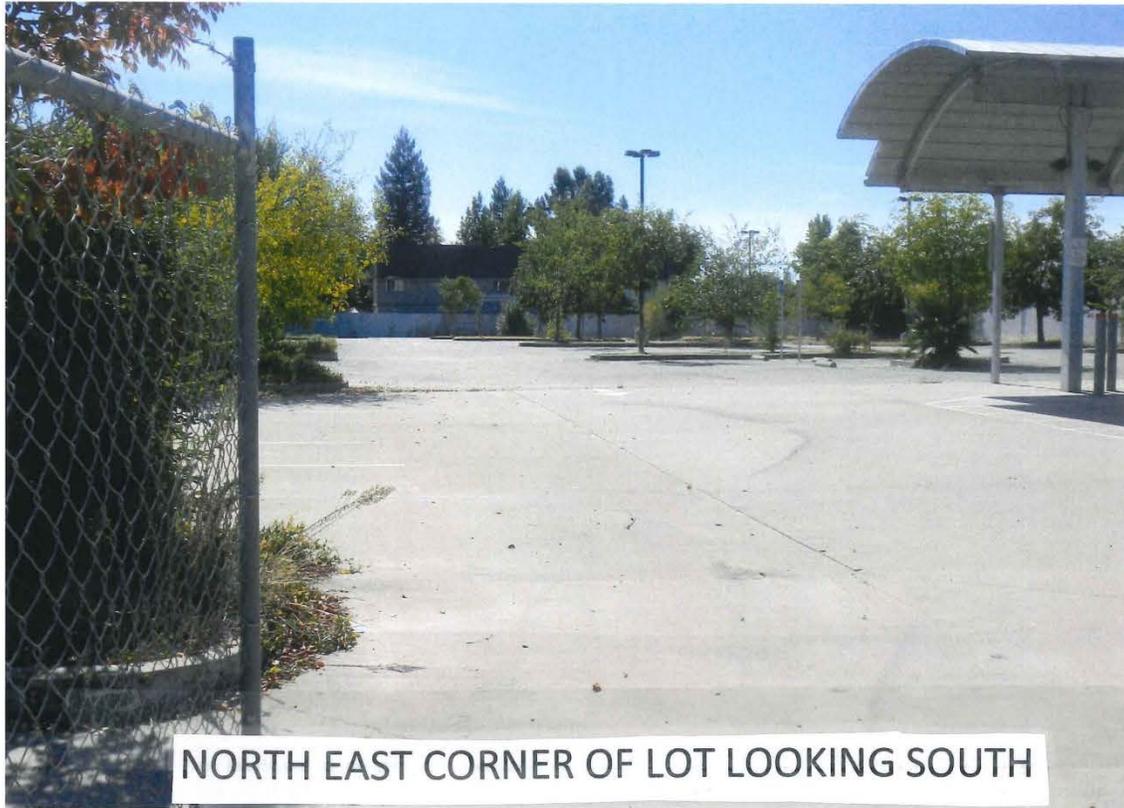
EAST SIDE OF LOT LOOKING NORTH



BLOCK WALL ON SOUTH PROPERTY LINE

P11-089
NOVEMBER 17, 2011

Exhibit B-9 Site Photos – Parking Area and Awning Shade Structure



NORTH EAST CORNER OF LOT LOOKING SOUTH



NORTH EAST CORNER OF LOT LOOKING SOUTH WEST

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Attachment 2 – Letter of Opposition

Ms. Forest,

Thank you for all your help answering my questions regarding the Special Permit Request by M & S Auto. This letter is to explain why my neighbors and I object to having a used car lot move into our neighborhood. While having businesses moving in to an area is usually a good thing, there are certain activities that bring down property values. A used car lot is unfortunately one of those things.

Over the last ten years we have seen an increase in shops, restaurants and services for the residents of Swansted Estates. While jobs are a priority in the current economic downturn, home owners and neighborhoods have been hit even harder. It is a struggle to maintain property values and while relocating a used car lot is good for M & S it is disastrous for us and our property values.

Despite what Mr. Salehmeh claims, the character of our neighborhood has indeed changed in the last ten years and a used car lot would be out of place. His map is out of date and factually inaccurate. Please see Exhibits A-1 thru A-9, which accurately depict our neighborhood.

Mr. Salehmeh sent me a letter arguing why a Special Permit should be granted. Not only do some of his claims seem inaccurate and implausible, his goals of achieving a thriving car sales lot are in direct opposition to our residential goals of living in a quiet neighborhood where our children can play outside.

I have attached a copy of his letter as Exhibit B. He makes seven arguments which I will address and show why his plans for a used car lot is not only bad for us but cannot be done “with complete consideration to all surrounding neighbors” as he claims.

He argues that:

1. *A successful business will deter criminal activity.* It would be shortsighted of us to have the wrong business move in simply in hopes of decreasing crime. Any business that moves in and provides the proper security will help reduce crime.
2. *The existing property will be improved.* The owner of M & S Auto makes this claim several times and references his current dealership saying he put in over \$100,000 into improvements and will do the same to our neighborhood. Please see Exhibit C, a photo of M & S Auto. Having a car lot looking like this will not make young families or businesses want to move to our neighborhood and will decrease our property values. It's aesthetically displeasing and does not fit the surrounding stores depicted in earlier exhibits. Additionally, there is no guarantee he would spend the money to make any improvements.
3. *He will create 20 jobs and generate sales tax.* An increase in our home values will also generate sales tax. His claim to create 20 jobs is not only hypothetical and unsupported but seems impossible.

4. *No environmental impact.*
5. *No increased traffic or noise to surrounding areas.* If there will be no increased traffic to the area then his business will fail. He needs to attract customers and traffic to support his business. The more the better. He cannot claim to meet his own needs of running a thriving business and "act in complete consideration to his neighbors."
6. *He will not change the aesthetics of the area, he will improve it.* Increased traffic, noise and used cars are not aesthetically pleasing for a residential area. The quality of our neighborhood has improved over the last 10 years and he will be bringing an eye sore to the area and bringing a reversal to the gains we have had.
7. *He will respect the values, safety and sensibilities of all residents of the surrounding community.* Not only is his argument vague and unclear, his goal is to bring transient business into our neighborhood and deprive us of the possibility for services that would directly help the people living in Swanston Estates.

We cannot use an RV store or a used car lot, we can use restaurants, phone stores and markets. Because it would negatively impact our neighborhood and harm our property values we ask you to deny the Special Permit requested by M & S Auto.

Sincerely,

Zoran Nedich

Resident of Swanston Estates

Please see the list of my neighbors who are opposed to M & S relocating to our neighborhood.

Neighbors

• 2005 Delma way
Sacto, Ca 95825
Joella Minor
Billy L Minor

Joella Minor
Billy L. Minor

• 2012 Delma Way
Sacramento CA 95825
Kurt W Kriz

Kurt W. Kriz

• 2016 Delma Way
Sac, Ca 95825

Patricia Morth
Patricia C Morco He

• 2021 ~~Delma~~
Delma way

Adolph + Olga Maier

• 2008 Delma Way
Sacramento CA
95825
Abigail Ferrer de Morais

Abigail Ferrer de Morais

2329 Ethan Way
Sacto CA 95825

Cynthia Nesh

Zoran + Cynthia NERICH

Zoran Nesh

2367 Ethan Way

2367 Ethan Way

2112 New Haven Rd

2320 Laramie Lane

2328 Connie Dr

Steve Whelan

Linda Wheelus

Christy G. [unclear]

Mike Allen / Ken Allen

Guillermo [unclear]

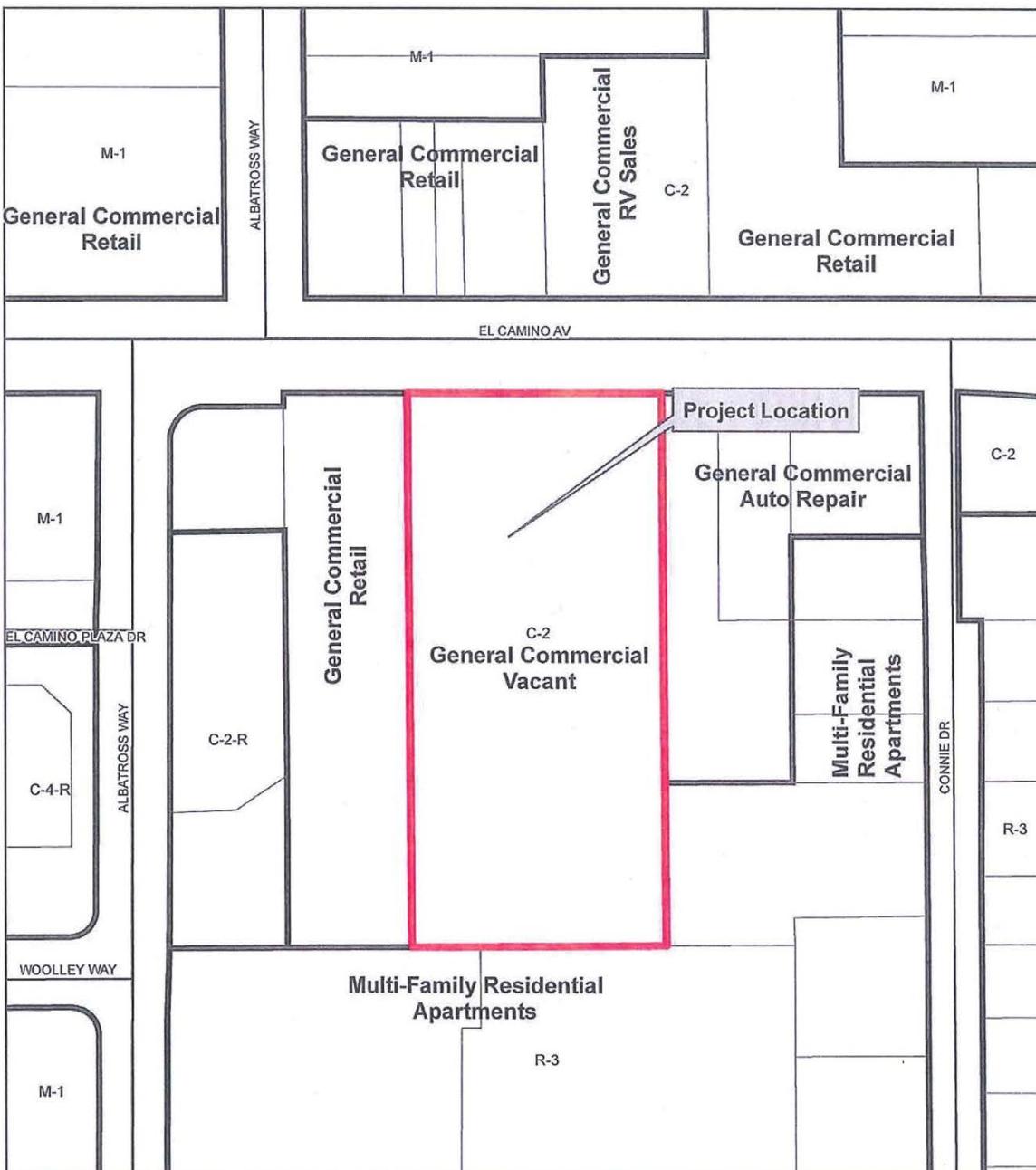
JOHN ESGUERRA JR

1661 ROBIN HOOD CT.

SACTO. 95815

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EXHIBIT A1



P11-089
Land Use & Zoning Map
1916 El Camino Auto Sales



EXHIBIT A2



EXHIBIT A3



EXHIBIT A4



EXHIBIT A5



EXHIBIT A6



EXHIBIT A7

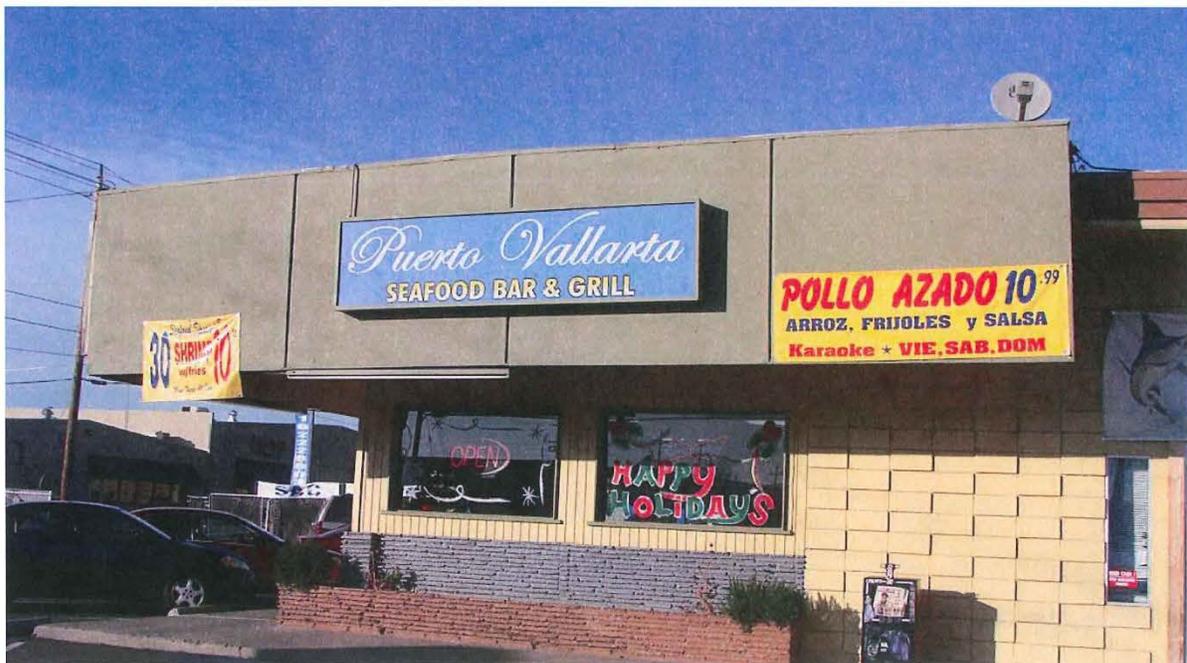


EXHIBIT A8



EXHIBIT A9



EXHIBIT B

From: Neal Alie <nealshouses@aol.com>
Date: Fri, 30 Dec 2011 14:16:30 -0500 (EST)
To: <zoran@nedich.com>
Subject: 1924 El Camino Av

Hello Mr. Nedich

My name is Samer Salameh and I am the buyer purchasing the above property from Arlen and Linda Merrin. I understand that you have some concerns regarding the proposed business and I wanted to assure you that my plan is to enhance this property with complete consideration to all surrounding neighbors. This specific property was used as a motor home sales lot for a number of years then it was a grey hound station. It has sat vacant for a number of months now causing somewhat of an eye soar in the area. If my proposed plans are not approved this property will remain vacant for the owner has no other plans or offers. The property is limited in specifications as to the type of bussines it can accomodate. I plan on relocating my current bussiness which is west of this property and making major improvements to this property.

I wanted to give you some backroung about myself in hope that you would support my efforts and project.

I graduated from Sacramento State University in 1988 with a Business Degree and I have been working in the auto sales industry since then, first as a manger at Turner Nissan then opening my own dealership in 1995. I currently own M&S Auto at 1531 El Camino Av. When I purchased this property I invested over \$100,000 in improvements to the existing building and grounds. I run a very successful business with 6 employees with gross sales of approximately 7 million.

If the zoning variance is approved I have plans of running another successful auto sales business at this location. I plan on hiring 20 employees and making numerous property improvements enhancing the aesthetics of the property. Below is a list of the positive effects of your approval of this zoning variance:

1. On several occasions the existing vacant property has been vandalized. Having a successful business with appropriate security will deter any criminal activity.
2. The existing property will be improved aesthetically, such as interior and exterior improvements for the existing structure, improved signage and lighting, proper drainage, landscaping improvements and security.

EXHIBIT B continued

3. Generate income from property and sales taxes and generate 20 jobs.
4. The proposed auto business will not have any environmental impact on the surrounding area. No auto repairs will be conducted on this site.
5. The proposed auto business will not have any increased traffic or noise impacts to surrounding area.
6. The proposed auto business will not negatively change the aesthetics of the area and actually improve it.
7. The proposed auto business will respect the values, safety and sensibilities of all residents of the surrounding community.

I encourage you to visit my current auto business for a personal tour. I have been located on El Camino Av. For 15 years and plan on a very successful business on this property. Please do not hesitate to call me at (916) 240-7836. Thank you for your time and support.

Sincerely

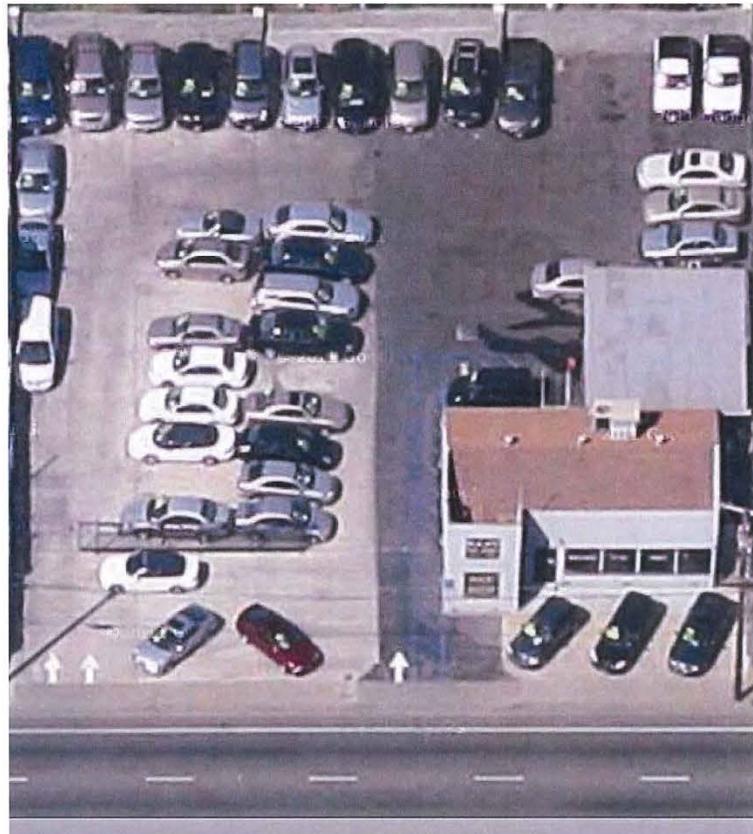
Samer Salameh

EXHIBIT C



Front Veiw

Top Veiw



Attachment 3 – Letters of Support and Map

SUPPORT LETTER FOR THE ESTABLISHMENT OF A USED AUTO BUSINESS AT 1916/1924 EL CAMINO AV, SACRAMENTO CA 95815.

We are an established business within ¼ mile radius of the current vacant lot located at 1916/1924 El Camino Av. Sacramento CA. We are in favor and support of the establishment of a used auto business at this location.

Name of Business: Rocky Mountain

Address: FORMULAONE
Rocky Mtn. Windowtint
2901 El Camino Ave.
Sac., Calif. 95821
(916) 922-3960

Name: David Kurakawa

Signature: 

Date: 5/25/2012

Comments: _____

SUPPORT LETTER FOR THE ESTABLISHMENT OF A USED AUTO BUSINESS AT 1916/1924 EL CAMINO AV, SACRAMENTO CA 95815.

We are an established business within ¼ mile radius of the current vacant lot located at 1916/1924 El Camino Av. Sacramento CA. We are in favor and support of the establishment of a used auto business at this location.

Name of Business: Leiville Brothers

Address: 1934 El Camino

Name: JERRY BALL

Signature: 

Date: 5-25-12

Comments: _____

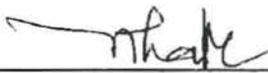
SUPPORT LETTER FOR THE ESTABLISHMENT OF A USED AUTO BUSINESS AT 1916/1924 EL CAMINO AV, SACRAMENTO CA 95815.

We are an established business within ¼ mile radius of the current vacant lot located at 1916/1924 El Camino Av. Sacramento CA. We are in favor and support of the establishment of a used auto business at this location.

Name of Business: SMOG ZONE

Address: 1956 EL CAMINO AVE

Name: NHAT TRAN

Signature: 

Date: 5-24-12

Comments: I do SMOG FOR M & S AUTO SALES

SUPPORT LETTER FOR THE ESTABLISHMENT OF A USED AUTO BUSINESS AT 1916/1924 EL CAMINO AV, SACRAMENTO CA 95815.

We are an established business within ¼ mile radius of the current vacant lot located at 1916/1924 El Camino Av. Sacramento CA. We are in favor and support of the establishment of a used auto business at this location.

Name of Business: Imagen Latina.

Address: 1913 El Camino

Name: Martín Jido

Signature: Martín Jido

Date: 5/29/12

Comments: _____

Attachment 4 – Land Use and Zoning Map

