

MARSHALL-NEW ERA NEIGHBORHOOD ASSOCIATION

903--28th Street
Sacramento, CA 95816
916-919-6656
marshall.newera@gmail.com

February 22, 2017

VIA EMAIL

Robert Williams, Associate Planner
City of Sacramento
Community Development Department
300 Richards Boulevard, 3rd Floor
Sacramento, CA 95811

RE: File # Z17-005 and Z14-031
Parking Lot at 2812 & 2800 J Street

Dear Mr. Williams:

The purpose of this letter is to oppose the application that has been presented regarding the BVPG Ventures' parking lot located at 2812 J Street. The community has **no confidence** that BVPG Ventures (Brian Vail and Pete Geremia) will bring their property up to standards in 2017 because they were granted a similar permit in 2014 (see attached) and failed to comply with **all** of the conditions of that permit and were running an illegal parking lot since the prior permit was granted. Attached is our 2014 comment letter along with the supporting documentation from the Police Department. Also, attached is the decision from the Zoning Administrator in 2014.

Also, as the attached code enforcement histories notes, there has been an active case against this BVPG Ventures' parking lot since 2011. The claim only "concluded" when BVPG Ventures closed the lot to public use in December 2016. Essentially, BVPG Ventures has operated an illegal parking lot for over six years. During its tenure as an illegal parking lot, Joseph Long was shot and killed in that parking lot in 2012 according to media accounts of the tragedy (see attached). We have grave concerns regarding the safety of visitors or residents that frequent the area.

February 22, 2017

Page 2

We appreciate that the City wants to be supportive of projects that enhance the community. However, BVPG Ventures' pattern of lawlessness regarding this property is a threat to public safety. We ask that the permit be denied in its entirety. Please provide us with written notice of any administrative hearing on this matter. Also, please provide us with a written copy of any staff report or findings on this application as well. Thank you.

Very truly yours,

Julie Murphy

Julie Murphy
Co-Chair
Marshall-New Era
Neighborhood Association

Very truly yours

George Raya

George Raya
Co-Chair
Marshall-New Era N.A.
Neighborhood Association

Eric Knutson

Eric Knutson, Chair
Boulevard Park Neighborhood
Association

Jeff Slodowitz

Jeff Slodowitz, President
Newton Booth Neighborhood Association

Angela S. Tillotson

Angela S. Tillotson, President
Midtown Neighborhood Association

jam

cc: Councilmember Steve Hansen
Boulevard Park Neighborhood Association
Newton Booth Neighborhoods Association
Midtown Neighborhood Association

Enclosures
46406

MARSHALL SCHOOL/NEW ERA PARK NEIGHBORHOOD ASSOCIATION

P. O. Box 162271
Sacramento, CA 95819
916-919-6656
marshall.newera@gmail.com

July 22, 2014

VIA EMAIL

Robert Williams, Associate Planner
City of Sacramento
Community Development Department
300 Richards Boulevard, 3rd Floor
Sacramento, CA 95811

RE: File # Z14-031
Parking Lot at 2812 & 2800 J Street

Dear Mr. Williams:

The purpose of this letter is to voice grave concerns regarding the application that has been presented regarding the parking lot located at 2812 J Street. Almost two years ago, Joseph Long was shot and killed at the parking lot located at 28th and J Street. As we understand it from the police and media coverage, two groups were fighting and then exchanged gun fire. Mr. Long and two friends were caught between the two groups and Mr. Long lost his life. Attached, for your review, is the media coverage of the tragic death of Joseph Long. The media clippings include photos of the parking lot at the time of the shooting.

As we understand it, in the months after Mr. Long's death, there were discussions between the Police and the owners of the AM/PM and the parking lot to increase safety at the parking lot. No discernable action was taken by Mr. Vail to secure his parking lot. As the attached photos taken in 2013 depict, the owner of the parking lot did not even regularly maintain the lighting at the parking lot. Currently, two of the four lights are burned out.

The current lighting, when it is functioning, is simply not adequate. The prior business, Carrow's Restaurant, had lighting in four corners of the property. The fixtures exist but the lights are not functioning. Overall, this is not a well-lighted area. There is a SMUD light at the southeast corner of 28th and J Street and another SMUD light on the alley on the west side of 28th Street. There is no other additional street lighting on this very well-traveled block. The lack of adequate lighting at the parking lot only compounds the problems on this block.

Attached is a report generated by the Sacramento Police Dept. regarding crime within a 500 foot radius of the parking lot. According to the report, there were 132 citizen calls for fights, arguments or other disturbances (415 code) in a one year period. According to the Police, that is a high number. All of the data is attached for your review and consideration.

We ask that the parking lot owner restore lighting to the four corners of the parking lot, instead of the just one fixture in the center of the parking lot that currently exists. We also ask that a barrier be erected between the parking lot and the surrounding businesses and alley. The fight that killed Joseph Long may have started at the neighboring gas station. Pedestrians should not have unfettered access to that parking lot. Finally, we ask that all appropriate *Crime Prevention through Environmental Design* elements, as recommended by the Police, be used to make this parking lot a safer place for the community.

Mr. Vail has not been a good steward of this property and should not be rewarded with a waiver of standards for the parking lot. His lack of action calls for a higher standard to be employed. The community should be protected from unsafe conditions such as this parking lot. Please contact us with any questions and provide us notice of any upcoming hearings or further notices by mail and email regarding this application. Thank you.

Very truly yours,

Julie Murphy

Julie Murphy
Co-Chair

Very truly yours

George Raya

George Raya
Co-Chair

Jam
Enclosures
34966

**2812 J STREET
500' RADIUS**



UCR REPORTED CRIMES: 2013
500' RADIUS OF 2812 J STREET

UCR PART 1 - PERSON

OFFENSE	TOTALS
242 PC BATTERY CIVILIAN	3
243(D) BATTERY CIVILIAN W/INJ	1
245(A)(1)AWDW-NON-FIREARM	6
245(A)(2) AWDW-FIREARM	2
273.5(A) BEAT SPOUSE/CO-HABITA	1
TOTAL	13

UCR PART 1 - PROPERTY

OFFENSE	TOTALS
10851(A)VC TAKE VEH W/O OWNER	7
211 PC ROBBERY-UNSPECIFIED	1
459 PC BURG BUSINESS-FORCE	1
459 PC BURG RESIDENCE-FORCE	2
459 PC BURG VEHICLE	26
484 PC PETTY THEFT	10
487(A) PC GRAND THEFT	2
TOTAL	49

UCR PART 2

OFFENSE	TOTALS
11357(B)HS POSS -28.5GR MARIJ	1
11357(C)HS POSS +28.5GR MARIJ	1
11364 HS POSS DRUG PARAPH	2
11377(A)HS POSS AMPHETAMINES	1
11378 HS POSS CNTRL SUB/SALE	1
14601.1(A) VC LIC SUSP OTHER	1
148(A)(1)PC RESIST PEACE OFFCR	2
23152(A) VC DUI-ALCOHOL/DRUGS	8
23153(A) VC DUI CAUSE INJURY	1
23154(A) VC .01 BA ON PROB-DUI	2
3056 PAROLE VIOLATION	3
314.1 PC INDECENT EXPOSURE	1
3455(A)(4) PC FLASH PAROLE HLD	1
466 PC POSS OF BURG TOOLS	1
5150 WI DANGER SELF/OTHERS	2
594(A)(1) PC VANDAL-DFACE PROP	1
594(B)(2)(A) VANDALISM <\$400	2
602(K)TRESPASS:INJURE PROPERTY	1
647(F) PC DIP - DISORDERLY	5
647(F) PC PUB INTOX-DETOX ONLY	1
849(B)(1) CERTIFICATE OF RELEA	1
CASUALTY REPORT	1
MISSING PERSON	1
TOWED/STORED VEH-14602.6	2
TOWED/STORED VEHICLE	5
TRAFFIC ACCIDENT INJURY	1
TRAFFIC ACCIDENT-FATAL	1
TRAFFIC ACCIDENT-NON INJURY	4
TOTAL	54

INFORMATION REPORTS

OFFENSE	TOTALS
ACCIDENTAL FIRES/ARSON -I RPT	1
ASSAULT WITH WEAPON - I RPT	1
BURGLARY - I RPT	1
FIREARMS - I RPT	3
FOUND PROPERTY - I RPT	1
GANG ACTIVITY - I RPT	1
HARASSMENT - I RPT	1
LOST PROPERTY - I RPT	3
MISCELLANEOUS I RPT (ZMISC)	1
NIHR/MAIL OUT/COUNTER ACCI RPT	4
O/S AGENCY -ASSISTANCE- I RPT	1
POSSIBLE FINANCIAL CRIME-I RPT	2
SAFEKEEPING - I RPT	4
SEX ASSAULT/EXP/ACTIVITY I RPT	2
SUSP PERS-NO CRIME - I RPT	1
TELEPEST -I RPT	1
TRESPASS OR PROWLER- I RPT	3
WARRANT SERVED - I RPT	1
TOTAL	32

TOTAL UCR REPORTED CRIMES = 116

CALLS FOR SERVICE: 2013
CALL TYPE TOTALS
CITIZEN INITIATED VS. OFFICER INITIATED
500' RADIUS OF 2812 J STREET

CITIZEN INITIATED

FINAL CASE	TOTALS
415	132
505	1
901	9
905	1
922	11
941	3
945	6
952	51
971	3
972	5
981	32
983	1
996	3
5150	4
207T	1
211P	1
211T	1
242P	9
242RF	1
242T	3
245R	2
245T	3
245TA	1
273.5C	1
273.5T	1
415DV	2
415E	9
415PH	29
415W	3
417T	3
447R	1
459C	3
459P	1
459R	2
481RF	3

FINAL CASE	TOTALS
481T	2
484P	1
484RF	2
503RPT	9
503T	1
5150V	2
594P	1
594R	1
901A	5
901C	2
901RF	1
923P	5
927P	11
927R	1
927T	3
927W	3
928P	4
933D	1
941P	2
970A	2
970B	3
971W	1
992E	4
ADV	5
ALMOFF	1
ATTPU	3
AU	28
SUPEMP	8
TOTAL	454

OFFICER INITIATED

FINAL CASE	TOTALS
415	13
505	6
901	4
922	4
945	1
971	51
983	2
5150	1
242P	3
242T	1
245P	1
415DV	1
481T	2
503P	1
901A	1
921R	1
927P	18
992E	10
ALMACC	11
ALMADV	6
ALMCAN	11
ALMOFF	2
ALMSEC	7
ASSIST	1
ATTPU	1
BC	34
CSI	1
D1	1
GP	3
PC	2
RPTNUM	3
SSTOP	106
SUPEMP	113
TSTOP	96
TOTAL	519

Case Details

Case #: 11-021234	Status: Open
Address: 2812 J ST	Open Date: 08/15/2011
Type: Zoning	Close Date:
Categories: Zoning	Disposition:

[View Case History](#)

Violation Listing

Code : Other

Description : CODE - Other

Full Violation : Other

Comments : 17.216.710 B(2) -Stand-alone parking facilities are permitted in the C-2 subject to Zoning Administrator approval of a Conditional Use Permit. The lot must comply with development standards stated in SCC 17.608.040 and 17.612.020 unless you apply for a Zoning Administrator waiver of these standards.

As stated above, stand-alone parking facilities are permitted at your site with a Zoning Administrator's Conditional Use Permit. A search of city records indicates that you have not obtained the required permit for the parking lot that now occupies the site.

On Feb 10, 2012 you applied for a temporary parking lot permit under Building Permit ID: COM-1201401. That permit has expired due to inactivity. Since the Temporary Surface Parking Lot permit option is no longer available, you must now submit a new application for a conditional use permit, fees, and plans to restart the process to legalize your parking lot. The new plans should incorporate the required corrections that you received from city staff on your last set of plans. You have the option of ceasing the use entirely. You have until December 31, 2013 to apply for a parking lot permit or cease the use of the parcel as a parking lot. If you have questions, please call me at 808-7965.

Code : Other

Description : CODE - Other

Full Violation : Other

Comments : On August 18, 2011 you were sent a courtesy letter requesting that you obtain permits within 30 days to legalize your parking lot.

A building permit application was submitted on February 10, 2012 (COM-1201401).

On December 16, 2012 the building permit application expired due to inactivity.

On March 22, 2013 you were sent a 2nd courtesy letter asking you to proceed with the permitting process or cease the parking operation.

On May 6, 2013 you received a Notice & Order from the city ordering you to reactivate your building permit by submitting required documents and paying required fees within 30 days or cease its use. The deadline of June 6, 2013 passed and you failed to proceed.

On July 5, 2013 you received an administrative penalty for failure to comply with the city order issued on June 6, 2013.

On September 30, 2013 a revision of the city's comprehensive zoning ordinance became effective and, under the new code, the Temporary Surface Parking Lot option is no longer available. Therefore, you are required to obtain a Zoning Administrator's Conditional Use Permit to operate a Stand-Alone Parking Facility.

On December 17, 2013 you were sent a final courtesy letter giving you until December 31, 2013 to resume the process of legalizing your parking lot. Your failure to act has resulted in this Administrative penalty. Enforcement action will continue until you submit a complete application to legalize the lot or cease the parking use of the parcel.

Case History

Activity	Date
Received proof of certified mail card.	07/25/2014
Hearing letter sent.	07/18/2014
Received proof of certified mail card.	04/10/2014
Received proof of certified mail card.	04/08/2014
Letter returned to Code Enforcement Department.	03/11/2014
Letter returned to Code Enforcement Department.	03/03/2014
Letter returned to Code Enforcement Department.	02/27/2014
Letter returned to Code Enforcement Department.	02/27/2014
Received proof of certified mail card.	02/25/2014
Received proof of certified mail card.	02/21/2014
Administrative Penalty letter sent.	02/14/2014
Received proof of certified mail card.	01/03/2014
Preliminary letter sent.	12/17/2013
Received proof of certified mail card.	10/11/2013
Received proof of certified mail card.	10/11/2013
Hearing letter sent.	10/04/2013
Received proof of certified mail card.	08/21/2013
Administrative Penalty letter sent.	07/05/2013
Online Title Report request.	07/05/2013
Received proof of certified mail card.	06/06/2013
Notice and Order letter sent.	05/06/2013
Preliminary letter sent.	03/25/2013
Preliminary letter sent.	08/19/2011
Initial Inspection done.	

Case Details

Case #: 11-021234	Status: Open
Address: 2812 J ST	Open Date: 08/15/2011
Type: Zoning	Close Date:
Categories: Zoning	Disposition:

[View Case History](#)

Violation Listing

Code : Other

Description : CODE - Other

Full Violation : Other

Comments : 17.216.710 B(2) -Stand-alone parking facilities are permitted in the C-2 subject to Zoning Administrator approval of a Conditional Use Permit. The lot must comply with development standards stated in SCC 17.608.040 and 17.612.020 unless you apply for a Zoning Administrator waiver of these standards.

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Description : CODE - Other

Full Violation : Other

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failed to proceed. On July 5, 2013 you received an administrative penalty for failure to comply with the city order issued on June 6, 2013. On September 30, 2013 a revision of the city's comprehensive zoning ordinance became effective and, under the new code, the Temporary Surface Parking Lot option is no longer available. Therefore, you are required to obtain a Zoning Administrator's Conditional Use Permit to operate a Stand-Alone Parking Facility. On December 17, 2013 you were sent a final courtesy letter giving you until December 31, 2013 to resume the process of legalizing your parking lot. Your failure to act has resulted in this Administrative penalty. Enforcement action will continue until you submit a complete application to legalize the lot or cease the parking use of the parcel.

Case Details

Case #: 11-021234	Status: Closed
Address: 2812 J ST	Open Date: 08/15/2011
Type: Zoning	Close Date: 12/13/2016
Categories: Zoning	Disposition: Work Completed

[View Violation Listing](#)

Case History

Activity	Date
Administrative Penalty letter sent.	12/13/2016
Letter returned to Code Enforcement Department.	09/21/2016
Letter returned to Code Enforcement Department.	09/01/2016
Letter returned to Code Enforcement Department.	09/01/2016
Letter returned to Code Enforcement Department.	09/01/2016
Received proof of certified mail card.	09/01/2016
Letter returned to Code Enforcement Department.	08/30/2016
Received proof of certified mail card.	08/26/2016
Administrative Penalty letter sent.	08/22/2016
Notice posted on property.	08/22/2016
Received proof of certified mail card.	10/15/2015
Received proof of certified mail card.	10/15/2015
Hearing letter sent.	10/08/2015

Hearing letter sent.	09/16/2015
Received proof of certified mail card.	08/27/2015
Letter returned to Code Enforcement Department.	07/15/2015
Letter returned to Code Enforcement Department.	07/15/2015
Letter returned to Code Enforcement Department.	07/15/2015
Letter returned to Code Enforcement Department.	07/15/2015
Re-Inspection done.	07/10/2015
Received proof of certified mail card.	07/09/2015
Letter returned to Code Enforcement Department.	07/07/2015
Letter returned to Code Enforcement Department.	07/07/2015
Received proof of certified mail card.	07/07/2015
Received proof of certified mail card.	07/01/2015
Letter returned to Code Enforcement Department.	06/29/2015
Letter returned to Code Enforcement Department.	06/29/2015
Letter returned to Code Enforcement Department.	06/26/2015
Letter returned to Code Enforcement Department.	06/26/2015
Hearing letter sent.	06/24/2015
Administrative Penalty letter sent.	06/23/2015
Received proof of certified mail card.	06/19/2015
Letter returned to Code Enforcement Department.	06/17/2015
Letter returned to Code Enforcement Department.	06/17/2015
Received proof of certified mail card.	06/16/2015
Received proof of certified mail card.	06/16/2015
Notice posted on property.	06/08/2015
Administrative Penalty letter sent.	06/05/2015
Initial Inspection done.	05/21/2015
Letter returned to Code Enforcement Department.	05/11/2015
Letter returned to Code Enforcement Department.	05/11/2015
Letter returned to Code Enforcement Department.	05/11/2015
Letter returned to Code Enforcement	05/11/2015

Department.	
Received proof of certified mail card.	05/04/2015
Received proof of certified mail card.	05/04/2015
Letter returned to Code Enforcement Department.	04/30/2015
Received proof of certified mail card.	04/29/2015
Administrative Penalty letter sent.	04/22/2015
Preliminary letter sent.	03/11/2015
Re-Inspection done.	01/13/2015
Preliminary letter sent.	11/24/2014
Received proof of certified mail card.	07/25/2014
Hearing letter sent.	07/18/2014
Received proof of certified mail card.	04/10/2014
Received proof of certified mail card.	04/08/2014
Letter returned to Code Enforcement Department.	03/11/2014
Letter returned to Code Enforcement Department.	03/03/2014
Letter returned to Code Enforcement Department.	02/27/2014
Letter returned to Code Enforcement Department.	02/27/2014
Received proof of certified mail card.	02/25/2014
Received proof of certified mail card.	02/21/2014
Administrative Penalty letter sent.	02/14/2014
Received proof of certified mail card.	01/03/2014
Preliminary letter sent.	12/17/2013
Received proof of certified mail card.	10/11/2013
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Hearing letter sent.	10/04/2013
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Notice and Order letter sent.	05/06/2013
Preliminary letter sent.	03/25/2013
Preliminary letter sent.	08/19/2011
Initial Inspection done.	08/15/2011

Police: Bystander killed after gunfight at 28th and J Streets in Midtown

by [Jared Goyette](#) Verified Contributor

August 18, 2012 5:28 AM



Clothing lay in a pool of blood after the incident.



This article was produced in partnership with Ed Fogle at [SacMav.com](#)

A man in his 30s was killed during an early morning gunfight in the parking lot next to the Ampm gas station at the intersection of 28th and J streets in Midtown, according to the Sacramento Police Department.

Police spokesman Sgt. Andrew Pettit said that while it is still early in the investigation, the evidence police have collected so far indicates that the victim may have been an innocent bystander who was caught in the crossfire as two subjects fired at each other from opposite corners of 28th and J streets.

"It appears right now that the person that was shot didn't have a relationship with either of the shooters," Pettit said at the scene early Saturday morning.

Pettit said the police were dispatched at 12:35 a.m. after receiving calls about gunshots in the area and a victim laying in the parking lot. Detectives believe the exchange may have started near the Blimpie parking lot on K Street, and that the shooting did not appear to be a driveby, according to Pettit.

Nelson Rangel Junior, 40, said he was walking from a nearby bar, on his way to meet the victim and his friends when the shooting happened. He said he heard gun shots, and, as he got to the scene, saw that the victim was bleeding from a head wound.

"There was blood everywhere, he'd been hit," Junior said.

The parking lot and the gas station are popular hangouts for crowds leaving the cluster of bars and restaurants on J Street between 27th and 28th Streets. The area has drawn increased scrutiny from residents in recent months, as a spat of incidents has lead some to believe that the bars aren't doing enough to keep the area safe.

Robert Velarde, 50, said he was walking in Marshall Park across the street when he heard the shots. He later watched as paramedics performed chest compressions on the victim before the man was taken away in an ambulance.

He said he thinks more should be done to make the area more secure late at night.

"If you live around here you want to be in safe a neighborhood, and Saturday night is not a safe night, that's for sure," Velarde said.

—

Statement from Police Spokesman Sgt. Andrew Pettit early Saturday morning:

"Early this morning around 12:35 a.m. in the intersection of J Street and 28th Street here in downtown Sacramento, officers responded to the sounds of shots fired. One witness advised that they actually saw a subject that was shot, laying in a parking lot just west of us here at ampm.

When officers got here that's when they saw the male. He's described as a male, white, in his 30s., with an apparent gunshot wound to his upper body. Medical staff arrived on scene and transported him to an area hospital.

Based on interviews we obtained here on the scene and information we gathered and the evidence, it appears that there were two separate individuals shooting at each other and this victim was shot in the middle of the gunfire.

So at this point right now, we're still looking at all the evidence that we have, CSI and homicide have been called out here and hopefully we'll get some more information for you as leads develop."

The press release:

The Sacramento Police Department is investigating an early morning shooting that left a male in his 30s deceased.

On August 18, 2012 at 12:35 a.m., police were called to 28th and J Street regarding the sounds of gunshots and a male who had been shot. Upon arrival, officers located the victim in a parking lot with a gunshot wound. Medical personnel arrived on scene and transported the victim to a nearby hospital where he was later pronounced deceased.

The Sacramento Police Department's Homicide Unit and Crime Scene Investigations Unit responded to the scene. It was reported that shots were fired during an altercation between two groups near 28th and J Street. Based on the preliminary investigation, it appears the victim had no involvement in the dispute and was hit by one of the rounds fired across the parking lot. Detectives are continuing to actively investigate the circumstances that led to this homicide.

The Sacramento Police Department urges anyone with information pertaining to this crime to contact the dispatch center at (916) 264-5471 or Crime Alert at (916) 443-HELP (4357) or text in a tip to 274637 (CRIMES). Enter SACTIP followed by the tip information. Callers can remain anonymous and may be eligible for a reward of up to \$1,000.

Midtown shooting death sparks response from neighbors

by [Melissa Corker](#) Verified Contributor

August 20, 2012 7:58 AM

[Comments_29](#)



After the [shooting death of a 32-year old man Friday night near 28th and J streets](#), Midtown residents are responding with a protest of an alcohol license, and pleas for Mayor Kevin Johnson to act.

“This issue has not yet been dealt with a long-term sustainable manner and now someone has died from gun violence,” George Raya and Julie Murphy wrote in a press release from the Marshall School/New Era Neighborhood Association. [See the full text of the press release below]

Sacramento County Coroner identified Friday’s shooting victim as Joseph A. Long of Carmichael. Long was a bystander and not involved in the incident, according to police.

“One of my close friends that made an incredible difference in my life was senselessly shot last night,” wrote Christian Freed on a SacPress article about the shooting. “No need to throw blames or angry words. We loved him, he will be missed with all our hearts.”

[Editor’s note: Attempts to contact Freed to verify his identity have so far proven unsuccessful]

In response to the shooting, Raya and Murphy called on Johnson to focus public safety resources on identifying the causes of violence in the area, and to act to “bring a sense of safety and security back to our neighborhood,” the release stated.

According to Sutter District security logs, the release states, there has been an escalation of violence in the area in recent months, including a 20-person fight June 8, a 17-person melee July 13 and a day-time assault that occurred at Marshall Park Aug. 13.

To some, there is a need for increasing police presence – but others disagree that the answer is more police on the streets.

“A greater police presence could not have kept this from happening,” Freed commented on the Sac Press article. “No amount of throwing blame around will bring our dear friend back.”

The shooting, which occurred near a Midtown block of popular bars and restaurants, spurred at least one Midtown resident to make plans to file a protest against the proposed alcohol license transfer for Harlow’s Nightclub, one of several clubs located on the 2800 block of J Street.

Midtown resident Vito Sgromo said in an email that he and other neighbors were filing protests with ABC officials due to the increased crime near that location.

“I hope I can count on Sac Police support due to the increased crime in this location,” Sgromo wrote in the email.

The police investigation is still under way, and no arrests have been made.

Press release: Marshall School/New Era Park Neighborhood Association

Our neighborhood association extends our condolences to the family and friends of the unidentified Sutter District shooting victim. Residents are shocked and alarmed by the senseless death of an innocent bystander due to the gunfight between two groups near 28th and J Streets. Escalating violence in the Sutter District of Midtown has become an increasing concern of residents in the area.

We call upon Mayor Kevin Johnson focus the public safety resources necessary to identify the causes of the violence in our neighborhood and bring a sense of safety and security back to our neighborhood.

This issue has not yet been dealt with a long-term sustainable manner and now someone has died from gun violence. According to Sutter District security logs, there has been a escalation of violence on this area in recent months. There was a 20-person fight on June 8 and a 17-person melee on July 13. In addition, there was an day-time assault at Marshall Park on August 13. We have been working with Sacramento Police, city park rangers, and business owners to address ensure the safety of residents and visitors to the Sutter District but additional resources are needed.

This violence must end in our neighborhood and in our community.

George Raya & Julie Murphy

Marshall School/New Era Neighborhood Association

Melissa Corker is a staff reporter for The Sacramento Press. Follow her on [Facebook](#) and on Twitter [@MelissaCorker](#).

Gun violence ‘not the norm’ in Midtown, businesses say

by [Melissa Corker](#) Verified Contributor

August 21, 2012 8:26 AM

[Comments_28](#)



The fatal shooting of a man walking near 28th and J streets in Midtown early Saturday morning has nearby residents concerned about a perceived connection between violence and the local bar scene, but Sutter District business owners say there is no cause for alarm.

“Midtown is a safe district,” Midtown Business Association Executive Director Elizabeth Studebaker said Monday. “It’s not the kind of place where we’re accustomed to this kind of violence. It’s definitely not the norm for us.”

The Sutter District is a popular destination and draws thousands of people each week, according to Studebaker. That concentration of people can create occasional problems, she said, but not unlike any other place with a similar concentration of people.

“The businesses operating in the district are doing so in the right place: a commercially zoned area,” she said. “They are all compliant with city and state regulations, and in many cases we see the business going above and beyond what’s required to invest in safety measures for the well-being of neighbors.”

Some neighbors, however, say they don’t feel safe and point the blame at the number of bars and restaurants near their homes and are taking steps to change the area by blocking liquor licenses and pushing for more parking restrictions on residential streets.

Harlow’s Restaurant & Nightclub, 2708 J St., is one business targeted for a protest of the club’s alcohol license transfer by Midtown residents in the wake of Friday’s shooting.

The alcohol license, which was originally held as Harlow’s, is in the process of being transferred to Harlow’s Momo Lounge to include the newer upstairs portion of the nightclub.

The resident filing the protest listed “increased crime, recently murder, and the over concentration of alcohol licenses ... at this location, 28th and 27th and J Streets,” as reasons for blocking the alcohol license transfer.

According to online records at the California Department of Alcoholic Beverage Control, Harlow’s has had at least one license infraction: In January 2010, the nightclub owners were cited for serving alcohol to a minor. After an ABC investigation and hearing, they received a 15-day suspension of the license and a \$3,000 fine.

Harlow’s owners Danny and Peter Torza did not return calls for comment.

Studebaker said she is aware of the challenge to Harlow’s, but Friday’s shooting has no correlation to the protest of the license transfer – and the incident is not a “true reflection” of Midtown or the Sutter District overall.

“Something like this – a random shooting – is something beyond our control,” she said. “It was sudden, there was no forewarning and there were at least seven security people within one block of the incident when it occurred.”

Comments on the Sacramento Press Facebook page about the shooting also indicate a general sense that the problem is not as simple as it looks.

“It’s sad that an innocent bystander was killed but this incident should not be the catalyst for putting Midtown on lockdown,” wrote Scott Bellisario in one story comment.

Bellisario questioned the situation behind the shooting: Were any of the involved parties inside any of the nearby bars/restaurants before the shooting? Which one? Did the bar security not wand them for weapons before entering? Could these groups have just been cruising around looking for trouble and not been in any of the bars?

“Before jumping to paranoia, we should get all the facts,” Bellisario wrote.

A commenter on a [related Sac Press article](#) who identified himself only as “Mark,” suggested problems in Midtown and downtown could be due to the number of empty lots in the area.

“It may sound strange, but could our built environment encourage violence as much as the concentration of late-night drinking establishments and lack of police presence?” he said. “It’s been known to behaviorists that empty spaces and ill-kept property in an urban environment encourage bad behavior.”

The mayor’s office reacted to news of the shooting with concern for the family of the victim and a reassurance that the incident is not reflective of the area as a whole.

“Our thoughts and prayers go out to the victim and his family – anytime you have loss of young, innocent life it’s tragic,” Joaquin McPeck, spokesman for Mayor Kevin Johnson, said Monday. “We must do everything we can to ensure that our downtown is a safe place and a place people want to be to enjoy the quality of life Sacramento has to offer.”

For Studebaker and the Midtown businesses that her association represents, Friday’s shooting is unnerving, she said, and the business community will continue to be supportive and responsive to residents’ concerns.

“At the same time,” she said, “there’s no fair way to blame the shooting on the business activity in the Sutter District.”

According to police, an investigation is ongoing and there have been no arrests in the case yet. Police are asking anyone with any information about the crime to come forward by calling the tip line at 443-HELP. Callers can remain anonymous.

SACRAMENTO (CBS13) – Police still have no suspects in connection with a shooting in midtown Sacramento early Saturday morning that killed one man.

Thirty-two-year-old Joseph Long was shot and killed as he was walking two teenage dancers to their car following a swing dancing event.

Police say two groups got into an argument in a parking lot at J and 28th Streets and started shooting at each other. That's when Long was hit by a stray bullet.

"I don't feel anger against those people. I hope they are brought to justice and realize what they did, and take ownership," said friend Stephanie Kline, a friend of Long.

Authorities are urging anyone with information to contact the Sacramento Police Department at (916) 264-5471 or Crime Alert at (916) 443-HELP (4357). You can also text in a tip to 274637 (CRIMES), enter SACTIP followed by the tip information.

Callers can remain anonymous and may be eligible for a reward of up to \$1,000.

<http://sacramento.cbslocal.com/2012/08/19/family-friends-mourn-dancer-killed-in-downtown-shooting/>

Parents' pain remains sharp a year after stray gunfire killed dance instructor son in Sacramento

By [Kim Minugh](#)
kminugh@sacbee.com

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Last Modified: Saturday, Aug. 17, 2013 - 11:54 am

The Longs had been warned: The initial year after losing a loved one is the worst, full of painful firsts.

Sure enough, Halloween – one of their son Joe's most beloved holidays – just couldn't be celebrated. There were no carols at Christmas, a pastime they had shared. They marked his birthday, Feb. 16, not with a party, but with postings on his memorial Facebook page.

And now their year of grief is about to be capped off Sunday with another heartbreaking milestone: The first anniversary of the day 32-year-old Joseph Allen Long was killed by stray gunfire as he left a midtown Sacramento swing dancing class.

"I'm trying to do everything I can to downplay it," Joe's father, Lewis Long, said recently from his Carmichael home. "In reality, it's just another day. It's going to be something that is forever in my mind."

In the year that has passed, Sacramento police detectives have continued their quest for answers, but have not developed any suspects. As they press forward, Long's picture and the program from his memorial remain pinned to the wall of the sergeant assigned to the case.

"Joseph Long was truly an innocent victim that night," said police spokesman Officer Doug Morse. "Detectives urge anyone with information related to Mr. Long's tragic death to call in. ... Somebody knows something."

The night before he was shot, Long, a talented athlete and local dance instructor who hoped to open his own venue someday, had attended a group swing-dancing lesson hosted by Midtown Stomp.

About 1 a.m., he walked two young women to their cars, parked in a lot at J and 28th streets. Unknowingly, he walked into gunfire as two groups fought nearby. Long died at a hospital shortly thereafter.

His death sent shock waves throughout his expansive circle of family and friends, the midtown community and the city's dance circles.

A graduate of Del Campo High School and [California State University](#), Sacramento, Long developed deep friendships wherever he went, his loved ones said.

"That's sort of the thing with Joe – he was very magnetic in terms of his personality," said longtime friend Kyle Short. "My grandparents knew Joe. My parents knew Joe. He was a regular fixture in the lives of everyone."

Despite their grief, his friends and family wanted his memorial to be a celebration. More than 500 people packed into Sacramento State's Alumni Center, where a group of friends wearing scarves and fedoras – Long's trademarks – spontaneously broke into dance.

A year later, Long continues to be a regular part of his friends' and family's conversations. His impact, his loved ones said, will never subside.

"He was like the sunrise, as cheesy as that sounds," said an emotional Short, 33.

Long's parents, Lewis and Jody Long, are determined to make sure their son does not slip from the public's consciousness. They used money collected after his death to start a [scholarship fund](#) that will award \$500 each year to one Sacramento State student studying dance or theater arts.

They also are finalizing plans to put a memorial bench on campus, a public place where people can sit and remember their son.

Joe, though, came home with them.

His ashes sit on the mantel of his parents' home in an urn shaped like a book – he was a voracious reader, his parents said.

It was a passion Joe shared with his mother. They talked about books often, comparing reading lists and exchanging their favorite texts. Sometimes, when she can't sleep, Jody Long sits in the [family room](#) and reads with her son.

The Longs' devastation, however, is much less a peaceful picture.

"I am hoping it will become easier, but I know it will never go away," Lewis Long said. "Every time I wake, I wake to the reality that has happened."

The Longs have found some comfort in the people Joe surrounded himself with. Though they knew his high school friends well, many of his friends from adulthood were lesser known to them – until his death. Getting to know these friends, the Longs said, has helped them to better know their son.

Some stop by occasionally to check on the Longs. Others call, sometimes needing a good cry. Often, though, it's a happy exchange.

"Our world has opened up," Jody Long said. "His friends have become our friends."

The lack of arrests in the case weighs on the Longs, but they refuse to let it consume them. They say they must face the possibility that answers may never come.

"Closure would be good, but it is not something we are waiting on," Jody Long said. "They've taken enough from us without taking any more of our lives."

She added that knowing more about the petty argument that ended with her son's death would only further their pain.

Still, Joe deserves justice, his parents said.

"He had a lively life," Lewis Long said. "He lived more in his 32 years than I have in my 60."

POLICE TIP LINE

Anyone with information about the fatal shooting of Joseph Allen Long on Aug. 18, 2012, is asked to call the [Sacramento Police Department](#) at (916) 264-5471 or [Crime Alert](#) at (916) 443-HELP. Tips also can be texted to 274637 with "SACTIP" followed by the information. Callers can remain anonymous and might be eligible for a reward of up to \$1,000.

Call The Bee's Kim Minugh, (916) 321-1038. Follow her on Twitter [@kim_minugh](#).

Read more here: <http://www.sacbee.com/2013/08/17/5658090/parents-pain-remains-sharp-a-year.html#storylink=cpy>



28th and J Northeast



28th and J Northwest



28th and J Southeast



28th and J Southwest



Single Center light

**CITY OF SACRAMENTO
COMMUNITY DEVELOPMENT DEPARTMENT
ZONING ADMINISTRATOR & DESIGN DIRECTOR
300 Richards Blvd, 3rd Floor, Sacramento, CA 95811**

ACTION OF THE DIRECTOR:

On Thursday, October 30, 2014, the Zoning Administrator and Design Director approved with conditions a Conditional Use Permit and Site Plan and Design Review with deviations for a Stand-Alone Parking Lot, for the project known as file **Z14-031**. Findings of Fact and conditions of approval for the project are listed on pages 4 through 6.

Request:

1. **Conditional Use Permit** for a stand-alone parking lot, on a parcel of approximately 0.59 acres in the General Commercial, Alhambra Corridor Special Planning District (C-2-SPD) zone.
2. **Site Plan and Design Review** with deviations for a stand-alone parking lot, in the Alhambra Corridor Special Planning District.

Location: 2812 J Street (District 4, Area 1)
(A.K.A 2800 J Street)

Assessor's Parcel Number: 007-0113-026-0000

Applicant: Javed T. Siddiqui / JTS Engineering Consultants, Inc.
1808 J Street
Sacramento, CA 95811

Property Owner: Brian Vail / BVPG Ventures LLC
3001 I Street
Sacramento, CA 95816

Project Planner: Robert W. Williams, Associate Planner

General Plan Designation: Urban Corridor High (UCORHIGH)
Community Plan Area: Central City
Parking District: Urban
Design Review Area: Alhambra Corridor SPD
Existing Land Use of Site: Unapproved Parking Lot (Former Restaurant Site)
Existing Zoning: General Commercial, Alhambra Corridor Special Planning District (C-2-SPD)

Surrounding Land Use and Zoning:

North:	C-2-SPD;	Medical Offices & Retail
NW (kitty-corner)	C-2-SPD;	City Park
South:	C-2-SPD;	Medical Offices
East:	C-2-SPD;	Service Station with Convenience Market.
West:	C-2-MC-SPD;	Retail / Commercial

Property Dimensions:	160' x 160'
Property Area:	±0.59 acres, 25,600 square feet
Parking Spaces:	63 spaces per submitted plans

Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

Project Plans: See Exhibit A

Previous Files: DR95-134, P91-013.

Additional Information: The project site is located on the southeast corner of J Street and 28th Street, within the Central City and the Alhambra Corridor. The south side property line abuts an abandoned alley that is now part of the property to the south. The east side property abuts a service station property with a 24 hour convenience market. In 2007, a 4,532 square foot restaurant was closed and demolished on the subject site.

The site has remained vacant since that demolition, however the existing parking lot and former building pad has been used as a stand-alone parking lot, without the required conditional use permit and building permits. In addition to the former restaurant parking lot spaces, additional parking spaces have also been provided on the remaining concrete slab of the former restaurant. There is an existing code enforcement case (11-021234) on this site.

In 2012, the applicant applied to legalize the site as a temporary parking lot; however, this project (COM-1201401) was not completed by the applicant. In 2013 the applicant again applied to legalize the site as a temporary parking lot (COM-13114810); however the city code allowing temporary parking lots had been eliminated before the applicant obtained the required building permits.

On September 30, 2013 the Planning and Development code was updated and previous code allowances for what was called the "Temporary Surface Parking Lot Permit Program for the Central City" have been superseded by new city code requirements. The current code only allows for what is defined as a "stand-alone parking lot". This is a parking facility that is not intended specifically to serve a particular building or use. A "stand-alone parking lot" requires a conditional use permit to be approved by the Zoning Administrator. A "stand-alone parking lot" must conform to the development requirements of the code. Or else a deviation is required.

The majority of the stand-alone parking lot conforms closely to the minimum maneuvering dimensions and parking space stall dimensions, but not all portions of the parking lot meet all of the specific dimensions requirements. The parking lot also does not conform to the including tree shading or lighting requirements. The applicant has requested deviations from those standards. Staff can support retaining existing parking lot configuration and the proposed waiver

of tree shading requirements for this parking lot, however other development standards including the lighting requirements will need to be complied with. The Police Department has had many calls for service at this parking lot and has placed conditions to enhance security at this site, including camera requirements, lighting, and fencing along the south and east property lines.

This project was early noticed to the Marshall School New Era Park Neighborhood Association, the East Sacramento Chamber of Commerce, the East Sacramento Improvement Association, East Sacramento Preservation (ESP), the McKinley East Sacramento Neighborhood Association (MENA), the Midtown Business Association, the Midtown Neighborhood Association (formerly Winn Park) and the Sacramento Old City Association. Staff received comments of concern from the Marshall School New Era Park Neighborhood Association, and the Midtown Business Association. Many nearby neighbors also contacted staff about their concerns. Most of the concerns were about ensuring that the parking lot had adequate lighting, fencing, and other security measures.

The site was posted on September 05, 2014, and all property owners within 300 feet of the subject site and also the neighborhood associations were mailed a notification of the public hearing for the proposed project which was originally scheduled to be held on September 18, 2014. Prior to the hearing, on September 17, 2014, staff received a written request from the applicant to have the project continued to a later date. The applicant was granted a continuance until October 30, 2014. During this continuance, staff received additional comments of concern from the neighbors prior to the rescheduled hearing date.

Agency Comments: The proposed project has been reviewed by the Fire Department, the Police Department, and the Building division. Comments that have been received pertaining to the proposed project have been included in the conditions of approval.

Environmental Determination: This project will not have a significant effect on the environment and is exempt from environmental review pursuant to California Environmental Quality Act Guidelines, Section 15061(b)(3); No Significant Effect.

Director (Zoning Administrator and Design Director) Hearing: At the hearing, the applicant and several representatives for the property ownership group were present. Representatives of the Marshall School Neighborhood Association and several other neighborhood members were also present. A representative of the Police Department was also present. The property owner and his representatives had many concerns about the proposed project conditions. The property owner is hopeful to be able to develop the property with another land use within a few years and did not want to invest more than necessary in to the stand-alone parking lot project. Neighborhood representatives did not necessarily oppose the parking lot project as long as added lighting and other security measures recommended by the Police Department were implemented. The Director listened to both owner representatives and neighbor representatives and also spoke to the Police Department representative. At the hearing, the director attempted to find a solution so that security requirements could be met while also not requiring substantial investment by the ownership group before the property can be redeveloped. These included the lighting requirements of the city code and alternatives to onsite security cameras if nearby existing cameras can be used or added to. Fencing is still required between 4 and 6 feet high along the neighboring property lines. The project was conditioned with a 2 to 3 year expiration date, depending on whether additional conditions are met, after which the stand-alone parking lot shall be removed. The applicant can request additional time prior to the expiration date.

Conditions of Approval:**Planning and Design Review:**

1. The parking lot shall conform to submitted plans except for any changes that may be required by city code and the final conditions of approval.
2. All accessible parking spaces shall conform to building code requirements. Any future reconfiguration shall comply with parking lot development standards.
3. The applicant shall obtain all necessary permits for operating the parking lot.
4. The applicant shall final the demolition permit for the building on this site. If this requires removal of the building pad, then the area shall be made inaccessible for parking unless paved.
5. This Conditional Use Permit for a Stand-Alone parking lot expires two years from the date of approval, on October 30, 2016, unless: a) A development application is submitted for the site or b) The existing building pad and former entryway area **is** covered with asphalt (all parking space areas). If a or b are satisfied, then the Conditional Use Permit expires on October 30, 2017, after which the stand-alone parking lot will be closed and made inaccessible for parking. Within 30 days of the expiration date, the applicant may apply for an extension of time for the stand-alone parking lot.
6. Replace or repair any existing deteriorated paving.
7. One Long-Term bicycle parking space (bike lockers) is required per every 20 vehicle parking spaces in a stand-alone parking lot. This lot requires 3 long-term bicycle parking spaces. A minimum of 3 bike lockers shall be provided onsite for this parking lot. They shall not be located in any existing landscape area. Long-term bicycle parking shall be provided per the requirements of sections 17.608.040 and 17.108.030 of the Planning and Development Code. Final design and location of long-term bicycle parking spaces, including bike racks and lockers, shall be approved by Design Review staff prior to installation and finalization of the building permit.
8. Landscaping shall be provided in existing planters (shrubs and grass) and shall be irrigated and maintained. (*See Planning Advisory Note*).
9. Lighting shall be provided per the requirements of section 17.608.040 of the Planning and Development Code. Lighting shall conform to Police Department requirements. All existing light fixtures and any new light fixtures shall obtain necessary building permits. The design of any new light fixtures shall be approved by Design Review staff.
10. All existing and unpermitted signage shall be removed from the property. Any new signage shall obtain required sign permits. (Except for small exempt signs).
11. All conditions of approval and required site improvements for this project must be completed by January 01, 2015, or the property shall be made inaccessible for parking **until the required improvements are made.**

Building:

12. Accessible parking and an accessible path of travel to the public way is required as per Chapter 11B of the California Building Code.

Police Department:

13. Exterior lighting shall be white light (e.g. metal halide, LED, fluorescent, or induction) using cut off or full cut off fixtures to limit glare and light trespass. Exterior lighting shall be maintained and operational and shall meet IESNA standards.
14. All landscaping shall follow the two foot six foot rule. All landscaping shall be ground cover, two feet or less and lower tree canopies shall be above six feet. This increases natural surveillance and eliminates hiding areas within the landscape. Tree canopies shall not interfere with or block lighting. This creates shadows and areas of concealment.
15. A fence shall be installed along both the east and south sides of the property. Fence shall be 4 to 6 feet in height. The fence shall be a wrought iron or tubular steel type fencing. Final design of fencing is subject to approval by both Design Review staff and the Police Department, staff prior to installation and finalization of the building permit.
16. Recorded Video Assessment and Surveillance System (VASS) shall be employed. The system shall be subject to approval by the Police Department and conform to their system requirements. The system shall be onsite or the applicant can work with nearby property owners **to utilize their systems**, to the satisfaction of the Police Department.
17. No public pay phones/telephones shall be allowed on the premises.
18. The applicant shall post the property No Trespassing / No Loitering in accordance with section 602(k) of the California Penal Code, and sign an enforcement agreement with the Sacramento Police Department to prosecute all violators.
19. The applicant is responsible for reasonably controlling the conduct of persons on the site and shall immediately disperse loiterers.
20. Any graffiti painted or marked upon the premises or on any adjacent area under the control of the applicant shall be removed or painted over within 72 hours of being applied.
21. The applicant shall be responsible for the daily removal of all litter from the site and adjacent rights of way.

Advisory Notes:

1. *PLANNING*: Any site improvement requirements that may be required as part of the building permit process or that may be required by another city department cannot be waived as part of this project approval. (Note: This application has not received project review from the either the Public Works Department or the City Utilities Department).
2. *PLANNING*: A declaration of a water shortage was declared by the City Council on April 17, 2014 (Ordinance No. 2014-0009). While a declaration of water shortage is in effect, any requirement in the Planning and Development Code to plant or irrigate trees, shrubs, or other groundcover, or for groundcover to be living, is suspended. The required planters and irrigation system must still be installed, just not the vegetation. Landscape plans submitted for building permits must include all trees and plant landscaping. The vegetation shall be installed upon the rescission or modification of this ordinance.

Findings of Fact –Conditional Use Permit:

1. The proposed use and its operating characteristics are consistent with the general plan which designates the site as Urban Corridor High (UCORHIGH) which is for a commercial use.
2. The proposed parking lot use and its operating characteristics are consistent with the applicable standards, requirements, and regulations of the General Commercial (C-2) zoning district and Alhambra Corridor Special Planning District (SPD), and of all other provisions of the Sacramento City code.
3. The proposed use is situated on a parcel that is physically suitable in terms of location, size, topography, and access, and that is adequately served by public services and utilities.
4. The proposed stand-alone parking lot and its operating characteristics are not detrimental to the public health, safety, convenience, or welfare of persons residing, working, visiting, or recreating in the surrounding neighborhood and will not result in the creation of a nuisance in that:
 - a. adequate lighting properly shielded and security features will be provided; and
 - b. the parking lot has a limited term.

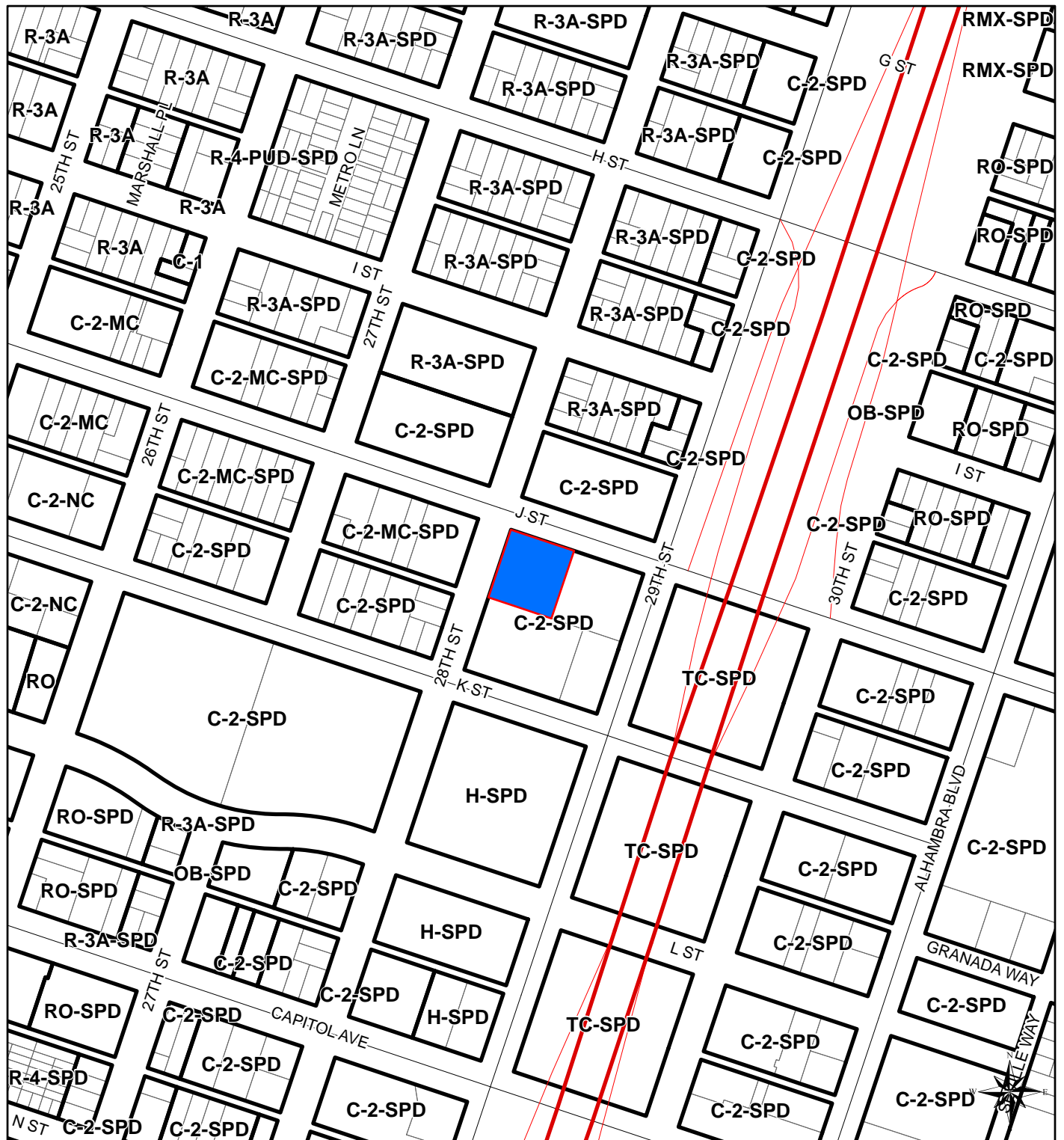
Findings of Fact – Site Plan and Design Review:

1. The design, layout, and physical characteristics of the proposed development are consistent with the general plan which designates the site as Urban Corridor High (UCORHIGH).
2. All streets and other public access ways and facilities, parking facilities, and utility infrastructure are adequate to serve the proposed development and comply with all applicable design guidelines and development standards.
3. The design, layout, and physical characteristics of the proposed development is visually and functionally compatible with the surrounding neighborhood, in that:
4. The design, layout, and physical characteristics of the proposed development ensure energy consumption is minimized and use of renewable energy sources is encouraged.
5. The design, layout, and physical characteristics of the proposed development are not detrimental to the public health, safety, convenience, or welfare of persons residing, working, visiting, or recreating in the surrounding neighborhood and will not result in the creation of a nuisance.



Joy D. Patterson
Zoning Administrator and Design Director

The decision of the Zoning Administrator and Design Director may be appealed to the Planning and Design Commission. An appeal must be filed within 10 days of the hearing. If an appeal is not filed, the action of the Zoning Administrator and Design Director is final. A discretionary permit expires and is thereafter void if the use or development project for which the discretionary permit has been granted is not established within the applicable time period. The applicable time period is either three years from the effective date of approval of the discretionary permit; or the time specified by the decision-maker, if so stated in a condition of approval of the discretionary permit. A use or development project that requires a building permit is established when the building permit is secured for the entire development project and construction is physically commenced.



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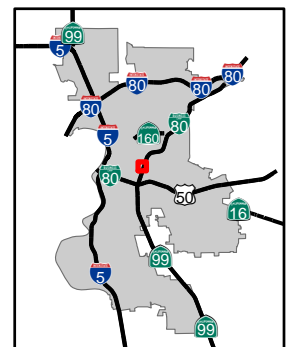


Development Services
Department

Geographic
Information
System

Z14-031

2812 & 2800 J Street
007-0113-026-0000
C-2-SPD zone
Central City &
Alhambra Corridor



October 30, 2014

Stand-Alone Parking Lot

