

Ferrigno Real Estate
Real Estate Investment

1010 Dolores Street, San Francisco, California 94110
(415) 641-0661 Fax: (415) 641-0405

March 11, 2009

Sacramento City Planning Department
RE: 1718 Capitol Ave. Parking Lot Appeal (Project #Z08-236)

Enclosures: January 13, 2009 letter and January 20, 2009

Dear Sirs:

Attached is additional supporting documentation concerning representations made by the owners of 1718 Capitol Avenue to me for joint parking lot development.

Sincerely,

Chris Ferrigno, Owner of 1716 Capitol Avenue

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January 13, 2009

City of Sacramento
Zoning Administrator
Attention: Jennifer Glen

RE: Project Number #Z08-236

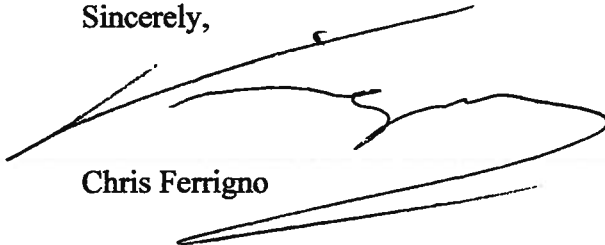
Dear Ms. Glen,

Regarding Project # Z08-236. I am the majority owner of 1716 Capitol Avenue and I am speaking on behalf of my other partner and we are objecting to the granting of a permit for "Attended Parking" at 1718 Capitol Ave. and I am also objecting to a waiver of the required masonry wall if a such 'attended parking' would be granted. We feel 'attended parking' adjacent to our 5-unit apartment building would be a disruptive noise nuisance (especially to the 2 ground floor tenants) and would jeopardize the quiet enjoyment of the premises by the residents of our property. If the 'attended parking permit' is granted we would therefore request that it would be restricted by the amount of cars and the hours of operation.

We would consider a waiver of the masonry fence if the city would grant us commercial office use for those 2 ground floor units subject, of course, to any code requirements. We understand that our building is zoned for commercial usage.

We have documents going back almost 2 years showing negotiations with the current owner of 1718 Capitol Ave. to establish a joint parking lot and have expended sums of money for architect drawings and plans. We thought that plan did not require 'attended parking'. We have a letter as recent as October of 2008 indicating that the owner of 1718 Capitol Ave. would like to pursue this plan with us. If we stayed with the original plans for a regular parking lot the current issue would not be before us.

Sincerely,



Chris Ferrigno



MANAGEMENT COMPANY

**1321 Howe Ave., Suite 101
Sacramento, CA 95825
(916) 920-0561**

January 20, 2009

City of Sacramento
Zoning Administrator
Attention: Jennifer Glen

RE: Project Number #Z08-236

Dear Ms. Glen:

This letter seeks to reaffirm our opposition to the 12 car parking scheme at 1718 Capitol Avenue submitted for your approval. We were encourage by your continuance of the matter after you learned that your initial approval of the 9 car parking scheme does not meet federal and state regulations regarding disability access and is therefore illegal. This was the result of Mr. Fallis's expert opinion which was uncontested and is indisputable. Although we expect you to deny the project we feel compelled to refer this matter to our land use attorney in the event an appeal is necessary if you decide to vote for the project. We are also disappointed by your ostensible lack of concern by the opposing adjacent owners on both sides of the property who were led or mislead to believe that a joint parking lot was still very much on the table as late as October 29, 2008 (please refer to letter dated 10/29/08) submitted to you at the hearing.

Sincerely,

Chris Ferrigno, Owner of 1716 Capitol Avenue

Cc: Andrew Wiegel, Attorney At Law, 414 Golf Street, San Francisco, Ca