



September 5, 2002

Attn: Lindsey Alagozian
Planning Department
City of Sacramento

On behalf of the North Sacramento Chamber of Commerce, our Board of Directors and members, I am writing in opposition and concern related to application for a lot line adjustment of a non-conforming parcel at the Canterbury Inn Conference Center.

The lot line adjustment being proposed is to facilitate the creation of a separate and legal parcel for the conference center so that it can be sold and converted to another use (we are told to a non-profit). It is our opinion that the loss of the center will cause the eventual failure of the Hotel use (which is a higher and better use of this land given it's frontage on Highway 160).

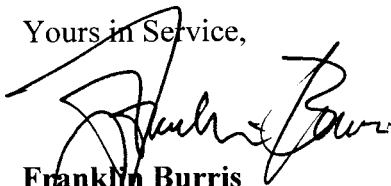
The Chamber's concerns are as follows:

- Reduced Tax Increment for North Sacramento Redevelopment through eventual sale to a not for profit use.
- Lot Line leaves the remaining "Hotel" use as economically unviable.
- Intensifying use will aggravate the Woodlake Neighborhood traffic concerns.
- New adjusted parcel would have no access other than through Hotel and parking may not be sufficient for new adjusted parcels.

The current use of the land (hotel/conference center) received significant variances that future uses of the conference center should not be given. If approved, we urge the City in any future entitlement to due a complete environmental review, including noise, traffic, environmental justice and require design review if possible. The Sound wall variance should be removed from this parcel as a condition to the lot line. City should request copies of a recorded cross parking and access easement as well as cross maintenance agreement, and reaffirm parking standards are maintained for both parcels.

The Chamber would also like to reiterate that the City's change of mind to pursue the relinquishment of Highway 160 from Caltrans north of the American River continues to perpetuate the poor economic use of this frontage and exacerbate our access and mobility options.

Yours in Service,



Franklin Burris