

# PROOF OF PUBLICATION

(2015.5 CCP)

STATE OF CALIFORNIA

S.S.

County of Sacramento

I am the principal clerk of THE DAILY RECORDER, a newspaper of general circulation published in the City of Sacramento, County of Sacramento, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of Sacramento, State of California, under date of May 2, 1913, Case Number 16,180 that the notice, of which the annexed is a printed copy (set in type not smaller than non-pareil) has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

8/21

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

*Pat Cabaro*

Signature

Dated Aug. 21, 1985

## THE DAILY RECORDER

1115 H Street, P.O. Box 1048

Sacramento, California 95805

(916) 444-2355

Mail Proof of Publication to:

City Clerk - Room 203  
City of Sacramento  
915 I Street  
Sacramento, CA 95814

**CERTIFIED AS TRUE COPY**  
of *Proof of Publication*  
DATE CERTIFIED *8/29/85*  
*Conrad K. [Signature]*  
DEPUTY CITY CLERK, CITY OF SACRAMENTO

This space is for the County Clerk's filing stamp

RECEIVED  
CITY CLERK'S OFFICE  
CITY OF SACRAMENTO

AUG 23 11 03 AM '85

### Proof of publication of PUB, Notice of Hearings

#### CITY OF SACRAMENTO NOTICE OF HEARINGS

PUBLIC NOTICE is hereby given that on the date of September 3, 1985, at the hour of 7:30 p.m., the following hearing(s) will be held in the Council Chamber, City Hall, Second Floor, 915 "I" Street, Sacramento, California:

P-85258 - Appeal of Planning Commission's Approval of a Special Permit to operate outpatient medical clinic and counseling center for Aquarian Effort in 11,895 square foot, two-story structure in the General Commercial, C-2 zone for property located at the northeast corner of 20th and P Streets (proposed facility); west side of 20th Street, 80' north of P Street (parking lot). (D4) (APN: 007-246-10; 007-244-11)

P-85139 - Various requests for property located west of WPRR, north of intersection of Brookfield Drive and Meadowview Road. (D7) (APN: 049-073-08, 10; 092-03; 082-01; 093-08; 100-08)

A. Rezone 36.4 more or less acres from Townhouse, R-1A to Single Family, R-1 zone.

B. Tentative Map to subdivide 47.5 more or less acres into 223 single family lots.

C. Subdivision Modification to create lots in excess of 160' deep.

D. Subdivision Modification to create reverse frontage lots.

E. Subdivision Modification to create a lot substandard in depth.

P-85254 - Various requests for property located on the northwest corner of Pinedale and Sully Streets. (D2) (APN: 226-070-04, 05)

A. Tentative Map to subdivide 8 more or less acres into 2 single family and 42 halfplex lots and a Lot A to be known as Pinedale Estates.

B. Rezone 0.3 more or less acres from Single Family, R-1 and 6.3 more or less acres of Agriculture, A zones to Townhouse, R-1A zone.

P-85266 - Various requests for property located south of terminus of Meadowstone Drive. (D7) (APN: 119-220-57)

A. Tentative Map to subdivide 17 more or less acres into 84 halfplex lots and 2 common lots.

B. Subdivision Modification to waive standard street improvements.

P-85271 - Tentative Map to subdivide 0.3 more or less acres into 54 townhouse/condominium units and 1 common lot in the Light Density Multiple Family - Review, R-3-F zone for property located at 2350-2400 Northview Drive. (D1) (APN: 274-232-10, 11)

P-83038 - Various requests for property located at 7198 South Land Park Drive. (D8) (APN: 029-470-78)

A. Extension of Tentative Map to subdivide 1.8 more or less acres into one airspace condominium lot for 36 units previously approved on June 14, 1983 for one year.

B. Extension of Special Permit for condominium development.

Further information may be obtained from the Office of the City Clerk, 915 "I" Street, Room 203, Sacramento, California (916) 449-5426.

Sacramento City Council, By: Lorraine Magana, City Clerk  
Ad No. 05763  
49048-August 21, 1985



# CITY OF SACRAMENTO

DEPARTMENT OF PLANNING AND DEVELOPMENT  
1231 "I" Street Sacramento, Ca. 95814

Administration  
Room 300 449-5571  
Building Inspections  
Room 200 449-5716  
Planning  
Room 200 449-5604

August 13, 1985

MEMORANDUM

TO: Lorraine Magana, City Clerk  
FROM: Leslie Oldridge  
SUBJECT: Request to Set Public Hearings

PFP DATE: . . . . . 8-27-85  
HEARING DATE: . . . . . 9-3-85  
FINAL COUNCIL ACTION DATE: 9-10-85

1. P85-258 Appeal of Planning Commission's Approval of a Special Permit to operate outpatient medical clinic and counseling center for Aquarian Effort in 11,895 square foot, two-story structure in the General Commercial, C-2 zone for property located at the northeast corner of 20th and P Streets (proposed facility); west side of 20th Street, 80' north of P Street (parking lot). (D4) (APN: 007-246-10; 007-244-11)
  
2. P85-139 Various requests for property located west of WPRR, north of intersection of Brookfield Drive and Meadowview Road. (D7) (APN: 049-073-09,10; 092-03; 082-01; 093-08; 100-08)
  - a. Rezone 36.4+ acres from Townhouse, R-1A to Single Family, R-1 zone.
  - b. Tentative Map to subdivide 47.5+ acres into 223 single family lots.
  - c. Subdivision Modification to create lots in excess of 160' deep.
  - d. Subdivision Modification to create reverse frontage lots.
  - e. Subdivision Modification to create a lot substandard in depth.

- 3. P85-254 Various requests for property located on the northwest corner of Pinedale and Sully Streets. (D2) (APN: 226-070-04,05)
  - a. Tentative Map to subdivide 8+ acres into 2 single family and 42 halfplex lots and a Lot A to be known as Pinedale Estates.
  - b. Rezone 0.3+ acres from Single Family, R-1 and 6.3+ acres of Agriculture, A zones to Townhouse, R-1A zone.
  
- 4. P85-266 Various requests for property located south of terminus of Meadowstone Drive. (D7) (APN: 119-220-57)
  - a. Tentative Map to subdivide 17+ acres into 84 halfplex lots and 2 common lots.
  - b. Subdivision Modification to waive standard street improvements.
  
- 5. P85-274 Tentative Map to subdivide 0.3+ acres into 54 townhouse/condominium units and 1 common lot in the Light Density Multiple Family - Review, R-3-R zone for property located at 2360-2400 Northview Drive. (D1) (APN: 274-232-10,11)
  
- 6. P83-038 Various requests for property located at 7198 South Land Park Drive. (D8) (APN: 029-470-78)
  - a. Extension of Tentative Map to subdivide 1.8+ acres into one airspace condominium lot for 36 units previously approved on June 14, 1983 for one year.
  - b. Extension of Special Permit for condominium development.

# SACRAMENTO CITY PLANNING DEPARTMENT

Application Information

Application taken by/date: JP 5/24/85

Project Location 2360-2400 Northview Drive **P** 85-274

Assessor Parcel No. 274-232-10 & 11

Owners West-Pac Phone No. \_\_\_\_\_

Address 510 Castillo Street, Santa Barbara, CA 93101

Applicant Ralph Sollenne Phone No. \_\_\_\_\_

Address 510 Castillo Street, Santa Barbara, CA 93101

Signature \_\_\_\_\_ C.P.C. Mtg. Date JP 5/24/85

**REQUESTED ENTITLEMENTS**

- Environ. Determination 7-15-85
- General Plan Amend \_\_\_\_\_
- Community Plan Amend \_\_\_\_\_
- Rezone \_\_\_\_\_
- Tentative Map to subdivide 0.3± ac. into 54 town-house/condominium units & 1 common lot in R-3-R zone
- Special Permit \_\_\_\_\_
- Variances \_\_\_\_\_
- Plan Review \_\_\_\_\_
- PUD \_\_\_\_\_
- Other \_\_\_\_\_

**ACTION ON ENTITLEMENTS**

Commission date	Council date	Filing Fees
7/25/85		\$ _____
	Res. _____	\$ _____
	Res. _____	\$ _____
	Ord. _____	\$ _____
RAC		\$ _____
	Res. _____	\$ _____
		\$ _____
		\$ _____
		\$ _____
		\$ _____

FEE TOTAL \$ \_\_\_\_\_  
 RECEIPT NO. 5069  
 By/date JP 5/24/85

Sent to Applicant: \_\_\_\_\_ Date \_\_\_\_\_ By: \_\_\_\_\_ Sec. to Planning Commission

**Key to Entitlement Actions**

- |                                    |   |  |
|------------------------------------|---|--|
| R - Ratified                       | D - Denied                                    | IAF - Intent to Approve based on Findings of Fact  |
| Cd - Continued                     | RD - Recommend Denial                         | AFF - Approved based on Findings of Fact           |
| A - Approved                       | RA - Recommend Approval                       | RPC - Return to Planning Commission                |
| AC - Approved W/conditions         | RAC - Recommend Approval W/conditions         | CSR - Condition Indicated on attached Staff Report |
| AA - Approved W/amended conditions | RMC - Recommend Approval W/amended conditions |  |

NOTE: There is a thirty (30) consecutive day appeal period from date of approval. Action authorized by this document shall not be conducted in such a manner as to constitute a public nuisance. Violation of any of the foregoing conditions will constitute grounds for revocation of this permit. Building permits are required in the event any building construction is planned. The County Assessor is notified of actions taken on rezonings, special permits and variances.

MEETING DATE July 25, 1985  
 ITEM NO. 208 FILE # 85274  
 M \_\_\_\_\_

- GENERAL PLAN AMENDMENT
- COMMUNITY PLAN AMENDMENT
- REZONING
- SPECIAL PERMIT
- VARIANCE
- TENTATIVE MAP
- SUBDIVISION MODIFICATION
- LOT LINE ADJUSTMENT
- ENVIRONMENTAL DET.
- OTHER \_\_\_\_\_

Location: 2360 - 2400 Northview Dr.

Recommendation:  
 Favorable  
 Unfavorable  
 Petition  
 Correspondence

<u>PROPOSERS</u>		
<u>NAME</u>		<u>ADDRESS</u>

<u>OPPOSERS</u>		
<u>NAME</u>		<u>ADDRESS</u>

MOTION NO. \_\_\_\_\_

	YES	NO	MOTION	SECOND
Ferris	✓			
Fong	<del>DISSENT</del>			
Goodin	✓		✓	
Holloway	<del>DISSENT</del>			
Hunter	✓			
Ishmael	<del>DISSENT</del>			
Ramirez	✓			✓
Simpson	<del>DISSENT</del>			
Augusta	✓			

- MOTION
- TO APPROVE
  - TO DENY
  - TO APPROVE SUBJECT TO COND. & BASED ON FINDINGS OF FACT IN STAFF REPORT
  - TO APPROVE/DENY BASED ON FINDINGS OF FACT IN STAFF REPORT
  - INTENT TO APPROVE/DENY SUBJECT TO COND. & BASED ON FIND. OF FACT DUE \_\_\_\_\_
  - TO RECOMMEND APPROVAL & FORWARD TO CITY COUNCIL
  - TO RECOMMEND APPROVAL SUBJECT TO COND. & FORWARD TO CITY COUNCIL
  - TO RATIFY NEGATIVE DECLARATION
  - TO CONTINUE TO \_\_\_\_\_ MEETING
  - OTHER \_\_\_\_\_

AFFIDAVIT OF MAILING

ON 8-23-85, NOTICES OF HEARING, A TRUE AND CORRECT COPY OF WHICH IS ATTACHED HERETO AND BY THIS REFERENCE INCORPORATED HEREIN, WERE MAILED ON THE FOLLOWING PROJECT:

**P-85274 - Tentative Map to subdivide 0.3± acres into 54 townhouse/condominium units and 1 common lot in the Light Density Multiple Family - Review, R-3-R zone for property located at 2360-2400 Northview Drive. (D1) (APN: 274-232-10,11)**

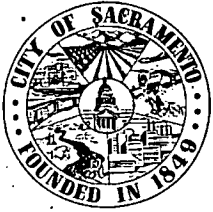
THE ABOVE DESCRIBED HEARING NOTICES WERE MAILED BY PLACING COPIES THEREOF IN THE UNITED STATES MAIL, POSTAGE PREPAID, AND ADDRESSED TO THE FOLLOWING, AS INDICATED BY A CHECK MARK WHERE APPLICABLE:

- ( x ) OWNER OF PROPERTY: **West-Pac**
- ( x ) APPLICANT: **Ralph Sollenie**
- ( ) APPELLANT (IF APPLICABLE):
- ( x ) MAILING LIST FOR P-NUMBER **85274 (27)**
- ( ) SIGNERS OF PETITION (IF APPLICABLE)

I DECLARE UNDER PENALTY OF PERJURY THE FOREGOING IS TRUE AND CORRECT. EXECUTED AT SACRAMENTO, CALIFORNIA, ON THE 23rd DAY OF **AUGUST**, 1985.

*David B. Paul*

\_\_\_\_\_  
SIGNATURE OF PERSON MAILING NOTICE



# CITY OF SACRAMENTO

## OFFICE OF THE CITY CLERK

915 I STREET  
CITY HALL ROOM 203

SACRAMENTO, CALIFORNIA 95814  
TELEPHONE (916) 449-5428

LORRAINE MAGANA  
CITY CLERK

August 21, 1985

West-Pac  
510 Castillo Street  
Santa Barbara, CA 93101

On August 14, 1985, the following matter was filed with my office to set a hearing date before the City Council:

P-85274 - Tentative Map to subdivide 0.3± acres into 54 townhouse/condominium units and 1 common lot in the Light Density Multiple Family - Review, R-3-R zone for property located at 2360-2400 Northview Drive. (D1) (APN: 274-232-10,11)

This hearing has been set for September 3, 1985, 7:30 p.m., Council Chamber, Second Floor, City Hall, 915 "I" Street, Sacramento, California. Interested parties are invited to appear and speak at the hearing.

Pursuant to Council Rules of Procedure 4.5, continuance of the above matter may be obtained only by the property owner of the above property, applicant, or appellant, or their designee, by submitting a written request delivered to this office no later than 12:00 Noon the day prior to the scheduled hearing date. If written request is not delivered to this office as specified herein, a continuance may only be obtained by appearing before the City Council at the time of the hearing and submitting a verbal request to the Council.

Any questions regarding this hearing should be directed to the **City Planning Department, 1231 "I" Street, Sacramento, California, Room 200, phone 449-5604.**

Sincerely,

Janice Beaman  
Deputy City Clerk

JB/dbp

cc: Ralph Solleenne  
MAILING LIST P-85274 (27)

West Pac  
510 Castillo St  
Santa Barbara, CA 93101

DO NOT TYPE ON TOP  
OR BOTTOM SQUARES

28. APN: 262-244-06  
Jack R/Constance J Bercot  
620 W. El Camino Ave.  
Sacramento, CA 95815

29. APN: 262-244-12  
Trinidad M Fenner  
624 W. El Camino Ave.  
Sacramento, CA 95815

30. APN: 262-244-11  
Harry W/Ruth W Roach  
628 W. El Camino Ave.  
Sacramento, CA 95815

31. APN: 262-244-08  
Geronimo/Elvira Gutierrez  
632 W. El Camino Ave.  
Sacramento, CA 95815

32. APN: 262-244-02  
Raymond E/Eldora Smith  
636 W. El Camino Ave.  
Sacramento, CA 95815

33. APN: 262-244-13  
Raymond Jackson  
640 W. El Camino Ave.  
Sacramento, CA 95815

34. APN: 262-243-53  
~~Don A/Donna B Homer~~  
~~4537 Robertson Ave.~~  
Sacramento, CA 95821

35. APN: 262-243-52  
Rosario G. Clemente  
617 W. El Camino Ave.  
Sacramento, CA 95815

36. APN: 262-243-51  
Gerald L/Carol J  
Hendrickson  
2707 Del Paso Blvd.  
Sacramento, CA 95815

37. APN: 262-243-54  
Don A/Donna B Homer  
4537 Robertson Ave.  
Sacramento, CA 95821

38. APN: 262-243-50  
Perry Ruby Tyler  
625 W. El Camino Ave.  
Sacramento, CA 95815

39. APN: 262-243-41  
Clyde F/Lelia J Wickham  
628 Norgard Court  
Sacramento, CA 95833

40. APN: 262-243-42  
Kennard O/Beatrice M  
Shields  
632 Norgard Court  
Sacramento, CA 95833

41. APN: 262-243-49  
Pete/Lim Gum/Alan Jang  
629 W. El Camino Ave.  
Sacramento, CA 95815

42. APN: 262-243-48  
Leonard/Edna Stangbye  
633 W. El Camino Ave.  
Sacramento, CA 95815

43. APN: 262-243-43  
Francisco C/Sonia P  
Amavisca  
636 Norgard Court  
Sacramento, CA 95833

44. APN: 262-243-47  
Joseph A/Doris Lee Brazil  
637 W. El Camino Ave.  
Sacramento, CA 95815

45. APN: 262-243-46  
Melody Deremo  
641 W. El Camino Ave.  
Sacramento, CA 95815

46. APN: 262-274-01  
Andalecio/Pauline D  
Pacheco  
2448 Northview Drive  
Sacramento, CA 95833

47. APN: 262-274-02  
Manuel/Marjorie Gorre  
2449 Northglen Street  
Sacramento, CA 95833

48. APN: 262-274-03  
Audel H Ford  
2445 Northglen Street  
Sacramento, CA 95833

49. APN: 274-231-05  
Bertha Mellan  
721 Northey Drive  
Sacramento, CA 95833

50. APN: 262-273-14  
Opal L Brown  
712 W. El Camino Ave.  
Sacramento, CA 95815

51. APN: 274-110-50  
American River Village  
Owners Association  
9985 Folsom Blvd.  
Sacramento, CA 95827

52. APN: 274-110-45  
Northgate Center  
Associates  
111 Broadway  
Oakland, CA 94617

P 85274

~~Hob~~

(27)



September 6, 1985

West - Pac  
510 Castillo Street  
Santa Barbara CA 93101

Dear Gentlemen:

On September 3, 1985, the Sacramento City Council took the following action(s) for property located at 2360-2400 Northview Drive:

Adopted a Resolution adopting Findings of Fact and approving a Tentative Map to subdivide 0.3± acres into 54 townhouse/condominium units and 1 common lot in the Light Density Multiple Family - Review, R-3-R zone.

Enclosed, for your records, is a fully certified copy of above-referenced resolution.

Sincerely,

Lorraine Magana  
City Clerk

LM/mls/25

Enclosure

cc: Planning Department

Ralph Sollienne, 510 Castillo St., Santa Barbara 93101