



CITY OF SACRAMENTO

CITY PLANNING DEPARTMENT

725 "J" STREET

SACRAMENTO, CALIF. 95814
TELEPHONE (916) 449-5604

MARTY VAN DUYN
PLANNING DIRECTOR

December 3, 1980

City Council
Sacramento, California

Honorable Members in Session:

- SUBJECT:
1. Amend the North Norwood Community Plan from Multiple Residential to Shopping-Commercial
 2. Rezoning from H-C to C-2(PUD); and from A to C-2(PUD) (P-9180)

LOCATION: West side of Norwood Avenue, between I-880 and Morrison Avenue

SUMMARY

This is a request for entitlements necessary to allow future development of a portion of the Norwood Tech Business Park for commercial type uses. The Planning Commission recommended approval of the requests.

BACKGROUND INFORMATION

The subject site is a portion of the Norwood Tech Business Park (PUD) which was previously approved by the City Council and the City Planning Commission. The PUD is intended primarily for light industrial type uses and a limited amount of offices and commercial type uses.

The applicant originally requested an M-1(S) (PUD) zoning classification for this portion of the PUD; however, the request was not consistent with the Del Paso Heights Neighborhood Development Plan. As a result, the M-1(S) zoning was not given and the site remained in the A and HC zones. This request will allow future development of office and commercial for this site. The staff and Planning Commission have no objection to the proposal because it is consistent with the NDP Plan.

VOTE OF PLANNING COMMISSION

On November 9, 1980 the Planning Commission, by a vote of five ayes, three absent, one vacancy, recommended approval of the requests.

APPROVED
BY THE CITY COUNCIL

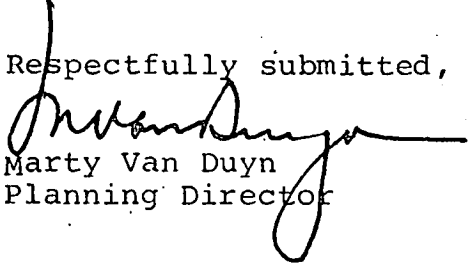
DEC 9 1980

OFFICE OF THE
CITY CLERK

RECOMMENDATION

The staff and Planning Commission recommend that the City Council approve the plan amendment and rezoning by adopting the attached resolution and rezoning ordinance.

Respectfully submitted,


Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

MVD:HY:bw.
Attachments
P-9180

December 3, 1980
District No. 2

RESOLUTION No. 80-816

Adopted by The Sacramento City Council on date of

DECEMBER 9, 1980

RESOLUTION AMENDING THE NORTH NORWOOD COMMUNITY PLAN FROM MULTIPLE FAMILY RESIDENTIAL TO SHOPPING-COMMERCIAL FOR THE AREA DESCRIBED ON THE ATTACHED EXHIBIT (APN: 250-025-21, 22, 23, 28) (P-9180)

WHEREAS, the City Council conducted a public hearing on December 9, 1980, concerning the above plan amendment. Based on documentary and oral evidence submitted at the public hearing, the City Council hereby finds:

1. The proposed plan amendment is compatible with the surrounding land uses.
2. The subject site is suitable for commercial development.
3. The proposal is consistent with the policies of the 1974 General Plan.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Sacramento that the area as described on the attached exhibit, located in the City of Sacramento is hereby designated on the North Norwood Community Plan as Shopping-Commercial.

MAYOR

ATTEST:

CITY CLERK

P-9180

APPROVED
BY THE CITY COUNCIL

DEC 9 1980

OFFICE OF THE
CITY CLERK

7143
9-30-80
MD/PJ

ZONING DESCRIPTION

LANDS OF JOHN BANCHERO ET AL
TO BE REZONED FROM "HC" & "A" ZONES TO "C-2" ZONE

ALL THAT CERTAIN REAL PROPERTY LOCATED IN THE CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA; BEING A PORTION OF LOT NO. 1 OF THAT CERTAIN MAP ENTITLED "PLAT OF OAK KNOLL" FILED FOR RECORD IN BOOK 11 OF MAPS, MAP NO. 20, AND THAT PORTION OF LOT NO. 1 OF THAT CERTAIN MAP ENTITLED "PLAT OF RIO LINDA SUBDIVISION NO. 8" FILED FOR RECORD IN BOOK 18 OF MAPS, MAP NO. 2, SACRAMENTO COUNTY RECORDS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT NO. 1; THENCE ALONG THE WEST LINE THEREOF N 00°17'16"W 83.43 FT; S 76°20'53"E 84.70 FT; S 65°37'45"E 26.04 FT; S 54°54'46"E 94.76 FT; S 89°26'37"E 79.63 FT; THENCE LEAVING LAST NAMED LINE ON THE FOLLOWING COURSES: S 54°50'18"E 62.38 FT; S 24°17'54"E 120.42 FT; S 13°47'01"E 129.31 FT; AND S 89°26'37"E 5.63 FT TO THE WEST RIGHT OF WAY LINE OF NORWOOD AVENUE (FORMERLY PACIFIC AVENUE); THENCE ON SAID RIGHT OF WAY LINE S 00°17'16"E 720.00 FT TO THE CENTERLINE OF MORRISON AVENUE (FORMERLY OAK AVENUE); THENCE ON SAID CENTERLINE N 89°26'37"W 200.00 FT; THENCE LEAVING SAID CENTERLINE ON THE FOLLOWING COURSES: N 00°17'16"W 198.00 FT AND N 89°26'37"W 200.00 FT TO THE WEST LINE OF SAID LOT NO. 1; THENCE ON LAST NAMED LINE N 00°17'16"W 322.00 FT; THENCE LEAVING WEST LINE OF SAID LOT NO. 1 ON THE FOLLOWING COURSES: S 89°26'37"E 200.00 FT; N 00°17'16"W 260.00 FT; AND N 89°26'37"W 200.00 FT TO THE WEST LINE OF SAID LOT NO. 1; THENCE ON LAST NAMED LINE N 00°17'16"W 210.00 FT TO THE POINT OF BEGINNING.

CONTAINING: 6.87 ACRES MORE OR LESS.

P-9180

4.
ORDINANCE NO. 4447, FOURTH SERIES.

ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, BY REMOVING PROPERTY LOCATED AT SW Intersection Norwood Ave. & I-880 Freeway FROM THE HC Highway Commercial (7± ac.) & A Agricultural (0.1± ac.) ZONES AND PLACING SAME IN THE C-2(PUD) General Commercial (Planned Unit Development) ZONE (FILE P-9180). (APN: 250-025-21, 22, 23, 28)

BE IT ENACTED BY THE COUNCIL OF THE CITY OF SACRAMENTO:

SECTION 1.

The territory described in the attached exhibit(s) and which is in the HC Highway Commercial (7± ac.) & A Agricultural (0.1± ac.) zone(s) established by Ordinance No 2550, Fourth Series, as amended, is hereby removed from said zone and placed in the C-2(PUD) General Commercial (Planned Unit Development) zone(s).

This action rezoning the property described in the attached exhibit(s) is adopted subject to the following conditions and stipulations.

A proposed development plan for the subject property has not been submitted by the applicant in conjunction with this rezoning proceeding. As the subject property is a portion of an area designated for Planned Unit Development pursuant to Section 8, Ordinance No. 2550, Fourth Series, as amended, and in order to insure that the future development will relate to characteristics of the site and surrounding area, no building permit or other construction permit shall be issued for any development of the subject property until the Planning Commission has issued a special permit for the development of said property.

SECTION 2.

The City Clerk of the City of Sacramento is hereby directed to amend the maps which are a part of said Ordinance No. 2550, Fourth Series, to conform to the provisions of this ordinance.

SECTION 3.

Rezoning of the property described in the attached exhibit(s) by adoption of this ordinance shall be deemed to be in compliance with the procedures for the rezoning of property prescribed in Ordinance No. 2550, Fourth Series, as said procedures have been affected by recent court decisions.

PASSED FOR PUBLICATION:

PASSED:

EFFECTIVE:

ATTEST:

MAYOR

CITY CLERK

P-9180

APPROVED
BY THE CITY COUNCIL

DEC 9 1980

OFFICE OF THE
CITY CLERK

7143
9-30-80
MD/PJ

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TO BE REZONED FROM "HC" & "A" ZONES TO "C-2" ZONE

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CONTAINING: 6.87 ACRES MORE OR LESS.

P-9180

SACRAMENTO CITY PLANNING COMMISSION

MEETING DATE December 6, 1980
 PER NO. 46 FILE NO. P-9180
M-

- GENERAL PLAN AMENDMENT TENTATIVE MAP
 COMMUNITY PLAN AMENDMENT SUBDIVISION MODIFICATION
 REZONING EIR DETERMINATION
 SPECIAL PERMIT OTHER _____
 VARIANCE _____

Recommendation:

- Favorable
 Unfavorable Petition Correspondence

LOCATION: At intersection of Harvard Ave. & S-880

NAME PROponents ADDRESS

NAME OPponents ADDRESS

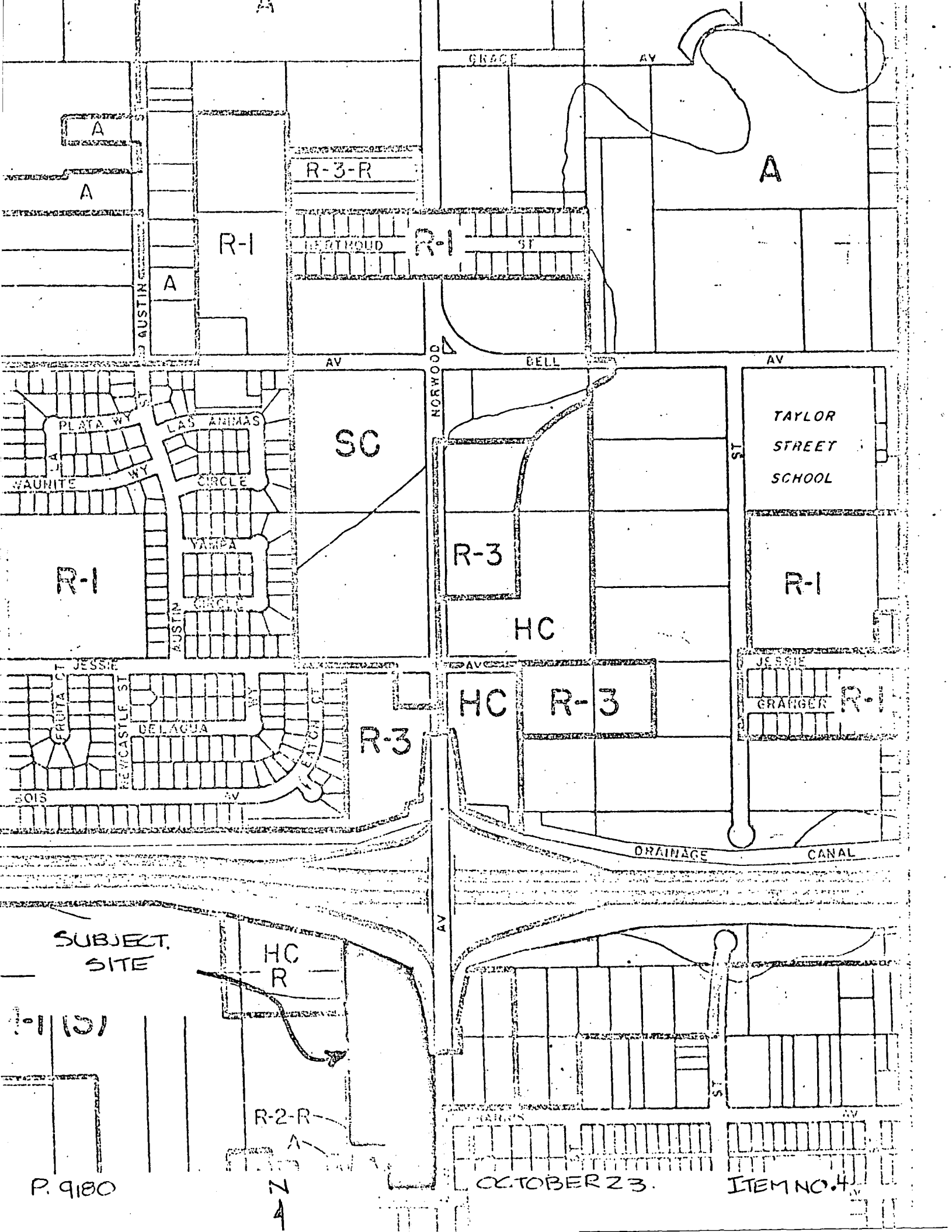
MOTION NO. _____

MOTION:

	YES	NO	MOTION	2ND
Augusta	<input checked="" type="checkbox"/>			
Goodin	<i>absent</i>			
Hunter	<i>absent</i>			
Larson	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	
Muraki	<input checked="" type="checkbox"/>			
Simpson	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
Silva	<i>absent</i>			
Fong	<input checked="" type="checkbox"/>			

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

- EXHIBITS: A. Site Plan
 B. Floor Plan
 C. Elevation



GRACE AV

A

R-3-R

A

A

R-1

HEATHWOOD ST

R-1

ST

A

AV

BELL AV

AV

NORWOOD

SC

TAYLOR STREET SCHOOL

ST

R-1

R-3

HC

R-1

JESSIE

HC

R-3

JESSIE

GRANGER

R-1

DELAGUA

R-3

DRAINAGE

CANAL

SUBJECT SITE

HC R

R-2-R

N

P. 9180

OCTOBER 23.

ITEM NO. 4

CITY PLANNING COMMISSION

915 "I" STREET - SACRAMENTO, CALIFORNIA 95814

APPLICANT	MacKay & Soms, Inc., 1787 Tribute Road, Suite E, Sacramento, Ca		
OWNER	John Banchemo, 3434 Marconi Ave., Suite G, Sacramento, Ca 95821		
PLANS BY	MacKay & Soms, Inc., 1787 Tribute Road, Suite E, Sacramento, Ca		
FILING DATE	9-16-80	50 DAY CPC ACTION DATE	REPORT BY: RL:f
NEGATIVE DEC.	10-10-80	EIR	ASSESSOR'S PCL. NO. 250-025-21,22,23,28

- APPLICATION:
1. Environmental Determination.
 2. Amend North Norwood Community Plan from Multi-Family Residential to Shopping-Commercial for 7+ acres.
 3. Rezone 6.9+ ac. from HC (Highway-Commercial) zone to C-2 (PUD) (General Commercial-Planned Unit Development) and 0.1+ acres from A (Agricultural) zone to C-2 (PUD) (General Commercial-Planned Unit Development)

LOCATION: West side of Norwood Avenue, between I-880 and Morrison Ave.

PROJECT INFORMATION:

General Plan Designation:	Commercial and Offices.
1965 North Norwood Community Plan Designation:	Multiple Family Residential
Existing Zoning of Site:	A, HC
Proposed Zoning of Site:	C-2 (PUD)
Existing Land Use of Site:	Vacant
Proposed Land Use:	Commercial and Offices

Surrounding Land Use and Zoning:

North:	I-880 Freeway; T-C
South:	Single-Family, Multiple-Family; R-3
East:	Vacant; H-C
West:	Vacant, Single-Family and accessory farm structures; M-1S/ (PUD)
Property Area:	6.87+ acres
Street Improvements:	
Norwood Avenue:	Existing 90-foot right-of-way
Morrison Avenue:	To be widened to 58-foot right-of-way
Utilities:	Available to site

BACKGROUND INFORMATION:

The subject site is a portion of the previously established Norwood Tech Business Park (P-9012; CPC-June 26, 1980). Although M-1(S) zoning was sought for this 7+ acre area, approval was not given due to an apparent inconsistency with the Del Paso Heights NDP. It has since been determined that the C-2 zone would be in conformance with the Del Paso Heights NDP.

STAFF EVALUATION: Staff has no objections to the requested entitlements. These will serve to achieve a more logical pattern of land use by facilitating direct access to Norwood Avenue.

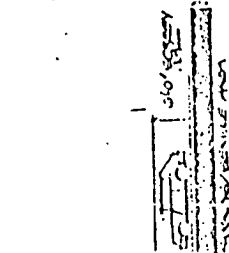
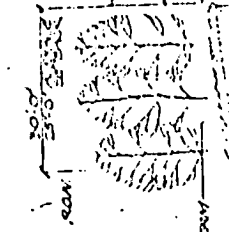
Site planning will be as previously shown on plans approved by the Commission (P-9012). The restaurant and office uses will be compatible with the light industrial/office uses located on the balance of the PUD project site.

STAFF RECOMMENDATION: Staff recommends the following:

1. Ratification of the Negative Declaration.
2. Approval of the community plan amendment from multi-family residential to shopping-commercial.
3. Approval of the rezoning to C-2 (PUD)

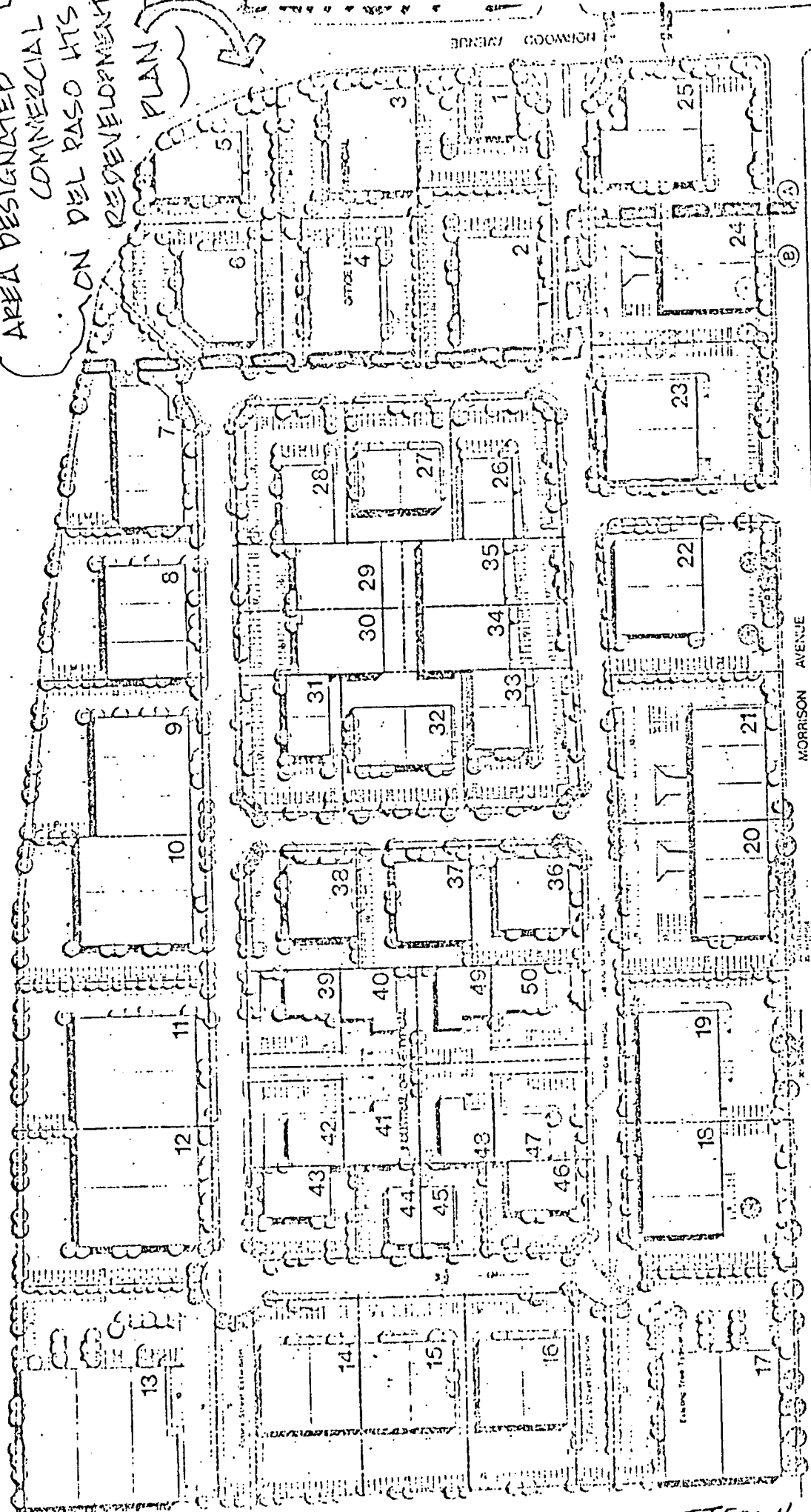
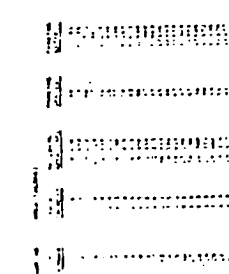
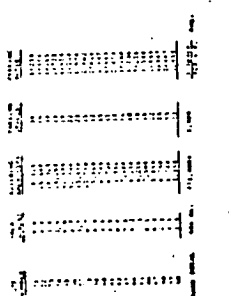
The applicant should note that development of the property is subject to special permit approval by the Planning Commission as is the rest of the Norwood Tech Business Park.

AREA DESIGNATED
COMMERCIAL
ON DEL PASO HTS
REDEVELOPMENT
PLAN



A

INTERSTATE 880



SACRAMENTO CITY PLANNING DEPARTMENT

Application Information

Application taken by/date: _____

Project Location Norwood & I-880 P N^o 9180

Assessor Parcel No. 250-025-21,22,23,28

Owners John Banchemo Phone No. 486-2882

Address 3434 Marconi, Ste. G, Sacramento 95821

Applicant MacKay & Soms, Inc. Phone No. 929-6092

Address 1787 Tribute Road, Ste. E, Sacramento 95815

Signature *W. Marshall Ditch* C.P.C. Mtg. Date 10-23-80

REQUESTED ENTITLEMENTS

- Environ. Determination Neg. Dec.
- General Plan Amend _____
- Community Plan Amend North Norwood from Multiple
() Family Residential to Shopping-Commercial
- Rezone 6.87+ ac. from HC to C-2 & 0.1+ ac. from A
to C-2 within Norwood Tech Ind. Park & Del Paso
Heights NDP
- Tentative Map _____
- Special Permit _____
- Variances _____
- Plan Review _____
- PUD _____
- Other Notification & posting

ACTION ON ENTITLEMENTS

Commission date	Council date	Filing Fees
_____	_____	\$ <u>90</u>
_____	_____	\$ _____
_____	Res. _____	\$ _____
_____	Res. _____	\$ <u>Pd. Under</u> <u>P-9012</u>
_____	Ord. _____	\$ _____
_____	Res. _____	\$ _____
_____	_____	\$ _____
_____	_____	\$ _____
_____	_____	\$ _____
_____	_____	\$ _____
_____	_____	\$ <u>36</u>

FEE TOTAL \$ 36
 RECEIPT NO. 5503
 By/date RL [signature]

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.

SACRAMENTO CITY PLANNING COMMISSION

MEETING DATE November 6, 1980
 ITEM NO. 401 FILE NO. P-9180
 M- _____

- GENERAL PLAN AMENDMENT TENTATIVE MAP
 COMMUNITY PLAN AMENDMENT SUBDIVISION MODIFICATION
 REZONING EIR DETERMINATION
 SPECIAL PERMIT OTHER _____
 VARIANCE _____

Recommendation:

LOCATION: At intersection of Thurwood Ave. + J-850

- Favorable Unfavorable Petition Correspondence

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

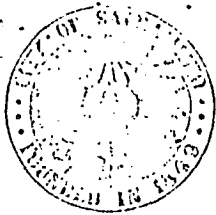
<u>NAME</u>	<u>OPPOSERS</u>	<u>ADDRESS</u>

MOTION NO. _____

	YES	NO	MOTION	2ND
Augusta	✓			
Goodin	<i>absent</i>			
Hunter	<i>absent</i>			
Larson	✓		✓	
Muraki	✓			
Simpson	✓			✓
Silva	<i>absent</i>			
Fong	✓			

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

- EXHIBITS: A. Site Plan
 B. Floor Plan
 C. Elevation



CITY OF SACRAMENTO

CITY PLANNING DEPARTMENT

725 "J" STREET

SACRAMENTO, CALIF. 95814
TELEPHONE (916) 449-5604

MARTY VAN DUYN
PLANNING DIRECTOR

November 25, 1980

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: Ordinance Amending the Districts Established by the Comprehensive Zoning Ordinance No. 2550, Fourth Series, as Amended, by Removing Property Located at the southwest intersection of Norwood Avenue and I-880 Freeway from the HC Highway Commercial and A Agricultural Zones and Placing Same in the C-2(PUD) General Commercial (Planned Unit Development) Zone. (P-9180) APN: 250-025-21, 22, 23, 28

SUMMARY

This item is presented at this time for City Council approval of its publication for legal advertisement purposes. A location map is attached for the Council's information.

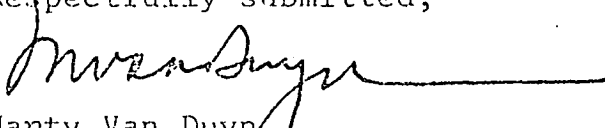
BACKGROUND

Prior to publication of an item in a local paper to meet legal advertising requirements, the City Council must first pass the item for publication. The City Clerk then transmits the title of the item to the paper for publication and for advertising the meeting date.

RECOMMENDATION

It is recommended that the item be passed for publication.

Respectfully submitted,


Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

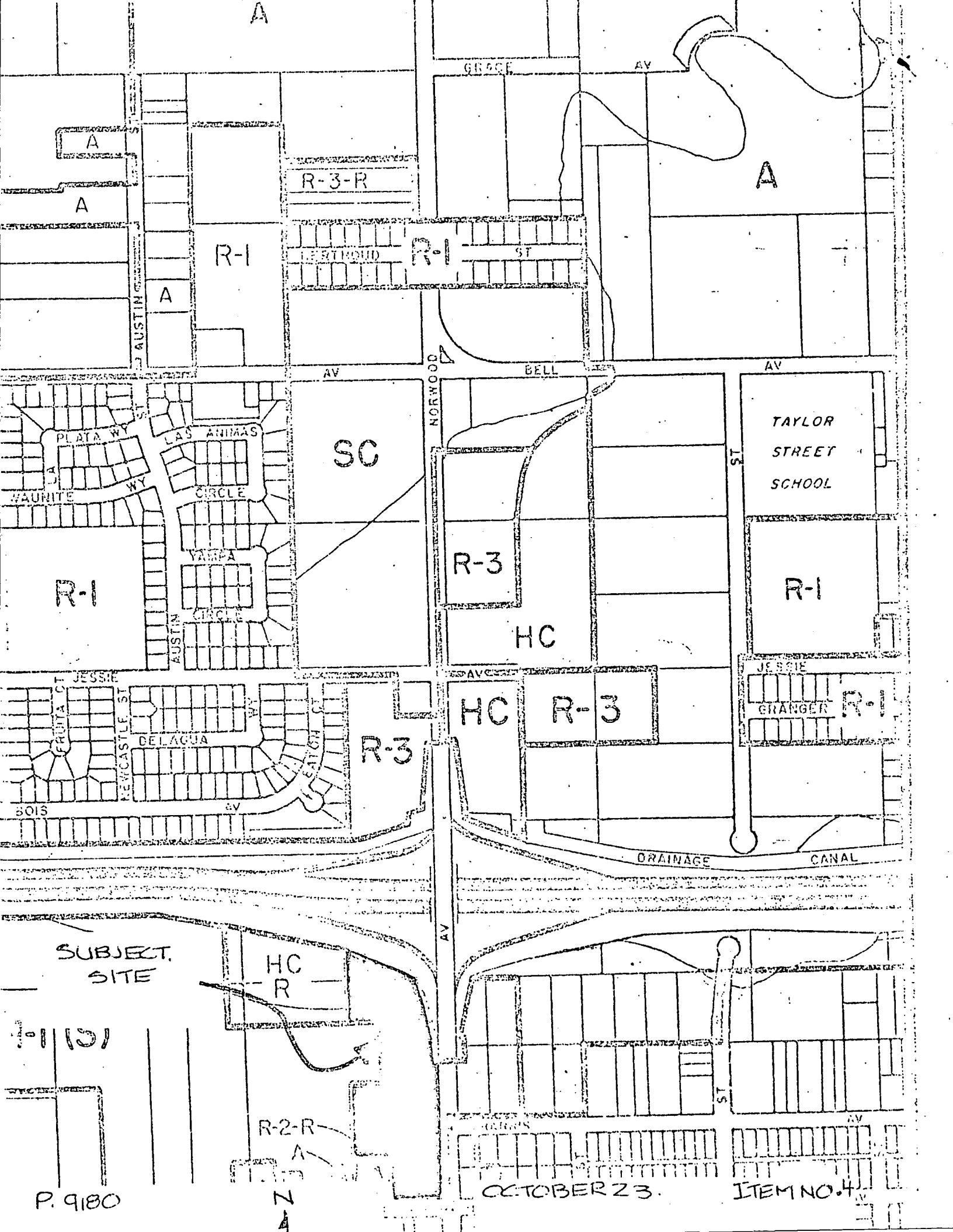
APPROVED PFP + cont
BY THE CITY COUNCIL

jm
Attachments
P-9180

DEC 2 1980 40 12-9-80

OFFICE OF THE
CITY CLERK

December 2, 1980
District No. 2



A

GRACE AV

AV

A

R-3-R

R-1

R-1

NORWOOD ST

ST

A

AUSTIN

AV

NORWOOD

BELL

AV

TAYLOR STREET SCHOOL

SC

R-3

HC

R-1

R-1

PLATA WY

LAS ANIMAS

CIRCLE

YANPA

CIRCLE

AUSTIN

VAUNITE WY

JESSIE

HC

R-3

GRANGER

R-1

JESSIE

FRUITA CT

NEWCASTLE ST

DELAGUA

R-3

BOIS

AV

DRAINAGE

CANAL

SUBJECT SITE

HC
R

1-1151

R-2-R

A

P. 9180

N

OCTOBER 23.

ITEM NO. 4

ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, BY REMOVING PROPERTY LOCATED AT SW Intersection Norwood Ave. & I-880 Freeway FROM THE HC Highway Commercial (7[±] ac.) & A Agricultural (0.1[±] ac.) ZONE'S AND PLACING SAME IN THE C-2(PUD) General Commercial (Planned Unit Development) ZONE (FILE P-9180) (APN: 250-025-21, 22, 23, 28)

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SECTION 2.

The City Clerk of the City of Sacramento is hereby directed to amend the maps which are a part of said Ordinance No. 2550, Fourth Series, to conform to the provisions of this ordinance.

SECTION 3.

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PASSED FOR PUBLICATION:

PASSED:

EFFECTIVE:

ATTEST:

MAYOR

CITY CLERK

7143
9-30-80
MD/PJ

ZONING DESCRIPTION

LANDS OF JOHN BANCHERO ET AL
TO BE REZONED FROM "HC" & "A" ZONES TO "C-2" ZONE

ALL THAT CERTAIN REAL PROPERTY LOCATED IN THE CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA; BEING A PORTION OF LOT NO. 1 OF THAT CERTAIN MAP ENTITLED "PLAT OF OAK KNOLL" FILED FOR RECORD IN BOOK 11 OF MAPS, MAP NO. 20, AND THAT PORTION OF LOT NO. 1 OF THAT CERTAIN MAP ENTITLED "PLAT OF RIO LINDA SUBDIVISION NO. 8" FILED FOR RECORD IN BOOK 18 OF MAPS, MAP NO. 2, SACRAMENTO COUNTY RECORDS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT NO. 1; THENCE ALONG THE WEST LINE THEREOF N 00°17'16"W 83.43 FT; S 76°20'53"E 84.70 FT; S 65°37'45"E 26.04 FT; S 54°54'46"E 94.76 FT; S 89°26'37"E 79.63 FT; THENCE LEAVING LAST NAMED LINE ON THE FOLLOWING COURSES: S 54°50'18"E 62.38 FT; S 24°17'54"E 120.42 FT; S 13°47'01"E 129.31 FT; AND S 89°26'37"E 5.63 FT TO THE WEST RIGHT OF WAY LINE OF NORWOOD AVENUE (FORMERLY PACIFIC AVENUE); THENCE ON SAID RIGHT OF WAY LINE S 00°17'16"E 720.00 FT TO THE CENTERLINE OF MORRISON AVENUE (FORMERLY OAK AVENUE); THENCE ON SAID CENTERLINE N 89°26'37"W 200.00 FT; THENCE LEAVING SAID CENTERLINE ON THE FOLLOWING COURSES: N 00°17'16"W 198.00 FT AND N 89°26'37"W 200.00 FT TO THE WEST LINE OF SAID LOT NO. 1; THENCE ON LAST NAMED LINE N 00°17'16"W 322.00 FT; THENCE LEAVING WEST LINE OF SAID LOT NO. 1 ON THE FOLLOWING COURSES: S 89°26'37"E 200.00 FT; N 00°17'16"W 260.00 FT; AND N 89°26'37"W 200.00 FT TO THE WEST LINE OF SAID LOT NO. 1; THENCE ON LAST NAMED LINE N 00°17'16"W 210.00 FT TO THE POINT OF BEGINNING.

CONTAINING: 6.87 ACRES MORE OR LESS.

P-9180



CITY OF SACRAMENTO

OFFICE OF THE CITY CLERK

915 I STREET
CITY HALL ROOM 308

SACRAMENTO, CALIFORNIA 95814
TELEPHONE (916) 449-5426

LORRAINE MAGANA
CITY CLERK

December 10, 1980

John Banchemo
3434 Marconi Avenue, Suite G
Sacramento, CA 95821

Dear Mr. Banchemo:

On December 9, 1980, the City Council approved the following for property located on the west side of Norwood Avenue, between I-880 and Morrison Avenue (P-9180):

- A. Adopted resolution amending the North Norwood Community Plan from Multiple Family Residential to Shopping-Commercial.
- B. Adopted ordinance rezoning 7+ acres from HC Highway Commercial to C-2 (PUD) General Commercial and 0.1+ acre from A Agricultural to C-2 (PUD)

For your records, I have enclosed fully certified copies of the above referenced ordinance and resolution.

Sincerely,

Anne Mason
Deputy City Clerk

AM/mm/32
Encl.

cc: MacKay and Soms, Inc.
Planning Department