

Appeal of Frank E. Pease vs. City of)
Sacramento Planning Commission's)
denial of a community plan amendment,)
rezoning and tentative map request)
to develop an office complex on a)
3.5 acre vacant site located at the)
northeast corner of Tangerine)
Avenue & Mack Road (P-9366))

NOTICE OF DECISION
and
FINDINGS OF FACT

At its regular meeting of May 26, 1981, the City Council heard and considered evidence in the above entitled matter. Based on oral and documentary evidence at said hearing, the Council denied the appeal based on the following findings:

1. The proposed project is not consistent with the 1974 General Plan or Southgate Community Plan which designates the site for residential uses.
2. The project is not consistent with the policies of the General Plan which discourages strip development of major streets.
3. The proposed land division would create a parcel that would have a single access (right turn in and out) which would reduce the design flexibility for that site. This would be contrary to the goals and policies of the General Plan which encourages safe, efficient, coordinated and balanced systems of transportation.
4. The proposal is not based on sound principles of land use in that there are other sites in the immediate area that are suitable for office development, and there is no need to rezone additional properties until the existing sites are developed. There is an over abundance of C-2 properties in the area.

MAYOR

ATTEST:

CITY CLERK

APPROVED
BY THE CITY COUNCIL

JUN - 9 1981

OFFICE OF THE
CITY CLERK

P-9366



CITY OF SACRAMENTO

OFFICE OF THE CITY CLERK

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CITY HALL ROOM 203

SACRAMENTO, CALIFORNIA 95814

TELEPHONE (916) 448-5428

LORRAINE MAGANA
CITY CLERK

June 11, 1981

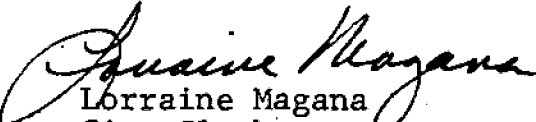
Mr. Frank E. Pease
4591 Fair Oaks Boulevard
Sacramento, CA 95825

Dear Mr. Pease:

On June 10, 1981, the City Council adopted Findings of Fact which denied your appeal of the City Planning Commission's denial of a community plan amendment, rezoning and tentative map request to develop an office complex on a 3.5 acre vacant site located at the northeast corner of Tangerine Avenue and Mack Road.

Enclosed for your information is a copy of the adopted Findings of Fact.

Sincerely,


Lorraine Magana
City Clerk

LM/mm/24
(P-9366)
Enclosure

cc: Planning Department