



# CITY OF SACRAMENTO

## CITY PLANNING DEPARTMENT

725 "J" STREET

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

MARTY VAN DUYN  
PLANNING DIRECTOR

July 10, 1980

City Council  
Sacramento, California

APPROVED  
BY THE CITY COUNCIL

*intent to grant  
appeal based  
on F. of F  
Date 7-29-80.*

JUL 15 1980

OFFICE OF THE  
CITY CLERK

Honorable Members in Session:

SUBJECT: Appeal of the Planning Commission's denial of a Special Permit to develop a 60-unit condominium project, and the Planning Commission's recommendation to deny the Tentative Map for the Condominium Units (P-8964)

LOCATION: West side of Norwood Avenue, approximately 320 feet north of Berthoud Street

### SUMMARY

This is a request for entitlements necessary to develop a 60-unit condominium on a 4.63 acre vacant site. The Planning Commission denied the Special Permit and recommended denial of the tentative map. The applicant subsequently appealed the Planning Commission's action.

### BACKGROUND INFORMATION

The subject site is located along Norwood Avenue which is a major street. The proposed condominiums appear to be a logical use because of their location along the major street and the adjacent multiple family zoning to the south.

Staff recommended approval of the project subject to conditions. The applicant however indicated an objection to Condition 3 of the Special Permit (page 3 of CPC report) which requires a swimming pool; and part of Condition 1 of the Special Permit which requires 24-inch box trees at various locations throughout the project. The intent of the conditions are to provide some sort of recreation facility and to provide a variety in size of trees along the perimeter of the site. Staff wishes to indicate that one of the concepts behind a condominium project is to allow the clustering of units in order to allow common usable open space areas.

After considerable discussion on the project, a motion was made to approve the Special Permit with the deletion of the condition requiring a swimming pool and recommended approval of the tentative map; however, the motion failed by a vote of two ayes, four noes, three absent. A majority of the Commission felt that some sort of recreational use was necessary for the project.

#### VOTE OF PLANNING COMMISSION

On June 12, 1980 the Planning Commission, by a vote of two ayes, four noes, three absent, denied the Special Permit request and recommended denial of the Tentative Map.

#### RECOMMENDATION

Staff recommends that the appeal be granted subject to the following conditions for the Special Permit and Tentative Map:

#### Special Permit Conditions:

1. Applicant shall submit a detailed irrigation and landscape plan for review and approval of staff prior to the issuance of building permits. Those plans shall include the landscaping elements as discussed in item two of the staff evaluation in the City Planning Commission report.
2. The applicant shall utilize cedar shingles or shakes on the roofs of the structure.
3. Applicant shall provide for a swimming pool located in the recreational area. This pool shall be constructed and operational prior to the issuance of occupancy permits.
4. The proposed trash enclosures shall be screened with a solid fence with a minimum height of six feet. The material for these enclosures shall be subject to the review and approval of the Planning Director.

#### Tentative Map Conditions:

1. Applicant shall dedicate and improve a 45-foot right-of-way for Norwood Avenue.
2. Applicant shall provide the standard subdivision improvements along Norwood Avenue, including street lights, as per the City of Sacramento Subdivision Ordinance (Sec. 40.811).
3. Applicant shall prepare a sewer and drainage study for review and approval of the City Engineer prior to recordation of the final map.

City Council

-3-

July 10, 1980

4. Applicant shall provide for a standard cul-de-sac with all improvements as indicated on the tentative map. Note: This will require off-site improvements.

If the Council concurs with the recommendations the proper action would be to adopt the attached resolution.

Respectfully submitted,

*Howard van Duyn*

Marty Van Duyn  
Principal Planner

FOR CITY COUNCIL INFORMATION  
WALTER J. SLIPE  
CITY MANAGER

MVD:HY:bw

July 15, 1980  
District No. 2

Attachments  
P-8964

**APPROVED**  
BY THE CITY COUNCIL

JUL 15 1980

OFFICE OF THE  
CITY CLERK

## RESOLUTION NO. 80-463

Adopted by The Sacramento City Council on date of

ADOPTING FINDINGS OF FACT, APPROVING A REQUEST  
FOR TENTATIVE MAP FOR CONDOMINIUMS LOCATED ON  
THE WEST SIDE OF NORWOOD AVENUE, APPROXIMATELY  
320 FEET NORTH OF BERTHOUD STREET (P-8964)  
(APN: 237-380-11,12,13,17 & 18)

WHEREAS, the Planning Commission has submitted to the City Council its report and recommendations concerning the request for a tentative map for property located on the west side of Norwood Avenue, approximately 320 feet north of Berthoud Street (hereinafter referred to as the proposed subdivision).

WHEREAS, the Council of the City of Sacramento, based on testimony submitted at a public hearing conducted on July 15, 1980 hereby finds and determines as follows:

- A. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City General Plan and the North Norwood Community Plan in that both plans designated the subject site for residential uses. Also, any required improvements are to be designed and constructed within the provisions of the Subdivision Regulations which, by Section 40.102 of said regulations, is designated as a Specific Plan of the City of Sacramento.
- B. The site is physically suitable for the type and proposed density of development in that the subject site is flat with no significant erosional, soil expansion or other similar problems.
- C. The design of the subdivision or proposed improvements are not likely to cause substantial environmental damage, and will not substantially and avoidably injure fish or wildlife or their habitat. The proposed project has been reviewed and assessed by the Environmental Coordinator, who has filed a Negative Declaration with the City Clerk. By virtue of the Negative Declaration, the proposed project will not cause individual or cumulative adverse effects on the natural and social-physical environment nor substantially and avoidably injure fish, wildlife or their habitat.
- D. The design of the subdivision or the type of improvements are not likely to cause serious public health problems in that community water and sewer systems exist at the site. The site is not within an established floodplain or over a known seismic fault.
- E. The design of the subdivision or the type of improvements will not conflict with easements acquired by the public for access through, or use of, the property within the proposed subdivision, in that there are no access easements for use by the public at large on the subject site.
- F. The discharge of waste from the proposed subdivision into the community sewer system servicing the proposed subdivision will not result in or add to a violation of the waste discharge requirements applicable to said sewer system which were prescribed by the California Regional Water Quality Control Board, Central Valley Region, in that the existing City of Sacramento treatment plants have a design capacity of 75 mgd and that actual treated discharged averages 56 mgd. The discharge from the proposed project will not create a condition exceeding the design capacity.

- G. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities in the proposed subdivision, taking into consideration the local climate, the contour and configuration of the parcel to be divided, and such other design and improvement requirements applicable to the proposed subdivision.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Sacramento as follows:

- A. The Tentative Map be approved subject to the following conditions:
1. Applicant shall dedicate and improve a 45-foot right-of-way for Norwood Avenue.
  2. Applicant shall provide the standard subdivision improvements along Norwood Avenue, including street lights, as per the City of Sacramento Subdivision Ordinance (Sec. 40.811).
  3. Applicant shall prepare a sewer and drainage study for review and approval of the City Engineers prior to recordation of the final map.
  4. Applicant shall provide for a standard cul-de-sac with all improvements as indicated on the tentative map. Note: This will require off-site improvements.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

bw

P-8964



CITY PLANNING COMMISSION

915 "I" STREET - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Gene Porter Inc., 2041 Hallmark Drive, Sacto., Calif. 95825		
OWNER	Glenwood Enterprizes, Inc., 3221 Ben Lommond, Sacto., Calif. 95825		
PLANS BY	Gene Porter Inc., 2041 Hallmark Drive, Sacto., Calif. 95825		
FILING DATE	April 4, 1980	50 DAY CPC ACTION DATE	REPORT BY: TM/jb
NEGATIVE DEC.	April 28, '80EIR	ASSESSOR'S PCL. NO.	237-380-11, 12, 13, 17

18

APPLICATION:

1. Negative Declaration
2. Special Permit to construct 60 two-story condominium units
3. Tentative Map (P-8964)

LOCATION: West side of Norwood Avenue  
320+ feet north of Berthoud Street

PROPOSAL: The applicant is requesting the necessary entitlements to develop 60 condominium units on 4.63 acres

PROJECT INFORMATION:

General Plan Designation:	Residential
1965 North Norwood Community	
Plan Designation:	Light Density Residential
Existing Zoning of Site:	Agricultural
Existing Land Use of Site:	Three Residential Units and Vacant
Surrounding Land Use and Zoning:	
North:	Vacant, A
South:	Vacant, Residential, R-3R and R-1
East:	Vacant, A
West:	Vacant, Residential, R-1 and A
North/South Orientation:	56%
Parking Required: 60	Parking Provided: 127
Ratio Required: 1:1	Ratio Provided: 2:2
Property Area:	4.21 Acres
Density:	14.5 Dwelling Units Per Acre
Project Development:	
Total Building Coverage:	18%
Total Paying Coverage:	29%
Total Landscape Coverage:	53%
Topography:	Flat
Street Improvements:	To be provided
Utilities:	Available to site
School District:	Robla

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION:

On April 23, 1980, by a vote of eight ayes and one absent, the Subdivision Review Committee recommended approval of the tentative map subject to the following conditions:

- a. Applicant shall dedicate and improve a 45-foot right-of-way for Norwood Avenue.





- b. Applicant shall provide the standard subdivision improvements along Norwood Avenue, including streetlights, as per the City of Sacramento Subdivision Ordinance (Section 40.811).
- c. Applicant shall prepare a sewer and drainage study for review and approval of the City Engineer prior to recordation of the final map.

STAFF EVALUATION:

Staff has the following concerns and comments regarding this proposal:

1. A proposed cul-de-sac is indicated at the southwest corner of the subject site. The staff notes that the adjacent property has a tentative map filed (Glenwood Park, #7), which indicates a stub street at this site. The proposed cul-de-sac, which is necessary for emergency vehicle access, will require off-site dedication.
2. The site plan indicates a significant amount of landscaped areas throughout the site. The staff requests that the applicant submit a detailed irrigation and landscape plan subject to staff review and approval prior to the issuance of building permits. The plans shall adhere to the following guidelines:
  - a. The areas adjacent to Norwood Avenue and the proposed cul-de-sac shall be bermed to a minimum height of four feet, measured off of the street sidewalks or the adjacent building pad or parking lot, whichever is higher.
  - b. The landscaping shall provide a greater intensity of landscaping at the end of buildings when those elevations lack window and door openings or other details that provide adequate visual interest.
  - c. As much as possible, trees shall be located to screen parking areas and private first floor areas and windows from second-story units.
  - d. The landscaping materials shall be varied in size, (one and five gallon shrubs, five and 15 gallon and 24 inch box trees.
  - e. The planting of deciduous trees along the south and west elevations of the buildings and the planting of ever-green trees adjacent to the property boundary lines.
3. The plans of the proposed structures indicate the use of earth tone colors and wood shingles on the exterior elevations. The staff requests the applicant continue this design and also utilize cedar shingles or shakes on the roofs of the structures.
4. A recreational area, consisting of a children's play area and green area is provided in the center of the project. The staff

notes that this is the only common recreational area on the site and that no other facilities, such as swimming pools, tennis courts, or clubhouses are indicated. The staff suggest that a swimming pool be included in the common area located at the center of the site. Common recreational elements are necessary for this type of project, where it can be maintained by the Homeowner's Association. It also provides an amenity of all tenants and owners of the project.

5. The staff notes that the applicant has provided for trash enclosures throughout the site. Since no elevations were included as to the construction or design of these structures, the staff requests that these enclosures be constructed out of materials complimentary to the residential structures and that the walls have a minimum height of six feet. The staff supports the applicants use of tree planting and landscaping around these trash enclosures, as indicated on the site plan.

STAFF RECOMMENDATION:

Staff recommends the following actions:

1. Ratification of the Negative Declaration.
2. Approval of the Special Permit subject to conditions which follow.
3. Approval of the Tentative Map subject to the following conditions;
  - a. Applicant shall dedicate and improve a 45-foot right-of-way for Norwood Avenue.
  - b. Applicant shall provide the standard subdivision improvements along Norwood Avenue, including street lights, as per the City of Sacramento Subdivision Ordinance (See 40.811).
  - c. Applicant shall prepare a sewer and drainage study for review and approval of the City Engineers prior to recordation of the final map.
  - d. Applicant shall provide for a standard cul-de-sac with all improvements as indicated on the tentative map. Note: This will require off-site improvements.

SPECIAL PERMIT CONDITIONS:

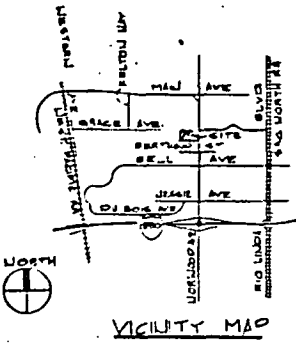
1. Applicant shall submit a detailed irrigation and landscape plan for review and approval of staff prior to the issuance of building permits. Those plans shall include the landscaping elements as discussed in item two of the staff evaluation.
2. The applicant shall utilize cedar shingles or shakes on the roofs of the structure.
3. Applicant shall provide for a swimming pool located in the recreational

area. This pool shall be constructed and operational prior to the issuance of occupancy permits.

4. The proposed trash enclosures shall be screened with a solid fence with a minimum height of six feet. The material for these enclosures shall be subject to the review and approval of the Planning Director.

FINDING OF FACT - SPECIAL PERMIT

1. The project, as conditioned, is based on sound principals of land use in that the proposed condominiums are compatible with the surrounding land use.
2. The proposed project, as conditioned, will not be detrimental to the public health, safety, or welfare, or result in the creation of a nuisance in that;
  - a. Provisions have been made for adequate on-site parking;
  - b. The project provides for landscaping, which is in keeping with the adjacent properties.
3. The proposal, as conditioned, is consistent with the 1965 North Norwood Community Plan and the 1974 General Plan, which designates the site for residential uses.



**LEGAL DESCRIPTION**  
 THE NORTH 33.00 FEET OF LOT 6 OF 818 LINDA SUBDIVISION NO. 8, AS SHOWN ON THE MAP RECORDED IN THE SACRAMENTO COUNTY RECORDER'S OFFICE IN BOOK 18 OF MAPS, MAP NO. 2, EXCEPTIVE THEREON, THE NORTH 215 FEET OF THE EAST 300 FEET OF SAID LOT 6, SAID PARCELS BEING TAKEN FROM THE CENTER LINE OF THE ADJACENT STREETS.

**PREPARED BY:**  
 GLENNWOOD ENTERPRISES, INC., 3221 BEN LINDO DRIVE, SACRAMENTO, CA 95871  
 PHONE: 487-7976

**DESIGNED BY:**  
 GLENNWOOD ENTERPRISES, INC., 3221 BEN LINDO DRIVE, SACRAMENTO, CA 95871  
 PHONE: 487-7976

**ENGINEER:**  
 GENE S. PORTER, INC., 2011 WILLIAMS DRIVE, SACRAMENTO, CA 95825  
 C.E. 11182 PHONE: 977-1166

**DATE OF PREPARATION:** FEBRUARY 22, 1980

**SCALE OF MAP:** 1" = 40.0'

**PROPOSED USE:** SINGLE FAMILY CONDOMINIUM

**PREPARED FOR:** AGRICULTURE

**CITY:** CITY OF SACRAMENTO

**STATE:** CITY OF SACRAMENTO

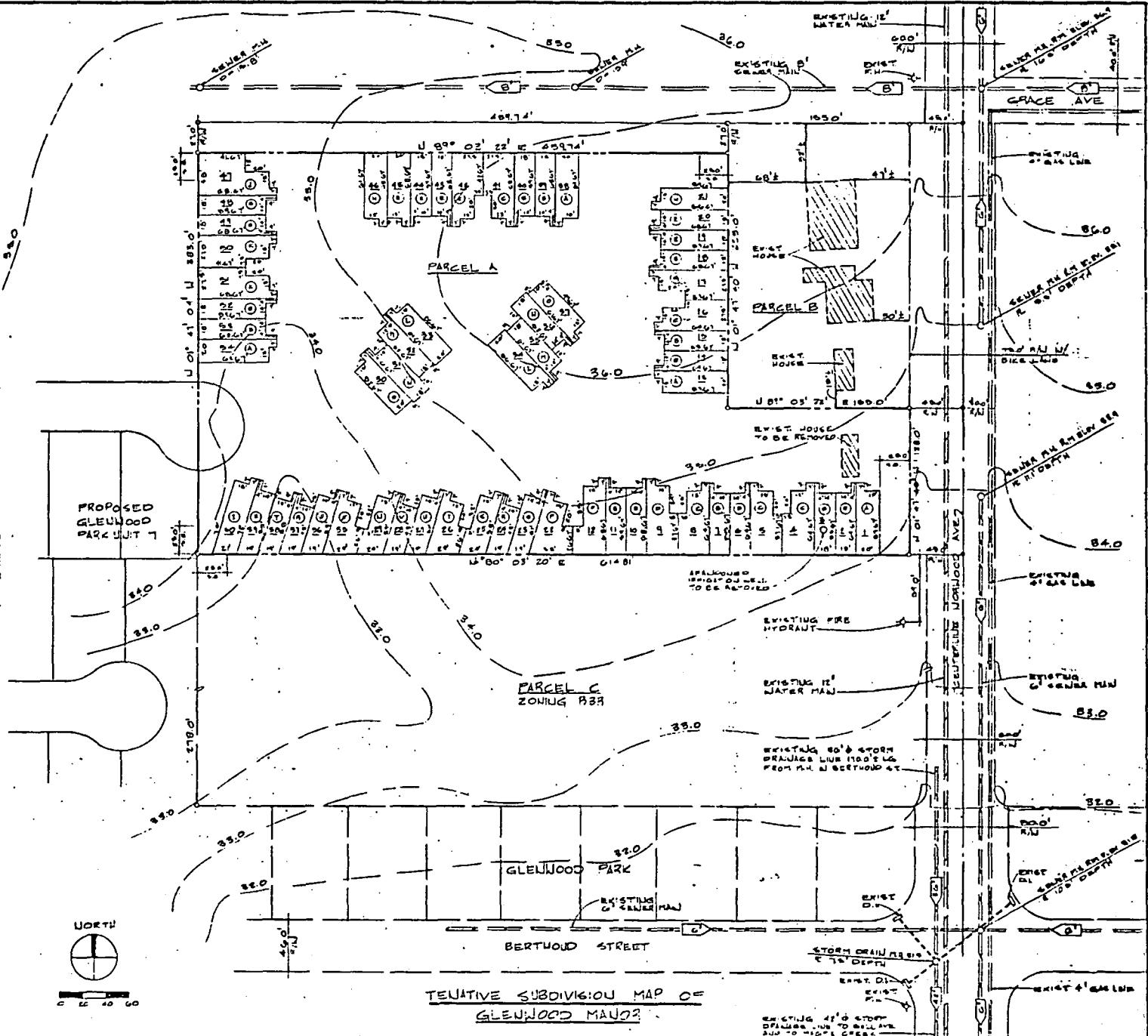
**STREET CORNER:** CITY OF SACRAMENTO

**STREET:** PORTER

**BUILDING SETBACKS:** BUILDING SETBACK LINES SHALL COMPLY TO CITY REQUIREMENTS.  
 (NOTES) THERE ARE NO UTILITIES EXPOSED ACROSS SUBJECT PROPERTY.  
 (NOTES) EXISTING STORM DRAIN (18") NATURAL SLOPE OF LAND PLUS DEPTH OF EXISTING STORM DRAIN (18") EQUALS THAT SUBJECT PROPERTY CAN BE DRAINED TO EXISTING STORM DRAIN (18") STORM DRAINAGE TRUNK LINE LOCATED IN ADJACENT PARCELS WHICH APPEAR TO BE OF UNKNOWN CAPACITY.

**PROPOSED ZONING:** AGRICULTURAL PARCELS "A" AND "B"  
 PROPOSED ZONING: R1A PARCELS "A" AND "B" PARCELS "C"  
 (NOTES) PARCELS "A" AND "B" PORTIONS OF 237-180-17 AND 18  
 AREA ARE 0.25117 ACRES = 0.27 ACRES DIMENSIONS = 400.0' X 140.0' B.P.D./B./P.C.E.  
 PARCELS "C" AND "D" LOTS 1 AND 2 AREA 1.02117 ACRES = 1.04 ACRES

LOT	AREA	PERMITS
1	0.25117	
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TENTATIVE SUBDIVISION MAP OF GLENNWOOD MAJOR

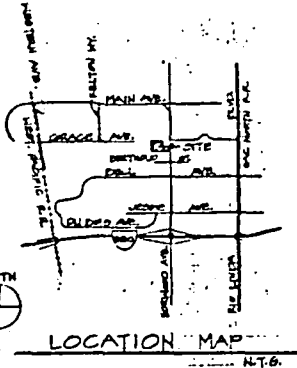
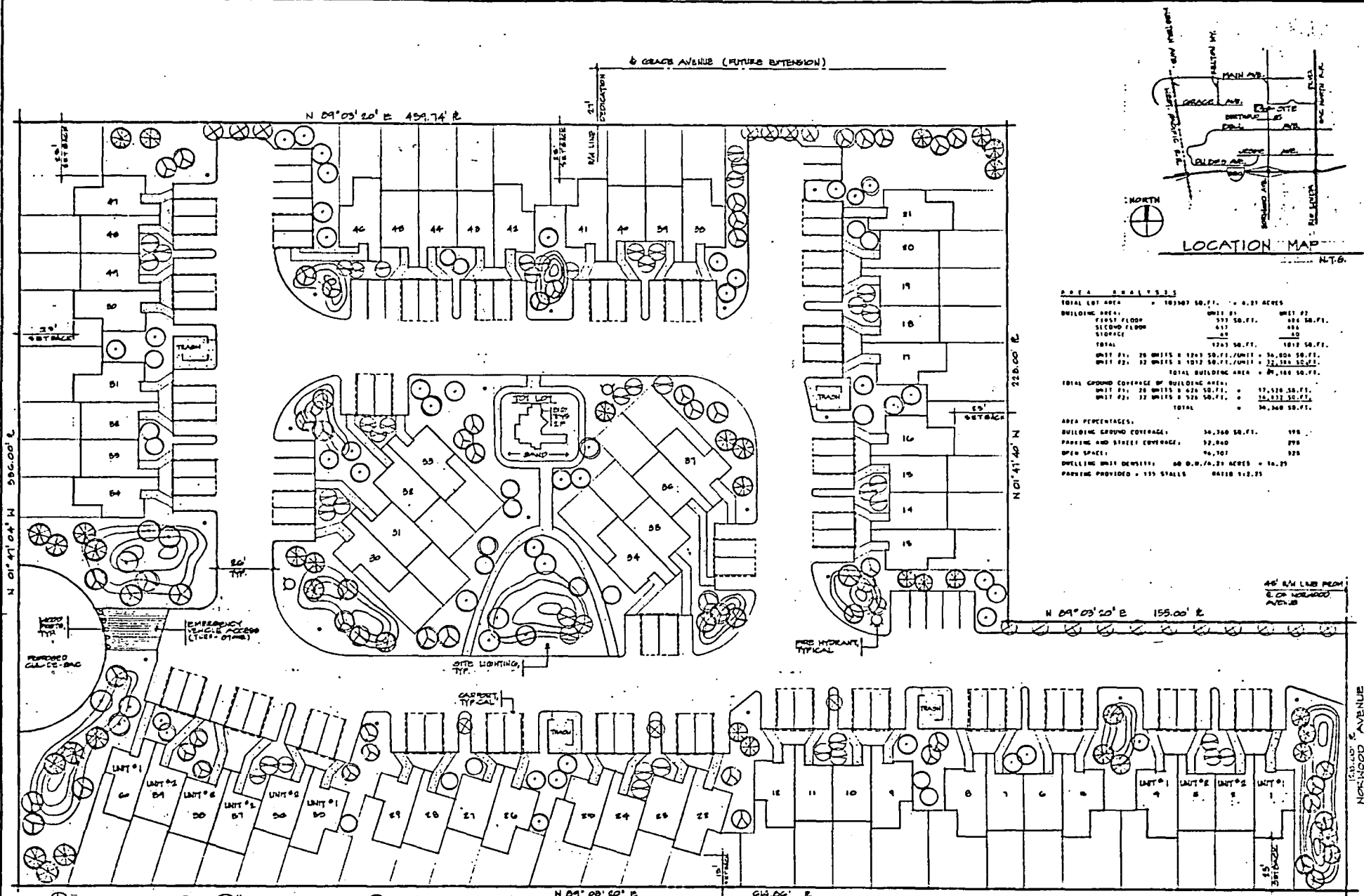
ENGINEERING & ARCHITECTURE

GENE S. PORTER, INC.

CONDOMINIUM PROJECT FOR GLENNWOOD ENTERPRISES, INC. 10000 AVENUE SACRAMENTO, CALIFORNIA TENTATIVE PARCEL MAP

11 80  
 7-40  
 20-05  
 20-005

3



**AREA ANALYSIS**

TOTAL LOT AREA	= 103407 SQ. FT. = 2.37 ACRES	
BUILDING AREA:	UNIT #1	UNIT #2
FIRST FLOOR	597 SQ. FT.	486 SQ. FT.
SECOND FLOOR	671	486
STORAGE	40	
TOTAL	1268 SQ. FT.	972 SQ. FT.
UNIT #1: 28 UNITS @ 1267 SQ. FT./UNIT = 35,476 SQ. FT.		
UNIT #2: 22 UNITS @ 1012 SQ. FT./UNIT = 22,264 SQ. FT.		
TOTAL BUILDING AREA = 57,740 SQ. FT.		
TOTAL GROUND COVERAGE OF BUILDING AREA:		
UNIT #1: 28 UNITS @ 428 SQ. FT. = 11,984 SQ. FT.		
UNIT #2: 22 UNITS @ 358 SQ. FT. = 7,876 SQ. FT.		
TOTAL	19,860 SQ. FT.	

**AREA PERCENTAGES:**

BUILDING GROUND COVERAGE:	19.86%	19%
PARKING AND STREET COVERAGE:	32.00%	30%
OPEN SPACE:	48.14%	51%

DWELLING UNIT DENSITY: 48 D.U./AC. @ 2.1 ACRES = 10.28  
 PARKING PROVIDED = 155 STALLS @ 8.15 @ 1.25

**LANDSCAPE LEGEND**

GEORGIA SEMPERVIRENS	PINUS CALLENTA "BRADFORD"	LIQUIDAMBAR STYRACIFLUA
COAST REDWOOD	BRADFORD PEAR	SWEET GUM
CEDRUS DEODARA	BACCHARIS GRANDIFLORA	BETULA VERRUCOSA
MADIA	SMILAX RACEMOSA	EUROPEAN WHITE BIRCH

**SITE PLAN**

0 10 20 30  
1" = 20'

ENGINEERING & ARCHITECTURE

GENE B. PORTER, INC.

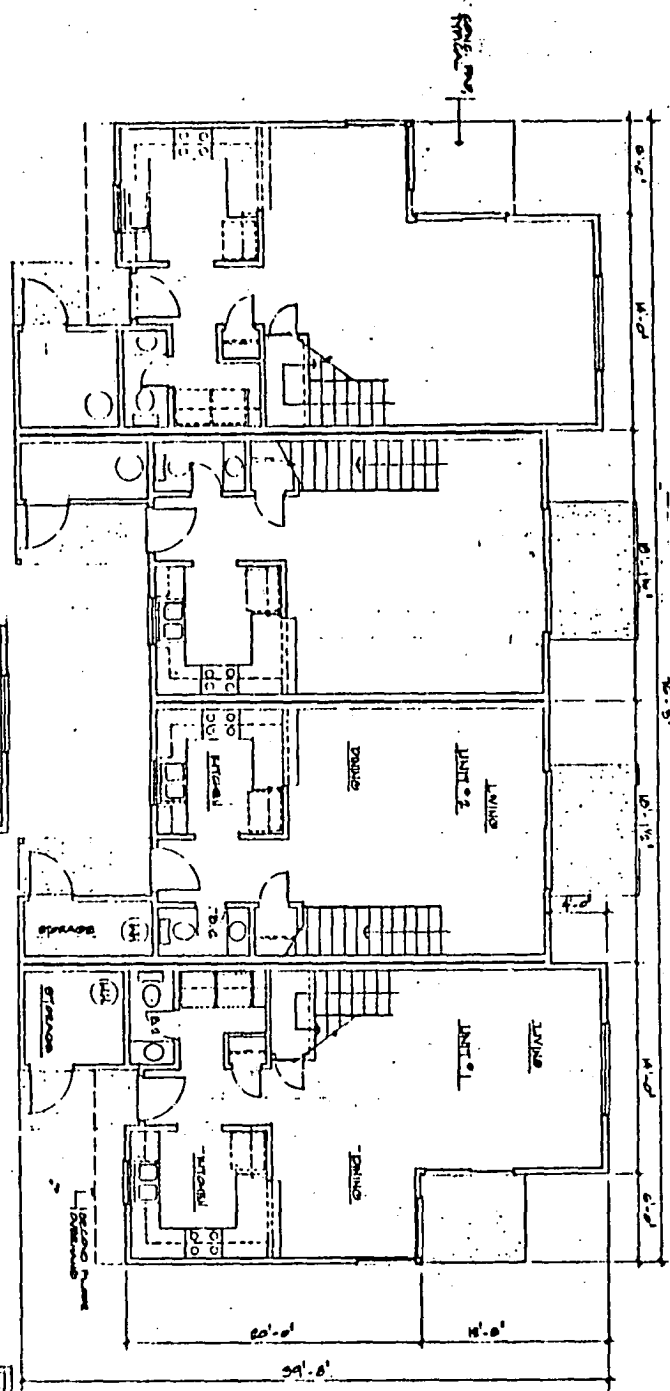
CONDOMINIUM PROJECT FOR:  
 GLENWOOD ENTERPRISES, INC.  
 GLENWOOD AVENUE  
 SACRAMENTO, CA

SITE PLAN

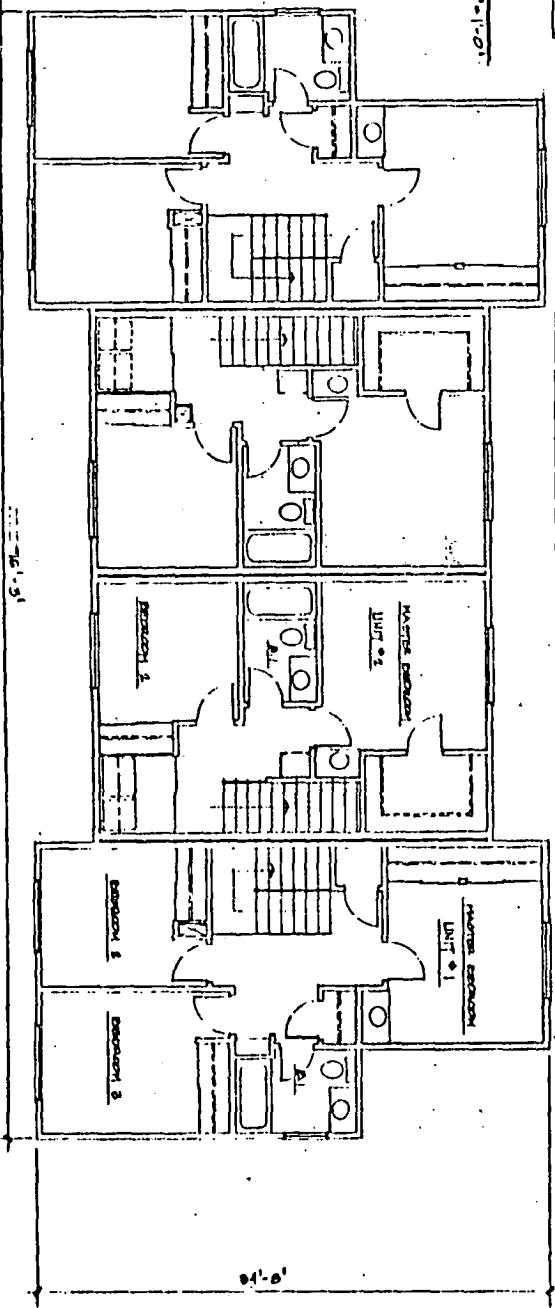
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BUILDING AREA  
 1st Floor 28,871  
 2nd Floor 28,871  
 Gross Area 57,742  
 Net Area 49,111  
 4911 SQ. FT.

FIRST FLOOR PLAN 1/4" = 1'-0"



SECOND FLOOR PLAN 1/4" = 1'-0"



CONDOMINIUM PROJECT FOR:  
 GLENWOOD ENTERPRISES, INC.  
 10000 GLENWOOD AVENUE  
 INGLEWOOD, CA  
 FLOOR PLANS

OPNE & PORTER, INC

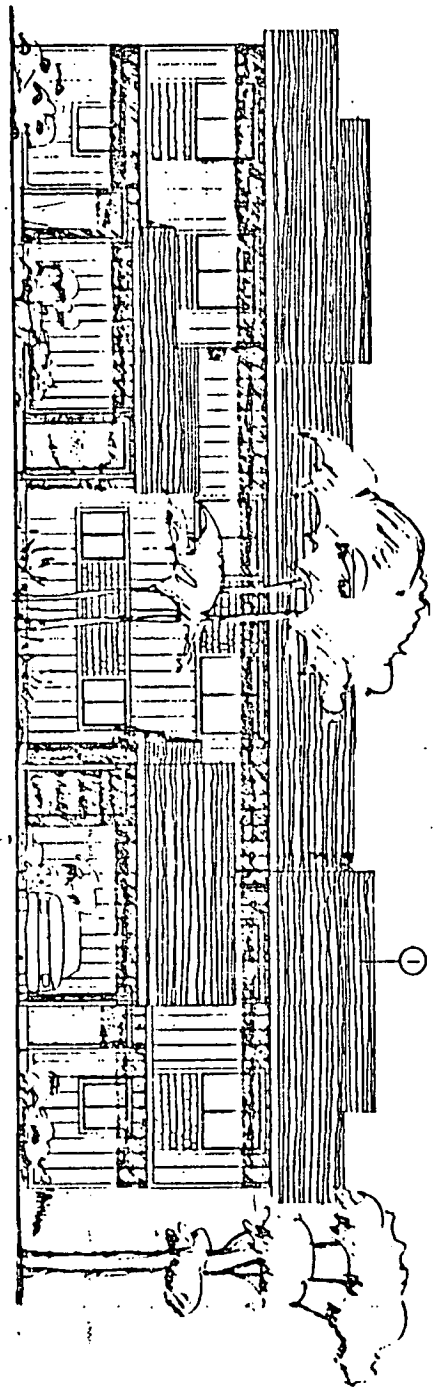
ENGINEERING & ARCHITECTURE

1000 GLENWOOD AVENUE

1000 GLENWOOD AVENUE, INGLEWOOD, CALIF. 90301  
 PHONE (213) 222-1111  
 FAX (213) 222-1111

LICENSED PROFESSIONAL ENGINEER  
 LICENSE NO. 10000  
 LICENSED PROFESSIONAL ARCHITECT  
 LICENSE NO. 10000

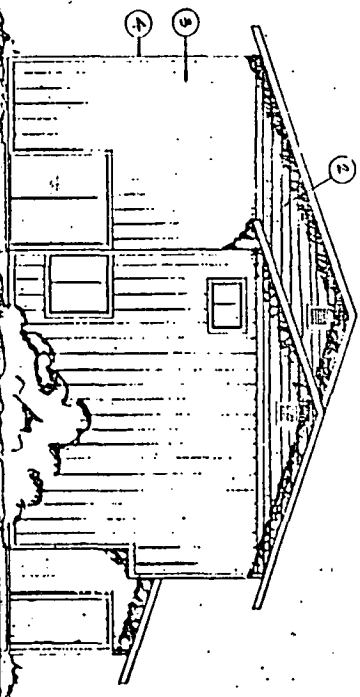
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ENTRY ELEVATION

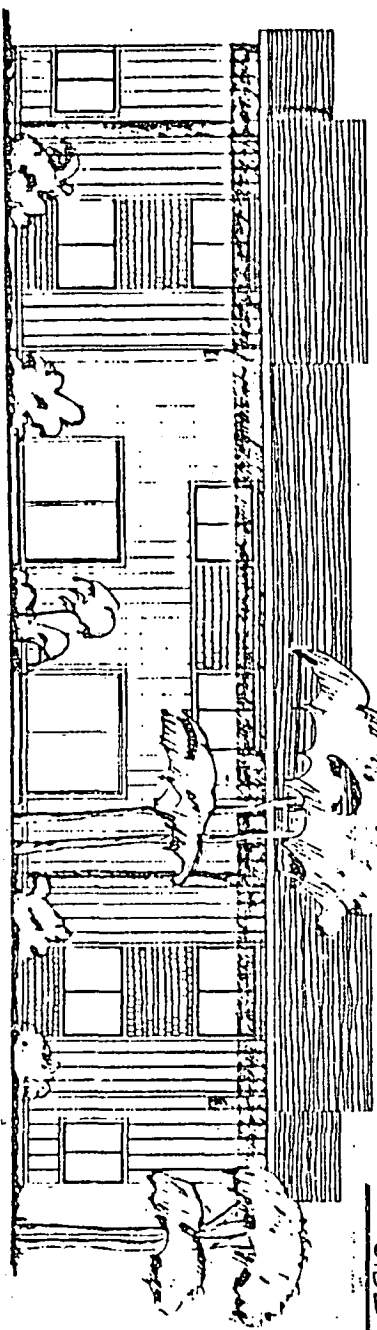
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- EXTERIOR**
- ① LIGHT FIXTURES
  - ② EXTERIOR WALL MATERIAL
  - ③ EXTERIOR WALL MATERIAL
  - ④ EXTERIOR WALL MATERIAL



SIDE ELEVATION

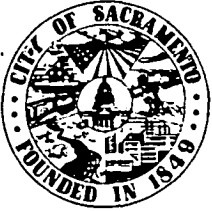
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REAR ELEVATION

1/4\"/>

<p>6</p>	<p>CONDOMINIUM PROJECT FOR:  <b>GLENWOOD ENTERPRISES, INC.</b>          1000 WOOD AVENUE          SACRAMENTO, CA</p>	<p><b>GENE S. PORTER, INC.</b>          ENGINEERING &amp; ARCHITECTURE</p>	<p>DATE: 10/10/70          DRAWN BY: J. JONES          CHECKED BY: J. JONES</p>
	<p>EXTERIOR ELEVATIONS</p>		<p>DATE: 10/10/70          DRAWN BY: J. JONES          CHECKED BY: J. JONES</p>



# 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

July 1, 1980

Owner of Property:

Glenwood Enterprises  
3221 Ben Lomond Dr.  
Sacramento, CA 95821

On July 1, 1980, the following matter was filed with my office to set a hearing date before the City Council.

Appeal of Planning Commission's denial of Tentative Map to divide 4+ acres into 60 townhouse lots and a common lot and Special Permit to construct 60 condominium lots.

Loc: West side of Norwood Avenue, 320+ feet north of Berthound Street (P-8964) (D2)

The hearing has been set for July 15, 1980, 7:30 P.M., Council Chamber, 2nd floor, 915 - I Street, Sacramento, California. Interested parties may appear and speak at the hearing.

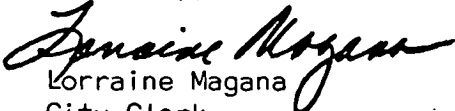
Pursuant to Council Rules of Procedure 4.5, continuance of the above matter may be obtained only if a written request is delivered to this office no later than 12:00 Noon the Monday before the meeting when the hearing is scheduled. If written request is not delivered to this office as specified herein, you may obtain continuance only by appearing before the City Council at the time the hearing is scheduled and request the continuance.

ANY QUESTIONS REGARDING THIS HEARING SHOULD BE REFERRED TO:

SACRAMENTO CITY PLANNING DEPARTMENT  
725 - J STREET  
SACRAMENTO CA 95814

TELEPHONE: 449-5604

Sincerely,

  
Lorraine Magana  
City Clerk

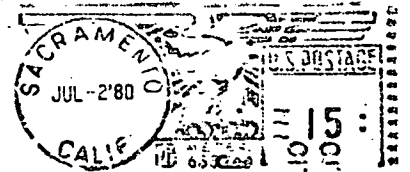
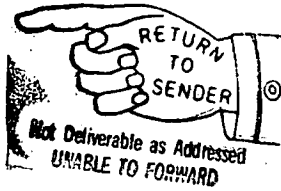
LM:am

cc: Gene S. Porter, Inc.  
P- 8964 Mailing List 16





OFFICE OF THE CITY CLERK  
915 I STREET  
CITY HALL ROOM 203  
SACRAMENTO, CALIFORNIA 95814  
TELEPHONE (916) 440-6426



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CITY OF SACRAMENTO  
JUL 7 8 04 AM '80

MULTIPLE UNIT ADDRESS  
NEED APT OR SUITE NUMBER  
FOR DELIVERY

Alma I. Baumgart  
1900 Point West Way  
Sacramento, CA 95815  
237-3905

NOTICE OF CITY COUNCIL HEARING



# CITY OF SACRAMENTO

OFFICE OF THE CITY CLERK  
915 I STREET SACRAMENTO, CALIFORNIA 95814  
CITY HALL ROOM 203 TELEPHONE (916) 448-5428

JACI PAPPAS  
CITY CLERK  
HUBERT F. ROGERS  
CHIEF DEPUTY CITY CLERK

July 16, 1980

Glenwood Enterprizes  
3221 Ben Lommond  
Sacramento, CA 95825

Gentlemen:

On July 15, 1980, the City Council stated its intent to grant the appeal of Planning Commission's denial of a Special Permit to construct sixty (60) condominium lots on West side of Norwood Avenue north of Berthoud Street (P-8964), based on Findings of Fact due July 29, 1980.

The Council also adopted the enclosed certified resolution approving request for Tentative Map for condominiums on the above site.

Sincerely,

  
Lorraine Magana  
City Clerk

LM:sj

Encl.

cc: Gene Porter, Inc.

Item No. 42