



# CITY OF SACRAMENTO

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CITY PLANNING DEPARTMENT  
927 TENTH STREET  
SUITE 300

SACRAMENTO, CA 95814  
TELEPHONE (916) 448-5604

MARTY VAN DUYN  
PLANNING DIRECTOR

February 4, 1983

**FILED**  
By the City Council  
Office of the City Clerk

*Cont to*  
*3-1-83*

**APPROVED**  
BY THE CITY COUNCIL

MAR - 1 1983

City Council  
Sacramento, California

FEB 22 1983

OFFICE OF THE  
CITY CLERK

Honorable Members in Session:

- SUBJECT:
1. Environmental Determination;
  2. General Plan Amendment from Residential to Commercial and Offices;
  3. Community Plan Amendment from Light Density Residential to Heavy Commercial and Industrial;
  4. Rezone from Single Family (R-1) to Heavy Commercial-Review zone (C-4-R) (P82-285)(APN: 019-033-22,23,24; 019-023-25)

LOCATION: 3801 West Pacific Avenue

## SUMMARY

The applicant is requesting the entitlements necessary to expand an existing commercial/warehouse structure by building a 5,600 sq. ft. addition on .25+ vacant acres. The Planning Commission and staff recommend approval of the requests subject to conditions. The Commission also approved a lot line adjustment to merge four parcels.

## BACKGROUND INFORMATION

The subject site consists of a large parcel designated, zoned, and developed with warehouse type uses and three small vacant parcels currently zoned and designated for single family residences. It is the intent of the applicant to merge all four parcels and extend the existing warehouse structure to the south by 75 feet.

Given the 25-foot width of these residential parcels, it would be difficult to develop dwelling units on individual lots. Due to this minimal lot width and the surrounding land uses, staff believes the commercial zone would be appropriate for the site.

The applicant had originally requested a rezoning to Heavy Commercial (C-4). Staff and the Planning Commission recommend that the rezoning be to Heavy Commercial-Review (C-4-R). The review designation is desirable because it allows the Planning Commission review authority over any modification of plans.

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The Environmental Coordinator has determined that the proposed project will not have a significant adverse effect on the environment and has filed a Negative Declaration.

VOTE OF PLANNING COMMISSION

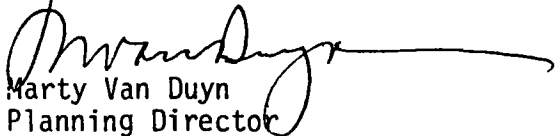
On January 13, 1983 the Planning Commission, by a vote of 8 ayes and 1 absent, recommended approval of the project subject to conditions.

RECOMMENDATION

The staff and Planning Commission recommended that the City Council approve the project by:

1. Ratifying the Negative Declaration;
2. Adopting the attached General Plan and Community Plan Amendment Resolution; and
3. Adopting the attached Rezoning ordinance.

Respectfully submitted,



Marty Van Duyn  
Planning Director

FOR CITY COUNCIL INFORMATION  
WALTER J. SLIPE  
CITY MANAGER

MVD:TM:cp  
Attachments  
P82-285

February 22, 1983  
District No. 5

16 ~~23~~

Ladies and Gentlemen.

I am in complete agreement to the proposed project #P82-285

This area needs so type of development in order to grow

Residential doesnt seem to be working as well as it might

Sincerely



W F Maudru  
608 W Calif Way  
Redwood City Cal

CITY PLANNING DEPARTMENT

JAN 11 1983

RECEIVED

*Item 18*

P-80-285

SACRAMENTO CITY PLANNING COMMISSION

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MEETING DATE January 13, 1983  
 ITEM NO. 180 FILE NO. P-82-285  
 M-                    

- GENERAL PLAN AMENDMENT  TENTATIVE MAP
- COMMUNITY PLAN AMENDMENT  SUBDIVISION MODIFICATION
- REZONING  ENVIRONMENTAL DET.
- SPECIAL PERMIT  OTHER
- VARIANCE

Recommendation LOCATION: 3801 West Pacific Ave., E. side of West Pacific Ave.,  
500' S of Anteville Rd.

- Favorable
- Unfavorable
- Petition
- Correspondence

<u>NAME</u>	<u>PROPOSERS</u>	<u>ADDRESS</u>
<u>Mansim Bogachian - 2306 J Street, Sacramento</u>		

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

MOTION NO.                     

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

- 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

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**RESOLUTION No. 83-153**

**Adopted by The Sacramento City Council on date of**

RESOLUTION AMENDING THE FRUITRIDGE COMMUNITY PLAN FROM LIGHT DENSITY RESIDENTIAL TO HEAVY COMMERCIAL AND INDUSTRIAL; AND THE 1974 GENERAL PLAN FROM RESIDENTIAL TO COMMERCIAL AND OFFICES FOR THE AREA DESCRIBED ON THE ATTACHED EXHIBIT A (APN: 019-033-22,23,24; 019-023-25)(P82-285)

WHEREAS, the City Council conducted a public hearing on February 22, 1983, concerning the above plan amendment and based on documentary and oral evidence submitted at the public hearing, the Council hereby finds:

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

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Sacramento that the area as described on the attached Exhibit A in the City of Sacramento is hereby designated on the Fruitridge Community Plan as Heavy Commercial and Industrial and the 1974 General Plan as Commercial and Offices.

\_\_\_\_\_  
MAYOR

ATTEST:

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

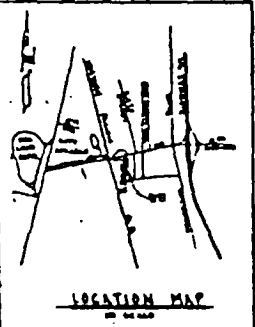
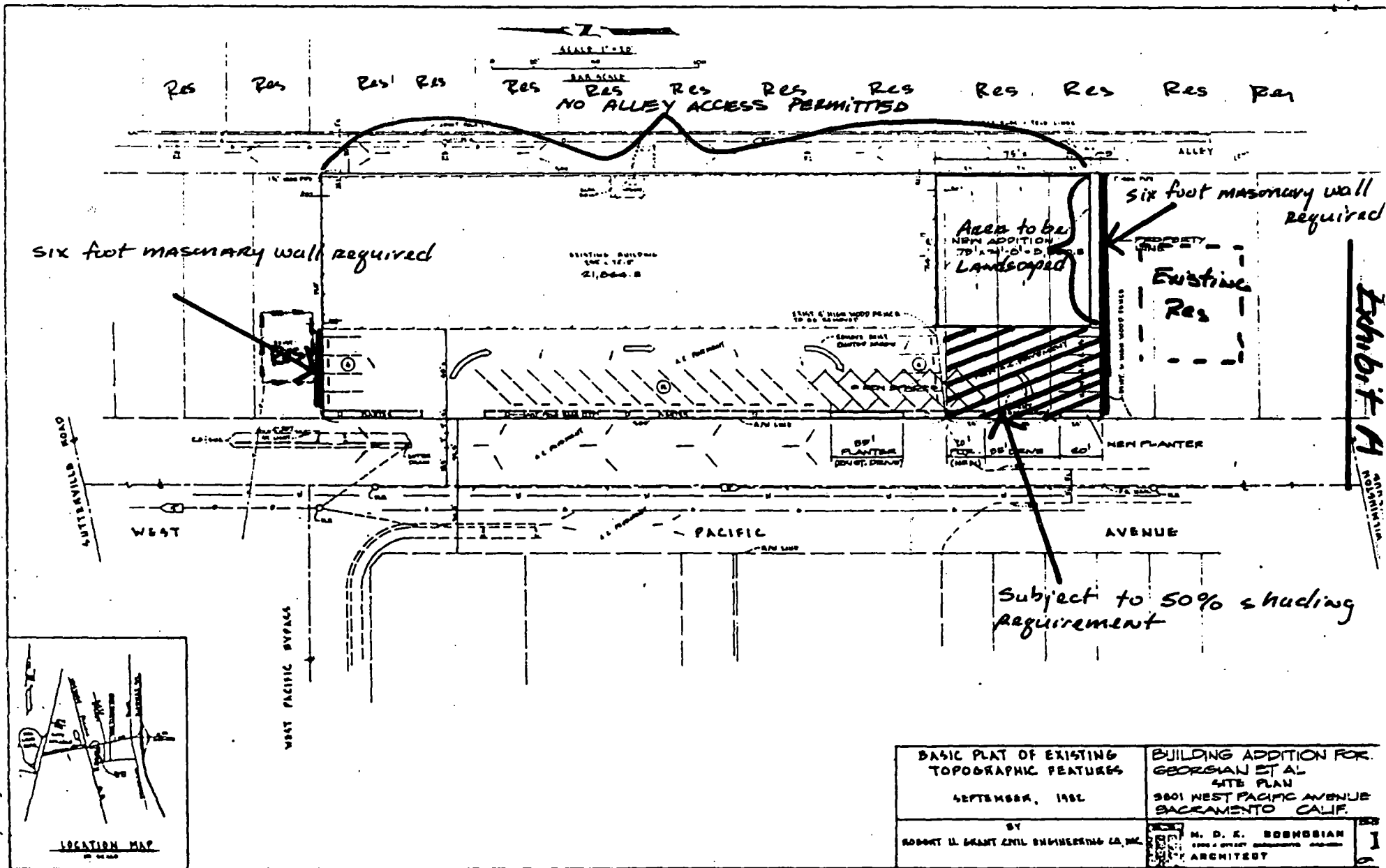
P82-285

**APPROVED**  
BY THE CITY COUNCIL  
MAR - 1 1983  
OFFICE OF THE  
CITY CLERK

P 82-285

1-13-83

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BASIC PLAT OF EXISTING TOPOGRAPHIC FEATURES SEPTEMBER, 1982	BUILDING ADDITION FOR GEORGIAN ET AL 415 PLAN 5801 WEST PACIFIC AVENUE SACRAMENTO CALIF.
BY ROBERT H. GRANT CIVIL ENGINEERING CO. INC.	M. D. E. SOHBIAN ARCHITECT

Exhibit A

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ORDINANCE NO. 83-030

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, BY REMOVING PROPERTY LOCATED AT 3801 WEST PACIFIC AVENUE

FROM THE SINGLE FAMILY (R-1) ZONE(S)

AND PLACING SAME IN THE HEAVY COMMERCIAL REVIEW (C-4-R) ZONE(S)

(FILE NO. P-82-285 )(APN: 019-033-22,23,24)

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

SECTION 1.

The territory described in the attached exhibit(s) which is in the Single Family (R-1) zone(s), established by Ordinance No. 2550, Fourth Series, as amended, is hereby removed from said zone and placed in the Heavy Commercial Review (C-4-R) zone(s).

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

- a. A material consideration in the decision of the Planning Commission to recommend and the City Council to approve rezoning of the applicant's property is the development plans and representations submitted by the applicant in support of this request. It is believed said plans and representations are an integral part of such proposal and should continue to be the development program for the property.
- b. If an application for a building permit or other construction permit is filed for said parcel which is not in conformity with the proposed development plans and representations submitted by the applicant and as approved by the Planning Commission January 13, 1983, on file in the office of the Planning Department, or any provision or modification thereof as subsequently reviewed and approved by the Planning Commission, no such permit shall be issued, and the Planning Director shall report the matter to the Planning Commission as provided for in Ordinance No. 3201, Fourth Series.

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.

APPROVED BY THE CITY COUNCIL

MAR - 1 1983

OFFICE OF THE CITY CLERK

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SECTION 3.

Rezoning of the property described in the attached exhibit(s) by the 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:

\_\_\_\_\_  
MAYOR

ATTEST:

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

P82-285



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Exhibit "B"

LEGAL DESCRIPTION  
TO ACCOMPANY REZONING AND LOT MERGER  
APPLICATIONS

REZONING

Lots 21, 22 and 23, Block A, of Shoptside or Brooke Realty Co's Subdivision No. 116, filed in the Office of the Recorder of Sacramento of Sacramento County, California, on September 16, 1908, in Book 9 of Maps, Map No. 16.

LOT MERGER

Lots 9 thru 23, inclusive, Block A, of Shoptside or Brooke Realty Co's Subdivision No. 116, filed in the office of the Recorder of Sacramento of Sacramento County, California, on September 16, 1908, in Book 9 of Maps, Map No. 16.

September 18, 1982

ROBERT W. GRANT CIVIL  
ENGINEERING CC., INC.

P 02285

P 82-285

1-13-83

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# CITY PLANNING COMMISSION

927 - 10th Street, Suite 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Robert U. Grant, Civil Engineering Co., Inc., & D.K. Boghosian		
OWNER	F & J Danko, Gerald Wetherbee Et al, 3722 West Pacific Ave., Sacto., CA 95820		
PLANS BY	Robert U. Grant, Civil Engineering Co., Inc.		
FILING DATE	12-08-82	50 DAY CPC ACTION DATE	REPORT BY: TM:bw
NEGATIVE DEC.	12-20-82	EIR	ASSESSOR'S PCL. NO. 019-033-22,23,24

- APPLICATION:
1. Negative Declaration
  2. General Plan Amendment from Residential to Commercial & Offices
  3. Community Plan Amendment from Light Density Residential to Heavy Commercial and Industrial
  4. Rezone from Single Family (R-1) zone to Heavy Commercial (C-4) zone
  5. Lot Line Adjustment to merge four parcels totaling .25± acres

LOCATION: 3801 West Pacific Avenue

PROPOSAL: The applicant is requesting the necessary entitlements to expand an existing commercial/warehousing development to the south by developing a 5,600 square foot addition.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential and Commercial and Office
1965 Fruitridge Community Plan Designation:	Light Density Residential and Commercial and Offices
Existing Zoning of Site:	R-1
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:

North:	Warehousing; C-4-R
South:	Single Family Residential; R-1
East:	Single Family Residential; R-1
West:	Warehousing/Commercial; C-4

Parking Required:	Six spaces (for addition)
Parking Provided:	Six spaces (for addition)
Property Dimensions:	75' x 120'
Property Area:	9,000 square feet
Square Footage of Building(s):	5,600 (addition); 21,864 (existing)
Height of Structure:	29'±
Topography:	Flat to sloping
Street Improvements:	Paving only (no curbs, gutter or sidewalks)
Utilities:	Available to site
Exterior Building Colors:	Tan
Exterior Building Materials:	Slumpstone

BACKGROUND INFORMATION: The subject site consists of a large parcel designated, zoned, and developed with heavy commercial uses and three small vacant parcels currently designated and zoned for single family residences.

It is the intent of the applicant to merge all four parcels and to extend the existing structure south by 75 feet.

Street improvements are generally substandard in the area, primarily lacking in curb, gutter and sidewalks.

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STAFF EVALUATION: Staff has the following comments regarding this project:

1. The Community and General Plan designates the three smaller parcels for residential development. Under this designation and the R-1 zoning, one dwelling unit is allowed per parcel. However, given the 25-foot width of each parcel and Zoning Ordinance development standards, it would not be possible to develop the existing lots without one or more variances. Also, street improvements (curb, gutter and sidewalks) are lacking and cannot be required under a residential building permit.

Staff finds that given the existing lot sizes and the surrounding land uses, it is unlikely that these parcels separately, or together, will be developed with single family residences. Without any development, the subject lots will continue to be utilized as a shortcut to the alleyway.

2. The existing development on the northern three quarters of the subject site consist of a large slumpstone warehouse. This structure was developed without access to the alley which also abuts single family residences to the east. This design serves to buffer these residences from the heavy commercial uses with the structure.

The extension of this building, also without access to the alley, would continue this buffer across the three smaller vacant parcels. To buffer the adjacent residence to the south, staff recommends that the southern setback (side yard) be landscaped and that no access be permitted. The Zoning Ordinance requires a six-foot masonry wall on the common property line as well as compliance with the 50 percent shading standard on the new parking lot adjacent to this lot.

Staff also recommends that the applicant install a six-foot masonry wall on the northernmost property line adjacent to existing residential use. All of the aforementioned improvements are noted on Exhibit 'A.' Furthermore, staff recommends the rezoning be approved to Heavy Commercial-Review (C-4-R) to insure design consistency and Commission review should the proposed plans alter significantly.

3. The proposed lot line adjustment to merge four parcels was reviewed by the City Engineer, Water and Sewer Division and Building Department. No conditions were requested.

STAFF RECOMMENDATION: Staff recommends the following actions:

1. Ratification of the Negative Declaration;
2. Amendment of the General Plan to Commercial and Offices;
3. Amendment of the 1965 Fruitridge Community Plan to Heavy Commercial and Industrial;
4. Rezone from Single Family (R-1) to Heavy Commercial-Review (C-4-R), subject to modifications which follow;
5. Approval of the Lot Line Adjustment by adoption of the attached resolution.

Rezoning Conditions:

- a. No access (other than existing utility services) be permitted from the existing and proposed structure to the alley;
- b. The applicant shall install landscaping and the masonry wall as noted on Exhibit 'A'.



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Property lines to be Abandoned

New parcel to be created

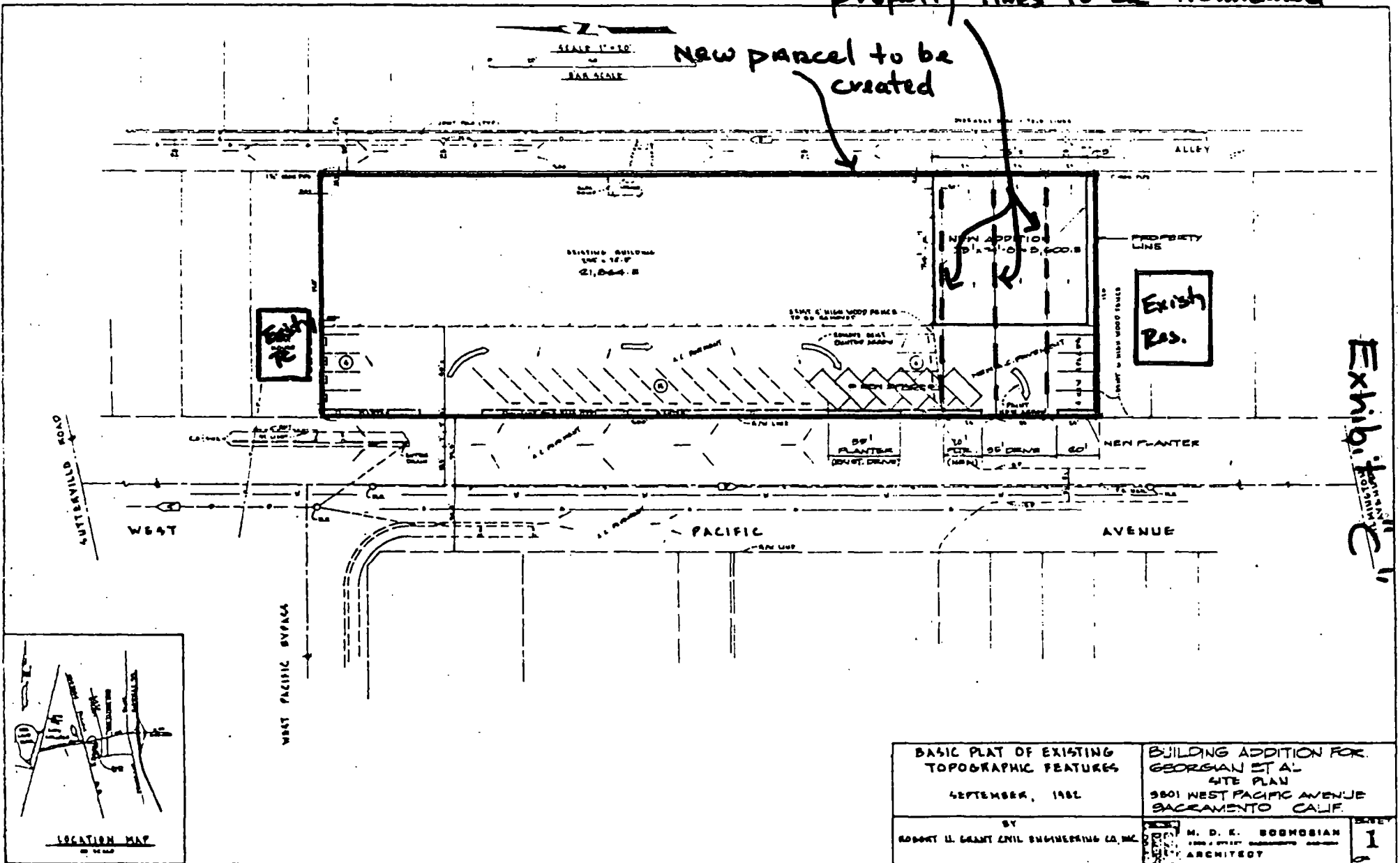
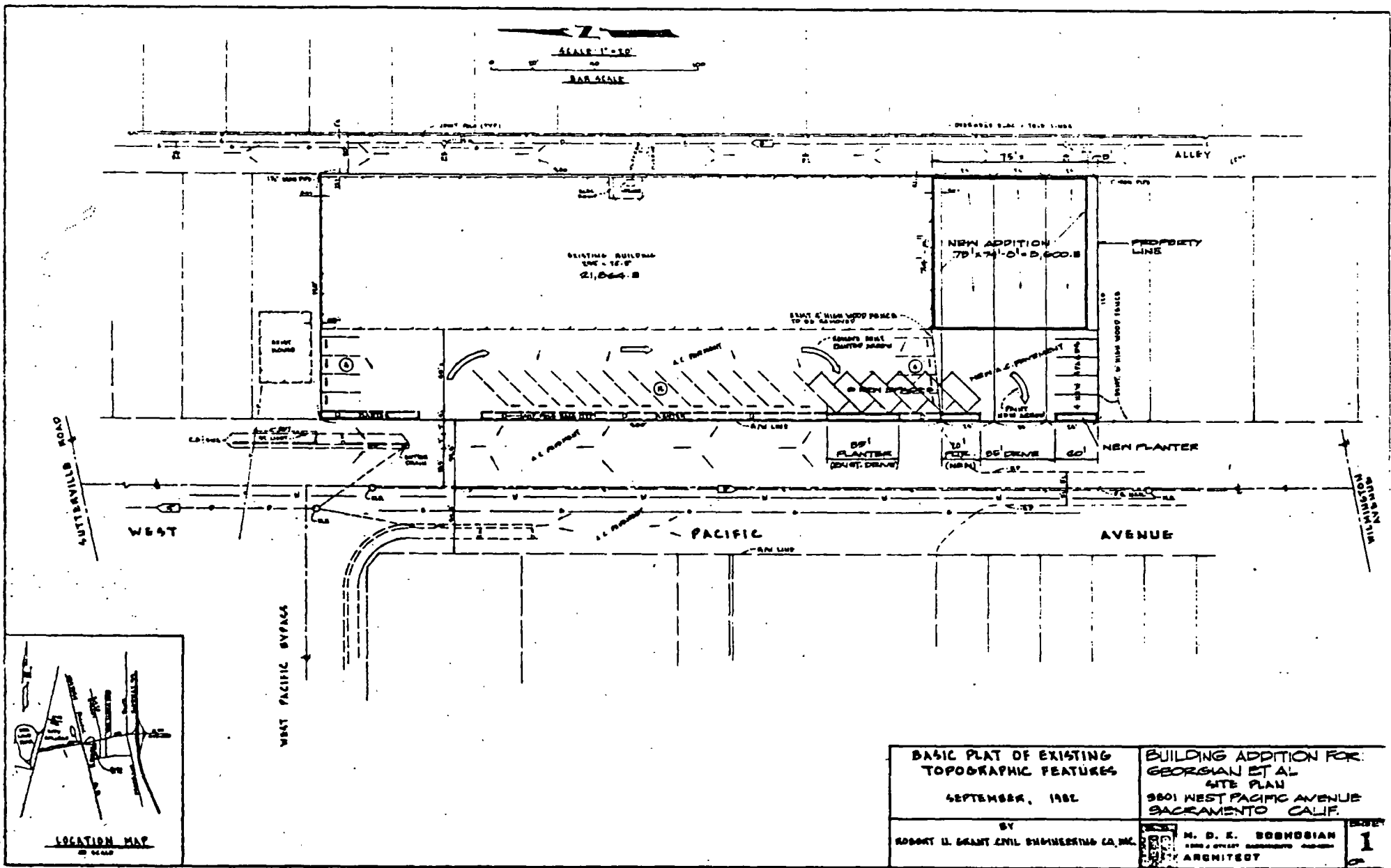


Exhibit 10

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P 62205

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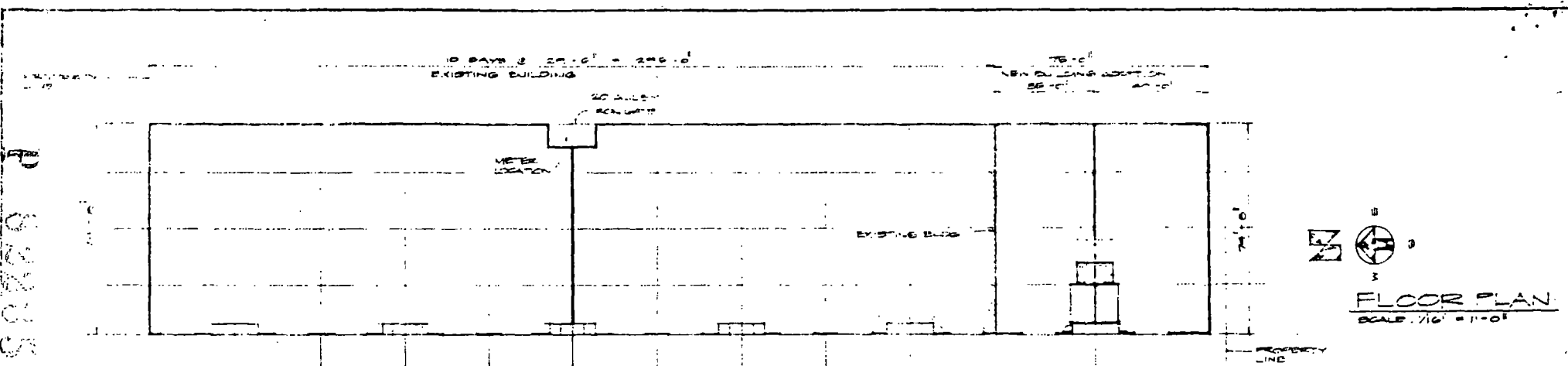
BASIC PLAT OF EXISTING TOPOGRAPHIC FEATURES SEPTEMBER, 1982	BUILDING ADDITION FOR: GEORGIAN ET AL SITE PLAN 9801 WEST PACIFIC AVENUE SACRAMENTO CALIF.
BY ROBERT H. GRANT CIVIL ENGINEERING CO., INC.	M. D. K. BOGHOSIAN ARCHITECT

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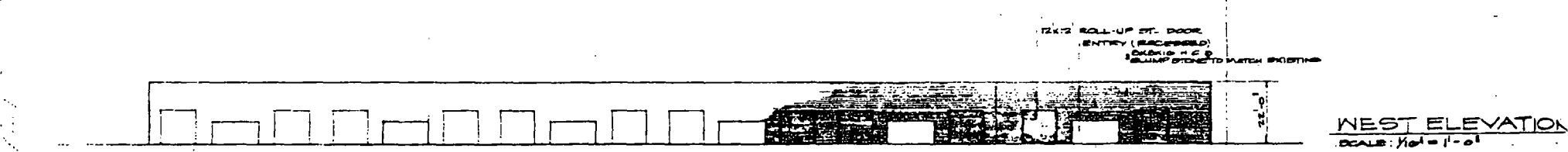
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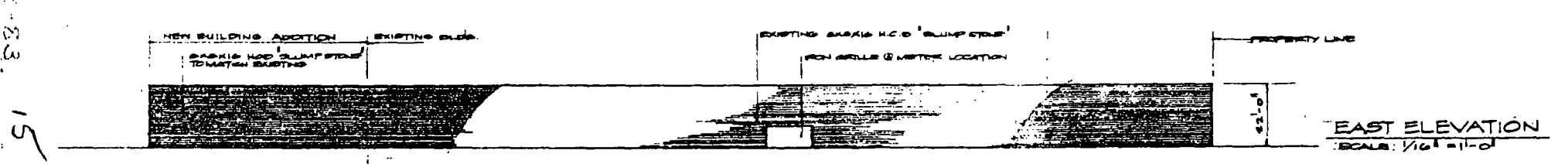
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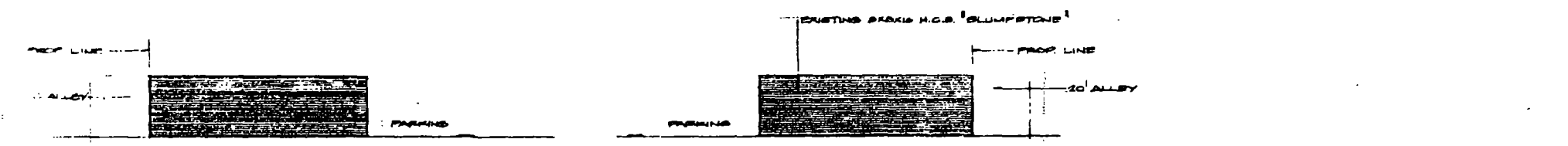
**FLOOR PLAN**  
SCALE: 1/16" = 1'-0"



**WEST ELEVATION**  
SCALE: 1/16" = 1'-0"



**EAST ELEVATION**  
SCALE: 1/16" = 1'-0"



**NORTH**  
SCALE: 1/16" = 1'-0"

**SOUTH**  
SCALE: 1/16" = 1'-0"

**WAREHOUSE ADDITION  
FOR GEORGIAN ET AL.**

5747 WEST PACIFIC AVENUE  
SACRAMENTO CALIFORNIA

M. D. E. BOHOBBIAN  
ARCHITECT

16  
[Signature]



CITY OF SACRAMENTO

CITY PLANNING DEPARTMENT  
927 TENTH STREET SACRAMENTO, CA 95814  
SUITE 300 TELEPHONE (916) 449-5604

MARTY VAN DUYN  
PLANNING DIRECTOR

February 7, 1983

City Council  
Sacramento, California

Honorable Members in Session:

SUBJECT: Rezone from Single Family (R-1) to Heavy Commercial Review (C-4-R)

LOCATION: 3801 West Pacific Avenue (APN: 019-033-22,23,24)

SUMMARY

This item is presented at this time for approval of publication of title pursuant to City Charter, Section 38.

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 of title and continued to February 22, 1983.

Respectfully submitted,

*Marty Van Duyn*  
Marty Van Duyn  
Planning Director

FOR CITY COUNCIL INFORMATION

WALTER J. SLIPP  
CITY MANAGER

PASSED FOR  
PUBLICATION  
& CONTINUED

*102-22-83*

MVD:cp  
Attachment  
P82-285

February 15, 1983  
District No. 5



# ORDINANCE NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE  
COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES,  
AS AMENDED, BY REMOVING PROPERTY LOCATED AT 3801  
WEST PACIFIC AVENUE

FROM THE SINGLE FAMILY (R-1) ZONE(S)

AND PLACING SAME IN THE HEAVY COMMERCIAL REVIEW (C-4-R)  
ZONE(S)

(FILE NO. P-82-285 )(APN: 019-033-22,23,24)

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

## SECTION 1.

The territory described in the attached exhibit(s) which is in the Single  
Family (R-1) zone(s),  
established by Ordinance No. 2550, Fourth Series, as amended, is hereby removed  
from said zone and placed in the Heavy Commercial Review (C-4-R)  
zone(s).

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

- a. A material consideration in the decision of the Planning Commission to recommend and the City Council to approve rezoning of the applicant's property is the development plans and representations submitted by the applicant in support of this request. It is believed said plans and representations are an integral part of such proposal and should continue to be the development program for the property.
- b. If an application for a building permit or other construction permit is filed for said parcel which is not in conformity with the proposed development plans and representations submitted by the applicant and as approved by the Planning Commission January 13, 1983, on file in the office of the Planning Department, or any provision or modification thereof as subsequently reviewed and approved by the Planning Commission, no such permit shall be issued, and the Planning Director shall report the matter to the Planning Commission as provided for in Ordinance No. 3201, Fourth Series.

## 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 the 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:

\_\_\_\_\_  
MAYOR

ATTEST:

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

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**LEGAL DESCRIPTION  
TO ACCOMPANY REZONING AND LOT MERGER  
APPLICATIONS**

**REZONING**

**Lots 21, 22 and 23, Block A, of Shoptside or Brooke Realty Co's Subdivision No. 116, filed in the Office of the Recorder of Sacramento of Sacramento County, California, on September 16, 1908, in Book 9 of Maps, Map No. 16.**

**LOT MERGER**

**Lots 9 thru 23, inclusive, Block A, of Shoptside or Brooke Realty Co's Subdivision No. 116, filed in the office of the Recorder of Sacramento of Sacramento County, California, on September 16, 1908, in Book 9 of Maps, Map No. 16.**

**September 18, 1982**

**ROBERT U. GRANT CIVIL  
ENGINEERING CO., INC.**

**P 82285**

# SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

16

February 25, 1983

TO : John Varozza, City Engineering

FROM : William H. Edgar, Executive Director

SUBJECT: Use of Community Development Block Grant (CDBG) Funds for Street Improvements along West Pacific and Deeble in City Farms Area

This is response to the City Council's request for a report-back on street improvement plans for unimproved sections of West Pacific and Deeble Streets in the City Farms area. In particular, the issue of using CDBG funds for these improvements is addressed.

## BACKGROUND

Prior to November, 1982, City Farms was designated as a CDBG Target Area and received CDBG funding. The City Farms area received home rehabilitation assistance and street lighting funding (Heckes and Trainor Street Lighting A/D). Street improvement (curbs, gutters, sidewalks) were largely completed prior to the CDBG program, and therefore were not funded with CDBG funds.

From field surveys conducted by Agency staff, the City Farms area has essential infrastructure improvements in all areas except the above referenced two block area along Deeble and West Pacific (which is largely industrial). Due in part to the fact that City Farms has street improvements for residential areas in place, staff recommended that the area be deleted as a CDBG comprehensive treatment target area. This recommendation was approved on November 30, 1982 by City Council. Therefore, under current policy, City Farms is not considered eligible for capital improvement assistance through the CDBG program.

## POLICY CONSIDERATIONS

There are two major policy issues which arise in considering use of CDBG funds for the above referenced area:

- (1) Whether or not to grant an exception to the existing policy which is to concentrate CDBG capital improvement funds in the five multiple treatment areas (Del Paso Heights, East Del Paso Heights, Gardenland, Oak Park and Woodbine). The exception would allow City Farms to utilize CDBG funding for capital improvements, and;

# SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

John Varossa, City Engineering  
Page Two

February 25, 1983

- (2) Whether or not use of CDBG funds to subsidize improvements in an area which is largely industrial will meet the HUD eligibility test for benefit to low/moderate income persons and/or eliminate slums and urban blight.

The second issue is really most important in that it determines whether or not the project is eligible for CDBG funding.

As a general rule, CDBG funds have not been used to subsidize street improvements in areas which are not predominantly residential because direct benefit to low/moderate income individuals cannot be justified. In the subject unimproved areas there is approximately 10 residential structures, with over 50% of the area either vacant or in industrial use. Based on land use, and the lack of concentrated residential uses, it would be extremely difficult to justify the project as low/moderate benefit. This is particularly a problem in that a majority of the property assessment which CDBG would subsidize is industrial; therefore, CDBG funding would be subsidizing owners of industrial properties which in most instances would not be "low income residents" per HUD standard.

A potential alternative to subsidizing all properties would be to have a variable assessment subsidy such that residential properties receive the CDBG assessment subsidy and industrial properties pay full assessment. City Attorney review of this approach may be required to ensure that this is legal.

A second benefit criteria is to justify the project as elimination of slums and blight. To do this, the area would need to meet State or local definitions of blight and unsafe or unhealthy conditions. Generally speaking, HUD requires such areas to be urban renewal or redevelopment areas. Based on quick scan field surveys by Agency staff, we feel the area has some degree of blight, however, further documentation would be required to qualify the area under HUD standards.

In terms of approving an exception to existing CDBG targeting policy, we recognize that from time to time urgent capital improvement projects may arise outside of target areas, and, if appropriate, CDBG funding should be utilized. We do not recommend, however, that such an exception be granted in this case due to the questionable eligibility of the project.

# SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

John Varozza, City Engineering  
Page Three

February 25, 1983

If the City Council feels this project is a high and urgent CDBG priority we would suggest the following: (1) establish the legality of a variable assessment subsidy, and/or; (2) document specifically whether or not the area meets local and state definitions of blight.

I hope this responds to your concerns. Please do not hesitate to call me or Trish Davey of my staff.

Sincerely,

*William H. Edgar*

WILLIAM H. EDGAR  
Executive Director

WHE:TD:jr

42-23/24A

March 2, 1983

F & J Danko, Gerald Wetherbee Et al  
3722 West Pacific Ave.  
Sacramento, CA 95820

Dear Sirs:

On March 1, 1983, the Sacramento City Council took the following action(s) for property located 380 West Pacific Avenue east side of West Pacific Avenue, 500±' south of Sutterville Road(P-82285):

- A-B. Adopted Resolution 83-153 amending General Plan from Residential to Commercial & Offices
- C. Adopted Ordinance 83-030 rezoning 0.2± acres from R-1 to C-4- $\phi$  or more restrictive zone.

Enclosed, for your records, are fully certified copies of above referenced documents.

Sincerely,

Lorraine Magana  
City Clerk

LM/emm/16  
Enclosure

cc: Planning Department  
Robert U. Grant