

In the matter of the decision of the)
City Council on application P-9205,)
General Plan Amendment, Community)
Plan Amendment, and Rezoning from)
C-2 to R-3 in order to develop a 176)
unit apartment complex on property)
located on the east and west sides of)
24th Street, approximately 2,000 feet)
south of Florin Road)

NOTICE OF DECISION
and
FINDINGS OF FACT

FEB 3 - 1981

On January 20, 1981, the City Council indicated an intent to deny the above referenced requests based on findings of fact due February 3, 1981.

Based on documentary and oral evidence submitted at the public hearing on January 20, 1981, the City Council denied the request for Community and General Plan amendment and rezoning to R-3 based on the following findings:

1. The proposed apartment project is not compatible to the area in that:
 - a. additional traffic will be generated through the single family neighborhood located to the west;
 - b. the design of the development is not compatible with surrounding land uses.
 - c. the site is not suitable for an R-3 zoning classification.
2. The project is not consistent with the policies of the 1974 General Plan which states:
 - a. "Maintain a balance between residential building intensity (density) and the capacity of circulation and other service-system facilities";
 - b. "Preserve established residential areas from deteriorating influences";
 - c. "Prevent the intrusion of incompatible uses into residential areas throughout the City."

Mayor Z. Bentley
MAYOR

ATTEST:

Lorraine Magana
CITY CLERK

In the matter of the decision of the)
 City Council on application P-9205,)
 General Plan Amendment, Community)
 Plan Amendment, and Rezoning from)
 C-2 to R-3 in order to develop a 176)
 unit apartment complex on property)
 located on the east and west sides of)
 24th Street, approximately 2,000 feet)
 south of Florin Road }

NOTICE OF DECISION
 and
 FINDINGS OF FACT

On January 20, 1981, the City Council indicated an intent to deny the above referenced requests based on findings of fact due February 3, 1981.

Based on documentary and oral evidence submitted at the public hearing on January 20, 1981, the City Council denied the request for Community and General Plan amendment and rezoning to R-3 based on the following findings:

1. The proposed apartment project is not compatible to the area in that:
 - a. additional traffic will be generated through the single family neighborhood located to the west;
 - b. the design of the development is not compatible with surrounding land uses.
 - c. the site is not suitable for an R-3 zoning classification.
2. The project is not consistent with the policies of the 1974 General Plan which states:
 - a. "Maintain a balance between residential building intensity (density) and the capacity of circulation and other service-system facilities";
 - b. "Preserve established residential areas from deteriorating influences";
 - c. "Prevent the intrusion of incompatible uses into residential areas throughout the City."

 MAYOR

ATTEST:

APPROVED
 BY THE CITY COUNCIL

FEB 3 1981

OFFICE OF THE
 CITY CLERK

 CITY CLERK



CITY OF SACRAMENTO

OFFICE OF THE CITY CLERK

915 I STREET

SACRAMENTO, CALIFORNIA 95814

CITY HALL ROOM 203

TELEPHONE (916) 449-5426

LORRAINE MAGANA
CITY CLERK

February 4, 1981

Mr. Rick Stoddard
Stoddard Construction
8609 Fair Oaks Boulevard
Carmichael, CA 95608

Dear Mr. Stoddard:

On February 3, 1981, the City Council adopted the enclosed Findings of Fact which denied the appeal for the application P-9205, General Plan Amendment, Community Plan Amendment, and Rezoning from C-2 to R-3 in order to develop a 176 unit apartment complex on property located on the east and west sides of 24th Street, south of Florin Road.

Sincerely,


Lorraine Magana
City Clerk

LM:sj
Encl.

cc: Planning Department
Jerol Moore & Associates, Inc.