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CITY OF SACRAMENTO

CITY MANAGER'S OFFICE
RECEIVED
MAR 7 1980

CITY PLANNING DEPARTMENT
915 "I" STREET
CITY HALL - ROOM 308
SACRAMENTO, CALIF. 95814
TELEPHONE (916) 448-5804

Marty Van Duyen
[REDACTED]
PLANNING DIRECTOR

March 6, 1980
CITY MANAGER'S OFFICE
RECEIVED
MAR 7 1980

City Council
Sacramento, California

Honorable Members in Session:

- SUBJECT:
1. Rezoning from R-1 to R-1A
 2. Subdivision Modification to waive sidewalk
 3. Tentative Map (P-8915)

APPROVED
CITY COUNCIL
MAR 11 1980

LOCATION: 1700 Potrero Way

OFFICE OF THE
CITY CLERK

SUMMARY

This is a request for entitlements necessary to develop a 10-unit townhouse-condominium project on a 1.59 acre vacant lot. The Planning Commission and staff recommended approval of the project subject to conditions. The Planning Commission also approved a Special Permit for the townhouse-condominium units.

BACKGROUND INFORMATION

The subject site is vacant and is located in an area that is developed with single family dwellings. The site fronts on Potrero Way, which is a very unique street because there are no curbs, gutters, or sidewalks from the subject site going west. There are full street improvements east of the subject site.

In terms of the use of the site for townhouse-condominiums, the staff and Commission believe that the units are compatible with surrounding single family dwellings. The site plan is well designed to accommodate concerns of adjacent residences and to be compatible with the area.

The major issue that was discussed by the Planning Commission is relative to the required street improvements. The Subdivision Ordinance requires that full street improvements, including curbs, gutters and sidewalks, be installed when a property is subdivided. The Commission and neighbors felt that the site is located in a unique area of the City where there were no frontage improvements and that any development for this site should not significantly change the characteristics of the area. They felt that the area should retain its rural character. As a result, the Commission recommended that a subdivision modification be granted to delete the sidewalk requirement.

The neighborhood also suggested that the curb and gutters be deleted; however, the Commission determined that they were needed for proper drainage of the site and area.

The staff and Subdivision Review Committee support the requirement for full street improvements.

VOTE OF COMMISSION


On February 14, 1980, the Planning Commission by a vote of seven ayes, two absent, recommended approval of the project subject to conditions.

RECOMMENDATION

The Planning Commission recommends that the City Council approve the Rezoning, Subdivision Modification and Tentative Map and adopt the attached Rezoning Ordinance, Tentative Map and Subdivision Modification Resolution (Exhibit A-1).

The staff recommends that the City Council approve the Rezoning and Tentative Map and deny the request for Subdivision Modification to waive sidewalks. This can be accomplished by adopting the Rezoning Ordinance and Tentative Map Resolution (Exhibit A-2). The action for the Subdivision Modification would be an intent to deny based on findings of fact due at a subsequent meeting.

Respectfully submitted,


Marty Van Duren
Planning Director

FOR TRANSMITTAL TO CITY COUNCIL:


Walter J. Slipes, City Manager

MVD:HY:bw

March 11, 1980

District No. 4

Attachments
P-8915

SACRAMENTO CITY PLANNING COMMISSION

MEETING DATE February 14, 1980
 ITEM NO. 200 FILE NO. P-8815
M-

REZONING TENTATIVE MAP
 SPECIAL PERMIT EIR DETERMINATION
 VARIANCE EXT. OF PERMIT
 SUBD. MOD. OTHER

LOCATION: 1700 Petrus Way

Recommendation:

Favorable Unfavorable Petition Correspondence

PROPOSERS

NAME

ADDRESS

Carry Wapner - 5679 Forest Blvd.
Robert - 1781 Harlan Way

OPPOSERS

NAME

ADDRESS

Robert - 1781 Harlan Way
Bill Caselmann - 1728 Petrus Way

MOTION NO. _____

	YES	NO	MOTION	2ND
Augusta	<u>absent</u>			
Flores	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
Fong	<input checked="" type="checkbox"/>			
Goodin	<u>absent</u>			
Hunter	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	
Muraki	<input checked="" type="checkbox"/>			
Simpson P	<input checked="" type="checkbox"/>			
Simpson S	<input checked="" type="checkbox"/>			
Silva	<input checked="" type="checkbox"/>			

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
 D. Landscaping

STAFF REPORT AMENDED 2-14-80
CITY PLANNING COMMISSION

915 "I" STREET - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Jerry Wymore - 5679 Freeport Boulevard, Sacramento, CA 95822		
OWNER	Jerry Wymore - 5679 Freeport Boulevard, Sacramento, CA 95822		
PLANS BY	JTS Engineering		
FILING DATE	1-11-80	50 DAY CPC ACTION DATE	3-26-80
		REPORT BY:	DP:sg
NEGATIVE DEC.	2-4-80	EIR	ASSESSOR'S PCL. NO. 017-162-30

- APPLICATION:
1. Negative Declaration
 2. Rezone from Single Family (R-1) to Townhouse (R-1A) zone.
 3. Special Permit to construct ten townhouse-condominium units.
 4. Tentative Map
 5. Subdivision Modification to waive sidewalks

LOCATION: 1700 Potrero Way

PROPOSAL: The applicant is requesting the necessary entitlements to divide 1.59 vacant acres into 10 townhouse-condominium lots and a common lot.

PROJECT INFORMATION:

General Plan Designation: Residential

Sutterville Heights Community

Plan Designation: Light Density Residential

Existing Zoning of Site: R-1

Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:

North: Single Family Residential; R-1

South: Single Family Residential; R-1

East: Single Family Residential; R-1

West: Single Family Residential; R-1

Parking Required: 10 Parking Provided: 32

Ratio Required: 1:1 Ratio Provided: 3.2 Sp/Unit

Property Dimensions: 1.59 Acres

Density of Development: 6.2 DU/Gross Acre

Square Footage of Building: Approx. 1,776 Sq. Ft. - 2,060 Sq. Ft.

Significant Features of

Site: Trees

Topography: Flat

Street Improvements: To be Provided:

Existing Utilities: Available to Site

School District: Sacramento City Unified

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On January 30, 1980, by a vote of seven ayes, one absent, one abstention, the Committee recommended approval of the tentative map subject to the following conditions:

1. Provide standard subdivision improvements pursuant to Section 40.811 of the Subdivision Ordinance.
2. Prepare a sewer and drainage study for the review and approval of the City Engineer.
3. Name the private drive.

(over)

4. Rename the subdivision.
5. Dedicate 25 foot half-section south from the center line of Potrero Way.
6. Remove and reconstruct the existing street improvements along the parcel to the east (on the south side of Potrero Way) so that the improvements of Assessor's Parcel Numbers 017-162-30 and -31 will align.

STAFF EVALUATION: The subject site is located in an area developed with single family residences. The parcel is situated within walking distance of a bus line and commercial and service centers.

Staff has no problem with the proposed land use, however, there is concern regarding the overall density of 6.2 units that is being proposed. The site is located in an area that is developed with single family dwellings at a density of 4.2 units per acre. Staff suggests that one unit be deleted in order to reduce the density to 5.6 units per acre. This would be more consistent with the density of the surrounding single family.

Staff wishes to also point out that the development of single family units for this site would yield eight lots which amounts to a density of 5.0 units per acre. This parcel was originally intended for single family development as illustrated on Exhibit D.

The applicant has met with the immediate property owners and has redesigned the project to address neighborhood concern regarding possible visual intrusion of two-story units upon adjacent single family residences.

The following are comments regarding the site plan:

1. The applicant has indicated a desire to develop around a number of the existing trees (see Exhibit A). A condition to address tree retention has been suggested.
2. In an effort to align the street improvements along the south side of Potrero Way, the City Traffic Engineer requests the applicant remove and reconstruct the street improvements along the parcel to the east of the subject site.
3. The private drive is of adequate width to service emergency vehicles. However, the Fire Department requests that the planter located in the center of the turf stone turning radius be eliminated. While the turf stone pavers do not provide a sufficient foundation in terms of strength to support emergency vehicles the fire department is willing to work with the applicant to achieve a suitable alternative.
4. A sufficient number of visitor parking spaces are provided to serve the development. However, the six proposed spaces located in the southwestern corner of the site lack sufficient maneuvering width. Adequate stall depth and maneuvering width can be achieved by adjusting the position of proposed unit #6 toward the southern property line.

5. The Fire Department will require an on-site fire hydrant prior to the time of building construction. The City Water and Sewer Department has indicated that, depending upon the location of the fire hydrant and the common lot improvements, the water facilities may be operated and maintained by the City.
6. Staff has no problem with the proposed elevations or floor plans and commends the applicant's efforts to develop around several of the existing oak trees. Staff requests that a trash enclosure to service the project be provided.

The following are comments received from other agencies:

1. The Airport Land Use Commission has reviewed the development proposal and finds that the project is not inconsistent with the ALUC policy plan for safety area 3.
2. The Sacramento City Unified School District anticipates one elementary, one middle and one high school student. Should enrollment exceed current physical capacity, the district would provide additional portable classrooms.
3. Regional Transit has reviewed the project and has no comments or requirements.

STAFF RECOMMENDATION: Staff recommends that:

1. The negative declaration be approved.
2. The request to rezone to Townhouse R-1A be granted.
3. The special permit to allow nine townhouse-condominium units be granted subject to conditions.
4. The tentative map for nine units be approved subject to conditions.
5. Subdivision Modification to waive sidewalks (added by Planning Commission)
Conditions - Special Permit
 - a. The applicant shall provide detailed landscaping and irrigation plans for the review and approval of the Planning staff prior to issuance of building permits. The applicant shall make every effort to employ the use of deciduous trees as a passive solar technique. The applicant shall design with trees along the frontage.
 - b. The applicant shall submit a revised site plan for nine units for the review and approval of the Planning staff. The revised plans shall indicate the location, design and construction materials of a trash enclosure. *(deleted by Commission)*
 - c. The exterior construction shall consist of wood siding and the roofing materials shall be wood shakes as indicated on the submitted elevations.
 - d. The applicant shall construct the turf stone pavers or a suitable alternative to the satisfaction of the City Fire Department.
 - e. The applicant shall eliminate the planter indicated in the center of the turf stone paver.

- f. The applicant shall allow sufficient maneuvering width and stall depth for the visitor parking spaces in the southwestern corner of the subject site.
- g. The applicant shall provide six foot redwood fencing along the westerly, southerly, and easterly perimeters of the site.

Conditions - Tentative Map

- a. The applicant shall provide standard subdivision improvements pursuant to Section 40.811 of the Subdivision Ordinance. *(Planning Commission added ... Ordinance, excluding sidewalks.)*
- b. The applicant shall prepare a sewer and drainage study for the review and approval of the City Engineer.
- c. The applicant shall name the private drive.
- d. The applicant shall rename the subdivision.
- e. The applicant shall dedicate 25 foot half-section south from the center line of Potrero Way.
- f. The applicant shall remove and reconstruct the existing street improvements along the parcel to the east (on the south side of Potrero Way) so that the improvements of Assessor's Parcel Numbers 017-162-30 and 31 will align. *(deleted by Commission)*
- g. The applicant shall retain and develop around the trees indicated on Exhibit A. *(deleted - see condition h placed on Special Permit)*
- h. The applicant shall remove the existing concrete pad prior to the filing of the final map.
- i. The applicant shall redesign the tentative map to show nine townhouse-condominium lots and a common lot. *(deleted by Commission)*

Findings of Fact - Special Permit

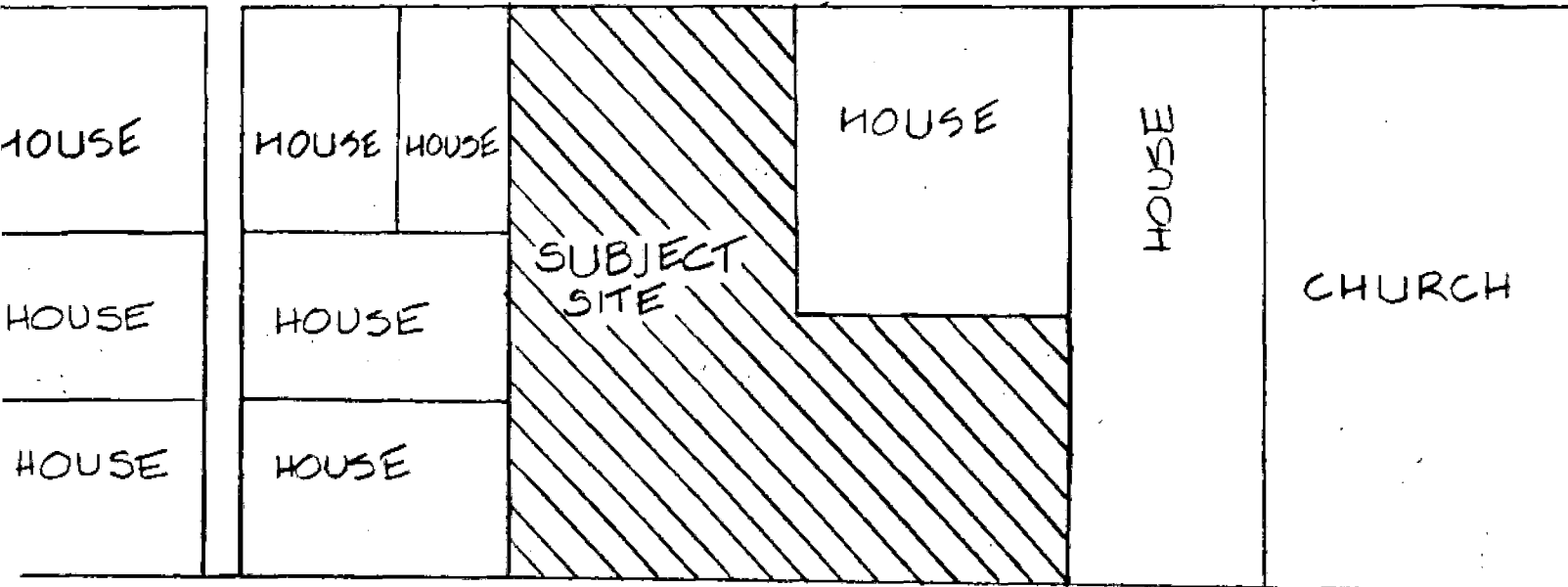
- a. The project, as conditioned, is based on sound principles of land use in that the proposed townhouse-condominium development is compatible with surrounding land uses, which includes single family residences.
- b. The project, as conditioned, will not be injurious to surrounding properties in that the proposal will not significantly alter the characteristics of the area.
- c. The proposal, as conditioned, is consistent with the 1974 General Plan which designates the site for residential uses.
- *h. *The applicant shall retain and develop around the trees indicated on Exhibit A (taken from condition g incorrectly placed on Tentative Map)*

RESIDENTIAL

LINTON PIKE

HOUSE

POTRERO WAY



P. 0915

FEBRUARY 14 80

ITEM No. 20

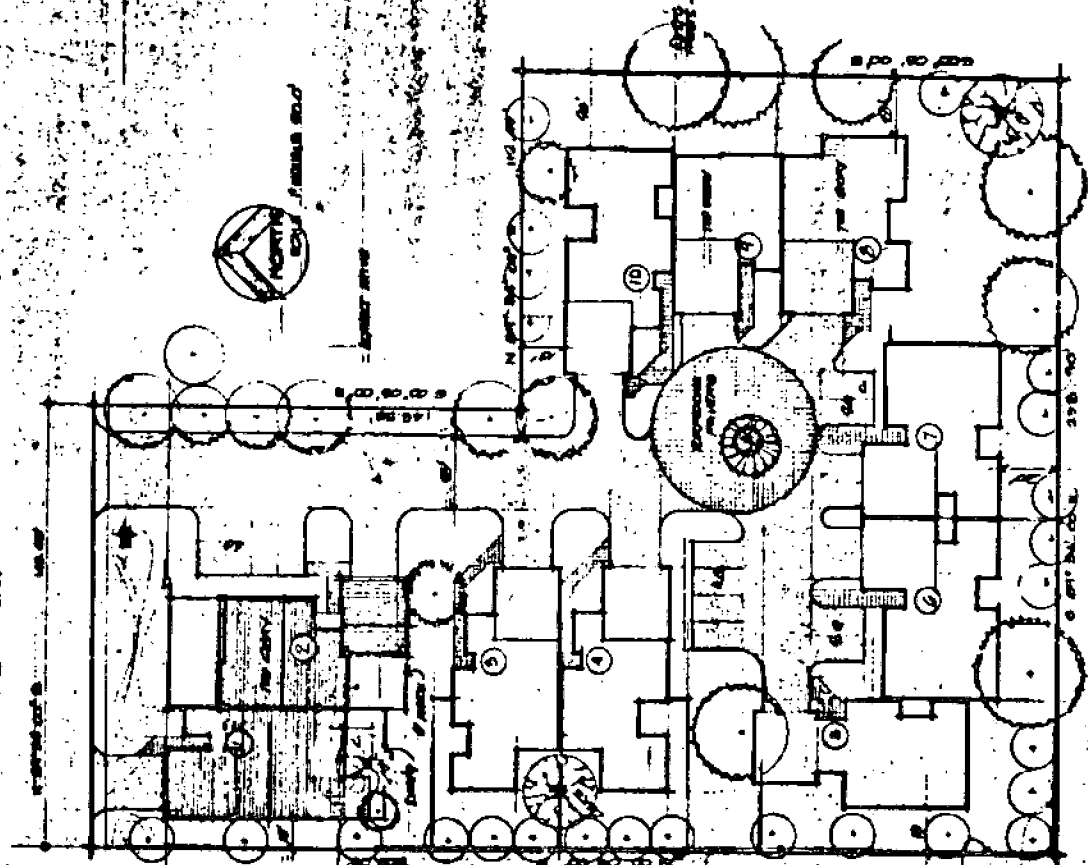


PRELIMINARY STUDY
 10 UNIT CLUSTER DEVELOPMENT
 WILMINGTON, OH.

DEVELOPMENT STATISTICS

NO.	UNIT TYPE	AREA (SQ. FT.)	NO. OF UNITS
1	1 BR	1,000	10
2	2 BR	1,200	10
3	3 BR	1,400	10
4	4 BR	1,600	10
5	5 BR	1,800	10
6	6 BR	2,000	10
7	7 BR	2,200	10
8	8 BR	2,400	10
9	9 BR	2,600	10
10	10 BR	2,800	10

TOTAL AREA: 18,000 SQ. FT.
 TOTAL UNITS: 100
 TOTAL GROUND COVER: 18,000 SQ. FT.
 TOTAL PAVED AREA: 18,000 SQ. FT.
 TOTAL CURB AND GUTTER: 18,000 SQ. FT.
 TOTAL DRIVEWAY: 18,000 SQ. FT.
 TOTAL SIDEWALK: 18,000 SQ. FT.
 TOTAL PARKING: 18,000 SQ. FT.
 TOTAL OPEN SPACE: 18,000 SQ. FT.
 TOTAL SITE AREA: 18,000 SQ. FT.



SITE STUDY

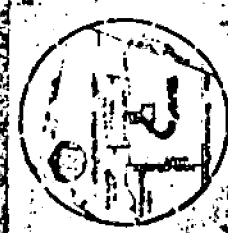
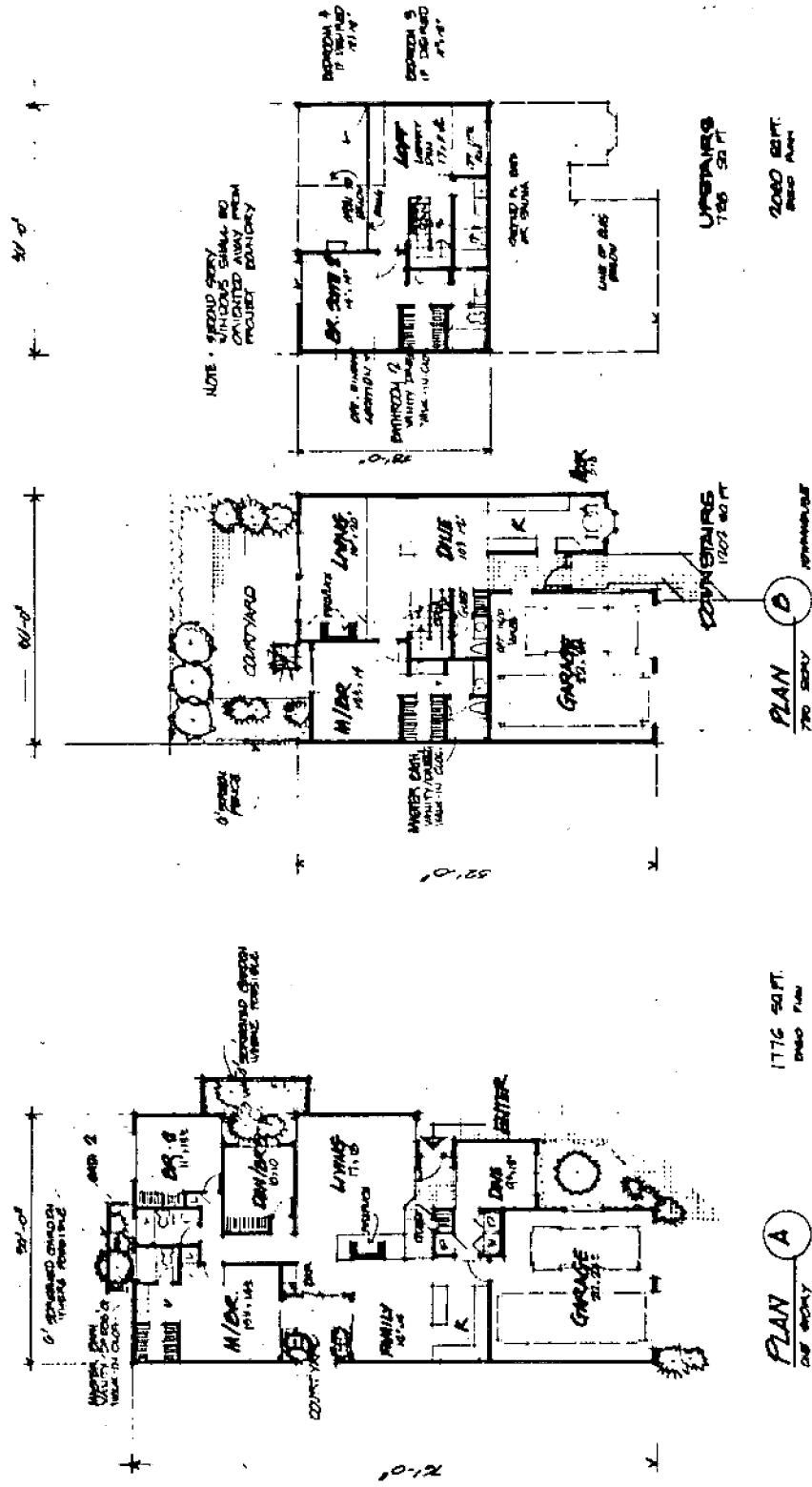
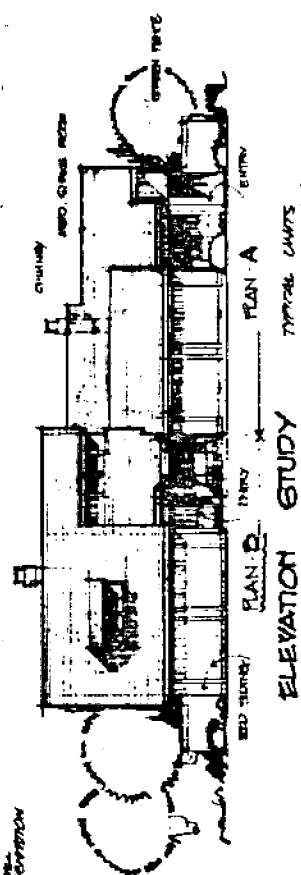


Exhibit "D"



TYPICAL UNITS - NOTE
 ALL UNITS SHALL BE FINISHED WITH
 3/4" GYP BOARD ON ALL WALLS AND CEILING
 IN THE PLAN AND TYPICAL ELEVATIONS SHALL
 VARY ACCORDING TO THE LOCATION / ORIENTATION



1. ORDINANCE NO. , FOURTH SERIES

ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, BY REMOVING PROPERTY LOCATED AT 1700 Potrero Way FROM THE R-1 Single Family Residential ZONE AND PLACING SAME IN THE R-1A Townhouse ZONE (FILE NO. P-8915) (APN: 017-162-30)

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 R-1 Single Family Residential zone(s), established by Ordinance No. 2550, Fourth Series, as amended, is hereby removed from said zone(s) and placed in the R-1A Townhouse zone(s).

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

P-8915

*Legal Description of Subject Site

* all that real property situate in the City of Sacramento, County of Sacramento, State of California, described as follows: All that portion of the Southwest one-quarter of Section 24, Township 8 North, Range 4 East, M.D.B.&M, further described as follows:

Beginning at a point on the South line of a 20.00 foot lane known as Potrero Way, from which the Southwest corner of said Section 24 bears South 89° 54' West 667.25 feet and South 00° 06' East 1992.50 feet; thence from said point of beginning along said South line of Potrero Way North 89° 54' East 146.45 feet; thence South 00° 06' East 157.55 feet; thence North 89° 54' East 112.45 feet; thence South 00° 06' East 178.95; thence South 89° 54' West 258.90 feet; thence North 00° 06' West 336.50 feet to the point of beginning.
EXCEPTING THEREFROM any portion lying within a public street or road.

RESOLUTION NO. 80-143

Adopted by The Sacramento City Council on date of

ADOPTING FINDINGS OF FACT, APPROVING A REQUEST
FOR SUBDIVISION MODIFICATION AND TENTATIVE MAP
FOR MARYWOOD UNIT No. 2 (P-8915)

WHEREAS, the Planning Commission has submitted to the City Council its report and recommendations concerning the request for a tentative map for Marywood Unit No. 2 located at 1700 Potrero Way (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 March 11, 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 Sutterville Heights Community Plan in that both plans designate 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 discharge averages 56 mgd. The discharge from the proposed project will not create a condition exceeding the design capacity.

APPROVED
BY THE CITY COUNCIL

MAR 11 1980

OFFICE OF THE
CITY CLERK

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.

H. In the matter of the requested subdivision modification, the Council determines as follows:

a. That the property to be divided is of such size or shape, or is affected by such topographic conditions, or that there are such special circumstances or conditions affecting the property that it is impossible, impracticable or undesirable in the particular case to conform to the strict application of these regulations.

Fact: The site is located in an area where there are no curbs, gutters and sidewalks and there is a rural character to the site.

b. That cost to the subdivider of strict or literal compliance with the regulation is not the sole reason for granting the modification.

Fact: The improvements would change the character of the neighborhood.

c. That the modification will not be detrimental to the public health, safety, or welfare or be injurious to other properties in the vicinity.

Fact: The granting of the modification would not affect any adjacent properties.

d. That granting the modification is in accord with the intent and purpose of these regulations and is consistent with the General Plan and with all other applicable Specific Plans of the City.

Fact: The site is designated for residential uses.

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

- A. The Negative Declaration be ratified;
- B. The Tentative Map and Subdivision Modification be approved subject to the following conditions:
 - 1. The applicant shall provide standard subdivision improvements pursuant to Section 40.811 of the Subdivision Ordinance, excluding sidewalks.
 - 2. The applicant shall prepare a sewer and drainage study for the review and approval of the City Engineer.
 - 3. The applicant shall name the private drive.
 - 4. The applicant shall rename the subdivision.
 - 5. The applicant shall dedicate 25 foot half-section south from the center line of Potrero Way.
 - 6. The applicant shall remove the existing concrete pad prior to filing of the final map.

MAYOR

ATTEST:

CITY CLERK

P-8915

RESOLUTION NO.

Adopted by The Sacramento City Council on date of

**ADOPTING FINDINGS OF FACT, APPROVING A REQUEST
FOR TENTATIVE MAP FOR MARYWOOD UNIT NO. 2 (P-8915)**

WHEREAS, the Planning Commission has submitted to the City Council its report and recommendations concerning the request for a tentative map for Marywood Unit No. 2 located at 1700 Potrero Way

(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 March 11, 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 Sutterville Heights 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 discharge 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 Negative Declaration be ratified;
- B. The Tentative Map be approved subject to the following conditions:
1. The applicant shall provide standard subdivision improvements pursuant to Section 40.811 of the Subdivision Ordinance.
 2. The applicant shall prepare a sewer and drainage study for the review and approval of the City Engineer.
 3. The applicant shall name the private drive.
 4. The applicant shall rename the subdivision.
 5. The applicant shall dedicate 25 foot half-section south from the center line of Potrero Way.
 6. The applicant shall remove and reconstruct the existing street improvements along the parcel to the east (on the south side of Potrero Way) so that the improvements of Assessor's Parcel Numbers 017-162-30 and 31 will align.
 7. The applicant shall retain and develop around the trees indicated on Exhibit A.
 8. The applicant shall remove the existing concrete pad prior to the filing of the final map.

MAYOR

ATTEST:

CITY CLERK



CITY OF SACRAMENTO

LORRAINE MAGANA
CITY CLERK

OFFICE OF THE CITY CLERK

915 I STREET
CITY HALL ROOM 203

SACRAMENTO, CALIFORNIA 95814
TELEPHONE (916) 449-5426

March 12, 1980


Jerry Wymore
5679 Freeport Boulevard
Sacramento, CA 95822

Dear Mr. Wymore:

On March 11, 1980, the City Council adopted the enclosed certified ordinance amending the districts established by the Comprehensive Zoning Ordinance No. 2550, Fourth Series, as amended, by removing property located at 1700 Potrero Way from the R-1 Single Family Residential zone and placing same in the R-1A Townhouse zone. (File No. P-8915) (APN: 017-162-30)

The Council also adopted the enclosed certified resolution adopting Findings of Fact, approving a request for subdivision modification and tentative map for Marywood Unit No. 2.

Sincerely,


Jaci Pappas
Acting City Clerk

JP:HO

Encls.

cc: Planning Department

Item No. 26