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CITY OF SACRAMENTO

DEPARTMENT OF PLANNING AND DEVELOPMENT

1231 "I" Street

Sacramento, Ca. 95814

Administration

Room 300 449-5571

Building Inspections

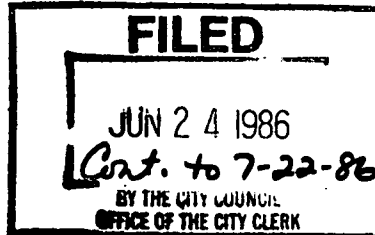
Room 200 449-5716

Planning

Room 200 449-5604

June 18, 1986

City Council
Sacramento, California



Honorable Members in Session:

SUBJECT: Appeal of Planning Commission's Approval of Special Permit to Develop a Six Unit Apartment Complex in C-1 Zone.
(P86-155)

LOCATION: Northeast Corner of 39th Street and Broadway

SUMMARY

The applicant applied for the necessary entitlements to develop a 10 unit apartment complex on the 0.35+ acre site. The Planning Commission approved the Special Permit request for apartment development in the Limited Commercial (C-1) zone subject to the condition that a maximum of six units would be developed on the site. The applicant has determined that six units is economically infeasible and is, therefore appealing the Commission's decision.

BACKGROUND INFORMATION

The subject site consists of 0.35+ acres developed with an abandoned house in the Limited Commercial (C-1) zone. The 1985 Oak Park Redevelopment Plan designates the site as a Three Year Commercial Demonstration Area in order to encourage commercial development in the area. If commercial development does not occur on the site prior to December 31, 1987 the Plan designation of the site will be changed to a Residential Land Use Designation.

The applicant proposes to remove the existing residence and construct a 10 unit apartment complex on the site consisting of two two-story buildings. The applicant's proposed density is 28.5 dwelling units per acre. In order to preserve the existing low density residential character of the neighborhood and maintain consistency with the intent of the Oak Park Redevelopment Plan, Planning staff recommended that the site be developed with a maximum of three duplex structures at a density of 17 dwelling units per acre. The Planning Commission concurred with staff's recommendation.

16

LIBERTY



Home Loans, Inc.

"A Touch of Financial Freedom"

RECEIVED
CITY CLERKS OFFICE
CITY OF SACRAMENTO

JUL 22 10 08 AM '86

July 21, 1986

City Clerk's Office
915 I Street Room 203
Sacramento, CA 95814

To Whom It May Concern:

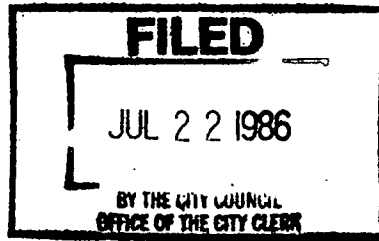
Liberty Home Loans hereby cancels its request for appeal to the city council regarding the 39th and Broadway development. #P-86-155.

If there are any further questions, please feel free to call on me.

Thank You,

Todd L. Johnson

TLj/rrh



June 18, 1986

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The applicant's proposal was reviewed by the Oak Park Project Area Committee and Redevelopment Agency staff. The Oak Park PAC indicated that they were opposed to a multi-family development on the site. PAC supports commercial development on this site. Agency staff indicated that the proposed multiple-family complex is generally consistent with the current redevelopment plan for Oak Park; and supports the modified 6-unit complex.

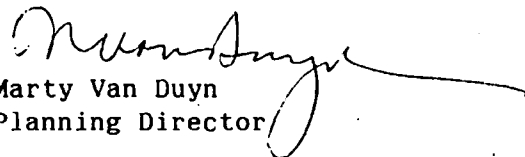
VOTE OF THE PLANNING COMMISSION

On May 22, 1986 the Planning Commission voted seven ayes, two absent to recommend approval of the request subject to conditions.

RECOMMENDATION

The Planning Commission and staff recommend the City Council deny the appeal based on the attached Findings of Fact.

Respectfully submitted,


Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

MVD:JP:jg
Attachments
P86-155

June 24, 1986
District No. 5

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Appeal of Liberty Home Loans vs)
City of Sacramento Planning)
Commission's Approval of a)
Special Permit to develop a)
six unit apartment complex in)
the C-1 zone. (P86-155))

NOTICE OF DECISION

AND

FINDINGS OF FACT

At its regular meeting of July 24, 1986 the City Council heard and considered evidence in the above entitled manner. Based upon verbal and documentary evidence at said hearing, the Council denied the appeal based on the following findings:

1. The project, as conditioned, is based upon sound principles of land use in that the proposed duplex development is compatible with surrounding residential development.
2. The project, as conditioned, will not be detrimental to the public health, safety, or welfare, or result in the creation of a nuisance because off-street parking and landscaping will be provided.
3. The proposed project, as conditioned, and with a Special Permit, is consistent with the City's Discretionary Interim Land Use Policy, in that the site is designated for future residential use by the 1985 Oak Park Redevelopment Plan and the proposed duplex development use conforms with this plan designation.

MAYOR

ATTEST:

CITY CLERK

P86-155

SACRAMENTO CITY PLANNING COMMISSION

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MEETING DATE May 22, 1986
ITEM NO. 15B FILE # 86-155
M: _____

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

Location: Northeast corner of 39th Street & Broadway

Recommendation:

- Favorable w/cond.
- Unfavorable
- Petition
- Correspondence

<u>PROPOSERS</u>	
<u>NAME</u>	<u>ADDRESS</u>
<u>Todd Johnson</u>	<u>- 2740 Fulton Avenue, Sacramento 95821</u>

<u>OPPOSERS</u>	
<u>NAME</u>	<u>ADDRESS</u>
<u>Lynn Weston (Ex. Dir. Oak Park PAC)</u>	<u>- 3520 5th Avenue, Sacramento</u>
<u>John Watson</u>	<u>- 2940 39th Street, Sacramento</u>

MOTION NO. _____

	YES	NO	MOTION	SECOND
Chinn	✓			✓
Ferris	✓		✓	
Goodin	✓			
Hollick	✓			
Holloway	<u>absent</u>			
Otto	✓			
Ramirez	<u>absent</u>			
Walton	✓			
Ishmael	✓			

- MOTION**
- TO APPROVE
 - TO DENY
 - TO APPROVE SUBJECT TO COND. & BASED ON FINDINGS OF FACT IN STAFF REPORT
 - TO APPROVE/DENY BASED ON FINDINGS OF FACT IN STAFF REPORT
 - INTENT TO APPROVE/DENY SUBJECT TO COND. & BASED ON FIND. OF FACT DUE _____
 - TO RECOMMEND APPROVAL & FORWARD TO CITY COUNCIL
 - TO RECOMMEND APPROVAL SUBJECT TO COND. & FORWARD TO CITY COUNCIL
 - TO RATIFY NEGATIVE DECLARATION
 - TO CONTINUE TO _____ MEETING
 - OTHER _____

NOTICE OF APPEAL OF THE DECISION OF THE SACRAMENTO CITY PLANNING COMMISSION

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DATE: 5-29-86

TO THE PLANNING DIRECTOR:

I do hereby make application to appeal the decision of the City Planning Commission of 5-22-86 when:
(Date)

Rezoning Application Variance Application
 Special Permit Application

was: Granted Denied by the Commission

GROUNDS FOR APPEAL: (Explain in detail)

WE DID NOT OPPOSE THE STAFFS RECOMMENDATION TO BUILD 3 DUPLEXES INSTEAD OF THE ORIGINAL 10. DUE TO MISCALCULATION WE REALIZE THE DUPLEXES WILL NOT FIT.

PROPERTY LOCATION: 3701, 3705 & 3711 BROADWAY

PROPERTY DESCRIPTION:

ASSESSOR'S PARCEL NO. 214 - 0141 - 026, 00, 028

PROPERTY OWNER: LIBERTY HOME LOANS

ADDRESS: 2740 FULTON AVE SAC TO 95821

APPLICANT: SAME

ADDRESS: 11

APPELLANT: (Signature)
(SIGNATURE)

LIBERTY HOME LOANS
PRINT NAME

ADDRESS: SAME AS ABOVE

FILING FEE:
 by Applicant: \$105.00 RECEIPT NO. _____
 by 3rd party: 60.00

FORWARDED TO CITY CLERK ON DATE OF: _____

P-86155

5/82

DISTRIBUTE TO - (4 COPIES REQUIRED):

- MVD
- HY
- WW
- LO
- SG - (Orig)

CITY PLANNING COMMISSION

1231 'I' STREET, SUITE 200, SACRAMENTO, CA 95814

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APPLICANT	Liberty Home Loans, 2740 Fulton Ave., Sacramento, CA 95821
OWNER	Liberty Home Loans, 2740 Fulton Ave., Sacramento, CA 95821
PLANS BY	Alwood Design Service
FILING DATE	4-18-86
ENVIR. DET.	Neg. Dec. filed 4-28-86
REPORT BY	CV
ASSESSOR'S-PCL. NO.	014-0141-026,027,028

- APPLICATION:**
- A. Negative Declaration
 - B. Special Permit to allow apartments in the Light Commercial (C-1) zone.
 - C. Lot Line Adjustment to merge three parcels into one parcel.

LOCATION: NE corner of Broadway and 39th Avenue

PROPOSAL: The applicant is requesting the necessary entitlements to develop a ten unit apartment complex.

PROJECT INFORMATION:

1974 General Plan Designation: Three year Commercial Demonstration Area

1985 Oak Park Redevelopment Plan Designation: Three year Commercial Demonstration Area (effective through 12-31-87)

Existing Zoning of Site: C-1
Existing Land Use of Site: Abandoned house

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Single family residential; R-1	Front:	26 ft.	29 ft.
South: Vacant, office; C-1	Side(Int):	5 ft.	5 ft.
East: Four-plex apartment; C-1	Side(St):	none	9 ft.
West: Single family residential; C-1	Rear:	15 ft.	Bldg. A-11'± Bldg. B-86'±

Parking Required: 10 spaces
Parking Provided: 10 spaces
Property Dimensions: Irregular
Property Area: 0.35± acres
Density of Development: 28.5 d.u. per acre
Square Footage of Building: Building A, B 837 sq. ft. per unit
Height of Building: Two story
Topography: Flat
Street Improvements/Utilities: Existing
Exterior Building Materials: Stucco, T1-11 plywood siding
Roof Material: Fiberglass composition roof

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PROJECT EVALUATION: Staff has the following comments:

A. LAND USE/ZONING

The subject site is presently developed with abandoned single family residential structure. Surrounding land uses and zoning include: single family residential, R-1 to the north, vacant, office, and C-1 to the south, two story four-plex apartment to the east, and single family residential, C-1 to the west.

B. SITE PLAN/BUILDING DESIGN

The applicant proposes to remove the existing abandoned residential structure located on the site to allow the construction of ten apartment units. Four of these units would be located in a two story building B, while the remaining six units would be located in another two story building A.

The density as proposed by the applicant is 28.5 du/ac. The site plan indicates that building B will be located on the corner of 39th and Broadway, while building A will be located in the rear of the lot.

Parking will be provided directly off Broadway and in the street side yard.

The units consist of two story two bedroom, one bath units, approximately 837 sq. ft. in size. The entryway for building B will face 39th Street, while the entryway for building A will face Broadway. Exterior building materials consist of stucco for the first floor and T1-11 plywood siding for the second floor. A fiberglass composition roof is also proposed.

C. SITE PLAN/BUILDING - STAFF COMMENTS

The subject site is located in the Oak Park Redevelopment Area. The 1985 Oak Park Redevelopment Plan designates the subject site as commercial demonstration through December 31, 1987. The purpose of this land use designation is to encourage new commercial development during this time period. If no commercial development occurs during this time period, then the subject site will be changed to a residential land use designation.

To attain consistency with the intent of the 1985 Oak Park Redevelopment Plan and to retain the subject parcel for future residential land uses, Staff recommends the site be developed instead with three two unit one or two story duplexes (see Exhibit A). This alternative would preserve the existing residential character of the surrounding neighborhood and would reduce the density from 28 to 17 du/ac.

In addition, staff notes that the existing dimensions of the subject site and its location on Broadway would make single family residential development difficult on all three existing parcels (see Exhibit B).

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While parcel 28 which is an 80'+ x 80'+ lot could be developed with a single family unit, parcel 27 which is 41'+ x 127'+ and parcel 26 which is a 40'+ x 121'+ would not have the necessary parcel width to easily accommodate a standard single family residence.

This project is located in the Oak Park Redevelopment Area and the building materials and elevations are required to be evaluated by the Design Review/Preservation Board.

Staff notes conflicting comments regarding the applicant's proposal from the Oak Park Project Area Committee who opposes the applicant's proposal and the Redevelopment Agency who finds the applicant's proposal consistent with the Oak Park Redevelopment Plan. The Oak Park Project Area Committee has indicated to staff that the Oak Park Redevelopment Plan and use designation for the subject parcel is a commercial demonstration area for a three year period ending December 31, 1987. After this period, the Oak Park Redevelopment Plan designates the subject site for residential uses.

D. INTERDEPARTMENTAL REVIEW

This proposal was reviewed by the City departments of Redevelopment, Traffic Engineering, Engineering, Real Estate, Water, and the Oak Park Project Area Committee and the following comments were received:

Engineering: Provide frontage improvements at the time of Building Permit; may require replacement of existing curbs, gutters, and/or sidewalks.

Water: Provide adequate water services at time of building permit.

Traffic Engineering: Increase corner radius to 32' feet radius (at curblines) and dedicate necessary right-of-way. Dedicate right-of-way on eastern most lot to straighten Broadway.

Oak Park Project Area Committee: We are opposed to multi-family use for the subject site. It is our recommendation the request for the Special Permit to build the ten unit apartment building be denied.

Sacramento Housing and Redevelopment Agency: The proposed development for the 10 unit apartment complex is consistent with the current development plan for Oak Park.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has reviewed the proposed project and has filed a negative declaration, based upon compliance with the following mitigation measures:

The applicant shall make on site structure available for 30 days to any interested party, free or at a reasonable cost, via a seven day ad in the Sacramento Bee or Union prior to issuance of a demolition permit. Such party shall have a minimum of 60 days during which to move the structure.

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RECOMMENDATION: Staff recommends the following action:

- A. Ratify the Negative Declaration.
- B. Approve the lot line adjustment to merge three parcels into one parcel by adopting the attached resolution.
- C. Approve the Special Permit request to allow a maximum of six units subject to conditions and findings of fact which follow:

Conditions:- Special Permit

- 1. A maximum of six units shall be developed on the subject properties as indicated by exhibit A. A duplex shall be developed on a corner lot (parcel 28) and two duplexes shall be developed on the interior lot (parcels 26, 27).
- 2. The project shall be reviewed and approved by the Design Review/Preservation Board.
- 3. The applicant shall make the on-site structure available for 30 days to any interested party, free or at a reasonable cost, via a seven day ad in the Sacramento Bee or Union prior to issuance of demolition permit. Such party shall have a minimum of 60 days during which to move the structure.

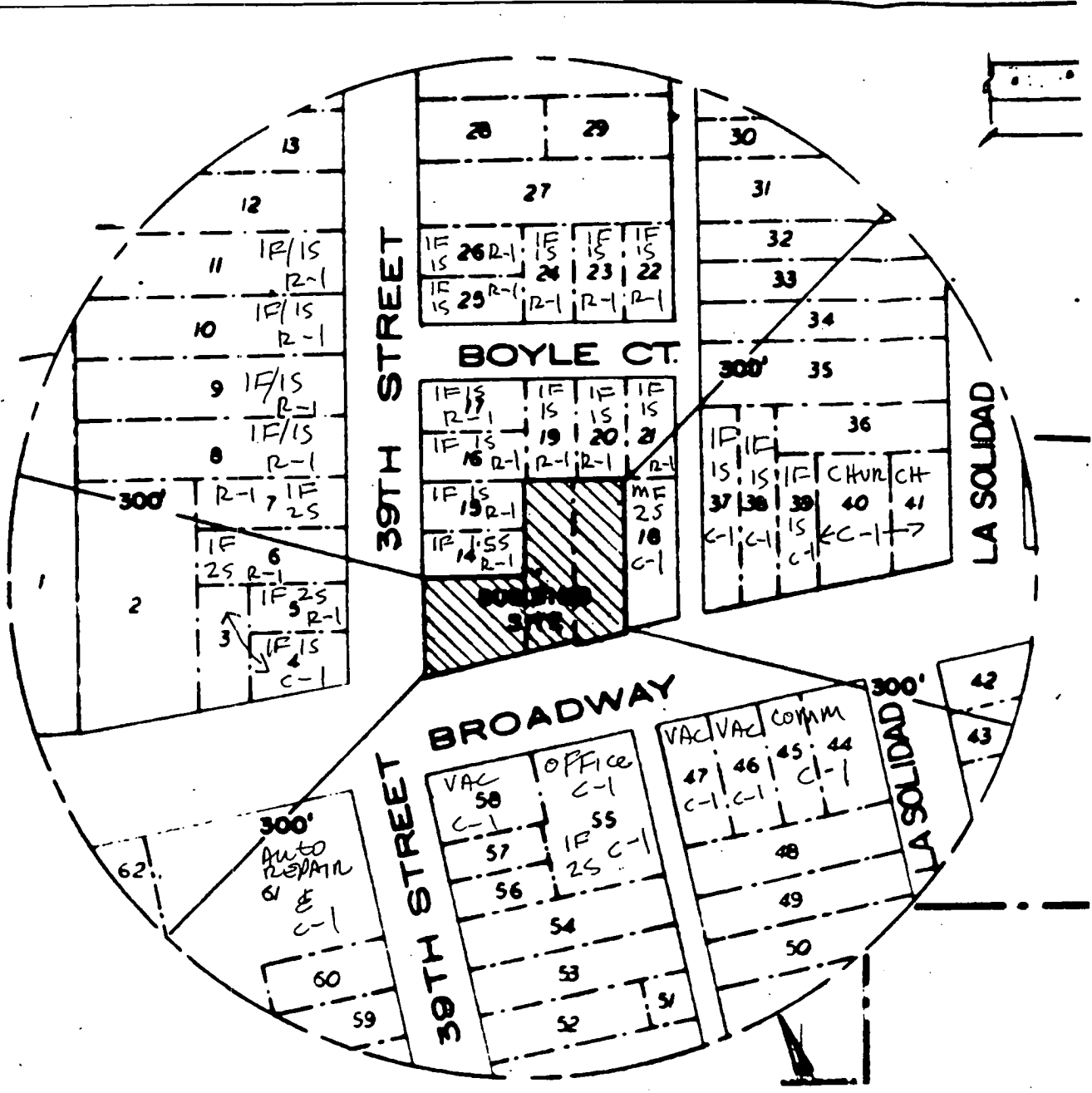
Findings of Fact - Special Permit

- 1. The project, as conditioned, is based upon sound principles of land use in that the proposed duplex development is compatible with surrounding residential development.
- 2. The project, as conditioned, will not be detrimental to the public health, safety, or welfare, or result in the creation of a nuisance because off-street parking and landscaping will be provided.
- 3. The proposed project, as conditioned, and with a special permit, is consistent with the City's Discretionary Interim Land Use Policy, in that the site is designated for future residential use by the 1985 Oak Park Redevelopment Plan and the proposed duplex development use conforms with this plan designation.



3

VICINITY MAP



1S = 1 story
 1.5S = 1.5 story
 2S = 2 story

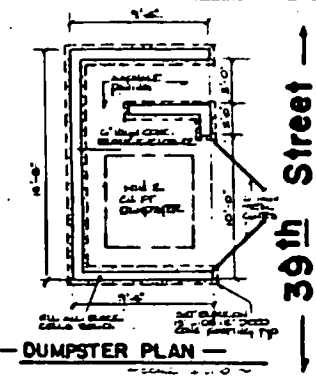
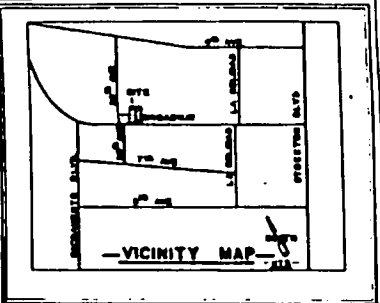
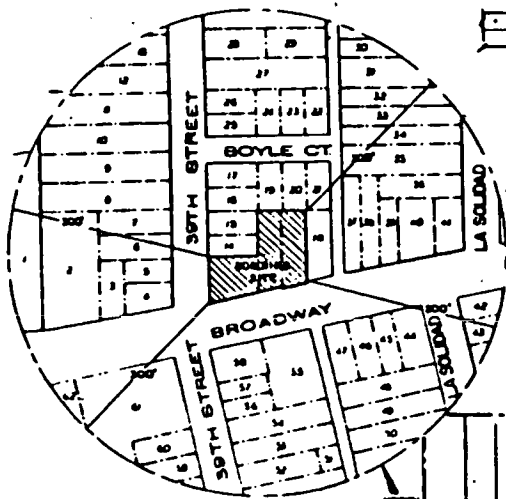
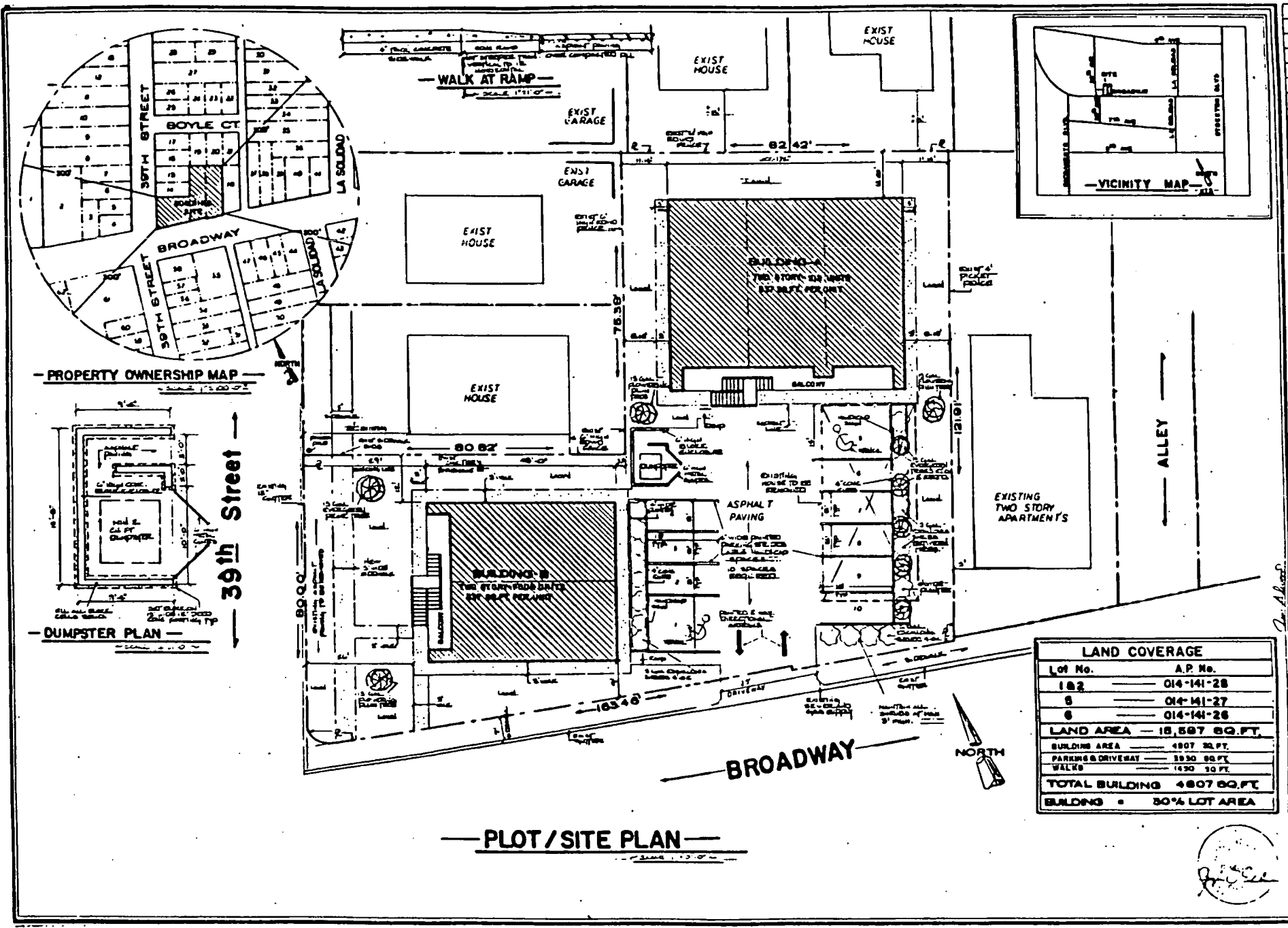
LAND USE & ZONING MAP

186-155

12

S-22-86

S/F



LAND COVERAGE	
Lot No.	A.P. No.
102	014-141-28
8	014-141-27
6	014-141-26
LAND AREA - 18,597 SQ. FT.	
BUILDING AREA	4807 SQ. FT.
PARKING & DRIVEWAY	1930 SQ. FT.
WALKS	1430 SQ. FT.
TOTAL BUILDING	4807 SQ. FT.
BUILDING	26% LOT AREA

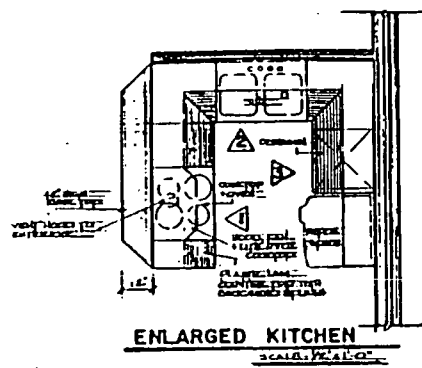
1.7	1.8
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— PLOT / SITE PLAN —

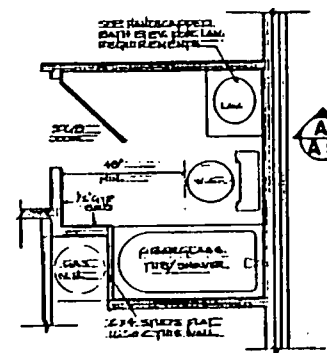
ALWOOD DESIGN SERVICE

SITE PLAN

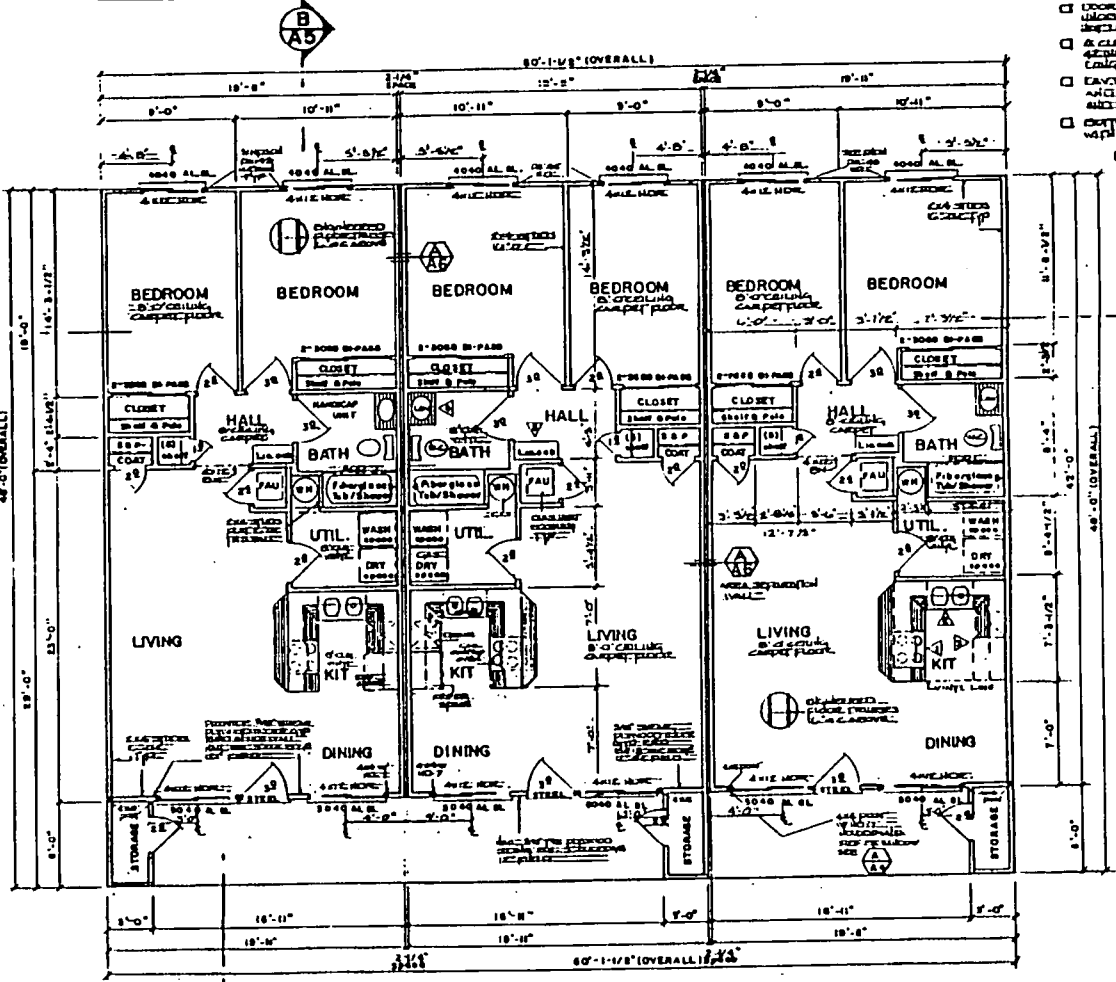
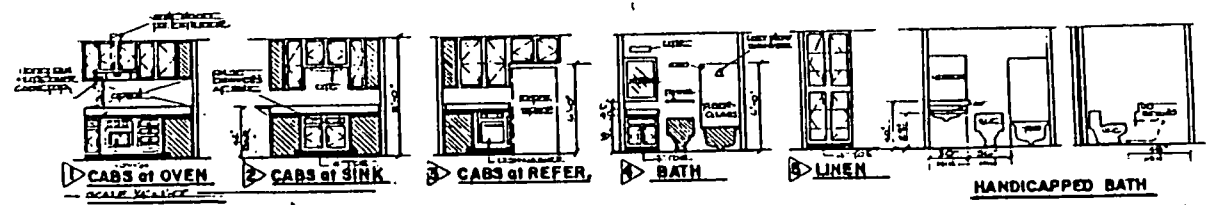
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ENLARGED KITCHEN
SCALE: 1/2" = 1'-0"



ENLARGED BATH
SCALE: 1/2" = 1'-0"



- DOORWAY SHALL HAVE CLEAR UNOBSTRUCTED WIDTH OF NOT LESS THAN 3'-0"
- ALL CLIMATE CONTROL DEVICES SHALL BE LOCATED ON THE EXTERIOR WALLS OF THE BUILDING
- CLOSET DOORS SHALL BE 2'-0" HIGH AND 1'-0" WIDE MINIMUM AND BE LOCATED TO BE WITHIN 4'-0" OF FLOOR
- GRAB BARS NOT REQUIRED AT SINK & UTILITY SINK UNLESS SPECIFIED

- ENERGY REQUIREMENTS**
- Coat and seal all joints and penetrations.
 - All exterior doors and windows to be C.E.C. certified and labeled. All window doors to be weatherstripped.
 - Minimum ceiling insulation to be R-19.
 - Minimum wall insulation to be R-13.
 - Provision to have tight fitting doors and windows on the end outside air.
 - Hot water tank, shower heads and fixtures to be C.E.C. certified.
 - Exhaust water heater burner to be B-12 or greater.
 - Hot water and vent pipes to be insulated with R-31/2" (green) foam insulation.
 - HVAC equipment to be C.E.C. certified and labeled.
 - Exhaust fans and fan system to have damper controls.
 - All ducts constructed and installed per chapter 10 of the 1978 U.M.C.
 - General lighting for kitchen and bath, 20 lumens/sq ft or greater.
 - All appliances to be equipped with automatic shutoff devices.

1st FLOOR PLAN

DO NOT SCALE: FIELD DIMENSIONS TAKE PRECEDENCE OVER DRAWINGS



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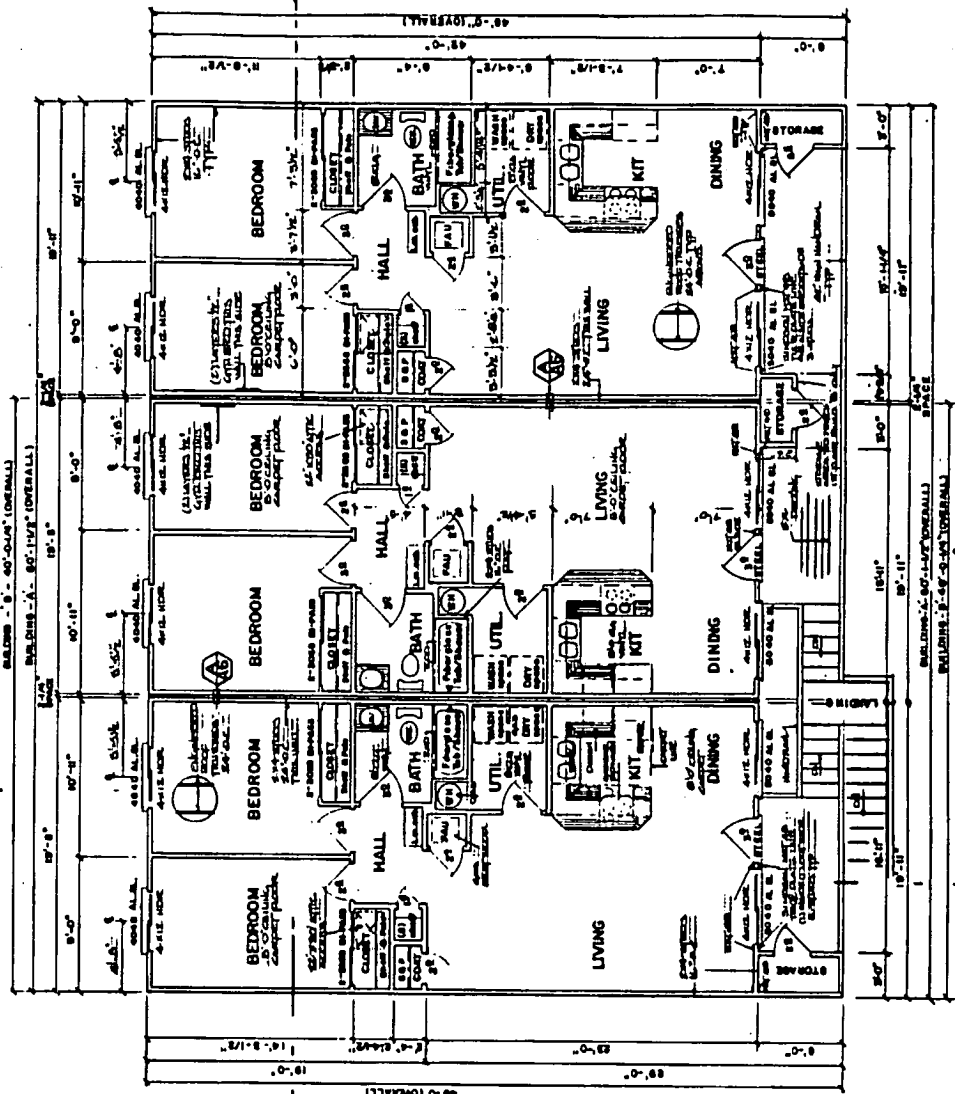
10

FLOOR PLANS

2nd FLOOR PLAN



- NOTES**
- ALL WORK TO BE IN COMPLIANCE WITH NATIONAL AND LOCAL BUILDING CODES.
 - BEDROOMS TO HAVE MINIMUM CLEAR AREA OF 87 SQ. FT. MINIMUM CLEAR HEIGHT OF 8'0". MINIMUM CLEAR WIDTH OF 4'0".
 - SMOKE AREA FOR BATHROOMS SHALL BE AT LEAST 1/2 OF FLOOR AREA BUT NOT LESS THAN 10 SQ. FT.
 - WATER CLOSET COMPARTMENT SHALL HAVE 6'0" MINIMUM WIDTH AND 4'0" CLEAR IN FRONT OF WATER CLOSET.
 - WATER MAINS TO BE LOCATED WITH NATIONAL AND LOCAL BUILDING CODES.
 - PROVIDE 1/4" INTERFLOOR STIFFNESS BOUND AT ALL NET LOADINGS TYPE AND TEXTURE.
 - PROVIDE SLOPMENT FOR IN SITS AND LAUNDRY ROOMS AS ALL NET LOADINGS TYPE AND TEXTURE.
 - CAPACITY OF 5 AIR CHANGES PER HOUR.
 - MAKE CHANGES TO NEED TO BE 4" MINIMUM OVER 10' MINIMUM.



2nd FLOOR PLAN
 DO NOT SCALE: FIELD DIMENSIONS TAKE PRECEDENCE OVER DRAWINGS

FLOORS:
 1ST FLOOR: TO BE 4' COLLECTED OVER COVERED. FILL. ALL CONCRETE TO BE 4" MIN. THICK. ALL FLOORING TO BE 1/2" MIN. THICK. ALL FLOORING TO BE 1/2" MIN. THICK. ALL FLOORING TO BE 1/2" MIN. THICK.

WALLS:
 ALL EXTERIOR AND INTERIOR WALLS TO BE FINISHED WITH GYP. BOARD. ALL INTERIOR WALLS TO BE FINISHED WITH GYP. BOARD. ALL INTERIOR WALLS TO BE FINISHED WITH GYP. BOARD.

CEILING:
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ROOFING:
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TRUSSES:
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FRAMING:
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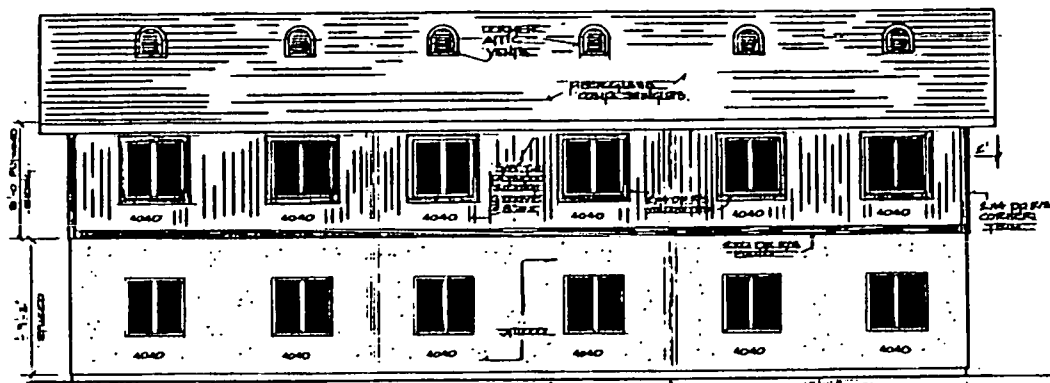
DOOR SCHEDULE		WINDOW SCHEDULE	
NO.	SIZE	NO.	LOCATION
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3	3'-0" x 7'-0"	3	WALL
4	3'-0" x 7'-0"	4	WALL
5	3'-0" x 7'-0"	5	WALL
6	3'-0" x 7'-0"	6	WALL
7	3'-0" x 7'-0"	7	WALL
8	3'-0" x 7'-0"	8	WALL
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75	3'-0" x 7'-0"	75	WALL
76	3'-0" x 7'-0"	76	WALL
77	3'-0" x 7'-0"	77	WALL
78	3'-0" x 7'-0"	78	WALL
79	3'-0" x 7'-0"	79	WALL
80	3'-0" x 7'-0"	80	WALL
81	3'-0" x 7'-0"	81	WALL
82	3'-0" x 7'-0"	82	WALL
83	3'-0" x 7'-0"	83	WALL
84	3'-0" x 7'-0"	84	WALL
85	3'-0" x 7'-0"	85	WALL
86	3'-0" x 7'-0"	86	WALL
87	3'-0" x 7'-0"	87	WALL
88	3'-0" x 7'-0"	88	WALL
89	3'-0" x 7'-0"	89	WALL
90	3'-0" x 7'-0"	90	WALL
91	3'-0" x 7'-0"	91	WALL
92	3'-0" x 7'-0"	92	WALL
93	3'-0" x 7'-0"	93	WALL
94	3'-0" x 7'-0"	94	WALL
95	3'-0" x 7'-0"	95	WALL
96	3'-0" x 7'-0"	96	WALL
97	3'-0" x 7'-0"	97	WALL
98	3'-0" x 7'-0"	98	WALL
99	3'-0" x 7'-0"	99	WALL
100	3'-0" x 7'-0"	100	WALL

286-155

14

5-22-56

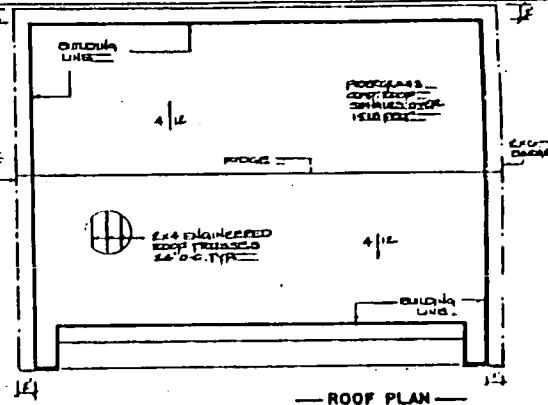
115



REAR ELEVATION

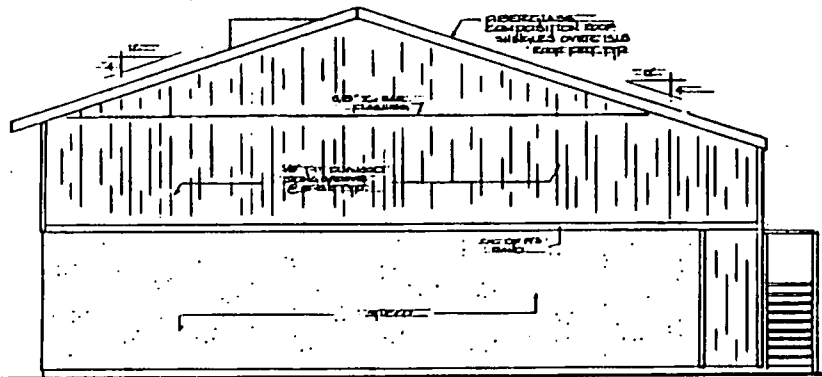
SCALE: 1/4" = 1'-0"

GLAZING:
25 SQ. FT. PER UNIT
150 SQ. FT. TOTAL



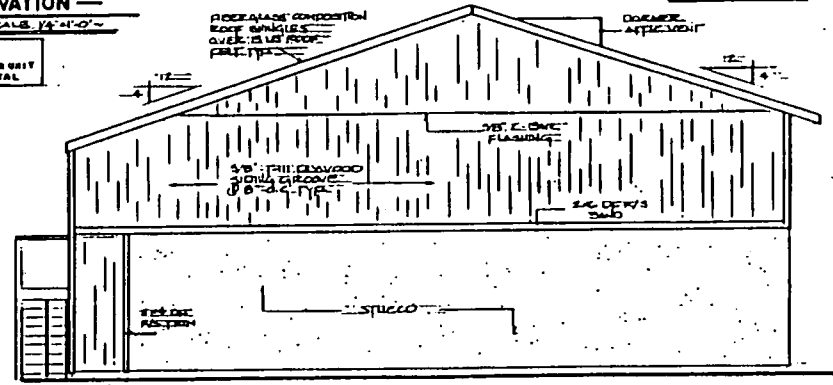
ROOF PLAN

SCALE: 1/4" = 1'-0"



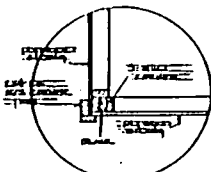
LEFT ELEVATION

SCALE: 1/4" = 1'-0"



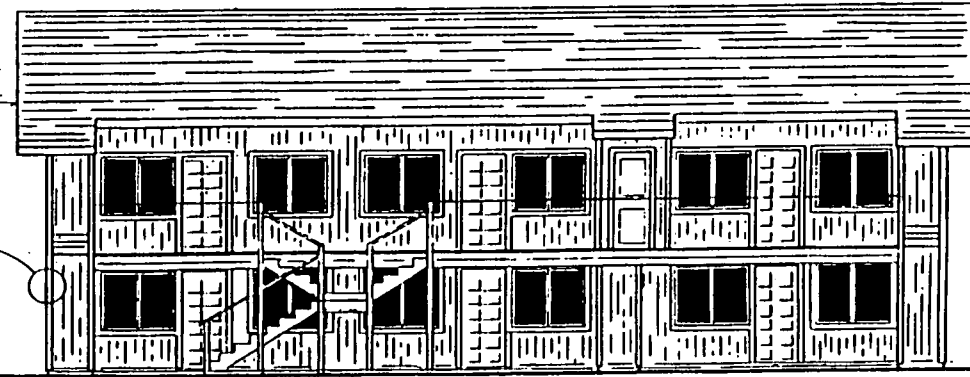
RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



CORNER TRIM

SCALE: 1/4" = 1'-0"



FRONT ELEVATION

SCALE: 1/4" = 1'-0"

GLAZING:
25 SQ. FT. PER UNIT
150 SQ. FT. TOTAL

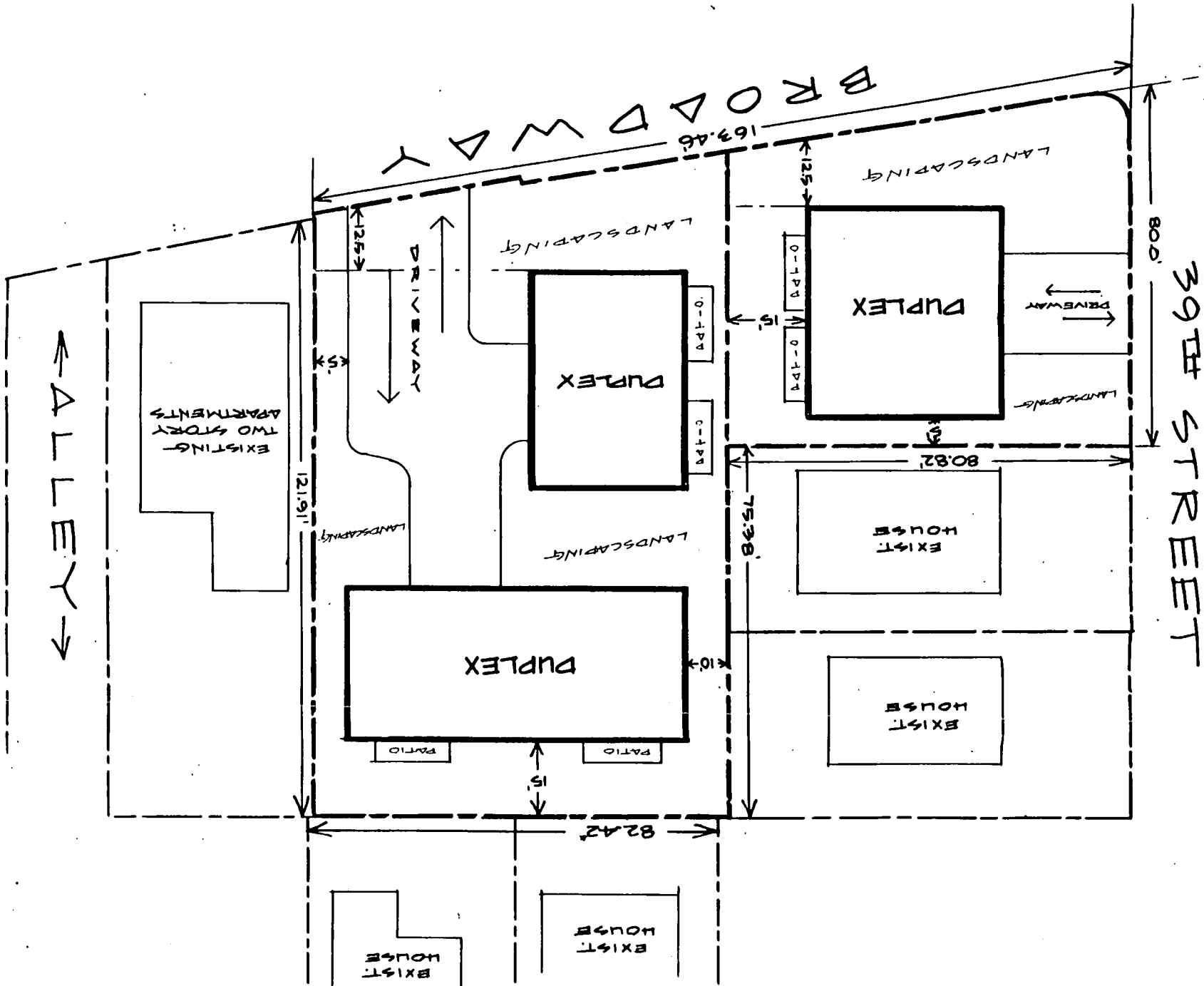


ELEVATIONS

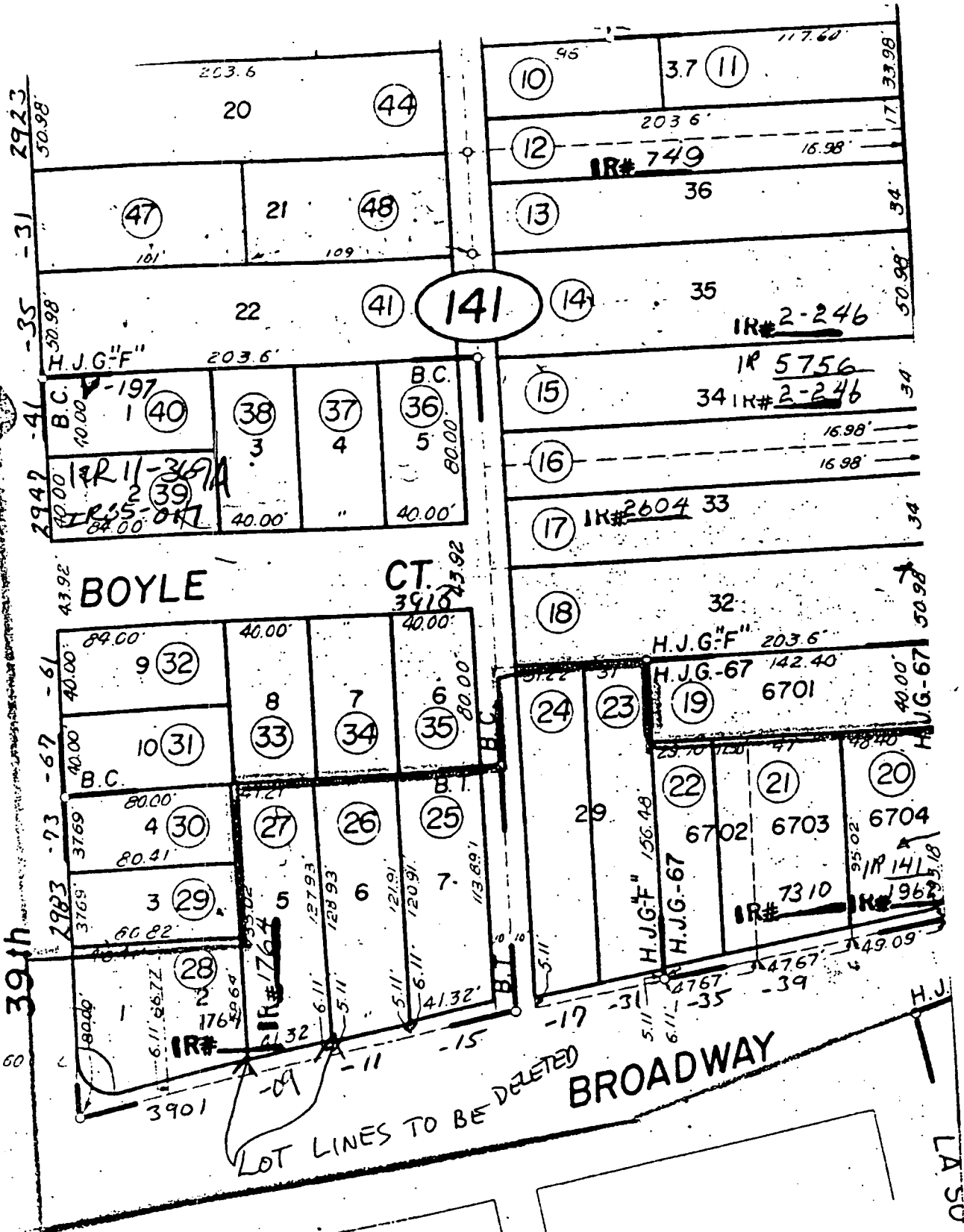
15

5-22-81

S/A



517
45-76-5
91
5-51-750



Supplemental legal

~~XXXXXXXXXX~~
P 86155
16

Liberty Home Loans

3901, 3905, 3911 Broadway

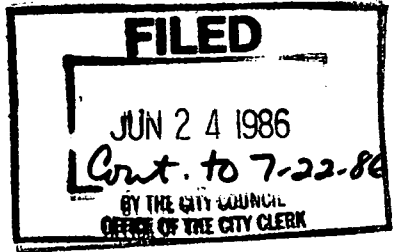
All these portions of Lots 1, 2, 5 & 6 as shown on the plot of boyle tract in book 13 of maps, map no. 42

APN: 014-141-26, 27, 28

KJ HILLIARD LAW OFFICE
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(916) 965-5292

KENNETH J. HILLIARD

#19



City Council
Sacramento, California

Honorable Members in Session:

re: Appeal of the Planning Commission's Approval of Special Permit to Develop a Six Unit Apartment complex in C-1 Zone.
P86-155, scheduled for hearing June 24, 1986, at 7:30 p.m.
Appellant Liberty Home Loans, Inc., by Todd Johnson, President

Appellant respectfully requests a continuance of the above matter until July 22, 1986, to allow Appellant to present an alternative proposal to the Planning Commission and potentially resolve this matter without hearing.

Respectfully Submitted,

Liberty Home Loans, Inc.

June 24, 1986

by Todd Johnson, President

June 24, 1986


Kenneth J. Hilliard, Attorney
for Liberty Home Loans, Inc.

Appeal of Liberty Home Loans vs)
City of Sacramento Planning)
Commission's Approval of a)
Special Permit to develop a)
six unit apartment complex in)
the C-1 zone. (P86-155))

NOTICE OF DECISION

AND

FINDINGS OF FACT

At its regular meeting of July 24, 1986 the City Council heard and considered evidence in the above entitled manner. Based upon verbal and documentary evidence at said hearing, the Council denied the appeal based on the following findings:

1. The project, as conditioned, is based upon sound principles of land use in that the proposed duplex development is compatible with surrounding residential development.
2. The project, as conditioned, will not be detrimental to the public health, safety, or welfare, or result in the creation of a nuisance because off-street parking and landscaping will be provided.
3. The proposed project, as conditioned, and with a Special Permit, is consistent with the City's Discretionary Interim Land Use Policy, in that the site is designated for future residential use by the 1985 Oak Park Redevelopment Plan and the proposed duplex development use conforms with this plan designation.

MAYOR

ATTEST:

CITY CLERK

P86-155