



CITY OF SACRAMENTO

26

CITY PLANNING DEPARTMENT

725 "J" STREET

SACRAMENTO, CALIF. 95814

TELEPHONE (916) 449-5604

MARTY VAN DUYN

PLANNING DIRECTOR

November 5, 1980

City Council
Sacramento, California

Honorable Members in Session:

- SUBJECT:
1. Rezone 0.3+ acre from Garden Apartment (R-2A) to Townhouse (R-1A) zone
 2. Subdivision Modification to waive service connections
 3. Tentative Map (P-9118)

LOCATION: 330 Jefferson Avenue

SUMMARY

The applicant is requesting the necessary entitlements in order to develop two halfplex units. The halfplex units will be constructed on a .3+ vacant acre site in the Gardendale area of the South Natomas Community Plan area. The staff and Planning Commission recommend approval of the entitlements subject to conditions. The Planning Commission also approved a special permit to allow halfplex units.

BACKGROUND INFORMATION

The subject site is located in an area that is developed primarily with single family dwellings. The proposal for the halfplex units is compatible to surrounding land uses. It is also consistent with the policies of the South Natomas Community Plan.

As indicated on Exhibit B of the City Planning Commission staff report, the site is a portion of a larger site. The applicant has also filed an application for a lot line adjustment to reduce the size of the lot to 60.5' x 145'. The lot line adjustment will be considered by the City Planning Commission.

VOTE OF COMMISSION

On October 9, 1980 the City Planning Commission, by a vote of eight ayes, one vacancy, recommended approval of the entitlements subject to conditions.

APPROVED
BY THE CITY COUNCIL

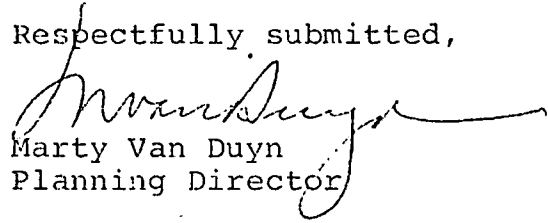
NOV 12 1980

OFFICE OF THE
CITY CLERK

RECOMMENDATION

The staff and Planning Commission recommend that the City Council approve the rezoning, subdivision modification and tentative map subject to conditions listed on the attached Tentative Map Resolution. This can be accomplished by adopting the attached Rezoning Ordinance and Tentative Map Resolution.

Respectfully submitted,


Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

MVD:TM:bw
Attachments
P-9118

November 12, 1980
District No. 1

1.

ORDINANCE NO. 4443 , FOURTH SERIES

ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, BY REMOVING PROPERTY LOCATED AT 330 JEFFERSON AVENUE FROM THE R-2A GARDEN APARTMENT ZONE AND PLACING SAME IN THE R-1A TOWNHOUSE ZONE (FILE NO. P-9118) (APN: 274-182-07)

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-2A Garden Apartment 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

APPROVED
BY THE CITY COUNCIL

NOV 18 1940

OFFICE OF THE
CITY CLERK

P-9118

EXHIBIT "A"

DESCRIPTION

PARCEL NO. 1:

All that certain real property situate, lying and being in the City of Sacramento, County of Sacramento, State of California, particularly described as follows:

All that portion of Lot 47, as shown on the "Map of Gardenland", recorded in the office of the County Recorder of Sacramento County, January 25, 1926, in Book 18 of Maps, Map No. 55, described as follows:

Commencing at the Northwest corner of said Lot 47, located on the South line of Jefferson Avenue, as shown on said map; thence, along the North line of said Lot 47 and on the South line of said Jefferson Avenue, South 89° 08' East 60.50 feet; thence, South 0° 06' West 167.00 feet to a point on the South line of said Lot 47; thence, along the South line of said Lot 47, 79.40 feet to the Southwest corner of said Lot 47; thence, along the West line of said Lot 47, North 0° 08' East, 218.70 feet to the point of commencement.

RESOLUTION NO. 80-749

Adopted by The Sacramento City Council on date of

NOVEMBER 12, 1980

ADOPTING FINDINGS OF FACT, APPROVING A REQUEST
FOR SUBDIVISION MODIFICATION AND TENTATIVE MAP
FOR A PORTION OF LOT 43 OF GARDENLAND (18 B.M.
55), CITY OF SACRAMENTO (APN: 241-182-07) (P-9118)

WHEREAS, the Planning Commission has submitted to the City Council its report and recommendations concerning the request for a tentative map for a portion of Lot 43 of Gardenland (18 B.M. 55), located at 330 Jefferson Avenue (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 November 12, 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 South Natomas 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 County of Sacramento treatment plants have a design capacity for which the discharge from the proposed project will not create a condition exceeding the design capacity.

APPROVED
BY THE CITY COUNCIL

NOV 14 1980

CITY CLERK
CITY OF SACRAMENTO

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: Given that the street improvements are already existing, it is impractical to provide the service connections at this time.

- 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 division of the property does not involve financial benefit through the waiver of service connections in that the connections will be provided when the parcels are developed.

- 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: Since the services will be obtained at the time of securing building permits, the modification does not constitute a hazard to the public health, safety, or welfare.

- 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 intended for residential use and the proposed parcel split is consistent with this designation.

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 place the following note on the final map: Water and sewer service connections do not exist between the main lines and Parcels 1 and 2. These services must be paid for and installed at the time of obtaining building permits.
 - 2. The applicant shall file the necessary segregation requests and fees to segregate the existing assessments prior to filing the final map.
 - 3. The lot line adjustment (P-9177) deeding the southern portion of the site shall be recorded prior to filing the final map.

.....

MAYOR

ATTEST:

.....

CITY CLERK

P-9118

SACRAMENTO CITY PLANNING COMMISSION

DATE: October 1, 1980
 FILE NO. 67 FILE NO. P-4118
 H-

- GENERAL PLAN AMENDMENT
- COMMUNITY PLAN AMENDMENT
- REZONING
- SPECIAL PERMIT
- VARIANCE
- TENTATIVE MAP
- SUBDIVISION MODIFICATION
- EIR DETERMINATION
- OTHER _____

Recommendation:

LOCATION: 330 Jefferson Avenue

- Favorable
- Unfavorable
- Petition
- Correspondence

NAME	PROPOONENTS	ADDRESS

NAME	OPPONENTS	ADDRESS

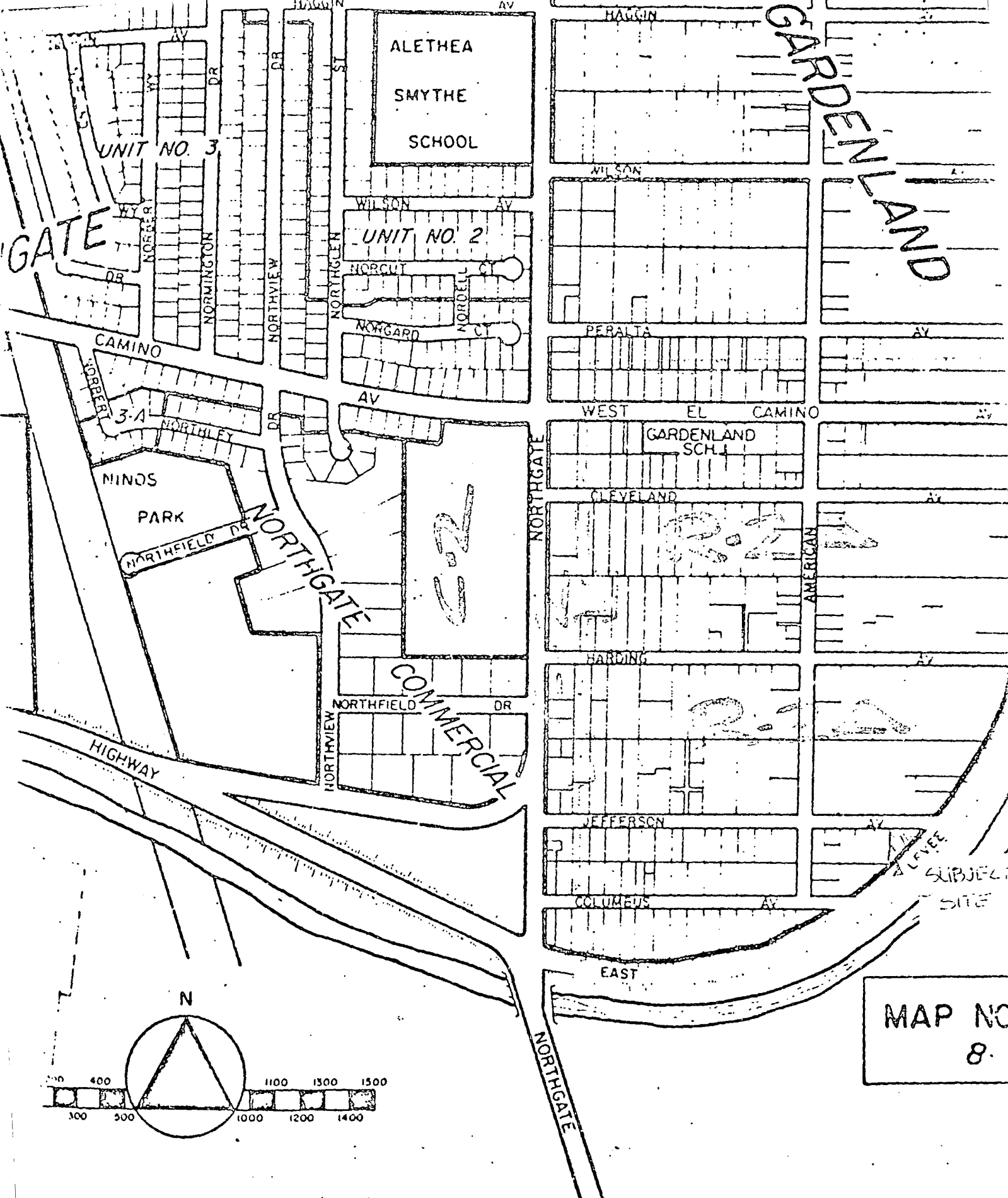
MOTION NO. _____

MOTION:

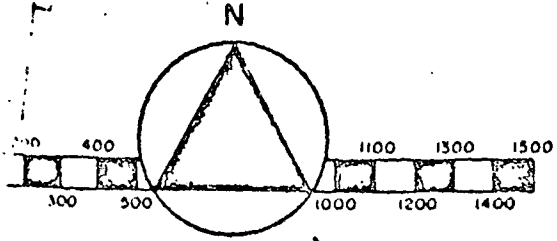
	YES	NO	MOTION	2ND
Augusta	✓			
Goodin	✓			
Hunter	✓			
Larson	✓			
Maruki	✓		✓	
Siemen	✓			✓
Silva	✓			
Long	✓			

- 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 _____ HEARD
- OTHER _____

- EXHIBITS:
- A. Site Plan
 - B. Floor Plan
 - C. Elevation
 - D. _____



MAP NO.
8.7



PA118

The applicant shall place the following note on the final Map:
Service connections do not exist between the main lines and the parcels. These services must be paid for and installed at the time of obtaining building permits

The Subdivision Review Committee also recommended approval of the requested subdivision modification.

BACKGROUND: The original application proposed two long narrow parcels, one approximately 30' x 18' and the other 30' x 210'. Planning Department policy has been to discourage deep lot parcelizations because the rear portions of the lots are generally not maintained and become a nuisance. It was felt, further, that the proposed configuration would limit possibilities of further development potential given the R-2A zoning designation.

PROPOSAL: The applicant is now proposing two lots of 145 feet in depth. This application is followed by a lot line adjustment (P-9177) deeding the rear portion of the site to the lot to the west. The applicant is proposing half-plexes on this site which will now consist of 8,700 square feet. Parcel B of the lot line adjustment application (see Exhibit B) will be 21,565 square feet under the R-2A zoning designation. Approximately eight units can be developed on the site.

Staff has no objection with the current proposal accompanied by the lot line adjustment. This is a much more logical approach to the lot patterning of the area and a better utilization of the land than the original proposal. The special permit application will allow individual ownership of each unit.

STAFF RECOMMENDATION: Staff recommends the following actions:

1. Ratification of the Negative Declaration.
2. Approval of the Rezoning from R-2A to R-1A.
3. Approval of the Special Permit for half-plex development subject to conditions and based on findings of fact which follow.
4. Approval of the Subdivision Modification to waive service connections.
5. Approval of the Tentative Map subject to the following conditions:

Conditions of the Tentative Map

- a. The applicant shall place the following note on the final map: Water and sewer service connections do not exist between the main lines and parcels 1 and 2. These services must be paid for and installed at the time of obtaining building permits.
- b. The applicant shall file the necessary segregation requests and fees to segregate the existing assessments prior to filing the final map.
- c. The lot line adjustment (P-9177) deeding the southern portion of the site shall be recorded prior to filing the final map.

Condition of Special Permit

The applicant shall utilize shake roofing, or roofing with texture and some shadow line on the proposed structure as shown on the plans.

Findings of Fact - Special Permit

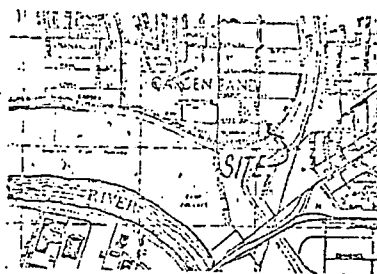
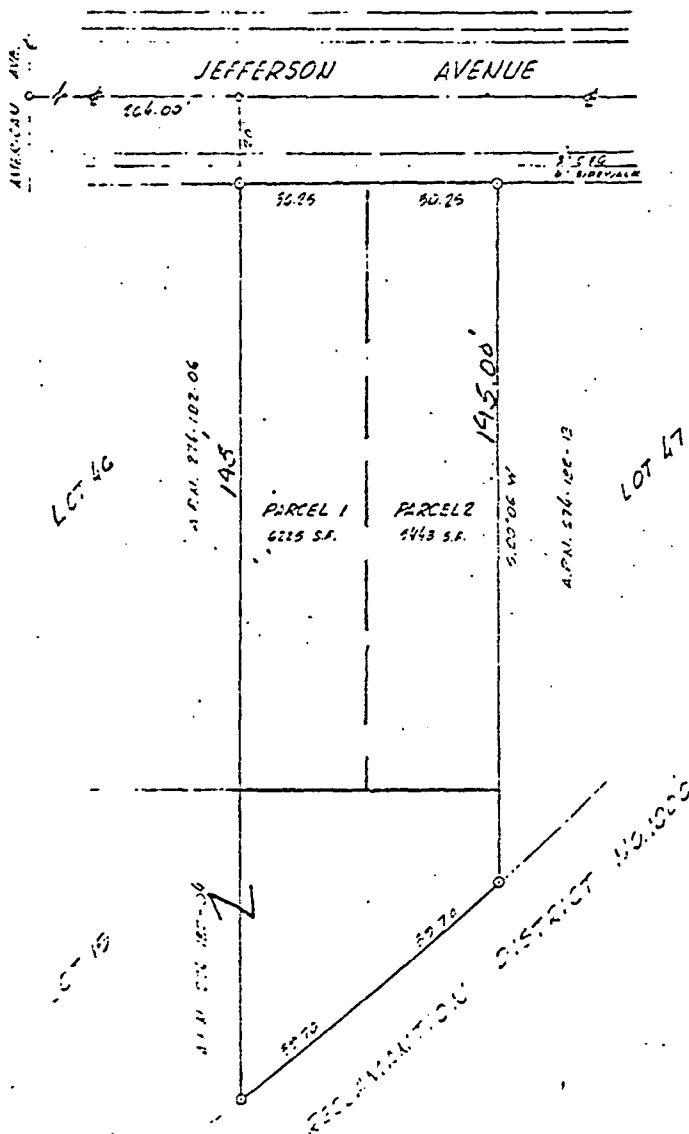
- a. The project, as conditioned, is based on sound principles of land use in that it provides for densities allowed by the zoning designation.
- b. The project will not be injurious to public health, safety or welfare. As conditioned, it will not create an unmaintained nuisance area at the rear of the site.
- c. The project is consistent with the 1974 General Plan and the 1978 South Natomas Community Plan which designate the site residential.

TENTATIVE PARCEL MAP

A PORTION OF LOT 43 OF GARDENLAND (18 B.M. 55)
 CITY OF SACRAMENTO
 CALIFORNIA
 SCALE: 1" = 20'

CALIFORNIA
 JULY, 1980

SHEET 1 OF 1



LOCATION MAP
 NO SCALE

RECORD OWNER
 THOMAS P. WILU
 8925 FOLSOM BLVD., SUITE W
 SACRAMENTO, CA. 95826

DEVELOPER
 N.A.

ENGINEER/SURVEYOR
 TIPPA ENGINEERING
 936 ENTERPRISE DRIVE
 SACRAMENTO, CA. 95825

ASSESSOR'S PARCEL NO.
 276-182-07

EXISTING USE
 VACANT

PROPOSED USE
 HALF PLEX

EXISTING ZONING
 R-2A

PROPOSED ZONING
 SAME

WATER SUPPLY
 CITY OF SACRAMENTO

SEWAGE DISPOSAL
 SACRAMENTO REGIONAL SANITATION DIST.

LOT SIZES
 PARCEL 1 - 6225 S.F.
 PARCEL 2 - 5443 S.F.
 PARCEL 3 - N/A
 PARCEL 4 - N/A
 GROSS AREA - 11,668 S.F.

P. 9118

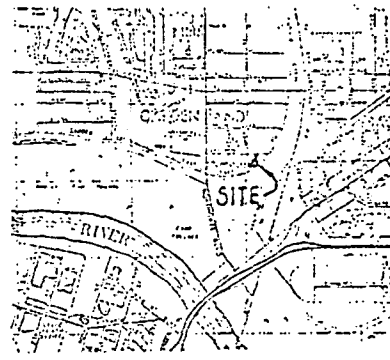
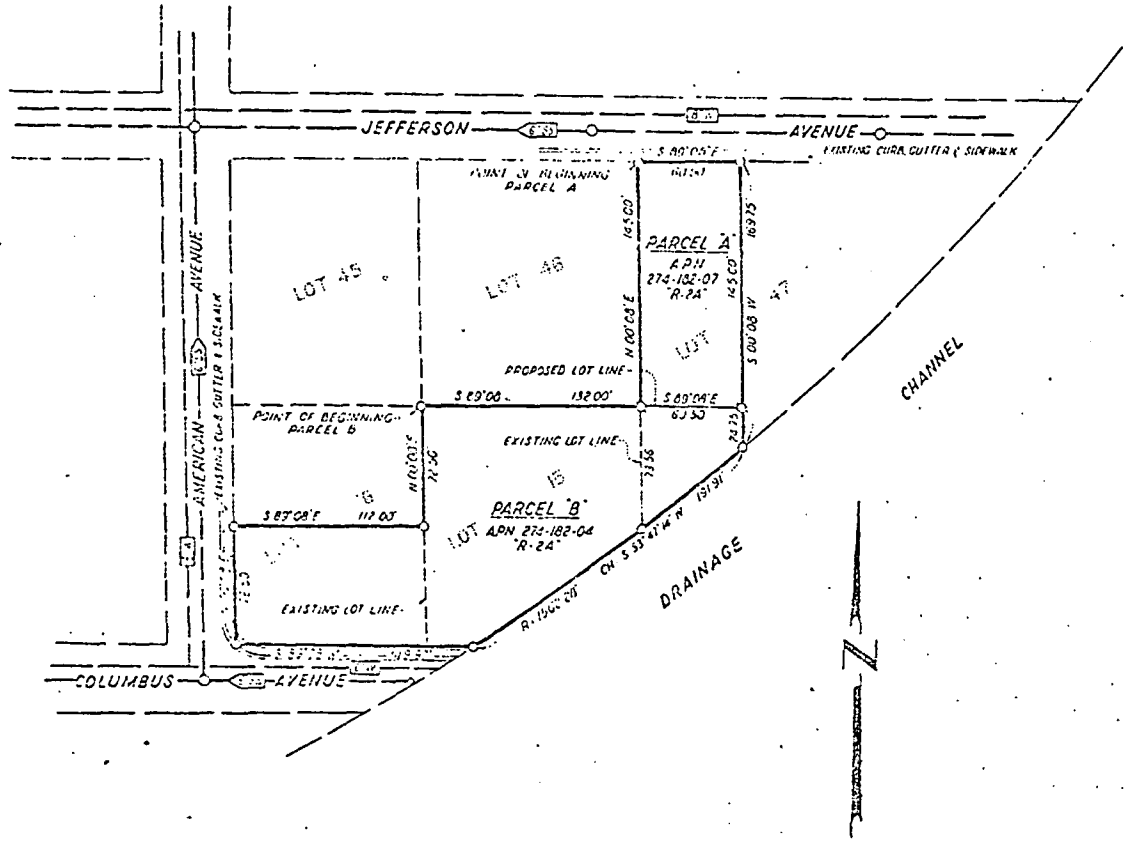
W.C. 8006-00



P.9118

CELESTIAL 9/1988

EXHIBIT B

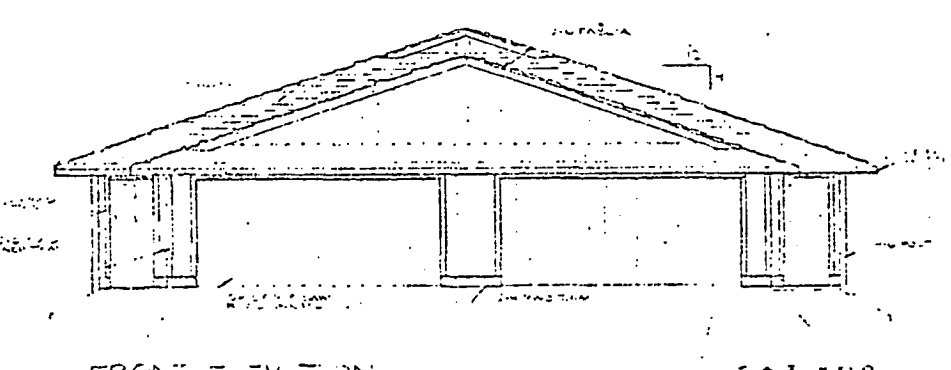
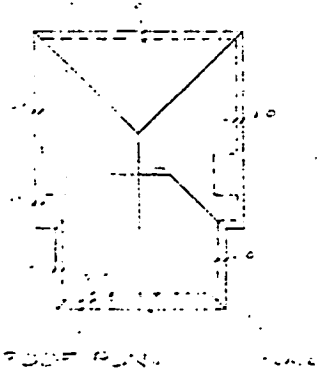
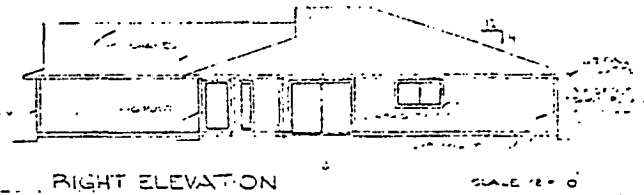
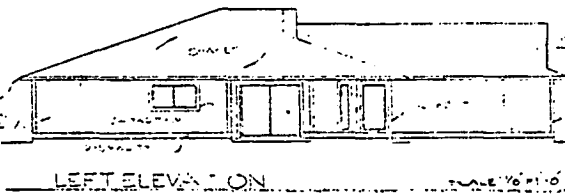
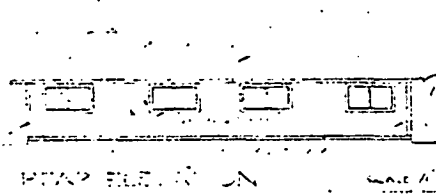
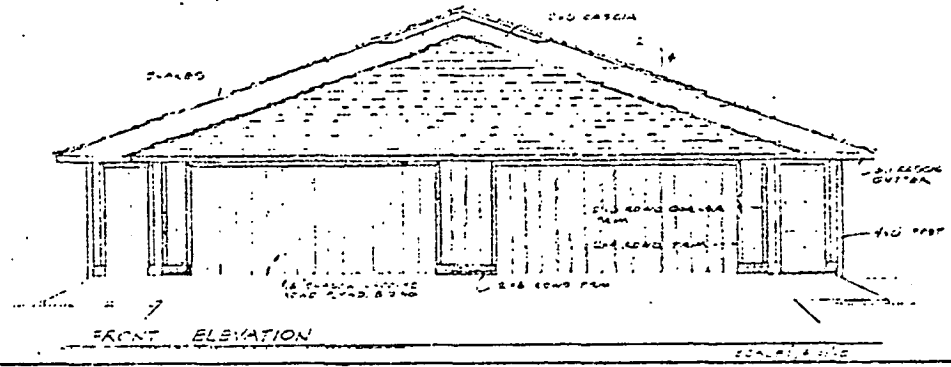
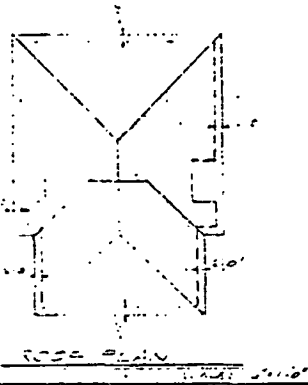
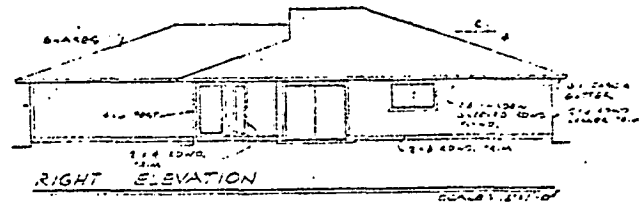
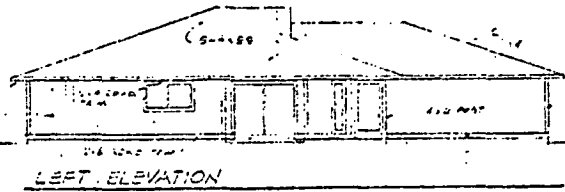
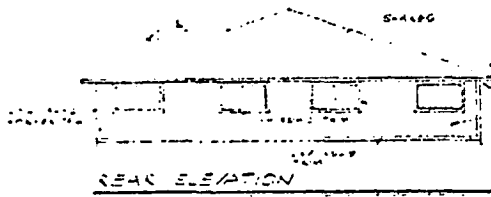


- LEGEND**
- Dimension point
 - ◻ Set 5/8" rebar with plastic cap stamped LS 3563

<p>terra engineering</p> <p>500 UNIVERSITY DRIVE SACRAMENTO, CALIF 95833 TEL: 916/481-6273 FAX: 916/481-6274</p>	<p>LOT LINE ADJUSTMENT LOT 15 & A PORTION OF LOT 46 & 47 GARDENLAND (18 E.M. 55) CITY OF SACRAMENTO CALIFORNIA</p>	
	<p>DES: _____</p> <p>APPROVED: _____</p>	<p>DRAWN: _____</p> <p>SCALE: _____</p> <p>DATE: _____</p>

P.9118

P-9118



October 9, 1980

1/1000

P-9118

SCHEDULED BY: _____
 DATE: _____
 PROJECT NO.: _____
 SHEET NO.: _____
 TOTAL SHEETS: _____
 DRAWN BY: _____
 CHECKED BY: _____
 APPROVED BY: _____
 ARCHITECT: SCHLICHTING & ASSOCIATES
 BUILDING DESIGNERS - LAND PLANNERS
 2112 FAIR QUARTERS BLVD. LOS ANGELES, CALIFORNIA 90008
 PAV/14
 EXTENSION: _____
 2



CITY OF SACRAMENTO

RECEIVED
CITY CLERKS OFFICE
CITY OF SACRAMENTO

P-9118

OCT 20 5 15 PM '80

JN
AND SEE BELOW

CITY PLANNING DEPARTMENT

725 "J" STREET

SACRAMENTO, CALIF. 95814

TELEPHONE (916) 449-5604

MARTY VAN DUYN
PLANNING DIRECTOR

October 20, 1980

MEMORANDUM

TO: Lorraine Magana

FROM: Jan Mirrione

SUBJECT: Request to Set Public Hearings

PF: 11-5-80 } EXCEPT #8
HRQ: 11-12-80 } FFP: 11-12-80
FCA DATE: 11-18-80 } HRQ: 11-18-80
cc: VAN DUYN
Carstens
Miller
Yee

Please schedule the following items for public hearings. All necessary support material is attached.

1. Various requests for property located at 330 Jefferson Avenue. (P-9118) (D1)
 - a. Rezone from R-2A to R-1A
 - b. Tentative Map to divide 0.3+ acre into two halfplex lots
 - c. Subdivision Modification to waive service connection.
2. Various requests for property located at the northeast corner of Lemon Hill and Bellevue Avenues. (P-9119) (D6)
 - a. Tentative Map to divide 1+ acre into seven parcels
 - b. Subdivision Modification to create lots substandard in depth.
3. Various requests for property located at 1101 Frenza Avenue. (P-9153) (D2)
 - a. Tentative Map to divide 0.6+ acre into three parcels
 - b. Subdivision Modification to create lot substandard in width
 - c. Subdivision Modification to waive curbs, gutters, sidewalks, and street lights along Lexington Street.
4. Various requests for property located at the northeast corner of Morey and Western Avenues. (P-9156) (D2)
 - a. Tentative Map to divide 12+ acres into 57 single family lots
 - b. Subdivision Modification to waive sidewalks on west side of Western Avenue.

P-9169 #7
PF: 10-28-80
HRQ: 11-5-80

5. Various requests for property located on various corner lots on Riverside Boulevard, Windward Way, Starboard Way, Steamboat Way, Gloria Drive, Riverboat Way, and Treasure Way. (P-9159) (D8)
 - a. Rezone 6+ acres from R-1 to R-1A
 - b. Tentative Map to divide 27 lots into 54 halfplex lots.

6. Various requests for property located at 556 Swanston Drive. (P-9163) (D4)
 - a. Tentative Map to divide 0.4+ acre into three parcels
 - b. Subdivision Modification to create two parcels substandard in width and area
 - c. Subdivision Modification to waive service connections to two lots.

7. Various requests for property located on the west side of Stockton Boulevard, 600+ feet south of Timberlake Way. (P-9169) (D8)
 - a. Amend Valley Hi Community Plan
 - b. Rezone from A to OB

8. An appeal of the Planning Commission's denial of a Special Permit to modify condition of original Special Permit, P-8798, to allow an illuminated accent strip in a proposed restaurant. Location: 100 Jibboom Street (P-9134) (D1)

PFP: 10-28-80
HRG: 11-5-80

HRG
11-18-80

jm

Attachments

SACRAMENTO CITY PLANNING COMMISSION

APPLICATION INFORMATION

APPLICATION TAKEN BY: _____

Gen. Plan Amend. (GPA) Comm. Plan Amend. (CPA) Rezone (RZ) from R-2A to R-1A
 Special Permit (SP) Variance (V) Tentative Map (TM) Sbdvn. Modification (SM)

Other ED

Assessors Parcel No. 274 - 182 - 07 Address 330 Jefferson Ave.

Request(s) 1.) Environmental Determination 2.) Rezone 0.3+ vacant ac. from R-2A to R-1A
2.) Tentative Map to divide 0.3+ vacant ac. into 2 parcels 3.) Special Permit to develop 2 half-plexes
4.) Subdivision Modification to waive service connections

Owner(s) Thomas P. Winn - 8925 Folsom Blvd. Ste. N, Sacto. 95826 Phone No. 366-3665

Applicant Terra Engineering - 936 Enterprise Dr., Sacto. 95825 Phone No. 929-6984

Signature *Patricia P. Tucker* Filing Fee 780.00 Receipt No. 5324
cont'd. to 9-11

C.P.C. Meeting Date August 14, 1980 (cont'd. to 8-28-80); cont'd. to 9-25; cont'd. to 10-9

ACTION ON ENTITLEMENT TO USE

Planning Commission (Appeal Period is Ten (10) Consecutive Days From Date of Action).

Approved _____ Approved w/Conditions SP Approved Based on Find. of Fact Due _____

Rec. Approval RZ & SM Rec. Approval w/Conditions TM Denied _____

Findings of Fact Approved 10-9-80

Copy Sent to Applicant _____

Recommendations and Appeals are Forwarded to City Council for Final Action.

COUNCIL ACTION: (Appeal Period is Thirty (30) Consecutive Days From Date of Action).

Plan Amendment _____ Rezoning _____ Tentative Map _____ Subd. Modification _____ Appeal _____

Approved _____ Approved w/Conditions _____ Denied _____ Return to Planning Commission _____

ENTITLEMENT(S) TO USE: _____ is/are:

Approved _____ Denied _____ Approved w/Conditions _____

By: _____

SEC. TO PLANNING COMMISSION

NOTE: Action authorized by this document shall not be conducted in such a manner as to constitute a public nuisance. Violation of any of the foregoing conditions will constitute ground for revocation of this permit. Building permits are required in the event any building construction is planned. The County Assessor is notified of actions taken on rezonings, special permits and variances.

Sent to Applicant: _____
DATE

P No 9118

1000

1000



CITY OF SACRAMENTO

3

CITY PLANNING DEPARTMENT

725 "J" STREET

SACRAMENTO, CALIF. 95814

TELEPHONE (916) 449-5604

MARTY VAN DUYN

PLANNING DIRECTOR

October 29, 1980

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE No. 2550, FOURTH SERIES, AS AMENDED, BY REMOVING PROPERTY LOCATED AT 330 JEFFERSON AVENUE FROM THE R-2A GARDEN APARTMENT ZONE AND PLACING SAME IN THE R-1A TOWNHOUSE ZONE (P-9118)

SUMMARY

This item is presented at this time for City Council approval of its publication for legal advertisement purposes. A location map is attached for the Council's information.

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.

Respectfully submitted,

Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION

WALTER J. SLIPE
CITY MANAGER

jm
Attachments
P-9118

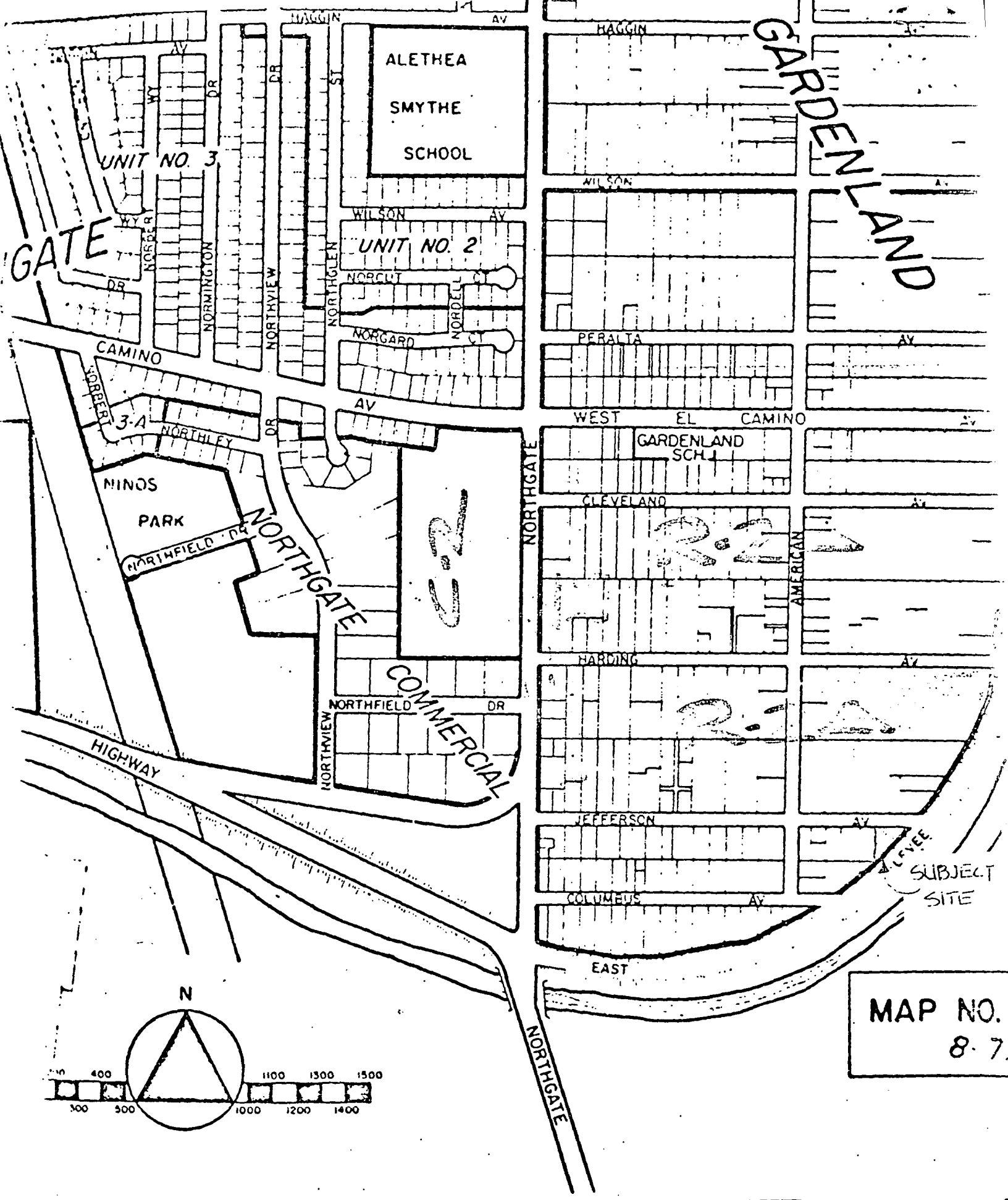
APPROVED
BY THE CITY COUNCIL

November 5, 1980
District No. 1

NOV 5 1980

OFFICE OF THE
CITY CLERK

PPP4
Cont 40
11-12-80



ALETHEA
SMYTHE
SCHOOL

UNIT NO. 2

UNIT NO. 3

GARDENLAND
SCH.

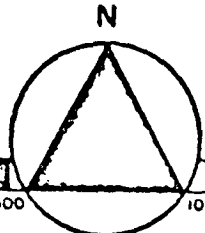
MINOS
PARK

COMMERCIAL

GARDENLAND

SUBJECT
SITE

MAP NO.
8-7



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 330 JEFFERSON AVENUE FROM THE R-2A GARDEN APARTMENT ZONE AND PLACING SAME IN THE R-1A TOWNHOUSE ZONE (FILE NO. P-9118) (APN: 274-182-07)

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-2A Garden Apartment 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-9118

100



CITY OF SACRAMENTO

OFFICE OF THE CITY CLERK

915 I STREET
CITY HALL ROOM 308

SACRAMENTO, CALIFORNIA 95814
TELEPHONE (916) 449-5426

LORRAINE MAGANA
CITY CLERK

November 13, 1980

Thomas P. Winn
8925 Folsom Blvd, Suite N
Sacramento, CA 95826


Dear Mr. Winn:

On November 12, 1980, the City Council approved the following for property located at 330 Jefferson Avenue (P-9118):

- A. Adopted Ordinance rezoning from R-2A to R-1A.
- B. Adopted Resolution adopting Findings of Fact, approving a Tentative map to divide 0.3± acre into two halfplex lots and a Subdivision Modification to waive service connections.

For your records, we are enclosing one fully certified copy of the above referenced Ordinance and Resolution.

Sincerely,


Lorraine Magana
City Clerk

LM/mm/26
Encl.

cc: Terra Engineering
Planning Department