

2-7-84

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(3)

February 8, 1984

Gary Matranga  
2445 Harvard Street  
Sacramento, CA 95815

Dear Mr. Matranga:

On February 7, 1984, the City Council adopted Findings of Fact for the following matter:

Appeal of Gary Matranga vs City of Sacramento  
Planning Commission's denial of a General Plan  
and Community Plan Amendment, and Special Permit  
to allow an auto dismantling yard in the M-1 zone  
located at the northwest corner of Helena Avenue  
and Plover Street

Enclosed, for your records, is a certified copy of said Findings of Fact.

Sincerely,

Lorraine Magana  
City Clerk

LM/km/3

Enclosure: **FINDINGS OF FACT**

cc: Planning Department

Appeal of Gary Matranga vs City of Sacramento )  
Planning Commission's denial of a General Plan )  
and Community Plan Amendment, and Special )  
Permit to allow an auto dismantling yard in )  
the M-1 zone located at the northwest corner )  
of Helena Avenue and Plover Street (P83-377) )

NOTICE OF DECISION  
AND  
FINDINGS OF FACT

At its regular meeting of January 24, 1984, the City Council heard and considered evidence in the above entitled matter. Based on oral and documentary evidence at such hearing, the Council denied the appeal based on the following findings:

- a. The project is not based upon sound principles of land use in that potential noise and visual impacts are incompatible with surrounding residential uses;
- b. The project is detrimental to surrounding property in that an incompatible use would be permitted to encroach into the residential neighborhood; and
- c. The request is not consistent with the Land Use Element of the General Plan which states:

"Prevent the intrusion of incompatible uses into residential areas throughout the City."

*Arue Ruder*  
MAYOR

ATTEST:

*Luzine Magana*  
CITY CLERK

P83-377

**APPROVED**  
BY THE CITY COUNCIL

FEB - 7 1984

OFFICE OF THE  
CITY CLERK