



CITY OF SACRAMENTO
CITY CLERK'S OFFICE
CITY OF SACRAMENTO

16

P-8999

Nov 16 2 55 PM '81

[Handwritten initials and signatures]

MARTY VAN DUYN
PLANNING DIRECTOR

CITY PLANNING DEPARTMENT
927 TENTH STREET
SUITE 300
SACRAMENTO, CA 95814
TELEPHONE (916) 448-5604

November 13, 1981

HRG: 12-8-81

MEMORANDUM

TO: Lorraine Magana, City Clerk
FROM: Leslie Oldridge *LO*
SUBJECT: Request to Set Public Hearing

*cc: Van Duyn
Carstens
Miller
Jee*

Please schedule the following item for City Council hearing. All necessary support material is attached.

- 1. P-8999 Tentative Map Time Extension for Smoketree Condominiums. Location: North side of San Juan Road at Azevedo Drive. (D1)

FILED
CITY CLERK
CITY OF SACRAMENTO

withdrawn

DEC 1 9 1981

*Cont to
12-29-81*
DEC 8 1981

*Cont to
1-12-82
Staff Reg*

10

APPROVED
BY THE CITY COUNCIL

DEC 29 1981

OFFICE OF THE
CITY CLERK

*Cont to
1-12-82*

SACRAMENTO CITY PLANNING COMMISSION

APPLICATION INFORMATION

APPLICATION TAKEN BY: TM/GZ

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

Other _____ between I-880 and the terminus

Assessors Parcel No. 225 170 21 Address of Azevedo Dr. & San Juan Rd.

Request(s) 1) Tentative Map to divide vacant 27+ acres into 4 parcels which will include 425 air-space condominiums. 2) Rezone vacant 27+ acres from A to R-2A-R in order to construct 425 condominium units 3) Special Permit to allow 45 condominium units within the R-2A-R zone

Owner(s) Warmington Development Co., 1451 River Park Dr. Phone No. 929-2555

Applicant Justice & Associates, 2830 "Q" St., Sacto Phone No. 452-7007

Signature *William J. Hoach* Filing Fee \$1180+ Receipt No. 5180 PL 5/7/80

C.P.C. Meeting Date 5-8-80

\$ 570 +
\$ 955 +
\$ 75 +
\$ 30 = \$1,810.00

ACTION ON ENTITLEMENT TO USE

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

Approved _____ Approved w/^{amended}Conditions -Sp. Permit Approved Based on Find. of Fact Due _____

Rec. Approval of Rezoning _____ Rec. Approval w/^{amended}Conditions -Tentative Map Denied _____

Findings of Fact Approved _____

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 8999



CITY OF SACRAMENTO

OFFICE OF THE CITY CLERK

915 I STREET
CITY HALL ROOM 203

SACRAMENTO, CALIFORNIA 95814
TELEPHONE (916) 449-5426

LORRAINE MAGANA
CITY CLERK

November 18, 1981

Warmington Development Company
1451 River Park Drive
Sacramento, CA 95815

On November 16, 1981, the following matter was filed with my office to set a hearing date before the City Council:

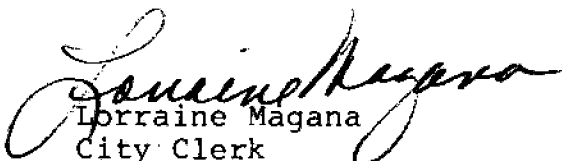
P-8999 TENTATIVE MAP TIME EXTENSION for Smoketree
Condominiums. Location: North side of San
Juan Road at Azeveda Drive (D1)

This hearing has been set for December 8, 1981, 7:30 p.m., Council Chamber, Second Floor, City Hall, 915 "I" Street, Sacramento, California. Interested parties are invited to appear and speak at the hearing.

Pursuant to Council Rules of Procedure 4.5, continuance of the above matter may be obtained only by the property owner of the above property, applicant, or appellant, or their designee, by submitting a written request delivered to this office no later than 12:00 Noon the day prior to the scheduled hearing date. If written request is not delivered to this office as specified herein, a continuance may only be obtained by appearing before the City Council at the time of the hearing and submitting a verbal request to the Council.

Any questions regarding this hearing should be directed to the City Planning Department, 927 Tenth Street, Sacramento, California, phone 449-5604.

Sincerely,


Lorraine Magana
City Clerk

LM/mm

cc: Justice & Associates
P-8999 Mailing List (4)

JAMES A. CLEVELAND
Post Office Box 15367
Sacramento, California 95851
Phone: (916) 456-3204

December 29, 1981

Mayor and City Council

Subject: December 29, 1981 City Council Agenda Items #8, 9 and 14

Mayor and City Council:

I invite your attention to the attached copy of my November 10, 1981 letter on the subject of "Condominium's".

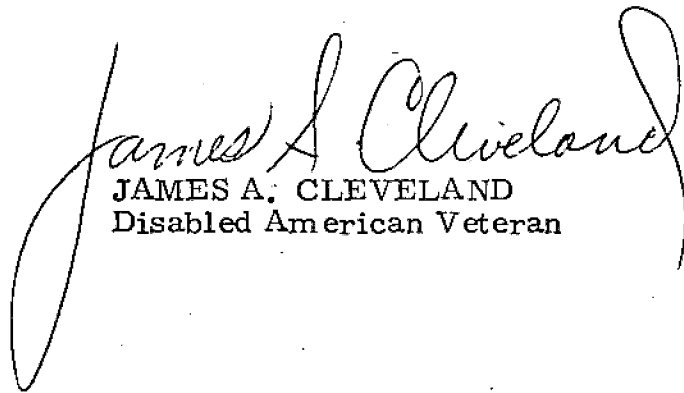
In addition to the fact that the contents of my letter identified above will become a matter of public record shortly, I wish to add the following comments in objection to the granting of any and all approvals for condominium's.

... That the long range financial effects upon adjoining property owners, and in particular the single family dwelling, elderly, retired, and handicapped persons on a fixed income, "WILL BECOME DISASTEROUS" as these inflated property valued condominiums sale prices begin to influence local tax evaluations, and these single dwelling home owners "will eventually be forced out of their own homes" by these unscrupulous condominium profiteers.

The decisions you make today, will be devastating in the future, both upon this City and its people.

I implore you to deny each and all of these condominium requests.

Sincerely yours,


JAMES A. CLEVELAND
Disabled American Veteran

JAMES A. CLEVELAND
Post Office Box 15367
Sacramento, California 95851
Phone: 456-3204

November 10, 1981

Mayor and City Council
City Hall
Sacramento, California 95851

and

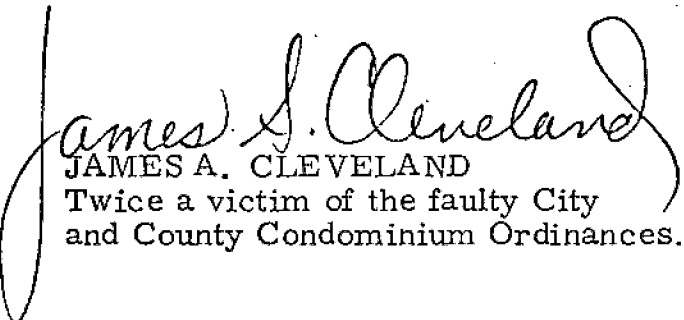
Sacramento County Board of Supervisors
700 H Street
Sacramento, California 95814

Subject: Condominium's

Mayor, City Council and Board of Supervisors

Having now been twice evicted for having opposed the conversion of apartments into condominium's, and still scheduled to appear in court on Friday, November 13, 1981, in an effort to secure refunds of my security and cleaning deposits from both of those apartment complexes, and now having been so educated by these apartment complex owners, and their attorneys that the Sacramento City and County ordinances do not in fact protect the public in any manner, form, or shape, and having incurred many thousands of dollars in expenses as a result, having had two of my election campaigns destroyed in the process by these unscrupulous parties, and further aware that other persons have been evicted, and are at this moment still being evicted, be advised that I will personally fund, organize, and cause to be circulated in the City and County of Sacramento an initiative process to permanently terminate any and all conversions of any and all existing apartment complexes into condominiums, and or the construction of any and all condominiums in this City and County.

Sincerely yours,


JAMES A. CLEVELAND
Twice a victim of the faulty City
and County Condominium Ordinances.

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American River Commons Apartments, 2366 American River Drive, Sacramento, CA 95825. American River Investors, c/o Attorney Alan J. Sternberg, 100 Oak Street, Oakland, CA 94607, River Commons Apartments, 230 Cadillac Drive, Sacramento, Ca 95825 and Attorney Timothy Clemons, 25 Cadillac Drive, Sacramento, CA 95825