



CITY OF SACRAMENTO

CITY PLANNING DEPARTMENT
927 TENTH STREET SACRAMENTO, CA 95814
SUITE 300 TELEPHONE (916) 449-5604

MARTY VAN DUYN
PLANNING DIRECTOR

APPROVED
BY THE CITY COUNCIL

*Intent to grant
based on F. of F.
due 8-17-82*

AUG -3 1982

OFFICE OF THE
CITY CLERK

July 28, 1982

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: Proposed rehearing on an appeal of City Planning Commission denial of a special permit to allow the conversion of an existing residential structure into offices (P-9559)

LOCATION: 1024 "F" Street

SUMMARY

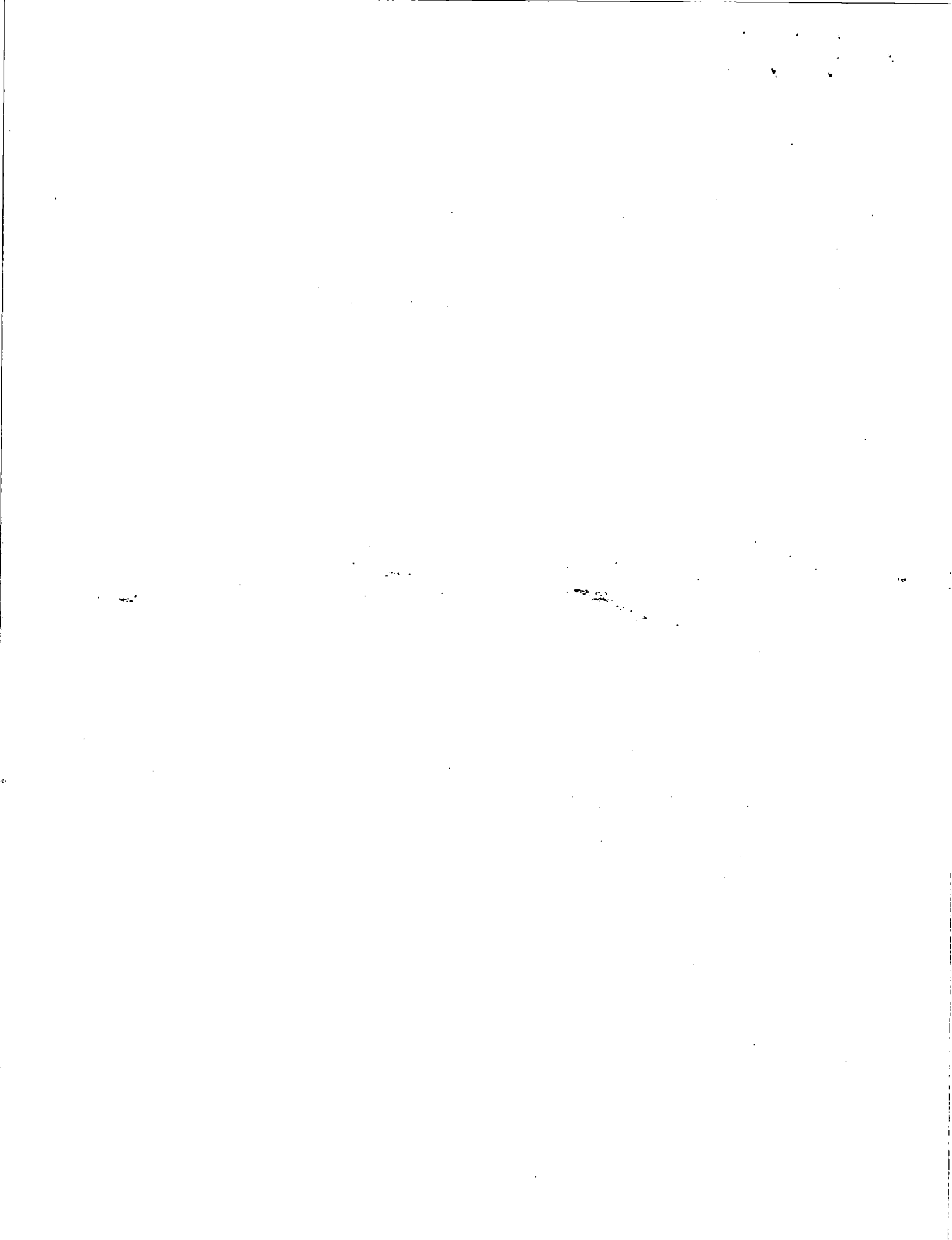
The City Council referred the applicant's appeal of the Commission denial of the special permit back to the Planning Commission to consider the applicant's revised plans to include a mixture of residential and office use. The Planning Commission reaffirmed their original recommendation and denied the special permit.

BACKGROUND INFORMATION

On November 25, 1981, the Planning Commission denied the special permit to allow the conversion of an existing residential structure to office use. Subsequently the applicant appealed. The appeal was heard by the City Council on March 2, 1982, and the appeal was denied at that time. At the March 30 City Council hearing to adopt the Findings of Fact, the applicant indicated that the plans would be changed to reflect a mixture of office and residential uses on the site. At that time, the applicant requested this item be referred back to the Planning Commission for review of the new proposal. The Council deferred the final action and sent the project back to the Commission for a recommendation on the amended plan.

Prior to a rehearing by the Planning Commission, the applicant indicated that the plans would remain unchanged from those previously submitted to the Planning Commission and the proposal to mix residential with office was not feasible.

The Planning Commission concurred with staff recommendation that a rehearing of the project was not necessary and, therefore, reaffirmed its previous recommendation to deny the project. Attached are previous staff reports and Findings of Fact for the Council's information.



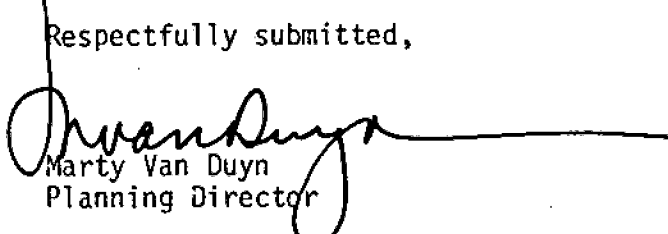
VOTE OF PLANNING COMMISSION

The Commission, by a vote of seven ayes, one abstension, and one absent, reaffirmed its previous recommendation and denied the special permit.

RECOMMENDATION

The staff and Planning Commission recommend that the City Council reaffirm its previous denial of the appeal and approve the attached Findings of Fact.

Respectfully submitted,


Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

MVD:WW:cp
Attachments
P-9559

August 3, 1982
District No. 1

Appeal of Steven & Pamela Bair vs. City of)
Sacramento Planning Commission's denial of)
a special permit to allow the conversion of)
a residential structure into office use in)
the R-0 zone located at 1024 "F" Street)
(P-9559)

NOTICE OF DECISION
AND
FINDINGS OF FACT

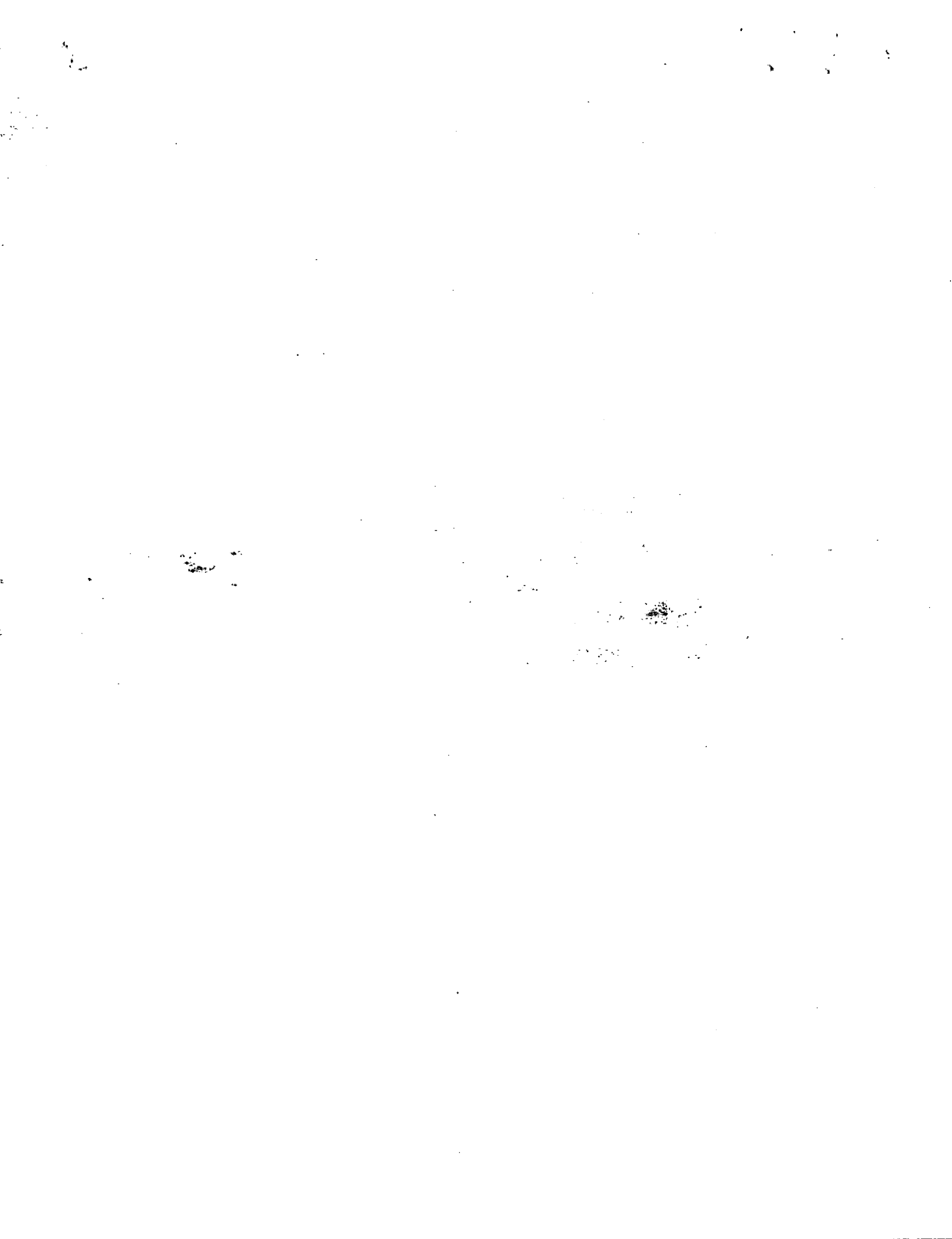
At its regular meeting of August 3, 1982, the City Council heard and considered evidence in the above entitled matter. Based on the oral and documentary evidence at such hearing, the Council upheld the City Planning Commission's decision and denied the appeal. The Council's action is based on the following findings:

1. The site is more appropriate for residential uses because it is surrounded on four sides by residential zoning and land uses.
2. The granting of the office use for this site would encourage other properties on this block to make similar requests, which would be detrimental to the residential character of the block.
3. The proposed office use would generate additional traffic and parking demand to an area where on-street parking is heavy.
4. The proposal is not in harmony with the objectives of the Alkali Flat Redevelopment Plan and Central City Plan which encourages the conservation of existing residential neighborhoods.

MAYOR

ATTEST:

CITY CLERK



Planning Commission
City of Sacramento, California

Members in Session:

SUBJECT: Special Permit to allow the conversion of a residential structure into offices located at 1024 'F' Street (P-9559)

The subject request involves a proposal to convert a 2,160 square foot residential structure into office use, located in the R-0 zone. On November 25, 1981, the Planning Commission considered the project and it was denied by the Commission on a split vote. The applicant appealed the project to the City Council.

On March 2, 1982, the City Council heard the appeal and voted to deny the appeal based on Findings of Fact due at a subsequent meeting. Prior to the Council's consideration of the findings, the applicant indicated the desire to revise the plans to include a mixture of residential and office. The Council, therefore, referred the project back to the Planning Commission to consider the mixed use concept.

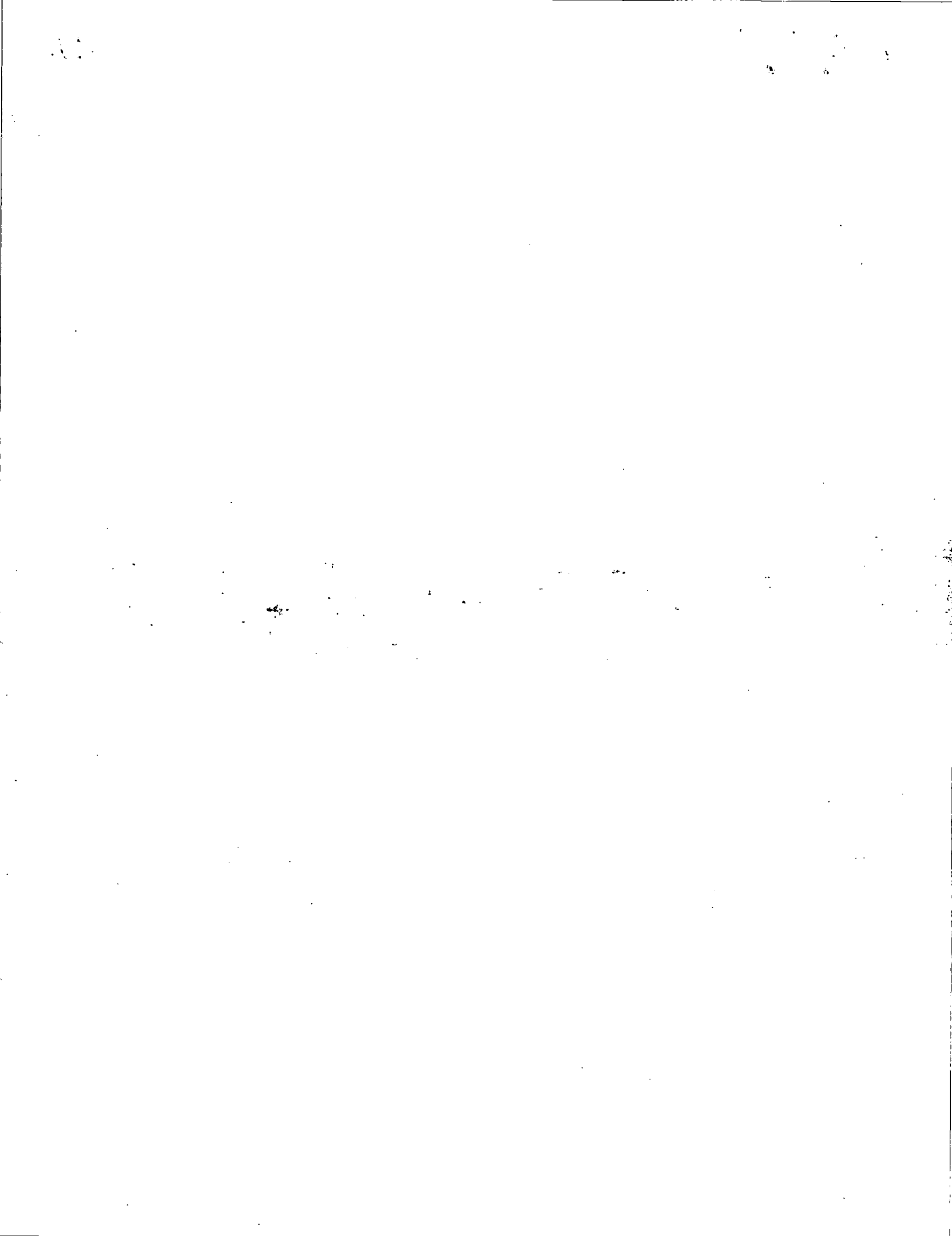
The applicant has now indicated that they want to go back to the original proposal for all offices. They want the Planning Commission to rehear the project.

Staff feels that the project has been heard and that there is no reason to rehear the item. Staff, however, is presenting the original staff report and all other data related to this project should the Commission decide to hear the project.

Respectfully submitted,

Howard Yee (signature)
Howard Yee
Principal Planner

HY:bw
Attachments



P-9559



Van Voorhies Mansion
on the
National Register of Historic Places

Bair & Bair

Attorneys at Law

925 "G" Street

Sacramento, California 95814

May 28, 1982

Pamela A. Bair
Steven R. Bair

Telephone (916) 441-2247

CITY PLANNING DEPARTMENT

JUN 3 1982

RECEIVED

Mr. Will Weitman
Senior Planner
City Planning Department
927 10th Street
Sacramento, CA 95814

Re: Special Permit Request for 1024 "F" Street
(P-9559)

Dear Mr. Weitman:

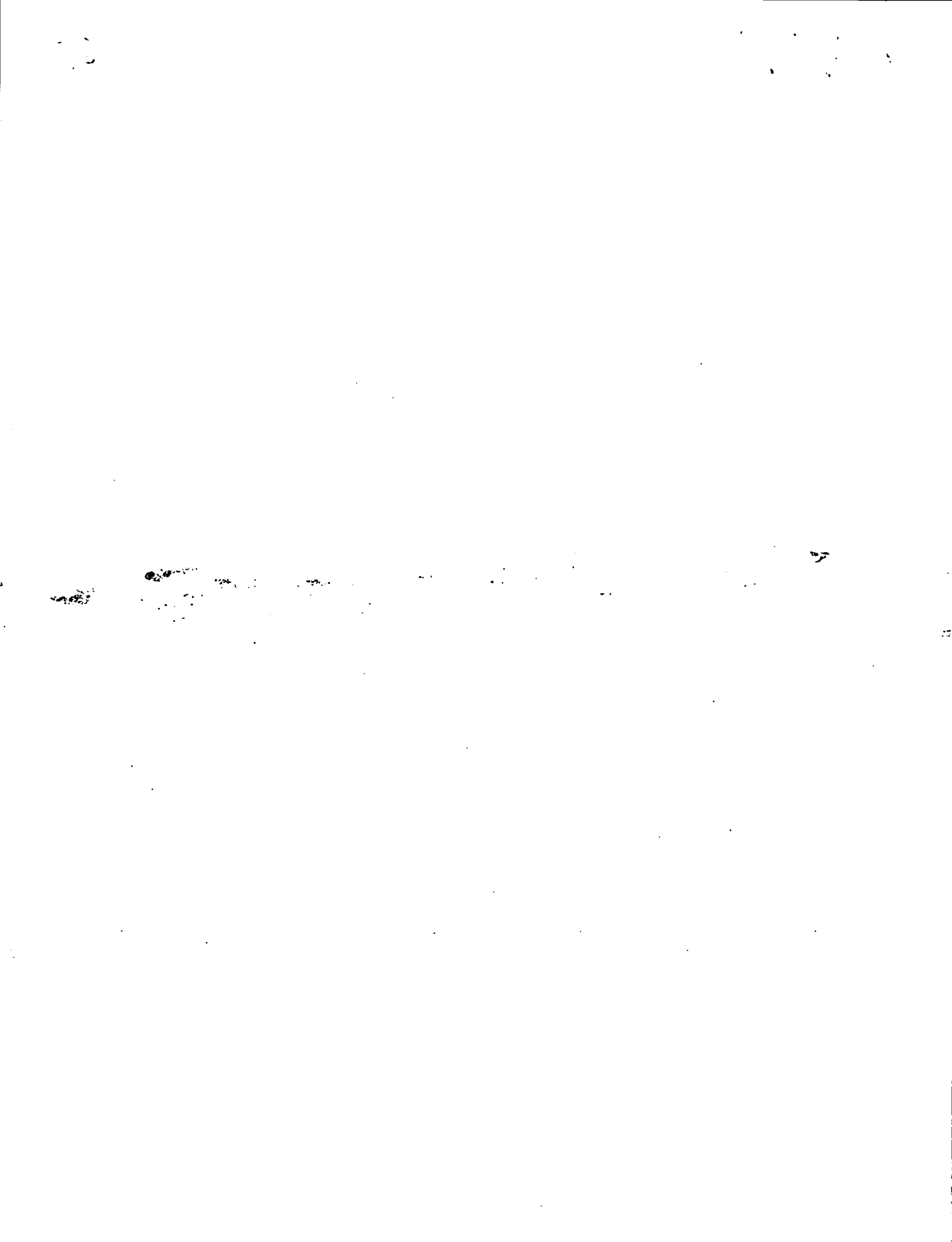
This letter will confirm my telephone request of today that the above matter be placed on the June 24, 1982, agenda of the City Planning Commission.

On March 30, 1982, the City Council re-referred this matter to the Planning Commission in order to allow my wife and I an opportunity to evaluate other alternatives for restoration of the subject property. In particular, the possibility of mixed use was to be evaluated. The alternatives of moving the structure or obtaining public financing to allow on-site restoration were also to be pursued.

There are only nine (9) designated "essential" structures in Alkali Flat. Eight (8) are already restored or scheduled for restoration. Only 1024 "F" Street remains in immediate danger of being lost to the City. Having now completed an evaluation of all reasonable alternatives, we can document for the Commission that this building cannot be saved without the granting of a special permit.

The publication Vanishing Victorians reports that 1024 "F" Street was owned by Governor Weller, when he served as fifth Governor of California. Only the second story of this extremely ornate building remains, but its

P.9559



corinthian columns, cast iron capitals, rosettes, stained glass and marble fireplace are still intact.

In 1975, when my wife and I acquired this property, it was in a dilapidated condition and in need of extensive repairs. It soon became apparent that the cost of restoring the building to its original two story condition was prohibitive. The current estimates for restoration are documented at over \$150,000.00.

This one bedroom structure consists of approximately 1,200 usable square feet. For the past 6 1/2 years, it has been vacant except for brief periods when caretakers were present. In the past four months, it has been broken into on three occasions and suffered substantial water damage to the foundation. It is very surprising that this building has not already been destroyed by fire or vandalism.

From a residential standpoint, it is of minimal value to Alkali Flat. If it were inhabitable, it would join the two other victorians located on the North East corner of this block which had been vacant for the past six months. However, as the last of nine (9) "essential" structures in the Alkali Flat Area, its historical and architectural value through restoration is self-evident. No other structure in Alkali Flat is similarly situated. There are no other essential structures in Alkali Flat requiring a special permit in order to make restoration possible.

Since this application for special permit was last heard by the Commission, we have pursued the possibility of moving the structure to an appropriately zoned lot in the area. Mr. Dick Hastings has indicated his strong opposition to any such move, and Mr. Tim Quintero informs me that the Alkali Flat PAC would follow any recommendation by the Preservation Board.

As to available public financing for restoration, it is virtually non-existent. For the past several years, it has been apparent that the only possible basis for obtaining private or conventional financing is restoration for office use. All lenders who have been contacted in the past 45 days have rejected the concept of "mixed use", as economically unfeasible given the very limited square footage of this building. Additionally, the cost of restoration for "mixed use" is approximately the same as for office use.

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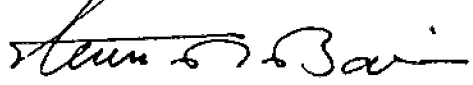
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Page 3

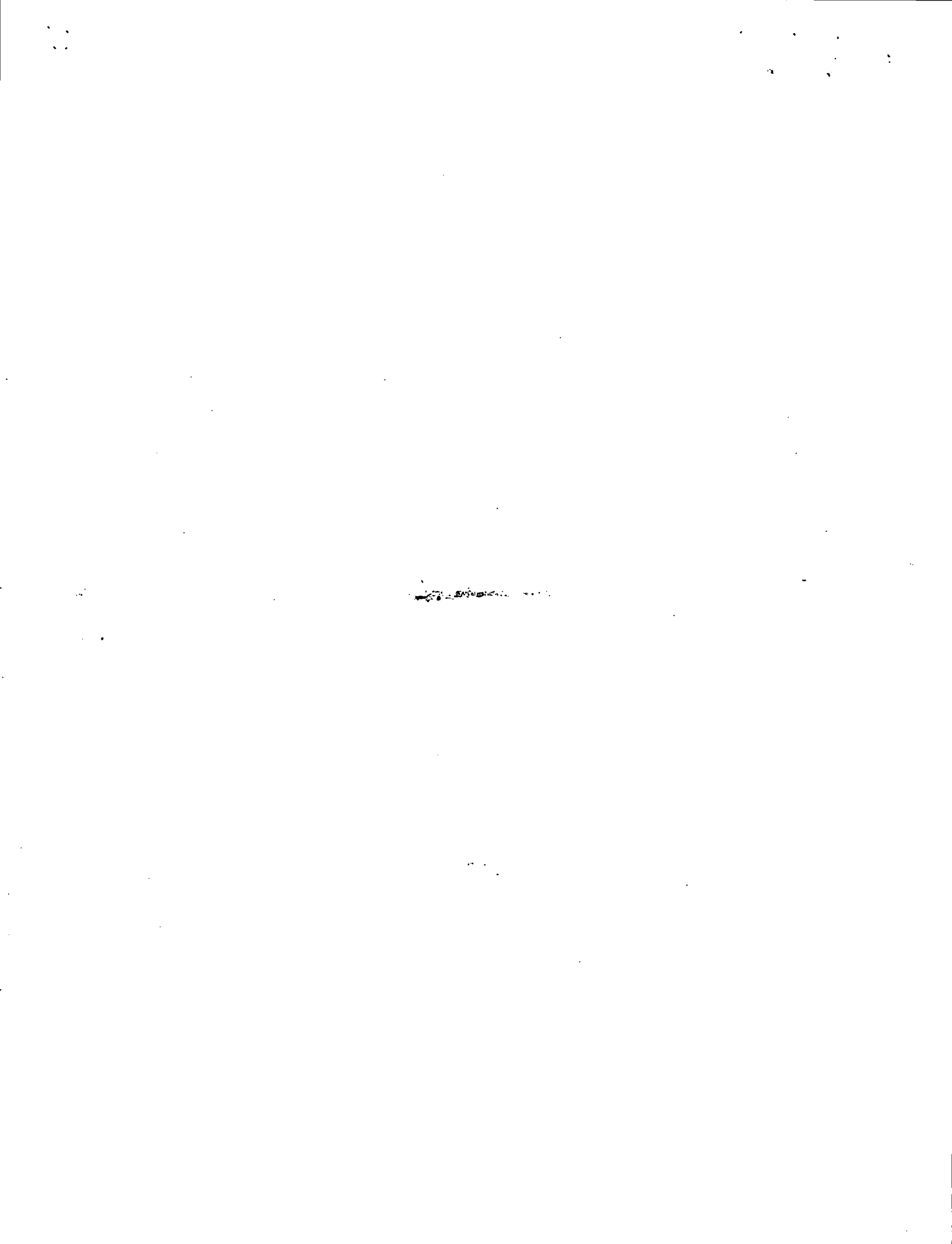
I would welcome an opportunity to discuss this matter with Staff and Commission Members at their convenience.

Respectfully submitted,



Steven R. Bair

SRB/bb



SACRAMENTO CITY PLANNING COMMISSION

20

MEETING DATE June 24
 ITEM NO. 9 FILE NO. P-9559
 M- _____

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

Recommendation LOCATION: 1024 P' street

- Favorable
- Unfavorable Petition Correspondence

<u>NAME</u>	<u>PROPOSERS</u>	<u>ADDRESS</u>
<u>Steve Bair</u>	<u>925 G Street</u>	<u>Sacramento, CA 95814</u>
<u>Joe Mohammed</u>		
<u>Richard Mallett</u>	<u>1416 2nd</u>	<u>Sacramento, CA 95814</u>

<u>NAME</u>	<u>OPPOSERS</u>	<u>ADDRESS</u>

Reaffirm previous vote

MOTION NO. _____

- MOTION:
- TO APPROVE
 - TO DENY
 - TO APPROVE SUBJECT OF 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 _____

	YES	NO	MOTION	2ND
Augusta	✓			
Fong	✓			
Goodin	✓			
Holloway	✓		✓	
Larson	✓			✓
Muraki	✓			
Silva	<i>absent</i>			
Simpson	<i>abstain</i>			
Hunter	✓			



CITY OF SACRAMENTO

20

CITY PLANNING DEPARTMENT
927 TENTH STREET
SUITE 300
SACRAMENTO, CA 95814
TELEPHONE (916) 449-5604

MARTY VAN DUYN
PLANNING DIRECTOR

February 4, 1982

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: Appeal of City Planning Commission's denial of a special permit to allow the conversion of a residential structure into office use. (P-9559)

LOCATION: 1024 "F" Street

SUMMARY:

This is a request for entitlements necessary to convert a 2,160 sq. ft. structure into office use located in the R-0 zone. The Planning Commission, by split vote, denied the request and the applicant subsequently appealed the Commission's decision.

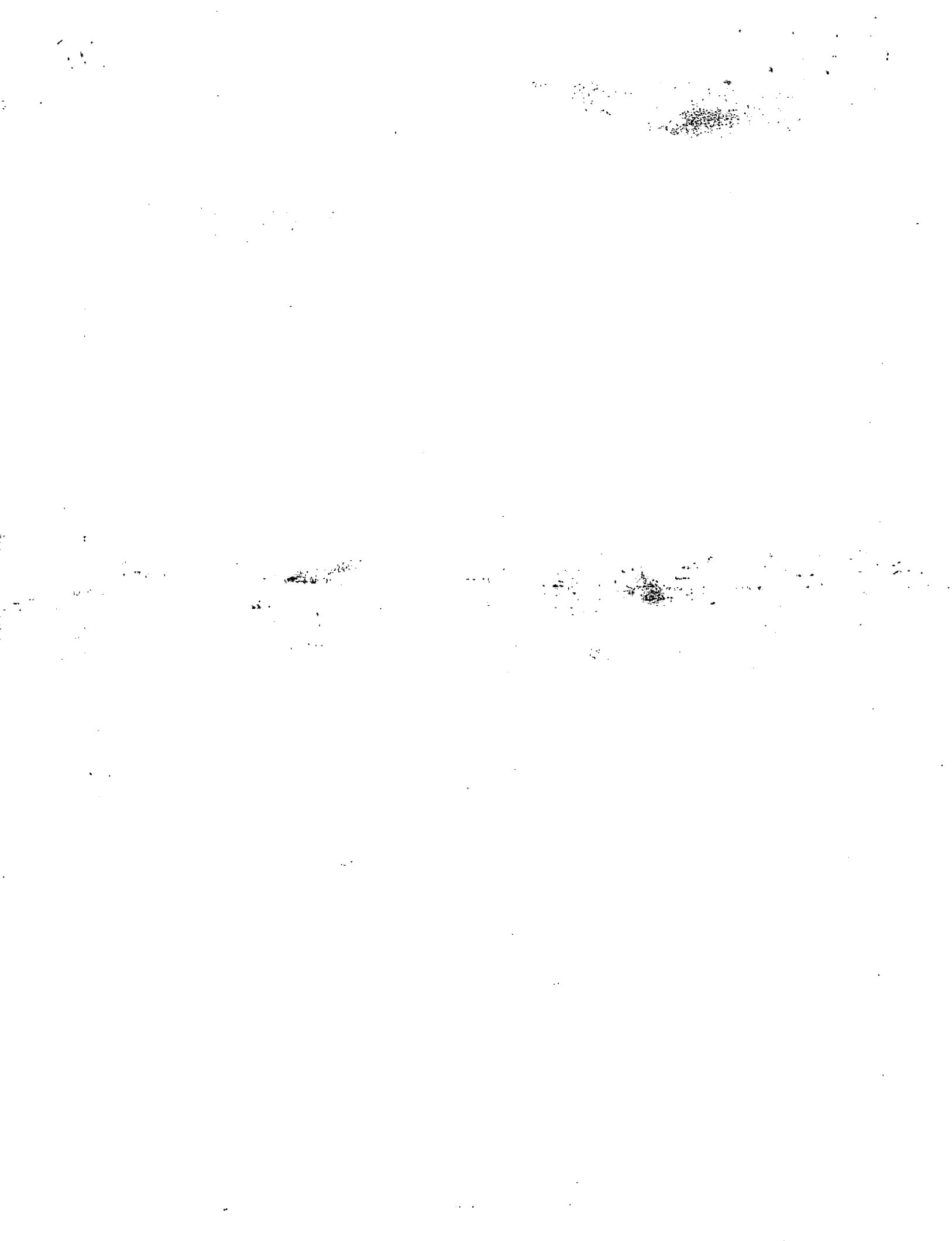
BACKGROUND INFORMATION

The subject site is located within the Alkali Flat project area. It is presently developed with a residential structure that is located in a preservation area and has been identified as an essential structure. The applicant is proposing to utilize the structure for office use. In consideration of the request, the staff and several Commissioners had concerns regarding the proposed office use. The site is located in an area that is predominantly residential. As indicated on the zoning map (Exhibit A of City Planning Commission report), the site is zoned R-0; however, it is surrounded by R-4A residential zoning. The extension of the R-0 zoning to this site is a spot zone which staff believes is not appropriate for the site. The development of an office on this site will encourage other office uses in the immediate area.

Staff and several Commissioners also felt that there are other sites within Alkali that are more appropriate for office uses. This was reinforced by the Alkali P.A.C. Their comments are attached for the Council's information.

P-9559

(1)



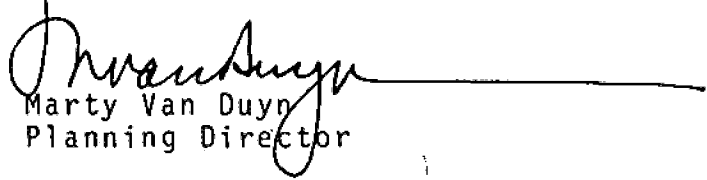
VOTE OF PLANNING COMMISSION

The Commission by a vote of four ayes, four noes, one absent denied the request for Special Permit.

RECOMMENDATION

The staff and Planning Commission recommend that the City Council deny the appeal subject to findings of fact due on February 23, 1982.

Respectfully submitted,


Marty Van Duyn
Planning Director

MVD:HY:cp
Attachments
P-9559

February 9, 1982
District No. 1

11

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

Feb 2 20

DATE: December 2, 1981

TO THE PLANNING DIRECTOR:

I do hereby make application to appeal the decision of the City
Planning Commission of November 25, 1981 when:
(Date)

 Rezoning Application Variance Application
 X Special Permit Application

was: Granted X Denied by the Commission

GROUND FOR APPEAL: The application for a special permit to allow office
use for the subject property was not approved by the Planning Commission as
a result of a tie vote(4 in favor/ 4 opposed). This is one of the most
historically and architecturally significant structures in the area, and can
not be appropriately renovated and accessible to the public if limited to a
residential use.

PROPERTY LOCATION: 1024 F Street

PROPERTY DESCRIPTION: Small but extremely ornate, one story victorian,
one bedroom, and approximately 1,200 useable square feet.

ASSESSOR'S PARCEL NO. 002 - 153 - 06

PROPERTY OWNER: STEVEN AND PAMELA BAIR

ADDRESS: 925 G Street, Sacramento, California 95814

APPLICANT: STEVEN AND PAMELA BAIR

ADDRESS: 925 G Street, Sacramento, California 95814

APPELLANT: *Steven A. Bair*
(SIGNATURE)

ADDRESS: _____

FILING FEE: \$60.00 RECEIPT NO. # 644

FORWARDED TO CITY CLERK ON DATE OF: _____

P- 9559
9260

CITY OF SACRAMENTO
PAID-PL.

DEC 4 1981

7/80

(4 COPIES REQUIRED)

PLANNING

SACRAMENTO CITY PLANNING COMMISSION

20

MEETING DATE 11-25-81
 ITEM NO. 7 FILE NO. P-9559
 M-_____

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

Recommendation:
 Favorable
 Unfavorable
 LOCATION: 1024 F Street
 Petition Correspondence

PROPOSERS	
NAME	ADDRESS
PAM BAER	925 G Street, SACRAMENTO
STEVE BAER	925 G Street

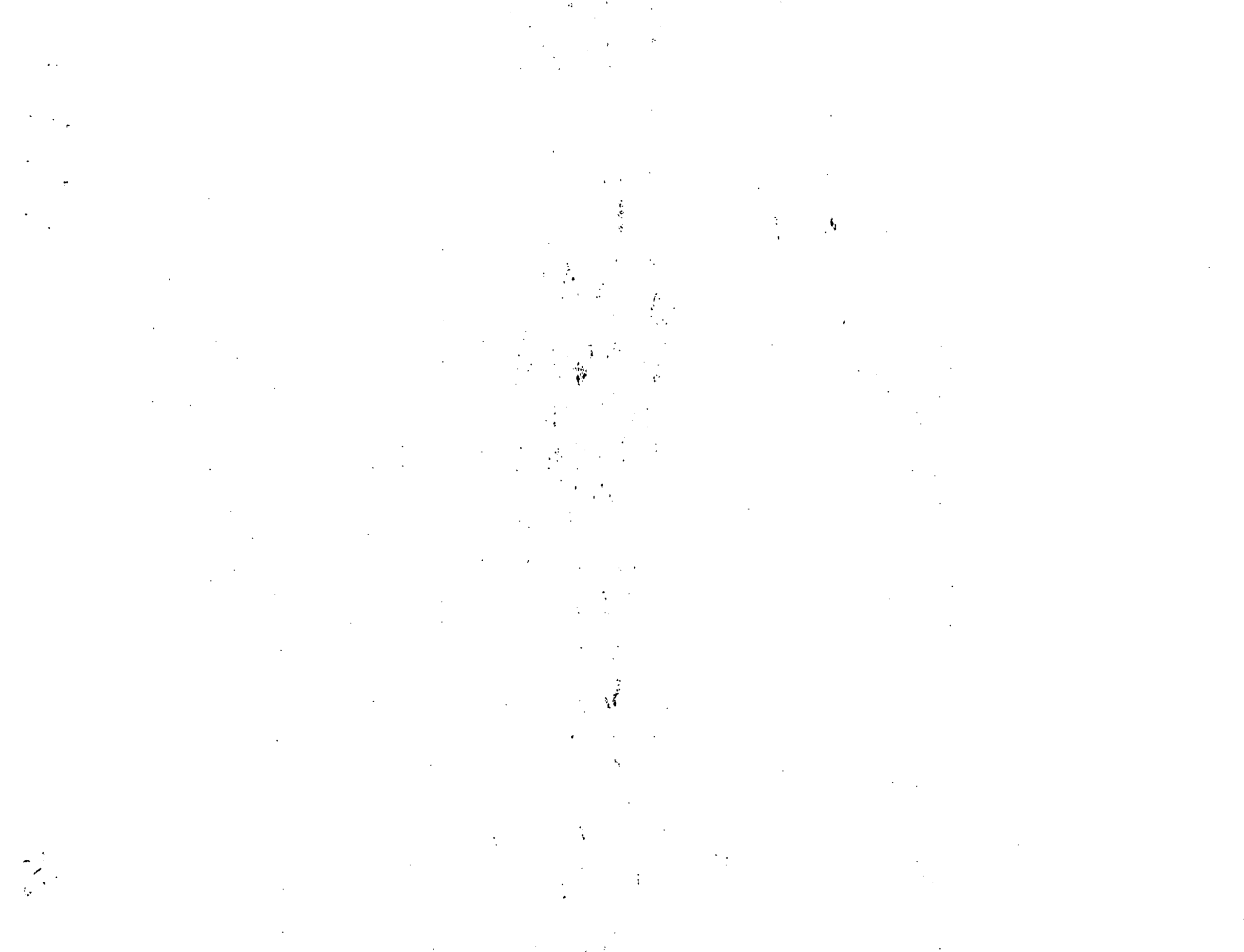
OPPOSERS	
NAME	ADDRESS
TIM QUINTERO	ALKALI FLAT PAC. - 530 12 th ST. SACRAMENTO

MOTION NO. _____

	YES	NO	MOTION	2ND
Augusta	✓			
Fong		✓		
Goodin		✓		
Holloway	✓			
Hunter		✓		
Larson	✓		✓	
Muraki	Absent			
Silva	✓			✓
Simpson		✓		

- 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 _____

(4)



CITY PLANNING COMMISSION

915 "I" STREET - SACRAMENTO, CALIFORNIA 95814

20

APPLICANT	Pamela A. Bair & Steven R. Bair, 925 G Street, Sacramento, CA 95814		
OWNER	Pamela A. Bair & Steven R. Bair, 925 G Street, Sacramento, CA 95814		
PLANS BY	_____		
FILING DATE	9-18-81	50 DAY CPC ACTION DATE	REPORT BY: GM:bw
NEGATIVE DEC	Exempt 15103(c)EIR	ASSESSOR'S PCL. NO.	002-153-06

APPLICATION: Special Permit to establish an office use in the R-0 zone

LOCATION: 1024 F Street

PROPOSAL: The applicant is requesting the necessary entitlements to convert an existing 2,160 square foot vacant residential structure into office use.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential-Office
1980 Alkali Flat Redevelopment Plan Designation:	Residential-Office
Existing Zoning of Site:	R-0
Existing Land Use of Site:	Vacant residential building

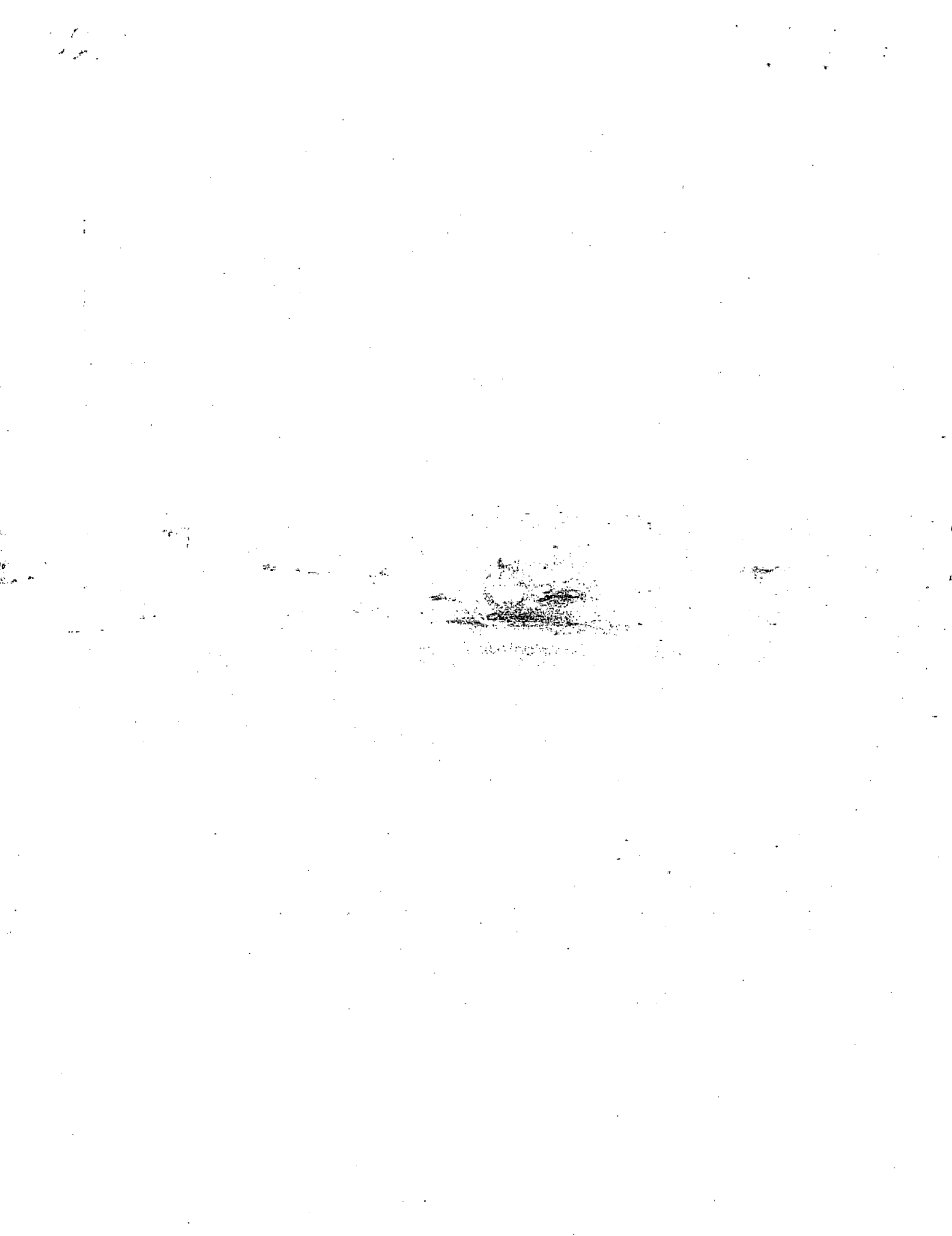
Surrounding Land Use and Zoning:

North:	Residential; R-4A
South:	Residential and Vacant; R-4A
East:	Residential; R-4A
West:	Residential; R-4A

Parking Required:	5 spaces	Parking Provided:	5 spaces
Parking Ratio:			1:400
Property Dimensions:			34' x 160'
Property Area:			5,440 sq. ft./ .12 ac.
Square Footage of Building:			2,160 sq. ft.
Significant features of site:			Subject building identified as an Essential structure
Street Improvements:			Existing
Utilities:			Available to site

Property Characteristics: The subject site consists of a 34' x 160' lot located in the Alkali Flat Redevelopment Project area. The structure is located in Preservation Area No. 1 and has been identified as an Essential structure by the Preservation Board. The applicant proposes to renovate the 2,160+ square foot residential structure into law offices and provide five parking spaces on the rear of the lot.

BACKGROUND INFORMATION: During the process of updating the Alkali Flat Redevelopment Plan and considerations of land use/zoning changes, the Alkali Flat Project Area Committee and Planning Commission recommended that the residential land use designation and R-4A zoning be retained for the subject site based upon the structure's original use and surrounding residential uses.



In August 1980 the City Council conducted a public hearing on the Alkali Flat Redevelopment Plan and proposed land use and zone changes. The applicant requested a zone change to R-O, and, contrary to the Project Committee, Planning Commission and staff's recommendation, approved the applicant's rezoning request.

STAFF EVALUATION: The Alkali Flat PAC and the Sacramento Housing and Redevelopment Agency staff have reviewed the applicant's proposal at its October 14, 1981 meeting and recommended against the special permit request. Their comments are included in the attached memorandum. The staff concurs with PAC's recommendation based on the following factors:

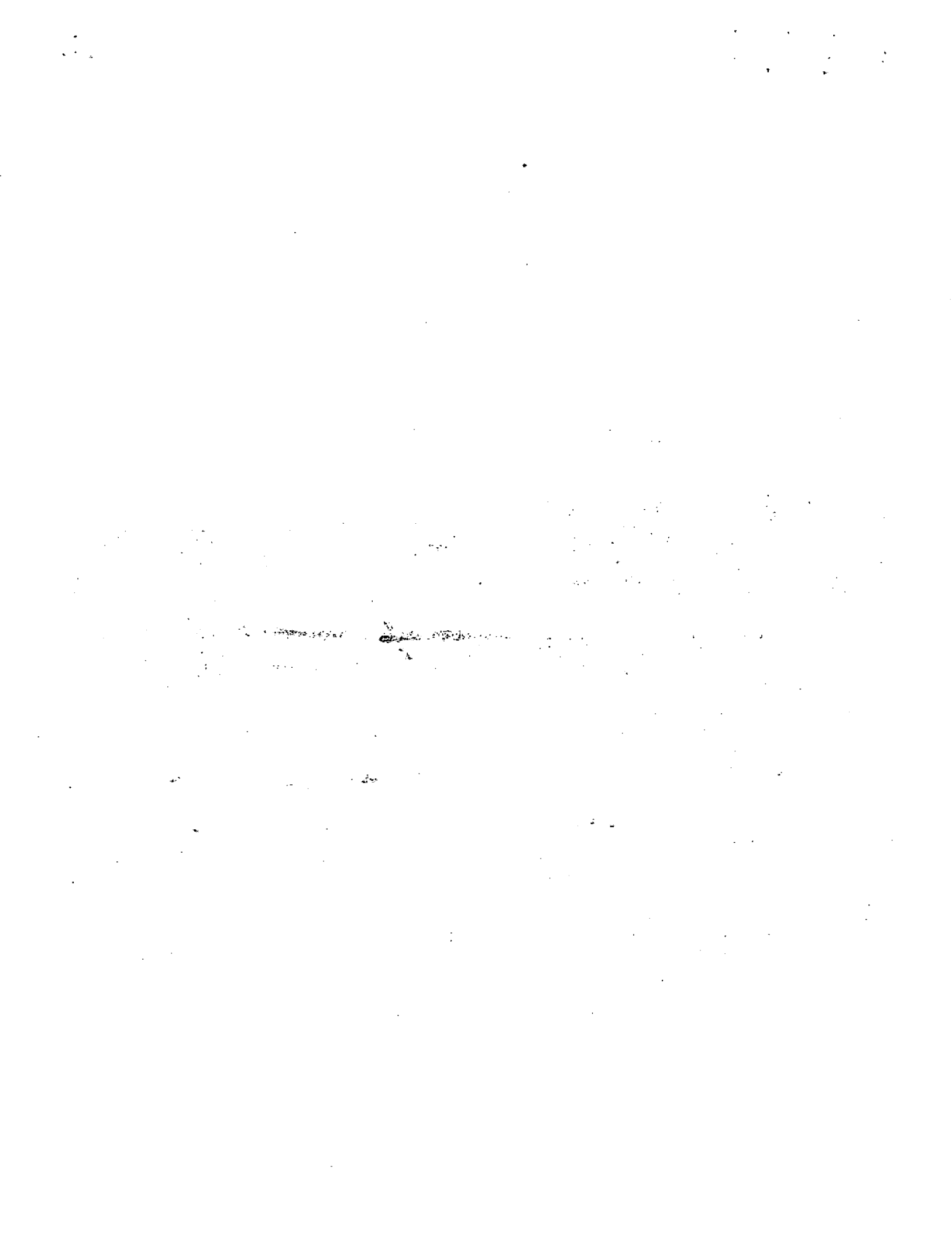
- 1. The City Zoning Ordinance defines the Residential-Office zone as follows: "This is a medium-density multiple family zone, generally located inside the "Old City" and in certain areas adjacent thereto and is established to provide additional environmental amenities in developments within said area. The zone permits development of office buildings subject to the granting of a special permit by the Planning Commission."

The half block area where the subject property is located is composed of a mix of residential and office uses. The western one-half of the half block area along with the subject site is zoned R-O, residential office (refer to Exhibit A, land use/zoning map). An office is located on 10th Street next to the alley and a special permit for office use was recently granted by the Commission for the renovation of 1010 F Street (November 12, 1981 CPC meeting).

As described above, the R-O zone is primarily a multi-family residential zone with a limited amount of office uses allowed where it is appropriate. It is staff's position that there is a sufficient number of office uses within this block and feels that by granting the applicant's special permit request would alter the predominant residential nature of this particular block. The location of the subject site for office use is inappropriate, based on adjacent and surrounding land uses.

- 2. The subject structure was originally developed for residential purposes and the site is surrounded by existing and proposed residential uses. The adjacent structures to the west and east of the subject site are residential uses. The row of six structures located across "F" Street to the north have recently been renovated for residential purposes. In addition, a 40-unit elderly housing project has been developed on this block with a new mini-park at the 11th Street location.

In addition, the Redevelopment Agency proposes to develop a residential project consisting of 24 units on the vacant parcels to the south across the alley from the subject site.



3. Staff has compiled statistics related to the amount of new office space being developed in the Alkali Flat Project area and adjacent areas. The table below summarizes the amount of developed and proposed office space:

Within Alkali Flat Project Area

Recently completed or under construction	117,857 sq. ft.	
Proposed	<u>57,500 sq. ft.</u>	175,357 sq. ft.

Adjacent to Project Area (principally 12th Street and I Street Corridors)

Recently completed or under construction	184,884 sq. ft.	
Proposed	<u>67,003 sq. ft.</u>	
	Sub-total	<u>251,887 sq. ft.</u>

*Grand Total 427,244 sq. ft.

*These figures do not account for new office space being developed south of I Street within the Central Business District.

Based on these statistics, staff feels that there is an ample supply of new office space to satisfy the office demand in the vicinity of the subject site for quite some time.

4. It is staff's opinion that recent development activities in the vicinity of the subject site represent one of the foremost examples of neighborhood revitalization in the Central City. Not less than 15 structures have been rehabilitated or are in the process of renovation for residential use. A new 40-unit elderly housing project has recently been developed along with a new mini-park in the subject site's immediate vicinity.

The maintenance of residential use on the subject site in conjunction with the proposed new residential development south of the site will solidify the residential character of this area. The circulation plan for the Central City proposes to convert E and F Streets from one way major to two-way local operation which will further improve conditions for residential use.

In conclusion, based on these factors and the amount of new office space being developed in the Alkali Flat vicinity as previously noted, staff cannot support the applicant's special permit request.

5. The Alkali Flat PAC, at the October 14, 1981 meeting, voted to request the City Planning Commission to initiate the rezoning of the property located at 1024 "F" Street, from R-O, residential-office to R-4A, medium density multiple family zone. Staff supports PAC's request and recommends that the Commission initiate a rezoning of the subject parcel.

STAFF RECOMMENDATION: Staff recommends:

Denial of the special permit based on the findings of fact which follow.

Furthermore, staff recommends the Commission initiate rezoning of the subject property from R-0 to R-4A as requested by the Alkali Flat Project Area Committee.

Findings of Fact - Special Permit

1. The project is not based upon sound principles of land use in that:

The proposed office use is not compatible with the existing residential uses of the surrounding area and would alter the predominant residential character of the subject block.

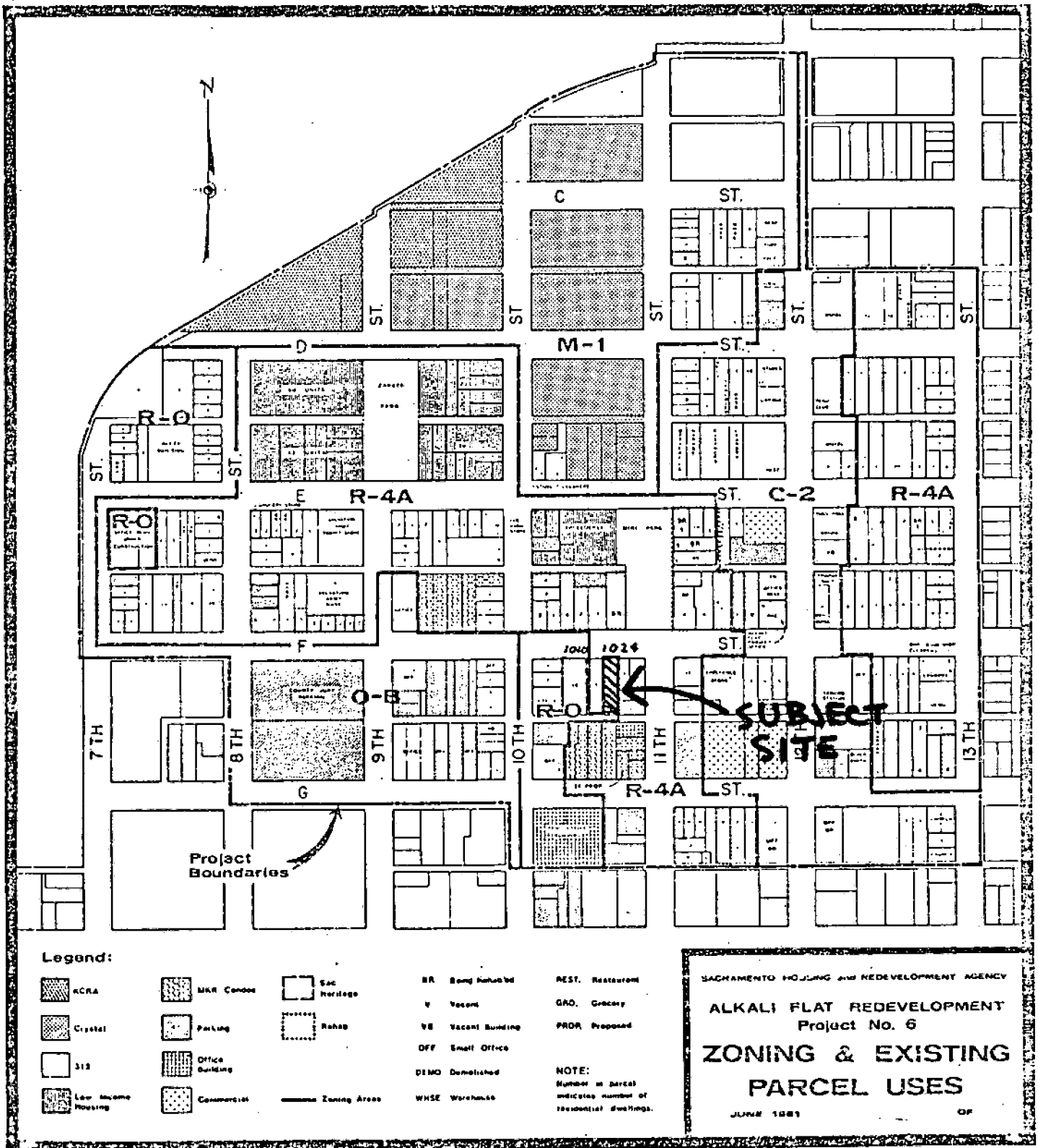
2. The project will be injurious to the public welfare and safety and surrounding properties in that:

- a. the proposed office use will interrupt the continuity of residential uses along this portion of the block face;
- b. the proposed office use will increase vehicular traffic in the vicinity of the new mini-park and the residential neighborhood.

3. The proposal is not in harmony with the objectives of the 1980 Alkali Flat Redevelopment Plan and the 1980 Central City Plan which states respectively:

"Conserve all viable residential neighborhoods from encroachment of non-compatible uses and excessive vehicular traffic";

"To promote the restoration of historically or architecturally significant structures and the conservation of sound housing stock."



P-9559

EXHIBIT "A"
VICINITY MAP

11-25-81 (9)

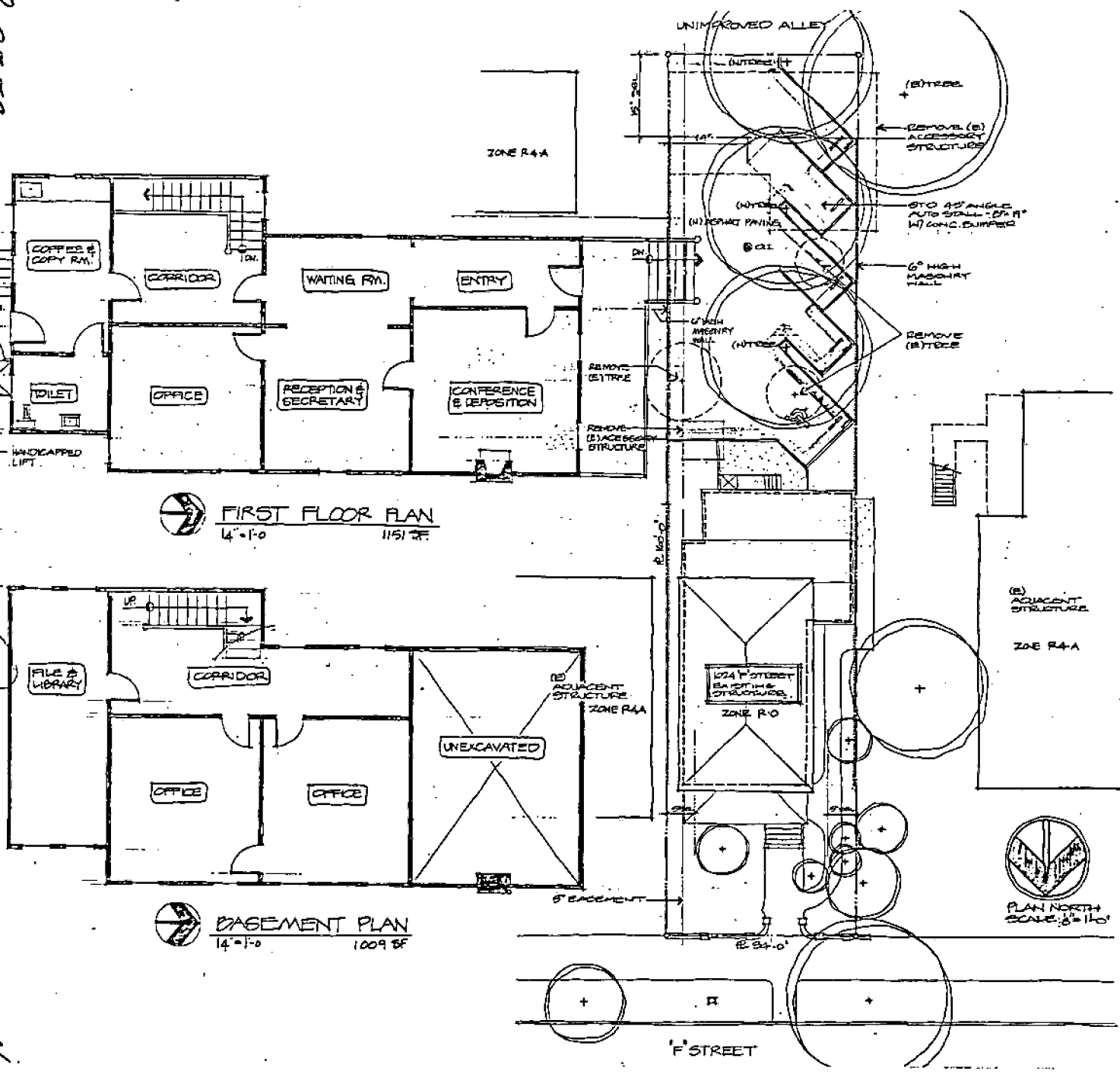
No. 7

P-95559

11-25-81

(10)

No. 7



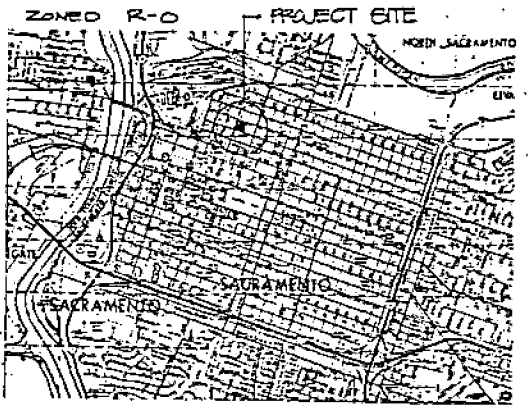
FIRST FLOOR PLAN
14" = 1'-0" 1151 SF

BASEMENT PLAN
14" = 1'-0" 1009 SF

PROPOSED LEASE AREA DEVELOPMENT

EX'G. FIRST STORY STRUCTURE 1151 SF.
EX'G. BASEMENT FLOOR 1009 SF.

TOTAL DEVELOPED AREA - 2160 SF.
2160 SF. / 400 SF. / AUTO = 5 AUTO SPACES REQ'D.



1024 F ST.
victorian remodel

PREPARED FOR:
bair and bair
attorneys at law
925 g street
sacramento, ca



P 9559 20



20

ALKALI FLAT PROJECT AREA COMMITTEE

530 - 12TH STREET • SACRAMENTO, CALIFORNIA 95814 • (916) 446-6111

CITY PLANNING COMMISSION

NOV 2 1981

RECEIVED

TO: Gene Masuda
FROM: Tim Quintero
DATE: October 28, 1981
SUBJECT: Special Permit Request to establish an office use in Residential/Office zoned property for property located at 1024 F Street.

The Alkali Flat PAC met on October 14, 1981 to review the Special Permit Request for the property located at 1024 F Street.

Following review, the Alkali Flat PAC approved the following recommendations to the City Planning Commission:

1. Special Permit Request to establish office use.
The PAC recommends that the City Planning Commission deny the Special Permit Request.

Gene, the Alkali Flat PAC requests that the City Planning Commission initiate the rezoning of the property located at 1024 F Street, from R-0, Residential-Office to R-4, Medium Density multiple Family zone.

During the process of updating the Alkali Flat Redevelopment Plan, the City Planning Commission, City Planning Staff and the Alkali Flat PAC recommended that the R-4 zone be retained for property located at 1024 F Street.

The Alkali Flat PAC contends that the City Council's decision to rezone this property from R-4 to R-0 constitutes spot rezoning and is incompatible with the surrounding residential land use.

Tim Quintero

Tim Quintero, Director
Alkali Flat PAC Office

TQ/mc

7-9559

NOVEMBER 25 12, 1981

ITEM 15 7

Steven R. & Pamela A. Bair
925 "G" Street
Sacramento CA 95814

July 15, 1982

On July 8, 1982, the following matter was filed with my office to set a hearing date before the City Council:

P-9559 Appeal of Planning Commission's denial of a Special Permit to establish office use in the R-0 zone for property located at 1024 "F" Street. (D1)

This hearing has been set for August 3, 1982, 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 Maqana
City Clerk

LM/mlt
cc: P-9559 Mailing List (55)

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August 4, 1982

Steven R. & Pamela A. Bair
925 "G" Street
Sacramento CA 95814

Dear Gentlemen:

On August 3, 1982, the Sacramento City Council heard your appeal from City Planning Commission action denial of special permit to establish office use in the R-O Zone for property located at 1024 "P" Street (D1) (P-9559).

The Council adopted by motion its intent to grant your appeal contingent on Findings of Fact due August 17, 1982.

Sincerely,

Lorraine Magana
City Clerk

LM/mlt/20
cc: Planning Department