



CITY OF SACRAMENTO

CITY PLANNING DEPARTMENT

915 "I" STREET
CITY HALL - ROOM 308

SACRAMENTO, CALIF. 95814
TELEPHONE (916) 448-5604

Marty Van Duyn


PLANNING DIRECTOR

April 3, 1980

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: Tentative Map (P-8933)

LOCATION: Northwest corner of Mack Road and Franklin Boulevard

SUMMARY

This is a request for entitlements necessary to develop a 304-unit condominium project in seven phases. The site contains 20.8 acres and is presently zoned R-2A-R. The staff and Planning Commission recommended approval of the tentative map. The Planning Commission also approved a special permit for the project.

BACKGROUND INFORMATION

The subject site is presently vacant and is located in an area that is being developed. There are single-family subdivisions being developed to the north, south, and west. A shopping center is planned for the site on the east.

In terms of the overall proposal, the staff and Planning Commission have no objection to the proposed condominiums, as the project is compatible with surrounding land uses. There were several minor site design concerns; however, they have been resolved.

The major issue that was discussed by the Planning Commission is relative to the usage of a water element throughout the project. The applicant proposes to develop on-site lakes throughout the project. The Subdivision Review Committee opposes the usage of "waterscape elements" in residential projects for several reasons. First, the City Charter (Article 1, Section 8) prohibits the metering of water to residential development, and the Committee's concern is that there is no way to control the amount of water being used. Second, there are concerns regarding the maintenance and health aspect of waterways.

APPROVED
BY THE CITY COUNCIL

APR 6 1980

OFFICE OF THE
CITY CLERK

w/ CONDITIONS
ON SPECIAL
PERMIT

April 3, 1980

The Planning Commission was generally in support of the waterscape element and approved the usage of the waterways subject to the condition that applicant and Water and Sewer Department work out a waterscape element for the project. This decision was based on the fact that staff consulted the City Charter during the meeting and tentatively concluded that the City had the authority to allow a water meter for the common areas of the project. However, subsequent to the Planning Commission meeting, the attorney's office indicated that the Planning Commission was misinformed and that water meters could not be required for this project.

VOTE OF PLANNING COMMISSION

On March 13, 1980 the Planning Commission, by a vote of eight ayes, one absent, recommended approval of the Tentative Map subject to conditions.

RECOMMENDATION

The staff and Planning Commission recommend that the City Council approve the Tentative Map and adopt the attached resolution.

Respectfully submitted,

Marty Van Duyn
Planning Director

FOR TRANSMITTAL TO CITY COUNCIL:

Walter J. Slipe, City Manager

MVD:HY:bw

April 8, 1980
District No. 8

Attachments
P-8933



STAFF REPORT AMENDED 3-13-80
CITY PLANNING COMMISSION

915 "I" STREET - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Morton & Pitalo Inc., 1767 J Tribute Road, Sacramento 95815		
OWNER	Franklin Villages Ltd., 3820 Auburn Blvd., Suite 100, Sacramento		
PLANS BY	Sandy & Babcock, 1349 Larkin Street, San Francisco, CA		
FILING DATE	1-25-80	50 DAY CPC ACTION DATE	REPORT BY: TM:lrl
NEGATIVE DEC	2-15-80	EIR	ASSESSOR'S PCL. NO. 119-070-38 & 39

- APPLICATION:
1. Environmental Determination
 2. Tentative Map to divide 20.8 acres into 7 parcels
 3. Special Permit to develop 304 condominium lots (P-8933)

LOCATION: Northwest corner of Mack Road and Franklin Boulevard

PROJECT INFORMATION:

General Plan Designation: Residential
1965 Southgate Community
Plan Designation: Light Density, Multiple Family
Existing Zoning of Site: R-2A-R
Existing Land Use of Site: Vacant
Surrounding Land Use and Zoning:
North: Single Family R-1 & A
South: Single Family & Commercial R-1 & C-2R
East: Shopping Center (proposed)
West: Single Family R-1

Parking Required: 450	Parking Provided: 643
Ratio Required: 1:1.5	Ratio Provided: 1:2.1

Property Dimensions: 20.8 acres
Density of Development: 14.6 d.u./acre
Topography: Flat
School District: Sacramento City Unified School District
Building Site Plan: 1) Building Coverage = 25%
2) Landscaped Area = 35%
3) Surfaced Area = 40%

The applicant proposes to construct a 304 unit condominium project on 20.8 acres located at the northwest corner of Franklin Boulevard and Mack Road. The applicant proposes to develop the project in 7 phases, starting with phases 1 through 4 on the east side of the proposed collector street and phases 5-7 on the west side of the street. The recreational areas will be provided in the first phase and the fifth phase.

SUBDIVISION REVIEW COMMITTEE RECOMMENDATIONS: On February 13, 1980, by a vote of 6 ayes, 2 noes, and one abstention, the Subdivision Review Committee recommended approval of the map subject to the following conditions: The applicant shall

- a) provide standard subdivision improvements including street lights, including Mack Road and Franklin Boulevard, pursuant to Sec. 40.811 of the Subdivision Ordinance;
- b) prepare a sewer and drainage study for the review and approval of the City Engineer;

- c) provide reciprocal easements for common parking areas, as necessary.
- d) dedicate sufficient right-of-way along Franklin Boulevard for a 55' half street section with the new center line 23' east of the existing center line. Also widening at Mack Road and at the bridge site;
- e) resolve Elder Creek Bridge financing price prior to filing final map. Make a deposit with the City for 1/8 of the estimated cost;
- f) provide slope easements as necessary for the bridge along Franklin Boulevard.
- g) provide for additional right-of-way to allow for the placement of a bus shelter along Mack Road, approximately 80' west of the point where the corner radius ends. An additional 10' x 15' space adjacent to the sidewalk at the head of the bus stop (on street stop) will be required;
- h) provide funds through a trust account for a shelter and pad to be installed when route is initiated.

STAFF EVALUATION: Staff has the following concerns regarding the proposed site plan:

1. The site plan indicates that two primary driveways will be located on the subject site, one driveway to serve the eastern portion of the subject site as well as one driveway to serve the western portion of the project. Staff is concerned about the design of the northern portions of each of these driveways where they are adjacent to the single family subdivision to the north. Staff suggests the landscaping be increased to a minimum of 10' adjacent to single family areas and that the parking along this portion of the driveway be eliminated (see Exhibit A). With the elimination of these parking areas this portion of the driveway could be shifted north approximately 15' which in turn would allow the residential clusters to be shifted north 15' so as to provide additional open space within the center of the projects.
2. The subject site is encumbered by a 100' utility easement which includes a natural gas line. The easement is located along the southerly boundary adjacent to Mack Road, and the utility companies have certain restrictions relative to the planting of trees and the location of structures. Trees are limited to a height of 15' at maturity and structures are not allowed. These restrictions, coupled with the present design of the site with a long row of parking adjacent to Mack Road, creates the appearance of a long open street with an overabundance of parking. Staff suggests that 39 of these spaces, as indicated on Exhibit A, be eliminated in order to allow additional landscaping areas. This would help break the continuous row of parking and allow greater flexibility in landscaping design.
3. Staff wishes to direct the Commission's attention to unit cluster "A" on the eastern portion of the site plan (see Exhibit A). This cluster contains 8 units and is two stories in height. It is surrounded by other two story structures and there are approximately 20 feet between buildings. There appears to be a limited amount of open space between the structures. Staff suggest that 4 units be deleted in order to increase the open space area and to allow for more flexibility in landscaping design.

4. The City Water and Sewer Division, as well as the City Engineer, opposes the development of any on-site lakes and other "waterscape elements" using City water due to Article 1, Section 8 of the City Charter which prohibits the metering of water to residential development. Their primary concern is that there is no way to control the amount of water being used. The Planning Department supports this position and has additional concerns regarding the health aspects, maintenance, and the resource usage of such design treatments. Staff suggests the applicant utilize other landscaping techniques than the waterway elements to enhance this project.
5. At the February 13, 1980 meeting of the Subdivision Review Committee, the Planning Department staff voted against approval of the tentative map, because of concerns regarding the phasing of the project. The original plan indicated 12 phases. Since the Subdivision Review Committee meeting, staff and the applicant has resolved this problem. The applicant has indicated that the final maps on the portion east of Deer Creek Drive will all be recorded at the same time and likewise the final maps on the western side of Deer Creek Drive will also be recorded at once. The project will be constructed in seven phases, beginning on the westerly site.
6. The site plan indicates a 20' setback on those units adjacent to Franklin Boulevard. In order to provide a sufficient landscaping strip with berming, staff suggests that the setback be increased to 25'. Also, staff suggests that no structures or patio areas be located in any of the required setback areas.

STAFF RECOMMENDATIONS. Staff recommends that:

1. The Negative Declaration be ratified.
2. The Tentative Map be approved subject to conditions which follow.
3. The Special Permit be approved subject to conditions and based upon findings of fact which follow.

TENTATIVE MAP CONDITIONS:

- a) provide standard subdivision improvements including street lights; including Mack Road and Franklin Boulevard, pursuant to Sec. 40.811 of the Subdivision Ordinance;
- b) prepare a sewer and drainage study for the review and approval of the City Engineer;
- c) provide reciprocal access easements as necessary for common parking areas;
- d) dedicate sufficient right-of-way along Franklin Boulevard for a 55' half section with the new center line 23' east of existing center line. Also widening at Mack Road and at the bridge site;
- e) resolve Elder Creek Bridge financing price prior to filing final map. Make a deposit with the City for 1/8 the estimated cost;

- f) provide slope easements as necessary for the bridge along Franklin Boulevard;
- g) provide for additional right-of-way to allow for the placement of a bus shelter along Mack Road, approximately 80' west of the point where the corner radius ends. An additional 10' x 15' space adjacent to the sidewalk at the head of the bus stop (on street stop), will be required;
- h) provide funds through a trust account for a shelter and pad to be installed when route is initiated. *(Staff amended to: provide for a shelter and pad to be installed when route is initiated.)*

SPECIAL PERMIT CONDITIONS:

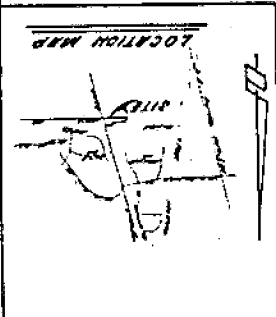
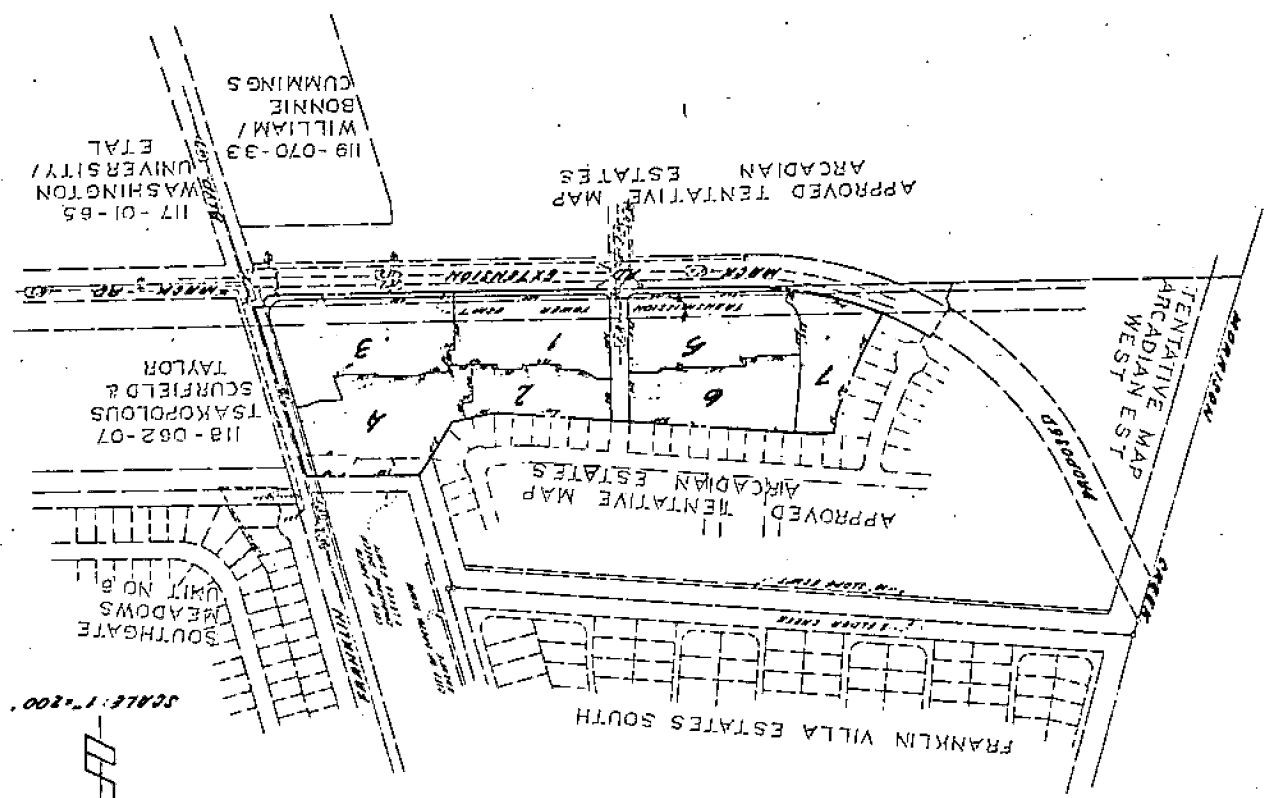
- 1. The applicant shall redesign the northern portions of the main driveways to provide a 10' landscaping strip adjacent to the northern property line. This redesign shall include the elimination of 20 spaces on the western portion and 22 spaces on the eastern portion. In addition, the applicant shall shift the adjacent residential clusters north so as to provide more open space within the project.
- 2. The applicant shall eliminate those parking spaces adjacent to Mack Road as indicated in Exhibit "A".
- 3. Four units within Cluster "A", as indicated on Exhibit "A", shall be eliminated in order to provide additional open space and landscaping around Cluster "A".
- 4. The waterways throughout the subject site, shall be eliminated. *(deleted by CPC)*
- 5. A 25' setback be provided along Franklin Boulevard. This setback area shall be bermed to a height of 4' and intensively landscaped. Furthermore, no structures, or patios shall be erected within any of the required setback areas.
- 6. The applicant shall submit a detailed landscaping and irrigation plan for the review and approval of staff prior to the issuance of building permits. The applicant shall make every effort to employ the use of deciduous trees as a passive solar technique. The plan shall include a variety of trees, shrubs, and lawn areas throughout the development.
- 7. The applicant shall submit the final site plan for the review and approval of the Planning staff prior to the filing for building permits.
- 8. The waterscape element of the project be eliminated. *(CPC amended to: Applicant & Water & Sewer Dept. shall work out a waterscape element for the project.)*

Findings of Fact

- 1. The project, as conditioned, is based on sound principles of land use in that the proposed condominium is compatible with surrounding land uses.
- 2. The project, as conditioned, will not be injurious to surrounding properties in that the proposal is designed in such a way to provide adequate open space and enhance property values.
- 3. The proposal, as conditioned, is consistent with the 1974 General Plan and the 1965 Southgate Community Plan, which designate the site for residential uses.

TENTATIVE MAP FRANKLIN VILLAGE CITY OF SACRAMENTO CALIFORNIA		MORTON & PITALO, INC. CIVIL ENGINEERING PLANNING SURVEYING		SHEET NO. 1	SCALE: 1" = 200'	FIELD NO. 1	MONUMENTAL 1"	METRIC 1"	EXEMPTED 1	REC. NO. 1	NO. OF BOOKS 1	NO. OF SHEETS 1	PREPARED BY MORTON & PITALO, INC.	DATE 1980
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SCALE: 1" = 200'



CONTRACTOR'S RESPONSIBILITY:
 TO PREPARE AND SUBMIT TO THE CITY ENGINEER FOR REVIEW AND APPROVAL ALL NECESSARY RECORD MAPS, RECORDS, AND OTHER DOCUMENTS IN CONNECTION WITH THIS PROJECT, AND TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY ENGINEER AND OTHER AGENCIES AND TO COMPLY WITH ALL CITY ORDINANCES AND STATE LAWS RELATIVE TO THE CONSTRUCTION AND MAINTENANCE OF THIS PROJECT.

ENGINEER'S RESPONSIBILITY:
 TO REVIEW AND APPROVE THE RECORD MAPS, RECORDS, AND OTHER DOCUMENTS SUBMITTED BY THE CONTRACTOR AND TO ISSUE ALL NECESSARY PERMITS AND APPROVALS TO THE CONTRACTOR.

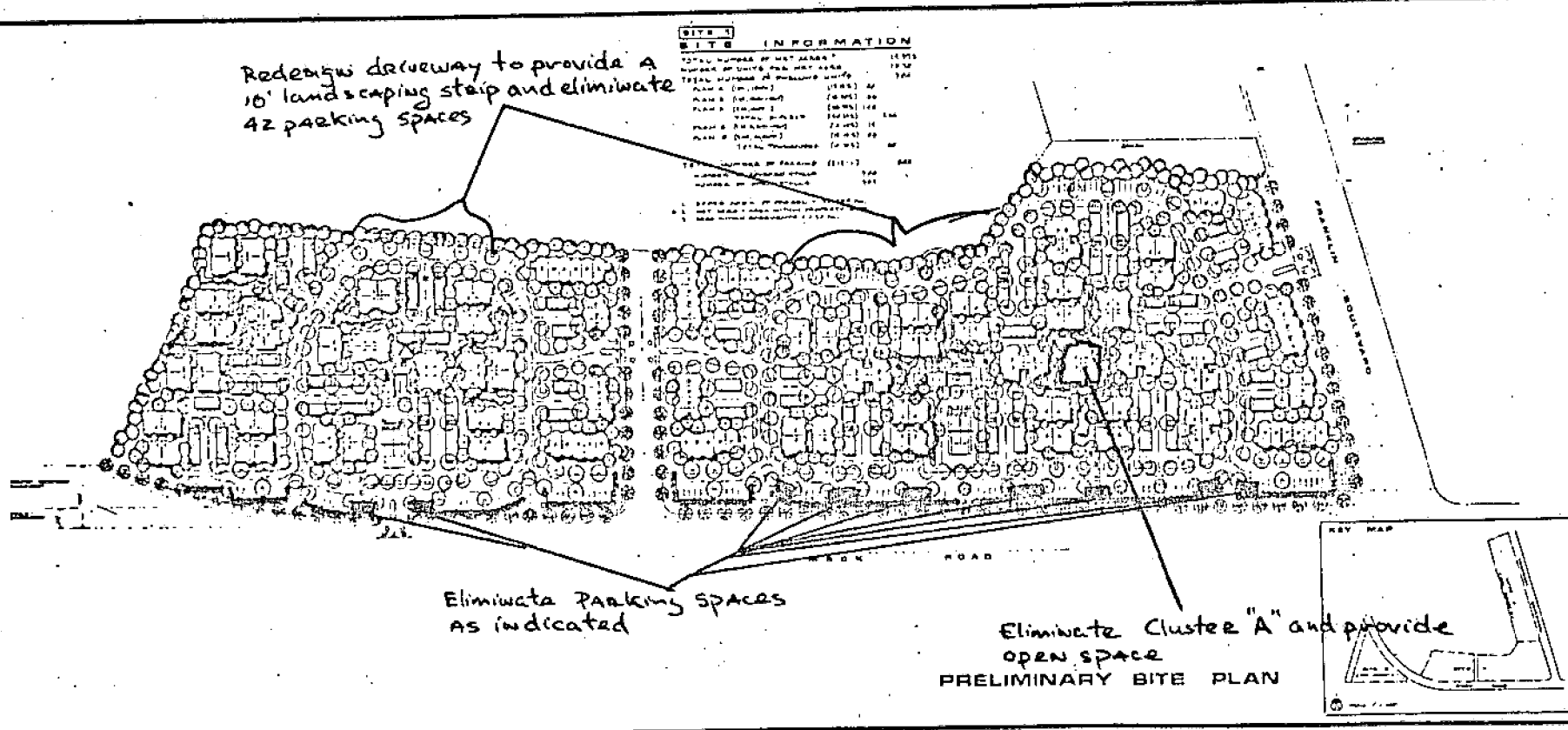
CITY ENGINEER'S RESPONSIBILITY:
 TO REVIEW AND APPROVE THE RECORD MAPS, RECORDS, AND OTHER DOCUMENTS SUBMITTED BY THE ENGINEER AND TO ISSUE ALL NECESSARY PERMITS AND APPROVALS TO THE CONTRACTOR.

CITY OF SACRAMENTO
 CITY ENGINEER

Exhibit "A"

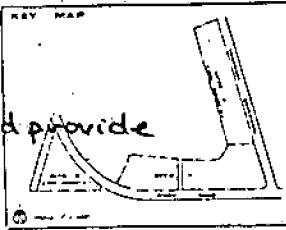
Redesign driveway to provide a 10' landscaping strip and eliminate 42 parking spaces

SITE INFORMATION	
TOTAL NUMBER OF UNIT AREAS	1193
NUMBER OF UNITS PER UNIT AREA	192
TOTAL NUMBER OF PARKING SPACES	104
PLAN A (20,000)	42
PLAN B (20,000)	36
PLAN C (20,000)	14
TOTAL PARKING	104
PLAN A (20,000)	42
PLAN B (20,000)	36
PLAN C (20,000)	14
TOTAL PARKING	104
TOTAL NUMBER OF PARKING SPACES	104
PLAN A (20,000)	42
PLAN B (20,000)	36
PLAN C (20,000)	14
TOTAL PARKING	104



Eliminate parking spaces as indicated

Eliminate Cluster "A" and provide open space
PRELIMINARY SITE PLAN



FRANKLIN VILLAGE
SACRAMENTO CALIFORNIA

FRANKLIN VILLAGE LTD
DEVELOPER

ARCHITECTURE, ENGINEERING
AND LANDSCAPE ARCHITECTURE
LAND PLANNING

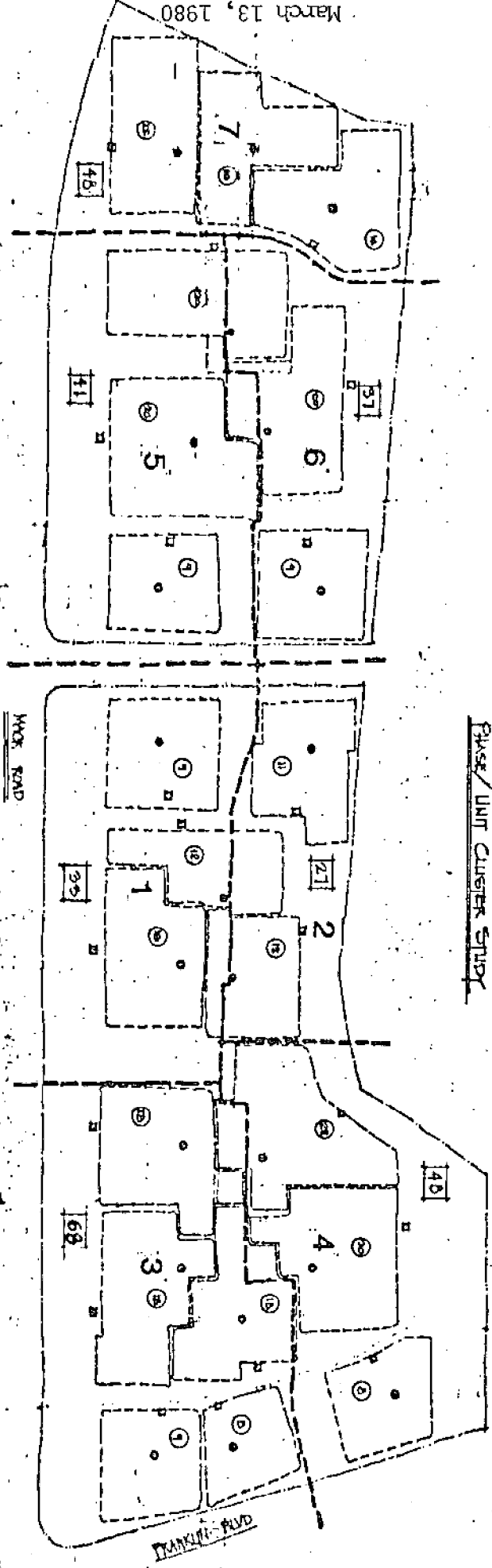
GENERAL CONTRACTOR
ARCHITECT

SCALE 1" = 100'

1

March 13, 1980

CONSTRUCTION PHASING
Phase / Unit Cluster Study



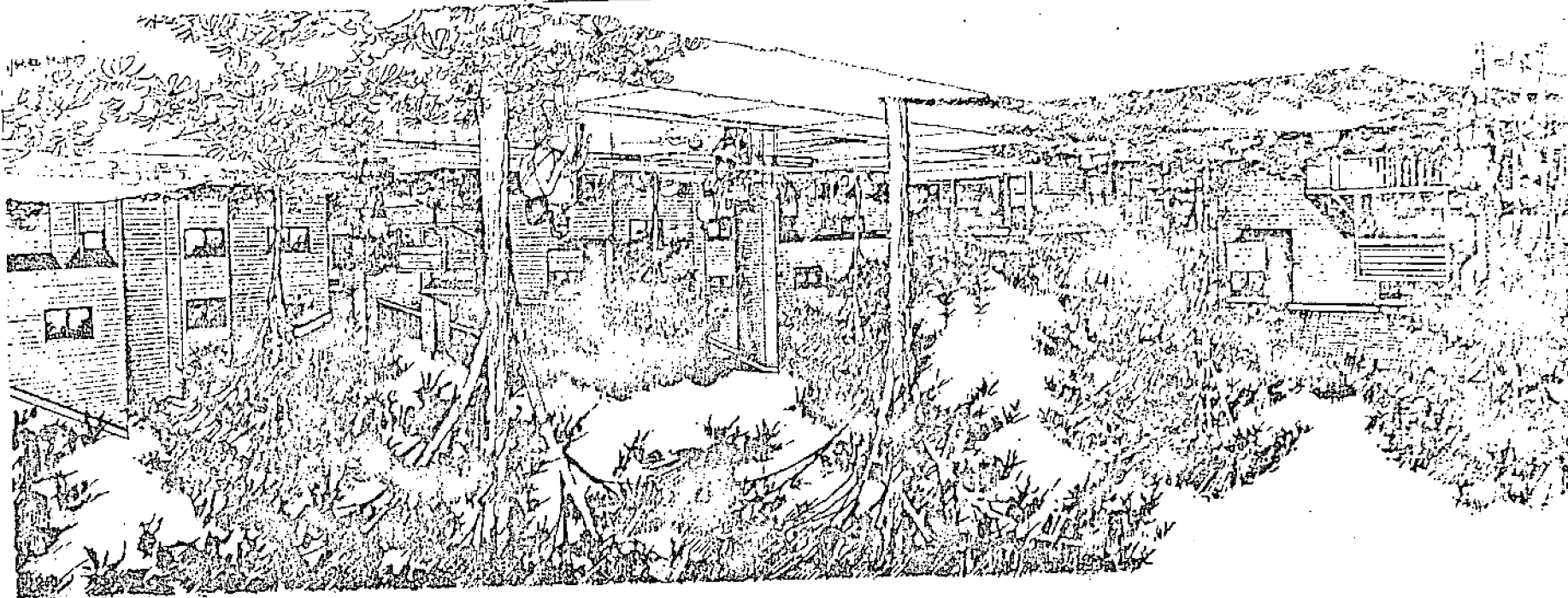
- 1 Phase to be constructed first
- Phase boundary
- to be constructed first
- to be constructed second
- to be constructed third
- to be constructed fourth
- to be constructed fifth
- to be constructed sixth
- to be constructed seventh
- to be constructed eighth
- to be constructed ninth
- to be constructed tenth
- to be constructed eleventh
- to be constructed twelfth
- to be constructed thirteenth
- to be constructed fourteenth
- to be constructed fifteenth
- to be constructed sixteenth
- to be constructed seventeenth
- to be constructed eighteenth
- to be constructed nineteenth
- to be constructed twentieth

TRINITY VILLAGE - DE SITE
97700 S.E. OAK
REVISED 12/80



March 13, 1980

Item No. 19

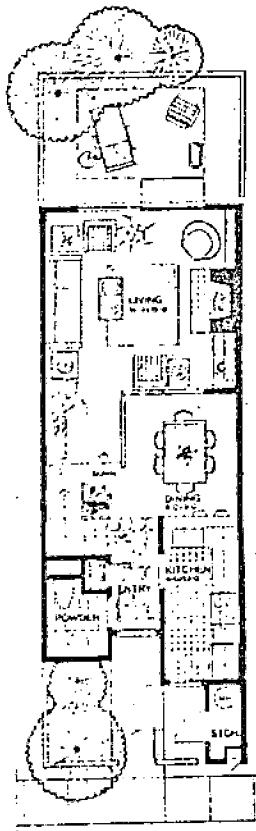


FRANKLIN VILLAGES
SACRAMENTO
CALIFORNIA
VILLAGE

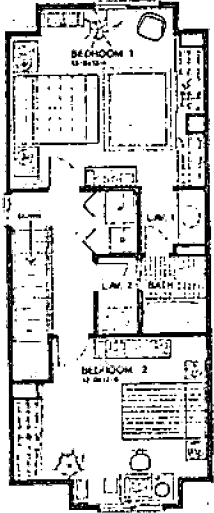
FRANKLIN VILLAGES LTD.

DAVID LLOYD JR. M.A.
3000 K. AVENUE
SACRAMENTO, CALIFORNIA 95821

ANTHONY M. GUZZARDO
AND ASSOCIATES P.C.
LANDSCAPE ARCHITECTS, LAND PLANNERS
500 UNIVERSITY DRIVE
SACRAMENTO, CALIFORNIA 95821

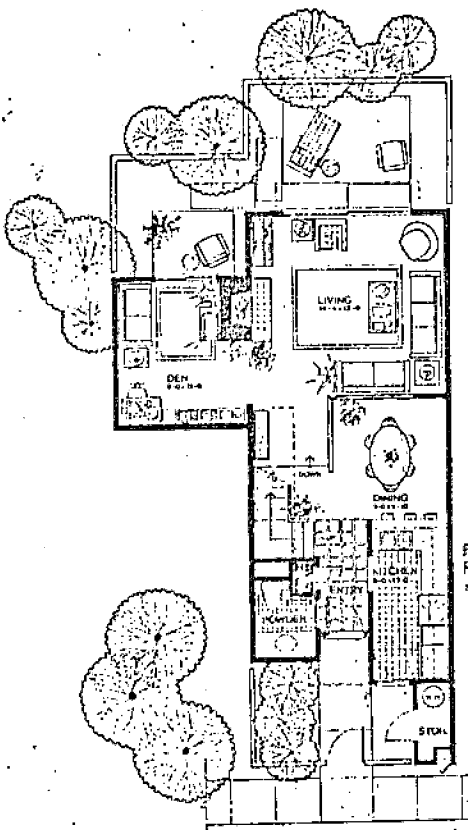


First Floor Plan
887 Sq. Ft.

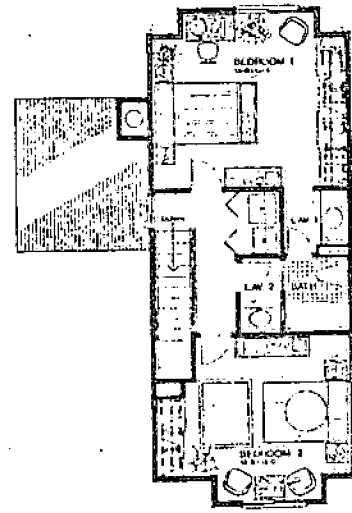


Second Floor Plan
818 Sq. Ft.

Unit D Townhouse
2 Bedrooms / 2 Baths 1203 Sq. Ft.

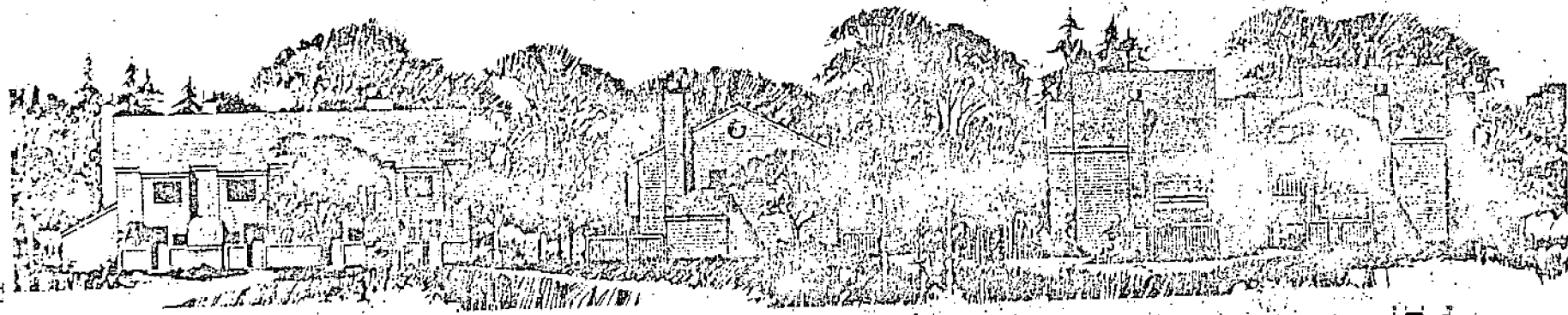


First Floor Plan
718 Sq. Ft.



Second Floor Plan
818 Sq. Ft.

Unit E Townhouse
2 Bedrooms, Den / 2 Baths 1334 Sq. Ft.



TERANIKLIN VILLAGES

SACRAMENTO CALIFORNIA

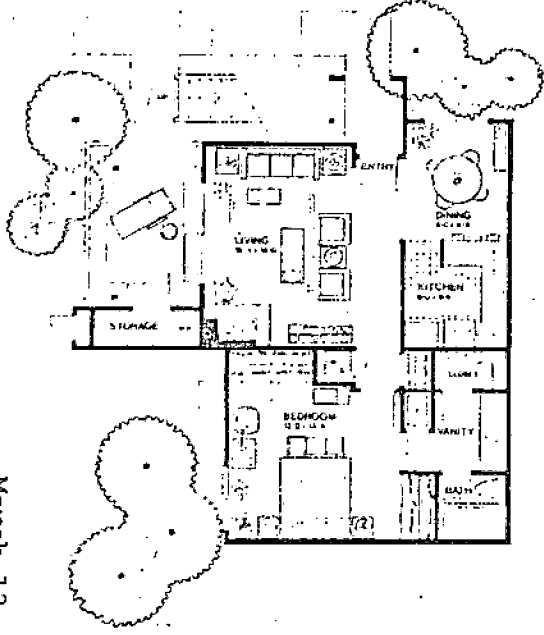
FRANKLIN VILLAGES LTD.

DEVELOPERS
SACRAMENTO, CALIFORNIA

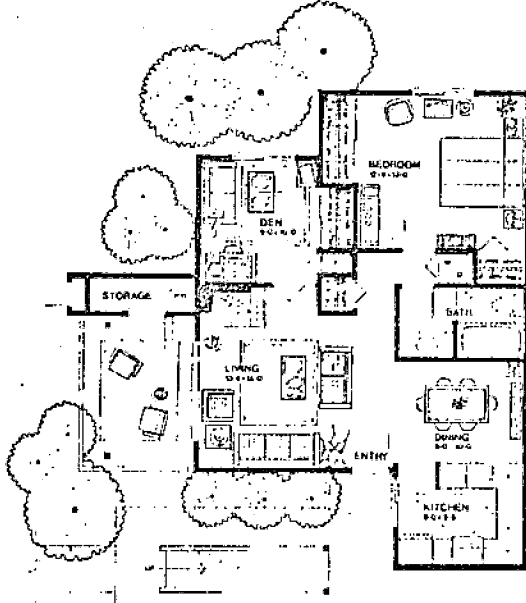
DONALD SNEY, JR. AIA
JAMES A. BARCOCK
ARCHITECTS/PLANNERS
SAN FRANCISCO, CALIFORNIA

ANTHONY M. GUZZARDO
AND ASSOCIATES, INC.
LANDSCAPE ARCHITECTS / LEAD PLANNERS
SAN FRANCISCO, CALIFORNIA

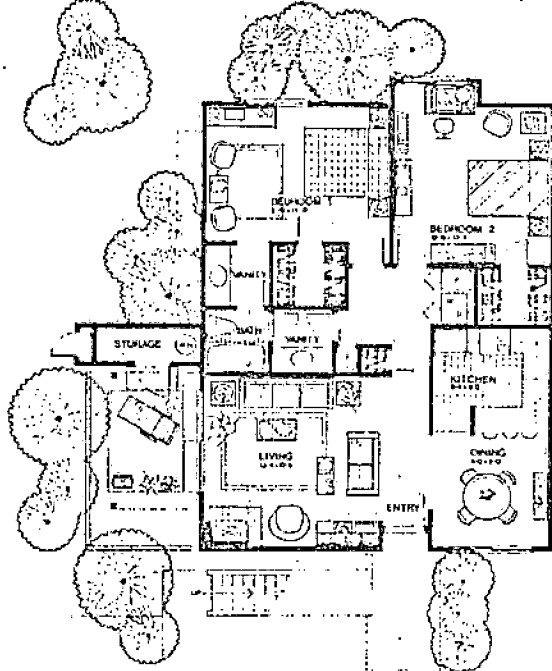
March 13, 1980



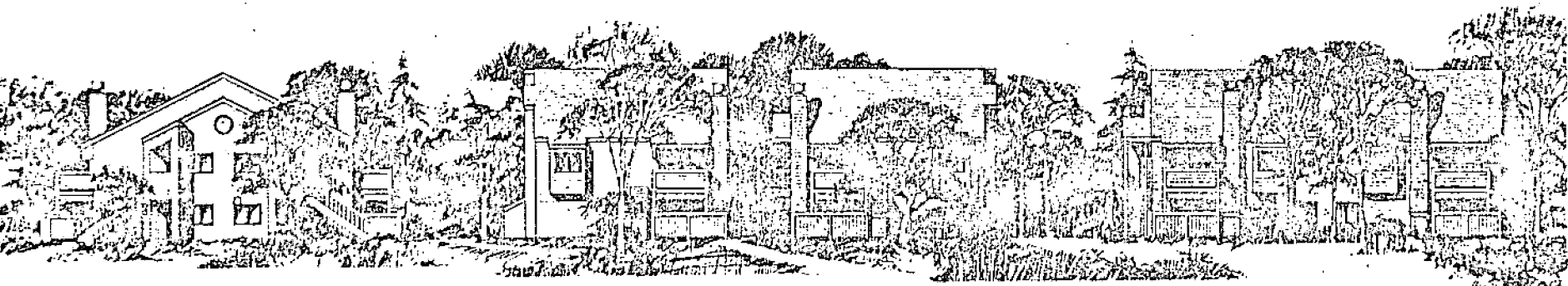
Unit A First Floor Plan
1 Bedroom / 1 Bath 759 Sq. Ft.



Unit B First Floor Plan
1 Bedroom, Den / 1 Bath 820 Sq. Ft.



Unit C First Floor Plan
2 Bedrooms / 1 Bath 1010 Sq. Ft.



BRANAKLIN VILLAGE
CALIFORNIA

SACRAMENTO
FRANKLIN VILLAGES LTD.
DEVELOPERS

DONALD SANBY, JR., AIA
JAMES A. BAUCKO
ARCHITECTS/PLANNERS

ANTHONY M. GUZZARDO
AND ASSOCIATES, INC.
LANDSCAPE ARCHITECTS - LAND PLANNERS

RESOLUTION NO. 50-208

Adopted by The Sacramento City Council on date of

APRIL 8, 1980

ADOPTING FINDINGS OF FACT, APPROVING A REQUEST
FOR TENTATIVE MAP FOR FRANKLIN VILLAGE (P-8933)
(APN: 119-070-38 & 39)

WHEREAS, the Planning Commission has submitted to the City Council its report and recommendations concerning the request for a tentative map for Franklin Village, located at the northwest corner of Mack Road and Franklin Boulevard (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 April 8, 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 Southgate Community Plan in that both plans designated 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

APR 8 1980

OFFICE OF THE
CITY CLERK

- 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.

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 be approved subject to the following conditions:
1. Provide standard subdivision improvements including street lights, including Mack Road and Franklin Boulevard, pursuant to Section 40.811 of the Subdivision Ordinance.
 2. Prepare a sewer and drainage study for the review and approval of the City Engineer.
 3. Provide reciprocal access easements as necessary for common parking areas.
 4. Dedicate sufficient right-of-way along Franklin Boulevard for a 55 foot half section with the new centerline 23 feet east of existing centerline; also widening at Mack Road and at the bridge site.
 5. Resolve Elder Creek Bridge financing price prior to filing final map. Make a deposit with the City of 1/8 the estimated cost.
 6. Provide slope easements as necessary for the bridge along Franklin Boulevard.
 7. Provide for additional right-of-way to allow for the placement of bus shelter along Mack Road, approximately 80 feet west of the point where the corner radius ends. An additional 10 feet by 15 feet of space adjacent to the sidewalk at the head of the bus stop (on street stop), will be required.
 8. Provide for a shelter and pad to be installed when route is initiated.

MAYOR

ATTEST:

CITY CLERK

P-8933



CITY OF SACRAMENTO

OFFICE OF THE CITY CLERK

915 I STREET

CITY HALL ROOM 203

SACRAMENTO, CALIFORNIA 95814

TELEPHONE (916) 448-5426

LORRAINE MAGANA
CITY CLERK

March 25, 1980

Franklin Villages Ltd.
3820 Auburn Boulevard, Suite 100
Sacramento, CA 95821

Gentlemen:

Notice is hereby given that a hearing date of April 8, 1980 has been set in the matter of TENTATIVE MAP to divide 21⁺ acres into 12 parcels for property located at the northwest corner of Mack Road and Franklin Boulevard. (P-8933)

The hearing will be held at 7:30 p.m., Council Chamber, second floor, 915 I Street, Sacramento, CA.

Pursuant to Council Rules of Procedure 4.5, continuance of the above matter may be obtained only if a written request is delivered to this office no later than 12:00 Noon the Monday before the meeting when the hearing is scheduled. If written request is not delivered to this office as specified herein, you may obtain continuance only by appearing before the City Council at the time the hearing is scheduled and requesting the continuance.

Sincerely,


Jaci Pappas
Acting City Clerk

JP:HO'

Information copies to: Morton & Pitalo, Inc.
P-8933 Mailing List (17 addressees)
Planning Department
Tony Guzzardo

NOTICE

IN ACCORDANCE WITH THE LAW, THIS NOTIFICATION IS SENT TO ALL OWNERS OF PROPERTY WITHIN 300 FEET OF THE PROPERTY DESCRIBED ABOVE. ATTENDANCE AT THIS HEARING IS OPEN TO THE PUBLIC, AND QUESTIONS OF A TECHNICAL NATURE MAY BE DIRECTED TO THE CITY PLANNING DEPARTMENT, TELEPHONE NUMBER 449-5604.

B ABET
F INANCIAL
C ORPORATION

RECEIVED
CITY CLERKS OFFICE
CITY OF SACRAMENTO

APR 3 1 02 PM '80

431 Monterey Ave. • Suite 5 • Los Gatos, CA 95030 • (408) 354-0551

April 2, 1980

City of Sacramento
Office of the City Clerk
Room 203, City Hall
Sacramento, CA 95814

Re: Franklin Villages II, Ltd.

Gentlemen:

Please be advised that Babet Financial Corporation, Inc. (Babet Housing Capital, Inc.) has changed the office and mailing address to:

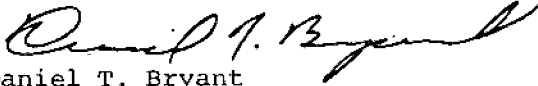
431 Monterey Avenue
Suite 5
Los Gatos, CA 95030

Please change your records accordingly.

Thank you.

Sincerely,

BABET FINANCIAL CORPORATION, INC.


Daniel T. Bryant
President

DTB:tjn



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

April 9, 1980

Franklin Villages Ltd.
3820 Auburn Boulevard, Suite 100
Sacramento, CA 95821

Gentlemen:

On April 8, 1980, the City Council adopted the enclosed certified resolution adopting Findings of Fact, approving a request for tentative map for Franklin Village. (P-8933) (APN: 119-070-38 & 39)

Sincerely,

Jaci Pappas
Acting City Clerk

JP:HO'

Encl.

cc: Morton & Pitalo, Inc.
Planning Department

Item No.23



CITY OF SACRAMENTO

OFFICE OF THE CITY CLERK

915 I STREET

CITY HALL ROOM 203

SACRAMENTO, CALIFORNIA 95814

TELEPHONE (916) 449-5428

LORRAINE MAGANA
CITY CLERK

MEMORANDUM

TO: MARTY VAN DUYN, PLANNING DIRECTOR

FROM: JACI PAPPAS, ACTING CITY CLERK

SUBJECT: REFERRAL OF ITEM NO. 23, AGENDA OF APRIL 8, 1980

DATE: APRIL 9, 1980

Amend Special Permit to indicate that no City water to be used subject to staff approval of lake design. (P-8933)

cc: City Engineer
Water & Sewer Division
City Planning Commission
Howard Yee