



CITY OF SACRAMENTO

33

CITY PLANNING DEPARTMENT

725 "J" STREET

SACRAMENTO, CALIF. 95814
TELEPHONE (916) 449-5604

MARTY VAN DUYN
PLANNING DIRECTOR

September 16, 1980

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: 1. Rezone from R-2A to R-1
2. Subdivision Modification to waive service connections
3. Tentative Map (P-9117)

APPROVED
BY THE CITY COUNCIL

SEP 16 1980

LOCATION: 430 Jefferson Avenue

OFFICE OF THE
CITY CLERK

SUMMARY

The applicant requests the necessary entitlements to divide 0.2+ acre into two halfplex lots. The Planning Commission, in concurrence with the staff, recommended approval of the requests subject to conditions. The Planning Commission also approved a Special Permit to allow two halfplex units.

BACKGROUND INFORMATION

The project involves an interior lot located on Jefferson Avenue east of Northgate Boulevard. The subject site is vacant and is presently zoned R-2A, Garden Apartment Zone. The current zoning allows the applicant to construct a maximum of three dwelling units. The proposal for the halfplex unit (two units) is more compatible with the single family dwellings in the surrounding neighborhood.

In reference to the Subdivision Modification to waive service connections, these services are only being deferred until such time as building permits are obtained.

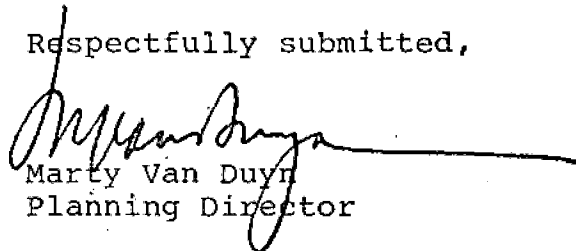
VOTE OF COMMISSION

On August 14, 1980, the Planning Commission by a vote of nine ayes granted the Special Permit and recommended approval of the project subject to conditions.

RECOMMENDATION

The staff and Planning Commission recommend that the City Council approve the project and adopt the attached Rezoning Ordinance and Tentative Map Resolution.

Respectfully submitted,



Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

MYD:WW:jm
Attachments
P-9117

September 16, 1980
District No. 1

1. ORDINANCE NO. 4421, FOURTH SERIES

ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, BY REMOVING PROPERTY LOCATED AT 430 JEFFERSON AVENUE FROM THE R-2A GARDEN APARTMENT ZONE AND PLACING SAME IN THE R-1A TOWNHOUSE ZONE (FILE NO. P-9117)(APN: 274-172-15)

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-9117

APPROVED
BY THE CITY COUNCIL

SEP 16 1980

OFFICE OF THE
CITY CLERK

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. 80-615

Adopted by The Sacramento City Council on date of

SEPTEMBER 16, 1980

ADOPTING FINDINGS OF FACT, APPROVING A REQUEST FOR SUBDIVISION MODIFICATION AND TENTATIVE MAP W. 1/2 OF LOT 43 OF GARDENLAND (18 B.M. 55) (APN: 274-172-15) (P-9117)

APPROVED BY THE CITY COUNCIL

SEP 16 1980

OFFICE OF THE CITY CLERK

WHEREAS, the Planning Commission has submitted to the City Council its report and recommendations concerning the request for a tentative map for property located at 430 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 September 16, 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.

- 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 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 the 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 one and two; 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 existing assessments prior to filing the final map.

MAYOR

ATTEST:

CITY CLERK

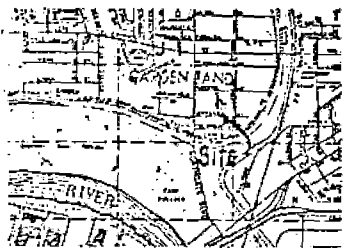
P-9117

P. 9117

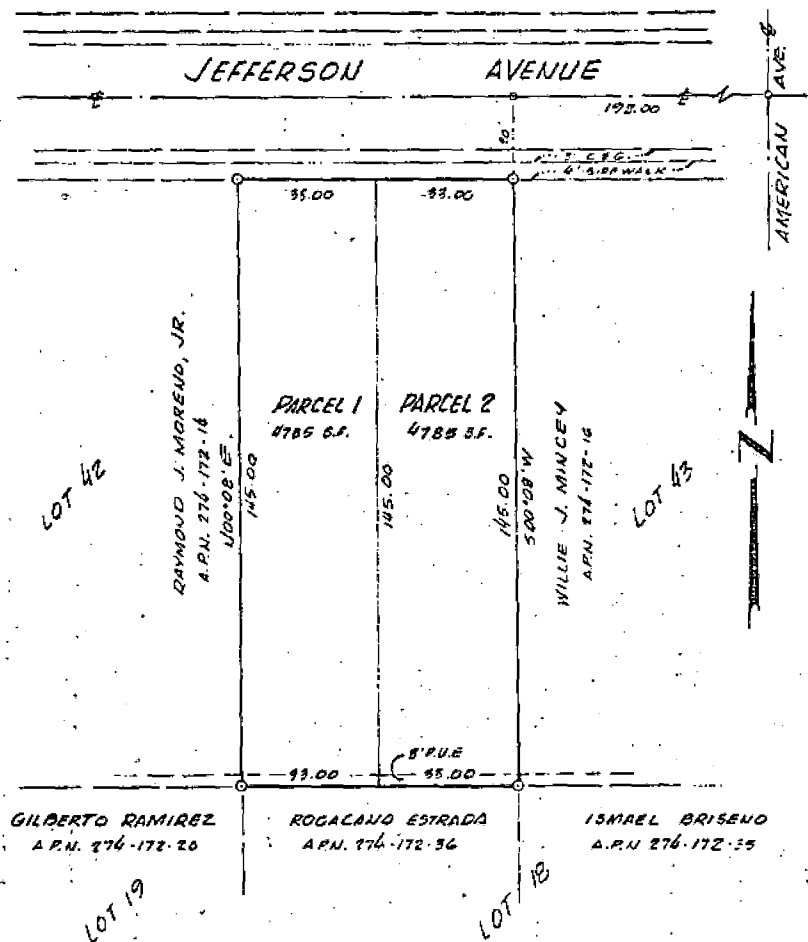
TENTATIVE PARCEL MAP

W. 1/2 OF LOT 43 OF GARDENLAND (18 B.M. 55)
 CITY OF SACRAMENTO CALIFORNIA
 SCALE: 1" = 20' JULY, 1980

SHEET 1 OF 1



LOCATION MAP
NO SCALE



RECORD OWNER

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

DEVELOPER

N/A

ENGINEER/SURVEYOR

TERRA ENGINEERING
930 ENTERPRISE DRIVE
SACRAMENTO, CA 95825

ASSESSOR'S PARCEL NO.

274-172-15

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	- 4785 S.F.
PARCEL 2	- 4785 S.F.
PARCEL 3	- N/A
PARCEL 4	- N/A
GROSS AREA	- 9570 S.F.

W.D. 8006-06



SACRAMENTO CITY PLANNING COMMISSION

MEETING DATE August 14, 1980
 MEM NO. 1571 FILE NO. P-9117
 M-

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

Recommendation:

LOCATION: 430 Jefferson Avenue

- Favorable Petition Correspondence
 Unfavorable

PROPOSERS

NAME

ADDRESS

Tom Winn - 8925 Folsom Blvd., Suite 11, Sacramento 95825

OPPOSERS

NAME

ADDRESS

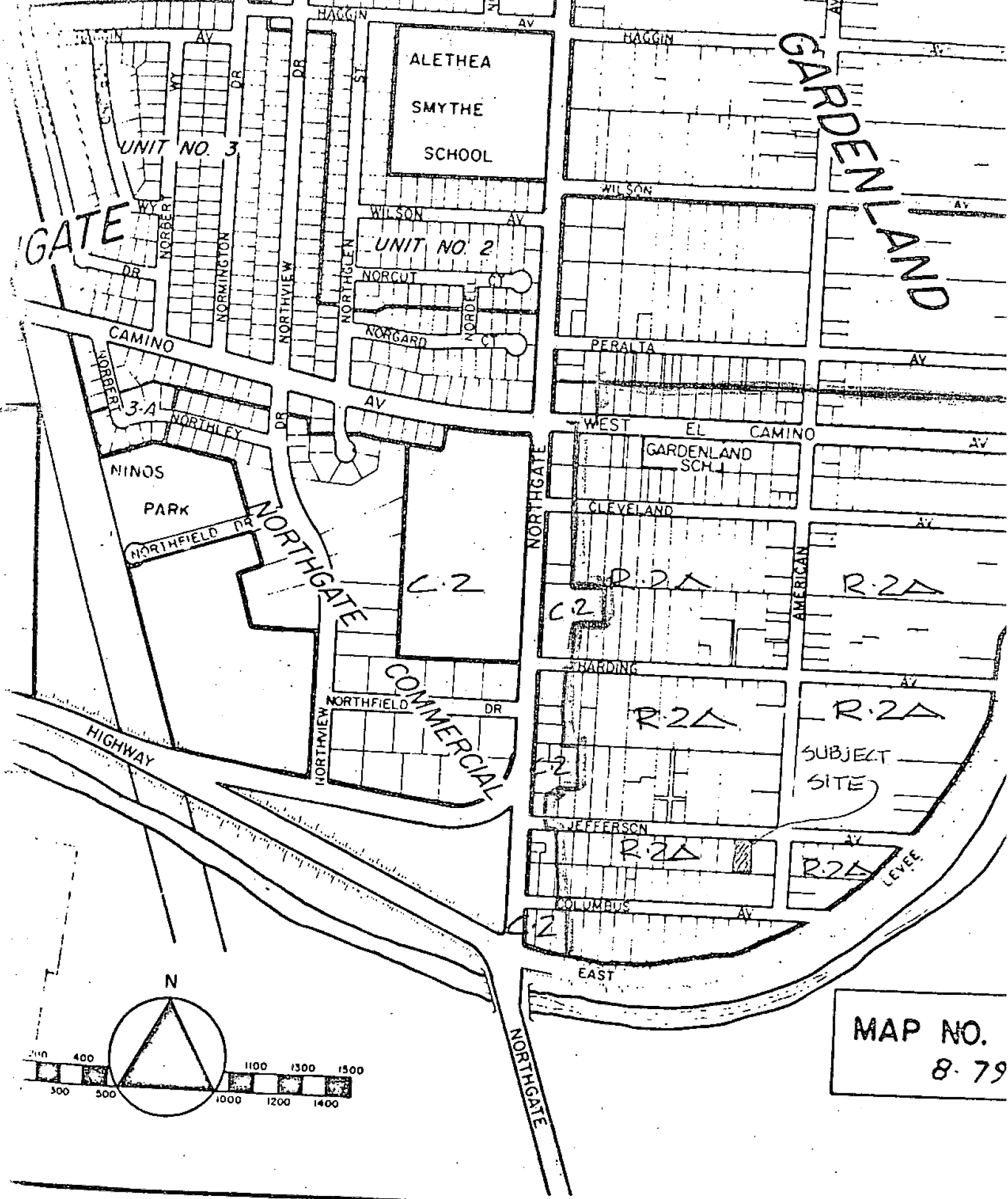
MOTION NO. _____

MOTION:

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

- 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 _____

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



MAP NO.
8-79



STAFF REPORT AMENDED 8-14-80
CITY PLANNING COMMISSION
915 "I" STREET - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Thomas P. Winn, 8925 Folsom Blvd., Suite H, Sacramento, CA 95825				
OWNER	Terra Engineering, 936 Enterprise Drive, Sacramento, CA				
PLANS BY	Terra Engineering, 936 Enterprise Drive, Sacramento, CA				
FILING DATE	1-11-80	50 DAY CPC ACTION DATE		REPORT BY	TM:bw
NEGATIVE DEC.	8-4-80	EIR		ASSESSOR'S PCL. NO.	274-172-15

- APPLICATION:
1. Environmental Determination
 2. Rezone .2+ vacant acre from Garden Apartment, R-2A to Townhouse, R-1A
 3. Special Permit to develop two half-plexes
 4. Subdivision Modification to waive service connections
 5. Tentative Map (P-9117)

PROPOSAL: The applicant is requesting the necessary entitlements to develop two half-plex units

LOCATION: 430 Jefferson Avenue

PROJECT INFORMATION

General Plan Designation: Residential
1978 South Natomas Community
Plan Designation: Residential; 4-21 units/acre; 7 unit average
Existing Zoning of Site: R-2A
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:

North: Single Family; R-2A
South: Single Family; R-2A
East: Vacant; R-2A
West: Single Family; R-2A

Property Area: 9,570 square feet
Density of Development: 9 units/acre
Height of Building: 16 feet (single story)
Building Materials: Rough sawn plywood with redwood trim
Topography: Flat
Street Improvements: Existing
Existing Utilities: Available to site
School District: North Sacramento Unified

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On July 30, 1980, by a vote of 7 ayes, 1 absent, and 1 abstention, the Subdivision Review Committee recommended approval of the tentative map subject to the following conditions:

1. Applicant shall place the following note on the final map: Water and Sewer service connections do not exist between the main lines and parcels one and two. 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 existing assessments prior to filing the final map.

The Subdivision Review Committee also recommended approval of the subdivision modification to waive service connections.

STAFF EVALUATION: Staff has the following comments regarding this proposal:

1. The subject site is presently zoned R-2A, Garden Apartment zone. Under the current zoning, the applicant is entitled to construct a maximum of three dwelling units on this parcel; the proposed two units appears to be more compatible with surrounding single family dwellings.
2. Staff has reviewed the site and building plans and notes that half-plexes will be constructed out of rough sawn plywood with shake roofs.
3. The City Water and Sewer Department requests the Subdivision Modification to waive service connections until such time as building permits are obtained. This is to ensure that service hoodups are not left unused for long periods of time and to prevent illegal usage of these service connections.

STAFF RECOMMENDATION: Staff recommends the following actions:

1. Ratification of the Negative Declaration;
2. Approval of the rezone from R-2A to R-1A;
3. The Special Permit to allow half-plexes be granted subject to conditions;
4. Approval of the Subdivision Modification to waive service connections;
5. The Tentative Map be approved subject to the following conditions:
 - 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 one and two; 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 existing assessments prior to filing the final map.

Condition - Special Permit

The applicant shall utilize shake roofing on the proposed structures as shown on the plans. *(CPC amended to... shake roofing or roofing with texture and some shadow line on the...)*

Findings of Fact

- a. The project is based upon sound principles of land use in that the proposed half-plexes are compatible with adjacent land uses;
- b. The project, as conditioned, will not be injurious to the public welfare in that the half-plexes must comply with building and fire code requirements;
- c. The project, as conditioned, complies with the objective of the General Plan to provide safe and healthful development without adverse community impacts.

P-9117

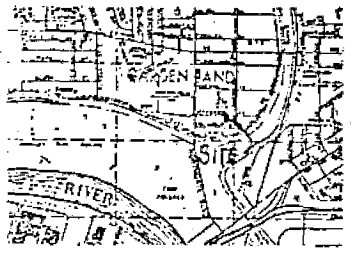
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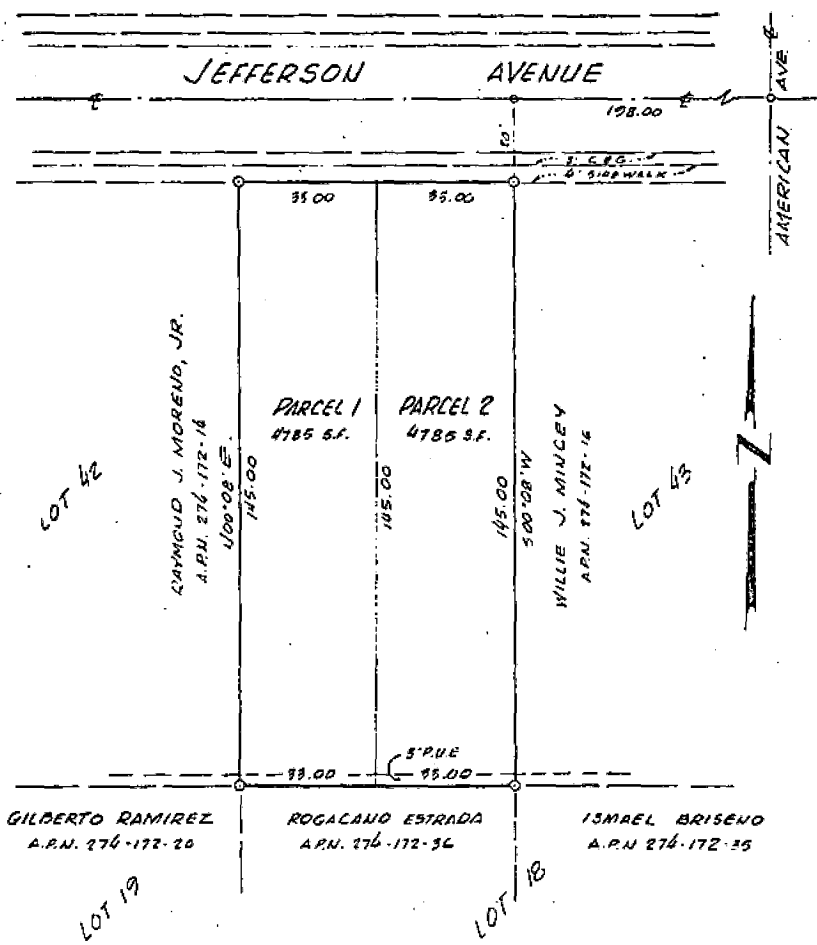
TENTATIVE PARCEL MAP

W. 1/2 OF LOT 43 OF GARDENLAND (18 B.M. 55)
 CITY OF SACRAMENTO CALIFORNIA
 SCALE: 1" = 20'
 JULY, 1980

SHEET 1 OF 1



LOCATION MAP
NO SCALE



RECORD OWNER
 Thomas P. Winn
 8923 Folsom Blvd. Suite W
 Sacramento, Ca. 95826

DEVELOPER
 N/A

ENGINEER/SURVEYOR
 TERRA ENGINEERING
 936 ENTERPRISE DRIVE
 SACRAMENTO, CA 95825

ASSESSOR'S PARCEL NO.
 276-172-15

EXISTING USE
 VACANT

PROPOSED USE
 HALF PLEX

EXISTING ZONING
 R-2J

PROPOSED ZONING
 SAME

WATER SUPPLY
 CITY OF SACRAMENTO

SEWAGE DISPOSAL
 SACRAMENTO REGIONAL SANITATION DIST.

LOT SIZES
 PARCEL 1 - 4785 S.F.
 PARCEL 2 - 4786 S.F.
 PARCEL 3 - N/A
 PARCEL 4 - N/A
 GROSS AREA - 9570 S.F.

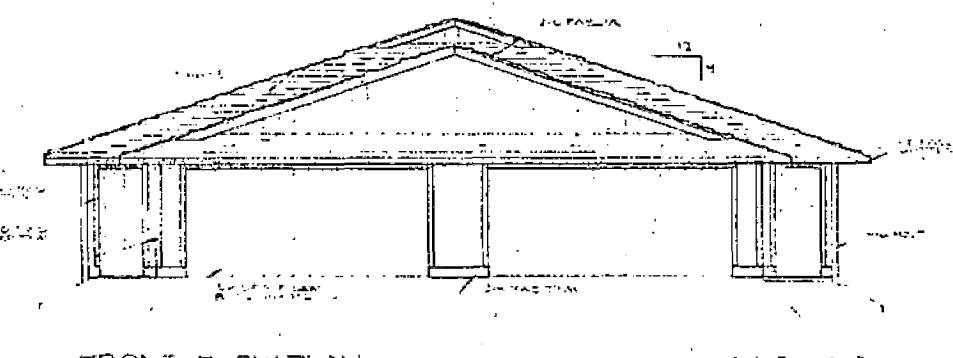
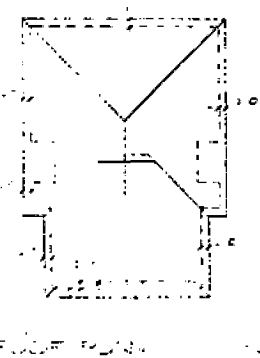
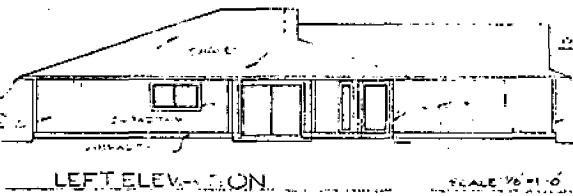
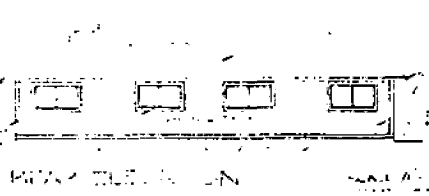
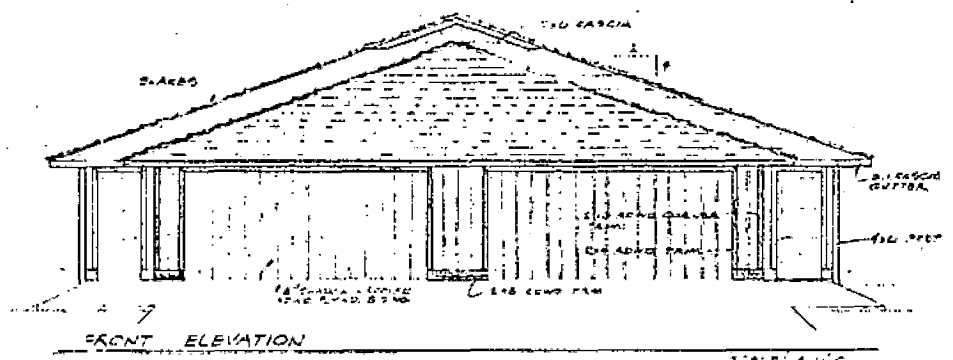
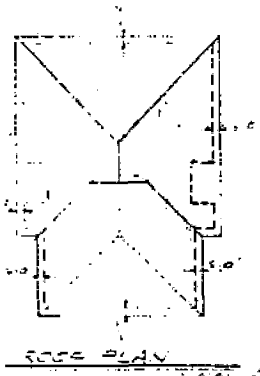
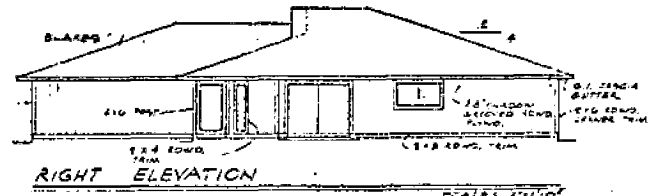
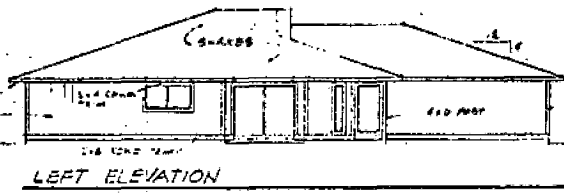
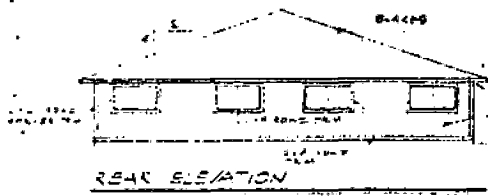
K.O. 8006-00



P-9117

8-14-80

#15



REVISIONS	BY

SCHLICHTING & ASSOCIATES
 BUILDING DESIGNERS - LAND PLANNERS
 27114 FAIR OAKS BLVD.
 PARCHMONT, CALIFORNIA 95068
 (916) 944-2243

ENGINEERING BY
PLAN 2209

SEVERAL ELEVATIONS
 SCALE 1/8" = 1'-0"

DATE	
DRAWN BY	
CHECKED	
SCALE	1/8" = 1'-0"
SHEET	2



CITY OF SACRAMENTO

P-9117
RECEIVED
CITY CLERK'S OFFICE
CITY OF SACRAMENTO
AUG 25 12 30 PM '80
33
Jan

CITY PLANNING DEPARTMENT

725 "J" STREET

SACRAMENTO, CALIF. 95814

TELEPHONE (916) 449-5604

MARTY VAN DUYN
PLANNING DIRECTOR

August 25, 1980

SEE Below

*cc: Van Duyn
Carstens
Miller
Jee*

MEMORANDUM

TO: Lorraine Magana
FROM: Jan Mirrione *jm*
SUBJECT: Request to Set Public Hearings

The following items were considered and recommended for approval by the Planning Commission at their regular meeting of August 14, 1980. Please schedule these matters for public hearings. All necessary support material is attached.

1. Rezone 0.7+ acre from C-1 (PC) to OB-R(PC) Loc: 955 University Avenue. (P-9092) (D3)
2. Various requests for property located at northwest corner of Mack Road and La Mancha Drive. (P-9095) (D8)
 - a. Rezone 16+ acres from C-2 to R-3-R.
 - b. Subdivision Modification to waive service connections.
 - c. Tentative Map to divide 37+ acres into four parcels.
- The Planning Commission recommended denial of:
 - d. Subdivision Modification to waive street improvements on Lot 3.
3. Various requests for property located at 430 Jefferson Avenue. (P-9117) (D1)
 - a. Rezone from R-2A to R-1A.
 - b. Tentative Map to divide 0.2+ acre into 2 parcels.
 - c. Subdivision Modification to waive service connection.
4. Tentative Map to divide 2+ acres into 40 airspace condominium parcels. Loc: 2405 Connie Drive. (P-9115) (D2)

An appeal has been received for the following item:

5. Appeal of Planning Commission's denial of a variance to expand a boat dock on the Sacramento River in FW zone. Loc: 7454 Pocket Road. (P-9031) (D8)

jm

Attachments

*7FP: 9-10-80
HR9: 9-16-80
P-9095 # 2
P-9117 # 3
P-9115 # 4
FCA DATE: 9-23-80*

*HR9: 9-23-80
P-9092 # 1
P-9031 # 5*

SACRAMENTO CITY PLANNING COMMISSION

APPLICATION INFORMATION

APPLICATION TAKEN BY: DP

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 - 172 - 15 Address 430 Jefferson Ave.

Request(s) 1.) Environmental Determination 2.) Rezoen 0.2+ vacant ac. from R-2A to R-1A
2.) Tentative Map to divide 0.2+ vacant ac into 2 parcels 3.) Special Permit to develop 2 half-plexes

Owner(s) Thomas P. Winn - 8925 Folsom Blvd., Ste. 4, Sacto. 95826 Phone No. _____

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

Signature Patricia Tucker Filing Fee 780.00 Receipt No. 5324

C.P.C. Meeting Date August 14, 1980

ACTION ON ENTITLEMENT TO USE

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

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

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

Findings of Fact Approved 8-14-80

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 9117

SACRAMENTO CITY PLANNING COMMISSION

MEETING DATE August 14, 1980
 ITEM NO. 1572 FILE NO. P-9117
M-

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

Recommendation:

- Favorable
- Unfavorable
- Petition
- Correspondence

LOCATION: 430 Jefferson Avenue

PROPOSERS

NAME

ADDRESS

Tom Wilson - 8925 Folsom Blvd., Suite H, Sacramento 95825

OPPONENTS

NAME

ADDRESS

MOTION NO. _____

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

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 _____

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



CITY OF SACRAMENTO

6

CITY PLANNING DEPARTMENT

725 "J" STREET

SACRAMENTO, CALIF. 95814
TELEPHONE (916) 449-5604

MARTY VAN DUYN
PLANNING DIRECTOR

August 26, 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 430 JEFFERSON AVENUE FROM THE R-2A GARDEN APARTMENT ZONE AND PLACING SAME IN THE R-1A TOWNHOUSE ZONE. (FILE NO. P-9117)
APN: 274-172-15

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.

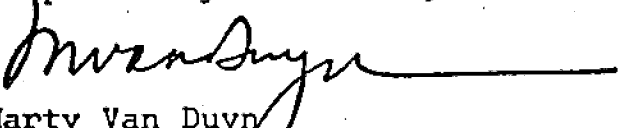
BACKGROUND

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

bw
Attachments
P-9117

APPROVED
BY THE CITY COUNCIL

SEP 10 1980

OFFICE OF THE
CITY CLERK

PPF +
Cost 40
9-16-80

September 10, 1980
District No. 1

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 430 JEFFERSON AVENUE FROM THE R-2A GARDEN APARTMENT ZONE AND PLACING SAME IN THE R-1A TOWNHOUSE ZONE (FILE NO. P-9117)(APN: 274-172-15)

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-9117



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

September 18, 1980

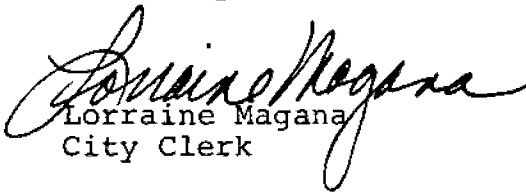
Terra Engineering
936 Enterprise Drive
Sacramento, CA 95825

Gentlemen:

On September 16, 1980, the City Council approved the following for property located at 430 Jefferson Avenue (P-9117):

- A. Adopted Ordinance No. 4421 to remove said property from the R-2A Garden Apartment Zone and place same in the R-1A Townhouse Zone.
- B. Adopted Resolution No. 80-615 adopting Findings of Fact approving a request for subdivision modification to waive service connection, and approve Tentative Map to divide 0.2+ acre into 2 parcels.

Sincerely,


Lorraine Magana
City Clerk

LM/mm/33

Encl: Certified copy of Ordinance 4421
Certified copy of Resolution 80-615

cc: Planning Department
Thomas P. Winn