



CITY OF SACRAMENTO

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

MARTY VAN DUYN
PLANNING DIRECTOR

January 5, 1983

City Council
Sacramento, California

Honorable Members in Session:

- SUBJECT: 1. Negative Declaration;
2. Amendment of the 1965 Sutterville Heights Community Plan from Light Density Residential to the Multiple-Family Residential designation;
3. Rezone from R-1 and R-3 to R-2A-R;
4. Tentative Map (P82-265)

APPROVED
BY THE CITY COUNCIL

JAN 11 1983

OFFICE OF THE
CITY CLERK

LOCATION: 1927 Wentworth Avenue

SUMMARY

The applicant is requesting the necessary entitlements to allow the development of a seven unit townhouse condominium project. The staff and Planning Commission recommended approval of the request subject to conditions. The Commission also approved a special permit for the proposed townhouse development.

BACKGROUND INFORMATION

The subject site is located between a commercial strip on Freeport Blvd. and a single-family residential neighborhood to the west. The site consists of two separate parcels with an existing residential structure on one and the other is vacant. This proposal involves the development of two duplex units and a two-story triplex structure. The units were designed to give the appearance of a single family development which is compatible with the adjacent single family use.

At the present time, part of the site is zoned for multiple family residential development and the remaining parcel for single family use. The parcel that is zoned R-3 was originally proposed for the development of a 9 unit apartment project. Staff believes the present proposal for 7 units would be more compatible with adjacent land uses. The staff and Planning Commission recommended approval of the rezone request subject to the inclusion of the "R" Review designation to ensure design consistency at the time of development.

The project as proposed and conditioned is consistent with the Sutterville Heights Community Plan and the General Plan which designates the site for residential purposes.

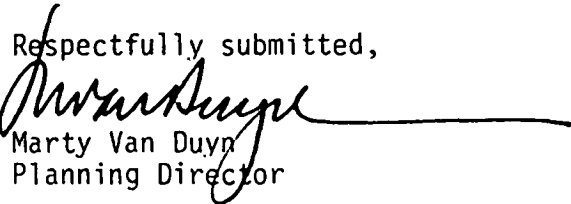
VOTE OF PLANNING COMMISSION

On December 9, 1982 the Planning Commission, by a unanimous vote, recommended approval of this request.

RECOMMENDATION

The staff and Planning Commission recommend that the City Council approve the project by:

1. Ratifying the Negative Declaration;
2. Adopting the attached resolution amending the Community Plan;
3. Approving the attached rezoning ordinance; and
4. Adopting the attached resolution adopting findings of fact and approving the tentative map with conditions.

Respectfully submitted,

 Marty Van Duyn
 Planning Director

FOR CITY COUNCIL INFORMATION
 WALTER J. SLIPE
 CITY MANAGER

MVD:SC:cp
 Attachment
 P82-265

January 11, 1983
 District No. 4

RESOLUTION No. 83-024

Adopted by The Sacramento City Council on date of

RESOLUTION AMENDING THE SUTTERVILLE HEIGHTS COMMUNITY PLAN FROM LIGHT DENSITY RESIDENTIAL TO MULTIPLE FAMILY RESIDENTIAL FOR THE AREA DESCRIBED ON THE ATTACHED EXHIBIT A (APN: 017-121-7 & 8)(P82-265)

WHEREAS, the City Council conducted a public hearing on January 11, 1983, concerning the above plan amendment and based on documentary and oral evidence submitted at the public hearing, the Council hereby finds:

- 1. The proposed plan amendment is compatible with the surrounding uses;
- 2. The subject site is suitable for condominium development; and
- 3. The proposal is consistent with the policies of the 1974 General Plan.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Sacramento that the area as described on the attached Exhibit A in the City of Sacramento is hereby designated on the Sutterville Heights Community Plan as Multiple Family Residential.

MAYOR

ATTEST:

CITY CLERK

APPROVED
BY THE CITY COUNCIL

JAN 11 1983

OFFICE OF THE
CITY CLERK

EXHIBIT "A"

LEGAL DESCRIPTION - P82-265

LOTS 6, 7 & 8 AS SHOWN ON THE PLAT OF MEAD TRACT.

ORDINANCE NO. 83-003

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, BY REMOVING PROPERTY LOCATED AT 1927 WENTWORTH AVENUE FROM THE R-1, RESIDENTIAL & R-3, LIGHT DENSITY MULTIPLE FAMILY ZONE(S) AND PLACING SAME IN THE R-2A-R, GARDEN APARTMENTS-REVIEW ZONE(S) (FILE NO. P-82-265)(APN: 017-121-07, & 08)

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-1, Residential & R-3, Light Density Multiple Family zone(s), established by Ordinance No. 2550, Fourth Series, as amended, is hereby removed from said zone and placed in the R-2A-R, Garden Apartments - Review zone(s).

This action rezoning the property described in the attached exhibit(s) is adopted subject to the following conditions and stipulations:

- a. A material consideration in the decision of the Planning Commission to recommend and the City Council to approve rezoning of the applicant's property is the development plans and representations submitted by the applicant in support of this request. It is believed said plans and representations are an integral part of such proposal and should continue to be the development program for the property.
- b. If an application for a building permit or other construction permit is filed for said parcel which is not in conformity with the proposed development plans and representations submitted by the applicant and as approved by the Planning Commission December 9, 1982, on file in the office of the Planning Department, or any provision or modification thereof as subsequently reviewed and approved by the Planning Commission, no such permit shall be issued, and the Planning Director shall report the matter to the Planning Commission as provided for in Ordinance No. 3201, Fourth Series.

APPROVED
BY THE CITY COUNCIL

JAN 11 1983

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

EXHIBIT "A"

LEGAL DESCRIPTION - P82-265

LOTS 6, 7 & 8 AS SHOWN ON THE PLAT OF MEAD TRACT.

RESOLUTION No. 83-025

Adopted by The Sacramento City Council on date of

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING A TENTATIVE MAP FOR PROPERTY LOCATED AT 1927 WENTWORTH AVENUE

APPROVED BY THE CITY COUNCIL

(P-82-265)(APN: 017-121-7 & 8)

JAN 11 1983

WHEREAS, the City Council, on _____ OFFICE OF THE CITY CLERK a public hearing on the request for approval of a tentative map for a townhouse condominium project for lots 6, 7, & 8 located at 1927 Wentworth Avenue _____;

WHEREAS, all governmental and utility agencies affected by the development of the proposed subdivision have been notified and given the opportunity to respond;

WHEREAS, the City Environmental Coordinator has determined that the proposed project will not have a significant effect on the environment, and has provided notice to the public of the preparation of a Negative Declaration;

WHEREAS, the City Planning Commission has submitted to the City Council its report and recommendations on the proposed subdivision;

WHEREAS, the City Council has considered the design of the proposed subdivision in relation to feasible future passive or natural heating and cooling opportunities; and

WHEREAS, the City Council has considered the effects that approval of the proposed subdivision would have on the housing needs of the Sacramento Metropolitan area and balances these needs against the public service needs of City residents and available fiscal and environmental resources.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO THAT:

1. The Negative Declaration has been prepared in compliance with CEQA, State and City Guidelines, and the Council has reviewed and considered the information contained therein.
2. None of the conditions described in Government Code Section 66474, subsections (a) through (g) inclusive, exist with respect to the proposed subdivision.
3. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City General Plan, and Chapter 40 of the City Code, which is a Specific Plan of the City. Both the City General Plan and the Sutterville Heights Community Plan designate the subject site for residential use(s).

- 4. The discharge of waste from the proposed subdivision into the existing community sewer system will not result in violation of the applicable waste discharge requirements prescribed by the California Regional Quality Control Board, Central Valley Region in that existing treatment plants have a design capacity adequate to service the proposed subdivision.
- 5. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.
- 6. The tentative map for the proposed subdivision is hereby approved, subject to the following conditions which must be satisfied prior to the filing of the final map unless a different time for compliance is specifically noted:
 - a. Enter into an agreement with the City to participate in any future assessment districts to provide street lights. A note shall be placed on the final map referencing the agreement.
 - b. Pursuant to City Code Section 40.1302 (Parkland Dedication), the applicant shall submit to the City an appraisal of the property to be subdivided and pay the required parkland dedication in-lieu fees. The appraisal shall be dated not more than 90 days prior to the filing of the final map.
 - c. Prepare a drainage study; construct off-site improvements as indicated by the study.

MAYOR

ATTEST:

CITY CLERK

CITY PLANNING COMMISSION

915 "I" STREET - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Speath Engineering, 5710 Garfield Ave., Suite B, Sacramento 95841		
OWNER	Chuck & Alice Wong, 6945 Sierra Benita Way, Sacramento CA 95831		
PLANS BY			
FILING DATE	11-5-82	50 DAY CPC ACTION DATE	REPORT BY: CM:ep
NEGATIVE DEC.	11-29-82	EIR	ASSESSOR'S PCL. NO. 017-121-7 & 8

- APPLICATION:
1. Negative Declaration;
 2. Amendment of the 1965 Sutterville Heights Community Plan from Light Density Residential to Multiple-Family Residential designation;
 3. Rezone 0.4+ acres from Single Family (R-1) and Light Density Multiple-Family (R-3) to Garden Apartments (R-2A) or more restrictive zone;
 4. Tentative Map to divide 0.4+ acres into one common lot and seven townhouse lots for townhouse condominium development;
 5. Special Permit for townhouse development.

LOCATION: 1927 Wentworth Avenue

PROPOSAL: The applicant is requesting the necessary entitlements to develop a seven unit, two-story townhouse condominiums in the R-2A zone.

PROJECT INFORMATION:

1974 General Plan Designation: Residential
 1965 Sutterville Heights Community Plan Designation: Light Density Residential
 Existing Zoning of Site: R-1 and R-3
 Existing Land Use of Site: Single Family and vacant
 Surrounding Land Use and Zoning:
 North: Capital Nursery; and C-2
 South: Raley's Shopping Center; and C-2
 East : Vacant Lot; and R-1
 West : Residential; and R-1
 Parking Required: 7 Ratio Required: 1:1
 Parking Provided: 11 Parking Ratio Provided: 1.6:1
 Property Dimensions: 150' x 127.5'
 Property Area: 0.4+ acres
 Density of Development: 16.2 units/ac.
 Sq. Footage of Units: 1107 sq. ft. to 1282 sq. ft.
 Height of Building: 2-story
 Street Improvements/Utilities: Existing
 Topography: Flat

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On November 24, 1982, by a vote of 7 ayes and 2 absent, the Subdivision Review Committee voted to recommend approval of the Tentative Map subject to the following conditions:

The applicant shall satisfy each of the following conditions prior to filing the final map unless a different time for compliance is specifically noted:

1. Enter into an agreement with the City to participate in any future assessment districts to provide street lights. A note shall be placed on the final map referencing the agreement;
2. Pursuant to City Code Section 40.1302 (Parkland Dedication), the applicant shall submit to the City an appraisal of the property to be subdivided and pay the required parkland dedication in-lieu fees. The appraisal shall be dated not more than 90 days prior to the filing of the final map;
3. Prepare a drainage study; construct off-site improvements as indicated by the study.

BACKGROUND INFORMATION: The subject site consists of two lots located along the north side of Wentworth Avenue, approximately 220 feet west of Freeport Blvd. The existing zoning for the site consists of R-3 zoning for the west two-thirds (100' x 127' lot) and R-1 zoning for the east one-third (50' x 127' lot).

The spot R-3 rezoning was approved by the City Council on April 9, 1968 (P-3233) to allow the development of a nine-unit apartment complex which was never constructed.

A substandard single family structure is presently located on the R-3 lot and the R-1 lot is vacant. Surrounding land uses include the Capital Nursery property (C-2) to the north; Lawrences'/Raley's Shopping Center (C-2) across Wentworth Avenue to the south; a vacant 50' x 127' (R-1) lot and the Bank of America parking lot to the east; and single family (R-1) residences to the west.

The applicant's proposal is to merge the two lots presently zoned R-3 and R-1 and develop a seven unit condominium project under the R-2A zone.

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

1. The applicant originally submitted an 8 unit condominium proposal for the subject site for preliminary staff review. Due to problems related to setbacks, open space and parking, staff suggested that the applicant redesign the project and reduce the density.
2. The current application proposes a 7 unit complex consisting of two duplex structures and one triplex structure. A total of 11 parking spaces is proposed consisting of an enclosed garage for each unit and four open guest parking spaces. The revised project complies with setback requirements related to the R-2A zone.
3. Staff supports the applicant's proposal to develop a low density multiple family project based upon the site's relationship to surrounding land uses. The project site is located directly north of Lawrence's Department Store and Raley's Shopping Center and west of the Freeport Branch Bank of America's parking lot. Due to the heavy vehicular traffic generated by these adjacent commercial activities and its resultant impact on the subject site, it appears that the single family zone is an inappropriate designation for the subject site.

Staff believes that the applicant's development proposal provides a complementary transition between the commercial uses along Freeport Blvd. and the single family residences to the west. The new units blend in well with the streetscape with the duplex structure located next to the existing single family residence to the west and by orienting the structure to Wentworth Avenue. The south side elevation of the three unit structure is designed in a manner that gives the appearance of a single family residence from street view.

- 4. In order to provide the necessary 26 feet of back-out maneuvering distance for the three garages facing east (site plan shows 24 feet), the site plan needs to be revised by shifting the proposed structures two feet to the west.
- 5. The requested rezoning is to Garden Apartment, R-2A zone which permits a maximum density of 17 units per acre. The applicant's plans indicate approximately 16 units per acre. Staff recommends that the rezoning be approved to R-2A-R, the "R" denoting Review, to insure design consistency and Commission review should the intended design alter considerably.
- 6. The Community Services & Planning Departments have determined that 0.0616 acres are required for Parkland Dedication purposes and that in-lieu fees are to be charged. The applicant, therefore, shall submit to the City an appraisal of the property to be subdivided and pay the required parkland dedication in-lieu fees. The appraisal shall be dated not more than 90 days prior to the filing of the final map.
- 7. The staff requests that the applicant submit a detached irrigation and landscape plan subject to staff review and approval prior to the issuance of building permits. The plans shall adhere to the landscaping and open space criteria in Exhibit G.

STAFF RECOMMENDATION: Staff recommends the following actions:

- 1. Ratification of the Negative Declaration;
- 2. Approval of the amendment to the Sutterville Heights Community Plan from Light Density Residential to Light Density Multiple-Family Residential designation;
- 3. Approval of the Rezoning from Single Family (R-1) and Light Density Multiple-Family (R-3) to Garden Apartments-Review (R-2A-R) zone;
- 4. Approval of the Special Permit, subject to conditions and based on the findings of fact which follow;
- 5. Approval of the Tentative Map, subject to conditions which follow.

Conditions - Special Permit:

- a. The applicant shall increase back-out maneuvering distance for three garages of triplex structure to 26 feet. A revised site plan indicating this shall be submitted to staff for review and approval.

- b. The applicant shall submit a detailed irrigation and landscape plan subject to staff review and approval prior to issuance of building permits. The plans shall adhere to the landscaping and open space criteria in Exhibit G.

Findings of Fact - Special Permit

- a. The project, as conditioned, is based on sound principles of land use in that:
 - 1) the proposal is designed to be compatible to surrounding residential uses; and
 - 2) an alternative type of housing is being provided.
- b. The project, as conditioned, will not be injurious to the surrounding properties in that it will not significantly alter the characteristics of the area which consist of residential and commercial uses.
- c. The project is consistent with the 1974 General Plan which designates the site residential.

Conditions - Tentative Map

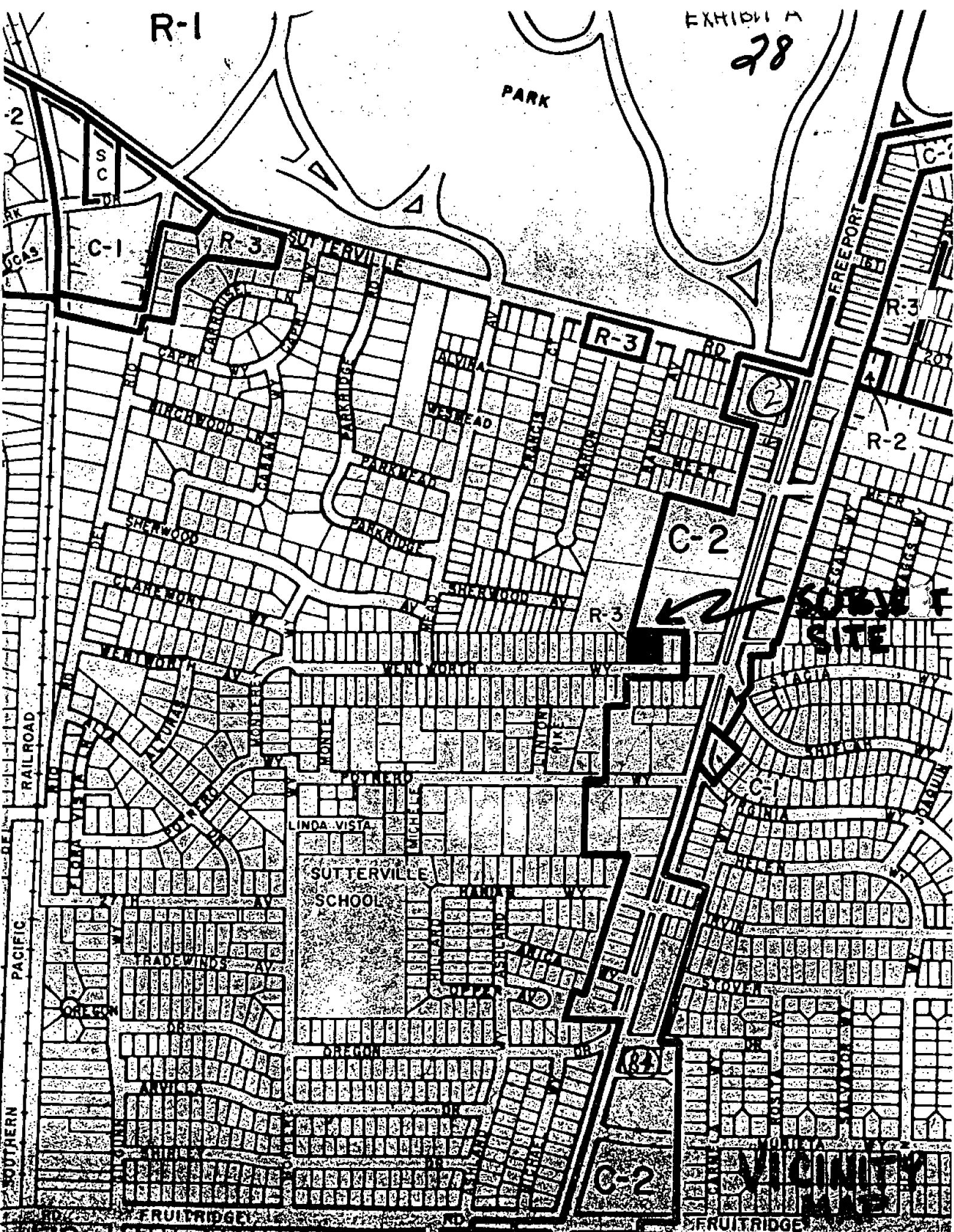
The applicant shall satisfy each of the following conditions prior to filing the final map unless a different time for compliance is specifically noted:

- a. Enter into an agreement with the City to participate in any future assessment districts to provide street lights. A note shall be placed on the final map referencing the agreement;
- b. Pursuant to City Code Section 40.1302 (Parkland Dedication), the applicant shall submit to the City an appraisal of the property to be subdivided and pay the required parkland dedication in-lieu fees. The appraisal shall be dated not more than 90 days prior to the filing of the final map;
- c. Prepare a drainage study; construct off-site improvements as indicated by the study.

R-1

EXHIBIT A
28

PARK

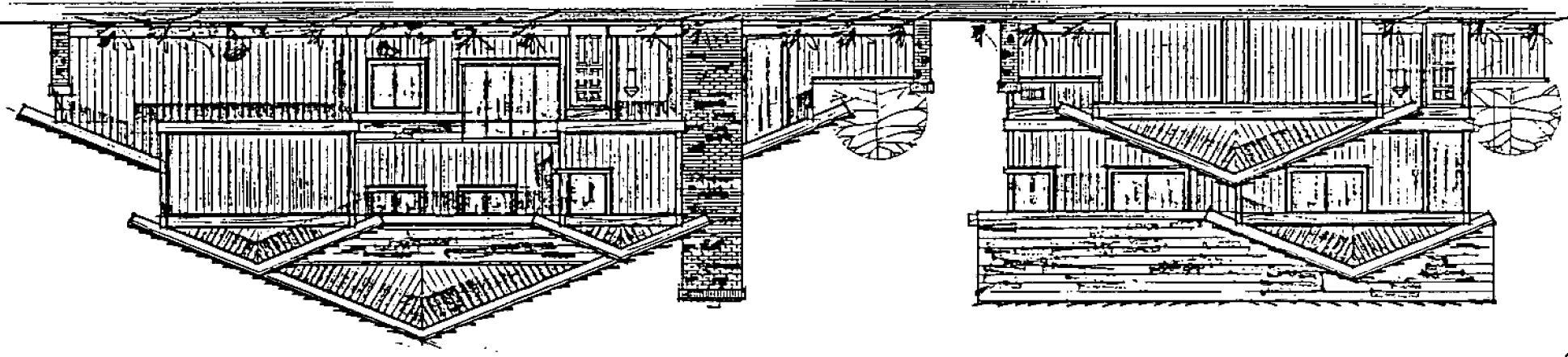


28

EXHIBIT C

Engelhardt

BAR SCALE
0 10 20



No. 7

12-9-82

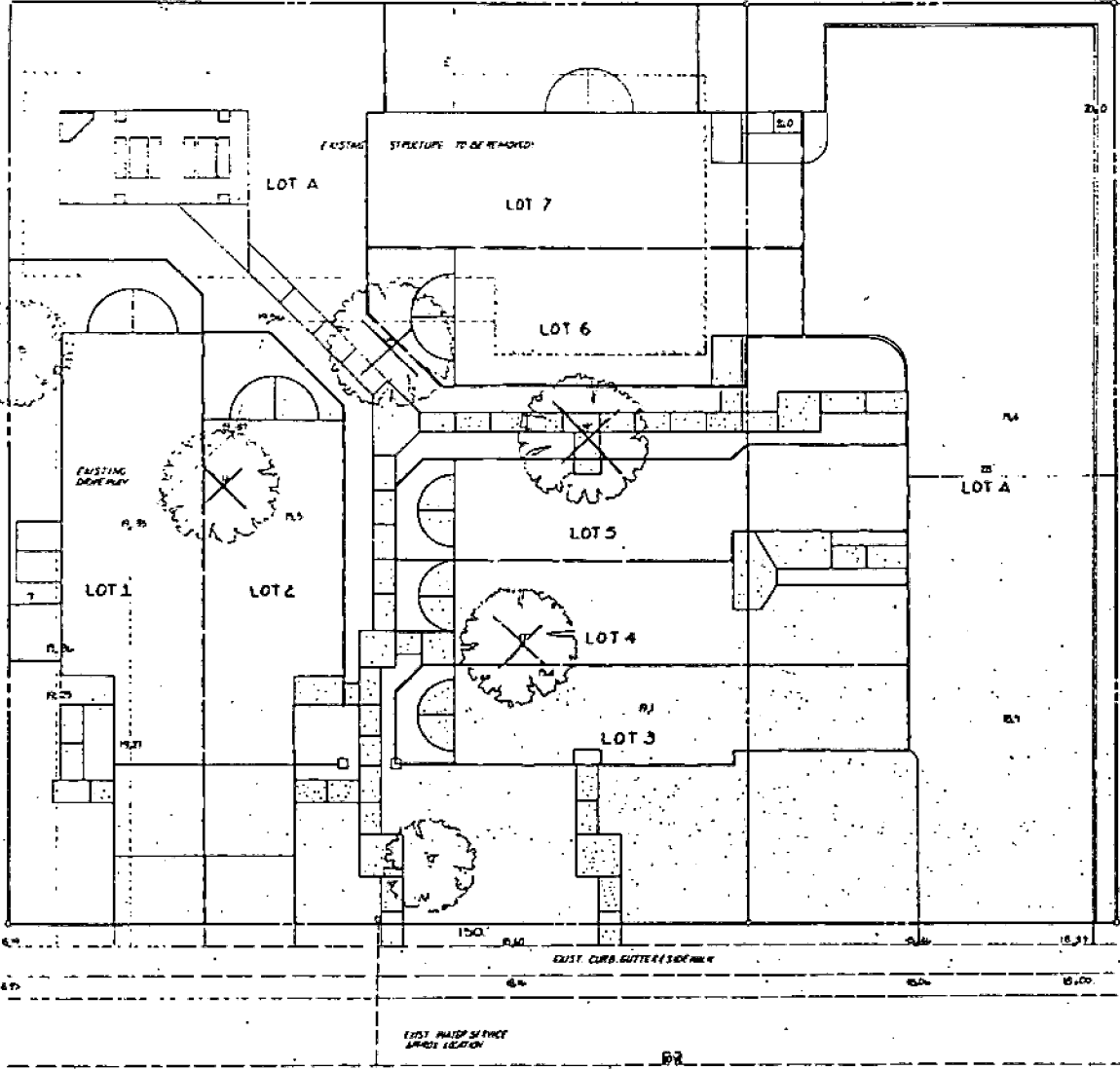
P82-265

284-265

12-9-82

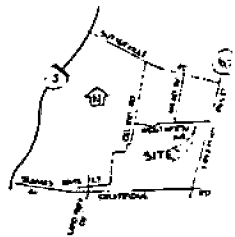
NOV 7

C-2



NORTH
SCALE 1/4" = 1'-0"

0 1 4 8
FEET SCALE



VICINITY MAP
NO. 2001

LEGAL DESCRIPTION
LOTS 1, 2, 3, 4, 5, 6, 7, 8 AS SHOWN ON THE "PLAT OF NEAR TRACT", RECORDED IN BOOK 9 OF MAPS, MAP NO. 18, SACRAMENTO COUNTY RECORDS.

ASSESSORS PARCEL NUMBER
017-121-07 & 08

OWNER/OWNER(S)
CAROL & ALICE WONG
6945 DONITA WAY
SACRAMENTO, CA 95831

ZONING
PRESENT: 017-121-07 R1
017-121-08 R3
PROPOSED: R-2A

USE
PRESENT: 017-121-07 VACANT
017-121-08 SINGLE FAMILY
PROPOSED: MULTIFAMILY - COOPERATIVE/TOWNHOMES

NUMBER OF UNITS
SEVEN

SIZE OF LOTS
017-121-07 5,878 SQ. FT.
017-121-08 12,755 SQ. FT.
TOTAL 18,633 SQ. FT.

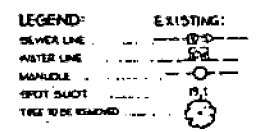
SCHOOL DISTRICT
SACRAMENTO CITY UNIFIED

SOURCE OF WATER
SACRAMENTO CITY

SANITARY FACILITIES
SACRAMENTO CITY

DRAINAGE FACILITIES
SACRAMENTO CITY

NOTE:
ALL EXIST TREES ARE
DEMARCATED SHADE TREES



CLUT 300
TRAVEL IS 4'
6'-0" IS

BENCHMARK ELEVATION RICHARD DOMINGUEZ REC 2011	DESIGNED BY CHECKED BY DRAFTED BY DATE	TENTATIVE SUBDIVISION MAP WENTWORTH TOWNHOMES 19291 2009 WENTWORTH AVENUE CITY OF SACRAMENTO CALIFORNIA		SPEATH ENGINEERING Civil Engineers 5710 Cortina Ave Suite B Sacramento, CA 95821 916, 274 8376		SCALE 1" = 1'-0" DATE NOV. 02	SHEET NO. 82-08
		CITY OF SACRAMENTO CALIFORNIA		CITY OF SACRAMENTO CALIFORNIA			

EX. F

28

28

Multiple Family Landscaping Criteria

1. Landscaping materials selected shall be:
 - a. Compatible with one another and with existing material on the adjacent site.
 - b. Complimentary to building design and architectural theme.
 - c. Varied in size (one and five gallon shrubs, five and 15 gallon, ~~and 24 inch box~~ trees).
2. Landscape treatment shall include:
 - a. Larger specimens of shrubs and trees along the site periphery.
 - b. The utilization of group plantings of deciduous trees on the western and southern facing walls so as to reduce energy consumption in the summer yet allowing for sunlight access in the winter.
 - c. Trees located so as to screen parking areas and private first floor areas and windows from second story units.
 - d. Undulating landscaped berms located along street frontages and achieving a minimum height of three feet measured off of the street sidewalk or the adjacent building pad or parking lot, whichever is higher.
3. Public open space shall be designed to maximize its utility. Both large and small areas for both active and passive activities shall be achieved through effective building orientation, walkway location, etc.
4. Landscaping of parking areas in compliance with the 50% parking lot shading requirement.

Trash Enclosures:

1. Sturdy enclosure walls shall be constructed to reduce maintenance.
2. Design and materials shall match or complement the residential structures.
3. Metal plate doors, if used, shall have wood veneer and/or wood battens.
4. Walls shall be a minimum six feet in height; more if necessary for adequate screening, doors shall be provided on all trash enclosures.
5. The enclosures shall be screened with landscaping.
6. The enclosures shall be adequate in capacity, number, and distribution, as approved by the City Waste Removal Department.



CITY OF SACRAMENTO

9

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

MARTY VAN DUYN
PLANNING DIRECTOR

December 27, 1982

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: Rezone 0.4+ ac. from R-1 & R-3 to R-2A-R

LOCATION: 1927 Wentworth Avenue

SUMMARY

This item is presented at this time for approval of publication of title pursuant to City Charter, Section 38.


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 of title and continued to January 11, 1983.

Respectfully submitted,


Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

MVD:cp
Attachment
P82-265

PASSED FOR
PUBLICATION
& CONTINUED
TO 1-11-83

January 4, 1983
District No. 4



ORDINANCE NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE
 COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES,
 AS AMENDED, BY REMOVING PROPERTY LOCATED AT 1927
WENTWORTH AVENUE
 FROM THE R-1, RESIDENTIAL & R-3, LIGHT DENSITY MULTIPLE
FAMILY ZONE(S)
 AND PLACING SAME IN THE R-2A-R, GARDEN APARTMENTS-REVIEW
ZONE(S)
 (FILE NO. P-82-265)(APN: 017-121-07, & 08)

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-1,
Residential & R-3, Light Density Multiple Family zone(s),
 established by Ordinance No. 2550, Fourth Series, as amended, is hereby removed
 from said zone and placed in the R-2A-R, Garden Apartments - Review
zone(s).

This action rezoning the property described in the attached exhibit(s) is adopted subject to the following conditions and stipulations:

- a. A material consideration in the decision of the Planning Commission to recommend and the City Council to approve rezoning of the applicant's property is the development plans and representations submitted by the applicant in support of this request. It is believed said plans and representations are an integral part of such proposal and should continue to be the development program for the property.
- b. If an application for a building permit or other construction permit is filed for said parcel which is not in conformity with the proposed development plans and representations submitted by the applicant and as approved by the Planning Commission December 9, 1982, on file in the office of the Planning Department, or any provision or modification thereof as subsequently reviewed and approved by the Planning Commission, no such permit shall be issued, and the Planning Director shall report the matter to the Planning Commission as provided for in Ordinance No. 3201, Fourth Series.

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

LEGAL DESCRIPTION - P82-265

LOTS 6, 7 & 8 AS SHOWN ON THE PLAT OF MEAD TRACT.

January 12, 1983

Chuck & Alice Wong
6945 Sierra Bonita Way
Sacramento, CA 95832

Dear Mr. & Mrs. Wong:

On January 11, 1983, the Sacramento City Council took the following action(s) for property located 1927 Wintworth Avenue:

- A. Adopted Resolution Number 83-024 amending Sutterville Heights Community Plan.
- B. Adopted Ordinance Number 83-003 rezoning 0.4± ac. from R-1 & R-3 to R-2A-R.
- C. Adopted Resolution Number 83-025 approving Tentative Map to divide 0.4± ac. into 1 common lot and 7 townhouse lots.

Enclosed, for your records, are fully certified copies of above referenced documents.

Sincerely,

Lorraine Magana
City Clerk

LM/emm/28
Enclosure

cc: Planning Department
Speath Engineering