



CITY OF SACRAMENTO

18

APPROVED
BY THE CITY COUNCIL

JUL 16 1985

OFFICE OF THE
CITY CLERK

MARTY VAN DUYN
PLANNING DIRECTOR

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

May 21, 1985

FILED
JUN 18 1985
Cont. to 7-16-85
BY THE CITY COUNCIL
OFFICE OF THE CITY CLERK

FILED
MAY 28 1985
Cont. to 6-4-85
BY THE CITY COUNCIL
OFFICE OF THE CITY CLERK

FILED
JUN 4 1985
Cont. to 6-18-85
BY THE CITY COUNCIL
OFFICE OF THE CITY CLERK

City Council
Sacramento, California

Honorable Members in Session:

- SUBJECT:
1. Environmental Determination
 2. Amendment of 1965 Fruitridge Community Plan from Light Density Residential to Shopping Commercial (P85-069)
 3. Rezone from Single Family Residential (R-1) to General Commercial-Review (C-2R)

LOCATION: 3001 Fruitridge Road

SUMMARY

The application is for entitlements to develop a vacant site for auto sales and office use. The Planning Commission and staff recommend approval of the project.

BACKGROUND INFORMATION

The original application involved three parcels (see Exhibit C). However, Parcel 1 is no longer a part of the current project. The project now involves merging Parcels 2 & 3 and changing the plan designation and zoning of Parcel 3 to commercial. Parcel 2 is already designated and zoned for commercial use. The applicant indicates the site will be a used auto sales lot with a small office.

VOTE OF THE PLANNING COMMISSION

On April 25, 1985, the Commission voted six ayes, three absent to recommend approval of the project.

RECOMMENDATION

The Planning Commission and staff recommend the City Council:

1. Ratify the Negative Declaration;
2. Adopt the attached Resolution amending the Fruitridge Community Plan;
3. Adopt the attached Ordinance rezoning the subject site to C-2R.

Respectfully submitted,

Act for

Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

AG:pkb
attachments
P85-069

May 28, 1985
District No. 5

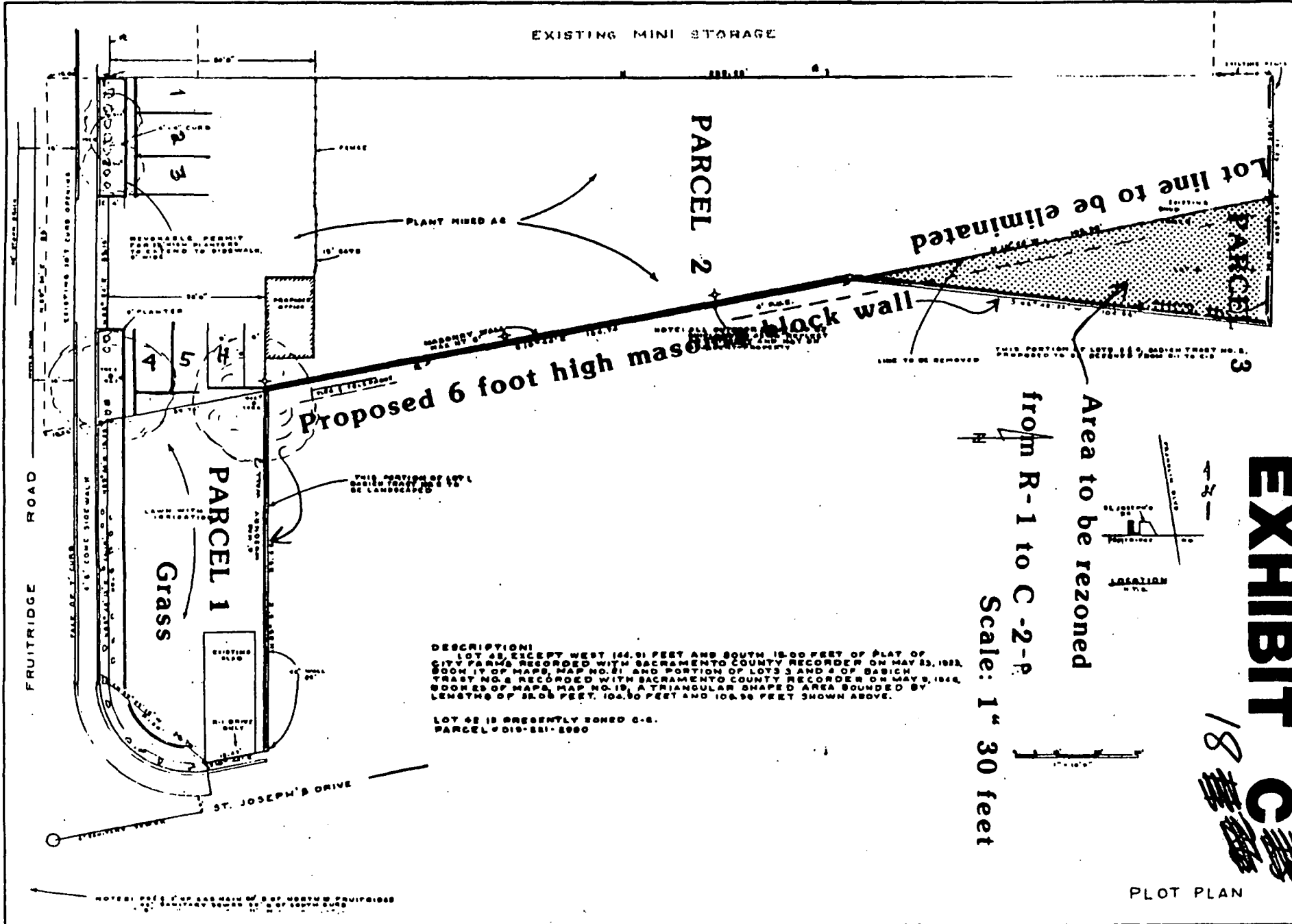


EXHIBIT C

18

PLOT PLAN

MEETING DATE April 25, 1985
ITEM NO. 48 FILE # P 85-069
M _____

- GENERAL PLAN AMENDMENT
- COMMUNITY PLAN AMENDMENT
- REZONING
- SPECIAL PERMIT
- VARIANCE
- TENTATIVE MAP ~~_____~~
- SUBDIVISION MODIFICATION
- LOT LINE ADJUSTMENT 18
- ENVIRONMENTAL DET.
- OTHER _____

Location: 3001 Fruitridge Road

Recommendation:
 Favorable to dropping Commercial for 664' at ft. of parcel 3
 Unfavorable Petition Correspondence

PROponents

NAME

ADDRESS

OPponents

NAME

ADDRESS

MOTION NO. _____

	YES	NO	MOTION	SECOND
Ferris	✓			✓
Fong	✓			
Goodin	✓		✓	
Holloway	absent			
Hunter	✓			
Ishmael	absent			
Ramirez	✓			
Simpson	absent			
Augusta	✓			

MOTION

- TO APPROVE
- TO DENY
- TO APPROVE SUBJECT TO COND. & BASED ON FINDINGS OF FACT IN STAFF REPORT
- TO APPROVE/DENY BASED ON FINDINGS OF FACT IN STAFF REPORT
- INTENT TO APPROVE/DENY SUBJECT TO COND. & BASED ON FIND. OF FACT DUE _____
- TO RECOMMEND APPROVAL, & FORWARD TO CITY COUNCIL to dropping commercial
- TO RECOMMEND APPROVAL SUBJECT TO COND. & FORWARD TO CITY COUNCIL
- TO RATIFY NEGATIVE DECLARATION
- TO CONTINUE TO _____ MEETIN
- OTHER _____

RESOLUTION No. 85-533

~~85-533~~
18

Adopted by The Sacramento City Council on date of

RESOLUTION AMENDING THE FRUITRIDGE COMMUNITY PLAN
FROM RESIDENTIAL TO SHOPPING-COMMERCIAL FOR THE
AREA DESCRIBED ON THE ATTACHED EXHIBIT A-1
(P85-069) (APN: 019-221-29,38,40)

WHEREAS, the City Council conducted a public hearing on May 28, 1985, 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 commercial 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-1 in the City of Sacramento is hereby designated on the Fruitridge Community Plan as Shopping-Commercial.

MAYOR

ATTEST:

CITY CLERK

P85-069

APPROVED
BY THE CITY COUNCIL

JUL 16 1985

OFFICE OF THE
CITY CLERK

18 ~~18~~
Exhibit A-1 ~~18~~

LEGAL DESCRIPTION

The land referred to in this policy is situated in the County of Sacramento, City of Sacramento, State of California, and is described as follows:

PARCEL NO. 2:

All that portion of Lot 42, as shown on the "Plat of City Farms", recorded in Book 17 of Maps, Map No. 21, records of said County, described as follows:

Beginning at the Southeast corner of said Lot 42, thence, along the South line of said Lot 42, South 89° 54' West 88 feet to a point; thence, North, parallel with the West line of said Lot 42, 300.58 feet to a point on the North line of said Lot 42, which point is located 144.91 feet Easterly from the Northwest corner of said Lot 42; thence, North 89° 54' East 30.41 feet to the Northeast corner of said Lot 42; thence, South 10° 44' East 305.98 feet to the point of beginning.

PARCEL NO. 3:

All that portion of Lots 3 and 4, as shown on the "Plat of Babich Tract No. 2", recorded in Book 23 of Maps, Map No. 19, records of said County, described as follows:

Beginning at the most Westerly corner of said Lot 4; thence, from said point of beginning along the North line of said Lot 4, North 89° 54' East 32.00 feet; thence, South 06° 42' 33" West 104.90 feet to the Southwest corner of said Lot 3; thence, along the Westerly line of said Lot 3, North 10° 44' 00" West 105.98 feet to the point of beginning.

P85-069

AMENDED

ORDINANCE NO. 85-070

18

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

APPROVED BY THE CITY COUNCIL

JUL 16 1985

OFFICE OF THE CITY CLERK

ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, BY REMOVING PROPERTY LOCATED AT 3001 FRUITRIDGE ROAD

FROM THE SINGLE FAMILY, R-1 ZONE(S) AND PLACING SAME IN THE GENERAL COMMERCIAL - REVIEW, C-2-R ZONE(S) (FILE NO. P-85-069)(APN: 019-221-29,38,40)

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 Single Family, R-1 zone(s), established by Ordinance No. 2550, Fourth Series, as amended, is hereby removed from said zone and placed in the General Commercial - Review, C-2-R 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 April 25, 1985, 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.

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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

P85-069

\$8

LEGAL DESCRIPTION

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18

The land referred to in this policy is situated in the County of Sacramento, City of Sacramento, State of California, and is described as follows:

PARCEL NO. 2:

All that portion of Lot 42, as shown on the "Plat of City Farms", recorded in Book 17 of Maps, Map No. 21, records of said County, described as follows:

Beginning at the Southeast corner of said Lot 42, thence, along the South line of said Lot 42, South $89^{\circ} 54'$ West 88 feet to a point; thence, North, parallel with the West line of said Lot 42, 300.58 feet to a point on the North line of said Lot 42, which point is located 144.91 feet Easterly from the Northwest corner of said Lot 42; thence, North $89^{\circ} 54'$ East 30.41 feet to the Northeast corner of said Lot 42; thence, South $10^{\circ} 44'$ East 305.98 feet to the point of beginning.

PARCEL NO. 3:

All that portion of Lots 3 and 4, as shown on the "Plat of Babich Tract No. 2", recorded in Book 23 of Maps, Map No. 19, records of said County, described as follows:

Beginning at the most Westerly corner of said Lot 4; thence, from said point of beginning along the North line of said Lot 4, North $89^{\circ} 54'$ East 32.00 feet; thence, South $06^{\circ} 42' 33''$ West 104.90 feet to the Southwest corner of said Lot 3; thence, along the Westerly line of said Lot 3, North $10^{\circ} 44' 00''$ West 105.98 feet to the point of beginning.

P85-069

CITY PLANNING COMMISSION

927 10TH STREET, SUITE 300 - SACRAMENTO, CALIFORNIA 95814

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APPLICANT	Franz and Maria Sanden, 2990 Fruitridge Road, Sacramento, CA 95820		
OWNER	Franz and Maria Sanden, 2990 Fruitridge Road, Sacramento, CA 95820		
PLANS BY	Kenneth Foy Drafting Service		
FILING DATE	1-30-85	50 DAY CPC ACTION DATE	REPORT BY: DH:bw
NEGATIVE DEC.	3-4-85	EIR	ASSESSOR'S PCL NO. 019-221-29,38,40

- APPLICATION:
- A. Negative Declaration
 - B. Amendment to 1965 Fruitridge Community Plan from Light Density Residential to Shopping Commercial for 1,664 square feet
 - C. Rezoning of .038+ acres from R-1 to C-2
 - D. Lot Line Adjustment to merge two parcels into one parcel

LOCATION: 3001 Fruitridge Road

PROPOSAL: The applicant requests the necessary entitlements to develop an auto sales lot and office use.

PROJECT INFORMATION:

1974 General Plan Designation:	Commercial/Offices; Residential
1965 Fruitridge Community Plan Designation:	Shopping or Commercial & Light Density Residential
Existing Zoning of Site:	General Commercial (C-2); Single Family (R-1)
Existing Land Use of Site:	Vacant
Surrounding Land Use and Zoning:	
North:	Residential Single Family; R-1
South:	Commercial/Office, General Commercial; C-2
East:	Residential Single Family; R-1
West:	Commercial/Mini Warehouse Storage, General Commercial; C-2

Parking Required:	4 spaces
Parking Provided:	6 spaces
Property Dimensions:	Irregular
Property Area:	21,000 square feet
Square Footage of Building:	240 sq. ft. in one 12' x 20' building
Topography:	Level
Street Improvements:	Existing
Utilities:	To be provided: water, sewer, electricity
Exterior Building Colors:	Beige with dark brown trim, fascia gutter
Exterior Building Materials:	Exterior plywood, T-111
Roof Material:	Composite Shingle

PROJECT EVALUATION: Staff has the following comments:

- A. The subject site consists of two parcels (2 and 3). Parcel 2, which fronts onto Fruitridge Road, is designated for commercial and offices and Shopping/Commercial on the General Plan and Fruitridge Community Plan. Parcel 3 is designated residential in the 1974 General Plan and 1965 Fruitridge Community Plan.

APPLC. NO. P85-069

MEETING DATE April 25, 1985

CPC ITEM NO. 4

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The subject site is surrounded by single family residential to the north and east, a mini-storage warehouse to the west and offices to the south. Parcel 2, which is vacant, is zoned C-2. Parcel 3 is also vacant and is zoned R-1.

- B. The applicant proposes to rezone Parcel 3 (Exhibit C) from R-1 to C-2, and amend the community plan from residential to shopping/commercial. The applicant also requests a lot line adjustment to merge Parcels 2 and 3 into one lot. The purpose of these entitlements is to better utilize a landlocked parcel with an existing commercial parcel in order to develop a used car lot. It should be noted that the applicant has withdrawn his request to rezone Parcel one to OB.
- C. The adjacent single family uses to the north and east will be screened by a six-foot high masonry wall as shown on Exhibit C. Parcel 2 would be improved to City standards for parking lots. The applicant also proposes to erect a small office (12' x 20') with customer parking along the front portion of the site. Parcel one, which is also owned by the applicant and is zoned R-1, will be maintained as open landscaped area. The applicant should be aware that any lighting of the automobile lot must be directed away from adjacent residences.
- D. In conclusion, staff supports the requested plan amendment and rezoning of Parcel 3, in that Parcel 3 is landlocked and can be better utilized for commercial purposes associated with Parcel 2 rather than being merged to adjacent residential properties.

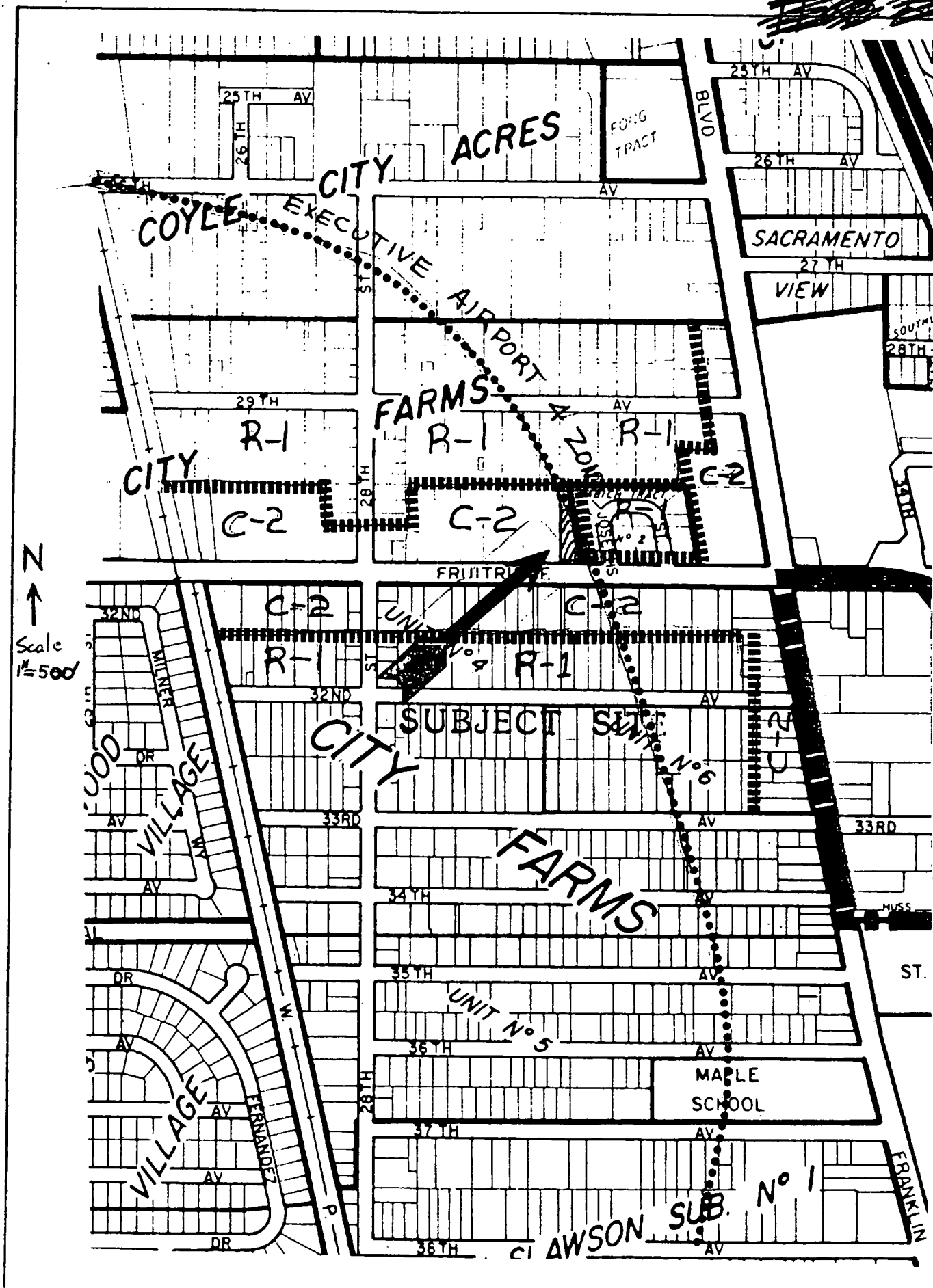
ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the proposed project will not have a significant adverse effect on the environment and has filed a Negative Declaration.

STAFF RECOMMENDATION: Staff recommends the Commission take the following action:

- A. Ratify the Negative Declaration;
- B. Approve the amendment to the 1965 Fruitridge Community Plan from Light Density Residential to Shopping/Commercial for 1,664± square feet of Parcel 3;
- C. Approve the Rezoning from Single Family (R-1) to General Commercial (C-2-R) per Exhibit C, and subject to conditions which follow; and
- D. Approve the Lot Line Adjustment to merge two parcels into one by adoption of the attached resolution.

Conditions

1. A six-foot high decorative masonry wall shall be installed on the north and west property line as indicated on Exhibit C. The design of the wall shall be reviewed and approved by the Planning Director prior to issuance of the buiding permit.
2. The subject property shall be graded and drained so it will not affect the adjacent residential properties. A grading and drainage plan shall be reviewed and approved by the City Public Works Department.



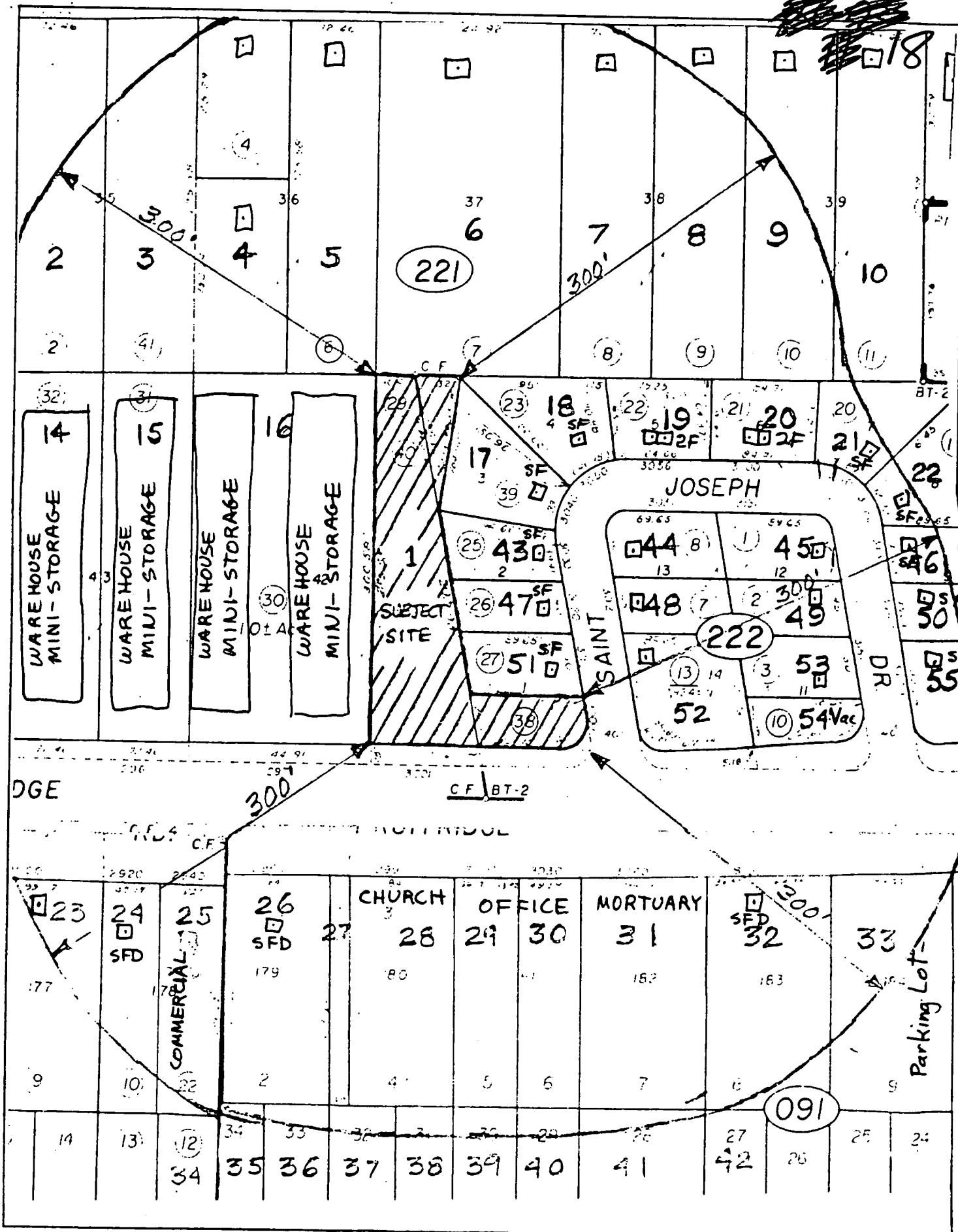
VICINITY - 12

- ZONING

P-85-069

~~3-11-84~~
4-25-85

7



LAND USE MAP

N
↑ Scale 1"=100'

P-85-069

~~3-14-84~~
4-25-85

No. 4

DATE	10-17-84
BY	10-17-84
SCALE	1" = 10'
PROJECT	
CLIENT	
DESCRIPTION	

OFFICE & AUTOMOBILE REALES LOT FOR MR. FRANZ SANDEN 2990 FRUITRIDGE RD. SACRAMENTO, CA 95820

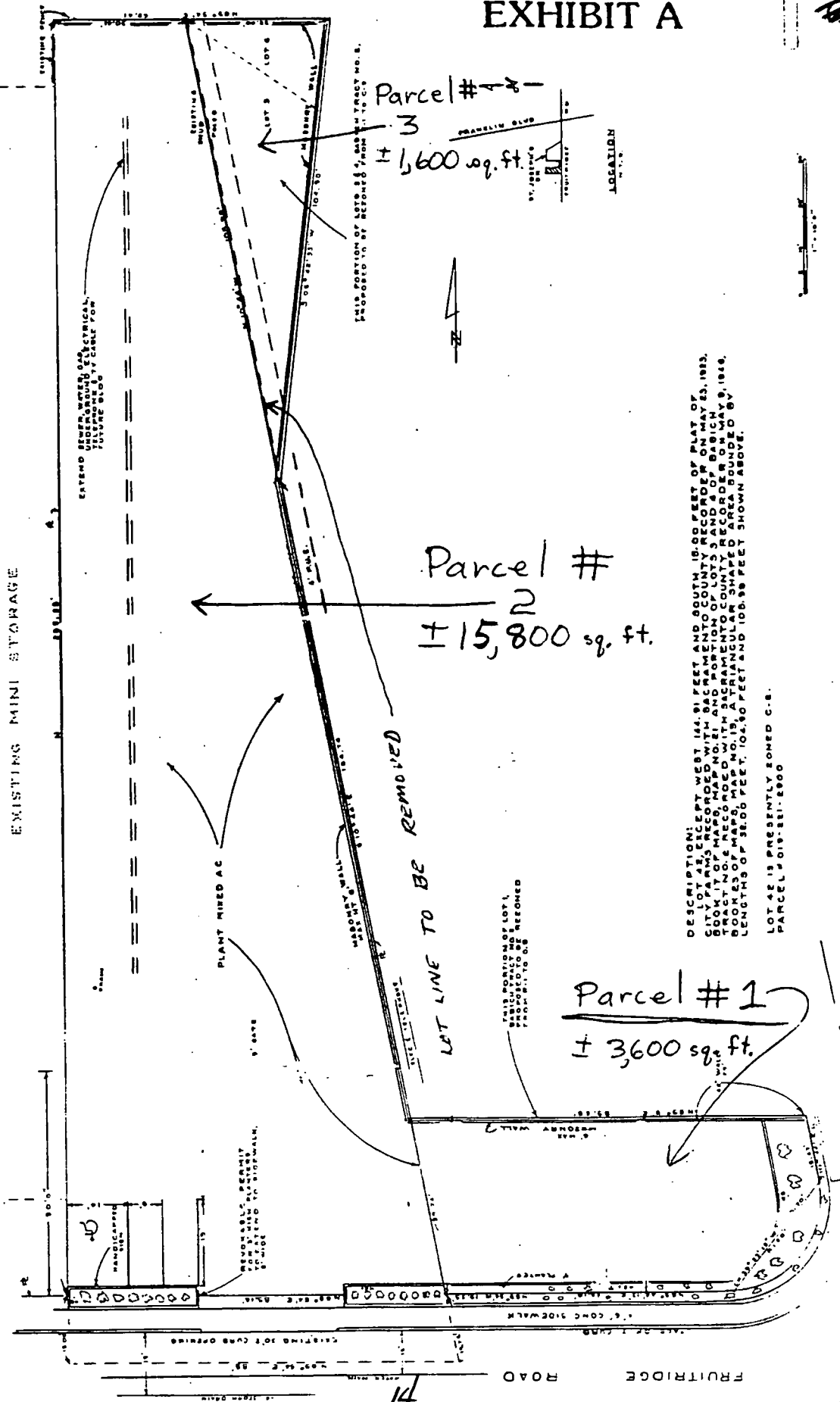
KENNETH W. JOY DRAFTING SERVICE (916) 308-7418

DATE	10-17-84
BY	10-17-84
SCALE	1" = 10'
PROJECT	
CLIENT	
DESCRIPTION	

EXHIBIT A

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PLOT PLAN



Parcel # 3
± 1,600 sq. ft.

Parcel # 2
± 15,800 sq. ft.

Parcel # 1
± 3,600 sq. ft.

DESCRIPTION: LOTS WEST 144 91 FEET AND SOUTH 15,000 FEET OF PLAT OF CITY FARMS RECORDED WITH SACRAMENTO COUNTY RECORDS ON MAY 23, 1913, BOOK 17 OF MAPS, MAP NO. 21 AND PORTION OF LOTS 3 AND 4 OF BASIC TRACT NO. 28 REC'D. ACCORDING TO A TRIANGULAR SHAPED AREA BOUNDARY BY LENGTHS OF 32.05 FEET, 104.90 FEET AND 108.58 FEET SHOWN ABOVE. LOT 42 IS PRESENTLY ZONED C-1. PARCEL # 019-881-8900

THIS PORTION OF LOTS 2 & 3, MAP 17 TRACT NO. 8, PROPOSED TO BE REPORTED FROM 11 TO 10.

THIS PORTION OF LOT 1, WHICH IS NOT NEEDED FOR THE PROPOSED PROJECT, IS BEING REPORTED TO BE REMOVED.

LOT LINE TO BE REMOVED

EXISTING MINI STORAGE

EXTEND BENCH MARK, ONE UNDERGROUND ELECTRICAL UNDERGROUND CABLE FOR FUTURE WIRE

PLANT WIRE AC

REWORK AS NECESSARY TO ATTEND TO SIDEWALK

ST. JOSEPH'S DRIVE

P 85069

4-25-85

No. 4

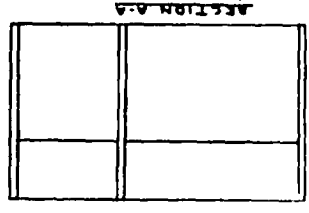
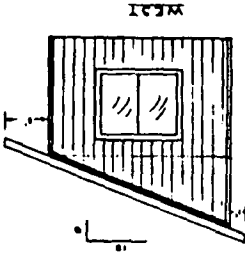
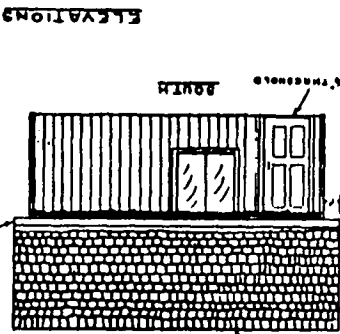
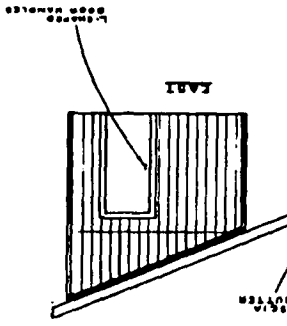
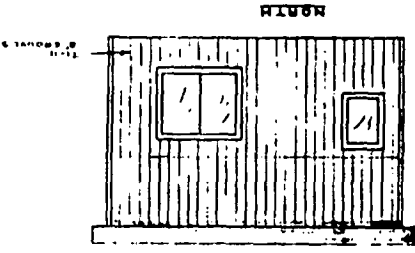
NO.	25
DESCRIPTION	
DATE	
BY	
APP.	
REV.	
NO.	2
DATE	
BY	
APP.	
REV.	
NO.	5

SANDEN PLANS

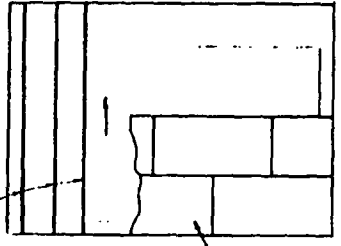
ELEVATIONS

8/1
~~8/1~~

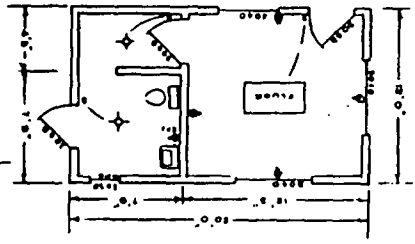
NOTE: PROVIDE LAMINATED GLASS FOR ALL WINDOWS. PROVIDE INSULATION WALLS, CEILING & FLOOR. ALL WINDOWS MUST BE DOUBLE GLAZED. PROVIDE 1/2" SWIFT DRIP OR EQUIVALENT. PROVIDE 1/2" SWIFT DRIP OR EQUIVALENT. PROVIDE 1/2" SWIFT DRIP OR EQUIVALENT. PROVIDE 1/2" SWIFT DRIP OR EQUIVALENT.



ROOF PLAN
SEE SHEET 2 FOR FRAMING



FLOOR PLAN



15



CITY OF SACRAMENTO

10 # 4
RECEIVED
CITY CLERK'S OFFICE
CITY OF SACRAMENTO

MAY 16 8 43 AM '85

CITY PLANNING DEPARTMENT
927 TENTH STREET SACRAMENTO, CA 95814
SUITE 300 TELEPHONE (916) 449-5804

MARTY VAN DUYN
PLANNING DIRECTOR

May 14, 1985

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: Rezone from Single Family, R-1 to General Commercial,
C-2 zone.

LOCATION: 3001 Fruitridge Road

SUMMARY

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

BACKGROUND INFORMATION

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 May 28, 1985.

Respectfully submitted,

Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

MVD:lao
attachments
P85-069

PASSED FOR
PUBLICATION
& CONTINUED
TO 5-28-85

May 21, 1985
District No. 5

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 3001 FRUITRIDGE ROAD

FROM THE SINGLE FAMILY, R-1 ZONE(S)

AND PLACING SAME IN THE GENERAL COMMERCIAL, C-2 ZONE(S)

(FILE NO. P-85-069)(APN: 019-221-29,38,40)

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 Single Family, R-1 zone(s), established by Ordinance No. 2550, Fourth Series, as amended, is hereby removed from said zone and placed in the General Commercial, C-2 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 April 25, 1985, 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

P85-069

LEGAL DESCRIPTION

The land referred to in this policy is situated in the County of Sacramento, City of Sacramento, State of California, and is described as follows:

PARCEL NO. 1:

All that portion of Lot 1, as shown on the "Plat of Babich Tract No. 2", recorded in Book 23 of Maps, Map No. 19, records of said County, more particularly described as follows:

Beginning at a point on the West line of said Lot 1 from which the Southwest corner of said Lot 1 bears South 10° 44' East 15.26 feet; thence from said point of beginning North 10° 44' West 39.74 feet; thence North 89° 54' East 89.65 feet; thence South 10° 44' East 15.47 feet; thence curving to the right on an arc of 20.00 feet radius, said arc being subtended by a chord bearing South 39° 23' 13" West 30.70 feet; thence curving to the right on an arc of 6724.07 feet radius, said arc being subtended by a chord bearing South 89° 42' 13" West 46.10 feet; thence South 89° 54' West 19.55 feet to the point of beginning.

PARCEL NO. 2:

All that portion of Lot 42, as shown on the "Plat of City Farms", recorded in Book 17 of Maps, Map No. 21, records of said County, described as follows:

Beginning at the Southeast corner of said Lot 42, thence, along the South line of said Lot 42, South 89° 54' West 88 feet to a point; thence, North, parallel with the West line of said Lot 42, 300.58 feet to a point on the North line of said Lot 42, which point is located 144.91 feet Easterly from the Northwest corner of said Lot 42; thence, North 89° 54' East 30.41 feet to the Northeast corner of said Lot 42; thence, South 10° 44' East 305.98 feet to the point of beginning.

PARCEL NO. 3:

All that portion of Lots 3 and 4, as shown on the "Plat of Babich Tract No. 2", recorded in Book 23 of Maps, Map No. 19, records of said County, described as follows:

Beginning at the most Westerly corner of said Lot 4; thence, from said point of beginning along the North line of said Lot 4, North 89° 54' East 32.00 feet; thence, South 06° 42' 33" West 104.90 feet to the Southwest corner of said Lot 3; thence, along the Westerly line of said Lot 3, North 10° 44' 00" West 105.98 feet to the point of beginning.

July 18, 1985

Franz & Maria Sanden
2990 Fruitridge Road
Sacramento, CA 95820

Dear Mr. & Ms. Sanden:

On July 16, 1985, the Sacramento City Council took the following action(s) for property located at 3001 Fruitridge Road:

Adopted a Resolution to amend Fruitridge Community Plan from Light Density Residential to Shopping and Commercial; adopted an Ordinance to rezone .038± acres from Single Family to General Commercial zone. (P-85069)

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

Sincerely,

Janice Beaman
Deputy City Clerk

JB/dbp/18

Enclosure

cc: Planning Department