32

DEPARTMENT OF
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
ROOM 200
SACRAMENTO, CA
95814-2998

BUILDING INSPECTIONS
916-449-5716

PLANNING
916-449-5604

November 29, 1988

APPROVED
BY THE CITY COUNCIL
DEC 13 1988
OFFICE OF THE
CITY CLERK

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: 1. Environmental Determination

2. Tentative Map **(P88-396)**

LOCATION: Northwest Corner of Austin Street and Bell Avenue

SUMMARY

The application is for a Tentative Map to subdivide a 10 acre site into 51 single family lots. The Planning Commission and staff recommend approval of the request with conditions.

BACKGROUND INFORMATION

The proposed Tentative Map is identical to a request approved in 1986 which has since expired. The Planning Commission and staff found the single family subdivision consistent with surrounding developments in the area and with the North Sacramento Community Plan.

VOTE OF THE PLANNING COMMISSION

On October 27, 1988, the Commission voted five ayes, three absent (one vacant seat) to recommend approval of the Tentative Map.

/

November 20, 1990

Greg Gerrard
Sacramento, California

Assembly Members L. Jeffries:

SUBJECT: Interstate Reconstruction

RE: Jackson Ave (P90-088)

LOCATION: Northwest Qs and 42 Avenue Sixteen and 38th Avenue

Sacramento

The applicant/owner is for a Zone Variance Permit to construct a 6,000 sqft single family home. The listed Contractors and staff recommend approval of the project with conditions.

CONTACT: Jim Ingram, 551

The project, Control No. 90 18 is scheduled to a request approved on 1990 which one stage project. The Planning Commission and staff found the single family subdivision commercial and successfully development in the area and with the Sacra Sacramento Community Plan.

WHY DO YOU HAVE PLANNING COMMISSION?

In October 27, 1990, the Commission voted five to one (three absent (one voted seat) to recommend approval of the Tentative Map.

RECOMMENDATION

The Planning Commission and staff recommend the following action by the City Council:

1. Ratify the Negative Declaration;

2. Adopt the attached Resolution which adopts findings and approves the Tentative Map with conditions.

Respectfully submitted,

Michael M. Davis
Director of Planning and Development

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

MMD:AG:rt
attachments

District No. 2
December 13, 1988

P88-396

32

RESOLUTION No. 88-1058

Adopted by The Sacramento City Council on date of

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING A TENTATIVE MAP FOR PROPERTY LOCATED AT THE NORTHWEST CORNER OF AUSTIN AND BELL AVENUE

APPROVED BY THE CITY COUNCIL

DEC 13 1988

OFFICE OF THE CITY CLERK

(P88-396) (APN: 237-025,026,027)

WHEREAS, the City Council on December 6, 1988, held a public hearing on the request for approval of a tentative map for property located at the northwest corner of Austin and Bell 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 and/or Planning staff 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 herein.

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 North Sacramento 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 filing of the final map unless a different time for compliance is specifically noted:

   a. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code, including a 27' half section on the west side of Austin Street and a 12' lane and 3' shoulder on the east side;

   b. Prepare a sewer and drainage study for the review and approval of the City Engineer;

   c. Name the streets to the satisfaction of the Planning Director;

   d. 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;

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

e. Pursuant to City Code Section 40.319-1, the applicant shall indicate easements on the final map to allow for the placement of centralized mail delivery units. The specific locations for such easements shall be subject to review and approval of the City Engineer after consultations with the U.S. Postal Service;

f. The applicant/developer shall designate and place on the final map those structures and/or lots which will meet the required eighty percent (80%) south orientation (including solar access) to the satisfaction of the Planning Director, or comply with Title 24 requirements of the Uniform Building Code;

g. Submit a soils test prepared by a registered engineer to be used in street design;

h. Abandon existing water well to Sacramento County Health Department standards and abandon septic system under permit.

i. Record note on final map that duplex units are not permitted on corner lots.

j. Setbacks of structures shall have staggered setbacks to be approved by the Planning Director prior to issuance of building permits. Setbacks shall be a minimum of 25 feet;

k. Applicant shall extend Austin Street improvements to include the parcel to the north. Owner of parcel to the north has agreed to dedicate right-of-way for the improvements and remove existing fence;

l. Pay off or segregate any existing assessments;

m. Dedicate a standard 12.5 foot Public Utility Easement for underground public utilities, facilities and appurtenances adjacent to all public ways;

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

n. Dedicate a 12.5 foot Public Utility Easement for underground and overhead electrical and gas facilities and appurtenances adjacent to Bell Avenue.

_____
MAYOR

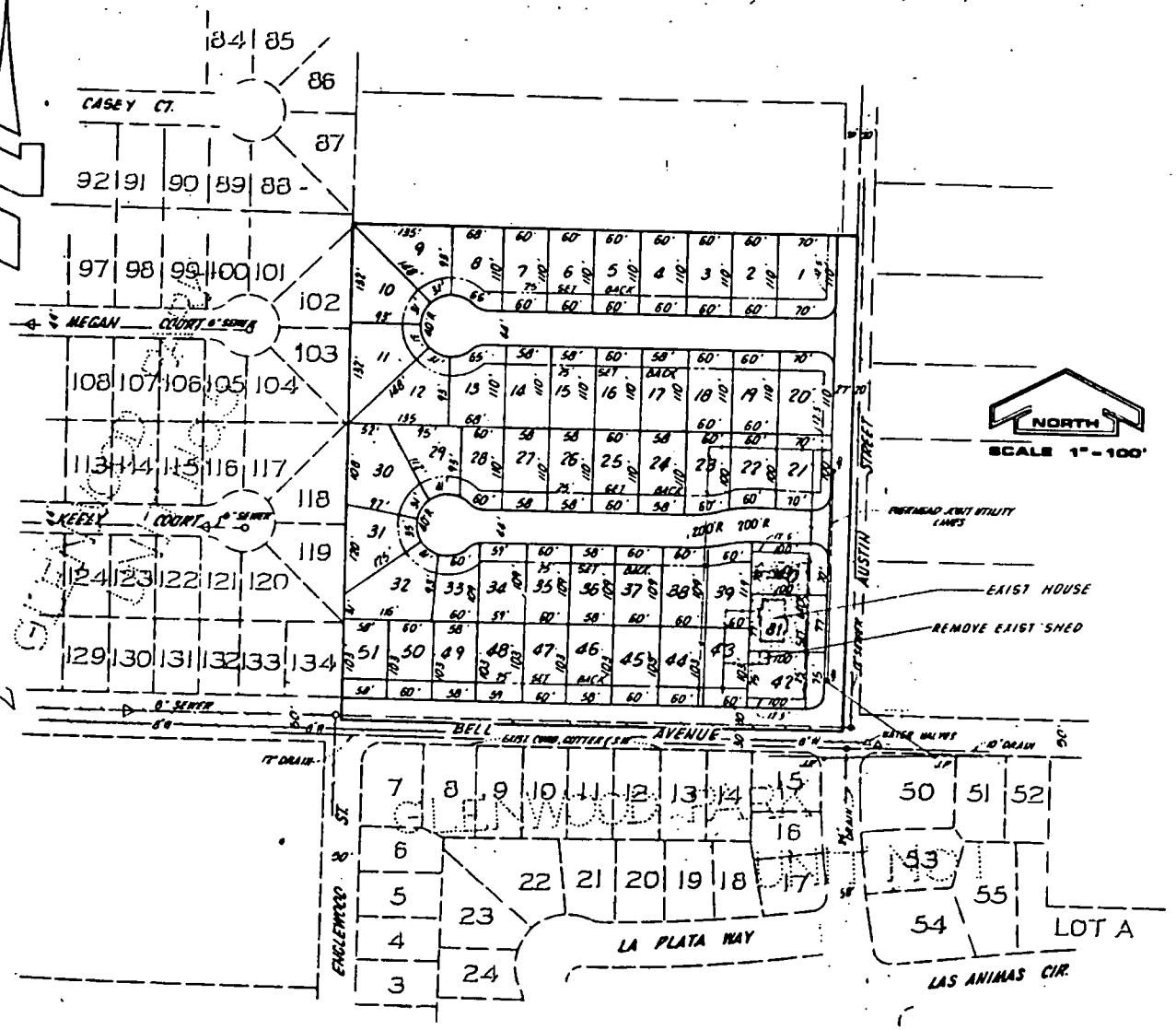
ATTEST:

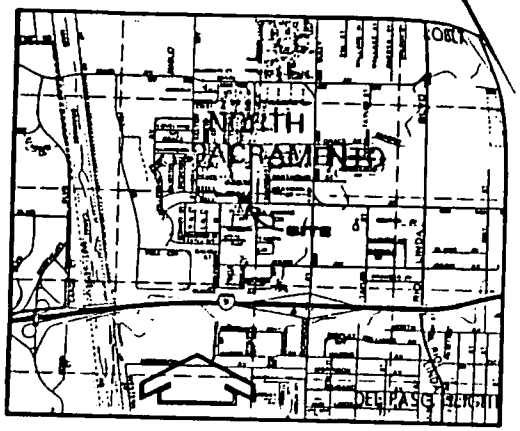
_____
CITY CLERK

P88-396

P-88-396

10-27-88





VICINITY MAP

N.T.S.

GENERAL NOTES

ASSESSORS PARCEL NUMBER
237-0022-25,26,27

OWNER
MC CORMICK COMPANY
5760 ROSEVILLE RD. SACRAMENTO, CA 95842

SUBDIVIDER
SAME AS ABOVE

ENGINEER
FROST &LUSK
7606 UPLANDS WAY, SUITE 8
CITRUS HEIGHTS,CA 95610

EXISTING & PROPOSED ZONING
R-1

NUMBER OF LOTS
51

NOTE
THIS SITE IS RELATIVELY FLAT,
NO SIGN OF DRAINAGE PROBLEMS EXISTS.

TENTATIVE MAP

GLENWOOD PARK UNIT NO. 8

LOT 12, 'PLAT OF RIO LINDA SUBDIVISION NO.8'
FILED IN BK. 18 OF MAPS PG. NO. 2

CITY OF SACRAMENTO CALIFORNIA

SEPT. 1988

FROST & LUSK
ENGINEERING/SURVEYING/PLANNING

Item 8

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88012A

Sacramento City Planning Commission
VOTING RECORD

32

MEETING DATE October 27, 1988

ITEM NUMBER 8A + 8B

PERMIT NUMBER P88-396

ENTITLEMENTS

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

STAFF RECOMENDATION

- [x] Favorable (Alc. Wilsonds.) [ ] Unfavorable
- [ ] Correspondence
- [ ] Petition

LOCATION NW corner of Bell Ave. & Austin St.

PROPONENTS

NAME	ADDRESS

OPPONENTS

NAME	ADDRESS

MOTION # _____

	Yes	No	Motion	Second
GASTON	✓		✓	
HOLLICK	✓			
HOLLOWAY	absent			
ISHMAEL	✓			✓
NOTESTINE	✓			
OTTO	absent			
RAMIREZ	absent			
[redacted]				
CHINN	✓			

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
- [x] TO RECOMMEND APPROVAL & FORWARD TO CITY COUNCIL
- [ ] TO RECOMMEND APPROVAL SUBJECT TO COND. & FORWARD TO CITY COUNCIL
- [x] TO RATIFY NEGATIVE DECLARATION
- [ ] TO CONTINUE TO _____ MEETING
- [ ] OTHER _____

PLANNING AND DEVELOPMENT

CITY PLANNING COMMISSION

1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

32

APPLICANT Frost and Lusk, Inc., 7806 Uplands Way, Suite B, Citrus Heights, CA 95610
OWNER Donald McCormick, 5760 Roseville Road, Ste. 1, Sacramento, CA 95847
PLANS BY Frost and Lusk, Inc., 7806 Uplands Way, Suite B, Citrus Heights, CA 95610
FILING DATE 9/8/88 ENVIR. DET. Neg. Dec. REPORT BY DH:pe
ASSESSOR'S PCL. NO. 237-0022-025, 26, 27

APPLICATION: A. Negative Declaration

B. Tentative Map (P88-396)

LOCATION: Northwest corner of Austin Street and Bell Avenue

PROPOSAL: The applicant is requesting the necessary entitlements to subdivide 10± partially developed acres into 51 single family lots.

PROJECT INFORMATION:

1988 General Plan Designation: Residential, low density 4-15 du/ac.
1984 North Sacramento Community Plan Designation: Residential 4 to 8 du/ac.
Existing Zoning of Site: R-1
Existing Land Use of Site: Single family dwelling and vacant

Surrounding Land Use and Zoning:

North: Single Family and vacant; A
South: Single Family; R-1
East: Single Family; R-1
West: Single Family; R-1

Property Dimensions: 660 ft. x 660 ft.
Property Area: 10± acres
Density of Development: 6.4 d.u. per acre
Topography: Undulating
Street Improvements: Existing, to be upgraded
Utilities: Existing, to be extended
Natural Constraints: Winter ponding in central portion of site. Stock pile of soil may require compaction.

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On October 12, 1988, by a vote of 5 ayes and 4 absent, the Subdivision Review Committee voted to recommend approval of the tentative map subject to the attached conditions.

BACKGROUND INFORMATION: On July 17, 1979, the City Council approved a tentative map on the subject site (P-8603). Three subsequent applications have been approved but not recorded (P-9461, P83-314, P86-076). The current request is identical to the four previous applications.

APPLC. NO. P88-396 MEETING DATE October 27, 1988 ITEM NO. 8

PROJECT EVALUATION: Staff has made the following findings:

A. Land Use and Zoning:

The subject site is designated for residential uses in the 1988 General Plan. It is designated for four to eight residential units per net acre in the 1984 North Sacramento Community Plan. The site is surrounded by vacant and single family residential uses to the north and south and residentially developed land to the west and east. The site is zoned Standard Single Family (R-1) Zone.

B. Project Description:

The applicant proposes to divide 10± acres into 51 standard single family lots. An existing single family dwelling is proposed to be retained on proposed Lot 41. The site serves as a pond when winter runoff from Austin Street drains south. A four to six foot high pile of soil will require regrading and compaction in order to be developed. Staff noted that the previous approval by the City Council on April 15, 1986 included conditions regarding the following:

1. Record a note on the final map that duplex units are not permitted.

2. Setbacks of structures shall have staggered setbacks to be approved by the Planning Director prior to issuance of building permits. Setbacks shall average approximately 25 feet.

3. Applicant shall extend Austin Street improvements to the north if right-of-way for the improvements can be obtained without cost to the applicant.

Staff recommends similar conditions of approval on the proposed project.

C. Agency Comments:

In addition to comments from the members of the Subdivision Review Committee, staff received attached comments.

D. Parkland Dedication:

The Planning and Community Services Divisons have determined that parkland dedication in-lieu fees are appropriate. Fees will be based upon .7599 acre multipled by the per acre value established by the applicant's appraiser.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the project will not have a significant adverse impact on the environment. A negative declaration has been filed.

RECOMMENDATION: Staff recommends the following:

A. Ratification of the Negative Declaraiton:

B. Recommend approval of the Tentative Map, subject to the following conditions:

Tentative Map Conditons: 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. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code, including a 27' half section on the west side of Austin Street and a 12' lane and 3' shoulder on the east side;

2. Prepare a sewer and drainage study for the review and approval of the City Engineer;

3. Name the streets to the satisfaction of the Planning Director;

4. 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;

5. Pursuant to City Code Section 40.319-1, the applicant shall indicate easements on the final map to allow for the placement of centralized mail delivery units. The specific locations for such easements shall be subject to review and approval of the City Engineer after consultations with the U.S. Postal Service;

6. The applicant/developer shall designate and place on the final map those structures and/or lots which will meet the required eighty percent (80%) south orientation (including solar access) to the satisfaction of the Planning Director, or comply with Title 24 requirements of the Uniform Building Code.

7. Submit a soils test prepared by a registered engineer to be used in street design;

8. Abandon existing water well to Sacramento County Heaklth Department standards and abandon septic system under permit.

9. Record note on final map that duplex units are not permitted on corner lots.

10. Setbacks of structures shall have staggered setbacks to be approved by the Planning Director prior to issuance of building permits. Setbacks shall be a minimum of 25 feet.

11. Applicant shall extend Austin Street improvements to include the parcel to the north. Owner of parcel to the north has agreed to dedicate right-of-way for the improvements and remove existing fence.

12. Pay off or segregate any existing assessments.

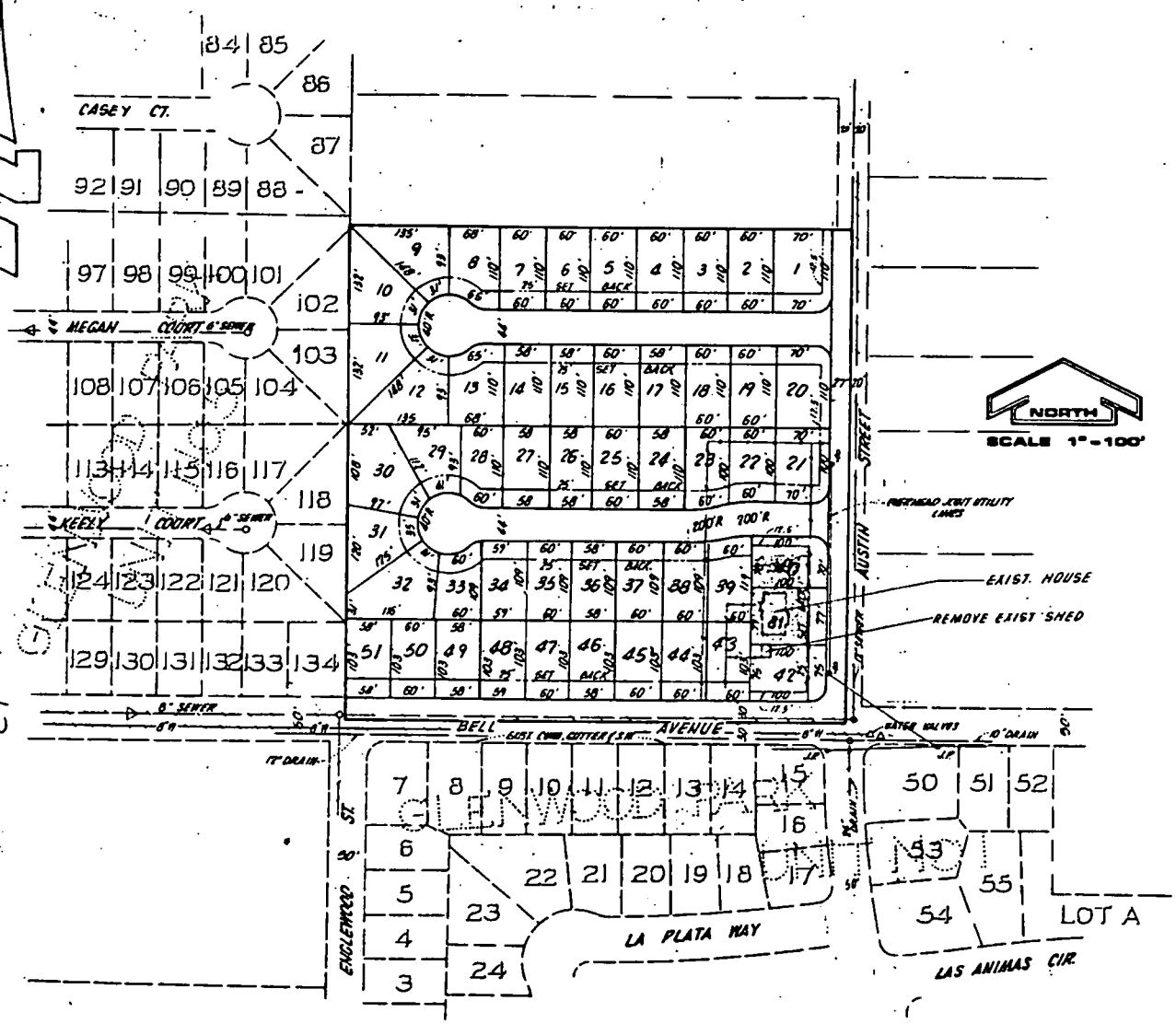
13. Dedicate a standard 12.5-foot Public Utility Easement for underground public utilities, facilities and appurtenances adjacent to all public ways;

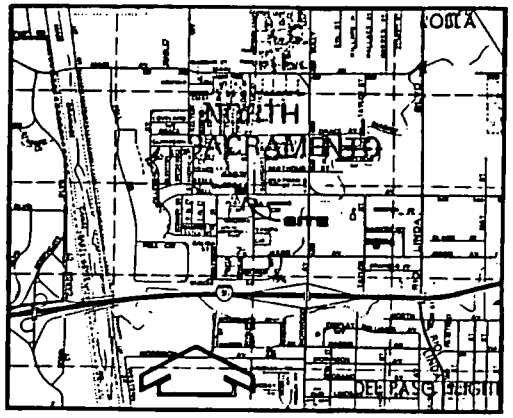
14. Dedicate a 12.5-foot Public Utility Easement for underground and over-head electrical and gas facilities and appurtenances adjacent to Bell Avenue.

P88-396

10-27-88

Item 13





VICINITY MAP

N.T.S.

GENERAL NOTES

ASSESSORS PARCEL NUMBER
237-0022-25,26,27

OWNER
MC CORMICK COMPANY
5760 ROSEVILLE RD. SACRAMENTO, CA 95842

SUBDIVIDER
SAME AS ABOVE

ENGINEER
FROST & LUSK
7806 UPLANDS WAY, SUITE B
CITRUS HEIGHTS, CA 95610

EXISTING & PROPOSED ZONING
R-1

NUMBER OF LOTS
61

NOTE
THIS SITE IS RELATIVELY FLAT,
NO SIGN OF DRAINAGE PROBLEMS EXISTS.

TENTATIVE MAP

GLENWOOD PARK UNIT NO. 8

LOT 12, 'PLAT OF RIO LINDA SUBDIVISION NO.8'
FILED IN BK. 18 OF MAPS PG. NO. 2

CITY OF SACRAMENTO CALIFORNIA

SEPT. 1988

FROST & LUSK
ENGINEERING/SURVEYING/PLANNING

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88012A

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LEGAL DESCRIPTION

All that real property situate in the City of Sacramento, County of Sacramento, State of California, more particularly described as follows:

All of lot 12 shown on the "Plat of Rio Linda Subdivision No. 8", recorded in book 18 of Maps, map no. 2 official records of said County.

P-88-396

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10-27-88

P88396

item 8

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CITY OF SACRAMENTO
CITY PLANNING DIVISION
OCT 19 1988
RECEIVED

October 19, 1988

The Honorable Members of the
City of Sacramento Planning
Commission
1231 "I" Street, Suite 200
Sacramento, California 95814

Re: P-88-396 -- Tentative Subdivision Map to Divide 10 acres into 51 Single-family Lots, Northwest Corner of Austin Street and Bell Avenue

Dear Commissioners:

It has come to the attention of the members of the Meadows Development Association that an application for the above-referenced proposed project is being brought before you for renewal. We would like to reiterate our suggestions and concerns with regard to this proposed development by enclosing our previous memorandum which was submitted on March 10, 1986.

The City Council approved the Map (P-86-076) in 1986 with three additional conditions of approval applied. Our Association would like to be assured that these conditions remain a part of the approval process for the current application and that the other items specified in our memorandum continue to be considered by your staff should they recommend reinstatement of the application.

Sincerely,

Marti Cecil

Marti Cecil
6 Marilyn Circle
Sacramento, California 95838

Enclosure

P-88-396 15 10-27-88 item 8

3

CITY PLANNING DEPARTMENT

MAR 10 1986

RECEIVED

TO: Will Weitman, Senior Planner
SACRAMENTO CITY PLANNING DEPARTMENT
1231 "I" Street, Suite 200
Sacramento, California 95814

FROM: The Meadows Development Association
c/o Marti Cecil
6 Marilyn Circle
Sacramento, California 95838

SUBJECT: P-86-076 -- Tentative Subdivision Map to divide 10 acres into 51 single-family lots, Northwest Corner of Austin Street and Bell Avenue

DATE: March 10, 1986

We understand that on March 13, 1986, the City Planning Commission will be considering a Tentative Subdivision Map to divide ten acres into 51 single-family lots located at the northwest corner of Austin Street and Bell Avenue.

Our Association feels that there are numerous issues with respect to this above-entitled project that must be dealt with to insure that the quality of our community is accentuated, our property values are enhanced, and we are protected from a continuing increase in rental-prone developments.

Of utmost concern are the "boiler plate" conditions set out by the Subdivision Review Committee. We feel that in order to direct an upward, appreciating momentum in the residential developments to come (including the subject site), high standards must be required of developers. We have experienced a steady reduction in building quality with various developments involving the construction of smaller units, multiple-family (duplex) units being erected on corner lots, and poor exterior materials being used. If this project is approved under the current conditions, not only would it be unacceptable, but it could establish a poor precedent for builders to come. We trust the Staff will recognize the need to require more of builders than the mere basic standards set forth by the City.

The following list has been prepared for your review and consideration in making your final proposals to the Commission on this proposed development.

1. Continuity of Street Improvements.

Clearly, the addition of 51 new units will bring a substantial increase in not only vehicular traffic, but pedestrian activity as well. We feel that now is the time to install the street improvements on both the east and west sides of Austin Street between Bell Avenue and Grace Way, a thoroughfare used fairly heavily. We do not wish to fall into the pattern established by the County of rural and suburban conditions along residential streets. Our goal is to promote safe areas for residents to walk and children to play. Without sidewalks and gutter easements, children are forced to walk along a narrow, undefined street. Many of the residents along Austin Street have fences only a few feet back from the paved road and the area remaining is overgrown. There is no safe place for pedestrians to travel right now. We feel the City, in conjunction with the developer, should address this problem and complete the entire length of Austin Street from Bell Avenue to the end of the improvements made by Hoffman at Grace Way.

2. Compatibility with Newer Existing Subdivisions.

In an effort to continue an upward trend toward the development of both commercial and residential projects in our community, we are compelled to be actively involved by requesting specific conditions to any proposed project. These items are strongly suggested to accomplish this effort.

a) Multiple-Family Units

Rental units have posed a problem with regard to maintenance and upkeep in the North Sacramento area. In keeping with the prudent decision made by the City Council restricting all corner lots to single-family homes for a project located at Taylor and Bell, we wish to see a similar restriction recorded on the map and in the deeds to sell corner lot parcels in this proposed subdivision. If this is not required, we encourage, at least, that any duplex units be conditioned for owner-occupied status. This will help to eliminate the tendency toward a faster turn-over of occupancy.

b) Size

It is our understanding that the builder, McCormick, is the same builder who has received approval for developing the lots north of Grace Way and south of Main Avenue. Regarding this development, we are informed that it is his intention to construct units of significantly less square footage than that of The Meadows subdivision directly adjacent to this approved site. We, therefore, can only assume that the units of the subject site will be similar in size. For your reference, the square footage of The Meadows final phase units are: 1,088, 1,309, 1,323, 1,541, and 1,897 (a two-story unit). Past experience has shown that smaller units (often priced for first time buyers) become rental units as new families outgrow these smaller homes yet retain their initial investment property as a rental (either as income property specifically, or because they cannot sell). We believe that larger units designed with growing families in mind will offer buyers more potential leading to a more stable, less transient-oriented neighborhood.

c) Color and Exterior Materials

While differences in design are welcomed and can be an asset to the community, a condition for specific exterior materials and colors used is highly recommended. Exterior building materials should include two or more types. Exclusive use of either woodsiding or stucco should be avoided. Colors of the structures should be of earthtones similar to that used in the Hoffman tract. The inclusion of wood trim and/or tile trim is recommended to further enhance the units' appearance.

Also, if feasible, brick fireplaces should be encouraged. Use of prefabricated metal fireplaces should be conditional, specifying that such prefabricated units be incorporated into the overall exterior design and scheme of the unit.

d) Staggered Setbacks

South Natomas broke from the tradition of the standard 25 foot setback for its newer subdivisions with excellent results. They have begun to eliminate the rigid,

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boxy appearance of so many of the neighborhoods today. We would like to see the applicant include this set back variation in his plan as well.

These suggestions are made to the Staff for consideration and to inform the Commission and applicant of our desire to be involved with the direction being taken by developers in our area. We would like to see this community improve with the years and avoid the experience of so many areas of Sacramento as they watch their neighborhoods decline with age and over develop without control.

Members of our Association will be in attendance at the Hearing on March 13, 1986. Our spokesperson, Marti Cecil, and those other members in attendance will be happy to discuss these issues in further detail.

Thank you for your time in reviewing and considering the above concerns and suggestions. We hope that you will take them into consideration and that they might be shared by the Staff as you prepare your report to the Commission.

THE MEADOWS DEVELOPMENT ASSOCIATION

Bob and Marti Cecil
2 Montego Circle 927-5700

Robert J. Kean
4672 Kelton Way 927-3413

Larry and Betty Allison
2 Bimini Court

Hermie + Jan Untaian - 74 Tarragona Circle 924-9450

Linda M. Kean - 4672 - KELTON WY. 927-3413

Dick + Loren Fisher
157 Gunnison Ave

Edmund + Fenny Jones
165 Pine Ave 925-3776
Sacramento, CA 95838

Doreen Forman
157 Gunnison Ave

Richard Forman 75 Montego Cir
925-6373

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10-27-88 19

item 8

P-88-396

December 13, 1988

Frost and Lusk, Inc.
7806 Uplands Way, Suite B
Citrus Heights CA 95610

Dear Gentlepersons:

On December 13, 1988, the Sacramento City Council took the following action(s) for property located at the northwest corner of Bell Avenue and Austin Street (P-88396):

> Adopted Resolution No. 88-1058 adopting Findings of Fact and approving a Tentative Map to divide 9.2± acres into 51 standard single family lots in the R-1 zone.

Enclosed, for your records, is a fully certified copy of above-referenced resolution.

Sincerely,

Janice Beaman
Acting Assistant City Clerk

JB/lmh/#32

Enclosure

cc: Planning Department
Donald McCormick, 5760 Roseville Road, Ste. 1, Sacramento, Ca, 95610