



CITY OF SACRAMENTO

RECEIVED
CITY CLERKS OFFICE
CITY OF SACRAMENTO

Nov 20 8 47 AM '86

DEPARTMENT OF PLANNING AND DEVELOPMENT
1231 "I" Street
Sacramento, Ca. 95814

APPROVED
BY THE CITY COUNCIL

NOV 25 1986

OFFICE OF THE
CITY CLERK

Administration
Room 300 449-5571
Building Inspections
Room 200 449-5716
Planning
Room 200 449-5604

November 18, 1986

City Council
Sacramento, California

Honorable Members in Session:

- SUBJECT: 1. Environmental Determination
2. Rezone from Agricultural, A to Single Family, R-1 zone
3. Tentative Map (P84-086)

LOCATION: West side of Carlin Avenue, 2,000 feet south of Langtree

SUMMARY

The application is for entitlements to develop a ten acre site with 48 single family lots. The Planning Commission and staff recommend approval of the request.

BACKGROUND INFORMATION

The subject ten acre site is vacant and zoned Agricultural, A. The application proposes a standard single family subdivision at 6.2 units per net acre. The site lacks sewer, drainage and water services and currently is not within an assessment district to provide these services. A condition for approval is the use of an assessment district or other funding methods to cover the cost of improvements for drainage, sewers, bridges, channel improvements, streets, water and other public facilities.

VOTE OF THE PLANNING COMMISSION

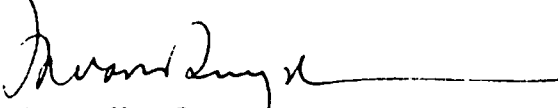
On October 23, 1986, the Planning Commission voted five ayes, four absent to recommend approval of the project.

RECOMMENDATION

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

- 1. Ratify the Negative Declaration;
- 2. Adopt the attached Ordinance rezoning the site to Single Family, R-1 zone; and
- 3. Adopt the attached Resolution adopting Findings of Fact and approving the Tentative Map subject to conditions.

Respectfully submitted,


 Marty Van Duyn
 Planning Director

FOR CITY COUNCIL INFORMATION
 WALTER J. SLIPE
 CITY MANAGER

AG:lao
 attachments
 P84-086

November 25, 1986
 District No. 7

**Sacramento City Planning Commission
VOTING RECORD**

14

MEETING DATE <u>10-23-86</u>
ITEM NUMBER <u># 2 B</u>
PERMIT NUMBER <u>P-84-086</u>

ENTITLEMENTS

- | | |
|---|---|
| <input type="checkbox"/> GENERAL PLAN AMENDMENT | <input type="checkbox"/> TENTATIVE MAP |
| <input type="checkbox"/> COMMUNITY PLAN AMENDMENT | <input type="checkbox"/> SUBDIVISION MODIFICATION |
| <input checked="" type="checkbox"/> ZONING | <input type="checkbox"/> LOT LINE ADJUSTMENT |
| <input type="checkbox"/> SPECIAL PERMIT | <input type="checkbox"/> ENVIRONMENTAL DET. |
| <input type="checkbox"/> VARIANCE | <input type="checkbox"/> OTHER _____ |

STAFF RECOMENDATION <input checked="" type="checkbox"/> Favorable <input type="checkbox"/> Unfavorable
<input type="checkbox"/> Correspondence
<input type="checkbox"/> Petition

LOCATION <u>South terminus of Corlin Ave. on West side street</u>
--

P R O P O N E N T S	NAME	ADDRESS

O P P O N E N T S	NAME	ADDRESS

MOTION#	YES		NO		MOTION SECOND
Chinn	<input checked="" type="checkbox"/>				
Ferris			<u>ABSENT</u>		
Goodin	<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>
Hollick			<u>ABSENT</u>		
Holloway			<u>ABSENT</u>		
Otto	<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>
Ramirez	<input checked="" type="checkbox"/>				
Walton	<input checked="" type="checkbox"/>				
Ishmael			<u>ABSENT</u>		

- MOTION**
- | | |
|--|---|
| <input type="checkbox"/> TO APPROVE | <input type="checkbox"/> TO RECOMMEND APPROVAL & FORWARD TO CITY COUNCIL |
| <input type="checkbox"/> TO DENY | <input type="checkbox"/> TO RECOMMEND APPROVAL SUBJECT TO COND. & FORWARD TO CITY COUNCIL |
| <input type="checkbox"/> TO APPROVE SUBJECT TO COND. & BASED ON FINDINGS OF FACT IN STAFF REPORT | <input type="checkbox"/> TO RATIFY NEGATIVE DECLARATION |
| <input type="checkbox"/> TO APPROVE/DENY BASED ON FINDINGS OF FACT IN STAFF REPORT | <input type="checkbox"/> TO CONTINUE TO _____ MEETING |
| <input type="checkbox"/> INTENT TO APPROVE/DENY SUBJECT TO COND. & BASED ON FIND. OF FACT DUE | <input checked="" type="checkbox"/> OTHER <u>RECOMMEND RE ZONING</u> |

ORDINANCE NO. 86-112

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

APPROVED
BY THE CITY COUNCIL

NOV 25 1986

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 THE SOUTH TERMINUS OF CARLIN AVENUE ON WEST SIDE OF STREET FROM THE AGRICULTURAL, A ZONE(S) AND PLACING THE SAME IN THE TOWNHOUSE, R-1A ZONE(S)
(P84-086) (APN: 117-152-10)

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 Agricultural, A zone(s), established by Ordinance No. 2550, Fourth Series, as amended, is hereby removed from said zone and placed in the Townhouse, R-1A 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 October 23, 1986, on file in the office of the Planning Division, or any provision or modification thereof as subsequently reviewed and approved by the Planning Commission, no such permit shall be issued, and the Planning Division 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.

7

14

All that certain real property situate in the County of Sacramento, State of California, being a portion of Section 21, Township 7 North, Range 5 East, M. D. B. & M., described as follows:

All of Lot 17 of Ehrhardt Acres as recorded in the Office of the Recorder of Sacramento County in Book 12 of Maps, Page no. 24. Containing 9.71 acres more or less.

CITY PLANNING DEPARTMENT

SEP 19 1986

RECEIVED

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P84086

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RESOLUTION No. 86-898

Adopted by The Sacramento City Council on date of

APPROVED
BY THE CITY COUNCIL

NOV 25 1986

OFFICE OF THE
CITY CLERK

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING A TENTATIVE MAP FOR PROPERTY LOCATED ON THE WEST SIDE OF CARLIN AVENUE, 2,000 FEET SOUTH OF LANGTREE.
(P84-086) (APN: 117-152-10)

WHEREAS, the City Council on November 25, 1986, held a public hearing on the request for approval of a tentative map for property located on the west side of Carlin Avenue, 2,000 feet south of Langtree;

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 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 1986 South 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.
 - b. Prepare a sewer and drainage study for the review and approval of the City Engineer; may require off-site extension and oversizing.
 - c. 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.
 - d. 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 consultation with the U.S. Postal Service.
 - e. The applicant/developer shall designate and place on the final map those structures and/or lots which will meet the required 80 percent south orientation (including solar access) to the satisfaction of the Planning Director, or comply with Title 24 requirements of the Uniform Building Code.
 - f. Meet all County Sanitation District requirements.

- g. Submit a soils test prepared by a registered engineer to be used in street design.
- h. Submit a seepage test prepared by a registered engineer which identifies and recommends solutions for ground water related problems which may occur in both the subdivision lots and the public right-of-way; appropriate facilities shall be constructed to alleviate those problems.
- i. A portion of the property may lie in a Federal Flood Hazard Area. No development can be approved until appropriate measures are taken to remove the area from the flood zone.
- j. Appropriate assessment districts or other funding methods will have to be formed to cover the costs of improvements in drainage, sewage, bridges, channel improvements, streets, water, and other public facilities in the Laguna Creek Study Area.
- k. Final maps cannot be filed until the necessary permanent off-site improvements are substantially complete to the satisfaction of the Public Works Director.
- l. Applicant/owner shall join a maintenance district for the Laguna Creek Study Area prior to the filing of the final map; may require applicant/owner to form district.
- m. If unusual amounts of bone, stone, or artifacts are uncovered, work within 50 meters of the area will cease immediately and a qualified archaeologist shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less than significant effect before construction resumes. A note shall be placed on the final improvement plans referencing this condition.
- n. Upon approval of the study by the City, if modifications to the Subdivision Review Committee conditions are required in the opinion of the Public Works Department, the applicant shall either concur in the modifications or the application shall be resubmitted for recondition and approval to the Subdivision Review Committee at the earliest possible date.
- o. Comply with all applicable CEQA and Federal regulations.
- p. Abandon any on-site wells to the satisfaction of the County Health Department.

CITY PLANNING COMMISSION

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

14

APPLICANT	: Morton & Pitalo Inc. , 1430 Alhambra Blvd., Sac., CA	95816		
OWNER	: Equity Research, 2041 Hallmark Drive, Sacramento, CA	95816		
PLANS BY	Morton & Pitalo, Inc.			
FILING DATE	9/19/86	ENVIR. DET. 10/13/86	REPORT BY	SD
ASSESSOR'S-PCL. NO.	117-152-10			

- APPLICATION:
- A. Certify Supplemental EIR for Carlin Estates I
 - B. Rezone 10+ vacant acres from Agricultural (A) to Single Family (R-1)
 - C. Tentative Map (P86-086)

LOCATION: West side of Carlin Avenue, 2000+ acres south of Langtree

PROPOSAL: The applicant is requesting the necessary entitlements to subdivide 10+ vacant acres into 48 single family residential units.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1986 South Sacramento Community Plan Designation:	Residential 4 to 8 du/ac.
Existing Zoning of Site:	Agricultural
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:

North:	Vacant: R-1
South:	Vacant: R-1
East :	Vacant: R-1 and R-1-A
West :	Vacant: R-1

Property Dimensions:	660 x 660
Property Area:	10+ acres
Density of Development:	6.2 d.u. per acre net
Topography:	Flat
Street Improvements:	To be provided
Utilities:	To be provided

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION:

On October 8, 1986, by a vote of 5 ayes, 4 absent, the Subdivision Review Committee voted to recommend approval of the Tentative Map subject to the attached conditions:

Project Evaluation: Staff has made the following findings:

A. Land Use:

The subject site is designated for residential uses in the 1974 General Plan and 4 to 8 units per acre in the 1986 South Sacramento Community Plan. The site is surrounded by vacant, residential land. The applicant proposes a single family residential subdivision at a density of 6.2 units per net acre.

APPLC. NO. P84-086 MEETING DATE October 23, 1986 ITEM NO. 2

12

The subject site is not currently within an assessment district. There are, therefore, no sewer, drainage or water facilities available to the subject site. The area has been reviewed under the Laguna Creek Floodplain Alternatives Study and Master EIR, which was prepared to address the cumulative impacts of different types of floodplain development. In March, 1985, the Council adopted the modified floodplain as the most desirable method of treating the creek drainage system. A floodplain alignment was subsequently determined by the Public Works Department.

The City is now in the process of forming the Laguna Creek Assessment District, which will provide sewer, water and drainage services and other public facilities to the area. It is anticipated that the district will be formed and improvements substantially completed within the life of the map to permit final recordation. The applicant will be required to participate in the assessment district.

B. Rezoning:

The applicant proposes to rezone 10+ acres in order to subdivide the site into 48 single family parcels. Since the proposed density is within the range designated in the community plan, staff has no objection to the rezoning.

C. Design:

The applicant proposes to subdivide 10+ acres into 48 single family lots. All lots comply with minimum width, depth and area requirements. Three lots of 58 feet in width and four corner duplex lots are proposed along Carlin Road. The ultimate right of way along Carlin will be 54 feet which does not qualify as a major street. (See Exhibit B). Additional lot width is, therefore, not needed to eliminate a back out parking situation.

D. Parkland Dedication:

The Planning and Community Services Divisions have determined that parkland dedication in-lieu fees area appropriate. Fees will be based upon .7152 acres of land multiplied by the per acre value established by the applicant's appraiser.

E. Facilities:

The Elk Grove School District is an impacted district and is currently collecting impaction fees as building permits are issued.

ENVIRONMENTAL DETERMINATION:

The potential impacts of the project have been previously assessed in the Laguna Creek Floodplain Alternatives Study and E.I.R. Most impacts were reduced to a less than significant level by mitigation measures, however, noise levels were found to be potentially unacceptable. The Environmental Coordinator has issued a Negative Declaration on the project subject to the following mitigation measure:

The applicant shall comply with acceptable noise standards established in the City's General Plan Noise Element and Noise Ordinance to the satisfaction of the City Building Division and County Environmental Health Office.

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Recommendation: Staff recommends the following actions:

1. Ratification of the Negative Declaration.
2. Recommend approval of the Rezone from Agricultural (A) to Single Family (R-1).
3. Recommend approval of the Tentative Map subject to the following conditions.

Conditions - Tentative Map:

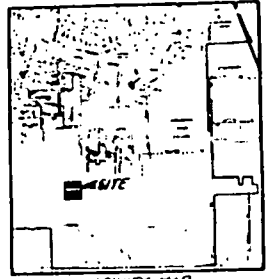
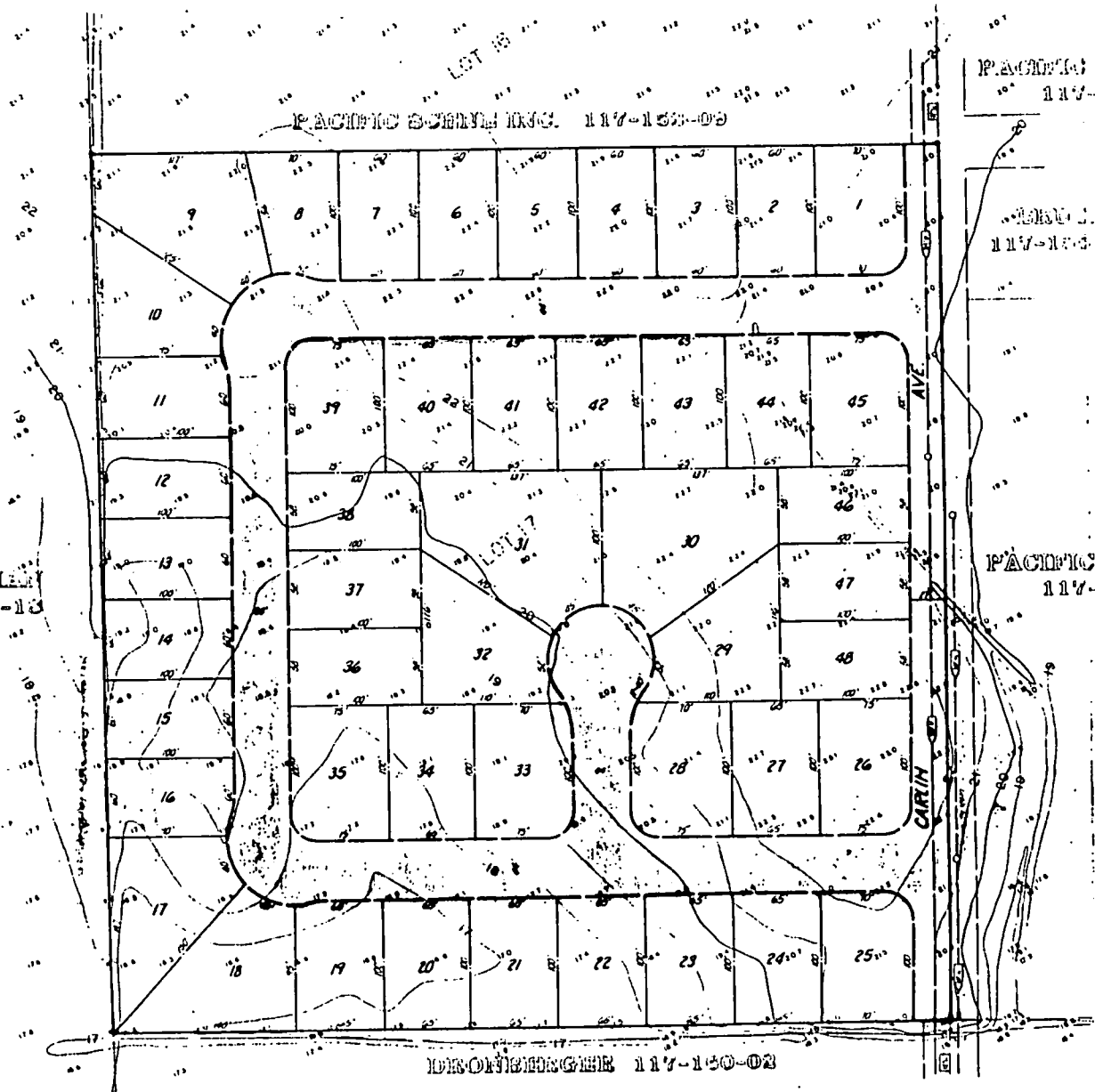
The applicant shall satisfy each of the following conditions prior to filing the final map unless a different time for compliance is specifically noted:

- A. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code.
- B. Prepare a sewer and drainage study for the review and approval of the City Engineer; May require off-site extension and oversizing.
- C. 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.
- D. 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 consultation with the U. S. Postal Service.
- E. The applicant/developer shall designate and place on the final map those structures and/or lots which will meet the required 80% south orientation (including solar access) to the satisfaction of the Planning Director, or comply with Title 24 requirements of the Uniform Building Code.
- F. Meet all County Sanitation District requirements.
- G. Submit a soils test prepared by a registered engineer to be used in street design.
- H. Submit a seepage test prepared by a registered engineer which identifies and recommends solutions for ground water related problems which may occur in both the subdivision lots and the public right-of way; appropriate facilities shall be constructed to alleviate those problems.
- I. A portion of the property may lie in a Federal Flood Hazard Area. No development can be approved until appropriate measures are taken to remove the area from the flood zone.,
- J. Appropriate assessment districts or other funding methods will have to be formed to cover the costs of improvements in drainage, sewage, bridges, channel improvements, streets, water and other public facilities in the Luguna Creek Study Area;
- K. Final maps cannot be filed until the necessary permanent off-site improvements are substantially complete to the satisfaction of the Public Works Director.

14

- L. Applicant/owner shall join a maintenance district for the Laguna Creek Study Area prior to the filing of the final map; may require applicant/owner to form district.
- M. If unusual amounts of bone, stone, or artifacts are uncovered, work within 50 meters of the area will cease immediately and a qualified archaeologist shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less than significant effect before construction resumes. A note shall be placed on the final improvement plans referencing this condition.
- N. Upon approval of the study by the City, if modifications to the Subdivision Review Committee conditions are required in the opinion of the Public Works Department, the applicant shall either concur in the modifications or the application shall be resubmitted for reconditioning and approval to the Subdivision Review Committee at the earliest possible date.
- O. Comply with all CEQA and Federal requirements.
- P. Abandon any on-site wells to the satisfaction of the County Health Dept.
- Q. Minimum lot pad grade = 1 foot above 100 year floodplain.
- R. May require off-site dedication along existing Carlin Avenue and 30 feet of paving to connect to site. City will condemn at developer's expense if necessary.

P840686
10-23-86
16
Ivan 2



DATE SUBMITTED
 COUNTY RECORDS
 2024 MAY 10 AM 10
 SACRAMENTO, CA 95833

APPLICANT
 MORTON & PITALO, INC.
 1932 FARMER & W. WILEY RD
 SACRAMENTO, CA 95815

ASSISTANT COUNTY CLERK
 117-150-02

AREA
 4.2 AC. (16003)

EXISTING ZONING
 A

PROPOSED ZONING
 R-1

SHOW DISTRICT
 CERTIFY TRUE
 CITY
 SHOW
 FIRE PROTECTION
 CITY OF SACRAMENTO

RECORDED
 S. R. B. C.
 863
 P. S. B. C.

PACIFIC STREET 117-150-09

LOT 17 117-150-01

PACIFIC SCENE INC. 117-150-03

DEWITT STREET 117-150-02

CARLIN AVENUE

NOV 1981
117-150-13

EXHIBIT A
14

REVISIONS	NO.	DESCRIPTION	APPROVED	DATE
FIELD BOOK NO.	SCALE	DRAWN BY	CHECKED BY	DATE
		KNT		
CADASTRAL		SUBMITTED		
MORTON & PITALO, INC.		CIVIL ENGINEERING		APPROVED
PLANNING		SURVEYING		
TENTATIVE SUBDIVISION MAP				DATE
LAGUNA PARK				9.17.86
UNIT NO. 3				SHEET
				1
CITY OF				SACRAMENTO
				FILE NO.
				863

P840686

860296

14

EXHIBIT B

DEPARTMENT OF
PUBLIC WORKS

ENGINEERING DIVISION

CITY OF SACRAMENTO
CALIFORNIA

CITY HALL
ROOM 300
915 I STREET
SACRAMENTO, CA
95814-2608

916-449-5307

THOMAS M. FINLEY
ENGINEERING DIVISION
MANAGER

October 8, 1986

TO: Sue Desmarais, Associate Planner
FROM: Edward Williams, Junior Engineer *EW*
SUBJECT: Lot Width on Carlin Avenue

Carlin Avenue is not a major street and is not included in our future plans for major streets. Therefore, Planning's minimum lot width requirement for major streets is not applicable.

EW:vr
EW1-09.B.1

cc: Jim Bloodgood, Supervising Engineer
Goran Sparrman, Traffic Engineer

17

10-23-86

Item 2

P84-081



CITY OF SACRAMENTO

14 (S)

DEPARTMENT OF PLANNING AND DEVELOPMENT

1231 "I" Street

Sacramento, Ca. 95814

PASSED FOR
PUBLICATION
& CONTINUED
TO 11-25-86

Administration
Room 300 449-5571
Building Inspections
Room 200 449-5716
Planning
Room 200 449-5604

November 10, 1986

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: Rezone from Agricultural, A to Townhouse, R-1A zone.

LOCATION: South terminus of Carlin Avenue on west side of street.

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 November 25, 1986.

Respectfully submitted,

Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION

WALTER J. SLIPE
CITY MANAGER

MVD:lao
attachments
P84-086

November 18, 1986
District No. 7

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 THE SOUTH TERMINUS OF CARLIN AVENUE ON WEST SIDE OF STREET FROM THE AGRICULTURAL, A ZONE(S) AND PLACING THE SAME IN THE TOWNHOUSE, R-1A ZONE(S)
(P84-086) (APN: 117-152-10)

BE IT ENACTED BY THE COUNCIL OF THE CITY OF SACRAMENTO:

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- 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 October 23, 1986, on file in the office of the Planning Division, or any provision or modification thereof as subsequently reviewed and approved by the Planning Commission, no such permit shall be issued, and the Planning Division 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.

5

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All of Lot 17 of Ehrhardt Acres as recorded in the Office of the Recorder of Sacramento County in Book 12 of Maps, Page no. 24. Containing 9.71 acres more or less.

CITY PLANNING DEPARTMENT

SEP 19 1986

RECEIVED

P84086

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E Dong
6180 Colgate Ct.
Sacramento, CA 95831

C Bowman
901 H St
Sacramento, CA 95814

Pacific Scene Inc.
600 N. Market Blvd.
Sacramento, CA 95834

R Dronberger
2267 University Ave
Sacramento, CA 95825

Equity Research
2041 Hallmark Dr.
Sacramento, CA 95825

Morton and Pitalo
1430 Alhambra Blvd.
Sacramento, CA 95816



OFFICE OF THE
CITY CLERK

CITY OF SACRAMENTO
CALIFORNIA

CITY HALL
ROOM 203
915 I STREET
SACRAMENTO, CA
95814-2671

November 12, 1986

Morton and Pitalo
1430 Alhambra Blvd.
Sacramento, CA 95816

916-449-5426

On November 4, 1986, the following matter was filed with my office to set a hearing date before the City Council:

- P-84086 - Various requests for property located at the south terminus of Carlin Avenue on west side of street. (D7)
(APN: 117-152-10)
- a. Rezone 10± acres from Agricultural, A to Townhouse, R-1A zone.
 - b. Tentative Map to subdivide 10± acres into 66 single family zero lot line lots.

This hearing has been set for November 25, 1986, 7:30 p.m., Council Chamber, Second Floor, City Hall, 915 "I" Street, Sacramento, California. Interested parties are invited to appear and speak at the hearing.

Pursuant to Council Rules of Procedure 4.5, continuance of the above matter may be obtained only by the property owner of the above property, applicant, or appellant, or their designee, by submitting a written request delivered to this office no later than 12:00 Noon the day prior to the scheduled hearing date. If written request is not delivered to this office as specified herein, a continuance may only be obtained by appearing before the City Council at the time of the hearing and submitting a verbal request to the Council.

Any questions regarding this hearing should be directed to the City Planning Department, 1231 "I" Street, Sacramento, California, Room 200, phone 449-5604.

Sincerely,
Lorraine Magana, City Clerk


Janice Beaman, Deputy City Clerk

JB/imc

cc: Equity Research
Mailing List for P-84086 - 6

AFFIDAVIT OF MAILING

ON **NOV. 13, 1986**, NOTICES OF HEARING, A TRUE AND CORRECT COPY OF WHICH IS ATTACHED HERETO AND BY THIS REFERENCE INCORPORATED HEREIN, WERE MAILED ON THE FOLLOWING PROJECT:

P-84086 - Various requests for property located at the south terminus of Carlin Avenue on west side of street. (D7)

(APN: 117-152-10)

- A. Rezone 10± acres from Agricultural, A to Townhouse, R-1A zone.
- B. Tentative Map to subdivide 10± acres into 66 single family zero lot line lots.

THE ABOVE DESCRIBED HEARING NOTICES WERE MAILED BY PLACING COPIES THEREOF IN THE UNITED STATES MAIL, POSTAGE PREPAID, AND ADDRESSED TO THE FOLLOWING, AS INDICATED BY A CHECK MARK WHERE APPLICABLE:

() OWNER OF PROPERTY: **Equity Research**

() APPLICANT: **Morton & Pitalo**

() APPELLANT (IF APPLICABLE):

() MAILING LIST FOR P-NUMBER **84086**

() SIGNERS OF PETITION (IF APPLICABLE)

I DECLARE UNDER PENALTY OF PERJURY THE FOREGOING IS TRUE AND CORRECT. EXECUTED AT SACRAMENTO, CALIFORNIA, ON THE **13th** DAY OF **NOVEMBER**, 1986.



SIGNATURE OF PERSON MAILING NOTICE