

**DOCKET
93-AFC-2**

DATE: MAY 25 1994

RECD: JUL 22 1994

Joy Patterson
Assistant Planner
City of Sacramento

May 25, 1994
Procter & Gamble

Advised me that the parking lot curbing being proposed by P&G will not comply with the requirements of the city zoning ordinance and would require a variance if the project were under city jurisdiction.

In addition, the transmission line would normally require a Special Permit: t-lines over 100kV require a hearing before the Zoning Administrator.

Further, she clarified the variance requirements on the stack height. Apparently, I was sold an outdated version of the zoning code. It had been revised. A Planning Director's Variance was no longer necessary. However, a Zoning Administrator's Variance would be necessary under certain circumstances. With a height limit of 75' in the M2(S) zone, the Zoning Administrator could grant up to an additional 50 percent (or 112.5'), assuming all necessary findings could be made. In this case, the proposed stack height of 115' exceeds the Zoning Administrator's limits. Therefore, a hearing before the Planning Commission would be required.

She believes that the variance could be justified because the stack height is required to comply with state, federal, and local clean air standards.

Respectfully Submitted,



C. Jeffery Evans