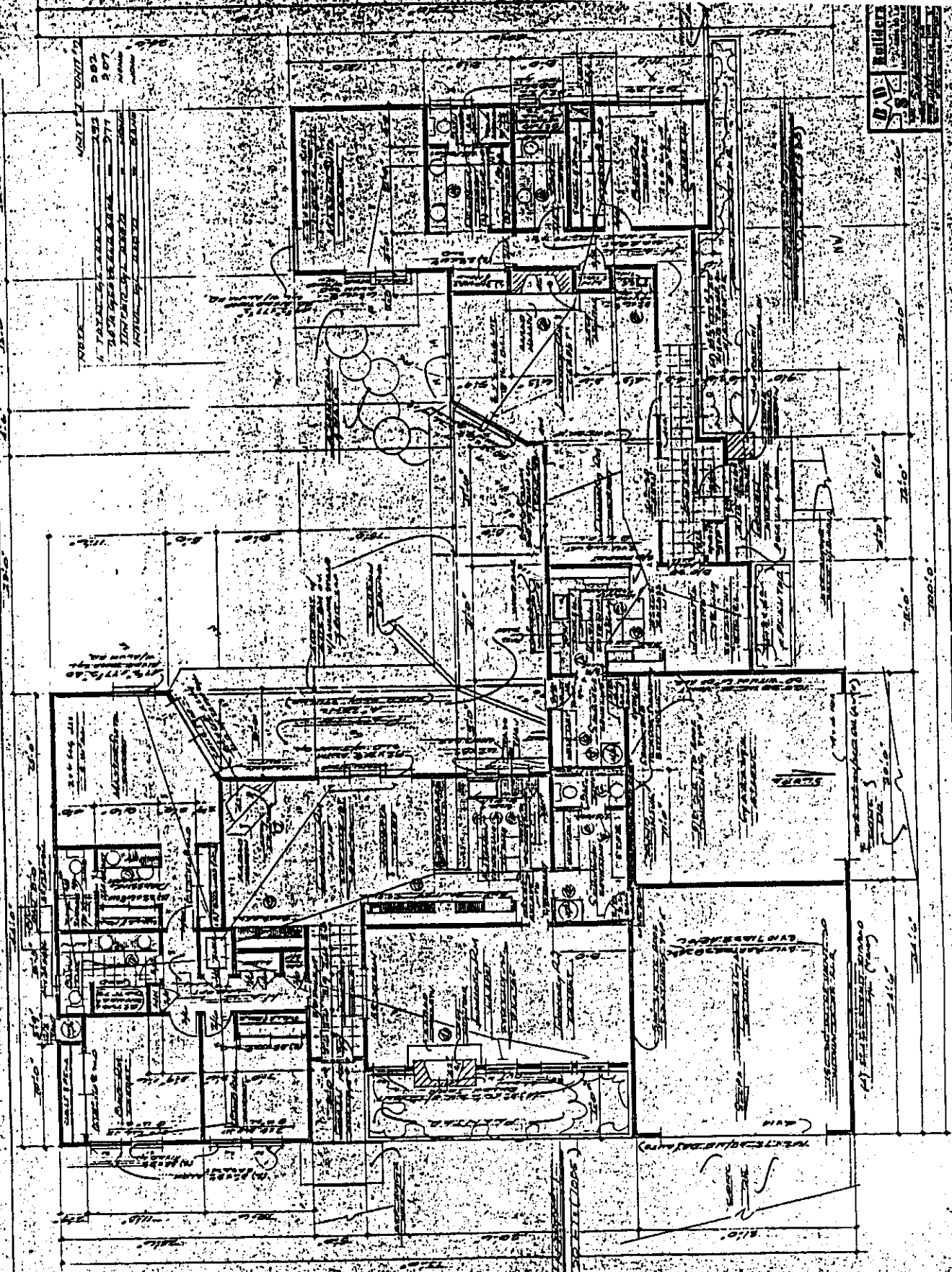


EXHIBIT C FLOOR PLANS

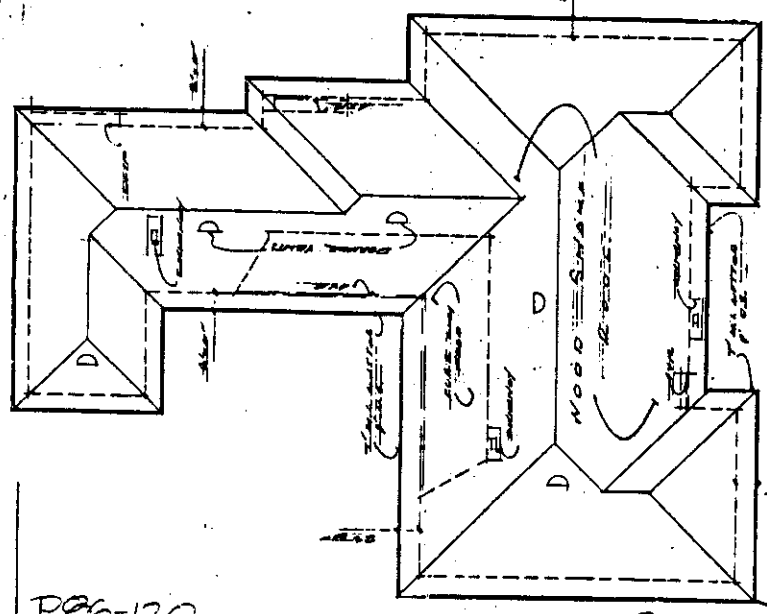
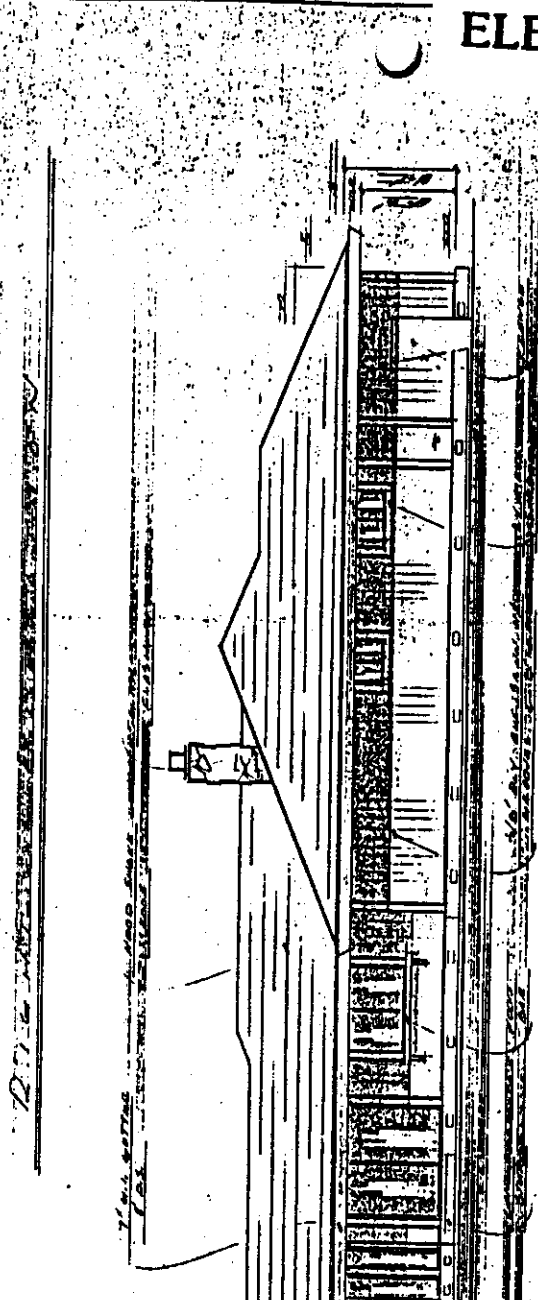
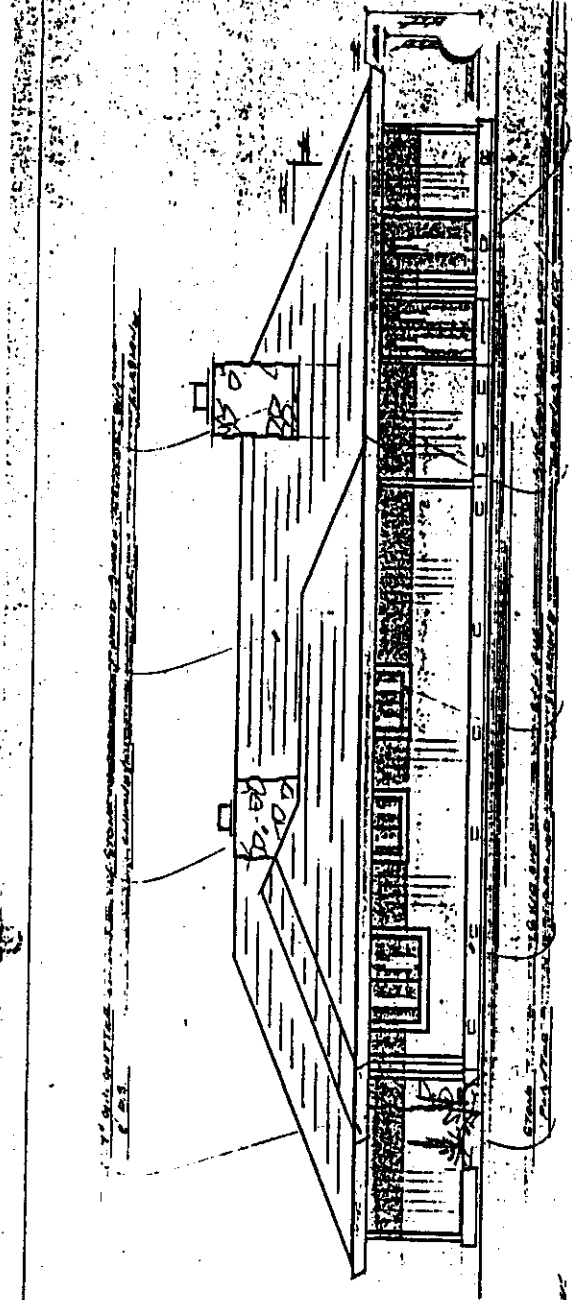


PCG-170

APRIL 24 1986

ITEM 1

ELEVATIONS

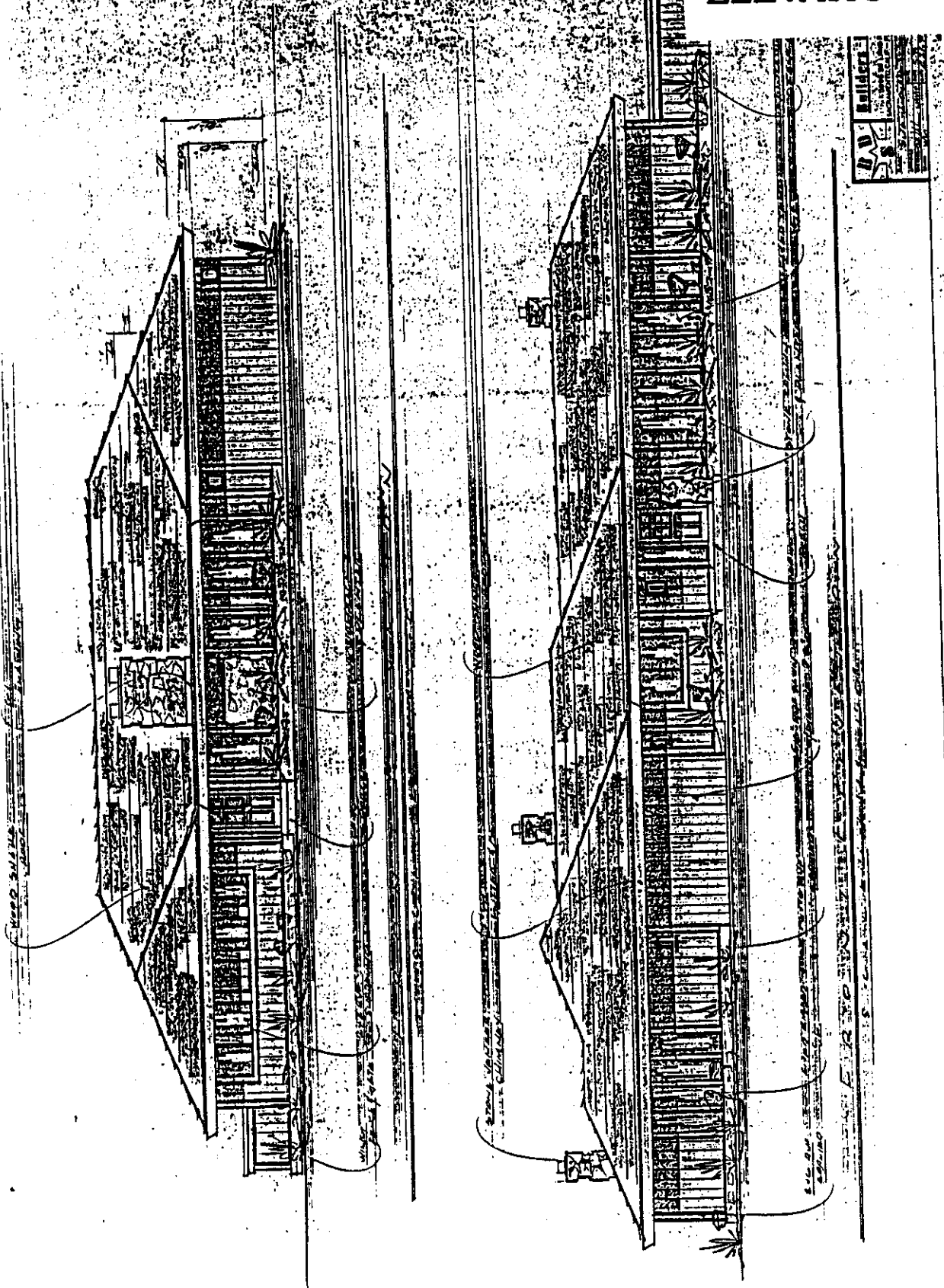


PE6-120

APRIL 24 1986

ITEM 21

EXHIBIT B
ELEVATIONS

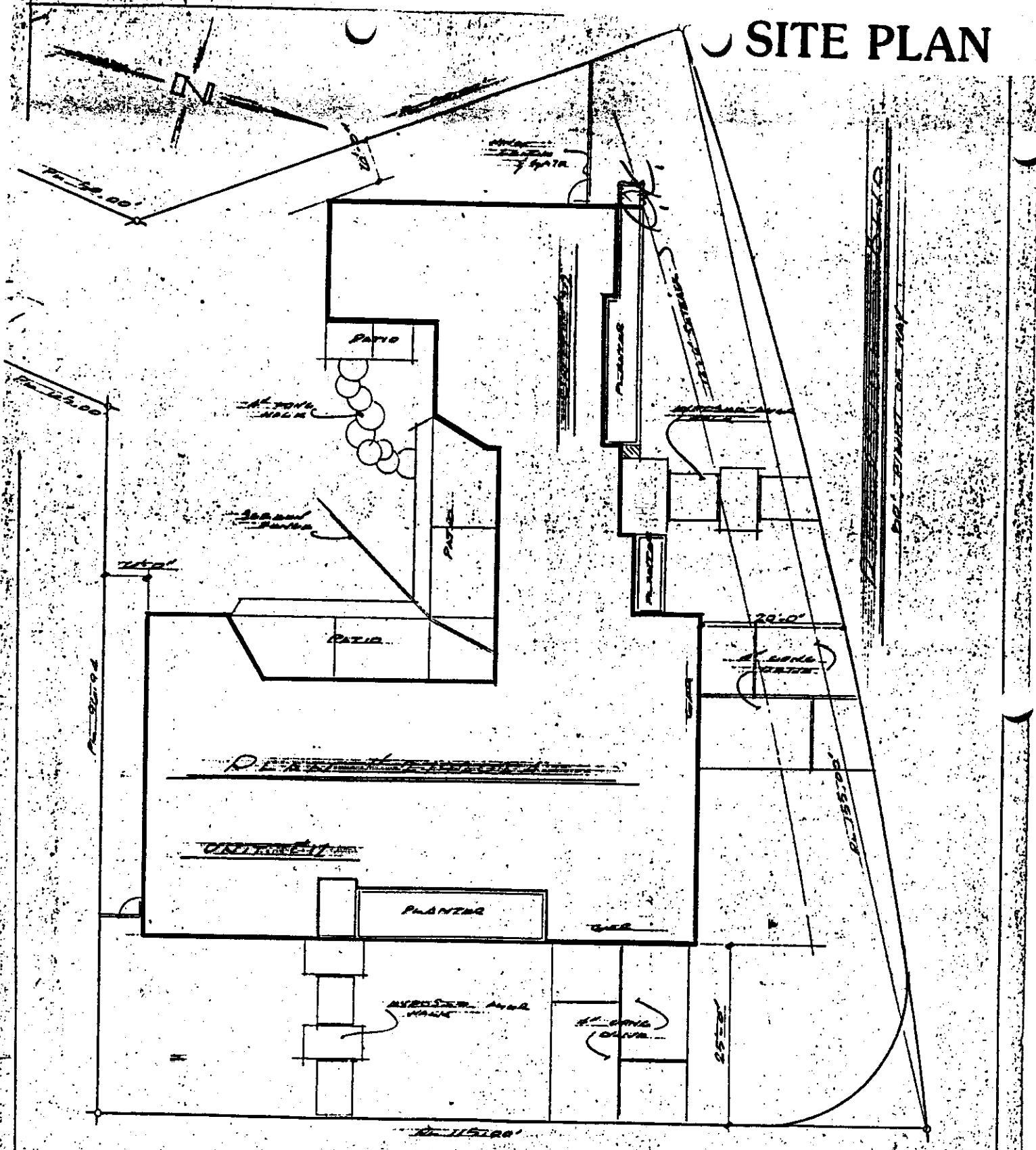


P86-120

APRIL 24 1986

ITEM 31

SITE PLAN



~~S. W. 2nd Street~~
44' RIGHT OF WAY

~~S. 1st Street~~

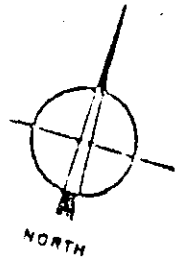
~~COPIES~~
~~DATE~~
~~BY~~

PCG-120

APRIL 24 1986

583480
ITEM 21

EXHIBIT A SITE PLAN



RIVERSIDE BLVD.

SHORESIDE DR.
BASIS OF BEARINGS

LOT 4

LOT C

LOT 6

LAKE GREEN/JAVETT SHORES
UNIT NO. 5
108 BM 5

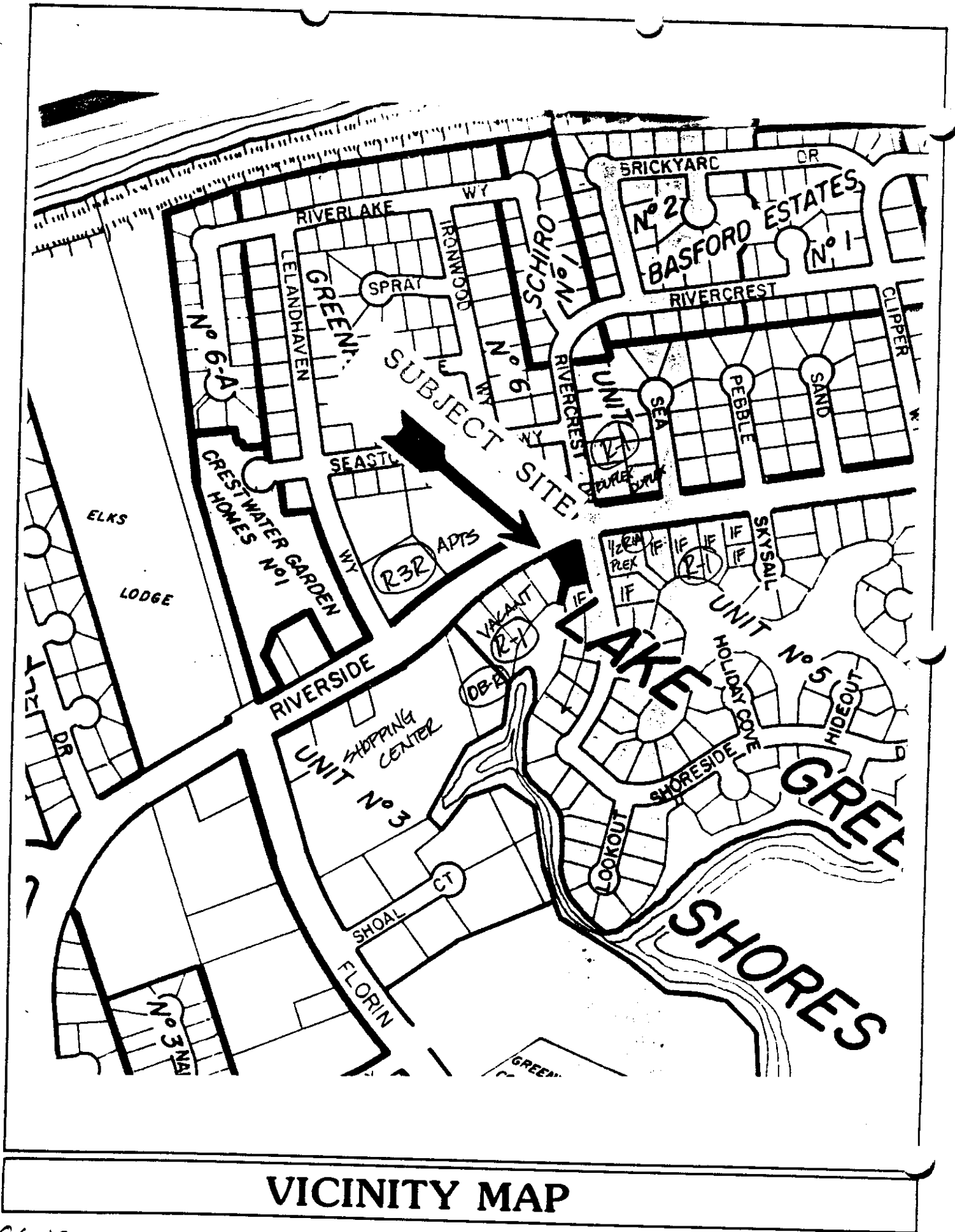
LEGEND

- DIMENSION ONLY
- FOUND 1 1/2" IRON PIPE & TAG, U.S. SURV. PER DA 108, 011, 015
- ⊙ SET 1 1/4" IRON PIPE & TAG, P.C.E. 33717

BASIS OF BEARINGS

BEARINGS ON THIS MAP ARE BASED ON THE CENTERLINE OF SHORESIDE DR. AS SHOWN IN 1900-100 MAPS, TO 5 THAT BEARING BEING N 14° 34' 00" W.

- NOTE: 1) WATER & SEWER SERVICES DO NOT EXIST BETWEEN THE MAIN LINES & PARCEL 5-A. THESE SERVICES ARE TO BE PURCHASED & INSTALLED AT TIME OF OBTAINING BUILDING PERMITS.
- 2) THERE IS AN EXISTING 5" MUD EASEMENT (REF TO CD 12, OR, PG 593) LOCATED WITHIN THE 15' PUBLIC UTILITY EASEMENT ALONG RIVERSIDE BLVD



P86-120

APRIL 24 1986

ITEM 21

- B. Proposal: The halfplex consists of a 1,538 square foot two-bedroom unit and a 1,885 square foot three-bedroom unit connected at the garages and service areas. Exterior building materials are vertical wood siding with stone pillar accents, and shake shingle roofs. The proposed elevations are similar to other residential exterior in the vicinity.
- C. The project was reviewed by the City Traffic Engineer, City Engineer, and the Water and Sewer Departments, and the following comments were received:

Water and Sewer

1. Provide separate water and sewer lines;
2. The zero-lot line wall fronting Riverside Boulevard shall conform to the requirements of the Building Inspections Division. This wall may require a one-hour fire wall, no openings, and/or adjusting the lot line to a minimum distance of five feet from the wall.

ENVIRONMENTAL DETERMINATION: The project is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15303(b)).

STAFF RECOMMENDATION: Staff recommends that the Planning Commission approve the Special Permit, subject to conditions, and based upon the following Findings of Fact:

Conditions

1. The zero lot line wall fronting Riverside Boulevard shall conform to the requirements of the Building Inspection Division.
2. The halfplex shall be constructed per the submitted plans which consist of wood shake roof and wood siding with stone accents.

Findings of Fact:

1. The project is based upon sound principles of land use, in that:
 - a. the halfplex is architecturally compatible with surrounding structures;
 - b. the structure meets height, area and setback requirements;
2. The project will not be detrimental to public health, safety or welfare nor result in a nuisance to surrounding property, in that:
 - a. it is compatible with the residential character of the neighborhood;
 - b. it will not impair visibility at the street's intersection.
3. The proposed project is consistent with the City's Discretionary Interim Land Use Policy, in that the site is designated for residential use by the 1976 North Pocket Community Plan, and the proposed halfplex use conforms with the plan designation.

CITY PLANNING COMMISSION

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

APPLICANT Kimland Yee, 7387 Alma Vista, Sacramento, CA 95831

OWNER Douglas Fong, 1255-58th Avenue, Sacramento, CA 95831

PLANS BY Builders Design Service, 5896 So. Land Park Drive, Sacramento, CA 95831

FILING DATE 3/20/86 **ENVIR. DET.** Ex. 15303(b) **REPORT BY** LP:bw

ASSESSOR'S-PCL. NO. 030-650-71

APPLICATION: Special Permit to construct a 4,590 square foot halfplex structure on two lots totaling 0.35± acres in the Townhouse (R-1A) zone.

LOCATION: Southwest corner of Riverside Boulevard and Shoreside Drive

PROPOSAL: The applicant is requesting the necessary entitlement to construct two halfplex units in the R-1A zone.

PROJECT INFORMATION:

1974 General Plan Designation: Light Density Residential
 1976 North Pocket Community Plan Designation: Residential, 4-6 du/ac
 Existing Zoning of Site: R-1A
 Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Duplex, Apartments; R-1, R-3-R	Front:	25'	25'
South: Single Family; R-1	Side(Int):	5'	6'
East: Halfplex, Single Family; R-1A, R-1	Side(St):	12-1/2'	15'
West: Vacant; R-1	Rear:	15'	60'+

Parking Required: Two spaces
 Parking Provided: Two spaces
 Property Dimensions: Irregular
 Property Area: 0.35± acre
 Density of Development: 5.7 du/ac
 Square Footage of Building: 4,590
 Height of Building: One story
 Topography: Flat
 Street Improvements/Utilities: Existing
 Exterior Building Materials: Wood siding with stone accents
 Roof Material: Wood shake shingle

STAFF EVALUATION: Staff has the following comments:

- A. **Land Use Zoning:** The subject site consists of two lots totaling 0.35± acres and is located in the Townhouse (R-1A) zone. Surrounding land uses include elderly apartments and a duplex to the north, single family residences to the south, a halfplex to the east and vacant land to the west. A small portion of the site contains Lake Greenhaven frontage. The proposed halfplex is compatible with surrounding land uses, and is consistent with the designated uses in both the 1976 North Pocket Community Plan and the 1976 General Plan.