

residential. The 1984 North Sacramento Community Plan designated the site for residential 4-8 dwelling units per acre. The resultant density with the mobile home is 10 dwelling units per acre.

B. Project Proposal

The applicants propose to locate a 13 foot wide, 48 foot long mobile home on the rear portion of the subject site. The purpose of the mobile home is to provide a residence for relative of the owner, Mrs. Ruth Hoover, in order to assist her daily activities since she is partially blind and elderly. The Tomer's, the applicants, currently have a fifth wheel recreation vehicle parked on the site where the temporary mobile home would be placed. The Tomers plan on selling the recreational vehicle and purchasing the mobile home. When either the Tomers can no longer assist Mrs. Hunter or Mrs Hunter moves out of the 232 El Camino residence, the Tomers plan on removing the mobile home.

C. Staff Evaluation

The Planning Commission has considered only one similar request for a mobile home as a second residential unit for property located at 2279 Kenworthy Way(P85-359). A similar circumstance was argued before the Commission for temporary occupancy until the elderly mother of the owner could no longer stay in the mobile home. The Planning Commission

The site plan was reviewed by the City Water and Sewer and Traffic Engineering Division. Water and Sewer indicated that only one water and sewer hook-up is allowed per parcel and existing services will need to be legally extended. The applicant has constructed a sewer tie-in without building permits. The Traffic Engineering Division commented that the alley access is currently gravel and that the gates should be a minimum of 20 feet recessed into the property or a rolling gate installed so that a vehicle can park behind the gate without protruding into the alley right-of-way. All vehicle maneuvering and parking areas are to be constructed of an all weather surface.

E. Conclusion

Staff supports the proposed limited term second residential unit for a period not to exceed seven years.

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

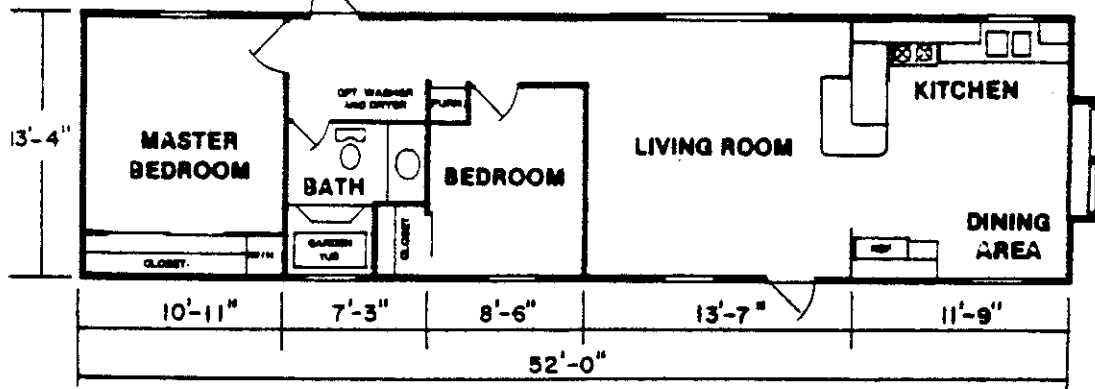
Conditions - Special Permit

1. The special permit is granted for a period of seven years (84 months) at which time such permit shall expire automatically unless extended by the Planning Commission.
2. The mobile home shall be removed from the subject site within 60 days from the time that Mr. and Mrs. Tomer are no longer living in the structure on a permanent basis.
3. The mobile home shall comply with the following Building Division requirements. The following requirements are subject to the review and approval of the Building Division:
 - a. the mobile home shall be anchored to the ground;
 - b. a skirt shall be placed around the bottom of the mobile home;
 - c. existing water line shall be secured;
 - d. a back-water valve shall be connected to the existing water line; and
 - e. sewer and water service shall comply with City requirements.
4. The applicant shall revise the site plan to show placement of the mobile home moved to the south in order to allow for one 18 foot long parking space and minimum of 26 feet of backout maneuvering area off the alley. No tandem parking will be allowed as shown on the site plan. Gates shall not swing into the alley.

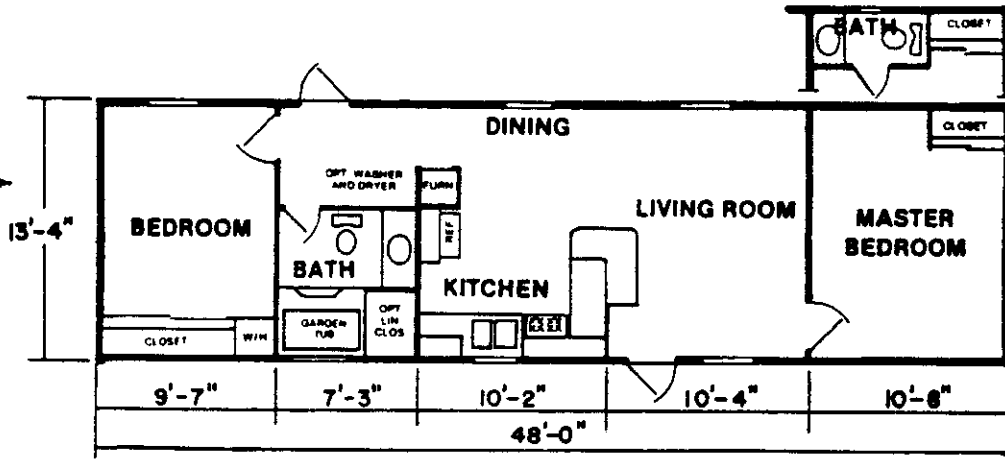
- 5-
5. The mobile home shall be painted a color to match the base including wall trim and accent colors.
 6. The mobile home shall be a Certified Mobile Home by the State of California and meet City requirements for a mobile home on a foundation.

Findings of Facts - Special Permit

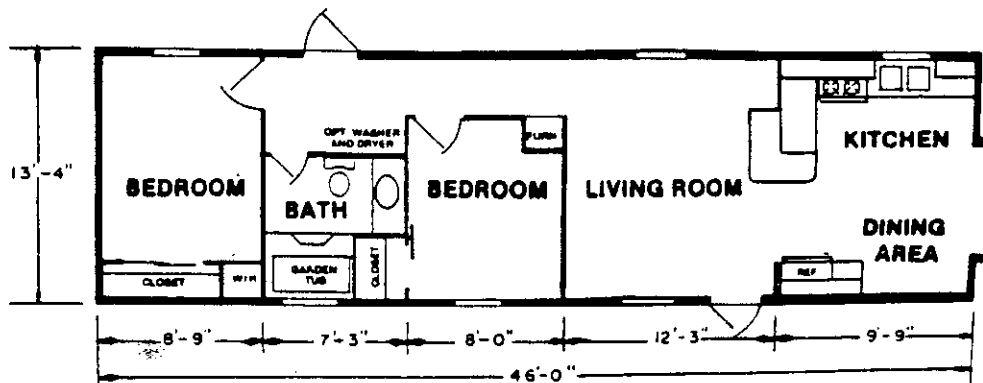
1. The project, as conditioned, is based upon sound principles of land use, in that there is sufficient area on the subject parcel for the proposed second residential unit.
2. The project, as conditioned, will not be detrimental to the public health, safety or welfare, or result in the creation of a nuisance, in that:
 - a. adequate parking will be provided;
 - b. the second unit will be there for a limited period of time and will not interfere with the architectural theme of the neighborhood;
 - c. the proposed second unit conforms to the required building setbacks, height and area requirements for the single family zone.
3. The proposed project is consistent with the City's Interim Discretionary Land Use Policy in that the site is designated for residential use by the 1984 North Sacramento Community Plan and the proposed second residential unit conforms with the plan designation.



2 Bedroom Deluxe Model MC470-C 14'x52' 693 sq. ft.
 [Overall Length does not include 4 ft. hitch]



2 Bedroom Deluxe Model MC336-C 14'x48' 640 sq. ft.
 [Overall Length does not include 4 ft. hitch]

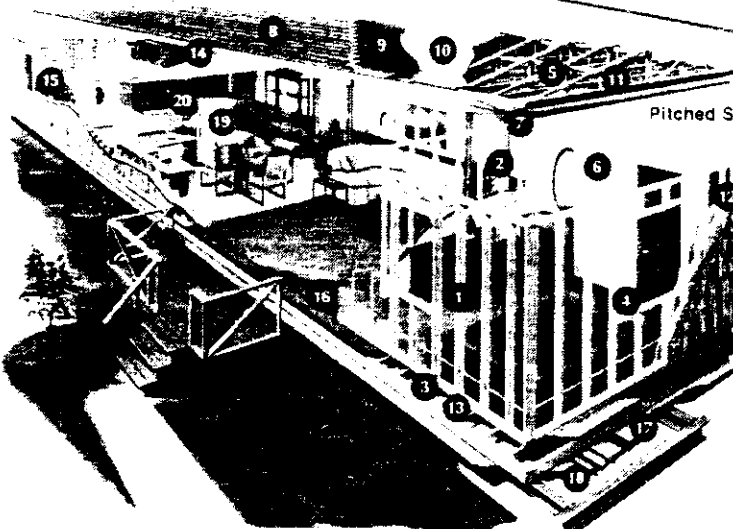


2 Bedroom Deluxe Model MC326-C 14'x46' 613 sq. ft.
 [Overall Length does not include 4 ft. hitch]

P-87-294

10-8-87

item 16



Pitched Shingled Roof

Galvanized Steel Roof

Compare the Construction In These Homes To Any Manufactured or Site-built Home

NOTE: Match numbers below to same numbers on home cutaway above to see approximate areas of respective features.

- | | |
|--|--|
| <ol style="list-style-type: none"> 1. Solid wood studs every 16" in all exterior walls for extra strength. 2. Sturdy 3" thick walls between rooms for greater sound absorption. 3. Heavy wood floor joists every 16" for that extra-solid feeling. Joists also are secured crosswise over steel I-beams for extra strength. 4. Strong sub-floor throughout under fashionable carpeting or no-wax vinyl linoleum. 5. Residential-type, load + tested, wood roof-rafter system for reliable structural strength against wind and snow loads. 6. Fire-resistant and sound-deadening residential-type drywall interior paneling exceeding federal fire-safety standards... 2-1/2 times heavier and 66% thicker than plywood paneling for extra stability. 7. Attractive fire-resistant and sound-deadening residential-type drywall ceilings throughout. All without unsightly fasteners showing. 8. Depending on model: a shingled pitched residential roof with optional dormer, or a steel roof with lock-jointed leak-resistant design. 9. Roofing underlayment between shingles and wood sub-roof for extra weather protection. 10. Sturdy wood sub-roof for secure fastening of shingles. 11. Thick, residential rockwool roof insulation, plus a moisture-fighting ceiling-area vapor barrier. † | <ol style="list-style-type: none"> 12. Thick, residential fiberglass insulation in all exterior walls, plus a moisture-fighting vapor barrier. † 13. Thick, residential fiberglass insulation under entire floor over moisture-fighting vapor barrier. † 14. All-copper 15/20 AMP branch circuitry. Convenient, easily activated circuit breakers protecting electrical system - no fuses. 15. Large, aluminum-framed residential-type windows with screens and optional storms (storms standard in certain states). 16. Weather-resistant residential exterior siding. 17. Large heat ducts sized for adding central air conditioning. (Locations may vary.) 18. Non-corrosive water lines in insulated cavities under floor for extra weather protection. 19. Name-brand full-size refrigerator, range, furnace and water heater for extra reliability. 20. Fine-furniture cabinets of superior exterior and interior design with spring-hinged doors and easy-glide drawers. |
|--|--|

† Ask your retailer for the impressive insulation R-values. The higher the R-value, the higher the insulating power. Extra-insulation packages for greater heating and cooling efficiency available as options.

CHAMPION-BUILT HOMES...YOU'LL BE PROUD TO OWN ONE

- * **WIDTH AND LENGTH MEASUREMENTS** are approximate overall exterior dimensions, including any roof overhangs.
- * **SOME TIRES, WHEELS AND AXLES** have been reused after inspection for safety.
- * **ROOM SIZES** are approximate inside wall-to-wall dimensions.
- * **NO DIMENSIONS HEREIN** are to be used for set-up of home on site, consult selling retailer for exact specifications.

NOTE: Champion Home Builders Co. reserves the right to make changes at any time in prices, colors, materials, equipment, specifications and models and also to discontinue models without notice and/or obligations. Data shown in basic information for the prospective buyer effective at time of issuance of this literature. Retailer will provide complete up-to-date information on available equipment, specifications, etc. not shown or noted here. Items referred to as being available or optional are at extra cost.

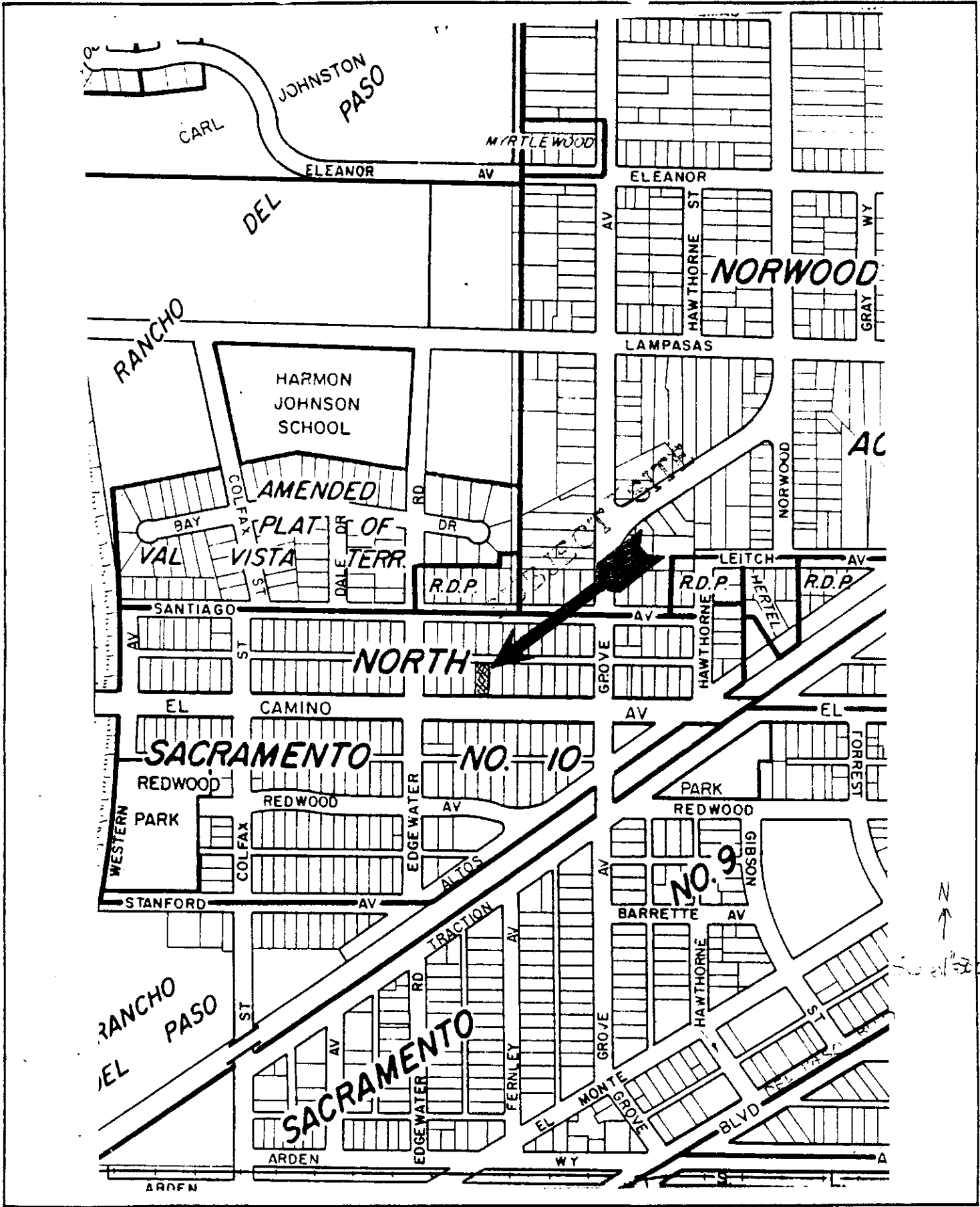


CHAMPION
HOME BUILDERS CO.

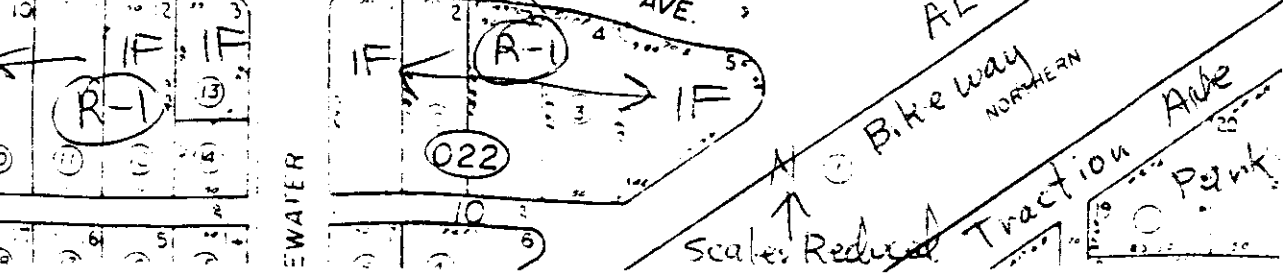
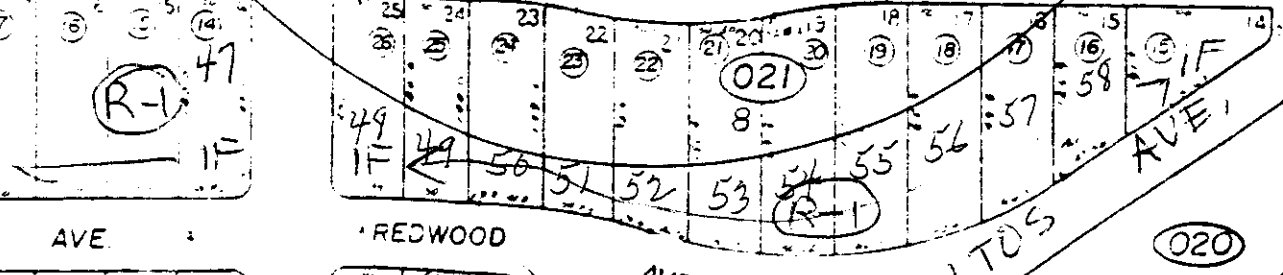
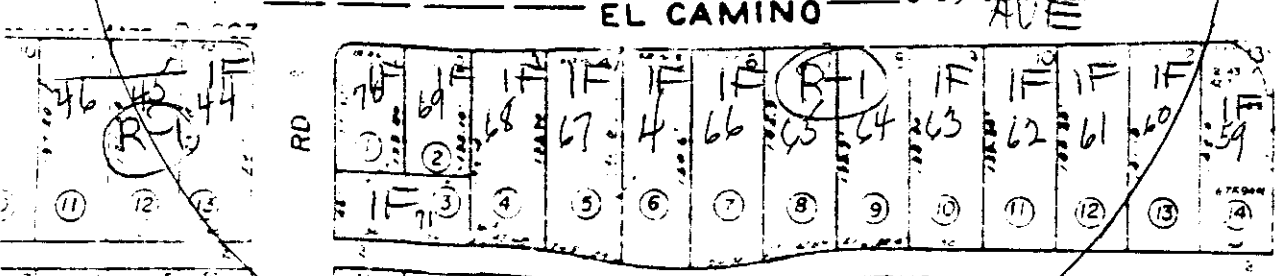
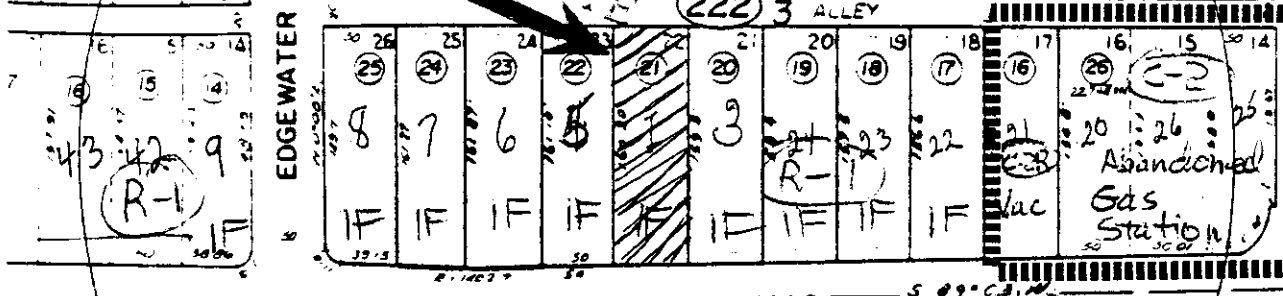
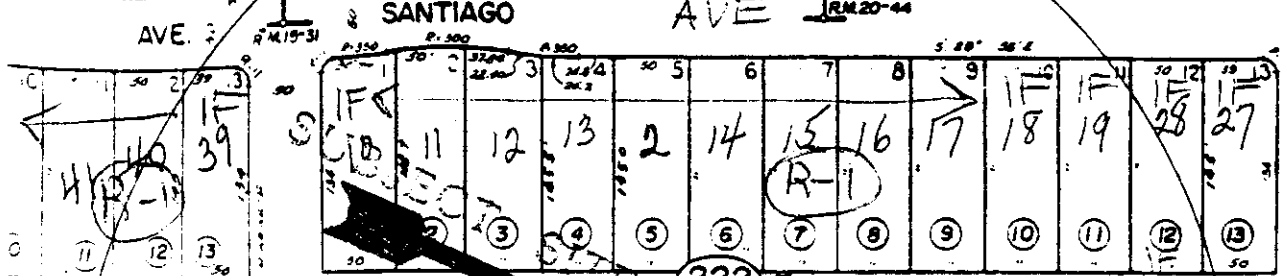
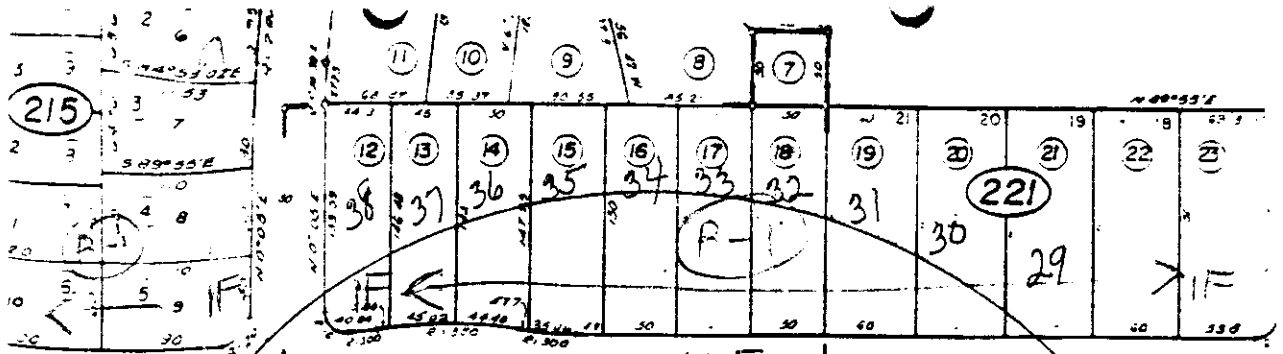
CHAMPION HOMES DIVISION
P. O. Box 429
Lindsay, CA 93247
(209) 562-4951

YOUR LOCAL RETAILER

THE HOUSE RANCH
2121 West ... Ave.
West Sacramento, CA 95691
(916) 372-7200



VICINITY MAP



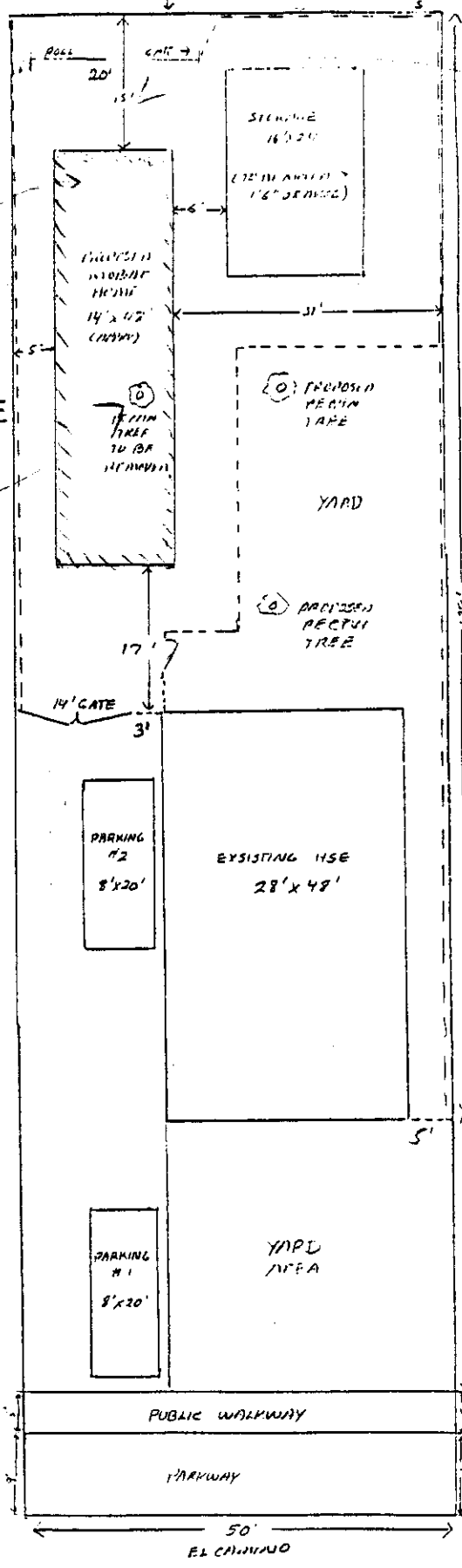
LAND USE & ZONING MAP

Gravel Alley

SITE PLAN

PROPOSED
48' x 13'
Mobile Home

PECAN TREE
TO BE
REMOVED



- ① Proposed Parking Space off alley.
- ② Move Trailer to South to allow parking space off alley.
- ③ Delete Second Parking Space Tandem.

