

P98-043 & P98-082 - 1509 T STREET HOUSE MOVE/1525 T STREET
PARKING LOT

REQUEST:

- A. Environmental Determination: Exempt 15301-P98-043; 15301(I)(1) and 15311(b) - P98-082;
- B. Variance to reduce the side courtyard from 10 feet to 3 feet- P98-043;
- C. Lotline Merger to merge two parcels into one parcel-P98-082;
- D. Variance to waive the required masonry wall between the project site and the residential parcel to the west- P98-082;
- E. Variance to allow 100% compact spaces-P98-082;
- F. Variance to reduce the 50% shading requirement for the parking lot-P98-082;
- G. Variance to reduce the required maneuvering distance space from 25 feet to 23 feet-P98-082;
- H. Variance to reduce the required maneuvering distance for a van accessible space from 26 feet to 24 feet - P98-082.

LOCATION:	1509 T Street APN 009-0092-019
	1525 T Street APN 009-0092-014,015
APPLICANT:	Janey Kwong 4650 23rd Street Sacramento, CA 95822 Phone:(916) 443-3073
OWNER:	Bing Sun Kwong 4650 23rd Street Sacramento, CA 95822

APPLIC. FILED: July 24, 1998
STAFF CONTACT: Mark Kraft, 264-8116

SUMMARY:

The applicant is requesting entitlements to move a single family home from 1525 T Street to 1509 T Street, and to develop a 7 space parking lot, located at 1525 T Street, to serve an adjacent existing grocery store, located at 1924 16th Street (Kwong's Market). 1509 T Street is zoned Multi-Family Residential (R-3A). 1525 T Street is zoned General Commercial- Neighborhood Corridor Overlay C-2(NC).

RECOMMENDATION:

Staff recommends approval of the project, with conditions. This recommendation is based on the project's consistency with existing General Plan, Central City Community Plan, and zoning designations for the sites, consistency with General Plan and Community Plan policy regarding the provision of adequate parking to preserve the viability of existing businesses, and to limit the impact to on-street parking in residential neighborhoods.

PROJECT INFORMATION:

1509 T Street

General Plan Designation:	Community Neighborhood Commercial\Office
Central City Community Plan Designation:	Multi-Family Residential
Existing Land Use of Site:	Single-Family Home
Existing Zoning of Site:	R-3A

Surrounding Land Use and Zoning:

North: Commercial C-2(NC)
South: Residential R-1B
East: Residential; R-3A
West: Multi-Family Residential; R-3A

1525 T Street

General Plan Designation:	Community Neighborhood Commercial\Office
Central City Community Plan Designation:	Multi-Family Residential
Existing Land Use of Site:	Single-Family Home
Existing Zoning of Site:	C-2(NC)



Surrounding Land Use and Zoning:

North: Commercial C-2(NC)
South: Commercial C-2(NC)
East: Commercial;C-2(NC)
West: Residential; R-3A

OTHER APPROVALS REQUIRED:

<u>Permit or Approval</u>	<u>Agency</u>
Building Permit	Building Division
Design Review(Staff Level)	Planning Division
Building Move	Planning Division

BACKGROUND INFORMATION:

The applicant is proposing to move an 886 square foot single family unit, from 1525 T Street to 1509 T Street. The purpose of the house move is mainly so that the parcel at 1525 T Street may be used for parking, for the existing Kwong's Market, directly to the east of the site. The market was developed with no off-street parking, and the applicant has received complaints, and suffered loss of business, due to the lack of available parking. The applicant is also seeking to provide a better residential environment for future residents of the house. In its current location, the house is located within 5 feet of the market and is impacted by the activities associated with the market.

The applicant originally applied only for the house move. However, staff encouraged the applicant to apply concurrently for the parking lot. This was due to staff's concern that if one of the requests were not approved, the result could either be a vacant, commercially zoned lot at 1525 T, or conversely an approved parking lot with no destination for the existing single family home. Staff's objective is to ensure that the project can meet its parking objectives, without the loss of housing.

STAFF EVALUATION:

A. Policy Considerations

The proposed parking lot to serve the grocery store is consistent with the current General Plan designation of Community Neighborhood Commercial\Offices and the Central City Community Plan designation of Commercial, at 1525 T Street. The proposed house move is consistent with the Central City Community Plan designation of Multi-family.

The proposal to provide parking to enhance the viability of the existing market is



consistent with the following General Plan and Community Plan policies:

GP Goal D-Sec. 4-1- Promote economic vitality and diversification of the local economy.

GP Goal A Sec.4-16-Ensure that all areas of the city are adequately served by neighborhood commercial shopping districts.

GP Policy 1-Sec. 4-17- maintain and strengthen viable shopping districts throughout the city.

Goal A Sec.5-19- Provide adequate off-street parking for new development and reduce the impact to on-street parking in established areas.

CCCP Transportation Sub-Goal: Provide adequate off-street parking meet the needs of shoppers, visitors and residents.

CCCP Parking Management Plan Goal: Provide sufficient parking to foster the continued revitalization of the Core area.

The proposal to move a second unit onto 1509 T Street is consistent with the following General Plan and Community Plan policy:

GP Policy 5-Sec.2-15 -Continue to support provide varied housing opportunities by allowing secondary units on single family lots and deep lot provisions which allow further development of excessively large lots.

GP Policy 2- Sec. 3-45-Discourage demolition of sound and potentially sound housing in residentially designated areas.

GP Policy5-Sec.3-48-Allow additional units on qualifying parcels (Deep Lots) in excess of 160 feet depth.

CCCP-Recommendations for overall housing needs: Additional units behind existing structures on 40x160 lots in multi-family areas, will, in many instances, provide for the addition of new housing units without sacrificing the character of the blockface which exists in the neighborhood.

B. Zoning Considerations

Zoning

The destination site for the house move, (1509 T Street) is zoned Multi-family (R-3A). The



R-3A zone allows a density of up to one unit per 1200 square feet of land area. The 6400 square foot parcel could therefore accommodate up to 5 units under existing zoning. 1525 T Street is zoned General Commercial-Neighborhood Corridor Overlay. The parking lot site serves a small grocery store which is an allowed use in this zone.

Height and Area Regulations

The following section discusses each of the entitlements required for the two locations.

1.1509 T Street

House Move Courtyard Variance

The proposed house move to 1509 T Street will comply with height, setback and lot coverage requirements for the R-3A zone. However, the house move will result in a configuration which does not meet the courtyard requirements of the zoning ordinance. The ordinance states that when a unit has the main entrance from an interior side yard or court, the minimum interior side yard distance shall be ten feet. The existing house in the front of the lot is setback only 3 feet from the property line, making compliance with this requirement infeasible. Although it does not meet standards, the proposed configuration is workable, as the rear unit may be accessed from either the existing 3 foot walkway, from the back door, adjacent to the parking area, or via the 4 ½' or 7' setback areas adjacent to the rear unit. Due to the existing conditions on the site, and due to the feasibility of access in the proposed configuration, staff supports the requested variance to reduce the side courtyard.

2.1525 T Street Parking Lot

A. Wall Variance

The applicant requested a variance to waive the required masonry wall between the proposed parking lot and the adjacent apartment building to the west. For the sake of aesthetics as well as to screen the proposed lot from the adjacent residential units, staff has conditioned the project to provide a fence with a 2 foot masonry base and the remaining four feet of wood. The applicant will provide a planter adjacent to this fence which will be planted with vines. The proposed fence will still require a variance from City standards, but will provide the necessary screening to the adjacent residential use, while maintaining an appearance more compatible with the adjacent residential use.

B. Variance to Provide 100% Compact Spaces

The proposed parking lot area does not provide sufficient space to provide full sized parking space depth and adequate maneuvering room. The spaces have therefore been



designated compact, and signage will indicate that parking spaces are adequate for compact cars only. Full size cars can be accommodated via on-street parking. Given the limited space available on the site, and the owner's interest in maximizing on-site parking, staff supports the requested variance.

C. Variances to Reduce the Required Maneuvering Distance

The site proposed for the parking lot does not have sufficient space to provide required parking space depth and maneuvering area for the required van accessible space on the site. Additionally, an existing stairwell on the site reduces available maneuvering distance to 23 feet for one parking space. Also, Design Review Staff has conditioned that the landscape planter be increased to 5 feet adjacent to one parking space, to allow for the planting of an additional tree. This reduces the maneuvering distance to 23 feet for this space as well. The proposed maneuvering distances have been reviewed and approved by Public Works staff, subject to the conditions that the lot be signed for compact cars only, and that all spaces be at least 8 feet wide. Staff therefore supports the variances.

D. Variances to Reduce the 50% Shading Requirement

The applicant has requested a variance to reduce tree shading requirement for the lot. The request is based on the small size of the lot which restricts the opportunity to provide trees while still maintaining adequate maneuvering distance and maintaining an adequate number of parking spaces. Three trees are proposed for the lot, which will result in tree shading of 38%. Given the constraints of the lot, staff supports the requested variance.

E. Lot Line Merger

The applicant is requesting a lot line merger to merge the proposed parking lot parcel with the existing grocery store parcel. The main reason for this lot line merger is to utilize the two foot setback of the grocery store building to provide the greatest possible amount of maneuvering room. Maneuvering area is not permitted to cross parcel lines, per the City's Zoning Ordinance. The Lot Line Merger also eliminates the necessity of obtaining entitlements for off-site parking, and assures that the parking will be tied to the use in the future.

F. Site Design

The project has been conditioned to provide western perimeter fencing with a 2 foot masonry base, and the remainder to be constructed in wood. Vines or ivy will be planted at the base, to facilitate growth onto this fence. The project has also been conditioned to provide tree shading of 38%. The staff level Design Review process resulted in the conditioning of the project to provide wall mounted gooseneck lamps to provide lighting for the parking lot. Additionally, the trash receptacles, currently stored without an

enclosure, will be located inside a chainlink enclosure with green slats. The planter area surrounding this enclosure will be planted with vines to grow on the enclosure.

PROJECT REVIEW PROCESS

A. Environmental Determination

The City Environmental Coordinator has determined that the proposed project is exempt from environmental review pursuant to CEQA, Section 15301(l)(1), and 15311(b).

B. Public/Neighborhood Association Comments

The proposed project application was routed to the Sacramento Old City Association and the Central City Alliance of Neighborhoods. Land owners within a 500 foot radius of the project site were also notified of the project proposal. Staff received one letter of comment, proposing conditions for the project. The letter proposed gating of the lot, irrigation of the landscaped areas, acorn lighting and incorporation of a waste area in the lot. Staff has conditioned the project to provide irrigation which complies with City standards, and to incorporate a waste area into the project. The project has been conditioned to provide lighting via building mounted gooseneck lamps. Staff has not conditioned the project to provide gates for the parking lot. The configuration of the parcel near the corner of 16th Street will provide natural surveillance, which will be enhanced by lighting of the lot during evening hours. City policy discourages gating of private areas, and this measure has not been recommended by the Police Department. (Letter included as attachment D)

C. Summary of Agency Comments

The proposal was routed to several City Departments and other agencies. A summary of the comments is as follows:

Public Works

1525 T Street

All spaces, with the exception of the handicap space, shall be 8 feet and marked as compact.

A sign shall be placed at the entrance to the parking lot that states "Compact Vehicle Parking Only" or similar.

The planter at the driveway shall be widened 2 feet which will provide adequate maneuvering for the handicap space, as well as providing additional landscaped area.

The striped area to the north of the last parking space shall be eliminated, and the 5 foot planter area at the north of the site shall be increased from 5 feet to 8 feet. This will accommodate the increase width of the parking spaces, provide additional landscaped area, and still provide adequate maneuvering space.

Utilities

1509 T Street

Drainage across parcel lines is not allowed.

Only one domestic water service per parcel is allowed

The existing water and sewer services shall be relocated as necessary so that the house is not placed on top of existing services.

The project must comply with AR Flood zone regulations.

The applicant shall control urban runoff pollution from the project site during construction

1525 T Street

Only one domestic water service per parcel is allowed. The excess domestic water services must be abandoned to the satisfaction of the Department of Utilities. The applicant should be advised that the tap record research and verification of tap location by field crews involved prior to sign-off of this condition may take a considerable amount of time therefore all requests should be submitted in a timely manner.

Police

1509 T Street

The relocation creates a living space with no visibility from the street. 2nd unit addressing must be clearly be marked on T Street.

1509 T Street

Posting prohibiting loitering and consumption of alcoholic beverages is crucial

Lighting levels shall be 1.0 footcandles of minimum maintained illumination between dusk and one hour after sunrise

Landscaping shall be maintained at a minimum plant or shrub height of 30 inches and trees maintained at a minimum distance of 6 feet from the lowest branch to the ground.

PROJECT APPROVAL PROCESS:

The Planning Commission has the authority to approve or deny item A for P98-043 and A-F for P98-082. The Planning Commission action may be appealed to the City Council. The appeal must occur within 10 days of the Planning Commission action.

RECOMMENDATION:


Staff recommends the Planning Commission take the following actions:

- A. Adopt the attached Notice of Decision approving the Environmental Determination: Exempt 15301-P98-043; 15301(I)(1) and 15311(b) - P98-082;
- B. Adopt the attached Notice of Decision approving the Variance to reduce the side courtyard from 10 feet to 3 feet- P98-043;
- C. Adopt the attached Notice of Decision approving the Lotline Merger to merge two parcels into one parcel-P98-082;
- D. Adopt the attached Notice of Decision approving the Variance to waive the required masonry wall between the project site and the residential parcel to the west- P98-082;
- E. Adopt the attached Notice of Decision approving the Variance to allow 100% compact spaces-P98-082;
- F. Adopt the attached Notice of Decision approving the Variance to reduce the 50% shading requirement for the parking lot-P98-082;
- G. Adopt the attached Notice of Decision approving the Variance to reduce the required maneuvering distance space from 25 feet to 23 feet-P98-082;
- H. Adopt the attached Notice of Decision approving the Variance to reduce the required maneuvering distance for a van accessible space from 26 feet to 24 feet - P98-082.

Report Prepared By,

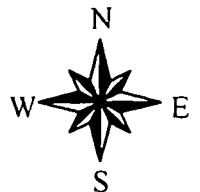
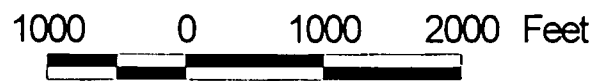
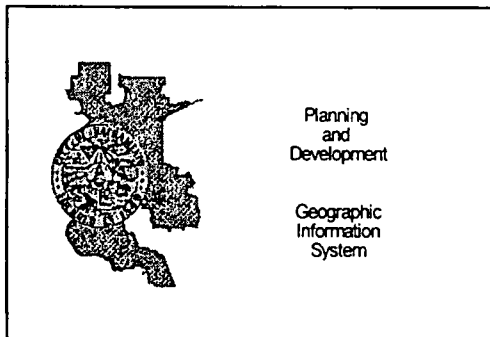

Mark Kraft
Associate Planner

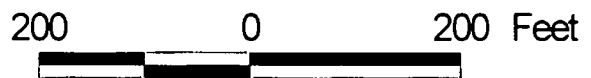
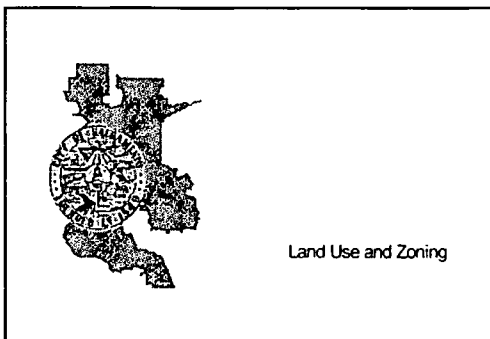
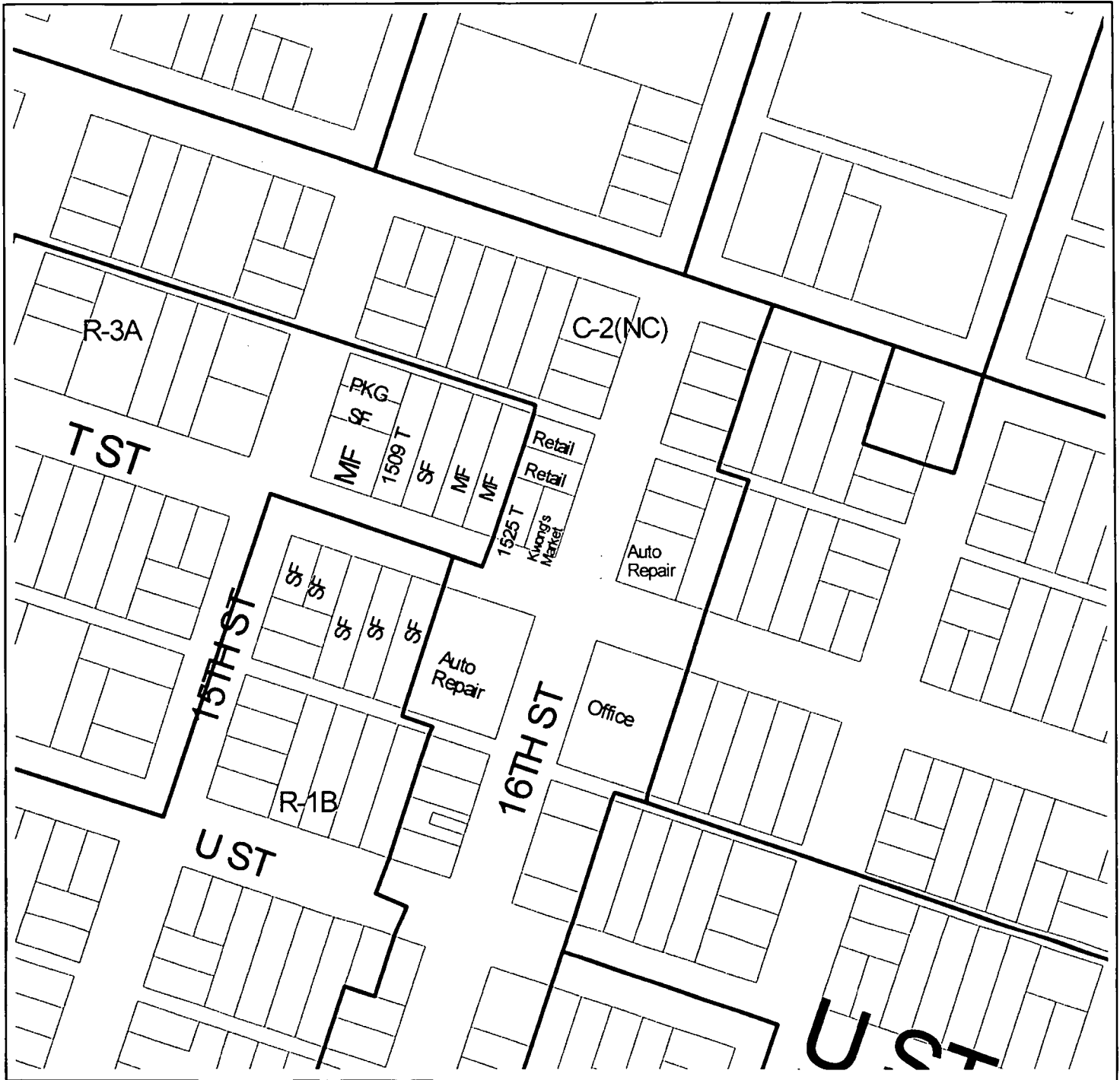
Report Reviewed By,


Steve Peterson
Senior Planner

Attachments

Attachment A	Vicinity Map
Attachment B	Land Use and Zoning Map
Attachment C	Notice of Decision
Exhibit C-1	Site Plans, Elevations, LLM exhibit
Attachment D	Letter of Comment





ATTACHMENT C**NOTICE OF DECISION AND FINDINGS OF FACT FOR**

**(1509 T Street House Move & 1525 T Street Parking Lot), LOCATED ON 1509 & 1525 T Street
SACRAMENTO, CALIFORNIA IN THE
R-3A & (C-2)[NC] ZONE. (P98-043, 082)**

At the regular meeting of November 19, 1998, the City Planning Commission heard and considered evidence in the above entitled matter. Based on verbal and documentary evidence at said hearing, the Planning Commission took the following actions for the locations listed above:

- A. Approved the Environmental Determination: Exempt 15301-P98-043; 15301(l)(1) and 15311(b) - P98-082;
- B. Approved the Variance to reduce the side courtyard from 10 feet to 3 feet-P98-043;
- C. Approved the Lotline Merger to merge two parcels into one parcel-P98-082;
- D. Approved the Variance to waive the required masonry wall between the project site and the residential parcel to the west- P98-082;
- E. Approved the Variance to allow 100% compact spaces-P98-082;
- F. Approved the Variance to reduce the 50% shading requirement for the parking lot-P98-082;
- G. Approved the Variance to reduce the required maneuvering distance space from 25 feet to 23 feet-P98-082;
- H. Approved the Variance to reduce the required maneuvering distance for a van accessible space from 26 feet to 24 feet - P98-082.

These actions were made based upon the following findings of fact and conditions of approval:

FINDINGS OF FACT

- A. Categorical Exemption: The City Planning Commission finds and determines that the proposed project is exempt from environmental review pursuant to Section 15301 (P98-043); 15301(l)(1) and 15311(b) (P98-082) of the CEQA Guidelines.
- B. The Variance to reduce the side courtyard from 10 feet to 3 feet is hereby approved subject to the following findings of fact:
 - 1. The variance does not constitute a special privilege extended to an

individual property owner in that the same variances would be appropriate for other property owners facing similar circumstances, given the configuration of the existing residential unit on the lot.

2. The proposal does not constitute a variance to use in that residential units are an allowed use in the R-3(A) zone.
3. The project will not be detrimental to the public welfare or result in the creation of a public nuisance:
4. The project is consistent with the Central City Community Plan designation of Multi-Family Residential.

C. The Lot Line Merger to merge two parcels into one parcel is hereby approved subject to the following findings of fact:

1. The lot line adjustment is consistent with the General Plan and conforms with existing planning and zoning designations.

D-H. The *Variances* requested for the project are hereby approved subject to the following findings of fact:

1. The variances do not constitute a special privilege extended to an individual property owner in that the same variances would be appropriate for other property owners facing similar circumstances.
2. The proposal does not constitute a variance to use in that parking lots to serve commercial uses are allowed in the C-2(NC) zone.
3. The project will not be detrimental to the public welfare or result in the creation of a public nuisance:
4. The project is consistent with the General Plan designation of Community Neighborhood Commercial/Offices, and the Central City Community Plan Designation of Commercial.

CONDITIONS OF APPROVAL

B. The Variance to reduce the side courtyard from 10 feet to 3 feet is hereby approved subject to the following conditions:

B1. 2nd unit addressing must be clearly be marked and clearly visible from T Street.

Advisory Notes:

1. Drainage across property lines is not allowed. Either the lots must be graded so that drainage does not cross property lines or a reciprocal drainage easement must be recorded.
 2. Only one domestic water service per parcel is allowed
 3. The existing water and sewer services shall be relocated as necessary so that the house is not placed on top of the existing services.
 4. The project is in the AR Flood Restoration zone. Within the AR zone, residential development will be required to be constructed with the lowest floor at or above the base flood elevation, or 3 feet above the highest adjacent grade, whichever is lower.
 5. The applicant shall control urban runoff pollution from the project site during construction.
- C. The Lot Line Merger to merge two parcels into one parcel is hereby approved subject to the following conditions:
- C1. The applicant shall complete the following at the Public Works Department, Engineering Services, prior to a lot line adjustment being recorded:
- a) File a Certificate of Compliance, submit all required documents according to the submittal requirements checklist, and pay necessary fees.
 - b) File a waiver of Parcel Map
 - c) Properly abandon any excess water services to the satisfaction of the Utility Department (one service per lot is permitted).
 - d) Notice: Property to be adjusted in accordance with the certificate of compliance may be subject to flooding. Interested parties should ascertain whether and to what extent such flooding may occur. The applicable base flood elevations for the property should be reviewed.
- B-F. The *Variations* requested for the project are hereby approved subject to the following conditions:

-
- D-H1. The project shall provide a fence on the west property line which runs from the northern boundary of the property to the setback line of the apartment building to the west. The fence shall be constructed of masonry for 2 feet at the base, and the remainder may be made of wood.
- D-H2. In lieu of bumper curbs, a 2 foot planter should be provided along the western boundary of the site. This planter should be planted with vines or ivy, to soften the appearance of the fence. Adjacent to one parking space, the applicant shall provide a four foot planter, to accommodate a 20' diameter tree.
- D-H3. The applicant shall provide three shade trees on the lot, one each in the landscaped areas at the northern and southern boundaries of the lot, and one in a planter to be located adjacent to a parking space in the center of the lot.
- D-H4. All spaces, with the exception of the handicap space, shall be 8 feet and marked as compact.
- D-H5. A sign shall be placed at the entrance to the parking lot that states "Compact Vehicle Parking Only" or similar.
- D-H6. The planter at the driveway shall be widened 2 feet which will provide adequate maneuvering for the handicap space, as well as providing additional landscaped area.
- D-H7. The striped area to the north of the last parking space shall be eliminated, and the 5 foot planter area at the north of the site shall be increased from 5 feet to 8 feet. This will accommodate the increase width of the parking spaces, provide additional landscaped area, and still provide adequate maneuvering space.
- D-H8. All landscaped areas, including tree wells, shall be irrigated to City Standards.
- D-H9. The applicant shall provide an area for trash storage in the northwest corner of the lot. This area shall have a concrete base and shall be surrounded by chainlink fence with green slats. The planter area immediately surrounding this enclosure shall be planted with vines or ivy.
- D-H10. Lighting levels shall be as follows: 1.0 footcandles of minimum maintained illumination per square foot of parking space between the hours of dusk and dawn. Lighting shall be provided in the form of wall mounted gooseneck lamps.
- D-H11. All landscaping shall be maintained at a minimum plant and/or shrub height of 30 inches and trees maintained at a minimum distance of 6 feet from lowest branch to the ground.

D-H12. Decorative planting shall be maintained as not to obstruct or diminish lighting level throughout the project

D-H13. Applicant shall post and maintain on the premises and in the parking lot used in conjunction therewith, notices clearly visible to the patrons of the establishment and parking lot and to persons on the public sidewalk stating, in block lettering, the following:

UNLAWFUL TO ENTER, BE OR REMAIN ON ADJACENT PARKING LOT OR
ADJACENT PUBLIC SIDEWALK WITH AN OPEN ALCOHOLIC BEVERAGE
CONTAINER C.P.C.647E (a) S.C.C. 26.01.24(c).

D-H14. Applicant shall sign an agreement delegating the sworn employees of the Sacramento Police Department to act as applicant's agents for the sole purpose of enforcing Section 602(k) of the California Penal Code and that applicant agrees to properly post project property, aid in the investigation and prosecution of such cases. The posting shall consist of notices, in block lettering, with the working:

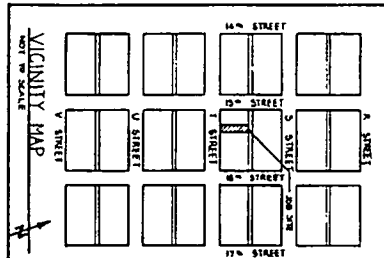
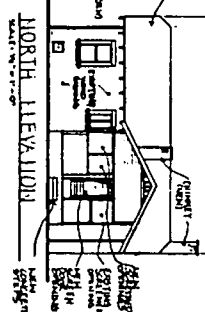
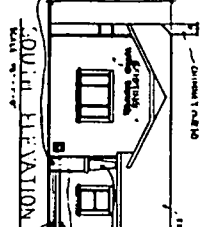
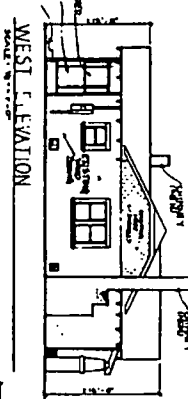
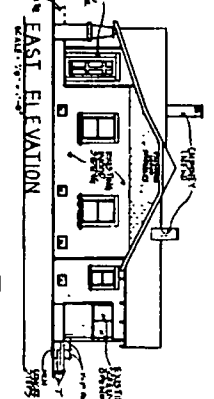
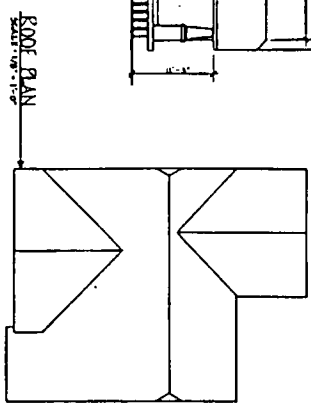
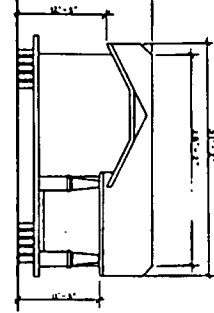
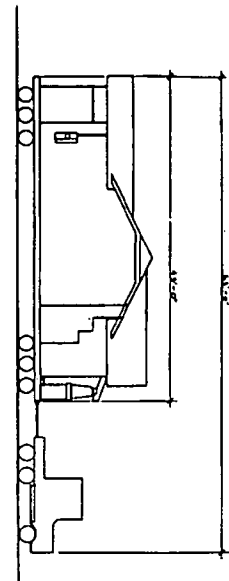
NO TRESPASSING
VIOLATORS WILL BE PROSECUTED
UNDER 602(k) C.P.C.

CHAIRPERSON

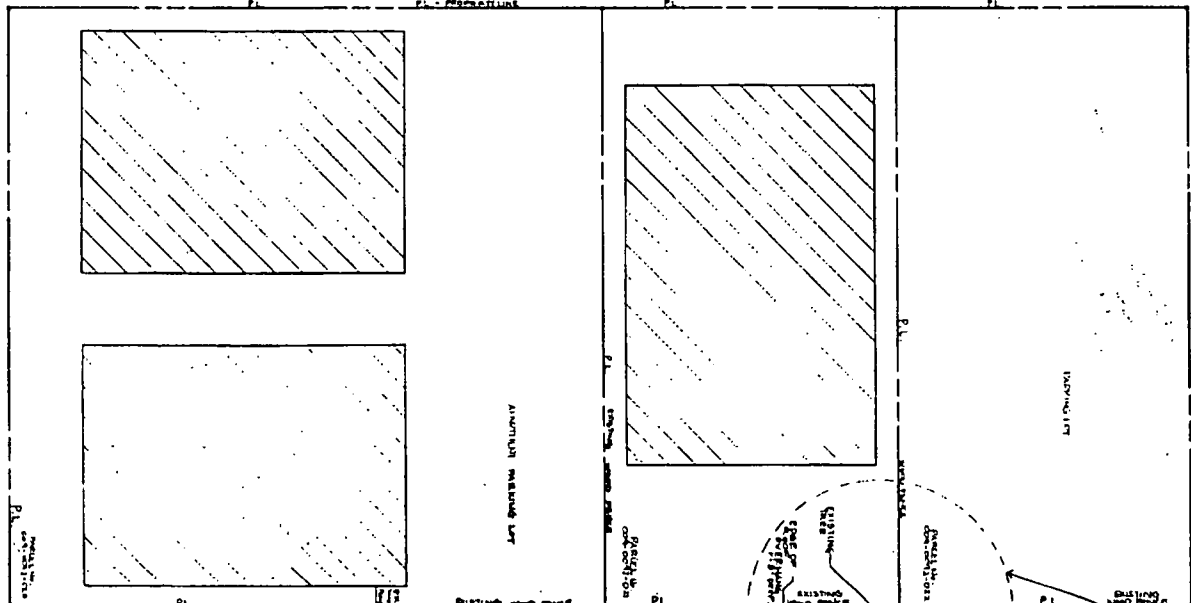
ATTEST:

SECRETARY TO CITY PLANNING COMMISSION
DATE _____
(P98-043,82)

LOADED BUILDING DIMENSIONS SCALE 1/8"=1'-0"



15th STREET



SITE PLAN
SCALE 1/8"=1'-0"

EXISTING HOUSE

HOUSE TO BE MOVED FROM 1525 T STREET

PROPOSED HOUSE MOVED FOR:
BING & BROWN
1509 T STREET
SACRAMENTO, CA 95814

SITE PLAN AND ELEVATIONS

DATE	1/1/00
BY	...
CHECKED	...
SCALE	1/8"=1'-0"

NO.	1
DATE	1/1/00
BY	...
CHECKED	...

1525 T Steet Lot Line Merger-Legal Description

ITEM # 4
PAGE 21

Proposed legal description

THE SOUTH HALF OF LOT 5 IN THE BLOCK BOUNDED BY "S" AND "T",
FIFTEENTH AND SIXTEENTH STREETS OF THE CITY OF SACRAMENTO, ACCORDING
TO THE OFFICIAL MAP OR PLAN OF SAID CITY.

CITY OF SACRAMENTO
PERMIT ASSISTANCE

JUL 24 1998

RECEIVED

P 18 - 082

Robert Winger
1808 Q Street, Suite C
Sacramento, CA 95814
(916) 446-6663 FAX (916) 446-0944

September 12, 1998

Mark Kraft, Associate Planner
City of Sacramento, Neighborhoods & Planning
1231 I Street, Room 300
Sacramento, CA 95814

RECEIVED

SEP 14 1998
CITY OF SACRAMENTO
CITY PLANNING DIVISION

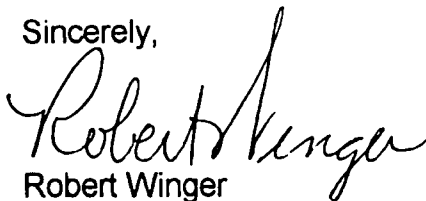
Re: 1525 T Street (File #P98-082)

Dear Mark:

I propose the following stipulations be included as requirements for permit approval on the above referenced project:

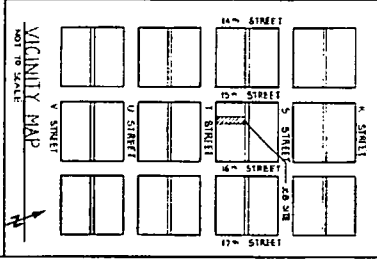
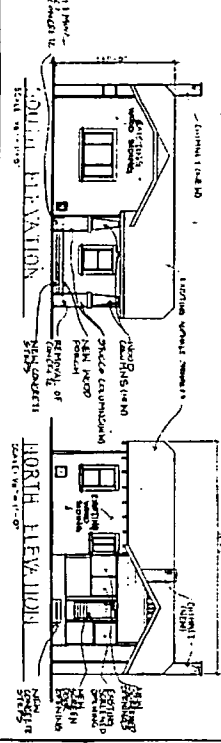
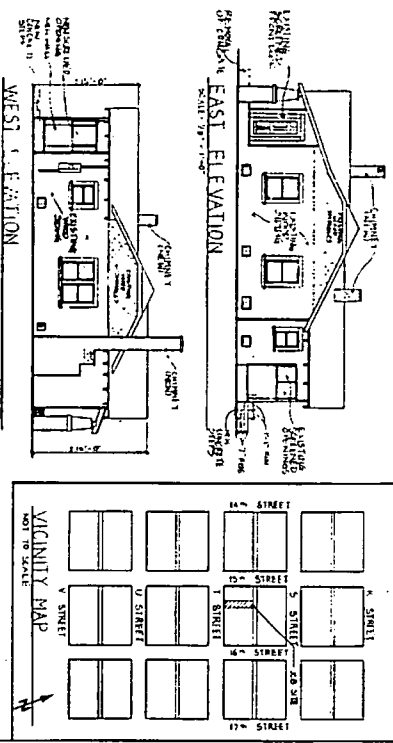
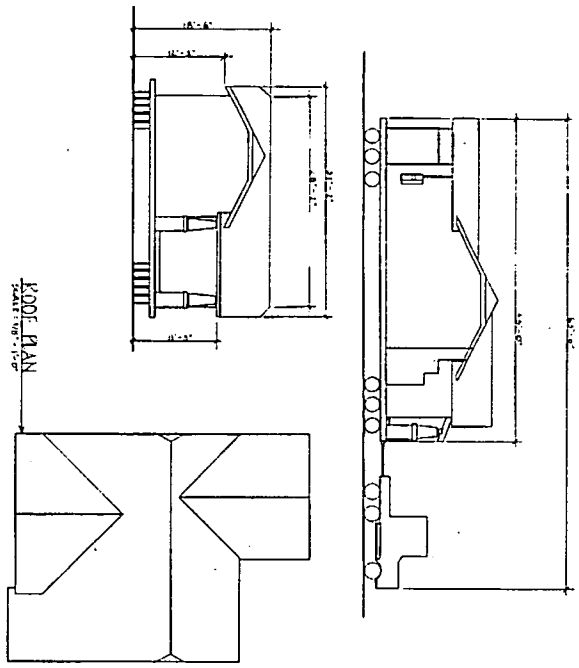
1. Have the lot gated with a rod iron fence.
2. Have the lot only open during hours of store operation.
3. Have automatic sprinklers included in the design of the landscaping.
4. Have the lighting be of the acorn type.
5. Incorporate a waste area in the parking lot to help stop people from throwing out refuse from the back door of the store.

Sincerely,

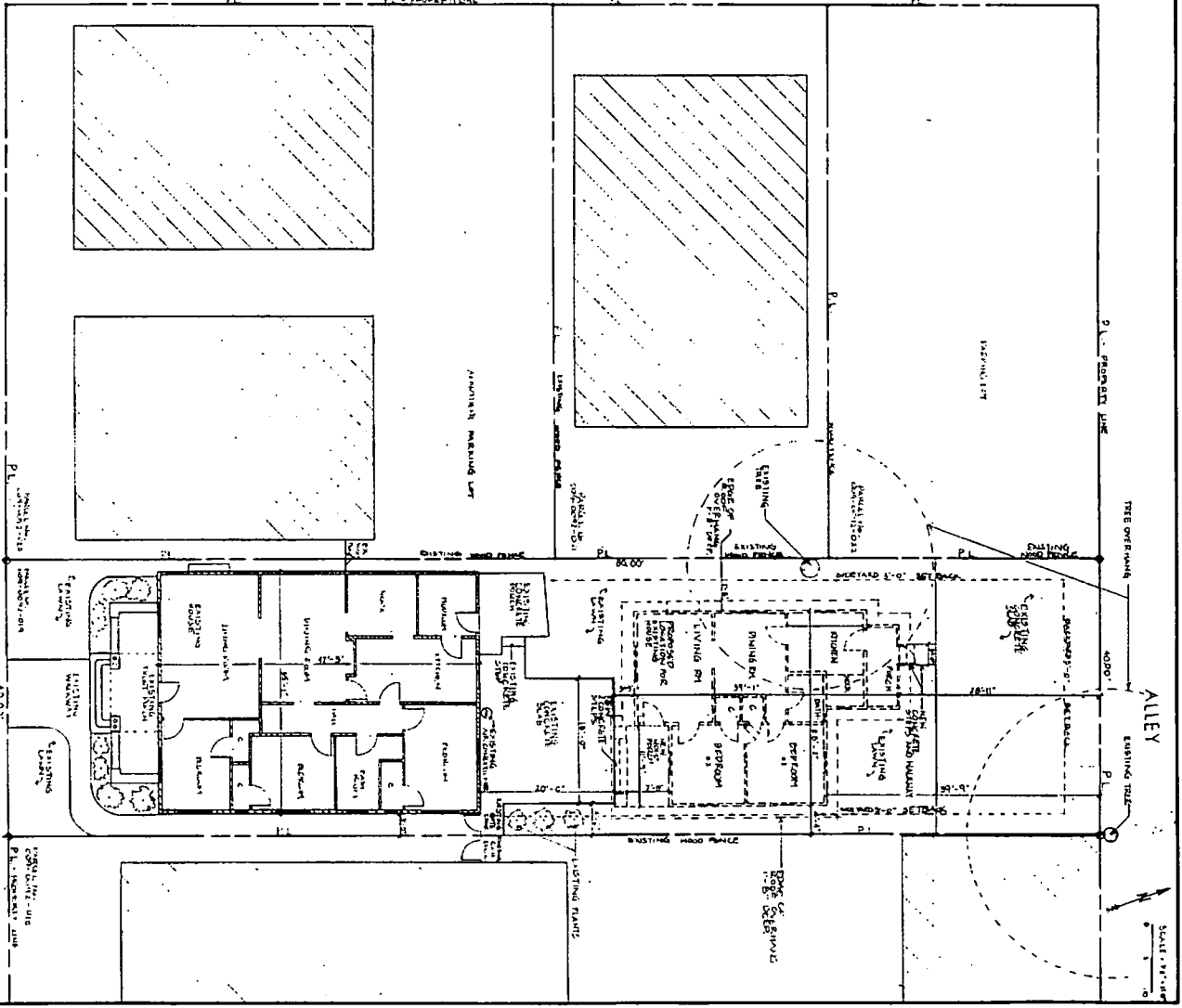


Robert Winger
1808 Q Street Suite C
Sacramento, CA 95814

LOADED BUILDING DIMENSIONS SCALE 1/8" = 1'-0"



15th STREET



SITE PLAN
SCALE 1/8" = 1'-0"

SEE PLAN WITH T STREET
SCALE 1/8" = 1'-0"

PROPOSED HOUSE MOVED FOR:
BINU C. ANONG
1528 T STREET
LACRAMEN, CA 95014

SITE PLAN (WITH FLOOR PLANS OF EXISTING AND PROPOSED BUILDINGS)
AND ELEVATIONS
VICINITY MAP

DATE	1/1/1980
BY	J. J. JONES
CHECKED	J. J. JONES
SCALE	1/8" = 1'-0"
PROJECT	1528 T STREET
CLIENT	BINU C. ANONG
ADDRESS	1528 T STREET
CITY	LACRAMEN, CA
ZIP	95014