

PLANNING DIRECTOR'S VARIANCE
1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT <u>J. I. Walls, P.O. Box 2371, Fresno, California 93745-2371</u>		
OWNER <u>Bal Soin, 2514 21st Avenue, Sacramento, California 95820</u>		
PLANS BY <u>J. I. Walls, P.O. Box 2371, Fresno, California 93745-2371</u>		
FILING DATE <u>March 18, 1992</u>	ENVIR. DET. <u>Exempt 15303a, 15305a</u>	REPORT BY <u>Cindy Gnos</u>
ASSESSOR'S PCL. NO. <u>013-0302-017</u>		

- APPLICATION:**
- A. Planning Director's Variance to reduce the required driveway depth from 20 feet to 18 feet for a single family residence on 0.046± vacant acres in the Standard Single Family (R-1) zone.
 - B. Planning Director's Variance to reduce the rear yard setback from 15 feet to 10 feet.

LOCATION: 3824 6th Avenue

PROPOSAL: The applicant is requesting the necessary entitlements to construct an 1,265± square foot single family residence on the property.

PROJECT INFORMATION:

General Plan Designation:	Low Density Residential (4-15 du/na)
Existing Zoning of Site:	R-1
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Single Family; R-1	Front:	9'	9'
South: Vacant; R-1	Side(East):	5'	5'
East: Two Family; R-1	Side(West):	5'	5'
West: Single Family; R-1	Rear:	15'	10'

Property Dimensions:	40' x 50'
Property Area:	0.046± acres
Parking Required:	One Car Garage
Parking Provided:	One Car Garage
Square Footage of Building:	1,265± square feet
Height of Building:	22.5 feet, 2 stories
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Exterior Building Materials:	Wood Siding
Roof Materials:	Composition Shingles

APPLC. NO. P92-060

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PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site consists of 0.046± acres in the Standard Single Family (R-1) zone. The site is a small 40 foot by 50 foot parcel which is currently vacant. The General Plan designates the site Low Density Residential (4-15 du/na). The property is also located within the Oak Park Redevelopment Area. The surrounding property is all zoned R-1, and is developed with single family residences to the north and west, vacant to the south, and a duplex to the east.

B. Applicant's Proposal

The applicant is proposing to develop a 1,265 square foot single family residence. The applicant is requesting a Planning Director's Variance to reduce the driveway depth from 20 feet to 18 feet, and to reduce the rear yard from 15 feet to 10 feet. These variances are necessary due to the shallow dimensions of the parcel.

C. Policy Considerations

The proposed development is consistent with the General Plan which designates the site for Low Density Residential (4-15 du/na) land uses. The project is consistent with the following General Plan policies:

1. Urban Growth Policy: "It is the policy of the City to promote the reuse and rehabilitation of existing urban development as a means to meet projected growth." (SGPU, Section 1-34)
2. Goal: "Develop residential land uses in a manner which is efficient and utilizes existing and planned urban resources." (SGPU, Section 2-13)

Policy: "Continue to support redevelopment and rehabilitation efforts that add new and reconditioned units to the housing stock while eliminating neighborhood blight and deterioration." (SGPU, Section 2-15)
3. Policy: "Improve the infill incentive program to maximize housing development on urban vacant properties." (SGPU, Sec. 3-47)

D. Site Plan Design

The subject site is a parcel which is only 40 feet wide and 50 feet deep. The applicant is attempting to develop this lot with a single family residence. The required front setback is nine feet, which is the average of the adjacent residential properties. The applicant is proposing a nine foot front setback for the primary residence, however, will set the garage portion of the residence back to create an 18 foot setback. This distance allows a vehicle to park in the driveway without hanging over the sidewalk. Since the garage has been set back to 18 feet, the rear yard setback is being reduced from 15 to 10 feet. Staff has no objection to this reduction since it is only for the width of the garage. The remainder of the structure contains a 13 foot rear yard setback. Staff also has no objection to the reduction of the driveway from 20 feet to 18 feet. The applicant is meeting all the other setback and lot coverage requirements.

E. Building Design

The subject site is located within the Oak Park Redevelopment Area which is also a design review district. The proposed materials are wood siding and composition shingle roofing. The applicant has been working with design review to develop an acceptable design for the residence.

F. Agency Comments

The proposed project was reviewed by Traffic Engineering and Engineering Development Services. The following comments were received:

Traffic Engineering

The driveway shall be a minimum of 18 feet deep as measured from the sidewalk.

Engineering Development Services

1. Verify the location of the existing sidewalk.
2. Note: Sewer is not located adjacent to the lot. To provide service, a sewer main will need to be extended or a private off site easement obtained.
3. Notice: Property to be developed in accordance with this Building Permit 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. Base flood elevations are contained in the U.S. Army Corps of Engineers Flood Insurance Study Working Map for the Sacramento Community, dated January 1989,, available for review at the City of Sacramento's Public Works Department, Development Services Division, Room 100, 927 10th Street.
4. This project is located within an area of the City which is serviced by a combination sewer and drainage system. The applicant may be required to share in the costs for improvements needed to upgrade the combination system.

ENVIRONMENTAL DETERMINATION: The Environmental Services Manager has determined that the project, as proposed, is exempt from environmental review pursuant to State EIR Guidelines (CEQA Sections 15303a and 15305a).

RECOMMENDATION: Staff recommends the Planning Director take the following actions:

- A. Approve the variance to reduce the required driveway depth from 20 feet to 18 feet subject to conditions and based upon findings of fact which follow.
- B. Approve the variance to reduce the rear yard setback from 15 feet to 10 feet subject to conditions and based upon findings of fact which follow.

Conditions

1. The required front setback shall be a minimum of nine feet, which is the average of the residential properties on either side. The average setback shall be verified by the Field Inspector.
2. The garage shall be setback 18 feet from the property line.
3. The 10 foot rear yard setback shall only be for the width of the garage. The remainder of the structure shall be setback a minimum of 13 feet.
4. The applicant shall comply with all the side yard setbacks and lot coverage requirements as indicated on the submitted plans.
5. The proposed structure shall be reviewed and approved by the Design Review staff.

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6. To provide service, a sewer main will need to be extended or a private off site easement obtained.
7. This project is located within an area of the City which is serviced by a combination sewer and drainage system. The applicant may be required to share in the costs for improvements needed to upgrade the combination system.

Findings of Fact - Variance

1. Granting the variance does not constitute a special privilege extended to an individual property owner in that variances would be granted to other property owners facing similar circumstances.
2. Granting the variance would not be detrimental to the public welfare nor result in the creation of a public nuisance in that adequate parking and open space are provided.
3. Granting the variance does not constitute a use variance in that single family residences are allowed in the Standard Single Family (R-1) zone.
4. The project is consistent with the General Plan which designates the site Low Density Residential (4-15 du/na).

Report Prepared By,

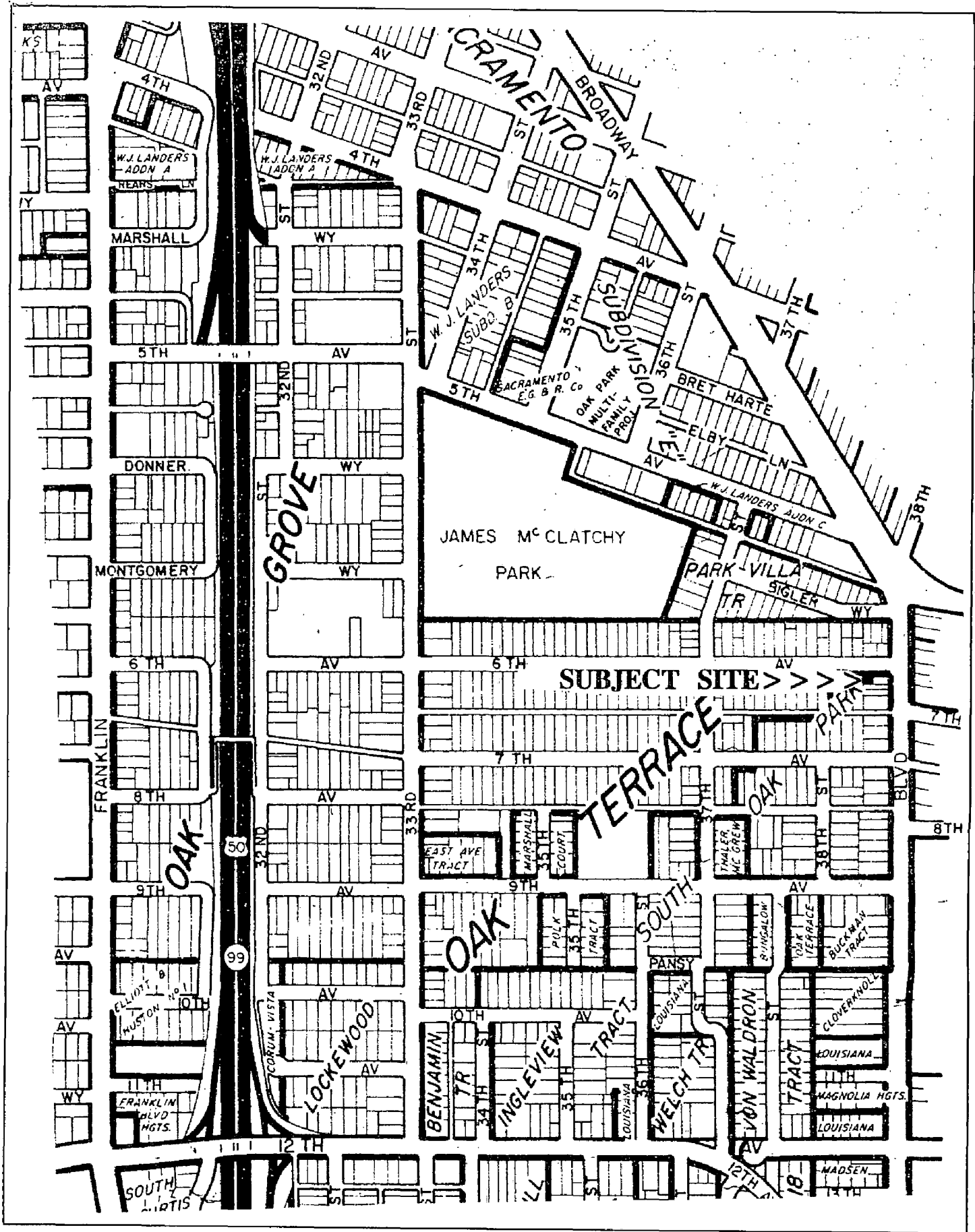
Cindy Gnos
Cindy Gnos, Associate Planner

5-18-92
Date

Recommendation Approved By,

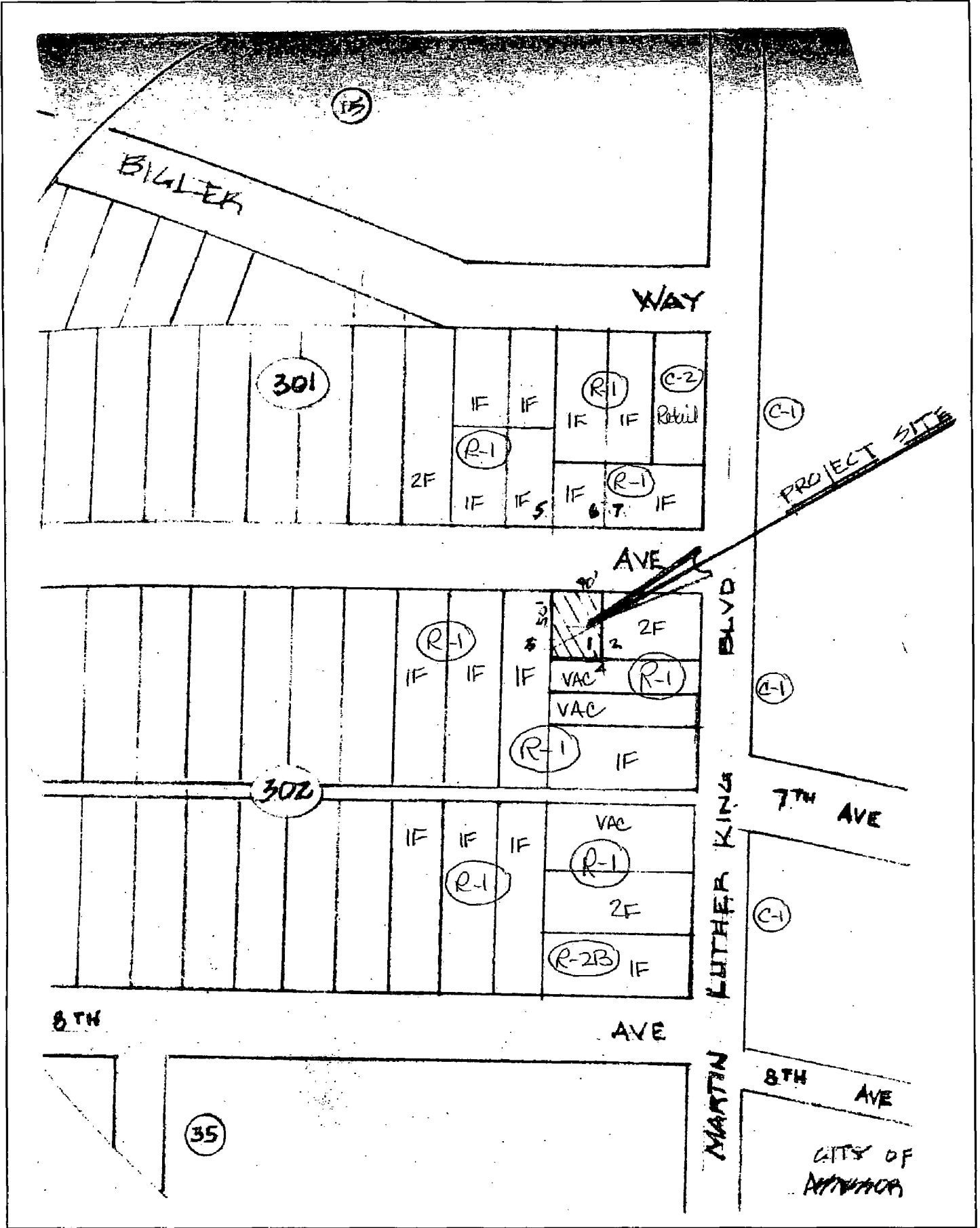
Gary Stonehouse
Gary Stonehouse, Planning Director

5-20-92
Date



VICINITY MAP

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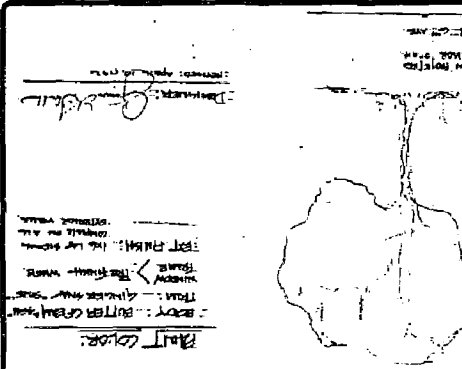
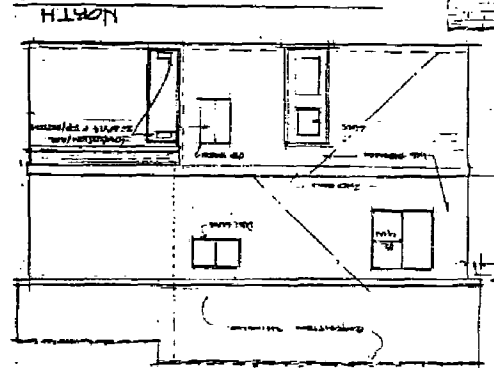
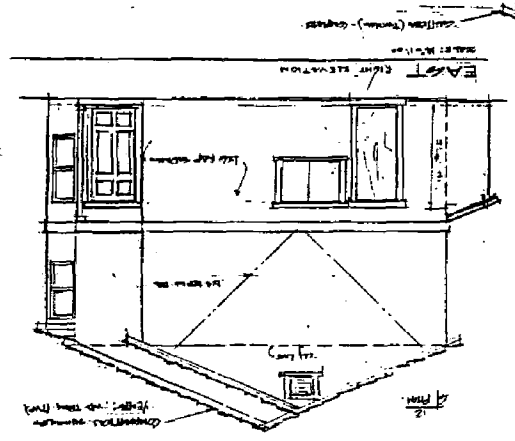
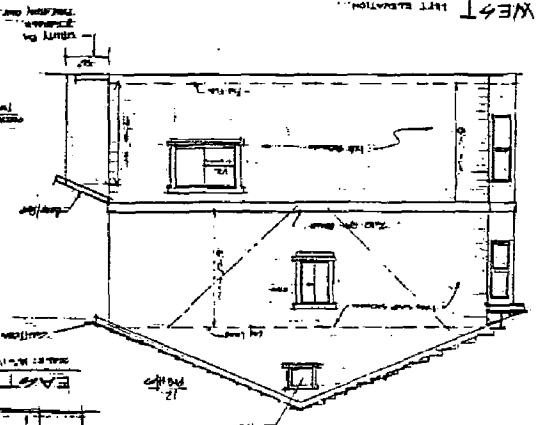
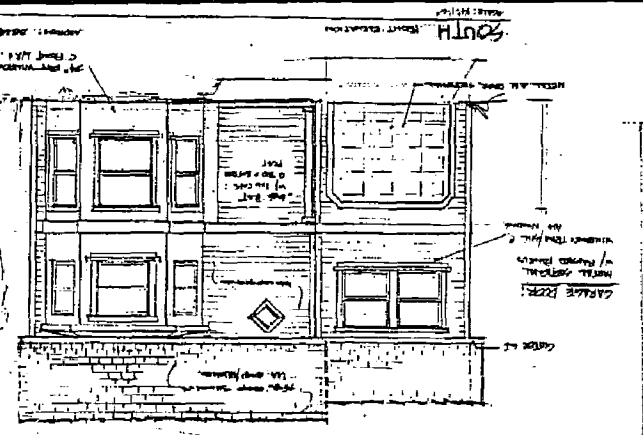
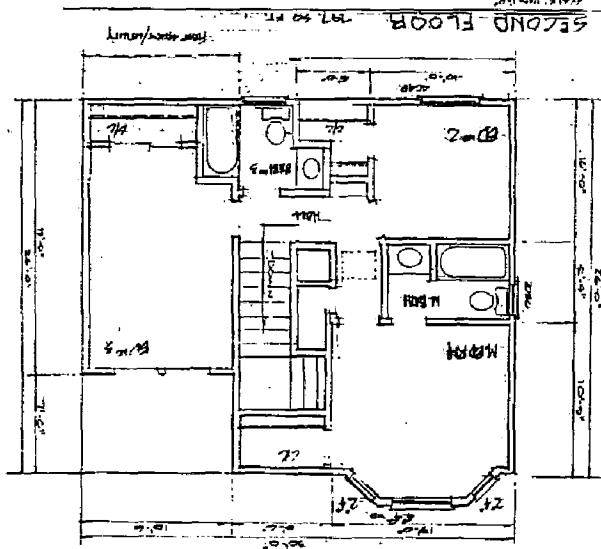
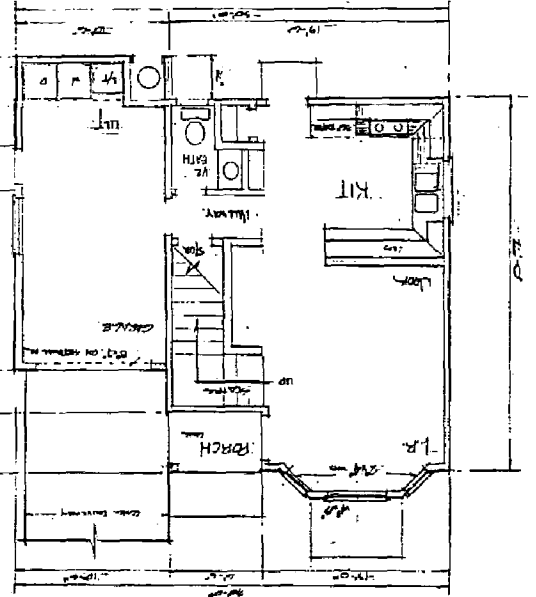


LAND USE & ZONING MAP

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SCALE: 1/8" = 1'-0"

Pg2-060



2

PLAN PREPARED FOR:
BAL SOIN
 1514 21 AVE. SACRAMENTO, CA 95810

PLAN PREPARED BY:
SFR
 400 N. 21ST AVE. SACRAMENTO, CA 95810

PLAN PREPARED BY:
LL WALLIS
 1400 N. 21ST AVE. SACRAMENTO, CA 95810



APPLICATION AND ENVIRONMENTAL QUESTIONNAIRE
(COMPLETE FIVE COPIES)

This document will assist the Planning Division in evaluating the proposed project and its potential environmental impacts. Complete and accurate information is required for environmental review and will minimize future requests for additional information. Please contact Environmental Services Division, 1231 I Street, Room 300, Sacramento, CA 95814 (916) 449-2037 if there are any questions concerning environmental issues. Contact the Current Planning Section, Room 200, at the address listed above, (916) 449-5604 for zoning interpretations.

SUBDIVISION NAME OR PROPOSED COMMON NAME FOR PROJECT: South Oak Park

PROPERTY OWNER'S NAME: Bal Sojn
Mailing Address: 2514 21st Ave, Sacramento, CA Zip Code 95820
Telephone: Business (916) 453-9611 Home (916) 457-0840

APPLICANT'S/AGENT'S NAME: J.L. Walls
Mailing Address: P.O. Box 2371, Fresno, CA Zip Code 93745-2371
Telephone: Business (916) 453-9611 Home (209) 442-4219
Contact Person's Name: Bal or Jim Phone (916) 453-9611

PROJECT SITE INFORMATION **LEGAL DESCRIPTION MUST BE ATTACHED**
Property Address or Location 3824 6th Ave. Sacramento, CA. 95817
Property Assessor Parcel Number(s) 013-0302-017
Property Dimensions: 40' x 50'
Property Area: Square Footage (gross) 2,000 (net) 2,000
Acreage (gross) 1 / 2 acrea (net) 0.45 acrea
Land Use: Undeveloped/Vacant Developed (give bldg.sq.ft.) _____
Existing Zoning of Project Site: R-1 Proposed Zoning: R-1

DESCRIBE ADJACENT ZONING AND EXISTING LAND USE WITHIN 300 FEET OF PROJECT SITE:

Handwritten initials: VMS, JLC

	ZONE	EXISTING LAND USE (i.e., residential, commercial, industrial)
North	<u>R-1</u>	<u>SFR - residential</u>
South	<u>R-1</u>	<u>SFR - residential</u>
East	<u>R-1</u>	<u>SFR - residential</u>
West	<u>R-1</u>	<u>SFR - residential</u>

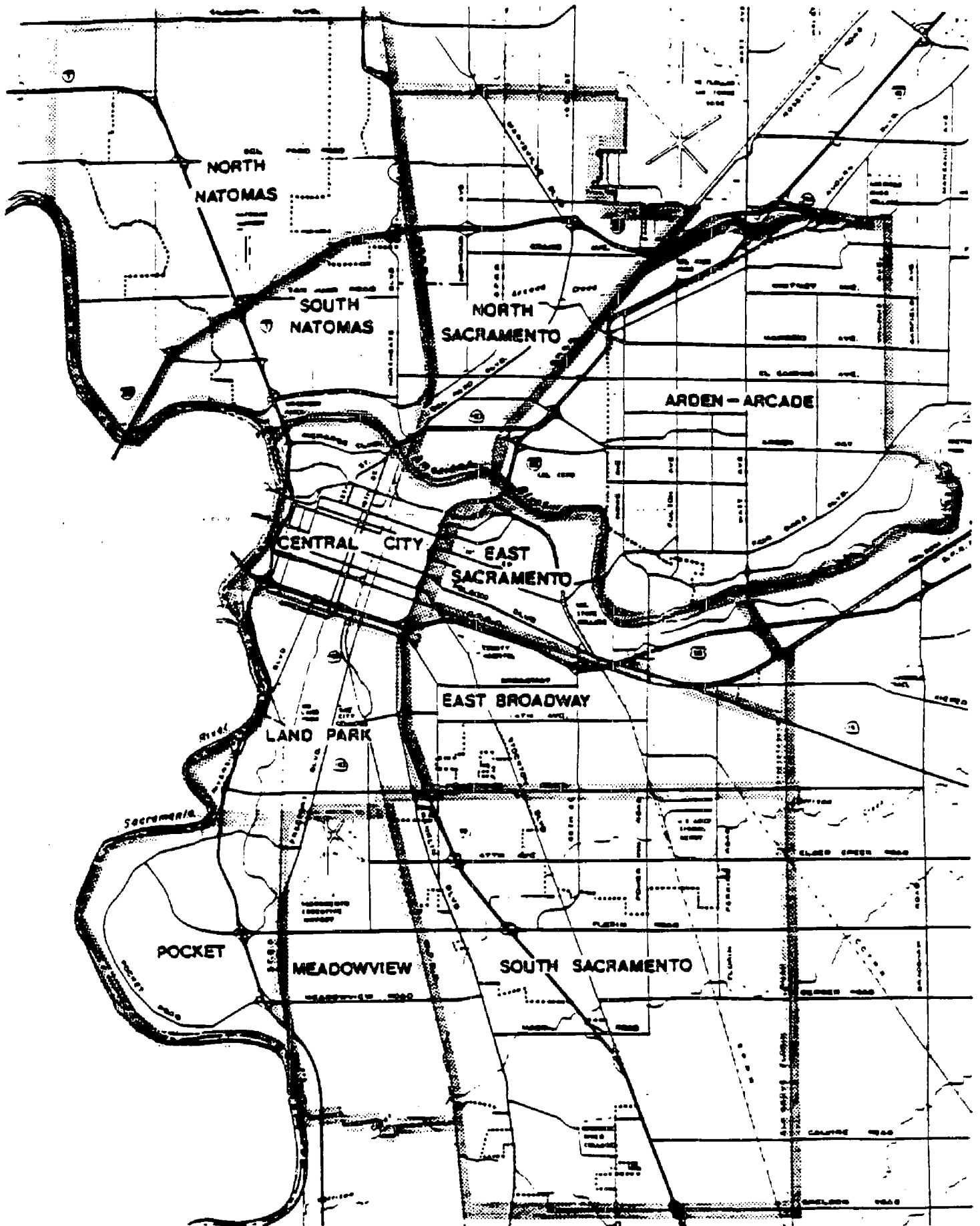
FOR OFFICE USE ONLY

P No. **P92-060** Date Rec'd: 7/18/92 By: [Signature]

General Plan Design: _____ Rezone _____
 Amend To: _____ Tent. Map _____
 Com. Plan Area: _____ Spec. Permit _____
 Existing Design: _____ Variance _____
 Amend To: _____ Sub. Mod. _____
 Other Plan Design: _____ LLA _____
 Amend To: _____ Other _____

Environmental Determination: CEQA 3/5/5302(a) / 5304(a)
Exempt: : Neg. Dec _____; EIR _____
By: [Signature] Date 7/18/92

PLEASE MARK ON THIS MAP THE APPROXIMATE LOCATION OF YOUR PROJECT



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APPLICANT'S STATEMENT OF INTENT: This is a 3-part statement to be provided in the spaces below and shall contain the following:

- a. A description of what it is you propose to do. This description should include the entitlements being requested (i.e., rezone, tentative map, special permit, etc.)
- b. Information pertinent to the application, such as the number of units, size of buildings, number of off-street parking spaces, height of fence and any other pertinent information not shown on the submitted plans.
- c. Information and reasoning justifying your request.

STATEMENT OF INTENT: _____

Survey was conducted to count the number of houses with and without garages and carports. (See attached) Garages 37, without garages 59 CARPORTS 4. We intend to maximize the lot useage, by design we need a 6' variance to encroach into the 20'0" required front yard for vehicle space = (20'x10'). We have proposed a 14'0" front yard set back for garage entrance.

We propose a two (2) bedroom house with one (1) garage and one & a half (1 1/2) baths, two (2) story building height.

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PREVIOUS LAND USE

Explain existing and previous land use(s) of site for last ten years:

Vacant

PREVIOUS ENVIRONMENTAL DOCUMENTS

If this project is part of a larger project for which a Negative Declaration or Environmental Impact Report has been prepared, reference the document below (include date and project number if applicable):

NONE

NO PREVIOUS ENVIRONMENTAL DOCUMENTS

Is this project part of a larger project for which no environmental review has been prepared? Unknown yes _____ no _____

SITE CHARACTERISTICS

Are there any Trees/Shrubs on the Project Site? No
Are any to be removed? No

Are any to be transplanted? No If so, state location of transplant site. N/A

Plot on Site Plan by Size and Type all trees to be removed and/or transplanted.

Is the site part of an Airport Overlay Zone? Explain: No

Will the proposed use involve any toxic or hazardous materials or waste? Explain: No

DEMOLITION OF STRUCTURES

Are there any structures on the project site? No
Present Use of Existing Structure(s): N/A - vacant
Proposed Use of Existing Structure(s): N/A
Are any Structures Occupied: No
Describe the type of occupancy (number of residents, type of use)
N/A

Structures to be Demolished: N/A
 Structures to be Moved: None
 Describe age, condition, size, and architectural style of all existing on-site structures (include photos): N/A

**RETAIL, COMMERCIAL, INDUSTRIAL, INSTITUTIONAL, OR OTHER PROJECT
 (IF PROJECT IS ONLY RESIDENTIAL, DO NOT ANSWER THIS SECTION)**

Type of Use(s): N/A
 Oriented to: Regional City Neighborhood
 Hours of Operation:
 Total Occupancy/Capacity of Building(s):
 Total Number of Fixed Seats:
 Square Footage of: Warehouse Area:
 Office Area: Loading Area:
 Sales Area: Storage Area:
 Total Number of Employees:
 Anticipated Number of Employees Per Shift:
 Total Number of Visitors/Customers on site at any one time:
 Other Occupants (specify):

RESIDENTIAL PROJECTS

Total Lots: N/A Total Dwelling Units: N/A
 Total Acreage: Net Density/Acre: Gross Density/Acre:

	Single Family	Two Family Duplex/Halfplex	Multi-Family (Apartments)	Multi-Family (Condominiums)
Number of Units	<u> </u>	<u> </u>	<u> </u>	<u> </u>
Acreage	<u> </u>	<u> </u>	<u> </u>	<u> </u>
Square Feet per Unit	<u> </u>	<u> </u>	<u> </u>	<u> </u>
For Sale or Rent	<u> </u>	<u> </u>	<u> </u>	<u> </u>
Price Range	<u> </u>	<u> </u>	<u> </u>	<u> </u>
Type of Unit:				
Studio	<u> </u>	<u> </u>	<u> </u>	<u> </u>
1 Bedroom	<u> </u>	<u> </u>	<u> </u>	<u> </u>
2 Bedroom	<u> </u>	<u> </u>	<u> </u>	<u> </u>
3 Bedroom	<u> </u>	<u> </u>	<u> </u>	<u> </u>
4+ Bedroom	<u> </u>	<u> </u>	<u> </u>	<u> </u>

Are any of these units proposed to be subsidised? N/A
 If yes, describe the type and source of the subsidy.

PROPOSED BUILDING(S) CHARACTERISTICS
FOR ENTIRE PROJECT

Size of New Structure(s) or Building Addition(s): 860 Gross Sq. Ft.

Building Height (Measured from Ground to Highest Point):
22'6" Ft. No. of Floors 2

Height of Other Appurtenances (Excluding Buildings) Measured from Ground to Highest Point (e.g., Antennas, Microwave Equipment, Solar Energy Equipment, Light Pole Standards, etc.)

N/A

Project Site Coverage:	Building Coverage:	<u>880</u>	Sq. Ft.	<u>44</u>	%
	Landscaped Area:	<u>900</u>	Sq. Ft.	<u>45</u>	%
	Paved Surfaced Area:	<u>220</u>	Sq. Ft.	<u>11</u>	%
	Total:	<u>2,000</u>	Sq. Ft.	<u>100</u>	%

Exterior Building Materials: T-11 D.F. Siding Roof Materials: Composition Shingles

Exterior Building Colors: 1"x 6" Siding Seadrift Gray

Describe the need and demand for child care services generated by the proposed project and indicate any plans for providing such services in conjunction with the project:

Total Number of Off-Street Parking Spaces:
On-Site Required N/A On-Site Proposed: N/A

Total Number of Proposed Off-Site Parking: N/A
(Include a Signed Lease Agreement or Letter of Agency)

Total Number of Bicycle Locker Facilities Proposed: N/A Required: N/A

Describe the Type of Exterior Lighting Proposed for the Project (Height, Intensity): Building: N/A Parking: N/A

Estimate Total Construction Cost for Project: \$ 50,000.00

Construction Starting Date: ASAP Estimated Completion Date: 4 months

Does this Proposal include Signage? No If yes, explain the following:
Height: N/A Illumination: _____
Area: N/A Type: N/A
Dimensions: N/A Colors/Materials: N/A
Locations (On/Off-Site): N/A

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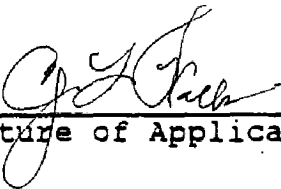
NOTE: IF THE PROJECT SITE IS ON OR NEAR A HISTORICAL SITE, ARCHAEOLOGICAL SITE, LANDFILL SITE, RIVER, FLOODPLAIN, FREEWAY, RAILROAD, OR AIRPORT, THEN SPECIFIC TECHNICAL STUDIES MAY BE REQUIRED. APPLICANTS ARE ENCOURAGED TO CONTACT THE ENVIRONMENTAL SECTION AT THE EARLIEST OPPORTUNITY TO DETERMINE THE POSSIBLE NEED AND SCOPE OF SUCH STUDIES.

OTHER PERMITS OR APPROVALS

List any and all other public approvals required for this project. Specify type of permit or approval, agency/department, address, person to contact, and their telephone number.

<u>Permit or Approval</u>	<u>Agency</u>	<u>Address</u>	<u>Contact Person</u>	<u>Phone Number</u>
Review & Asses...	Planning Dept..	1231 I St. ,	Jeanne Corcoran	916-264-5604
Design Review	Design Review Board ,	1231 I St.	Louis Sanchez ,	264-5604
Building Permits	Building Div.	1231 I St.,		

AS THE APPLICANT/AGENT FOR THIS PROPOSAL, I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, THE ABOVE ANSWERS AND STATEMENTS ARE TRUE AND COMPLETE. I CERTIFY THAT THE PROPOSAL DESCRIBED IN THIS APPLICATION IS NOT A PART OF A LARGER PROJECT OR A PHASE OF A LARGER PROJECT.



 Signature of Applicant/Agent

_____ MARCH 16, 1992 _____
 Date

_____ J.L. WALLS, AGENT _____
 Print Name and Title of Applicant/Agent

_____ (916) 453-9611 (work) _____
 Phone

BECAUSE THE TIME REQUIRED FOR ENVIRONMENTAL OR STAFF REVIEW MAY VARY ACCORDING TO THE COMPLEXITY OF THE PROJECT, THE PLANNING DIVISION WILL NOTIFY YOU OF THE SCHEDULED HEARING DATE ON YOUR PROJECT ONCE IT HAS BEEN RELEASED FROM THE ENVIRONMENTAL SERVICES DIVISION.

LETTER OF AGENCY

Date: March 16, 1992

City of Sacramento
Department of Planning and Development
1231 I Street, Suite 200
Sacramento, CA 95814

Gentlemen:

I, the undersigned legal owner of record, hereby grant permission to:

Applicant: J.L. Walls Phone: (916) 453-9611 (work)

Applicant's address: P.O. Box 2371, Fresno, CA. 93745-2371

to apply for the following entitlement(s):

- Plan Amendment
- Rezoning
- PUD Designation
- Tentative Map
- Lot Line Adjustment
- Subdivision Modification
- Special Permit
- Planning Director's Special Permit
- Variance
- Planning Director's Variance
- "R" Review (Development Plan Review)

The subject property is located at 3824 6th Ave.

Assessor's Parcel Number 013 0302 017

Bal K Sojin
Signature of owner of record (must be original)

BAL K. SOIN
Name of owner of record

2514-21ST. AVE
Address of owner of record
SACRAMENTO CA 95820

916-453-9611 (work)
Phone
457-0840 (Res)

Application Number _____

NOTICE OF EXEMPTION

TO: X County Clerk
County of Sacramento

FROM: Environmental Coordinator
City of Sacramento

Office of Planning and Research
1400 10th Street, Room 121
Sacramento, CA 95814

ACTIVITY/PROJECT TITLE: South Oak Park (P92-060)

ACTIVITY/PROJECT LOCATION: 3824 6th Avenue

CITY: Sacramento COUNTY: Sacramento

DESCRIPTION OF ACTIVITY/PROJECT: Planning Director's Variance to reduce the required driveway depth from 20 feet to 14 feet for a single-family residence on 0.046± vacant acres in the Standard Single Family (R-1) zone. (APN 013-0302-017)

NAME OF PUBLIC AGENCY APPROVING ACTIVITY/PROJECT: City of Sacramento

NAME OF PERSON/AGENCY CARRYING OUT ACTIVITY/PROJECT: City of Sacramento

THE CITY OF SACRAMENTO FINDS THAT THE ACTIVITY/PROJECT IS EXEMPT.

Exempt Status: (Check One)

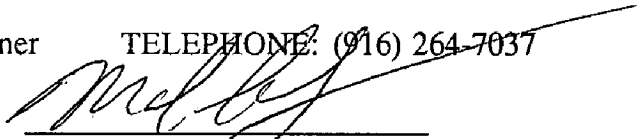
- Activity is not a project as defined in Section 15378 [Section 15061(b)(1)]
- Activity has no potential for causing a significant effect on the environment [Section 15061(b)(3)]
- Statutorial Exemption [Section 21080(b)(8)]
- Ministerial Exemption [Section 15268]
- Declared Emergency Exemption [Section 15269(a)]
- Emergency Project [Section 15269(b) and (c)]
- Categorical Exemption-State Class 3,5 and Section Number 15303(a),15305(a)

REASONS WHY ACTIVITY/PROJECT IS EXEMPT: The proposed project is requesting a Planning Director's Variance to reduce driveway depth from 20 to 14 feet for a newly constructed single family home. This entitlement amounts to a minor alteration in land use limitations, in an area with an average slope of less than 20%, which does not result in any changes in land use or density, and which does not result in the creation of any new parcel. Furthermore, the project may be considered exempt because it amounts to the construction of a single-family residences not in conjunction with the building of any other such units. The project is not in the A-99 Flood zone. The project is served by the combined stormwater sewer system. This is not a significant issue because the project will not significantly increase runoff into the system.

CONTACT PERSON: Mark Kraft, Planner

TELEPHONE: (916) 264-7037

DATED: April 7, 1992


Environmental Planner



DEPARTMENT OF
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
ROOM 200
SACRAMENTO, CA
95814-2998

BUILDING INSPECTIONS
916-449-5716

PLANNING
916-449-5604

SACRAMENTO CITY PLANNING COMMISSION

PUBLIC NOTICE

THIS IS TO INFORM YOU THAT ON MAY 20, 1992, THE PLANNING DIRECTOR APPROVED A REQUEST FOR VARIANCES (P92-060) TO:

REDUCE THE REQUIRED DRIVEWAY DEPTH FROM 20 FEET TO 18 FEET FOR A SINGLE FAMILY RESIDENCE ON 0.046± VACANT ACRES IN THE STANDARD SINGLE FAMILY (R-1) ZONE; AND

REDUCE THE REAR SETBACK FROM 15 FEET TO 10 FEET.

THE PROPERTY IS LOCATED AT 3824 6TH AVENUE.

IF YOU OBJECT TO THE APPROVAL OF THE VARIANCES, YOU MAY APPEAL THE DECISION OF THE PLANNING DIRECTOR TO THE CITY PLANNING COMMISSION. THE DEADLINE TO FILE AN APPEAL IS 3:30 P.M., JUNE 1, 1992.

IF THERE ARE ANY QUESTIONS REGARDING THIS PROJECT, YOU MAY CONTACT THE CITY PLANNING DIVISION AT 1231 'I' STREET, ROOM 200, OR CALL CINDY GNOS AT 264-5604.

PLEASE REFER TO FILE NUMBER P92-060.

DATED: MAY 21, 1992

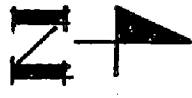
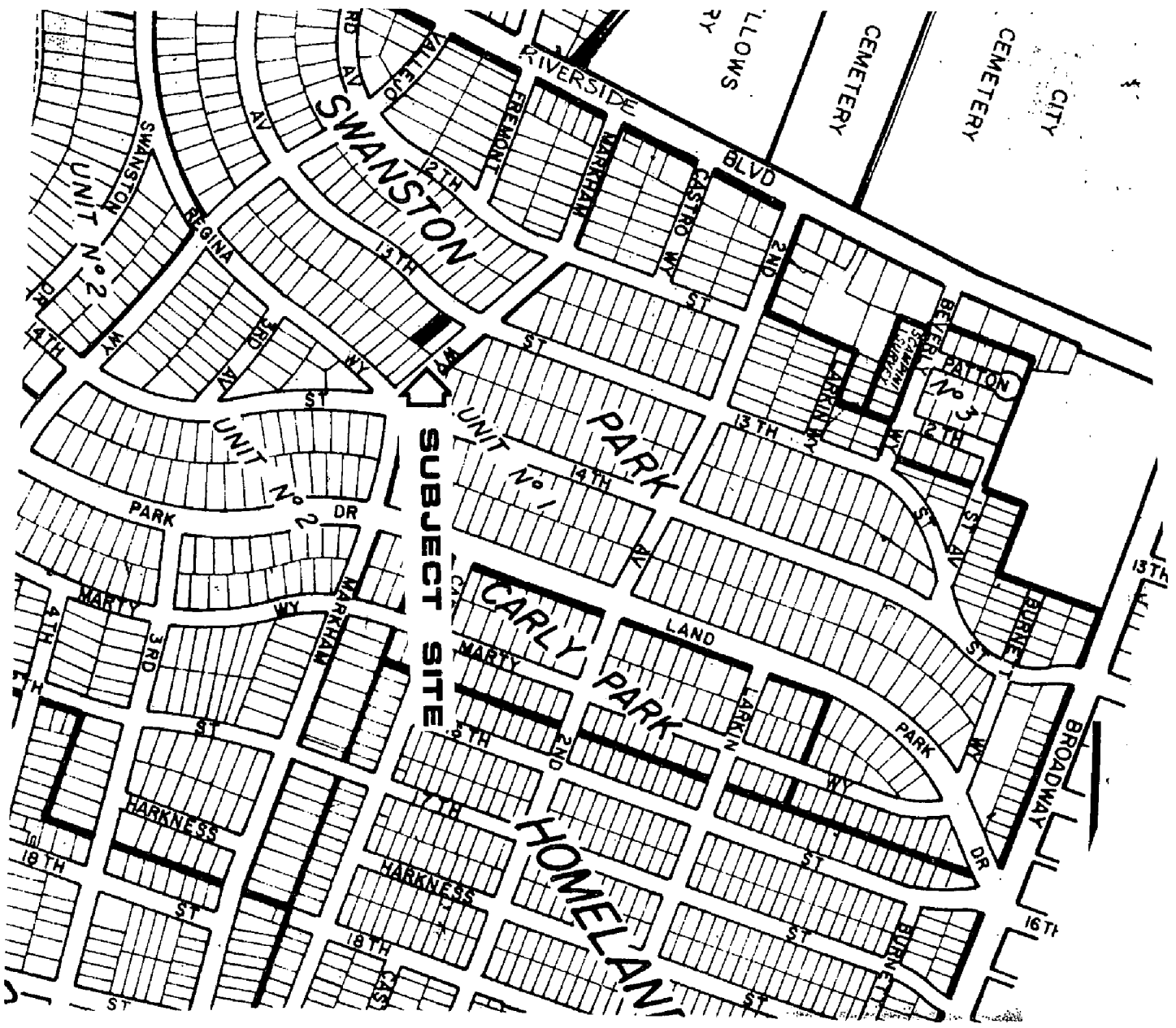
*Mailed 5-21-92
Cindy Gnos*

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- | | |
|---|--|
| 1. Lucille E. Lowe/Estate
of Lillian
c/o 2124 15th Ave.
Sacramento, CA. 95822
APN: 013-0302-018 | 2. Lonie L. Washington
3822 6th Ave.
Sacramento, CA. 95817
APN: 013-0302-016 |
| 3. Stan Bowers
13721 Fair Oaks Blvd.
Citrus Heights, CA.95610
APN: 013-0302-019 | 4. Eugene Bartucco
3817 6th Ave.
Sacramento, Ca. 95817
APN: 013-0301-016 |
| 5. Bernie Kerns
2565 Butano Dr.
Sacramento, C. 95821
APN: 013-0301-015 | 6. Louis G. Flores/
Jeralyn M. Goff
7053 El Sereno Circle
Saramento, CA. 95831
APN: 013-0301-014 |

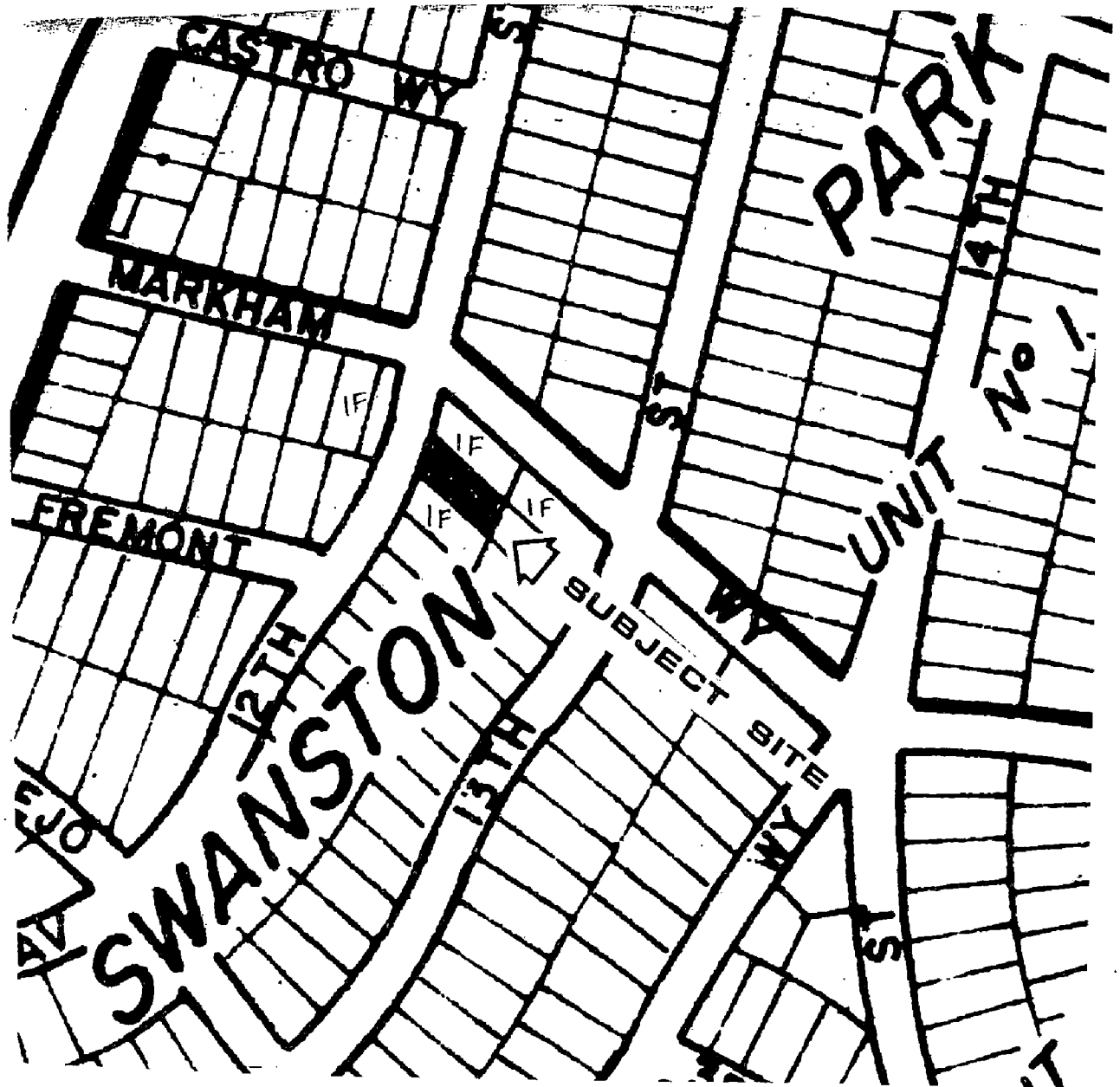
000023

MP92 060



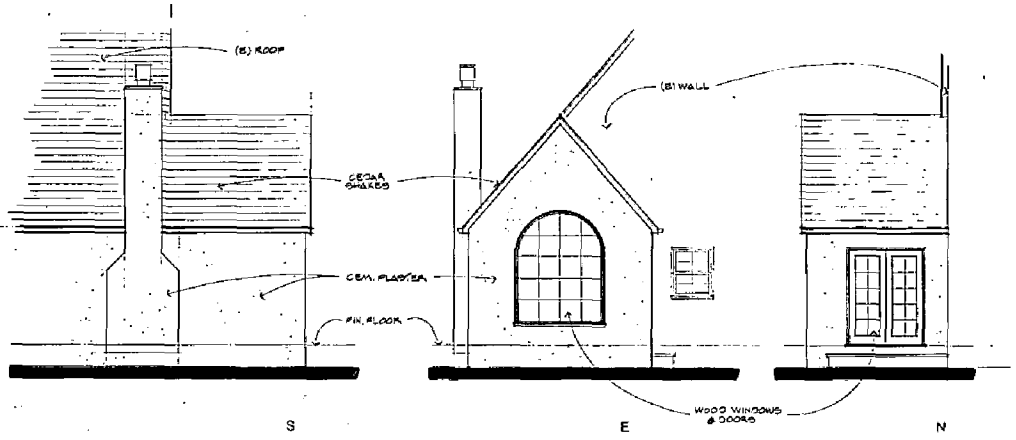
VICINITY MAP

001326

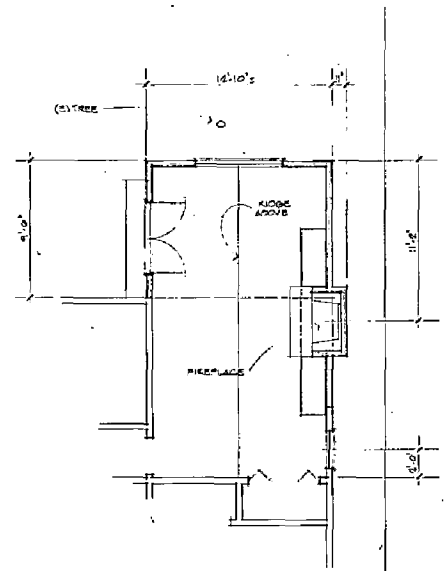


SUBJECT PROPERTY AND SURROUNDING
 PROPERTIES ARE SINGLE FAMILY (R-1) ZONING.

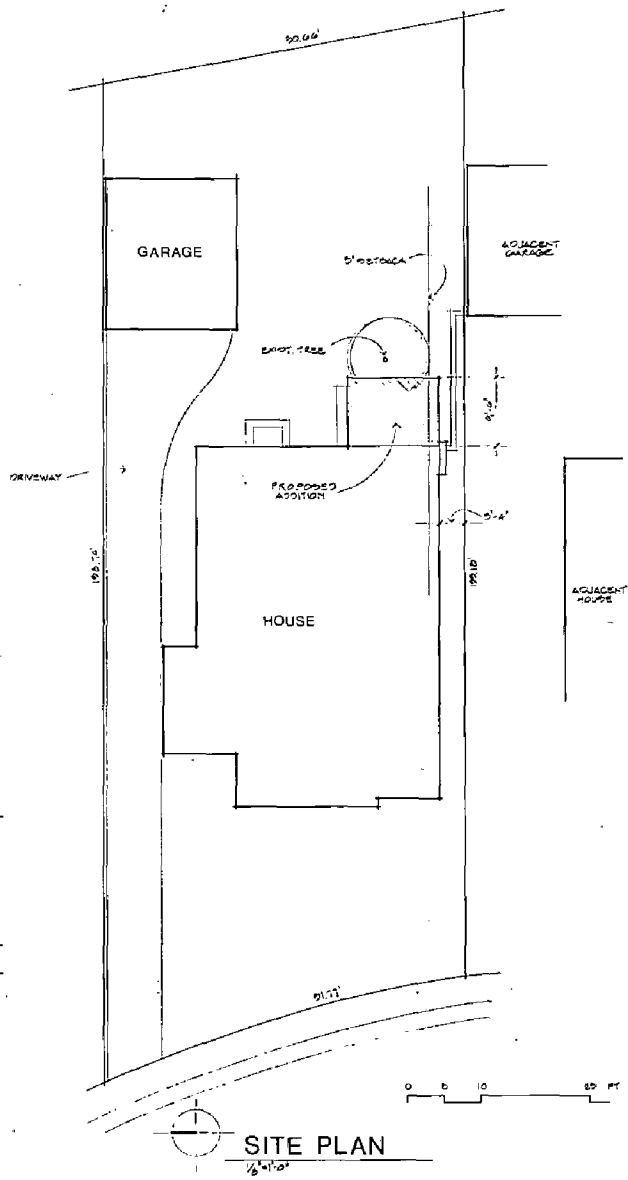




EXT. ELEVATIONS
1/8" = 1'-0"



FLOOR PLAN
1/8" = 1'-0"



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

GREENBAUM
WHITELAM
ARCHITECTS

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FIORILE HOUSE
2761 13th Street
Sacramento CA

DATE: 5-24-12

001328

EXHIBIT A - SITE PLAN, FLOOR PLAN & ELEVATIONS