

P94-113 Duplex Development on Top of Existing Single-Family House

- REQUEST:
- A. ~~Special Permit to allow the expansion of a non-conforming structure in the interior sideyard setback area; *withdrawn by staff 1/18/95*~~
  - B. Variance to waive one required off-street parking space; and
  - C. Variance to allow the overall lot coverage to be further exceeded by 50± square feet for an exterior staircase on a 3,200± square foot parcel in the Standard Single Family (R-1) zone.

LOCATION: 3201 D Street  
Assessor's Parcel Number: 003-0116-028  
Central City  
Sacramento Unified School District  
Council District 3

APPLICANT:	George or Kimberly Hess, 652-4918 4151 Val Verde Road, Sacramento, CA 95650
OWNER:	Richard Smith, 448-7719 P.O. Box 19789, Sacramento, CA 95819-0789
APPLICATION FILED:	October 28, 1994
STAFF CONTACT:	Mike Dale, 264-8309

**SUMMARY/RECOMMENDATION:** The property owner wishes to construct a second unit on top of the existing house located at 3201 D Street in the Alhambra Corridor Special Planning District. Construction of a second unit on the site would qualify as a duplex development which is an appropriate use for this site due to its location on a corner lot in the R-1 zone. However, due primarily to the minimal size of the lot, the above entitlements are needed.

The project's primary issues relate to the location of the second dwelling unit on top of the existing single-family dwelling, lot coverage, and parking. Upon speaking with the easterly neighbor who would be most affected by the proposal, staff believes that the

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proposed construction of the second dwelling unit would not adversely affect the surrounding land uses. The minimal increase in lot coverage would not significantly reduce the amount of light and air for the site which already exceeds the City's standards for lot coverage. Upon surveying the street parking in the project's vicinity, staff believes that approval of a variance to waive one required off-street parking space would not significantly reduce the amount of on-street parking in the area. Staff therefore **supports** the applicant's request for the above entitlements, subject to the conditions identified in the attached resolution.

**PROJECT INFORMATION:**

General Plan Designation:	Low Density Residential (4-15 du/na)
Existing Land Use of Site:	Single-Family Dwelling w/Detached Single-Car Garage
Existing Zoning of Site:	Standard Single-Family (R-1)

**Surrounding Land Use and Zoning:**

North: Single-Family Dwelling; R-1  
 South: D Street, Single-Family Dwelling; R-1  
 East: Single-Family Dwelling; R-1  
 West: 32nd Street, Single-Family Dwelling; R-1

Site Dimensions:	40' x 80'
Property Area:	3,200 $\pm$ square feet (0.073 $\pm$ acres)
Square Footage of House:	1,200 $\pm$ gross square feet
Square Footage of Addition:	413 $\pm$ gross square feet
Lot Coverage:	44% (prior to addition) 46% (after addition)
Parking Required:	2 Spaces (@ 1 space per dwelling unit)
Parking Provided:	1 Space

**OTHER APPROVALS REQUIRED:** In addition to the requested entitlements, the project will need to gain approval by the City's Design Review staff and obtain a building permit from the Development Services Division, Permit Services Section.

**BACKGROUND INFORMATION:** The applicant's original proposal to locate the second dwelling unit on top of the existing, detached, single-car garage required a large number of variances which could not be supported by staff. These included variances to increase the overall and rear-yard lot coverage to 53% and 73%, respectively; to reduce the rear-yard setback from 15 feet to 3 inches; and to reduce the courtyard requirement from 10 feet to 6 feet. Staff believed that the applicant's proposal would have resulted in an over-built lot. Per staff's recommendation, the applicant revised the proposal as currently depicted (see Exhibit B -Building Elevations).

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The subject site is located on the northeast corner of 32nd and D Streets in the East Sacramento Community Plan area (see Attachment A - Vicinity Map). The site supports a one-story, single-family house which fronts onto D Street. The existing single-car garage and driveway is accessible from 32nd Street. City records indicate that the house and garage were built about the year 1927.

#### STAFF EVALUATION:

##### A. Policy Considerations

**General Plan.** The applicant's proposal is compatible with the "Low Density Residential" designation of the General Plan. The proposal is also consistent with the policies of the General Plan which promote increased residential densities where possible and the provision of affordable housing (Sec. 3-49). According to John Dangberg, Assistant Director of Community Development with the Sacramento Housing and Redevelopment Agency, the project site is located within an area of East Sacramento (tract 3) which does not meet its fair share of affordable housing. The provision of duplex development on corner lots within East Sacramento is one of the few remaining opportunities for increasing the area's share of affordable housing.

**Zoning.** The applicant's proposal is compatible with the Standard Single Family (R-1) zoning of the lot. Duplex development is allowed on corner lots throughout the City subject to the criteria established in Section 2-E-37 of the City's zoning ordinance. The proposal meets these criteria except for the absence of a second garage and driveway for the second unit. The proposal also exceeds the overall lot coverage limitation established in Section 3 of the City's zoning ordinance. The Zoning Administrator is authorized to waive the second garage and driveway as well as the minor increase in lot coverage. However, the Zoning Administrator is not authorized to waive the second parking stall as required per Section 6 of the zoning ordinance. Therefore, the entire project is subject to Planning Commission review and approval. Further analysis of these issues is provided below.

**Alhambra Corridor.** No community plan exists for the East Sacramento Community Plan area. However, the subject site is located within the Alhambra Corridor Special Planning District. The Alhambra Corridor SPD does make special provision for single- and multiple-family development (Sec. 2.92-2). However, the SPD does not provide specific development or design criteria for duplex development in the R-1 zone or for this particular site. The proposal is subject to review and approval by the City's Design Review staff. The applicant has therefore submitted an application for Design Review. Staff recommends that project approval be stipulated upon design approval by the Design Review staff prior to the issuance of building permits.

B. Site Plan and Building Design

The existing single-family house fronts onto D Street with its primary access oriented toward D Street (see Exhibit A - Site Plan). The proposed second unit will be located above the northern half of the house and will be accessed from an exterior staircase to be located on the west side of the building (see Exhibit B - Elevations). The bottom step of the staircase will face the interior sideyard, but access to the staircase will be from 32nd Street. The two primary entrances are therefore considered to be from the two different streets. A minimum six feet of clearance will be maintained between the attached staircase and the detached accessory (garage) structure thereby meeting the setback requirements for accessory structures. The remaining building footprints will not change.

The maximum allowable lot coverage for structures in the R-1 zone is 40 percent. The existing house and garage cover approximately 1,200 square feet and 221 square feet of the 3,200 square-foot lot, respectively. The existing lot coverage is approximately 44 percent and will increase to approximately 46% upon the addition of 50 square feet for the exterior staircase. The applicant has requested a variance to allow this additional lot coverage.

The proposed staircase will be located at the rear of the house and will be partially shielded by the existing 5-foot tall concrete wall. The staircase is not anticipated to significantly reduce the amount of light and air afforded to the site. The applicant also worked with staff to locate the staircase within the building but found that the resulting usable square footage within the house and proposed dwelling unit would be significantly reduced. Due to the above, and due to the relatively minor increase in overall lot coverage, staff supports the applicant's request to increase the overall lot coverage by approximately 50 square feet.

C. Parking

The City's zoning ordinance requires a minimum of one off-street parking space per dwelling unit. The applicant's proposal would therefore warrant a minimum of two stalls. Staff worked with the applicant to design the project with adequate on-site parking but determined that, due to the physical constraints of the parcel, a second parking stall on-site was not desirable. A second stall would also require additional entitlements to compensate for the lack of maneuvering area. Upon surveying the street parking (1/18/95 @ 6:30 PM and 1/19/95 @ 7:00 AM), staff found that approximately 80 parking spaces were available within a one-block radius of the subject site. Staff therefore believes that adequate on-street parking exists to accommodate at least one additional parking vehicle. Staff therefore supports the applicant's request for a variance to waive one required off-street parking stall.

**PROJECT REVIEW PROCESS:****A. Environmental Determination**

The project constitutes the construction of a limited number of new, small facilities or structures which includes duplexes with not more than six dwelling units in an urbanized area. The proposal therefore qualifies for a categorical exemption pursuant to Section 15303(b) of the California Environmental Quality Act (CEQA) Guidelines. Additional environmental review is not required.

**B. Public / Neighborhood / Business Association Comments**

The project site is located within the defined areas of interest for the East Sacramento Improvements Association and the McKinley/Elvas Neighborhood Association. Copies of the project application and plans were sent to these organizations in November, 1994. Staff then followed up with a phone call. At the time of this writing, the Associations had not provided a formal response. However, a representative of the McKinley/Elvas Neighborhood Association (Jim Hastings) indicated that his association would be opposed to the project. Property owners within a 500-foot radius of the site were also notified of the project and the pending public hearing. At the time of this writing, staff had not received notice of any other opposition to the project.

**C. Summary of Agency Comments**

The project has been reviewed by several City Departments including Planning, Public Works, and Utilities. No specific changes or conditions were recommended. Their conditions are provided in the attached resolution (Attachment C).

**PROJECT APPROVAL PROCESS:** The Planning Commission has the authority to approve or deny the entitlements listed below. The Planning Commission action may be appealed to the City Council. The appeal must occur within 10 days of the Planning Commission action.

**STAFF RECOMMENDATION:** Staff recommends that the Planning Commission approve the following entitlements based on findings of fact and conditions in the attached resolution.

- A. **Variance** to waive one required off-street parking space; and
- B. **Variance** to allow the overall lot coverage to be further exceeded by 50± square feet for an exterior staircase on a 3,200± square foot parcel in the Standard Single Family (R-1) zone.

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Report Prepared By,

Report Reviewed By,

Mike Dale

Mike Dale, Associate Planner

Steve Peterson

Steve Peterson, Senior Planner

Attachments

Attachment A	Vicinity Map
Attachment B	Land Use and Zoning Map
Attachment C	Resolution - Variances
Exhibit A	Site Plan
Exhibit B	Building Elevations
Exhibit C	Floor Plans

**Attachment A  
Vicinity Map**

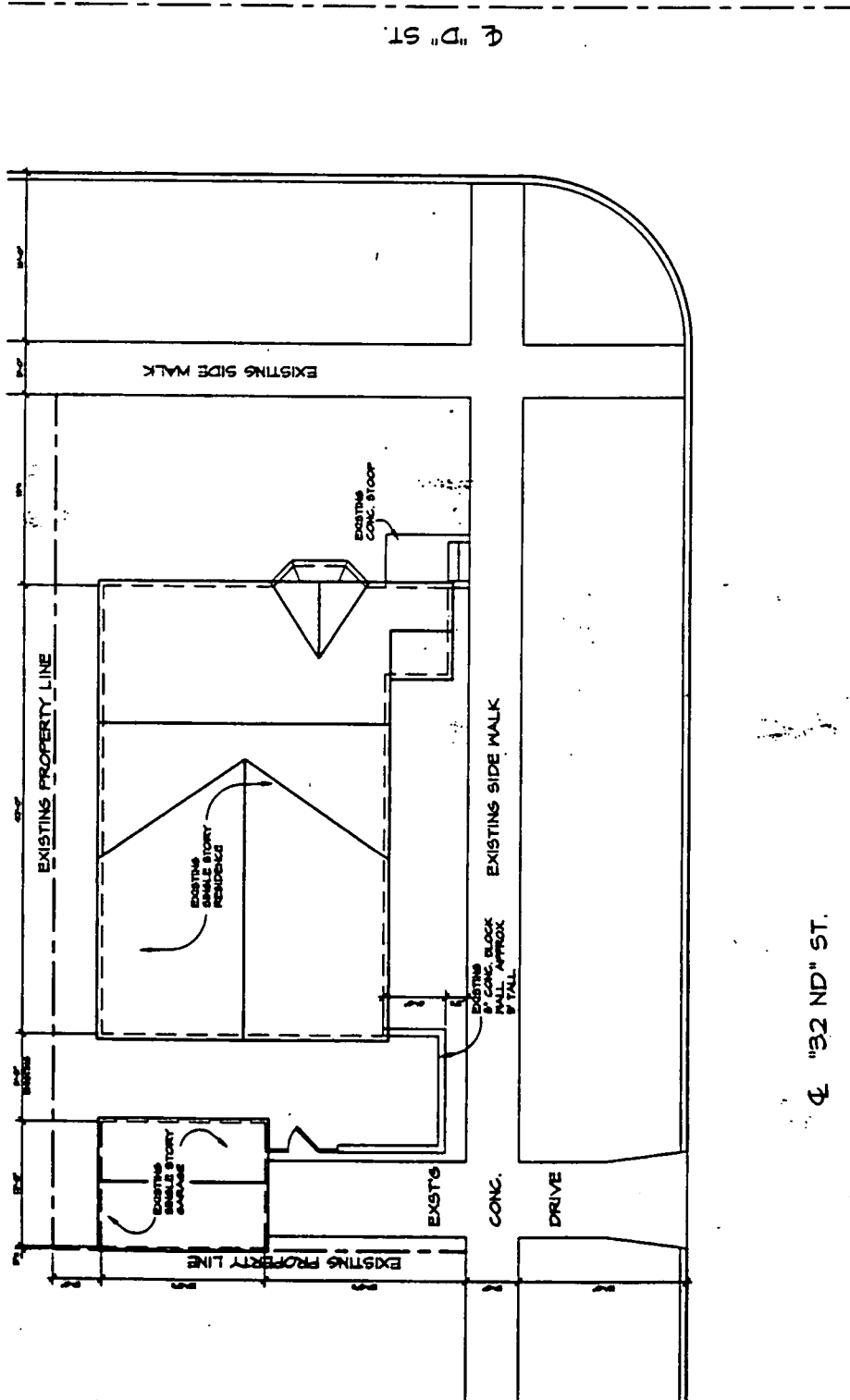


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Exhibit A  
Site Plan

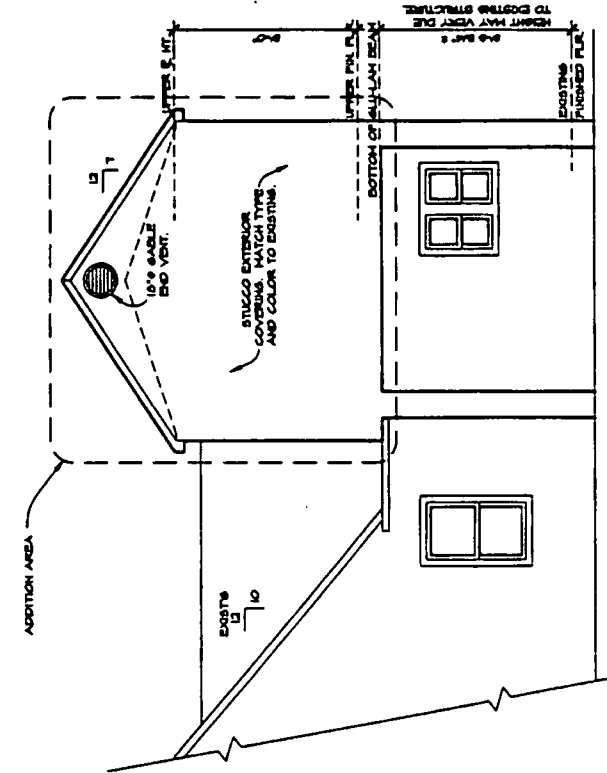


**SITE PLAN**  
SCALE: 1/8" = 1'-0"

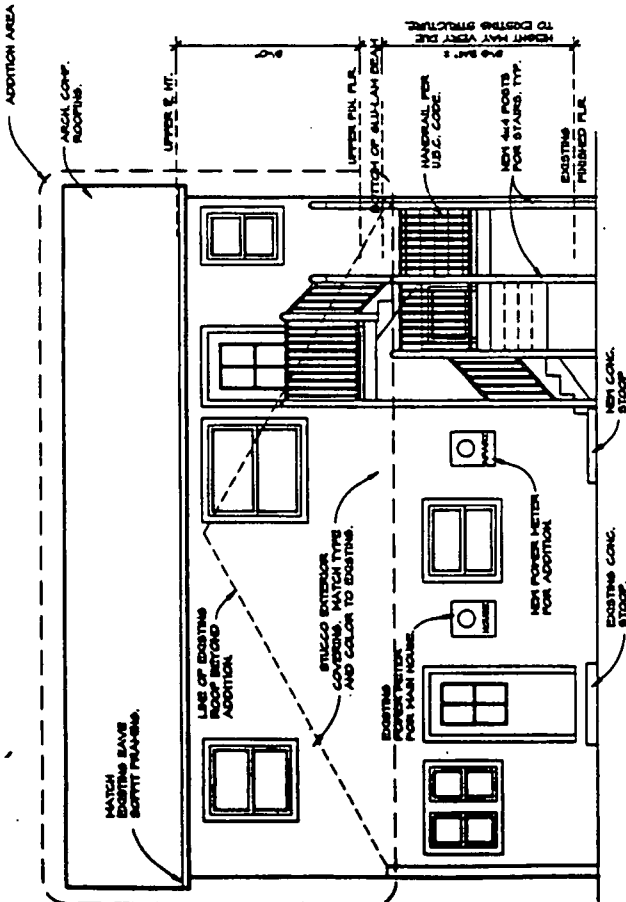
**LOCATION**  
3201 D ST.  
SACRAMENTO, CA.

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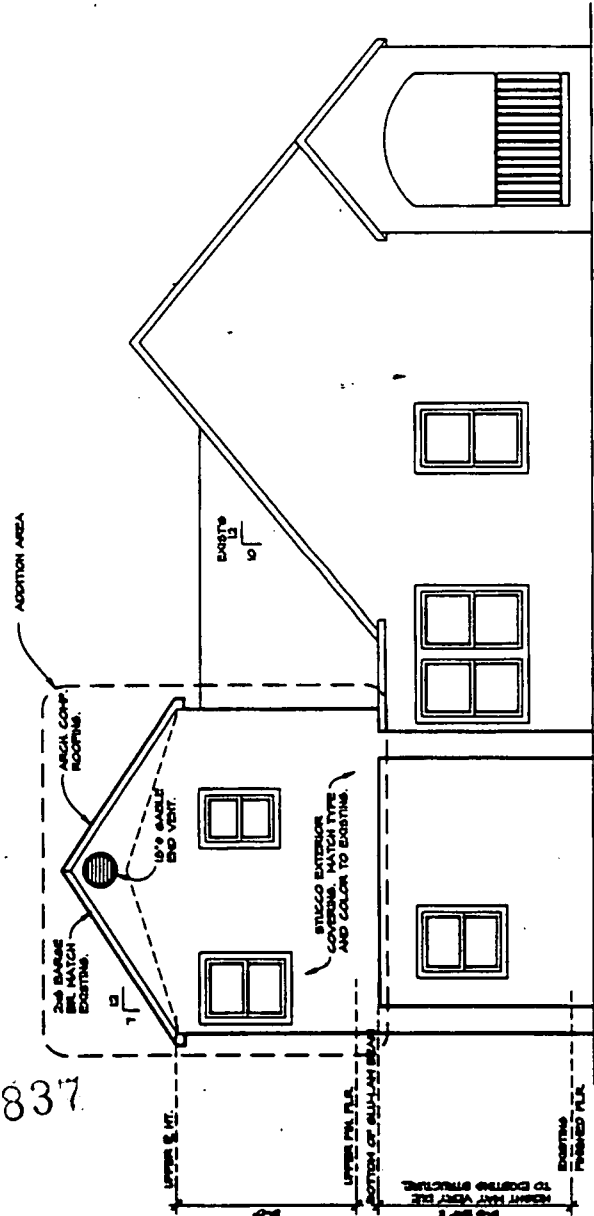
Exhibit B  
Building Elevations



PROPOSED RIGHT ELEVATION  
SCALE: 1/4" = 1'-0"



PROPOSED REAR ELEVATION  
SCALE: 1/4" = 1'-0"

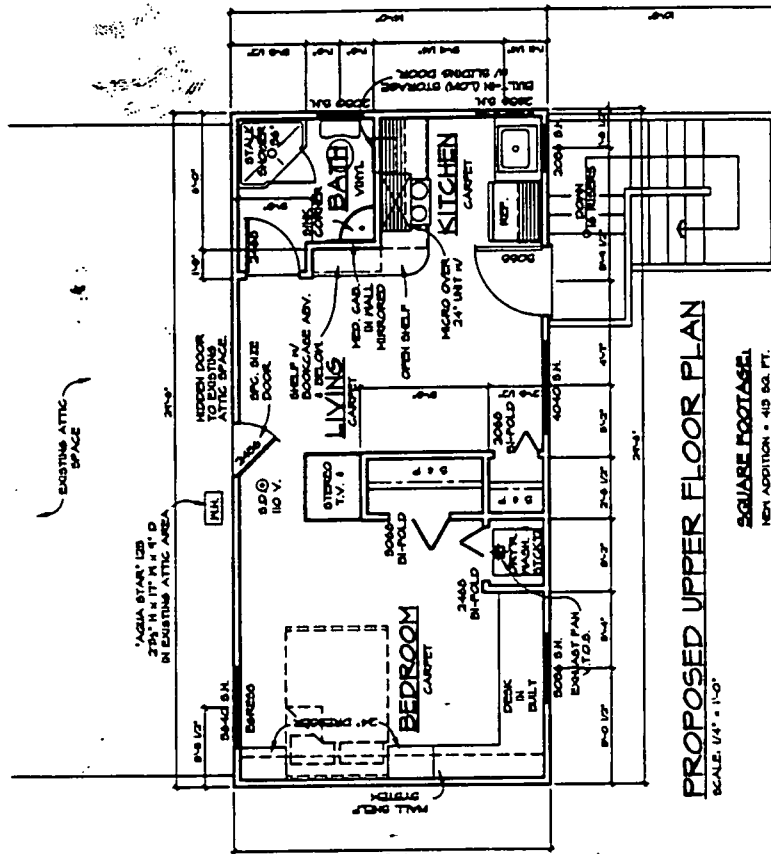
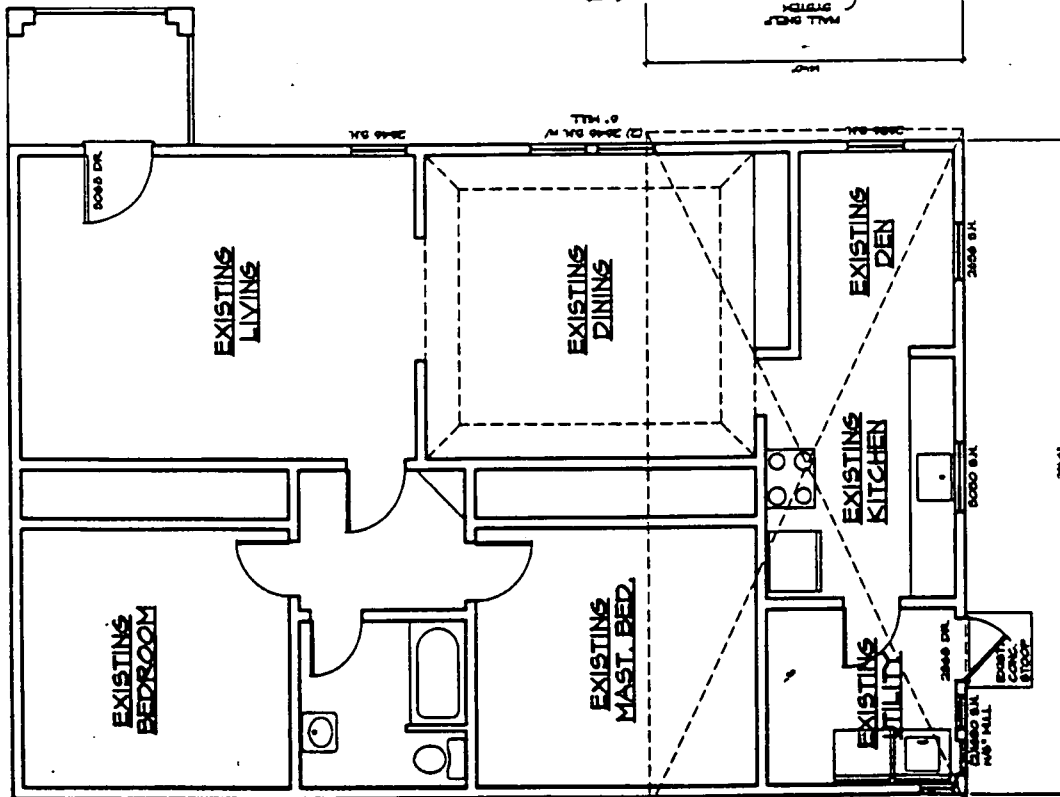


PROPOSED LEFT ELEVATION  
SCALE: 1/4" = 1'-0"

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Exhibit C  
Floor Plans

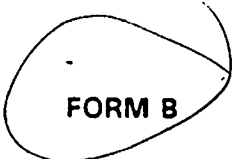
- NOTES:**
- TYP. & TO BE 8'-0"
  - SOLID BLOCKING OVER SUPPORTS.
  - FIRE BLOCKING & ALL PLUMBING PENETRATIONS.
  - TOP OF ROOFING @ 6'-0" A.P.T.
  - TYP. EXT. WALL TO BE 2x4's @ 16" O.C.
  - SHOCK DETECTORS TO BE NOT NEEDED DISCONNECTING SWITCH & BATTERY BACK-UP.
  - SHOCK DETECTORS TO BE AVOIDABLE IN ALL SLEEPING AREAS.
  - REMOVE ROOFING STRUCTURE ONLY AT EXISTING STRUCTURE.



SQUARE FOOTAGE:  
NEW ADDITION = 419 SQ. FT.

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LETTER OF AGENCY



If the applicant is not the owner of record of the subject site, a Letter of Agency (Form B) from the owner or the owner's authorized representative must be submitted which grants the applicant permission to make application for the requested entitlement.

Date: 14 July 1994

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

Planning Department:

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

Applicant: George or Kimberly Hess Phone: (916) 652-4918

Applicant's address: 4151 Val Verde Rd., Loomis, Ca 95650

to apply for the following entitlement(s):

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Plan Amendment      | <input checked="" type="checkbox"/> Subdivision Modification             |
| <input checked="" type="checkbox"/> Rezoning            | <input checked="" type="checkbox"/> Special Permit                       |
| <input checked="" type="checkbox"/> PUD Designation     | <input checked="" type="checkbox"/> Variance                             |
| <input checked="" type="checkbox"/> Tentative Map       | <input checked="" type="checkbox"/> "R" Review (Development Plan Review) |
| <input checked="" type="checkbox"/> Lot Line Adjustment | <input checked="" type="checkbox"/> Other                                |

The subject property is located at 3201 D. St., Sacramento

Assessor's Parcel Number AP 003-0116-028

Richard C. Smith Jr. / Wanda J. Smith  
Signature of owner of record (must be original)

RICHARD C. SMITH, JR. / WANDA J. SMITH  
Name of owner of record

3201 D STREET, SACRAMENTO, (916) 448-7719  
Address of owner of record Phone

Application Number P 94 - 113 01839

NOTICE OF EXEMPTION

TO: X County Clerk FROM: Environmental Geographic Coordinator  
County of Sacramento City of Sacramento

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

ACTIVITY/PROJECT TITLE: Duplex Development on Top of Existing House (P94-113)

PROJECT LOCATION: 3201 D Street, APN: 003-0116-028  
City of Sacramento, County of Sacramento

DESCRIPTION OF ACTIVITY/PROJECT: Addition of second dwelling unit on top of existing single-family house on corner lot in R-1 zone requiring variances for parking and lot coverage.

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

NAME OF PERSON CARRYING OUT ACTIVITY/PROJECT: Kimberly H. Hess

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)]
- Statutory 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 03 and Section Number 15303(b)

REASONS WHY ACTIVITY/PROJECT IS EXEMPT: The project constitutes the construction of a limited number of new, small facilities or structures which includes duplexes with not more than six dwelling units in an urbanized area. The proposed project will not include the removal of a scenic resource including a stand of trees, a rock outcropping or a historic building. The proposal is therefore anticipated to have a less than significant environmental impact.

CONTACT PERSON:

TELEPHONE: (916) 264-5381

Mike Dale  
Mike Dale, Associate Planner

1/27/95  
DATE:

PROOF OF SERVICE BY MAIL

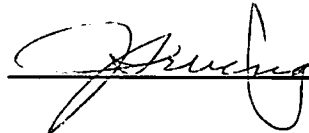
STATE OF CALIFORNIA  
COUNTY OF SACRAMENTO

The below signed verily states:

That I am an employee of the Sacramento City Planning Division and that I am a citizen of the United States and a resident of the County aforementioned; that I am over the age of eighteen years and not a party to the within entitled proceedings; that my business address is 1231 I Street, room 200, Sacramento, CA 95814..

On January 9, 1995, I served the applicant and the property owners whose names appear on the attached list(s) at the addresses shown, public notices in said proceedings with postage thereon fully prepaid in the United States Post Office mail box at Sacramento, California.

I CERTIFY OR DECLARE UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT.

  
\_\_\_\_\_



DEPARTMENT OF  
PLANNING AND DEVELOPMENT

**CITY OF SACRAMENTO**  
CALIFORNIA

1231 I STREET  
ROOM 200  
SACRAMENTO, CA  
95814-2998

**PUBLIC NOTICE**

PLANNING  
916-264-5604  
FAX 916-264-7046

Date: January 9, 1995

Dear Property Owner:

The Planning Division is notifying all owners of property within 500' of the proposed project (described below) that the Sacramento City Planning Commission will consider this proposal at a public hearing scheduled to begin at 5:30 P.M. in room 102, first floor, 1231 I Street, Sacramento, California, on January 26, 1995.

The proposed project is:

P94-113 Entitlement to allow the construction of a duplex unit on top of an existing house at 3201 D Street. (D3) APN: 003-0116-028 A. *Special Permit* to allow the expansion of a non-conforming structure in the interior sideyard setback area; B. *Variance* to waive one required off-street parking space; C. *Variance* to allow the overall lot coverage to be further exceeded by 50± square feet for an exterior staircase on a 3,200± square foot parcel in the Standard Single Family (R-1) zone.

If you challenge the above requested entitlements in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice or in written correspondence delivered to the Planning Commission at or prior to the public hearing.

If you have any concerns, questions or objections, or need further information, please contact Mike Dale at the City Planning Division, 264-8309, and please refer to the above 'P' or 'M' number.

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- |   |   |  |
|---|---|--|
| 1. APN: 003-0116-028-0000<br>Richard Smith.<br>P.O. Box 19789<br>Sacramento, CA 95819       | 11. APN: 003-0113-018-0000<br>Michael Jaramillo<br>232 32nd St.<br>Sacramento, CA 95816   | 21. APN: 003-0115-021-0000<br>Chris Rincon<br>3257 C St.<br>Sacramento, CA 95816                   |
| 2. APN: 003-0113-027-0000<br>Deborah R. Fountain<br>P.O. Box 162758<br>Sacramento, CA 95816 | 12. APN: 003-0115-030-0000<br>Charles Martinez<br>233 32nd St.<br>Sacramento, CA 95816    | 22. APN: 003-0115-020-0000<br>Bruce Montgomery<br>3265 C St.<br>Sacramento, CA 95816               |
| 3. APN: 003-0113-026-0000<br>Charles and Susan Klein<br>3143 C. St.<br>Sacramento, CA 95816 | 13. APN: 003-0115-029-0000<br>Bruce Fritzsche<br>241 32nd St.<br>Sacramento, CA 95816     | 23. APN: 003-0115-019-0000<br>Jose Plasencia<br>3273 C St.<br>Sacramento, CA 95816                 |
| 4. APN: 003-0113-025-0000<br>Charles and Susan Klein<br>3143 C. St.<br>Sacramento, CA 95816 | 14. APN: 003-0115-028-0000<br>George Nicks<br>3201 C. St.<br>Sacramento, CA 95816         | 24. APN: 003-0115-018-0000<br>Donald Mille Living<br>Trust<br>250 33rd St.<br>Sacramento, CA 95816 |
| 5. APN: 003-0113-024-0000<br>John Duree<br>3159 C. St.<br>Sacramento, CA 95816              | 15. APN: 003-0115-027-0000<br>Jeanne Natysin<br>3209 C. St.<br>Sacramento, CA 95816       | 25. APN: 003-0116-013-0000<br>David Kirrene<br>1849 49th St.<br>Sacramento, CA 95819               |
| 6. APN: 003-0113-023-0000<br>Helen Katsumi<br>234 San Miguel Way<br>Sacramento, CA 95819    | 16. APN: 003-0115-026-0000<br>George Silhi<br>6837 Sunnyslope Dr.<br>Sacramento, CA 95828 | 26. APN: 003-0116-012-0000<br>Todd Blakely<br>3272 C St.<br>Sacramento, CA 95816                   |
| 7. APN: 003-0113-022-0000<br>James Chambers<br>3173 C. St.<br>Sacramento, CA 95816          | 17. APN: 003-0115-025-0000<br>Mark Holgerson<br>3225 C. St.<br>Sacramento, CA 95816       | 27. APN: 003-0116-010-0000<br>Beulah Davenport<br>2260 Mangrum Ave.<br>Sacramento, CA 95822        |
| 8. APN: 003-0113-021-0000<br>Simona Deltoro<br>3181 C. St.<br>Sacramento, CA 95816          | 18. APN: 003-0115-024-0000<br>Candice Schluter<br>3233 Ct. St.<br>Sacramento, CA 95816    | 28. APN: 003-0116-010-0000<br>Walter Watters<br>365 34th St.<br>Sacramento, CA 95816               |
| 9. APN: 003-0113-020-0000<br>Betty Stevens<br>3189 C. St.<br>Sacramento, CA 95816           | 19. APN: 003-0115-023-0000<br>Walter Watters<br>3241 C. St.<br>Sacramento, CA 95816       | 29. APN: 003-0116-009-0000<br>Zelma Terry<br>3248 C St.<br>Sacramento, CA 95816                    |
| 10. APN: 003-0113-019-0000<br>Paul and Judith Guyer<br>240 32nd St.<br>Sacramento, CA 95812 | 20. APN: 003-0115-022-0000<br>Dean Ballback<br>3249 C. St.<br>Sacramento, CA 95816        | 30. APN: 003-0116-008-0000<br>G. Joseph<br>3420 C St.<br>Sacramento, CA 95816                      |

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31. APN: 003-0116-007-0000 Alberto Cano  
3232 C St.  
Sacramento, CA 95816
32. APN: 003-0116-006-0000 RIIS Family Trust  
3224 C St.  
Sacramento, CA 95816
33. APN: 003-0116-005-0000 Judith Johnson  
3216 C St.  
Sacramento, CA 95816
34. APN: 003-0116-004-0000 Thomas McGill  
3204 C. St.  
Sacramento, CA 95816
35. APN: 003-0116-003-0000 Carol Frith  
3200 C St.  
Sacramento, CA 95816
36. APN: 003-0116-001-0000 Rhoads Rothrock  
8923 Twin Falls Dr.  
Sacramento, CA 95826
37. APN: 003-0116-001-0000 Tom Wyant  
325 32nd St.  
Sacramento, CA 95816
38. APN: 003-0116-014-0000 JEFFREY Woodworth  
316 33rd St.  
Sacramento, CA 95816
39. APN: 003-0116-015-0000 Kimbal Blake  
324 33rd St.  
Sacramento, CA 95816
40. APN: 003-0116-017-0000 Opal Strader  
340 33rd St.  
Sacramento, CA 95816
41. APN: 003-0116-016-0000 Mildred Blake  
332 33rd St.  
Sacramento, CA 95816
42. APN: 003-0116-020-0000 Thomas Skordal  
3265 D. St.  
Sacramento, CA 95816
43. APN: 003-0116-021-0000 Conchita Andrade  
3257 D St.  
Sacramento, CA 95816
44. APN: 003-0116-022-0000 Adams Family Liv. Trust  
2750 60th St.  
Sacramento, CA 95817
45. APN: 003-0116-023-0000 Francis Thomas  
3241 D St.  
Sacramento, CA 95816
46. APN: 003-0116-024-0000 Marla Miller  
3233 D St.  
Sacramento, CA 95816
47. APN: 003-0116-025-0000 Geraldine Read  
3501 Eolsom Blvd.  
Sacramento, CA 95816
48. APN: 003-0116-026-0000 Lola Morgan  
88 Coloma Way  
Sacramento, CA 95819
49. APN: 003-0116-030-0000 James Bozeman  
3226 Broadway  
Sacramento, CA 95817
50. APN: 003-0116-029=0000 Craig Corbett  
2805 Carissa Way  
Sacramento, CA 95821
51. APN: 003-0116-027-0000 Daniel Rivera  
3209 D St.  
Sacramento, CA 95816
52. APN: 003-0116-019-0000 Robin Aurelius/  
Mary Callaghan  
3279 D street  
Sacramento Ca., 95816
53. APN: 003-0116-018-0000 Jean Koss  
3285 D street  
Sacramento, Ca. 95816
54. APN: 003-0114-019-0000 Marjorie Wheeler  
3195 D St.  
Sacramento, Ca. 95816
55. APN: 003-0114-020-0000 Dana Mitchel/Crystal  
Weber  
3181 D St.  
Sacramento, Ca. 95816
56. APN: 003-0114-021-0000 Fedora Krasno  
3173 d St.  
Sacramento, Ca. 95186
57. APN: 003-0114-022-0000 James Yee/Ping Yue  
3165 D St  
Sacramento, Ca. 95816
58. APN: 003-0114-023-0000 Hal McMillen  
3157 D St.  
Sacramento, Ca. 95816
59. APN 003-0114-024-0000 Johnson Family Trust  
3149 D. St.  
Sacramento, Ca. 95186
60. APN: 003-0114-025-0000 LINDA Jones  
3141 D. ST.  
Sacramento, Ca. 95186

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61. APN: 003-0114-026-0000 Raymond Rodrigues 3135 D ST. Sacramento, Ca. 95186	73. APN: 003-0114-012-0000 James Chambers 3176 C. St. Sacramento, ca. 95816	83. APN: 003-0163-004-0000 Anthony Damiani Family Living Trust P.O. Box 19734 Sacramento, Ca. 95819
62. APN: 003-0114-027-0000 Mary Davis 3129 D St. Sacramento, Ca. 95186	74. APN: 003-0114-011-0000 Jesus Hernandez 3170 C. St. Sacramento, Ca. 95816	84. APN: 003-0163-006-0000 Nelson Quok 3124 D. St. Sacramento, Ca. 95816
63. APN: 003 0114-028-0000 Bruce Nelson 3117 D. St Sacramento, Ca. 95186	75. APN: 003-0114-010-0000 David Koontz 3158 C. St. Sacramentp, Ca. 95816	85. APN: 003-0163-007-0000 LARRY Crummer 2649 Mission Greens DR. San Jose, Ca. 95148
64. APN: 003 0114-029-0000 Patricia Turse 3109 D. St Sacramento, Ca. 95186	76. APN: 003-0114-009-0000 Dean Unger 700 Alhambra Blvd. Sacramento, Ca. 95816	86. APN: 003-0163-008-0000 Andy Stephenson 3144 D. ST. Sacramento, Ca. 95816
66. APN: 003-0114-033-0000 Robert Solodow 331 Alhambra Blvd. Sacramento, Ca 95186	77. APN: 003-0114-008-0000 George Silhi 3140 C. St. Sacramento, Ca. 95816	87. APN: 003=0163-010-0000 Shirley Gilford 343 3rd. ave. Twin Falls, Idaho 83301
68. APN:003-0114-017-0000 James Conant 332 32nd St. Sacramento, CA. 95186	78. APN:003-0114-007-0000 Katherine Zarzana/ Declaration of Trust 3132 C.St. Sacramento, Ca. 95816	88. APN: 003-0163-010-0000 Marcia Rooney 3156 D. ST. Sacramento, Ca. 95816
69. APN: 003-01140017-0000 Alex Contreras 324 32nd. St. Sacramento Ca. 95816	79. APN: 003-0114-006-0000 William Orr 3128 C. St. Sacramento, Ca. 95816	89. APN: 003-0163-011-0000 David Harris 3164 D. St. Sacramento, Ca. 95816
70. APN: 003-0114-015-0000 Margaret Curry 316 32nd. St Sacramento, Ca. 95816	80. APN: 003-0114-005-0000 Carl Seymour 3116 C. St. Sacramentp, Ca. 95816	
71. APN: 003-0114-014-0000 Susan Twining 3188 C. St Sacramento, Ca 95816	81. APN: 003-0114-001-0000 Melvin Marshall 315 Alhambra Blvd. Sacramento Ca. 95816	90. APN: 003-0163-012-0000 Sacramento co.Pup. Cons P.O. Box 5140 Sacramento, Ca. 95817
72. APN: 003-0114-013-0000 Tony Johnson 3180 C. St. Sacramento, Ca. 95816	82. APN: 003 0163-005-0000 Anthony Damiani/ Family Living Trust P.O. Box 19734 Sacramento, Ca. 95819	91. APN: 003-0163-013-0000 Eugenie Kaneches 3180 D. St Sacramento, Ca. 95816

92. APN: 003-0163-014-0000 David Smiley  
3188 D. St.  
Sacramento, Ca. 95816

102. APN: 003-0163-025-0000 John Wittman  
2937 Maples St.  
Sacramento, Ca. 95826

112. APN:

93. APN: 003-0163-015-0000 Ronald Sommer  
P.O.Box 726  
Albion, Ca. 95410

103. APN: 003-0163-019-0000 Jeff Becker  
3181 McKinley Blvd.  
Sacramento, Ca. 95816

113. APN: 003-0164 022-0000 Bubloug/Stubs  
Revocable Trust  
3239 McKinley Blvd.  
Sacramento, Ca. 95816

94. APN: 003-0163-016-0000 David Douglas  
4909 Clear Cir.  
Carmicheal, Ca. 95608

104. APN: 003-0163-018-0000 Rosie Gaines 1993  
Revocable trust  
3195 McKinley Blvd.  
Sacramento, Ca. 95816

114. APN: 003-0164-021-0000 Thomas Balesteri  
4201 Los Coches Wy.  
Sacramento, Ca. 95864

95. APN: 003-0163-017-0000 Helen Healy  
440 32nd.st.  
Sacramento, Ca. 95816

105. APN: 003-0164-027-0000 Daniel Gregory  
P.O. Box 161341  
Sacramento, Ca. 95816

115. APN: 003-0164-020-0000 Dale Gress  
3265 McKinley Blvd.  
Sacramento, Ca. 95816

96. APN: 003 0163-020-0000 Anthony Kouklis  
3173 McKinley Blvd.  
Sacramento, Ca. 95816

106. APN: 003-0164-026000 Robert Lattin  
3209 McKinley Blvd.  
Sacramento, Ca. 95816

116. APN: 003-0164-019-0000 Kelly Brothers  
3265 McKinley Blvd  
Sacramento, Ca. 95816

97. APN: 003-0163-021-0000 Darin King  
3165 McKinley Blvd.  
Sacramento, Ca. 95816

107. APN: 003-0164-028-0000 Fred Mez  
441 32nd. St.  
Sacramento, Ca. 95816

117. APN: 003-0164-017-0000 Robert Brozek  
440 33rd. St.  
Sacramento, Ca. 95816

98. APN: 003-0163-022-0000 Richard Ellsworth  
3157 McKinley Blvd.  
Sacramento, Ca. 95816

108. APN: 003-0164-029-0000 Pedro Morales  
433 32nd. St.  
Sacramento, Ca. 95816

118. APN: 003-0164-016-0000 Ann Truit  
60 circle rd.  
San Rafael, ca. 94903

109. APN: 003-0164-025-0000 Katherine White  
3217 McKinley Blvd.  
Sacramento, Ca. 95816

119. APN: 003-0164-015-0000 Sandy Britton  
424 33rd. St.  
Sacramento, Ca. 95816

101. APN: 003-0163-024-0000 Peter Galves Revocable  
trust  
3133 McKinley Blvd.  
Sacramento, Ca. 95816

110. APN: 003- 0164-024-0000 Richard Vancuren  
3225 McKinley Blvd.  
Sacramento, Ca. 95816

120. APN: 003-0164-014-0000 Alice Trousé  
6350 riverside Blvd.  
Sacramento, Ca. 95813

100. APN: 003-0163-024-0000 Donald Messner  
7634 Bar Du LN.  
Sacramento, Ca. 95829

111. APN: 003-0164-023-0000 David Castenada  
3233 McKinley Blvd.  
sacramento, Ca. 95816

121. APN: 003-0164-011-0000 Elma Rolfe  
3264 D. St.  
Sacramento, Ca. 95816

132.APN:003-0164-012-0000 Jean Smuggs 3272 D. St. Sacramento, Ca. 95816	130.APN:003-0164-003-0000 Phillip Amaro 3200 D. St. Sacramento Ca. 95816	143.APN:004-0161-031-0000 Stanley Wong P.O.Box 864 Citrus Hts., Ca.95611
133.APN:003-0164-013-0000 Robert Dillard 400 33rd. St. sacramento, Ca. 95816	131.APN:003-0164-004-0000 Anne Gooch 3208 D. St. Sacramento, Ca. 95816	144.APN:004-0161-032-0000 Peter Haft 3000 D. St. top floor Sacramento, Ca. 95816
122.APN:003-0164-010-0000 Richard Sickert 3256 D. St. Sacramento, Ca.95816	134.APN:004-0161-021-0000 Robert Yoshimara 417 33rd. St Sacramento, Ca. 95816	138.APN:004-0161-025-0000 Philip Hering 355 33rd. St. Sacramento, Ca. 95816
123.APN:003-0164-009-0000 Olga Heckey Family Trust 3248 D. St. Sacramento, Ca. 95816	135.APN:004-0161-002-0000 Sue Elmegreen 401 33rd. St. Sacramento, Ca. 95816	APPLICANT: George B. Hess 4151 Val Verde Rd. Loomis Ca. 95650
124.APN:003-0164-008-0000 Josephine Aldana 3240 D. St. Sacramento, Ca. 95816	136.APN:004-0161-023-0000 Jan Pettis 375 33rd. St. Sacramento, Ca. 95816	APPLICANT: George b. Hess 4151 Val Verde Rd. Loomis Ca. 95650
125.APN:003-0164-007-0000 Gladys Barisich living Trust 3232 D. St. Sacramento, Ca. 95816	137.APN:004-0161-024-0000 Stephen Hartzell 363 33rd. St. Sacramento, Ca.95816	
126.APN:003-0164-006-0000 Barbara Puntillo 7565 Sylvan Creek Ct. Citrus Hts., Ca. 95610	138.APN:004-0161-025-0000 JOSEPHINE Corral Declaration of Trust 345 33rd. St Sacramento, Ca.95816	<i>East Sacramento Improvement Association Attn: Jim Collins P.O. Box 19147 Sacramento, CA 95816</i>
127.APN:003-0164-005-0000 Norman Echols 3212 D. St. Sacramento, Ca. 95816	140.APN:004-0161-028-0000 Raymond Bitzer 335 33rd.St. Sacramento, Ca. 95816	
128.APN:003-0164-001-0000 Delbert Prescott 425 32nd. St. Sacramento, Ca. 95816	141.APN:004-0161-028-0000 Peter Haft 321 33rd. St. Sacramento, Ca.95816	<i>McKinley / Elvas Neighborhood Alliance Attn: Jim Hastings 717 33rd Street, P.O.Box 16027 Sacramento, CA 95816</i>
129.APN:003-0164-002-0000 Micheal McShane 417 32nd. St Sacramento, Ca. 95816	142.APN:004-0161-030-0000 Peter Haft 321 33rd. St. Sacramento, Ca. 95816	