

APPLICANT POPPAS & ASSOCIATES
OWNER SCB INVESTMENTS
PLANS BY Sierra Gold Graphics
FILING DATE 10/29/07 **ENVIR. DEF. ACT. 1502 (A)** **REPORT BY** SD/VF
ASSESSOR'S PCL. NO. 226-330-01-27; 29-52; 43-52; 54-60; 271-52-69; 37-53; 324-12-1

SP

138 units

Special use is established a local home rule...
 lot lines... to accommodate 138 units...
 recorded map.

Various lots in Village Garden North located at the southeast corner of 2nd Avenue and Soli Street.

PROPOSAL: The applicant is requesting the necessary entitlement to locate existing subdivisions lot areas in order to accommodate 138 units in Village Garden North.

GENERAL INFORMATION:

138 North Sacramento
 Community Plan (see map)
 Existing Zoning of Site: R-1A
 Existing Land Use: Vacant

Surrounding Land Use And Zoning	setback	Required	Provided
North: Residential, R-1	10 feet	Determined by	10 feet
North: Residential, R-1	5 feet	by	5 feet
East: Vacant, R-1	5 feet	by	5 feet
West: Vacant, R-1 PD	5 feet	Compliance	5 feet

Parking Required: 113 spaces
 Parking Provided: 260 spaces
 Property Dimensions: Irregular
 Property Area: 24.1 acres
 Height of Building: 25.5', 2 stories
 Topography: Flat
 Street Improvements: To be provided
 Utilities: To be provided
 Exterior Building Materials: wood siding, brick veneer
 Roof Material: Medium shake
 Size of Units:

Units	Area	Bedrooms	Baths
5	113 sq ft	3	2 1/2
5	113 sq ft	3	2 1/2
1	113 sq ft	1	2 1/2
5	113 sq ft	3	2 1/2
2 or 3	113 sq ft	2 or 3	2 1/2

APPLIC. NO. 007-304 **MEETING DATE** January 14, 1988 **ITEM NO.** 9

002010