

CITY PLANNING COMMISSION
1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT: Allied- Langdon Engineering, P.O. Box 2077, Citrus Heights, CA 95611
OWNER: Eugene Hardesty, 2367 Galway Road, San Pablo, CA 94806
PLANS BY: Allied- Langdon Engineering, P.O. Box 2077, Citrus Heights, CA 95611
FILING DATE: May 13, 1992 ENVIR. DET.: Neg. Dec. REPORT BY: Doug Holmen
ASSESSOR'S PCL. NO. 237-0380-001, 002

- APPLICATION:**
- A. Negative Declaration
 - B. Rezone 1.23± partially developed acres from Standard Single Family (R-1) to Single Family Alternative (R-1A).
 - C. Tentative Map to subdivide one partially developed parcel consisting of 1.23± acres into eight vacant parcels.
 - D. Special Permit to construct 8 single family residences in the Standard Single Family Alternative (R-1A) zone.

LOCATION: 4520 and 4530 Austin Avenue

PROPOSAL: The applicant is requesting the necessary entitlements to construct eight single family residences for sale.

PROJECT INFORMATION:

General Plan Designation: Low Density Residential (4- 15 du/na)
North Sacramento Community
Plan Designation: Residential 4-8 du/na
Existing Zoning of Site: Standard Single Family (R-1)
Existing Land Use of Site: Single family residence
Surrounding Land Use and Zoning:

North: Single family residential; R-1
South: Single family residential; R-1
East: Single family residential; R-1
West: Single family residential, vacant; R-1, A

Parking Required: eight spaces
Parking Provided: sixteen spaces
Property Dimensions: 240' x 220'

APPLC. NO. P92-129

Meeting Date: October 8, 1992

Item No. 8

001684

Property Area:	53,680 gross square feet (48,800 net sq. ft.)
Density of Development:	7.1 du/na
Square Footage of Units:	2,000, 2,473 sq. ft.
Height of Building:	22 feet
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Exterior Building Materials:	Wood and stucco
Roof Material:	Dimensional composition

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On September 2, 1992; by a vote of five ayes and four absent, the Subdivision Review Committee voted to recommend approval of the tentative map, subject to conditions.

PROJECT EVALUATION:

A. Land Use and Zoning

The existing land use of the site consists of a modular house. The area is approximately 1.23[±] acres. The surrounding land uses consists of single family residential to the east, south and west and vacant to the north. The site is presently zoned Standard Single Family (R-1). The applicant is proposing to rezone the site to Single Family Alternative (R-1A). The surrounding zoning consists of R-1 with the exception of a parcel across the street to the west which is zoned Agricultural. There is an area to the east of the proposed project which is zoned Single Family Alternative and has single family residences on petite lots.

The General Plan designates the site as Low Density Residential (4- 15 du/na) and the North Sacramento Community Plan designates the site as Residential 4- 8 du/na. The proposed density would be in conformance with the General Plan and North Sacramento Community Plan.

B. Applicant's Proposal:

The applicant is requesting the rezone from R-1 to R-1A, a tentative map to subdivide one partially developed parcel into eight parcels, and a Special Permit to construct eight homes in an R-1A zone for future sale. The applicant would remove the existing mobile home that is located on the site. The accessory buildings identified on the Tentative map have been removed.

C. Policy Considerations:

The proposed rezone and tentative map are consistent with the General Plan which designates the site as Low Density Residential (4- 15 du/na) and with the North Sacramento Community Plan which designates the site as Residential 4-8 du/na. The density of development would be seven du/na.

D. Rezone:

The applicant is proposing to rezone the 1.23 acre site from Standard Single Residential (R-1) to

Single Family Alternative (R-1A). The area is characterized by single family residential. There is a development to the east of the proposed site which is zoned and built to the R-1A standards. The rezone would be consistent with the General Plan and the North Sacramento Community Plan which designates the site as low density residential. Staff supports this request.

E. Tentative Map:

The lots that would be created with the tentative map would be consistent with the other single family residential lots in the area. The lots would vary in size from 47 feet to 60 feet in width and 97 feet in length. The front setbacks would range from 18 feet to 32 feet.

F. Building Design:

The police department has expressed concern regarding the design of the homes. The police believe that the design which puts the double car garage in front of the living area with the small entrance door would keep the occupants from seeing activity in the front of the house and up and down the street. Also, there is a tall thin glass window adjacent to the front door which could easily be broken allowing a burglar to reach in and unlock the door.

The owners have expressed a willingness to redesign the homes to satisfy the concerns of the police department and any concerns that the design review staff may have. Staff recommends that the buildings be redesigned to meet the concerns of the police and planning staff before building permits are issued.

G. Agency Comments:

The proposed project was reviewed by several City Agencies and Departments. In addition to comments received from the Engineering Development Division which are included in the conditions, the following comments were received:

Councilmember Ferris:

Plan A puts the front entry a long way back from the street. Hidden entries invite break-ins.

Police Department:

There should be a redesign of Plan B to place more living space to the front in order to allow more natural observation of outside activity (street, neighbors, etc.) from the first floor.

ENVIRONMENTAL EVALUATION: The Environmental Services Manager has determined that the project, as proposed, will not have a significant impact to the environment; therefore, a Negative Declaration has been prepared. In compliance with Section 15070(B) 1 of the California Environmental Quality Act Guidelines, the applicant has incorporated the following mandatory mitigation measures into the project plans to avoid identified effects or to mitigate such effects to a point where clearly no significant effects will occur:

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

- A. Ratify the Negative Declaration;
- B. Recommend approval to rezone 1.23 partially developed acres from Standard Single Family Residential (R-1) to Single Family Alternative (R-1A) and forward to the City Council;
- C. Recommend approval of the Tentative Map to subdivide one partially developed parcel consisting of 1.23 acres into 8 lots in the Single Family Alternative (R-1A) zone and forward to City Council.
- D. Approve the Special Permit to construct 8 single family residences in the Single Family Alternative (R-1A) zone subject to conditions and based on Findings of Fact which follow.

Conditions- Tentative Map

- 1. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code;
- 2. Prepare sewer and drainage studies for the review and approval of the Department of Public Works and Department of Utilities;
- 3. Submit a soils test prepared by a registered engineer to be used in street design of Austin Court and Austin Street;
- 4. Pursuant to City Code Section 40.1302 (parkland dedication), the applicant shall submit to the City an appraisal of the property to be subdivided and pay the required parkland dedication in-lieu fees. The appraisal shall be dated not more than 90 days prior to the filing of the Final Map. Note: This Map is subject to the revised Quimby Fees approved by Council on May 21, 1991 and effective on July 22, 1991;
- 5. Individual dwellings shall be subject to Design Review Board staff approval prior to the issuance of a building permit. If models are provided for the subdivision, only the model homes shall require approval.
- 6. Dedicate a standard 12.5-foot public utility easement for underground public utility facilities and appurtenances adjacent to all public ways;
- 7. Show all existing easements;
- 8. Pursuant to City Code Section 40.319-1, the applicant shall indicate easements on the Final Map to allow for the placement of centralized mail delivery units. The specific locations for such easements shall be subject to review and approval of the Department of Public Works after consultation with the U.S. Postal Service;
- 9. Notice: Property to be subdivided in accordance with this map 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 Department of Public Works, Development Services Division, 927 10th Street, Room 100;

10. Water meters shall be provided for all new water services required for this project;
11. Abandon any existing water wells and/or septic tank systems, under permit, to City and/or County Health Department standards;
12. Dedicate and construct Austin Street to a standard 27-foot half-street. Seven feet of additional right of way is required;
13. Remove all existing structures on the site prior to recordation of the Final Map;
14. Prior to recordation of the Final Map, applicant shall negotiate with the Robla Elementary and Grant High School Districts, a written agreement in satisfaction of the proposed subdivision's school facilities impacts on the Districts, as mutually agreed to by the applicant and the Districts, subject to ratification by the District's Board of Trustees.

Conditions- Special Permit

1. The applicant shall redesign three plans to place more living space to the front of the buildings and be approved by the design review staff prior to issuance of a building permit.

Findings of Fact

1. The proposed project, as conditioned, is based upon sound principles of land use in that the proposed development is compatible with the surrounding single family neighborhood.
2. The proposed project, as conditioned, will not be detrimental to the public health, safety, or welfare, in that adequate parking, landscaping, and architectural design are provided.
3. The proposed project is consistent with the City's General Plan in that the Plan designates the site for Low Density Residential (4- 15 du/na).

Well
APPROVED BY CITY
COUNCIL 12-9-92

AMENDED 12/01/92

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING A TENTATIVE MAP FOR PROPERTY LOCATED AT 4520 AND 4530 AUSTIN WAY FROM THE

(P92-129) (APN: 237-0380-001, 002)

WHEREAS, the City Council on _____, held a public hearing on the request for approval of a tentative map for property located at the above described location;

WHEREAS, all governmental and utility agencies affected by the development of the proposed subdivision have been notified and given the opportunity to respond;

WHEREAS, the City Environmental Coordinator has determined that the proposed project will not have a significant effect on the environment, and has provided notice to the public of the preparation of a Negative Declaration;

WHEREAS, the City Planning Commission and/or Planning staff has submitted to the City Council its report and recommendations on the proposed subdivision;

WHEREAS, the City Council has considered the design of the proposed subdivision in relation to feasible future passive or natural heating and cooling opportunities; and

WHEREAS, the City Council has considered the effects that approval of the proposed subdivision would have on the housing needs of the Sacramento Metropolitan area and balances these needs against the public service needs of City residents and available fiscal and environmental resources.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO THAT:

1. The Negative Declaration has been prepared in compliance with CEQA, State and City Guidelines, and the Council has reviewed and considered the information contained herein, as follows:

FOR CITY CLERK USE ONLY

001689

RESOLUTION NO.: _____

DATE ADOPTED: _____

- A. An Initial Study was conducted by the Environmental Coordinator in order to evaluate the potential for adverse environmental impact;
 - B. There is no evidence before the City to indicate that the proposed project will have any potential for adverse effect on wildlife resources.
2. None of the conditions described in Government Code Section 66474, subsections (a) through (g) inclusive, exist with respect to the proposed subdivision.
 3. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City General Plan, and Chapter 40 of the City Code, which is a Specific Plan of the City. Both the City General Plan and the North Sacramento Community Plan designate the subject site for residential use(s).
 4. The discharge of waste from the proposed subdivision into the existing community sewer system will not result in violation of the applicable waste discharge requirements prescribed by the California Regional Quality Control Board, Central Valley Region in that existing treatment plants have a design capacity adequate to service the proposed subdivision.
 5. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.
 6. The tentative map for the proposed subdivision is hereby approved, subject to the following conditions which must be satisfied prior to filing of the final map unless a different time for compliance is specifically noted in this condition:
 - A. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code;
 - B. Prepare sewer and drainage studies for the review and approval of the Department of Public Works and Department of Utilities;
 - C. Submit a soils test prepared by a registered engineer to be used in street design of Austin Court and Austin Street;
 - D. Pursuant to City Code Section 40.1302 (parkland dedication), the applicant shall submit to the City an appraisal of the property to be subdivided and pay the required parkland dedication in-lieu fees. The appraisal shall be dated not more than 90 days prior to the filing of the Final Map. Note: This Map is subject to the revised Quimby Fees approved by Council on May 21, 1991 and effective on July 22, 1991;

FOR CITY CLERK USE ONLY

RESOLUTION NO.: 001690

DATE ADOPTED: _____

- E. Individual dwellings shall be subject to Design Review Board staff approval prior to the issuance of a building permit. If models are provided for the subdivision, only the model homes shall require approval.
- F. Dedicate a standard 12.5-foot public utility easement for underground public utility facilities and appurtenances adjacent to all public ways;
- G. Show all existing easements;
- H. Pursuant to City Code Section 40.319-1, the applicant shall indicate easements on the Final Map to allow for the placement of centralized mail delivery units. The specific locations for such easements shall be subject to review and approval of the Department of Public Works after consultation with the U.S. Postal Service;
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- J. Water meters shall be provided for all new water services required for this project;
- K. Abandon any existing water wells and/or septic tank systems, under permit, to City and/or County Health Department standards;
- L. Dedicate and construct Austin Street to a standard 27-foot half-street. Seven feet of additional right of way is required;
- M. Remove all existing structures on the site prior to recordation of the Final Map;
- N. Prior to recordation of the Final Map, applicant shall negotiate with the Robla Elementary and Grant High School Districts, a written agreement in satisfaction of the proposed subdivision's school facilities impacts on the Districts, as mutually agreed to by the applicant and the Districts, subject to ratification by the District's Board of Trustees.

FOR CITY CLERK USE ONLY

RESOLUTION NO.: 001691

DATE ADOPTED: _____

* O. The following note shall be placed on the map:

If two-story dwellings are proposed for the easterly lots (Lots 4 and 5), the units shall be designed to eliminate windows on the 2nd floor of the east elevations.

MAYOR

ATTEST:

CITY CLERK

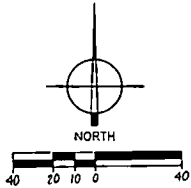
* amended cc 12/1/92

FOR CITY CLERK USE ONLY

001692

RESOLUTION NO.: _____

DATE ADOPTED: _____



TAPIA
237-022-89

FERRIS
237-022-24

AINSLIE
237-380-80

PHELPS
237-380-48

DARGATE COURT

PETERSON
237-380-87

NOZET
237-380-88

BRUNO
237-380-44

McKNIGHT
237-380-28

WALKER
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GRABER
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WHETTON
237-380-25

GONZALES
237-380-24

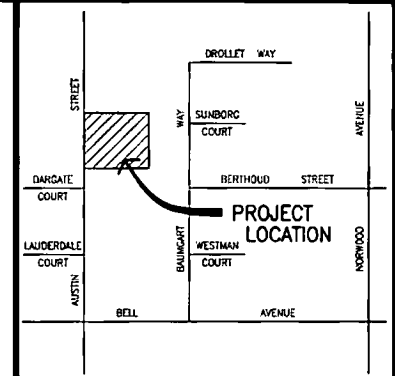
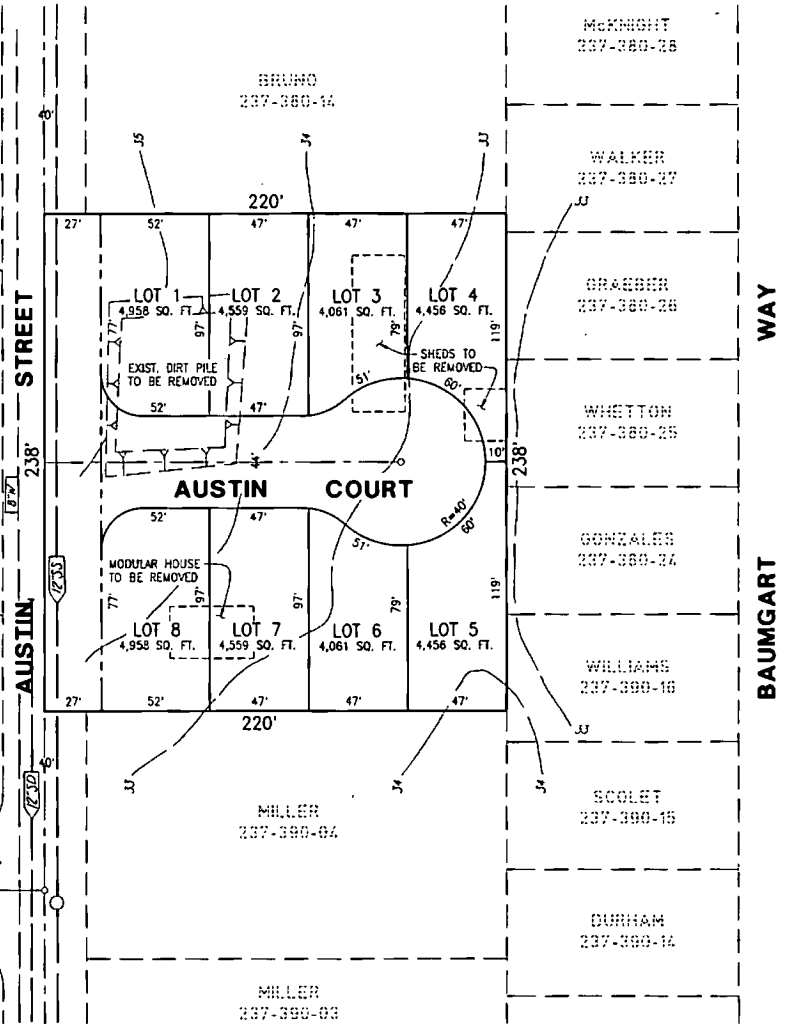
WILLIAMS
237-380-16

SCOLET
237-380-15

DURHAM
237-380-14

MILLER
237-380-84

MILLER
237-380-83



VICINITY MAP
NOT TO SCALE

INFORMATION:

OWNER: EUGENE HARDESTY
2367 GALWAY ROAD
SAN PABLO, CA 94806

ENGINEER: ALLIED-LANGDON ENGINEERING
P.O. BOX 2077
CITRUS HEIGHTS, CA 95611
(916) 969-7533

APN: 237-380-01 AND 02

AREA: 1.23 ACRES

EXISTING ZONING: R-1

PROPOSED ZONING: R-1-A

EXISTING USE: 1 HOUSE (TO BE REMOVED)

PROPOSED USE: 8 PETITE LOTS AND HOMES

DOMESTIC WATER: CITY OF SACRAMENTO

SEWER DISPOSAL: CITY OF SACRAMENTO

FIRE PROTECTION: CITY OF SACRAMENTO

PARKS & RECREATION: CITY OF SACRAMENTO

SCHOOL DISTRICT: ROBLA ELEMENTARY
GRANT UNION HIGH



**TENTATIVE
SUBDIVISION MAP
"AUSTIN COURT"
A POR. OF LOT 7 OF
"RIO LINDA SUBDIVISION NO. 8"
(18 BM 2)
CITY OF SACRAMENTO, CALIFORNIA
SEPTEMBER, 1992 SCALE: 1"=40'
SHEET 1 OF 1**



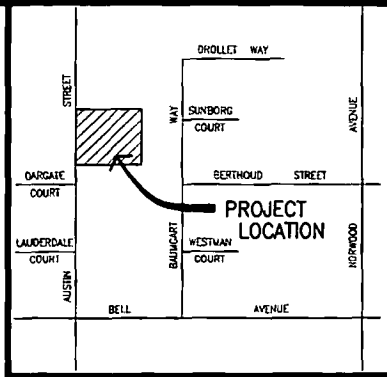
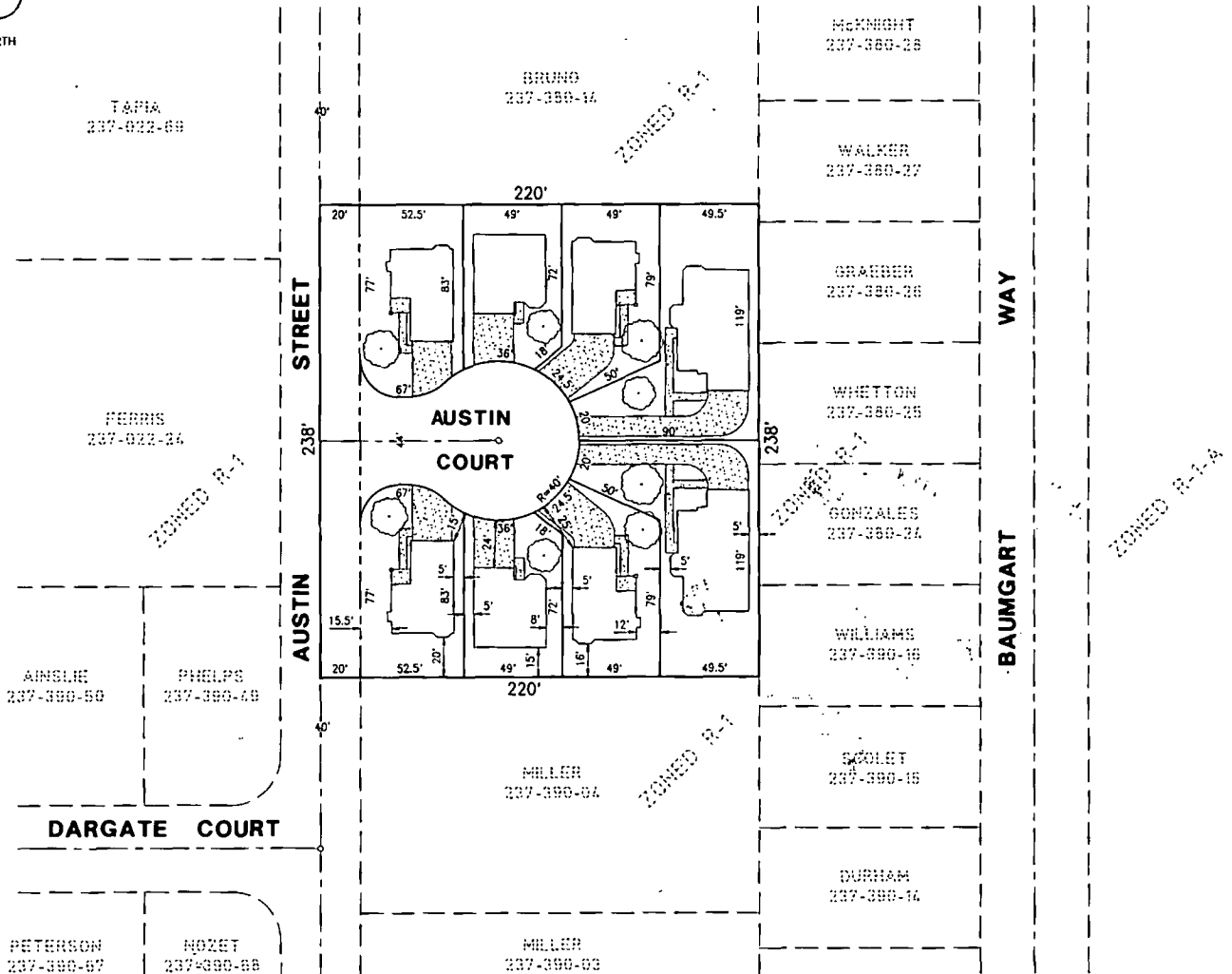
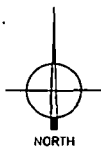
8421 AUBURN BLVD. SUITE 236, CITRUS HEIGHTS
SAC. (916)969-7533 C.H. (916)726-3375 AUB. (916)624-1997

P92-129

NOTES

**EXHIBIT - A
TENTATIVE MAP**

Superseded



VICINITY MAP
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INFORMATION:

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2367 GALWAY ROAD
SAN PABLO, CA 94806

ENGINEER: ALLIED-LANGDON ENGINEERING
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GRAFT UNION HIGH

**EXHIBIT MAP FOR
REZONING
AND
SPECIAL PERMIT**

A POR. OF LOT 7 OF
"RIO LINDA SUBDIVISION NO. 8"
(18 BM 2)
CITY OF SACRAMENTO, CALIFORNIA
MAY, 1992 SCALE: 1"=40'
SHEET 1 OF 1



8421 AUBURN BLVD. SUITE 260, CITRUS HEIGHTS
SAC. (916)969-7533 C.H. (916)726-3375 AUB. (916)624-1997

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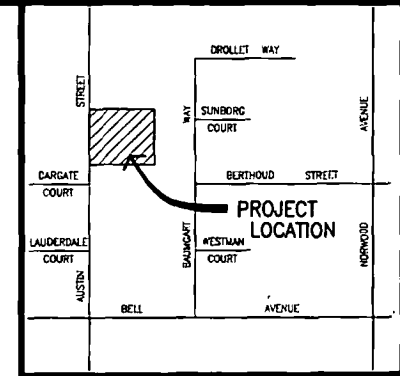
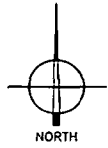
CITY OF SACRAMENTO
CITY PLANNING DIVISION

MAY 1 3 1992

RECEIVED

591242
4-31-92

Superseded



VICINITY MAP
NOT TO SCALE

INFORMATION:

OWNER: EUGENE HARDESTY
2367 GALWAY ROAD
SAN PABLO, CA 94806

ENGINEER: ALLIED-LANGDON ENGINEERING
P.O. BOX 2077
CITRUS HEIGHTS, CA 95611
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 PARKS & RECREATION: CITY OF SACRAMENTO
 SCHOOL DISTRICT: ROBLA ELEMENTARY
 GRANT UNION HIGH

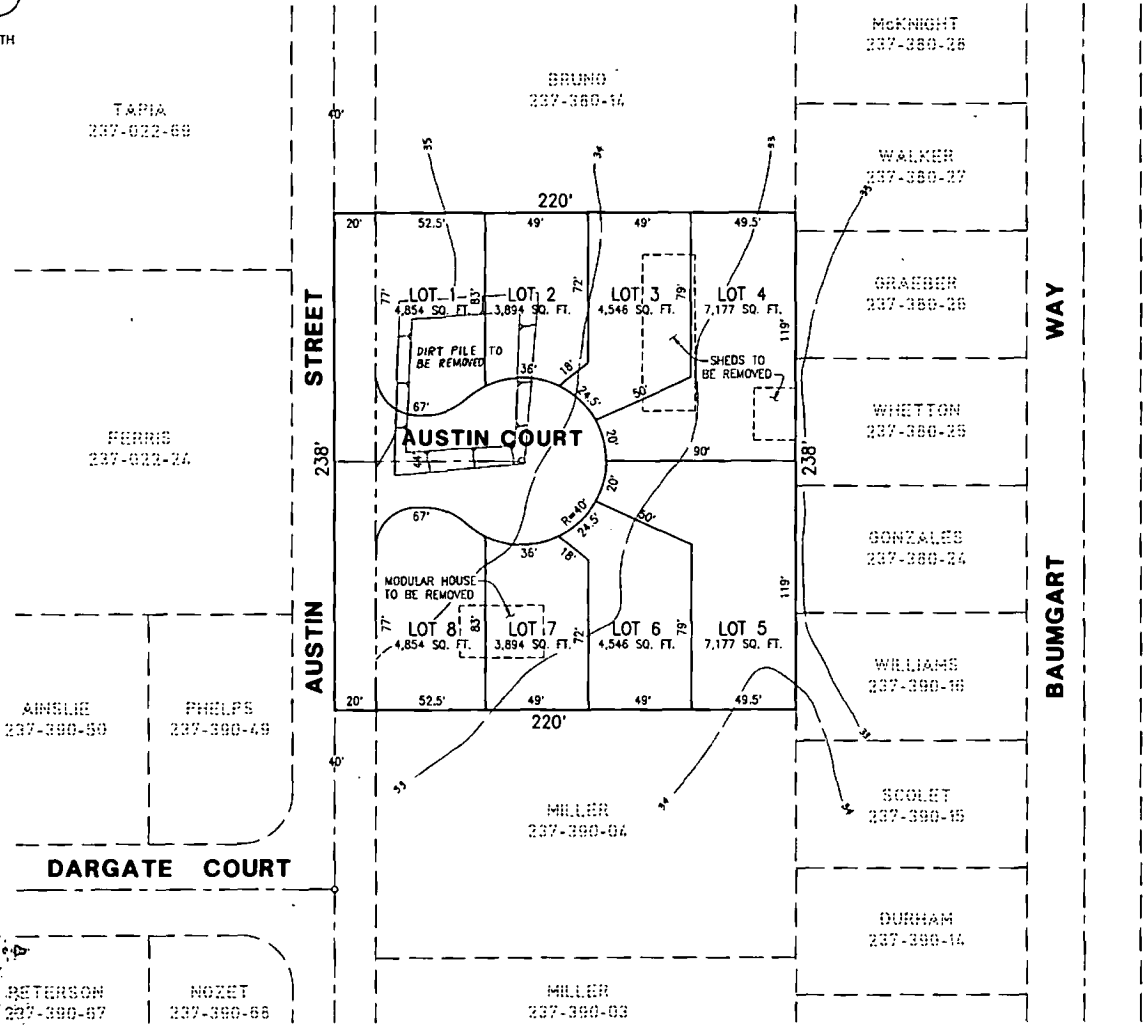
TENTATIVE SUBDIVISION MAP

AUSTIN COURT
 A POR. OF LOT 7 OF
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 (18 BM 2)
 CITY OF SACRAMENTO, CALIFORNIA
 APRIL, 1992 SCALE: 1"=40'
 SHEET 1 OF 1



8421 AUBURN BLVD. SUITE 260, CITRUS HEIGHTS
 SAC. (916)969-7533 C.H. (916)726-3375 AUB. (916)624-1997

#910077



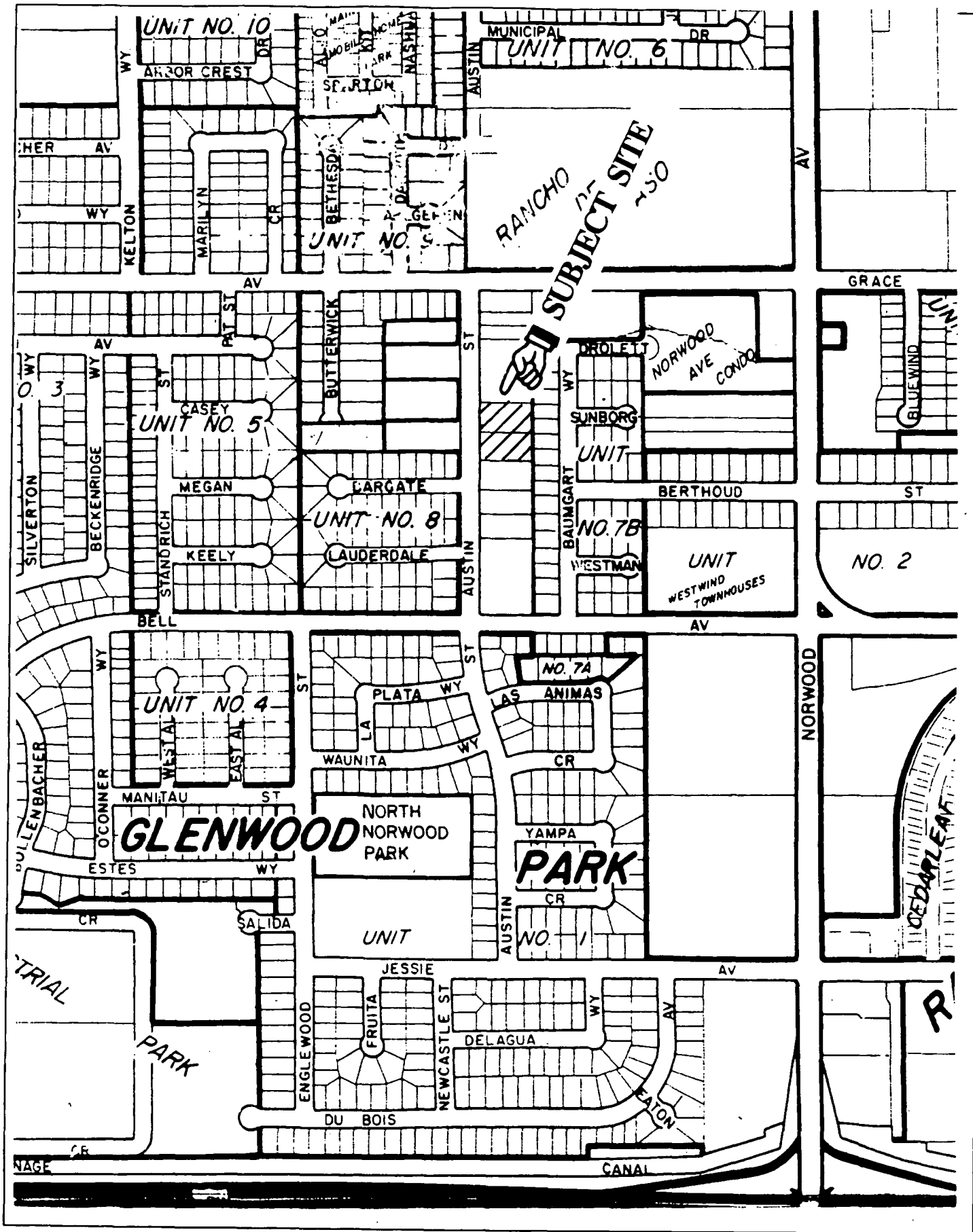
001695

RECEIVED

MAY 13 1992

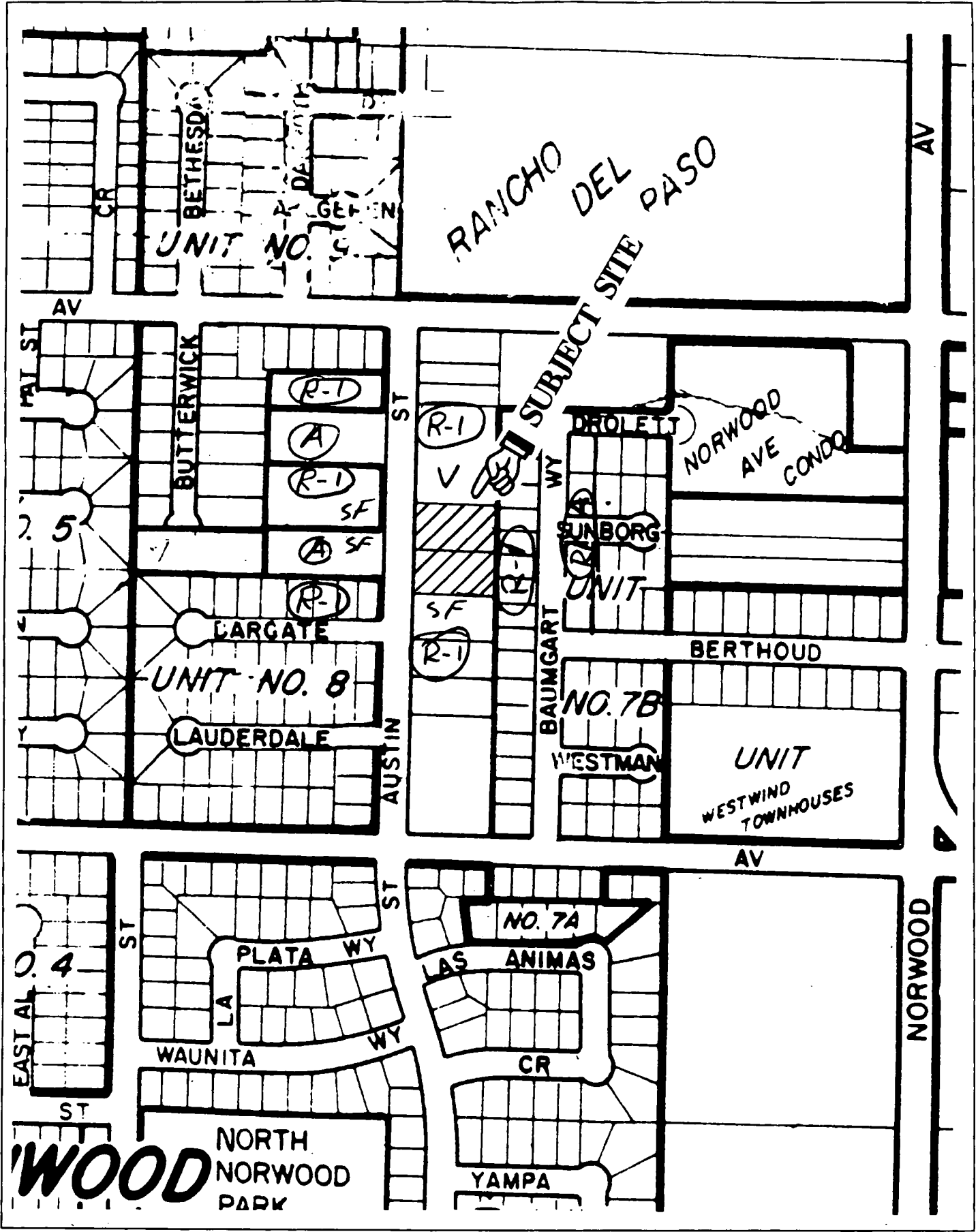
CITY OF SACRAMENTO
CITY PLANNING DIVISION

P 92 - 129



VICINITY MAP

001696



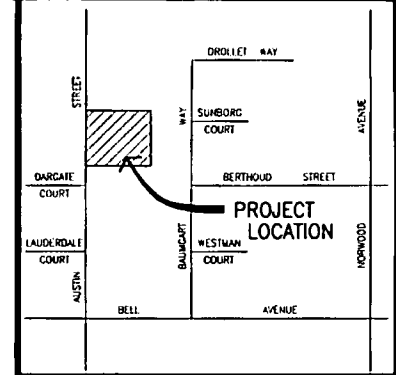
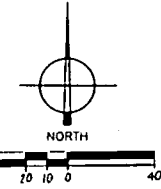
LAND USE & ZONING MAP

001697

P 92-129

Oct. 8, 1992

8



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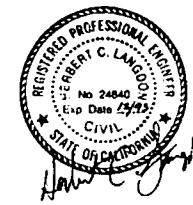
DOMESTIC WATER: CITY OF SACRAMENTO

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FIRE PROTECTION: CITY OF SACRAMENTO

PARKS & RECREATION: CITY OF SACRAMENTO

SCHOOL DISTRICT: ROBLA ELEMENTARY
GRANT UNION HIGH

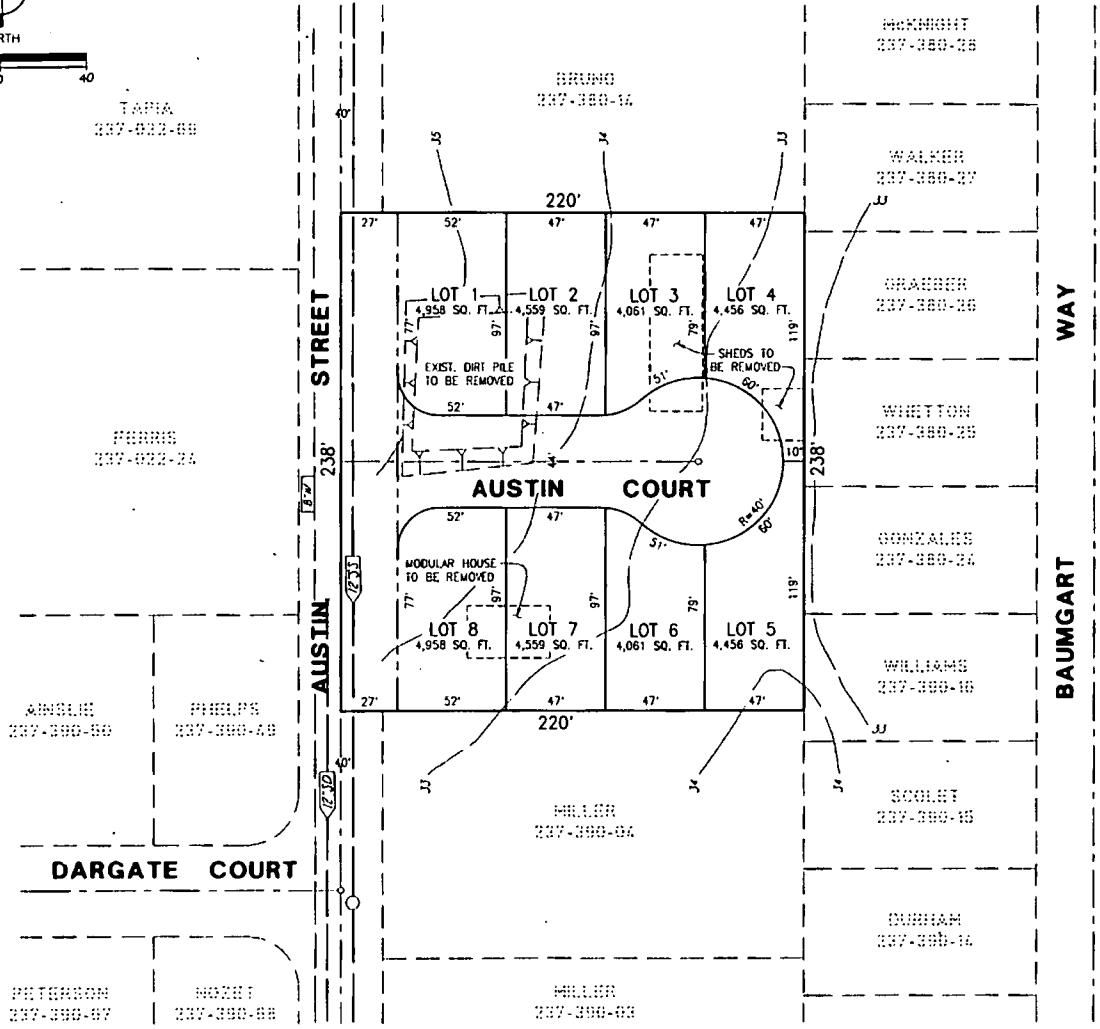


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SHEET 1 OF 1



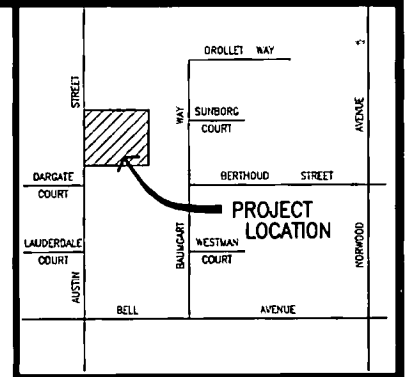
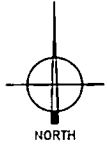
8421 AUBURN BLVD. SUITE 256, CITRUS HEIGHTS
SAC. (916)969-7533 CH (916)726-3175 AUG. (916)821-1997

P92-129



001698

EXHIBIT - A
TENTATIVE MAP



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NOT TO SCALE

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PARKS & RECREATION: CITY OF SACRAMENTO

SCHOOL DISTRICT: ROBLA ELEMENTARY
CRAFT UNION HIGH

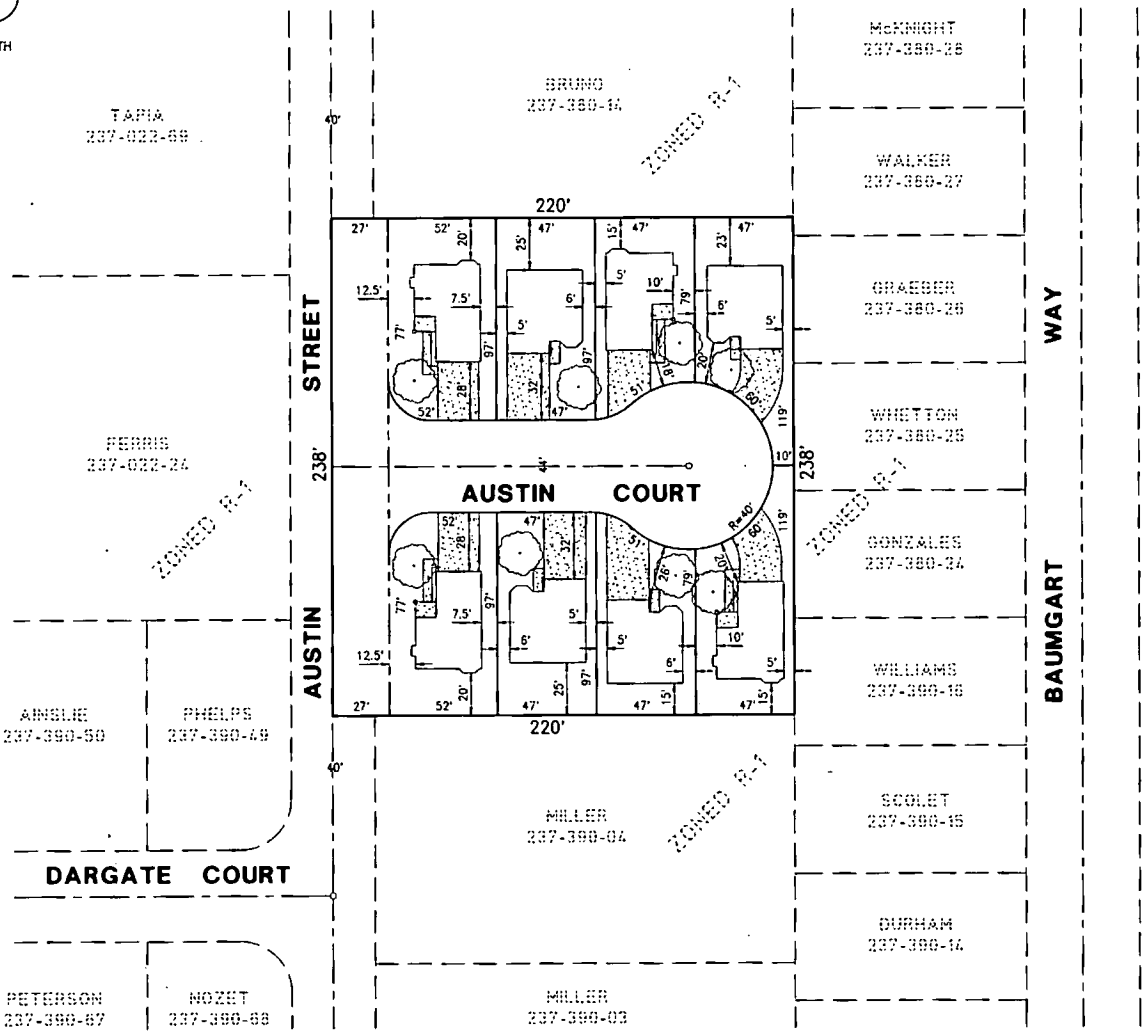
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P92-129

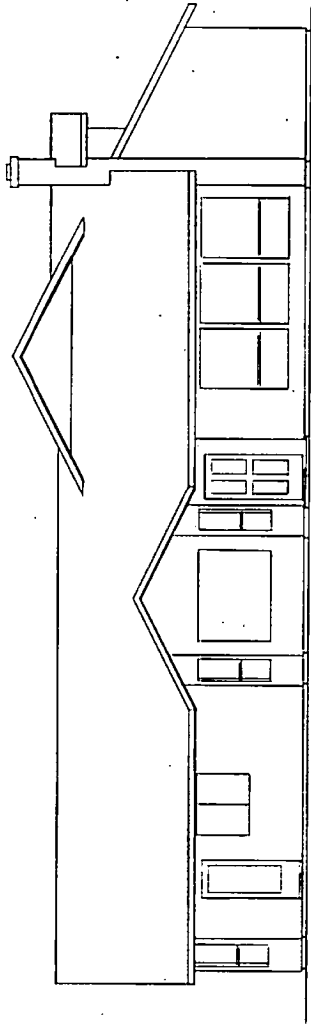
#91

EXHIBIT - B
SITE PLAN

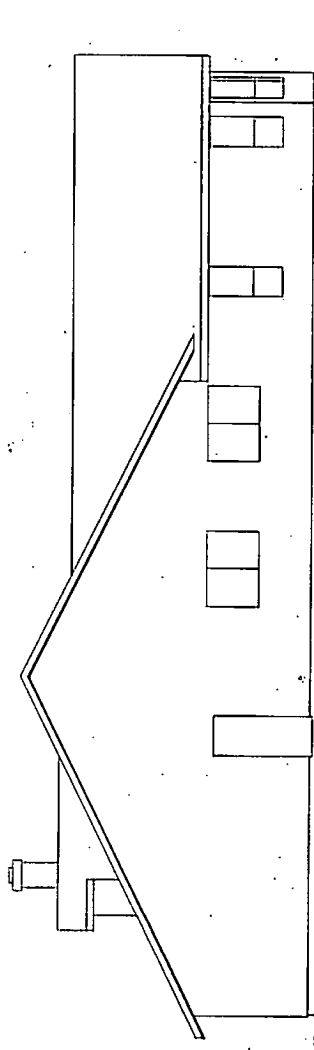


001899

EXHIBIT - B-1
ELEVATIONS



LEFT



RIGHT

PLAN A

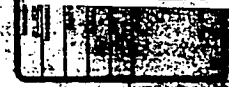
001700

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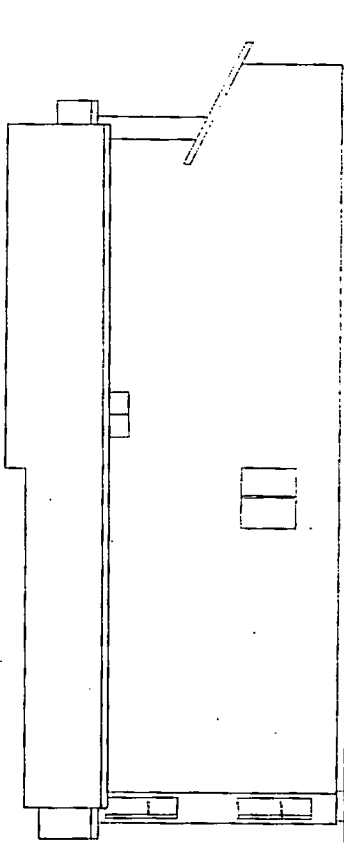
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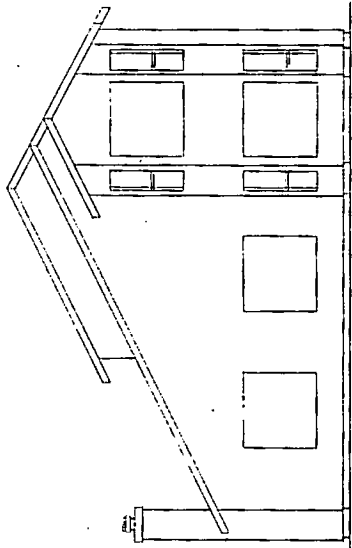
**EXHIBIT - B-2
ELEVATIONS**



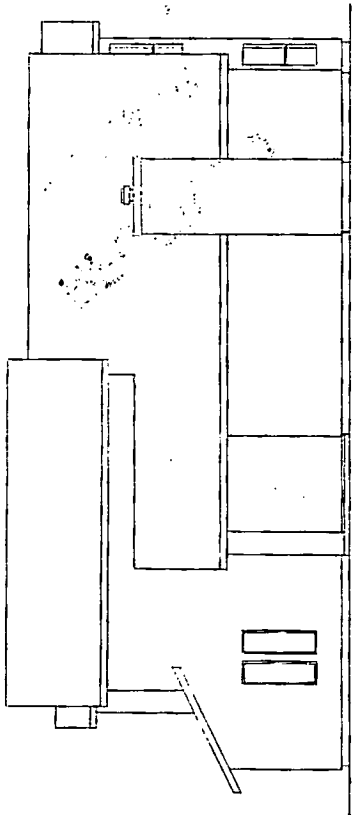
Plan B.



LEFT



REAR



RIGHT

001701

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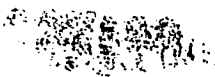
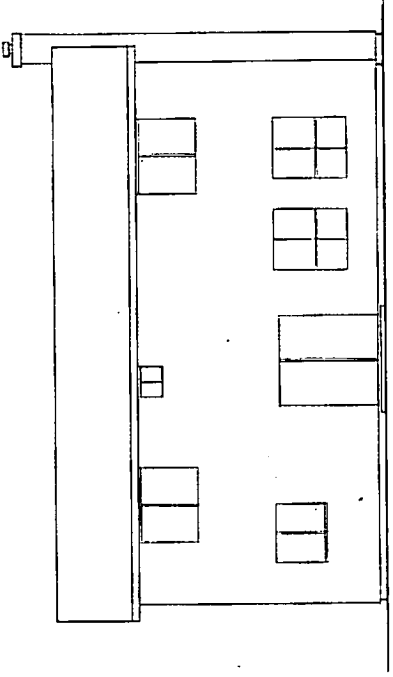
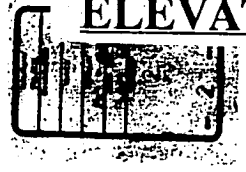
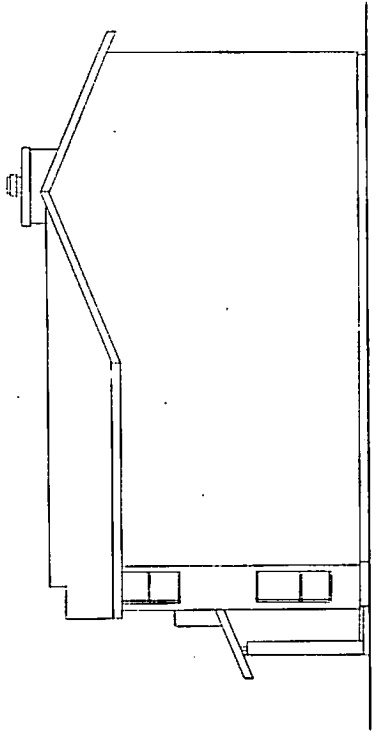


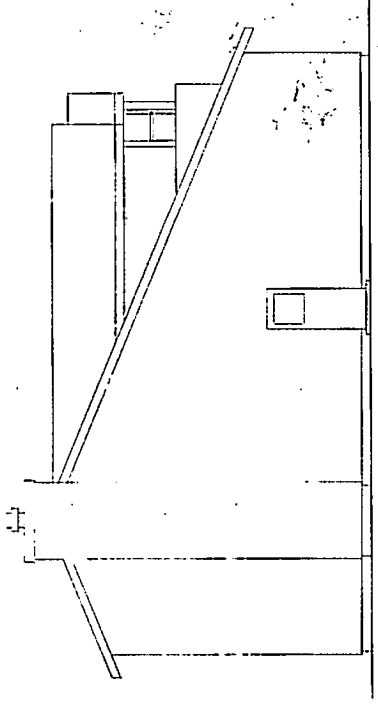
EXHIBIT - B-3
ELEVATIONS



REAR



RIGHT



LEFT

Plan C

801702

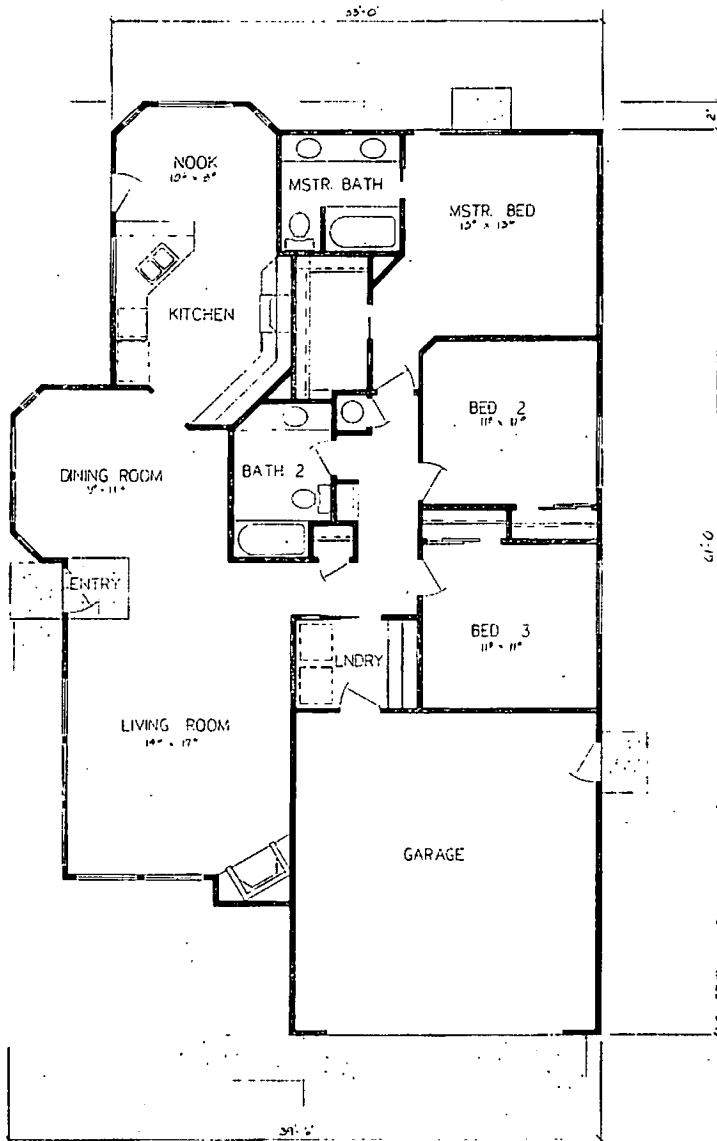
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MAY 13 1992

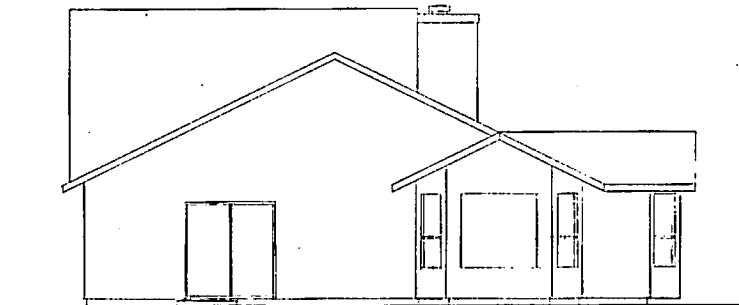
RECEIVED

1992

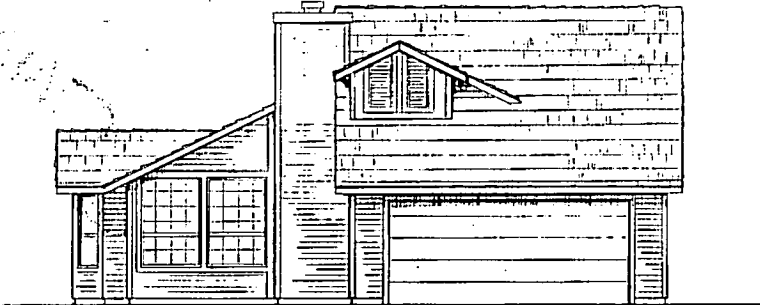


FLOOR PLAN

LIVING / APPROX. SQ. FT. = 1585
 GARAGE / = 442
 TOTAL = 2000



REAR



FRONT

Plan A

300703

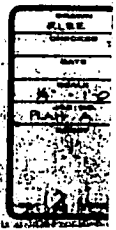


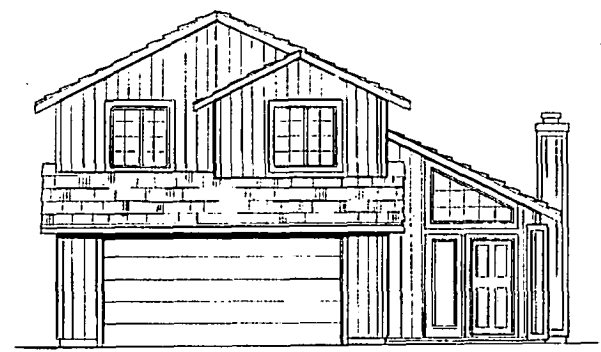
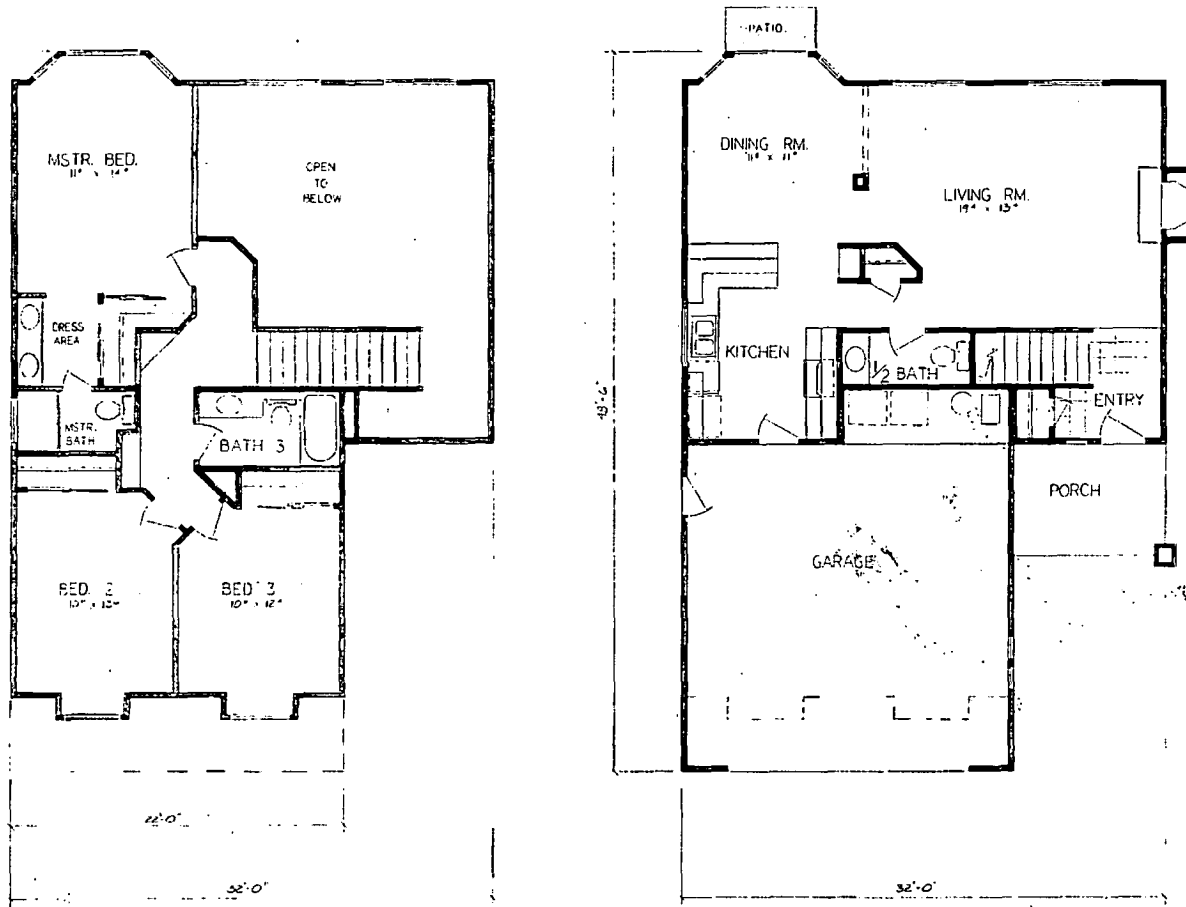
EXHIBIT - C-1
 FLOOR PLANS

P 92-129

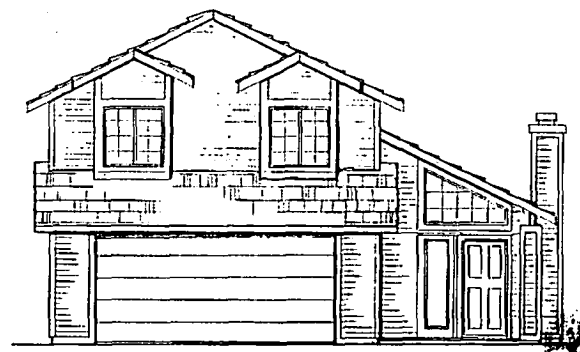
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MAY 1 4 1992

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FRONT ELEV. 2



FRONT ELEV. 1

Plan B

FLOOR PLAN

LIVING	APPROX. SQ. FT.	1989
GARAGE		484
TOTAL		2473

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EXHIBIT - C-2
FLOOR PLANS

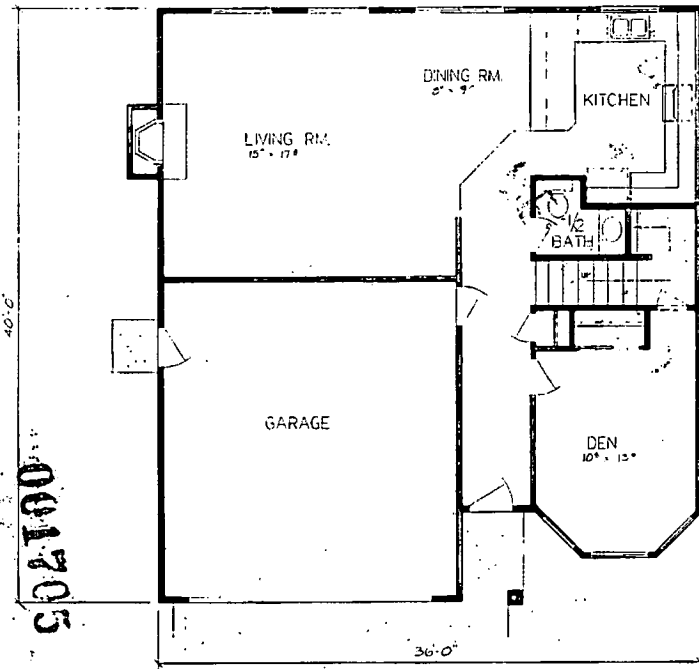
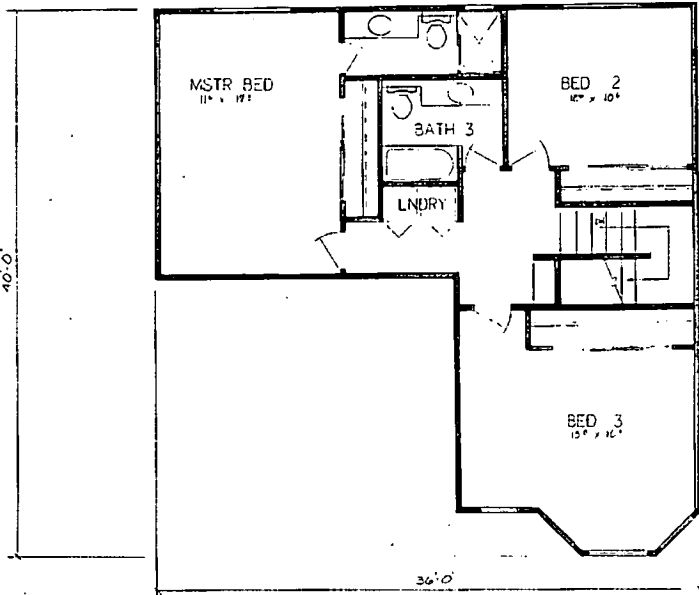
05/13/92

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MAY 13 1992

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FRONT

LIVING	APPROX. SQ. FT.	1836
GARAGE		440
TOTAL		2276

Plan C

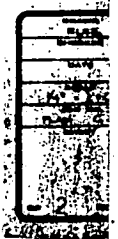


EXHIBIT - C-3
FLOOR PLANS

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