

28



# CITY OF SACRAMENTO

## DEPARTMENT OF PLANNING AND DEVELOPMENT

1231 "I" Street

Sacramento, Ca. 95814

Administration  
Room 300 449-5571  
Building Inspections  
Room 200 449-5716  
Planning  
Room 200 449-5604

May 20, 1986

**APPROVED**  
BY THE CITY COUNCIL

City Council  
Sacramento, California

MAY 27 1986

Honorable Members in Session:

OFFICE OF THE  
CITY CLERK

- SUBJECT:**
1. Environmental Determination
  2. Tentative Map (P86-119)

**LOCATION:** West side of 24th Street, 205' North of Meadowview Road

### SUMMARY

The application is for a Tentative Map to divide a 4.7 acre site zoned R-1A into 32 lots for petite home development. The Planning Commission and staff recommend approval of the map with conditions.

### BACKGROUND INFORMATION

The subject site is zoned Townhouse (R-1A) and adjacent to an approved R-1A, petite home development to the north and an existing apartment complex to the south. The Tentative Map creates 32 lots for petite, single family homes.

The Planning Commission considered the design and proposed density of the project under a Special Permit and approved the request with conditions.

### VOTE OF THE PLANNING COMMISSION

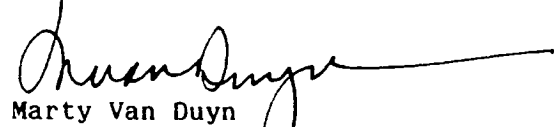
On April 24, 1986 the Commission voted seven ayes, two absent to recommend approval of the request with conditions.

**RECOMMENDATION**

The Planning Commission and staff recommend the following action by the City Council:

1. Ratify the Negative Declaration;
2. Adopt the attached Resolution adopting Findings of Fact and approving the Tentative Map with conditions.

Respectfully submitted,



Marty Van Duyn  
Planning Director

FOR CITY COUNCIL INFORMATION  
 WALTER J. SLIPE  
 CITY MANAGER

MVD:AG:jg  
 Attachments  
 P86-119

May 27, 1986  
 District No. 8

SACRAMENTO CITY PLANNING COMMISSION

28

MEETING DATE April 24, 1986  
 ITEM NO. 168 FILE P86-119  
 M: \_\_\_\_\_

- GENERAL PLAN AMENDMENT  TENTATIVE MAP
- COMMUNITY PLAN AMENDMENT  SUBDIVISION MODIFICATION
- REZONING  LOT LINE ADJUSTMENT
- SPECIAL PERMIT  ENVIRONMENTAL DET.
- VARIANCE  OTHER \_\_\_\_\_

Location: West side of 24<sup>th</sup> Street, 265<sup>th</sup> ft. of Meadow Hill Road

Recommendation:  
 Favorable *w/conds.*  
 Unfavorable  Petition  Correspondence

<u>PROPONENTS</u>		
<u>NAME</u>		<u>ADDRESS</u>

<u>OPPONENTS</u>		
<u>NAME</u>		<u>ADDRESS</u>

MOTION NO. \_\_\_\_\_

	YES	NO	MOTION	SECOND
Chinn	✓			
Ferris	✓			
Goodin	✓			✓
Hollick	✓			
Holloway	<i>absent</i>			
Otto	✓			
Ramirez	✓		✓	
Walton	<i>absent</i>			
Ishmael	✓			

- MOTION**
- TO APPROVE
  - TO DENY
  - TO APPROVE SUBJECT TO COND. & BASED ON FINDINGS OF FACT IN STAFF REPORT
  - TO APPROVE/DENY BASED ON FINDINGS OF FACT IN STAFF REPORT
  - INTENT TO APPROVE/DENY SUBJECT TO COND. & BASED ON FIND. OF FACT DUE \_\_\_\_\_
  - TO RECOMMEND APPROVAL & FORWARD TO CITY COUNCIL
  - TO RECOMMEND APPROVAL SUBJECT TO COND. & FORWARD TO CITY COUNCIL
  - TO RATIFY NEGATIVE DECLARATION
  - TO CONTINUE TO \_\_\_\_\_ MEETING
  - OTHER \_\_\_\_\_

**RESOLUTION No. 86-394**

**Adopted by The Sacramento City Council on date of**

**APPROVED**  
BY THE CITY COUNCIL

MAY 27 1986

OFFICE OF THE  
CITY CLERK

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING A TENTATIVE MAP FOR PROPERTY LOCATED ON THE WEST SIDE OF 24TH STREET, 205' NORTH OF MEADOWVIEW ROAD.  
(P86-119) (APN: 048-012-02,03)

WHEREAS, the City Council on May 27, 1986, held a public hearing on the request for approval of a tentative map for property located on the west side of 24th Street, 205' north of Meadowview Road;

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 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.
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 Airport-Meadowview Community Plan designate the subject site for residential use(s). The map is also consistent with the City's Interim Discretionary Land Use Policy.
- 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:
  - a. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code; will require construction of one 15 foot lane opposite the center line of Casa Linda Drive; may require off-site dedication (City will condemn at owner's expense if necessary).
  - b. Prepare a sewer and drainage study for the review and approval of the City Engineer.
  - c. 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.
  - d. 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 City Engineer after consultation with the U.S. Postal Service.

- e. The applicant/developer shall designate and place on the final map those structures and/or lots which will meet the required eighty percent (80%) south orientation (including solar access) to the satisfaction of the Planning Director, or comply with Title 24 requirements of the Uniform Building Code.
- f. Replace existing side wall along 24th Street to the satisfaction of the Public Works Director.
- g. Submit a soils test prepared by a registered engineer to be used in street design.
- h. Redesign the project to eliminate the public alley. Show reciprocal access easements on final map for private street. Reduce the private alley by 20 feet.
- i. Dedicate a standard 12.5 foot public utility easement for underground electrical facilities and appurtenances adjacent to all public ways.
- j. Place a note on the final map that owners of lots 1-10 and 12-17 are responsible for maintenance of the private street.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

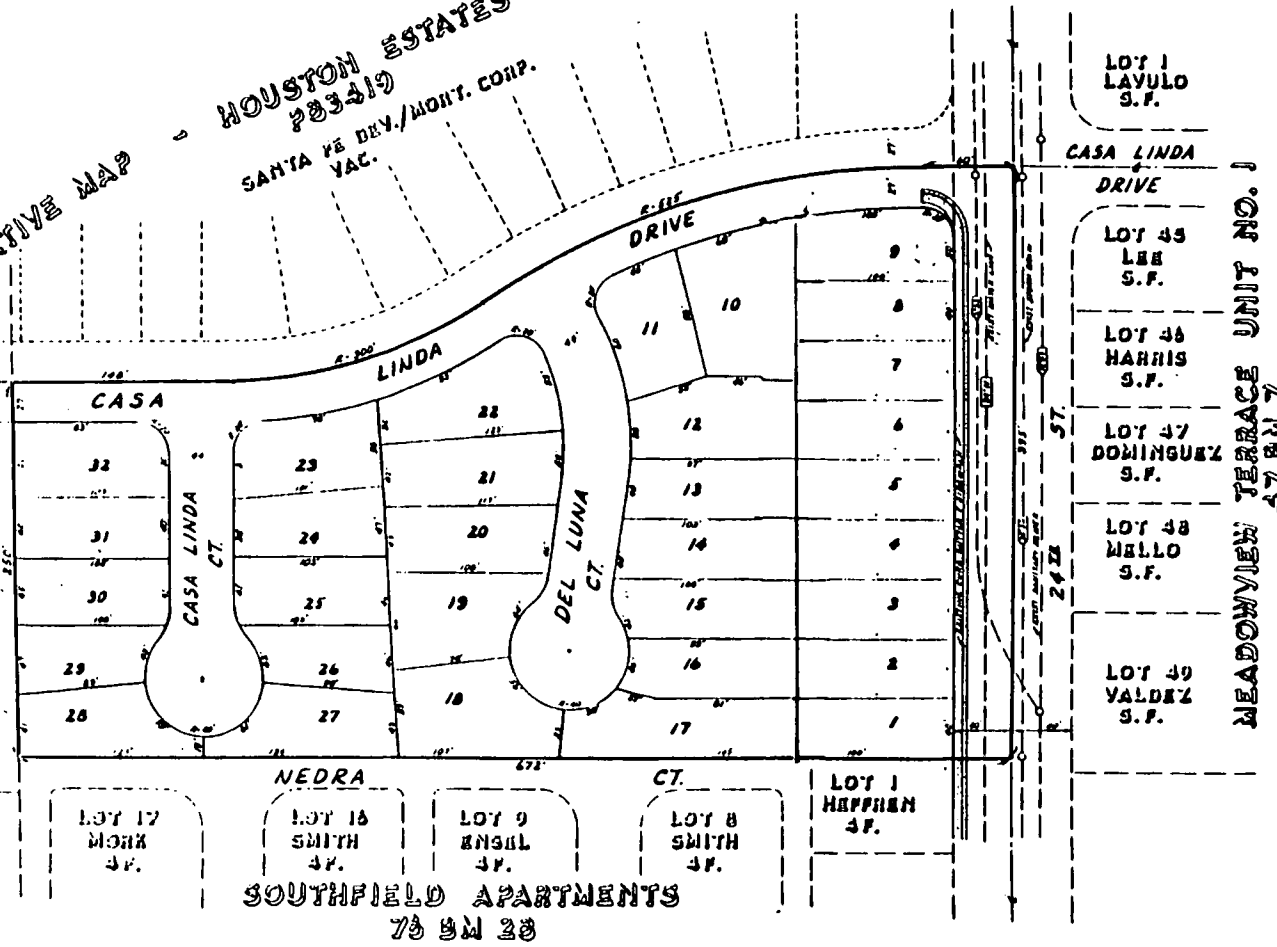
P86-119

P86-119



APPROVED TENTATIVE MAP  
HOUSTON ESTATES  
283419  
SANTA FE DEV./MORT. CORP.  
VAC.

SANTA FE DEV./  
MORT. CORP.  
VAC.



LOT 17  
MORR  
37.

LOT 18  
SMITH  
37.

LOT 9  
ENGBL  
37.

LOT 8  
SMITH  
37.

LOT 1  
HEFFREN  
37.

SOUTHFIELD APARTMENTS  
73 5M 28

LOT 1  
LAVULO  
S.F.

CASA LINDA  
DRIVE

LOT 45  
LEE  
S.F.

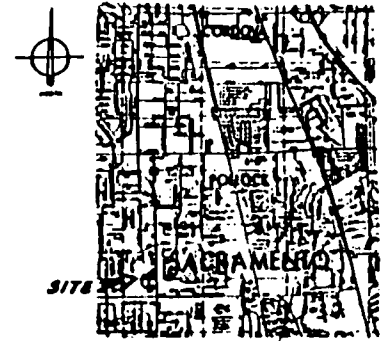
LOT 46  
HARRIS  
S.F.

LOT 47  
DOMINGUEZ  
S.F.

LOT 48  
MELLO  
S.F.

LOT 49  
VALDEZ  
S.F.

MEADOWVIEW TERRACE UNIT NO. 1  
47 5M 7



SITE LOCATION MAP  
NO SCALE

- OWNER: CGO ENTERPRISES, 8701 CATARA WAY, SACRAMENTO, CA 95828
- ENGINEER: ALLIED LANGDON ENGINEERING, 6011 FLORISSY BLVD., STE 200, CITRUS HEIGHTS, CA 95610
- APN: 08-012-02-003
- GRADE AREA: 0.1 AC.
- SEWER: 8" x 4"
- PERMITTED USE: RESIDENT
- PERMITTED USE: 10 SINGLE FAMILY UNITS (1000 SQ. FT. LOTS)
- DATE: CITY OF SACRAMENTO
- REMARK: CITY OF SACRAMENTO
- FORM DATE: CITY OF SACRAMENTO
- PREP. DATE: CITY OF SACRAMENTO
- RECORD DATE: SACRAMENTO CITY ENGINEER

SCALE: 1" = 60'



TENTATIVE SUBDIVISION MAP  
MEADOWVALE ESTATES  
A PORTION OF THE S.W. 1/4 OF  
SECTION 6, T.7N, R.5E, M.D.M.  
CITY OF SACRAMENTO  
SACRAMENTO COUNTY, CALIFORNIA  
JANUARY, 1986 SHEET 1 OF 1 SCALE: 1" = 60'

ALLIED-LANGDON ENGINEERING  
CITRUS HEIGHTS

88

P86119

# CITY PLANNING COMMISSION

1231 'I' STREET, SUITE 200, SACRAMENTO, CA 95814

<b>APPLICANT</b>	Allied-Langdon Engineering - P.O. Box 2077, Citrus Heights, CA 95611		
<b>OWNER</b>	CGO Enterprises - 2701 Cottage Way, Sacramento, CA 95825		
<b>PLANS BY</b>	Eugene A. Hages - Box 875, North Highlands, CA 95860		
<b>FILING DATE</b>	3-19-86	<b>ENVIR. DET.</b>	4-14-86
<b>ASSESSOR'S-PCL. NO.</b>	048-012-02.03		
<b>REPORT BY</b>	SD:sg		

- APPLICATION:**
- A. Negative Declaration
  - B. Tentative Map
  - C. Special Permit for development in the Townhouse (R-1A) zone (Section 2-B-4)
  - D. Special Permit for a 7% infill density bonus (Section 9-13)
  - E. Variance to erect an eight foot firewall (Section 3-D-7)

**LOCATION:** West side of 24th Street, 205' north of Meadowview Road

**PROPOSAL:** The applicant is requesting the necessary entitlements to construct 32 patio units and standard single family units in the R-1A zone.

**PROJECT INFORMATION:**

1974 General Plan Designation: Residential  
 1984 Airport/Meadowview Community  
 Plan Designation: Residential 4-8 du/ac.  
 Existing Zoning of Site: R-1A  
 Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided	Minimums
North: Vacant; R-1, R-1A	Front:	Determined	20'	
South: Multi family; R-3	Side(Int):	by	0'	
East: Single family; R-1	Rear:	the	15'	
West: Vacant; R-1, R-1A		Commission		

Parking Required: 32 spaces  
 Parking Provided: 64 spaces  
 Property Dimensions: Irregular  
 Property Area: 4.7+ acres  
 Density of Development: 8.5 d.u. per acre  
 Square Footage of Building: Plan A - 1,092 sq. ft.; Plan B - 1,050 sq. ft.  
 Height of Building: 18 ft. to chimney top, one-story  
 Topography: Flat  
 Street Improvements: To be provided  
 Utilities: To be provided  
 Exterior Building Materials: Wood with brick and wood trim  
 Roof Material: Composition shingles

Plan A: 19 units - 3 bedrooms, 1-3/4 baths, 1,092 sq. ft.  
 Plan B: 13 units - 3 bedrooms, 1-3/4 baths, 1,050 sq. ft.

**BACKGROUND INFORMATION:** On August 7, 1984 the City City Council approved the necessary entitlements to develop 18 zero lot line units and 10 corner lot halfplex



units on the subject site. The approval included four units located on 24th Street with circular driveways. This was done in order to eliminate backout driveways onto 24th Street.

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On April 9, 1986, by a vote of six ayes, three absent, the Subdivision Review Committee voted to recommend approval of the tentative map, subject to the attached conditions.

PROJECT EVALUATION: Staff has made the following findings:

A. Land Use

The subject site is designated for residential uses in the 1974 General Plan. It is designated for four to eight residential units per net acre in the 1984 Airport/Meadowview Community Plan. The site is surrounded by single family residential development to the east, vacant land with an approved tentative map for single family and patio development to the north and west. Multi-family, fourplex units are located to the south. The applicant is proposing to construct 32 standard single family and patio units at a density of 8.5 units per net acre.

B. Design

The subject site is bordered on the east by 24th Street which is a heavily traveled major street. The applicant therefore proposes a bank of nine lots fronting 24th Street with an alley behind these lots. The alley will provide access for garages located in the rear yards. This design eliminates the need to back out onto 24th Street. The bank of lots west of the proposed alley will also have garages located in the rear yards. Staff finds that this design not only eliminates a backout situation on a major street, but eliminates a long row of garage doors.

The Traffic Engineer recommends that the alley be a private drive. The applicant shall, therefore, redesign the map to eliminate the alley by causing the lot lines to meet (see staff's Exhibit A). Access to a private street shall be provided by reciprocal easement. The private drive shall be surfaced to City driveway standards and reduced in length by 20 feet on the south. The adjacent homeowners will be responsible for maintenance of the private street.

The subject site is adjacent to multi-family fourplex units to the south. A public alley actually borders the subject site. In order to buffer the existing multi-family apartment uses from the proposed single family and reduce exposure to traffic in the alley, the applicant wishes to erect an eight foot masonry wall along the southern property line. Staff supports this request provided there is a decorative relief to the wall.

The applicant proposes 32 standard single family and patio units. There are two floor plans with five elevations. All units are single story. Plan A consists of three bedrooms, 1-3/4 baths, and 1,092 square feet. Plan B is three bedrooms, 1-3/4 bathes and 1,050 square feet. There are 18 Plan A's and 16 Plan B's. Staff finds the number of elevations and floor plans sufficient to create an interesting streetscape.

C. Staff Design Modification

Staff suggests the following modifications in the outside elevations:

Plan A

- use Architect 80 composition shingle or similar roofing material
- use single or double-hung windows on elevations 2 and 3
- use medium density overlay (MDO) on panels under windows in elevation 2
- frames around the windows of elevations 2 and 3 should stand out from the wall

Plan B

- If garage doors are to be wood panel (as opposed to metal roll-up), utilize the same building material as the structure
- use Architect 80 composition shingle or similar roofing material

D. Density Bonus

The applicant proposes a density of 8.5 units per net acre. Under the current community plan designation the project would yield 30 units. The applicant, therefore requests a density bonus of seven percent. The subject site is located in an area where little or no development has occurred recently. In order to stimulate development, staff recommends approval of the seven percent density bonus.

E. Parkland Dedication

The Planning and Community Services Divisions have determined that parkland dedication in-lieu fees are appropriate. Fees will be based upon .3584 acres of land multiplied by the per acre value established by the applicant's appraiser.

F. Environmental Determination

The Environmental Coordinator has determined that the project will not have a significant adverse impact on the area. A negative declaration has been filed.

RECOMMENDATION: Staff recommends the following actions.

- A. Ratification of the Negative Declaration;
- B. Recommend approval of the Tentative Map, subject to conditions which follow;
- C. Approval of the Special Permit for development in the Townhouse (R-1A) zone, subject to conditions and based upon findings of fact which follow;

- D. Approval of the Special Permit for a seven percent density bonus, based upon findings of fact which follow;
- E. Approval of the Variance to erect an eight foot fence, subject to conditions and based upon findings of fact which follow.

Tentative Map Conditions - The applicant shall satisfy each of the following conditions prior to filing the final map unless a different time for compliance is specifically noted:

1. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code; will require construction of one 15 foot lane opposite the center line on Casa Linda Drive; may require off-site dedication (City will condemn at developer's expense if necessary);
2. Prepare a sewer and drainage study for the review and approval of the City Engineer;
3. 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;
4. 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 City Engineer after consultation with the U.S. Postal Service;
5. The applicant/developer shall designate and place on the final map those structures and/or lots which will meet the required eighty percent (80%) south orientation (including solar access) to the satisfaction of the Planning Director, or comply with Title 24 requirements of the Uniform Building Code;
6. Replace existing side wall along 24th Street to the satisfaction of the Public Works Director;
7. Submit a soils test prepared by a registered engineer to be used in street design;
8. Redesign the project to eliminate the public alley. Show reciprocal access easements on final map for private street. Reduce the private alley by 20 feet;
9. Dedicate a standard 12.5 foot public utility easement for underground electrical facilities and appurtenances adjacent to all public ways; and
10. Place a note on the final map that owners of lots 1-10 and 12-17 are responsible for maintenance of the private street.

Conditions - Special Permit

1. The private street shall be surfaced to City driveway standards;
2. The private street shall be reduced by 20 feet at the south terminous;
3. Plan A elevations shall reflect the following modifications in elevations:
  - a. use single or double-hung windows on elevations 1 and 2
  - b. use medium density overlay (MDO) on panels under windows on elevation 2
  - c. frames around the windows of elevations 2 and 3 shall stand out from the wall
4. If garage doors on Plan B are wood panels, the same building material as the structure shall be used.
5. Roofing material shall be Architect 80 composition shingle or similar material.

Conditions - Variance

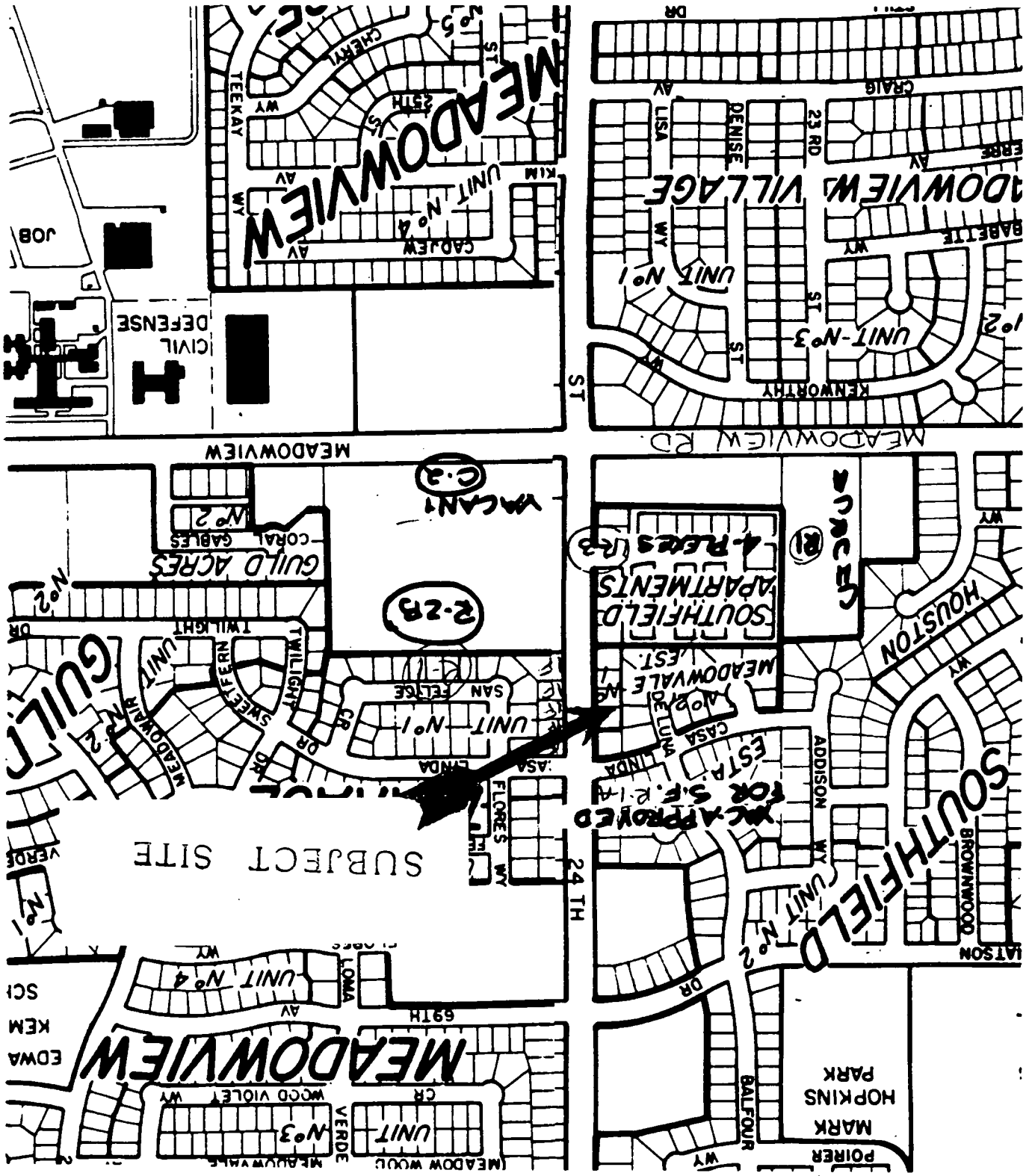
1. The eight foot wall shall be solid concret masonry or similar material, subject to approval of the Planning Director prior to issuance of building permits.
2. Decorative design of the wall shall be subject to approval of the Planning Director prior to issuance of building permits.

Findings of Fact

1. The project, as conditioned, is based upon sound principles of land use in that:
  - a. the area has seen very little development in recent years;
  - b. the design will eliminate a backout parking situation onto 24th Street; and
  - c. adequate parking is provided.
2. The project, as conditioned, will not be detrimental to public health, safety or welfare nor result in a nuisance in that:
  - a. sufficient floor plans and elevations will provide an interesting streetscape; and
  - b. the density increase will not create an incompatibility in appearance with the approved patio homes to the north and west.

- 3. Granting the variance will not result in a special privilege extended an individual property owner in that the eight foot wall will provide adequate buffering from the existing multi-family and public alley adjacent to the site.
- 4. Granting the request does not constitute a use variance in that residential uses are permitted in the R-1A zone.
- 5. Granting the variance will not be injurious to public welfare, nor to surrounding property in that:
  - a. the wall will be decorative in design; and
  - b. the wall will be constructed of solid masonry or similar material.
- 6. The proposed project is consistent with the City's Discretionary Interim Land Use Policy in that the site is designated for residential uses by the 1984 Airport-Meadowview Community Plan and the proposed residential use conforms with the plan designation.

# VICINITY - LAND USE - ZONING



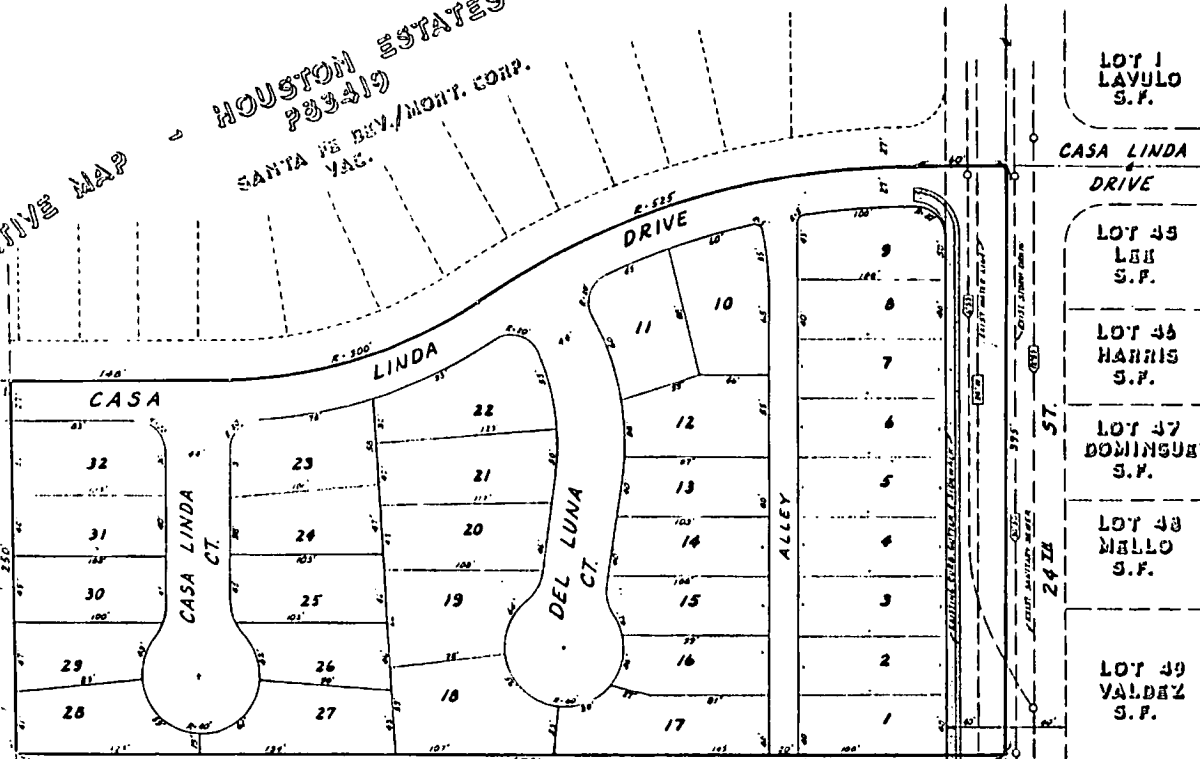
PSG-119



HOUSTON ESTATES  
283419  
SANTA FE DEV./MORT. CORP.  
VAC.

APPROVED TENTATIVE MAP

SANTA FE DEV./MORT. CORP.  
VAC.

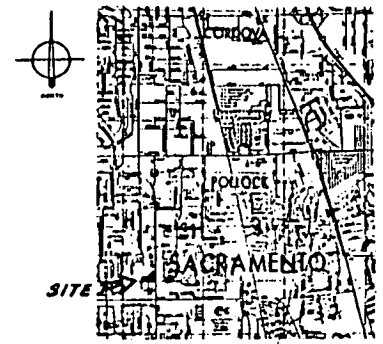


LOT 17 MORR 3P.  
LOT 18 SMITH 3P.  
LOT 9 ENSL 3P.  
LOT 8 SMITH 3P.  
LOT 1 HAPPRN 3P.

SOUTHFIELD APARTMENTS  
73 BM 23

LOT 1 LAVULO S.F.  
CASA LINDA DRIVE  
LOT 43 LSH S.F.  
LOT 46 HARRIS S.F.  
LOT 47 DOMINGUEZ S.F.  
LOT 48 BELLO S.F.  
LOT 49 VALDEZ S.F.

MEADOWVIEW TERRACE UNIT NO. 1  
73 BM 7



LOCATION MAP  
NO SCALE

- OWNER: CGO ENTERPRISES 2701 COTTAGE WAY SACRAMENTO, CA 95825
- ENGINEER: ALLIED-LANGDON ENGINEERING 6821 ALHAMBRA BLVD., STE. 160 CITRUS HEIGHTS, CA 95630
- APN: 08-012-02 E 03
- GEOS AREA: 6.7 AC.
- ZONING: R-1-A
- PRESENT USE: VACANT
- PROPOSED USE: 22 SINGLE FAMILY UNITS (SEE LOT LINES & COMPARTMENTAL)
- MAPS: CITY OF SACRAMENTO
- SEWER: CITY OF SACRAMENTO
- FIRE DIST.: CITY OF SACRAMENTO
- PLANN. DIST.: CITY OF SACRAMENTO
- SCHOOL DIST.: SACRAMENTO CITY UNIFIED

SCALE: 1" = 40'



TENTATIVE SUBDIVISION MAP  
MEADOWVALE ESTATES  
A PORTION OF THE S.W. 1/4 OF SECTION 6, T.7N, R.5E, M.D.M. CITY OF SACRAMENTO SACRAMENTO COUNTY, CALIFORNIA  
JANUARY 1986 SHEET 1 OF 1 SCALE: 1" = 40'  
ALLIED-LANGDON ENGINEERING  
CITRUS HEIGHTS

15  
4-24-86

John Ho

28

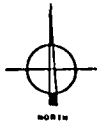
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4-24-86

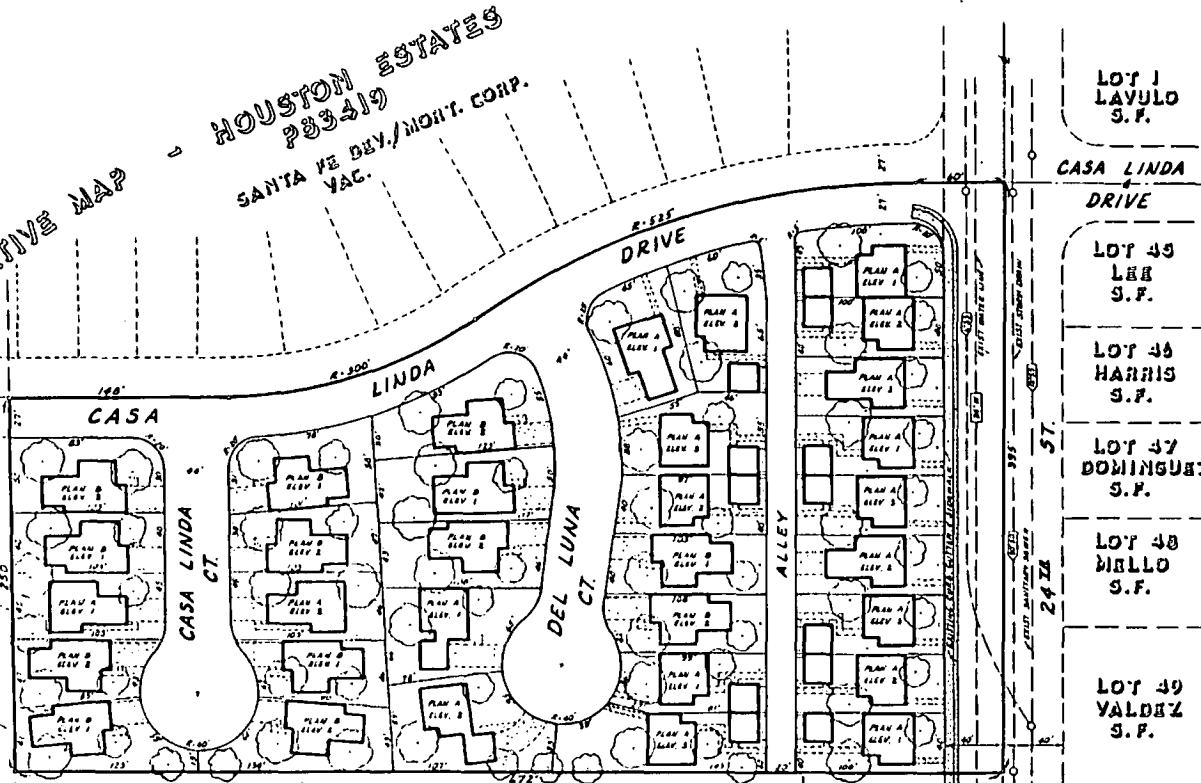
Step 16



APPROVED TENTATIVE MAP

HOUSTON ESTATES  
P83419  
SANTA FE DR./MORT. CORP.  
VAC.

SANTA FE DR./  
MORT. CORP.  
VAC.



LOT 17  
MORR  
S.F.

LOT 16  
SMITH  
S.F.

LOT 9  
ENSEL  
S.F.

LOT 8  
SMITH  
S.F.

SOUTHFIELD APARTMENTS  
73 3M 28

LOT 1  
HEFFREN  
S.F.

LOT 1  
LAVULO  
S.F.

CASA LINDA  
DRIVE

LOT 49  
LEE  
S.F.

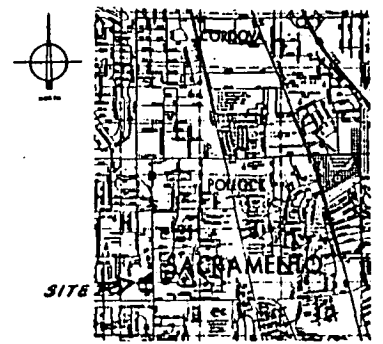
LOT 48  
HARRIS  
S.F.

LOT 47  
DOMINGUEZ  
S.F.

LOT 48  
MILLO  
S.F.

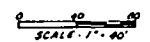
LOT 49  
VALDEZ  
S.F.

MEADOWVIEW TERRACE UNIT NO. 1  
47 3M 7



LOCATION MAP  
NO SCALE

OWNER	CGO ENTERPRISES 8701 COTTAGE WAY SACRAMENTO, CA. 95825
ENGINEER	ALLIED- LANGOOD ENGINEERING 8611 RIVERSIDE BLVD., STE. 160 CITRUS HEIGHTS, CA. 95610
APN	48-012-02-03
GROSS AREA	6.7 AC.
LOADING	R-1-A
PRESENT USE	VACANT
PROPOSED USE	38 SINGLE FAMILY UNITS (LEAD LOT LINES & CONVENTIONAL)
WATER	CITY OF SACRAMENTO
SEWER	CITY OF SACRAMENTO
FIRE DIST.	CITY OF SACRAMENTO
PARK DIST.	CITY OF SACRAMENTO
SCHOOL DIST.	SACRAMENTO CITY UNIFIED



SCALE: 1" = 40'



**DEVELOPMENT PLAN**  
**"MEADOWVALE ESTATES"**

A PORTION OF THE S.W. 1/4 OF  
SECTION 6, T.7N., R.5E., M.D.M.  
CITY OF SACRAMENTO  
SACRAMENTO COUNTY, CALIFORNIA  
JANUARY, 1986 SHEET 1 OF 1 SCALE: 1" = 40'

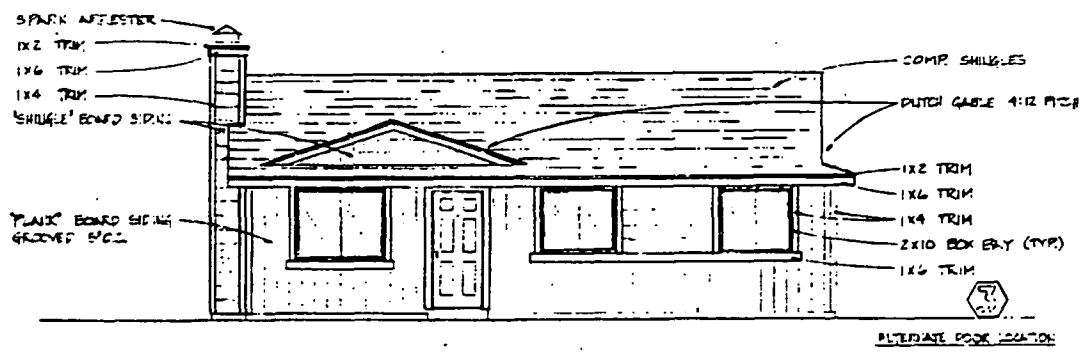
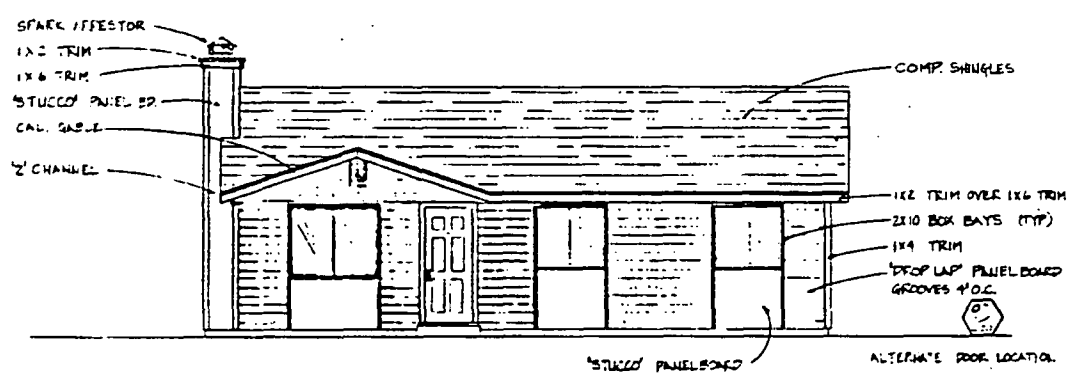
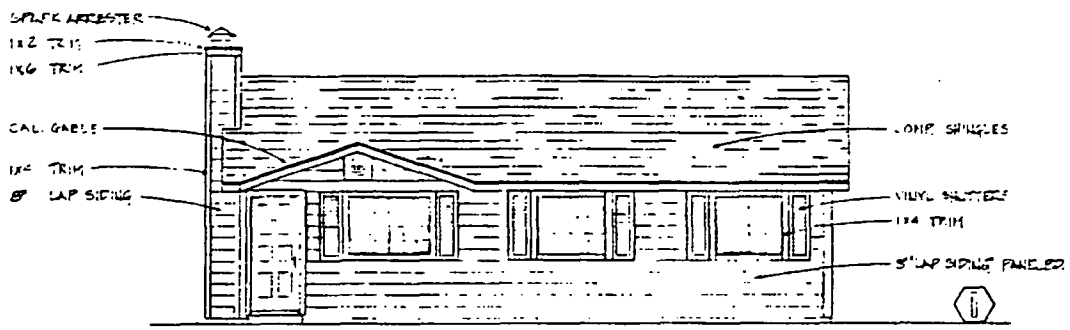
ALLIED-LANGOOD ENGINEERING  
CITRUS HEIGHTS

\*5169

P86119

28





FRONT ELEVATIONS

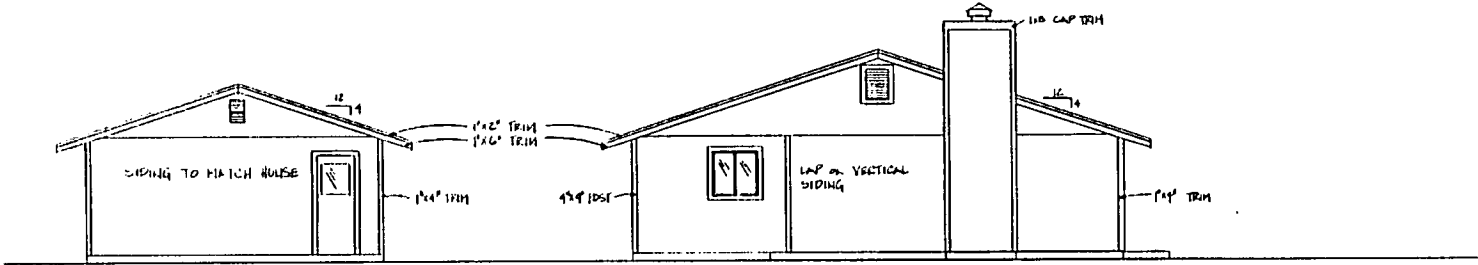
REVISIONS	BY

EUGENE A. HAYES  
 BUILDING PLANS CONSULTANT  
 1000 N. W. 10th Ave., G.A. 01000  
 MIAMI, FLORIDA, U.S.A.  
 305-365-4200

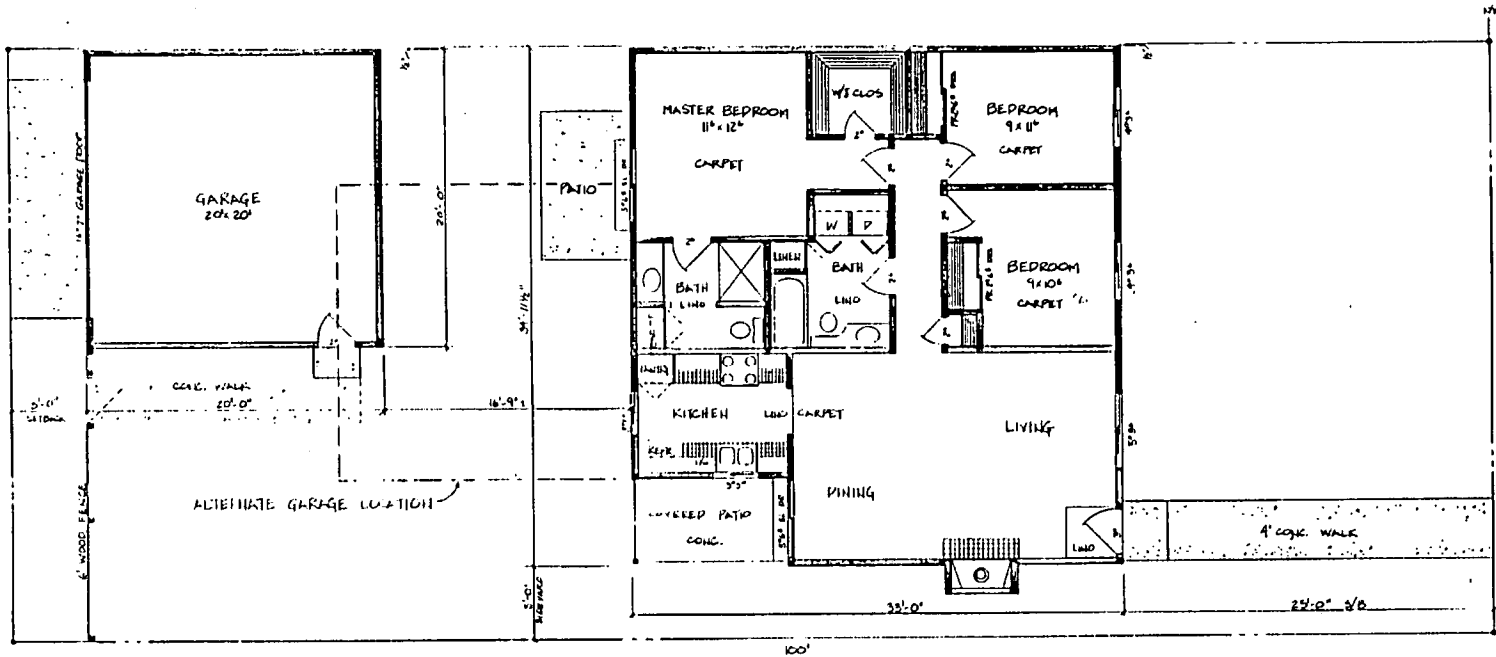
3-BEDROOM HOUSE - PLAN A

APR. 7, 86
11' x 11'0"
EAT
3 BDRM
2

P86-119



SIDE ELEVATION



3 BEDROOM HOUSE - PLAN A - 1092 SF.

FLOOR PLAN

- NOTE: IF ALTERNATE GARAGE LOCATION IS USED:
1. REAR KITCHEN WINDOW IS CHANGED TO DOOR.
  2. MASTER BEDROOM SLEIGH DOOR IS RELOCATED 2'-0" FROM END OF GARAGE.
  3. MASTER BEDROOM PATIO TO BE FENCED IN.
- IF PATIO IS PLACED AT GARAGE FRONT: THE PAVING SLEIGH DOOR IS CHANGED TO A SLOPE SLEIGH DOOR. THE BATH ROOM WINDOW IS CHANGED TO A 6" SL. DR. 4'-11" HIGH LIGHT FIXTURE REMOVED.

18  
4-24-86  
P86-119

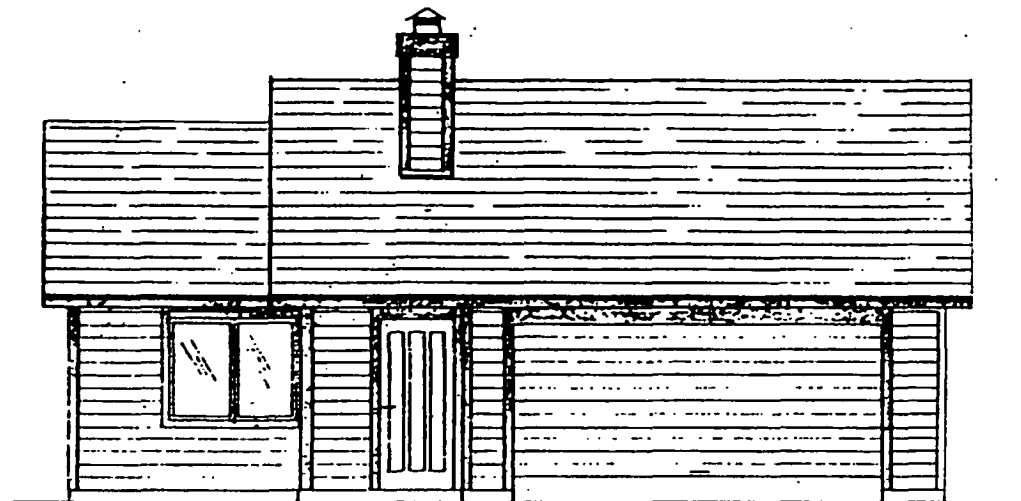
9/11/86

REVISIONS	BY
EUGENE A. HAYES 3000 ATLANTA CONSULTING 1205 W. 15TH ST. N.W. ATLANTA, GA. 30364 813-431-4310	
3-BEDROOM HOUSE - PLAN A	
DATE	9/11/86
SCALE	1/8" = 1'-0"
DRAWN BY	E.A.H.
CHECKED BY	E.A.H.
NO.	BL 1101 C

P86119 82

P86119

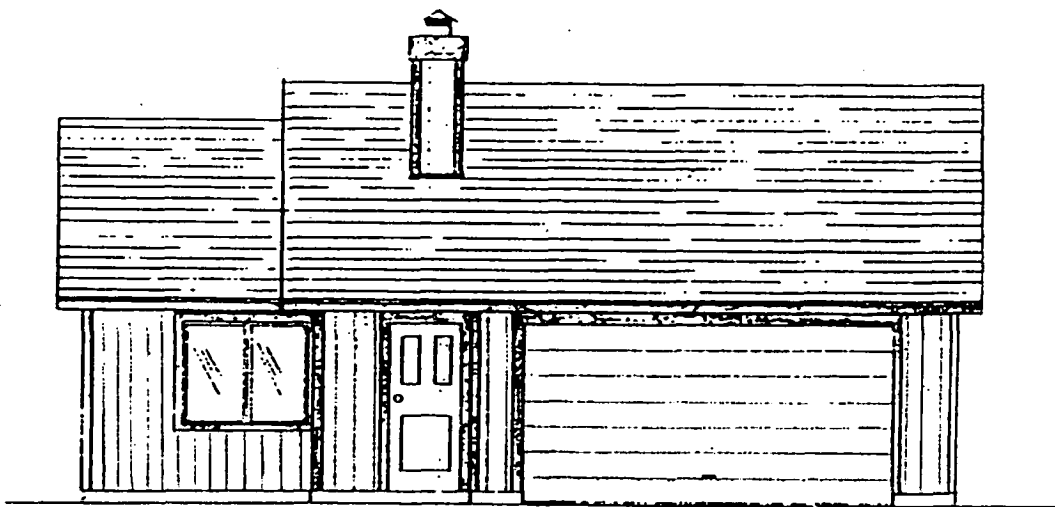
P86-119



ELEV. 1

19

4-24-86



ELEV. 2

Item 16

PLAN B

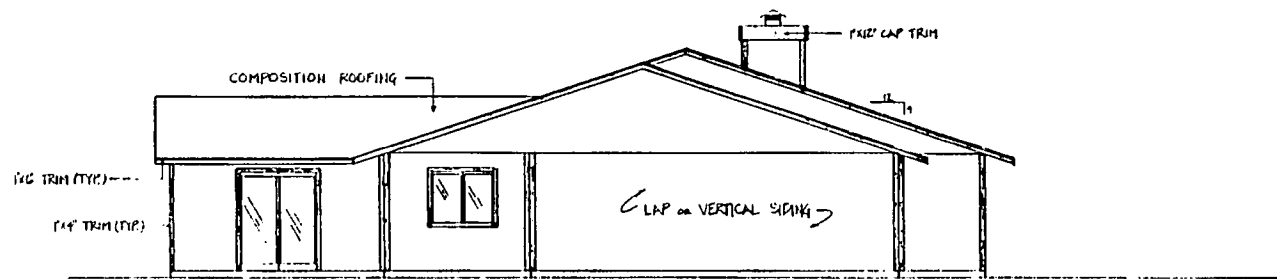
28

P86-119

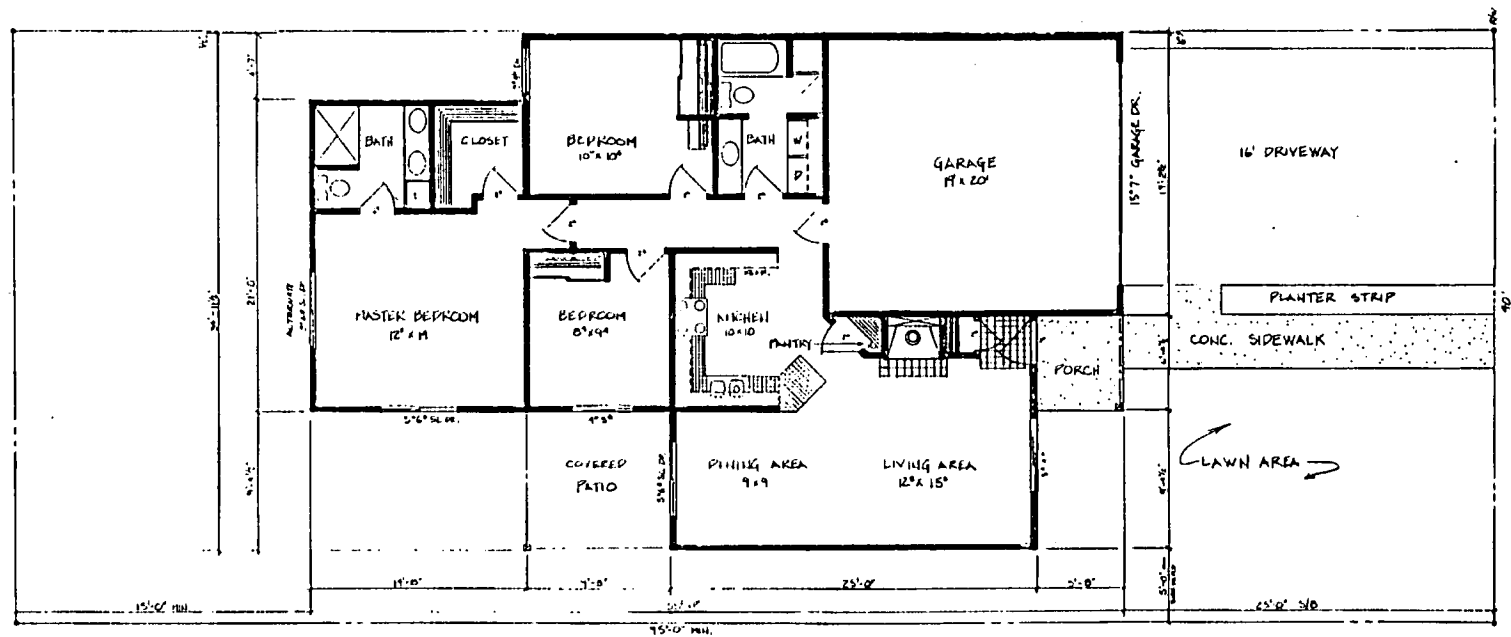
20

A-211-526

Room 16



SIDE ELEVATION



3-BEDROOM HOUSE - PLAN B - 1050 S.F.

FLOOR PLAN

REVISION	BY	DATE

EUGENE A. HAYES  
 ARCHITECT  
 1111 N. 11th Street, Suite 100  
 Anchorage, Alaska 99503  
 907-562-4222

3-BEDROOM HOUSE - PLAN B

10/21/16  
 10' x 10'  
 1/4" = 1'-0"  
 1/8" = 1'-0"  
 1/16" = 1'-0"

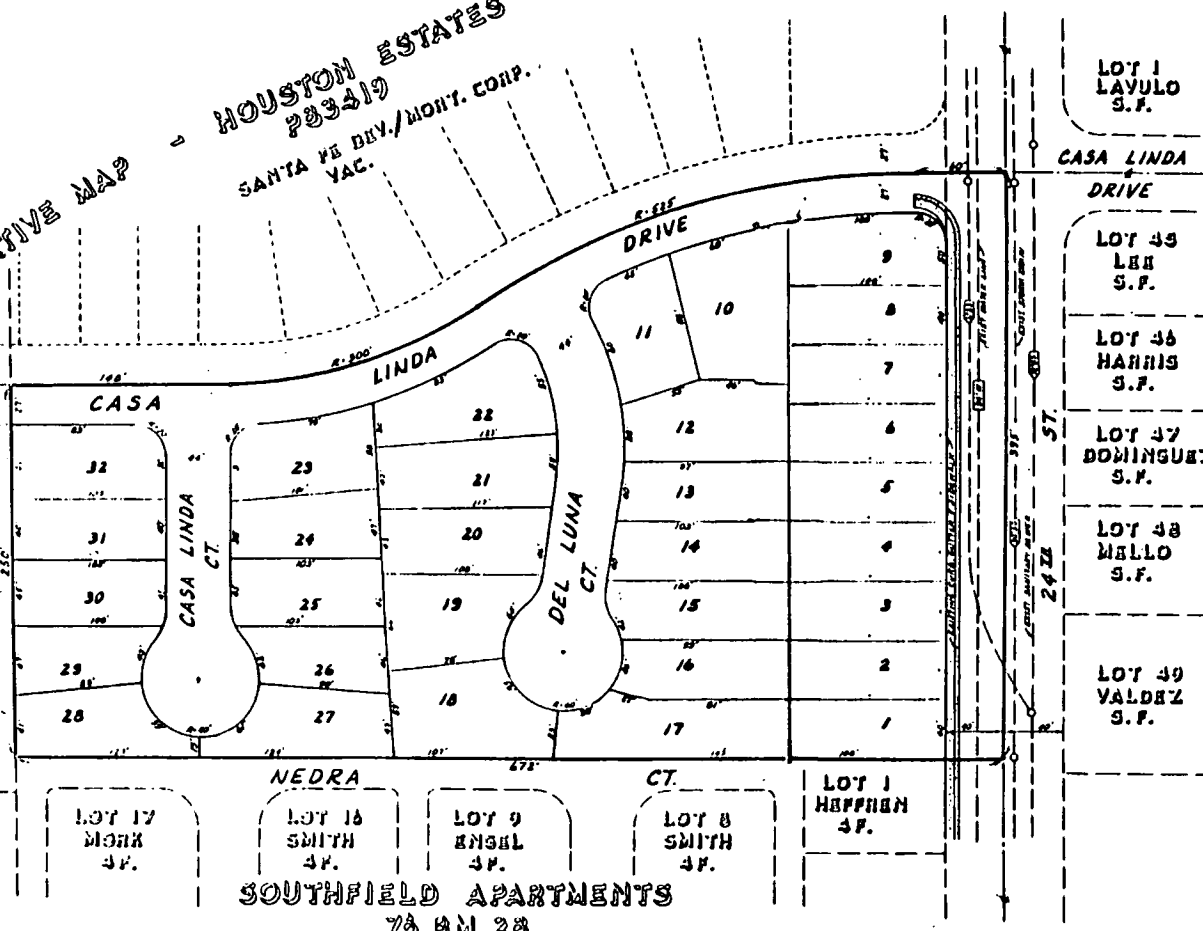
P86-119



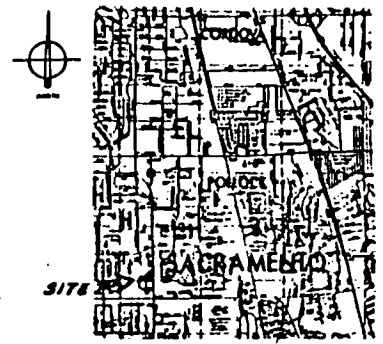
APPROVED TENTATIVE MAP  
HOUSTON ESTATES  
233419  
SANTA FE DEV./MONT. CORP.  
VAC.

R  
H-24-86

SANTA FE DEV./  
MONT. CORP.  
VAC.



SOUTHFIELD APARTMENTS  
73 BM 28



LOCATION MAP  
NO SCALE

- DRAWN BY: CGO ENTERPRISES  
8701 COTTAGE WAY  
SACRAMENTO, CA 95826
- ENGINEER: ALLIED-LANGDON ENGINEERING  
8011 HUGHES BLVD., STE. 100  
CITRUS HEIGHTS, CA 95610
- APN: 00-012-02-003
- ACRES AREA: 6.7 AC.
- EDWARDS: R-1-A
- PERMITS USE: VARIANT
- PERMITTED USE: AS SINGLE FAMILY LOTS  
(USE LOT LINES (CONVENTIONAL))
- DATA: CITY OF SACRAMENTO
- RECORD: CITY OF SACRAMENTO
- FILE DATE: CITY OF SACRAMENTO
- RECORD DATE: SACRAMENTO CITY CLERK

SCALE 1" = 60'

TENTATIVE SUBDIVISION MAP  
MEADOWVALE ESTATES  
A PORTION OF THE S.W. 1/4 OF  
SECTION 6, T.7N., R.5E., M.D.M.  
CITY OF SACRAMENTO  
SACRAMENTO COUNTY, CALIFORNIA  
JANUARY, 1986 SHEET 1 OF 1 SCALE 1" = 60'  
ALLIED-LANGDON ENGINEERING  
CITRUS HEIGHTS



STAFF'S EXHIBIT A

P86119

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May 29, 1986

CGO Enterprises  
2701 Cottage Way  
Sacramento, CA 95825

Dear Sir:

On May 27, 1986, the Sacramento City Council took the following action(s) for property located W side 24th Street, 205 ft. N of Meadowview Road:

Adopted a Resolution adopting Findings of Fact and approving a Tentative Map to subdivide 4.7± ac. into 32 single family lots in the R-1A zone.

Enclosed, for your records, is a fully certified copy of above-referenced resolution.

Sincerely,



Lorraine Magana  
City Clerk

LM/lw/28

Enclosure

cc: Planning Department  
Allied-Langdon Engineering, P. O. Box 2077, Citrus Heights, CA 95611