

# CITY PLANNING COMMISSION

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

**APPLICANT** Barbara Wein, 425 Divisadero St., Suite 307 San Francisco, CA 94117  
**OWNER** Golden Gate Council of American Youth Hostels 425 Divisadero St., Suite 307  
**PLANS BY** Bob McCabe; Architect 1809 19th Street, Sacramento, CA 95814  
**FILING DATE** 1-12-90 **ENVIR. DET.** Neg. Dec. w/mm **REPORT BY** BW:df  
**ASSESSOR'S PCL. NO.** 002-0126-013 & 014

- APPLICATION:
- A. Negative Declaration
  - B. Special Permit to operate a youth hostel facility in a 12,800 sq. ft. building on 0.29+ vacant acres in the Multi-Family (R-3(A)) zone.
  - C. Lot line adjustment to merge two parcels into one lot totaling 0.29+ vacant acres in the R-3(A) zone.

LOCATION: 1419 & 1423 F Street

PROPOSAL: The applicant is requesting the necessary entitlements to locate a 12,800 sq. ft. vacant structure on the subject site in order to operate a Youth Hostel Facility in the building.

PROJECT INFORMATION:

General Plan Designation: High Density Residential (30+ du/na)  
Central City Community  
Plan Designation: Multi-Family  
Existing Zoning of Site: R-3A  
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Residential;R-3A	Front:	25' or avg. of	1'
South: Residential;R-3A		adjacent properties	
East: Residential;R-3A	Side(Int):	5'	5'
West: Residential;R-3A	Rear:	15'	15'

Parking Required: To be determined by Planning Commission  
Parking Provided: 8 spaces  
Property Dimensions: 80' x 160'  
Property Area: 0.29+ acres  
Density of Development: 30+ d.u. per acre  
Square Footage of Building: 12,800 sq. ft.  
Height of Building: 35'  
Topography: Flat  
Street Improvements: Existing  
Utilities: Existing  
Exterior Building Materials: Wood frame  
Roof Material: Compo shingle

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APPLC. NO. P90-088 MEETING DATE April 26, 1990 ITEM NO. 12

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site consists of two vacant parcels on 0.29+ acres in the Multi-Family (R-3A) zone. The General Plan and 1980 Central City Community Plan designate the site for High Density Residential (30+ du/na) and Multi-Family respectively. The site is located in the Washington District Preservation Area. In the Washington District Preservation Area, most of the structures are individually listed on the official register or supportive to the Washington District Preservation Area. Surrounding land uses include two-story residential units to the north, south, east and west. Surrounding zoning consists of R-3A.

B. Applicant's Proposal

The applicant is requesting a special permit to operate a Youth Hostel Facility in an existing 12,800 square foot building. The existing building will be relocated from its present location, 917 H Street (Morey's Place), to the new location at 1419 and 1423 F Street. The building move request will be reviewed by the Design Review/Preservation Board subsequent to Planning Commission's action on the youth hostel use. A lot line adjustment to merge two lots into one is also requested by the applicant.

A Youth Hostel Facility is a dormitory type use supervised by a resident manager, designed with shared quest rooms and rest rooms, segregated by sex, with a common self-help kitchen, dining room and common areas. A youth hostel provides for travelers of all ages an inexpensive place to sleep, wash and eat. Accommodations for washing and drying clothes are usually available.

American Youth Hostels, Inc. is a non-profit membership organization which was founded in 1934 to bring people together, particularly travelers and students of different nationalities and social backgrounds, in a congenial meeting place where they can get to know each other.

The applicant has informed staff of the general operations planned for the youth hostel facility. The check-in and check-out time for the use will be between the hours of 7:30 a.m. to 10:30 a.m.; and 4:30 p.m. to 12:00 midnight. A resident staff manager will reside on the premises and is responsible for working at the desk to check hostellers in and out. The fee for members is \$11.00 per night and is \$14.00 per night for non-members. A \$25.00 a year charge for adults is required to become a member; \$15.00 per year for a senior citizen. The maximum stay at the facility is three days. The hosteler will be allowed to extend his stay for an additional two days if necessary. Under no circumstances will hostellers be allowed to stay beyond five days. After a three or five day stay at the facility, the hosteler will be required to check out of the

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premises for a maximum of two weeks before checking in again. To stay at the facility, a hosteler must present a picture identification and shall have a permanent address. The applicant indicated to staff that the hostel facility will be a controlled atmosphere. No alcohol, smoking and televisions will be allowed at the facility. The youth hostel facility provides its hostelers with wholesome, home made entertainment. A piano and/or stereo at low volumes are the only types of entertainment allowed at the facility and is generally located in the common areas.

The applicant has informed staff that at least one staff person will reside on the premises at all times. A total of 60 beds (30 sets/bunk beds) including the staff person's bed will be provided at the facility. The beds will be located on the second floor and either in the attic or basement. Staff has been informed that the Building Department will review the project and determine the final number of beds allowed; but that number will not exceed 60.

C. Site Plan Design

The applicant has submitted a site plan, photo elevations and floor plans of the building. Vehicle entrance onto the site is proposed off of the alley located at the rear. Adequate front, interior sides and rear yard setbacks are provided. Sufficient landscaping is proposed on the subject site. The designated parking area will be required to meet the City's 50 percent shading requirement. A garbage enclosure is located at the rear of the site adjacent to the handicap parking space. The trash enclosure shall meet the City's Trash Ordinance requirements. The applicant has indicated to staff that twenty bicycle lockers will be located on the site underneath the porch. A new fence is proposed along the east and west property lines on the subject site. In keeping with the architectural character of the historical building, the proposed fence along the perimeter shall be reviewed and approved by the Design Review Coordinator. The applicant will be required to provide a six foot masonry wall along the east and west portion of the parking area.

D. Parking

As previously noted, vehicle entrance onto the subject site is located at the rear. A total of eight parking spaces are proposed on the site backing up to the alley. The eight designated parking spaces are eight feet wide by sixteen feet deep. The minimum parking depth for a standard parking space is eighteen feet. Staff recommends that an additional two feet of depth be provided on each space to meet the requirement.

At a typical urban youth hostel facility, approximately 10 percent of the hostelers arrive by car. A large percentage of hostelers arrive by public transportation. Staff has been informed by the applicant that almost 90 percent of the hostelers visiting the facility in San Francisco arrive by public transportation. A few of City staff members stayed overnight or visited a youth hostel facility in Europe and San Francisco. Staff

observed that the majority of the hostellers staying at the San Francisco site and Europe facilities were European students in their early twenties. In addition, almost all of the hostellers arrived by public transportation or bicycle; and there didn't appear to be a parking demand. A large number of hostellers are organized groups, students and/or single individuals travelling from hostel to hostel on world tours. The applicant anticipates that a large percentage of its hostellers visiting the proposed use will arrive by public transportation (Amtrak, Greyhound etc.). The subject site is close to major transit routes and light rail.

Staff has some concerns with only eight parking spaces being available for a 60 bed youth hostel facility. The subject site is in the R-3A zone which allows a maximum of 16 multi-family units with a density bonus. Based on an average of 2 persons per unit, a total of 32 people would be generated on the site. The demand for parking may, therefore, be less for an apartment unit than for the youth hostel facility under consideration. The eight spaces should accommodate additional staff persons and guest. Staff is, however, recommending that the use be required to go back for Planning Commission review and approval in twelve months. The purpose of the review will allow City staff to evaluate the parking impacts on the subject site. It is a City requirement that new parking areas be paved, shaded and striped to meet city standards. The designated area shall only allow hosteler and employee parking. A sign shall be posted indicating hosteler and employee parking only.

In addition to the hostel use, the applicant requested making the facility available for public use (banquets, conferences etc.). Staff is opposed to ancillary uses on the subject site due to the limited number of parking spaces. Staff informed the applicant of their concern regarding allowing 60 beds plus ancillary uses. Staff feels that allowing additional use of the facility would create a significant parking problem on the residential streets.

E. Building Design

The existing structure is a two-story victorian mansion with a basement and attic. The exterior building material is wood frame and the roof is made of composition shingle. Exterior building colors are blue, gray and white. The mansion was constructed in 1885 and is listed on the City's historic structures list as an "essential" building. The architecture and interior elements are highly valued. The structure was donated to its present owners, American Youth Hostel, who plans to relocate the building to its proposed location by July 1990.

The new owners plan to maintain the architectural and historic integrity of the building and meet the current State Historic Building Codes. The building at its new location will require review and approval by the Design Review/Preservation Board. The building's new location is compatible with the existing residential structures on the block. Any

attached or detached signage for the use should be subject to review and approval by the Planning Director prior to issuance of a sign permit.

F. Lot Line Adjustment

A lot line adjustment to merge two lots into one is requested. Allowing the lot line adjustment would prevent the building from being placed on two separate lots crossing over property lines. Staff, therefore, supports the lot line adjustment to merge two lots into one. The lot line adjustment has been reviewed by the City Engineering, Transportation, Planning and Real Estate Divisions. There were no objections to the lot line adjustment. The following conditions for the lot line adjustment were received:

1. File a Certificate of Compliance and pay necessary fees.
2. File a waiver of Parcel Map.
3. Pay off or segregate any existing assessments.
4. Notice: Property to be adjusted/merged in accordance with this certificate of compliance 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 at the City of Sacramento's Public Works Department, Development Services Division. Room 100, 927 10th Street.

G. Agency Comments

The special permit application was sent to the City's Traffic Engineering Division, Building Inspections Division, Police Department, and the Water and Sewer Division. The proposal was also routed to the Sacramento Old City Association (SOCA) and Midtown Business Association. The Police Department indicated to staff that no alcoholic beverages shall be allowed on the premises and stereos shall be kept at low volumes.

Both SOCA and Midtown Business Association indicated to staff that they were in favor of the youth hostel use and its building move. Several community meetings were held to discuss any concerns neighboring businesses and residents may have regarding the use. A few of the neighbors concerns dealt with the existing transients in the area and the image of the hostel facility. The applicant has obtained a signed petition from Sacramento residents including residents near the proposed site in support of the youth hostel use.

Staff spoke with the Business Manager for the Golden Gate National Recreation Area in San Francisco. There are currently two hostels within the area which the manager manages. Both hostels are in old historic buildings (65 beds/160 beds) adjacent to military housing. The manager indicated that the hostellers are mostly bicyclist traveling along the west coast and international students. The only problems experienced on the premises are minor thefts. The manager indicated that there has been no reports of noise nor police related incidents at the sites. Neighbors have indicated that they enjoy the interaction with the Europeans students passing through.

ENVIRONMENTAL DETERMINATION : The City's Environmental Coordinator has determined that the proposed project will not have a significant adverse effect on the environment and has filed a Negative Declaration with the following mitigation measures.

- A. Require construction contractors to implement a dust abatement program that will reduce the effect of construction on local PM 10 levels in the vicinity of construction zones. Elements of this program should include the following:
1. Sprinkle all unpaved construction areas with water at least twice per day during demolition and excavation to reduce dust emissions. Additional watering should be carried out on hot or windy days. Watering could reduce particulate emissions by about 50%.
  2. Cover stockpiles of sand, soil, and similar materials with a tarp.
  3. Cover trucks hauling dirt and debris to reduce spillage onto paved surfaces.
  4. Sweep up dirt or debris spilled onto paved surfaces immediately to reduce resuspension of PM 10 through vehicle movements over these surfaces.
  5. Increase the frequency of city street cleaning along streets in the vicinity of construction site.
  6. Require construction contractors to designate a persons to oversee the dust abatement program and to order increased watering, as necessary.
- B. The applicant will comply with the following State regulation:
1. Section 65-019 of the California Labor Code requires developers to identify all asbestos containing materials in existing building prior to demolition or renovation.

If asbestos containing materials are identified on the project site, the applicant will determine the quantity of material to be removed and comply with the following applicable State and Federal regulations:

2. California Occupational Safety and Health Administration (CAL-OSHA) work safety standards must be applied to any demolition or renovation of structures that contain more than 100 square feet of asbestos containing materials. Specific standards are provided by CAL-OSHA (San Francisco Office: (415) 974-7633.
3. Environmental Protection Agency (EPA) National Air Emission Standards must be applied to any demolition or renovation of structures than contain more than 160 square feet or 260 linear feet of asbestos containing materials. Specific information is provided by EPA (San Francisco Office: (415) 974-7633.

In order to document compliance with these measures, the applicant will provide a copy of the awarded demolition bid to the City Environmental Coordinator prior to issuance of a building permit for demolition.

Non-compliance with, or deletion of any of the above mitigation measures by any party will require the project to be reprocessed for additional environmental review. If this review determines that there is the possibility for significant adverse environmental impact due to the development of the project, additional mitigation measures may be required, or the applicant may be requested to prepare an Environmental Impact Report if identified impacts cannot be reduce to less than a significant level through mitigation.

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

- A. Ratify the Negative Declaration;
- B. Approve the Special Permit to operate a Youth Hostel Facility, subject to conditions and based upon Findings of Fact which follow;
- C. Approve the lot line adjustment by adopting the attached resolution.

Conditions - Special Permit

1. A resident staff manager shall reside on the premises at all times.
2. The maximum stay at the facility for a hostel shall be three days. Two additional days at the facility is allowed, if necessary. Under no circumstances shall a hostel be allowed to stay after five days.

3. Check-in and check-out time for the use shall be between the hours of 7:30 a.m. to 10:30 a.m.; and 4:30 p.m. to 12:00 midnight.
4. Hostellers shall be required to check out of the premises for a maximum of two weeks prior to checking in again.
5. No alcohol shall be allowed on the premises.
6. The designated parking area shall meet the City's 50 percent shading requirement.
7. The trash enclosure indicated on the site plan shall meet the City Trash Ordinance requirements.
8. A six foot masonry wall shall be provided along the east and west portions of the parking area. The six foot masonry wall and proposed fence along the remaining east and west property lines shall be reviewed and approved by the Design Review Coordinator.
9. An additional two feet of depth shall be provided on each parking space on the subject site.
10. The maximum number of beds allowed on the premises shall not exceed sixty, including the bed for the resident manager, regardless of the final occupancy determined by the Building Division.
11. The use will be required to be reviewed and approved by the Planning Commission twelve months from the date of approval in order for staff to evaluate parking impacts on the subject site.
12. The new parking area shall be paved, shaded and striped to meet City standards.
13. No ancillary uses for public use shall be allowed at the subject site.
14. The building at its new location shall be reviewed and approved by the Design Review/Preservation Board.
15. The designated parking area shall only allow hosteler and employee parking; available parking for hostellers shall be clearly posted on the subject site.
16. Any attached or detached signage shall meet the City's Sign Ordinance requirements and be subject to Planning Director review and approval prior to issuance of a sign permit.
17. Require construction contractors to implement a dust abatement program that will reduce the effect of construction on local PM 10

levels in the vicinity of construction zones. Elements of this program should include the following:

- a. Sprinkle all unpaved construction areas with water at least twice per day during demolition and excavation to reduce dust emissions. Additional watering should be carried out on hot or windy days. Watering could reduce particulate emissions by about 50%.
- b. Cover stockpiles of sand, soil, and similar materials with a tarp.
- c. Cover trucks hauling dirt and debris to reduce spillage onto paved surfaces.
- d. Sweep up dirt or debris spilled onto paved surfaces immediately to reduce resuspension of PM 10 through vehicle movements over these surfaces.
- e. Increase the frequency of city street cleaning along streets in the vicinity of construction site.
- f. Require construction contractors to designate a persons to oversee the dust abatement program and to order increased watering, as necessary.

16. The applicant shall comply with the following State regulation:

- a. Section 65-019 of the California Labor Code requires developers to identify all asbestos containing materials in existing building prior to demolition or renovation.

If asbestos containing materials are identified on the project site, the applicant shall determine the quantity of material to be removed and comply with the following applicable State and Federal regulations:

- b. California Occupational Safety and Health Administration (CAL-OSHA) work safety standards must be applied to any demolition or renovation of structures that contain more than 100 square feet of asbestos containing materials. Specific standards are provided by CAL-OSHA (San Francisco Office: (415) 974-7633.
- c. Environmental Protection Agency (EPA) National Air Emission Standards must be applied to any demolition or renovation of structures than contain more than 160 square feet or 260 linear feet of asbestos containing materials. Specific information is provided by EPA (San Francisco Office: (415) 974-7633.

Findings of Fact

1. The project, as conditioned, is based upon sound principles of land use in that:
  - a. the type of use occupying the building will be compatible with the surrounding residential character in the neighborhood; and
  - b. the use will create a provided service for travelling students and adults internationally.
  
2. The project, as conditioned, will not be detrimental to the public health, safety or welfare, nor result in the creation of a nuisance in that:
  - a. sufficient parking will be provided on the subject site since the majority of the hostellers will arrive by public transportation and only one resident manager will reside on the premises;
  - b. a twelve month review period will be required in order for staff to evaluate parking impacts;
  - c. adequate fencing, setbacks and landscaping is provided on the site;
  - d. the maximum stay at the facility will be three days;
  - e. no alcohol will be allowed on the premises; and
  - f. no admittance will be allowed between 12:00 midnight to 7:30 a.m. to ensure a safe environment and mitigate potential noise, traffic and/or crime related incidents.
  
3. The proposed use is consistent with the General Plan and 1980 Central City Plan which designates the site for residential uses.

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RESOLUTION NO. 1159

ADOPTED BY THE SACRAMENTO CITY PLANNING COMMISSION

ON DATE OF April 26, 1990

APPROVING A LOT LINE ADJUSTMENT TO MERGE TWO LOTS INTO ONE (APN: 002-0126-013 AND 014) (P90-088)

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line adjustment for property located at 1419 AND 1423 F Street; and

WHEREAS, the lot line adjustment has been given a Negative Declaration by the Environmental Coordinator; and

WHEREAS, the lot line adjustment is consistent with the General Plan and 1980 Central City Community Plan; and the proposed lot line adjustment and merger conforms with the Plan Designation;

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Sacramento:

that the lot line adjustment for property located at 1419 and 1423 F Street, City of Sacramento, be approved as shown and described in Exhibits A and B attached hereto, subject to the following conditions:

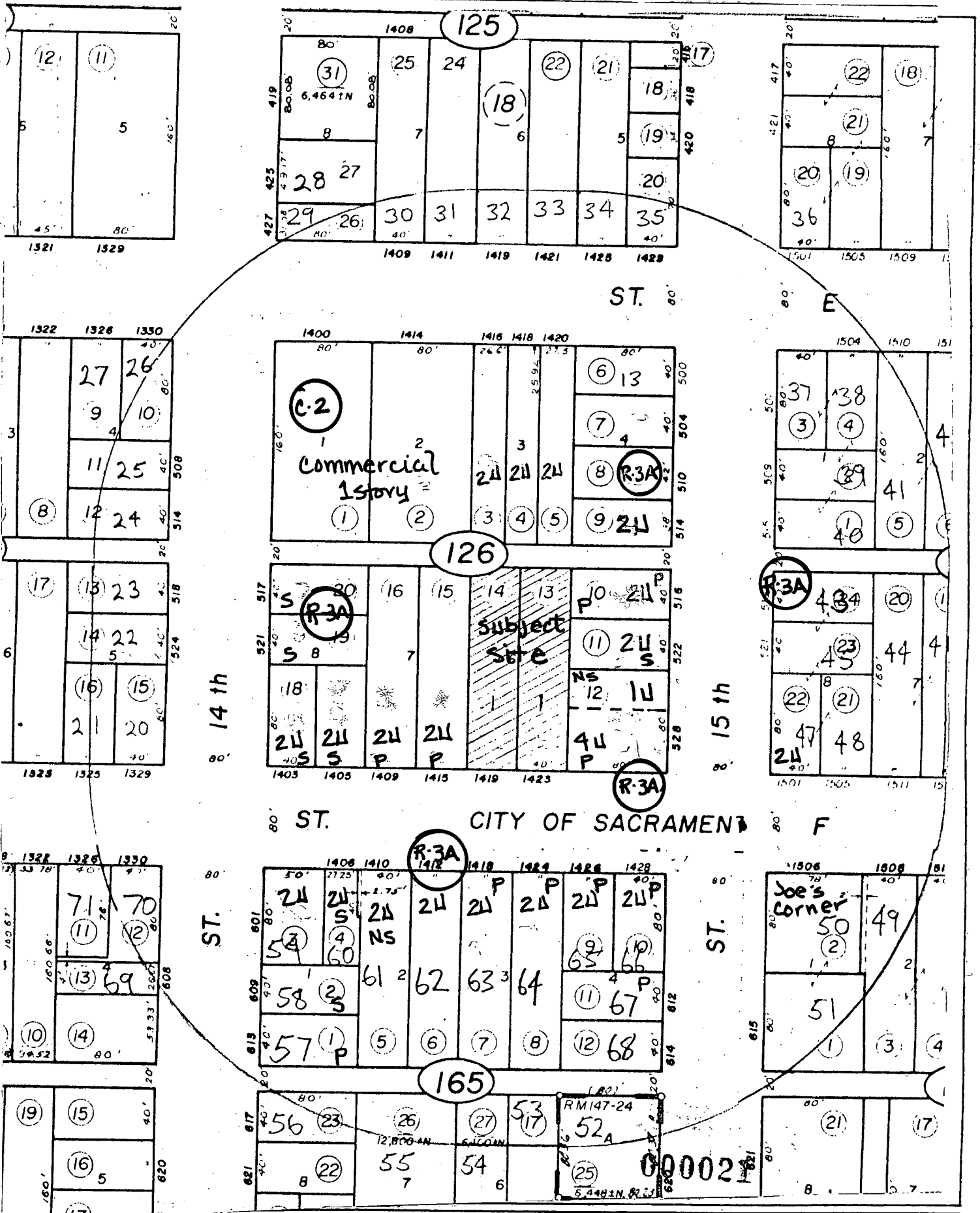
1. File Certificate of Compliance and waive parcel map prior to recordation;
2. Pay off or combine any existing assessments.

  
CHAIRPERSON

ATTEST:

  
SECRETARY TO CITY PLANNING COMMISSION

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# VICINITY - LAND USE - ZONING

Legend: P: Priority structures S: Supportive NS: Non-Supportive

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item 12

Legal Description

Parcel No. 1:

THE WEST ONE-HALF OF LOT 6, BLOCK BOUNDED BY "E", "F", 14TH AND 15TH STREETS, CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, CALIFORNIA.

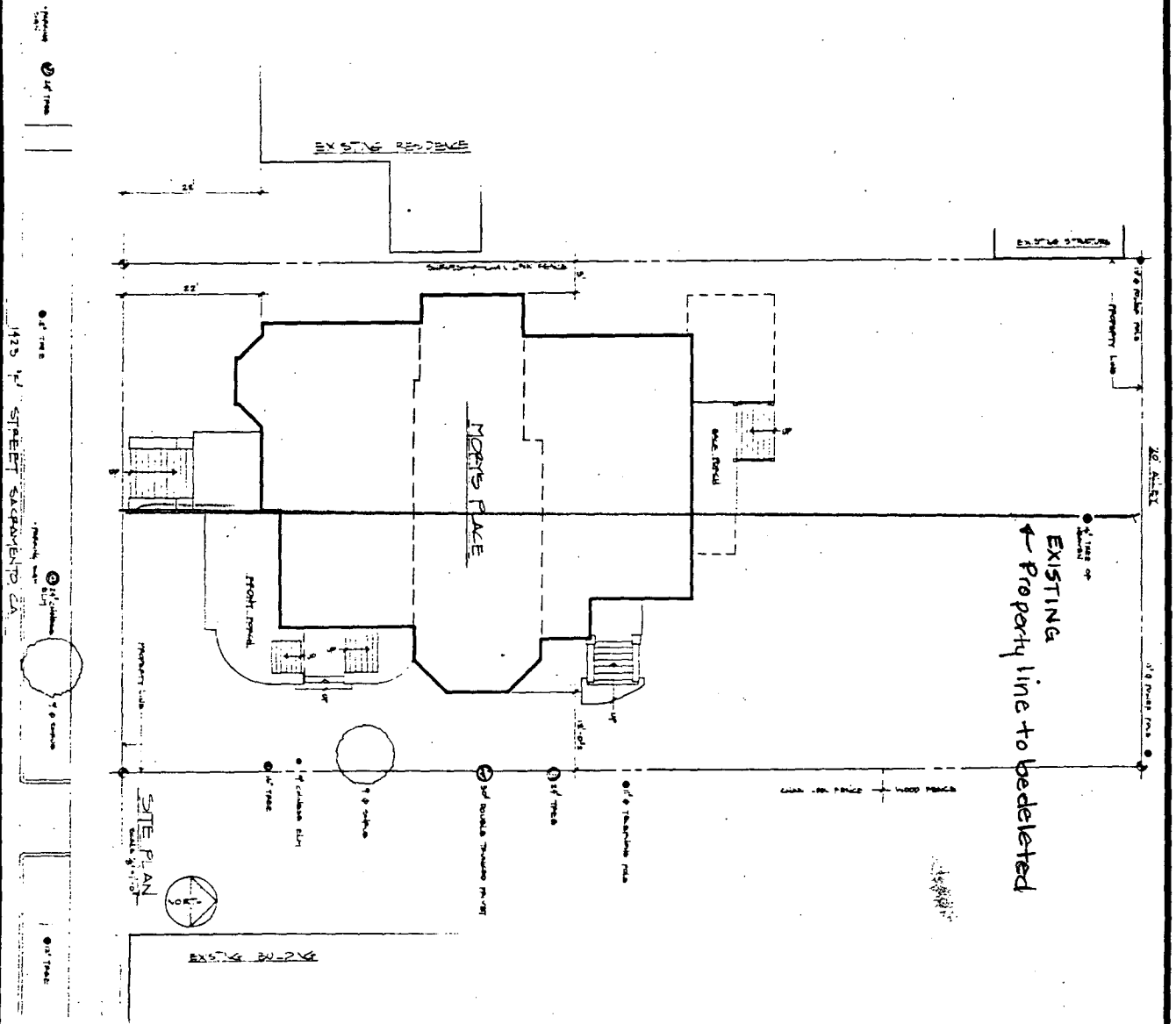
PARCEL NO. 2:

THE EAST ONE-HALF OF LOT 6, BLOCK BOUNDED BY "E", "F", 14TH AND 15TH STREETS, CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, CALIFORNIA.

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425 W STEELET SACRAMENTO CA

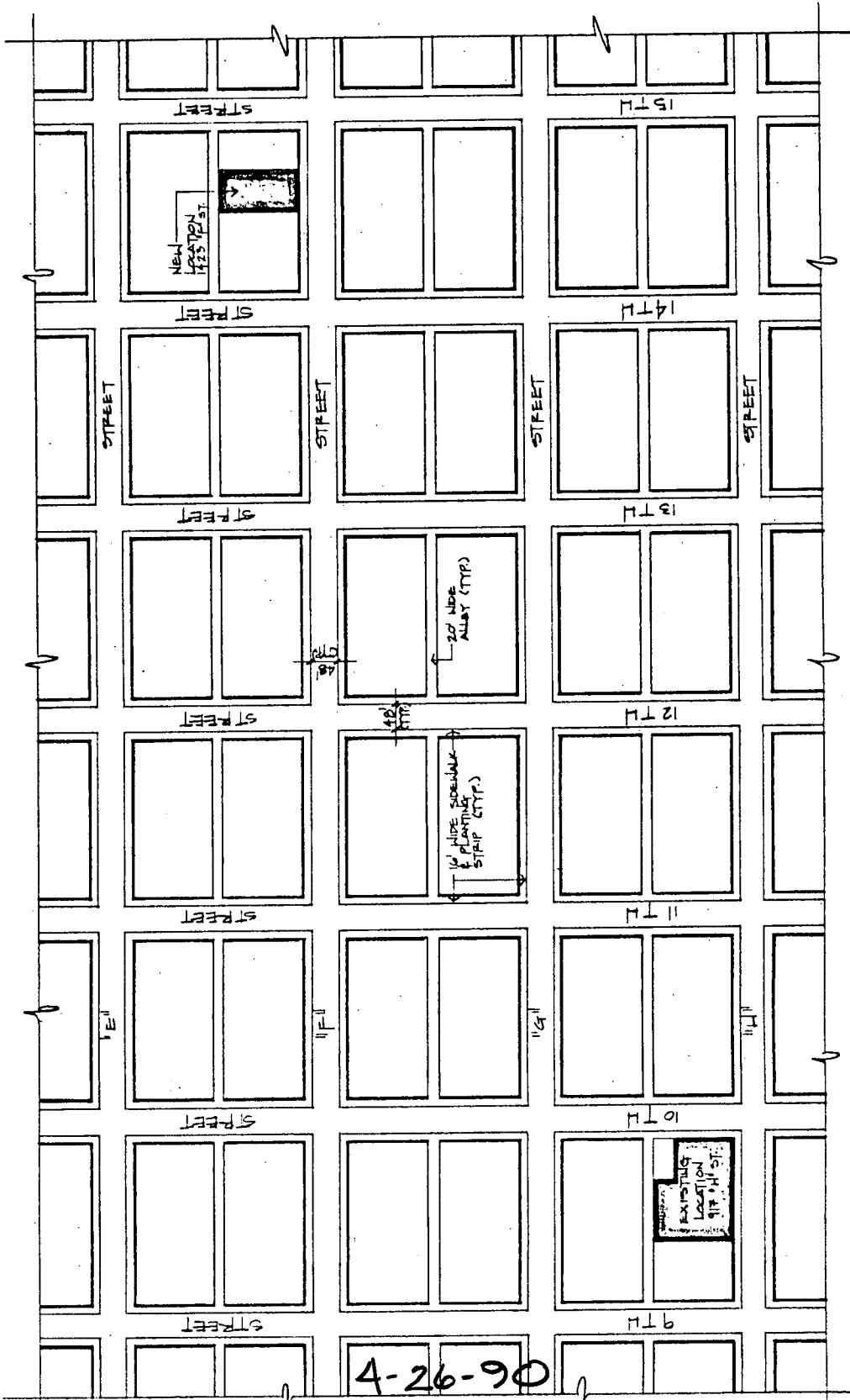
SITE PLAN

<p>SCALE 1/8" = 1'-0"</p>	<p>MORRY'S PLACE The Victorian</p>	<p>BOB McCABE - ARCHITECT 1000 10TH STREET - SACRAMENTO - 95814 - CALIF.</p>
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EXHIBIT C



RELOCATION MAP  
SCALE: 1/4" = 1'-0"



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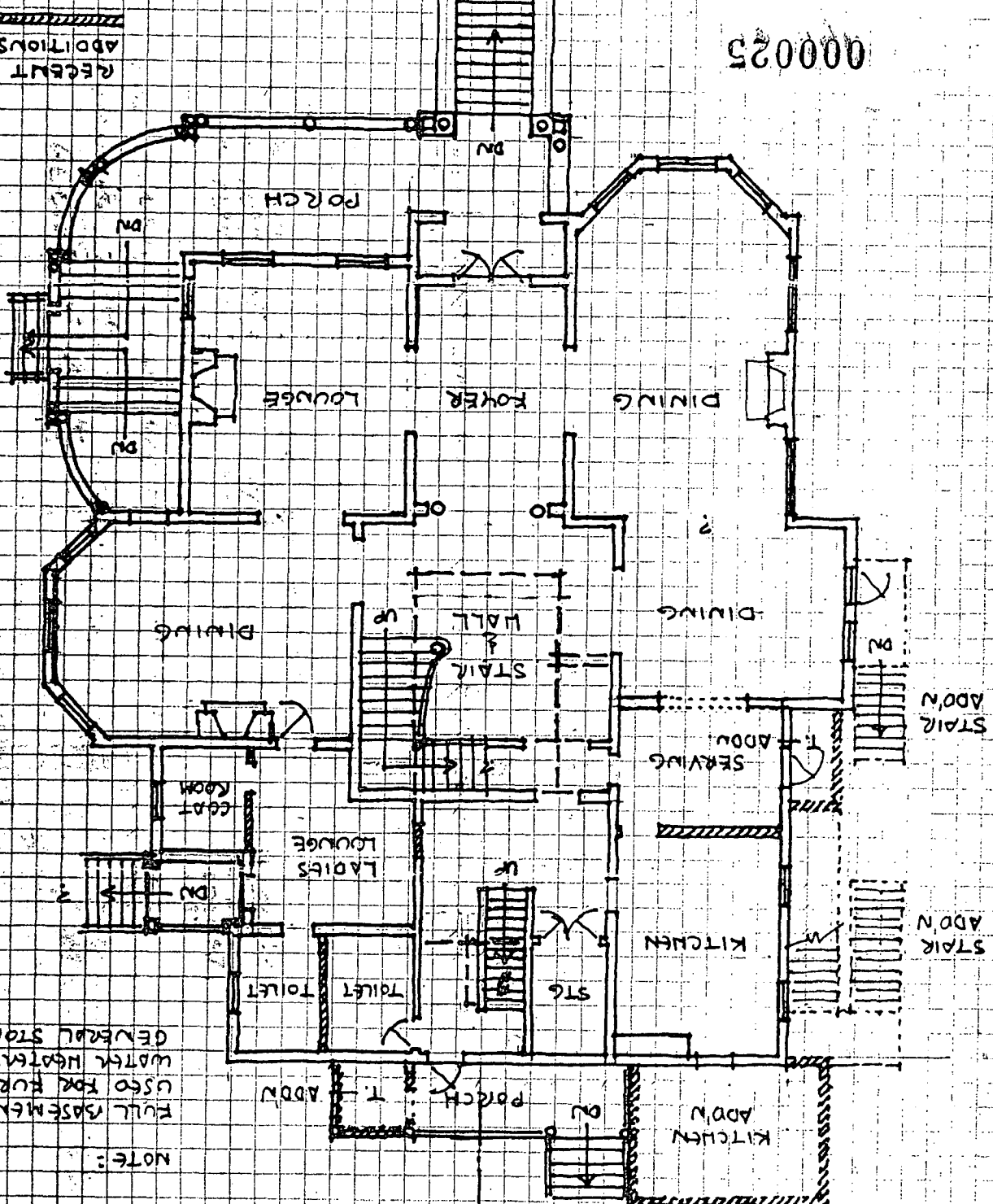
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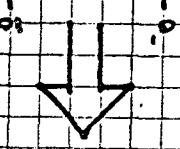
# EXHIBIT E EXISTING PLAN

NOTE:  
 FULL BASEMENT BELOW  
 USED FOR RUVATE  
 WATER HEATERS, REFRIGERATORS,  
 GENERAL STORAGE



RECENT  
ADDITIONS

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FIRST  
FLOOR PLAN

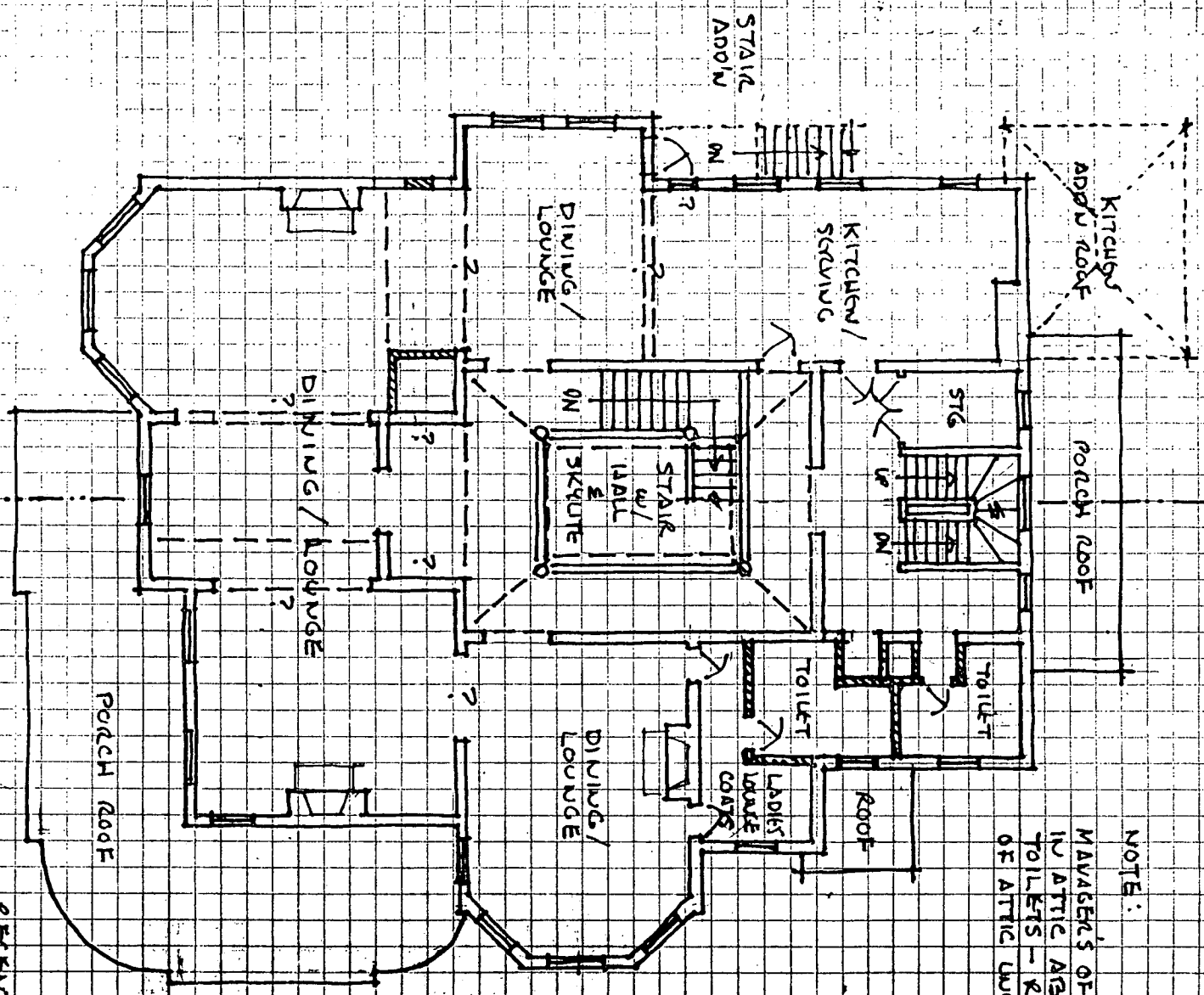
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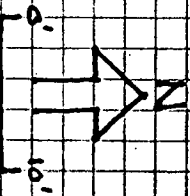
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# EXHIBIT F EXISTING PLAN



NOTE:  
MAYASEN'S OFFICE  
IN ATTIC ABOVE  
TOILETS - REST  
OF ATTIC UNUSED

RECENT  
ADDITIONS



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BY:  
TME  
RICHARD GRYZIEC ATELIER  
9/21/88

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A-26-90

SECOND  
FLOOR

Item 12



BY: THE RICHARD GRYZLEC ATELIER  
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RICHARD GRYZLEC ATELIER

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SECOND FLOOR

Item 12

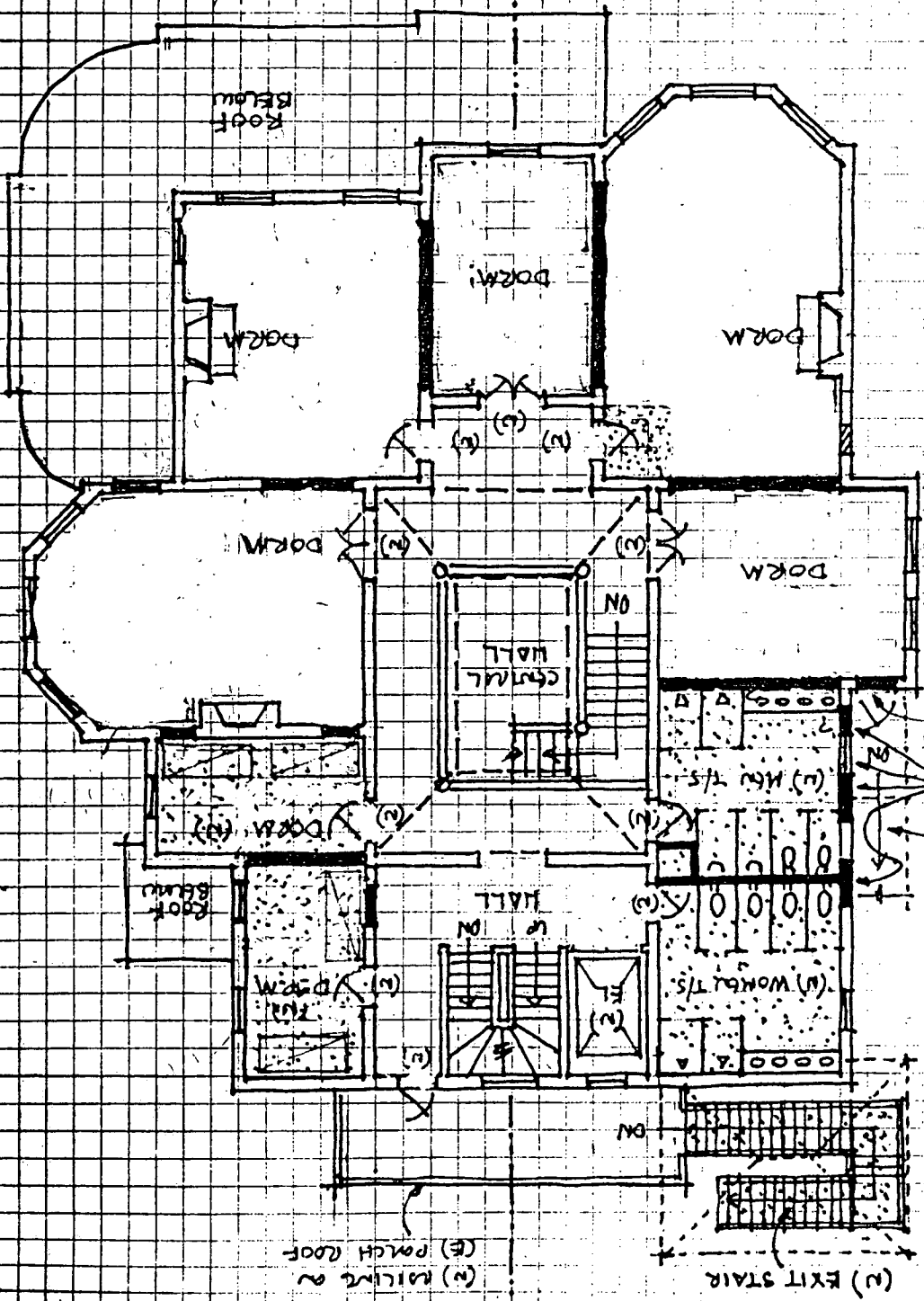
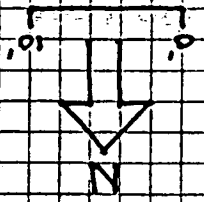


EXHIBIT H  
NEW PLAN

Front

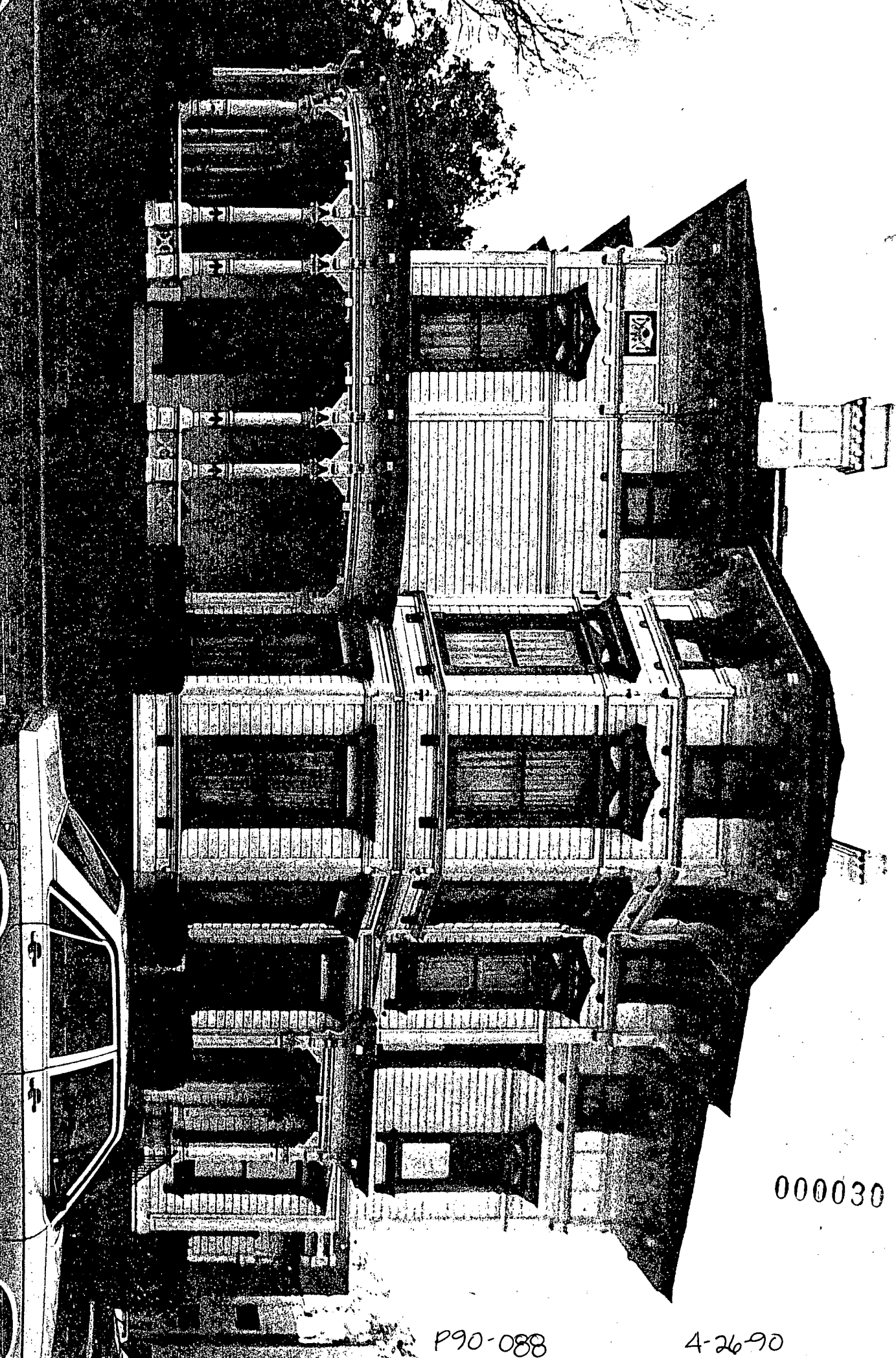


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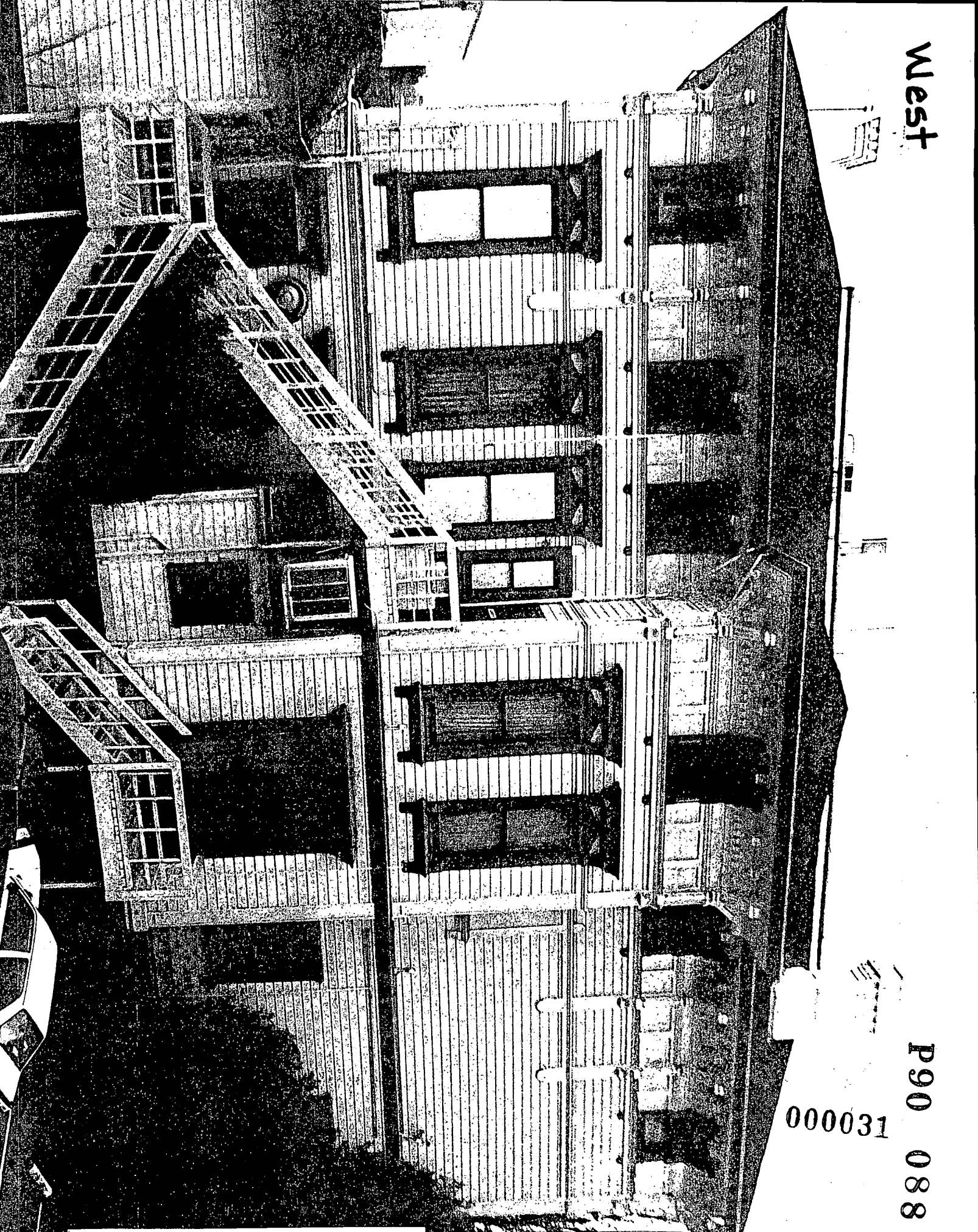
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Item 2



West

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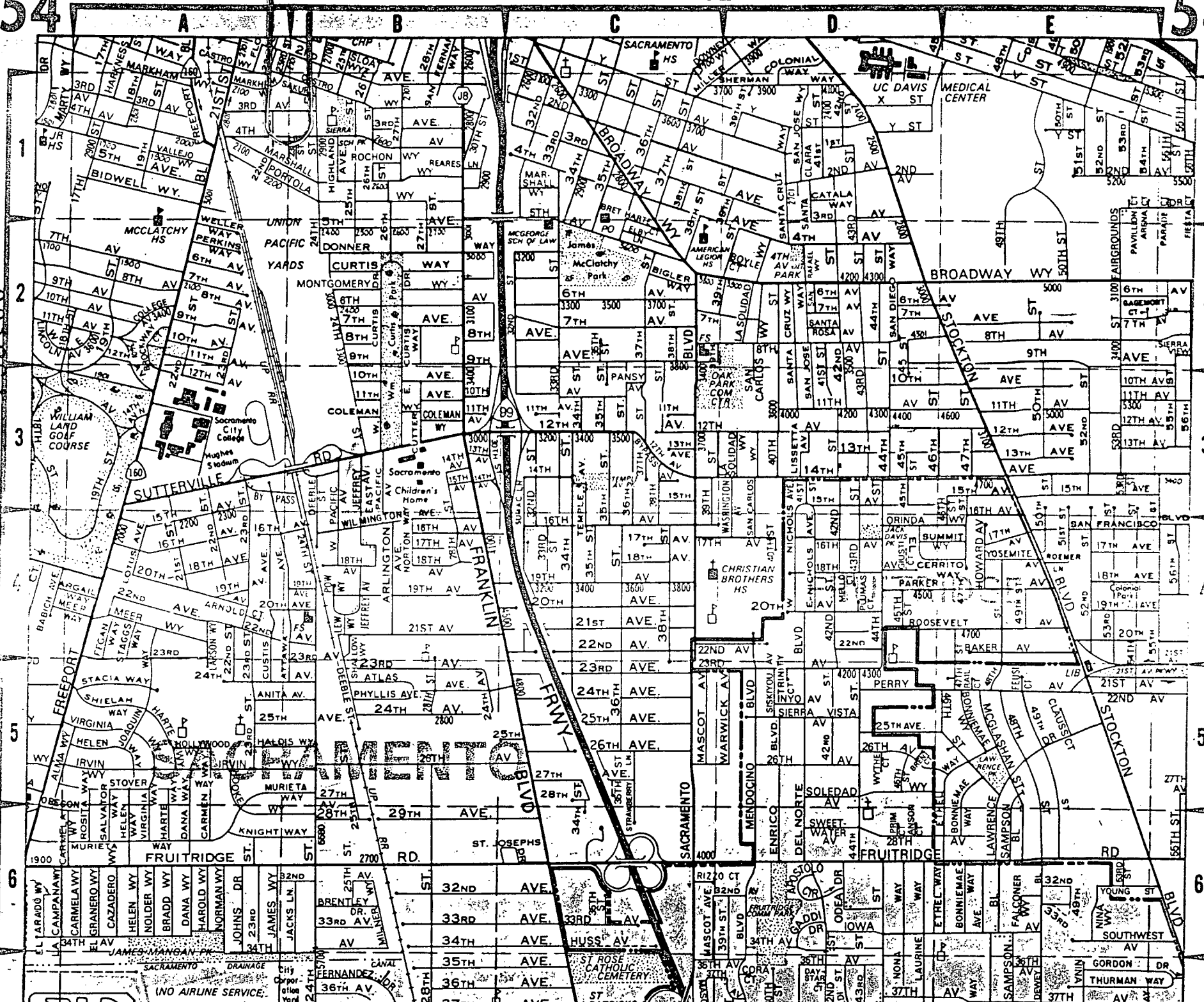
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FOR CONTINUATION SEE MAP 53

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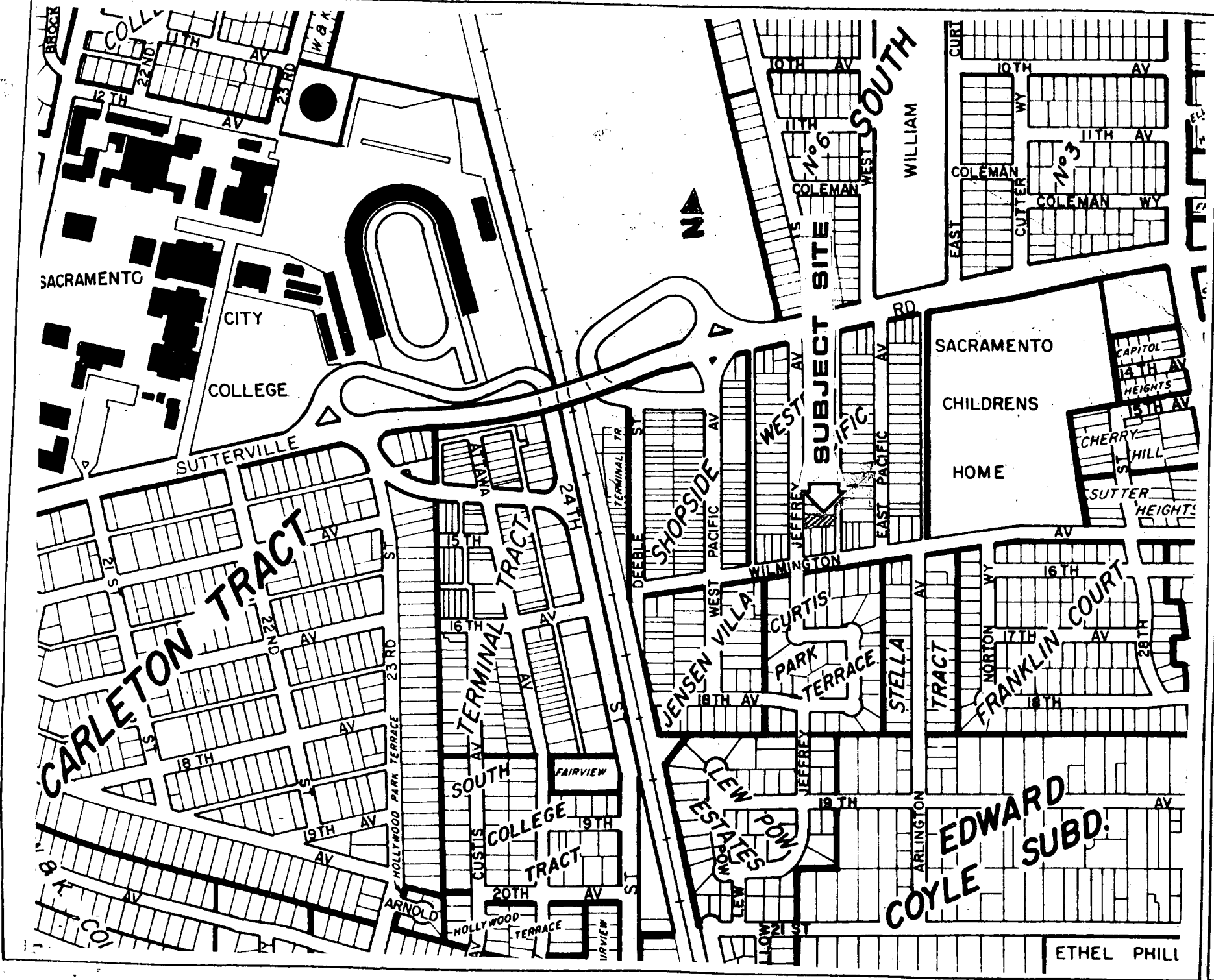
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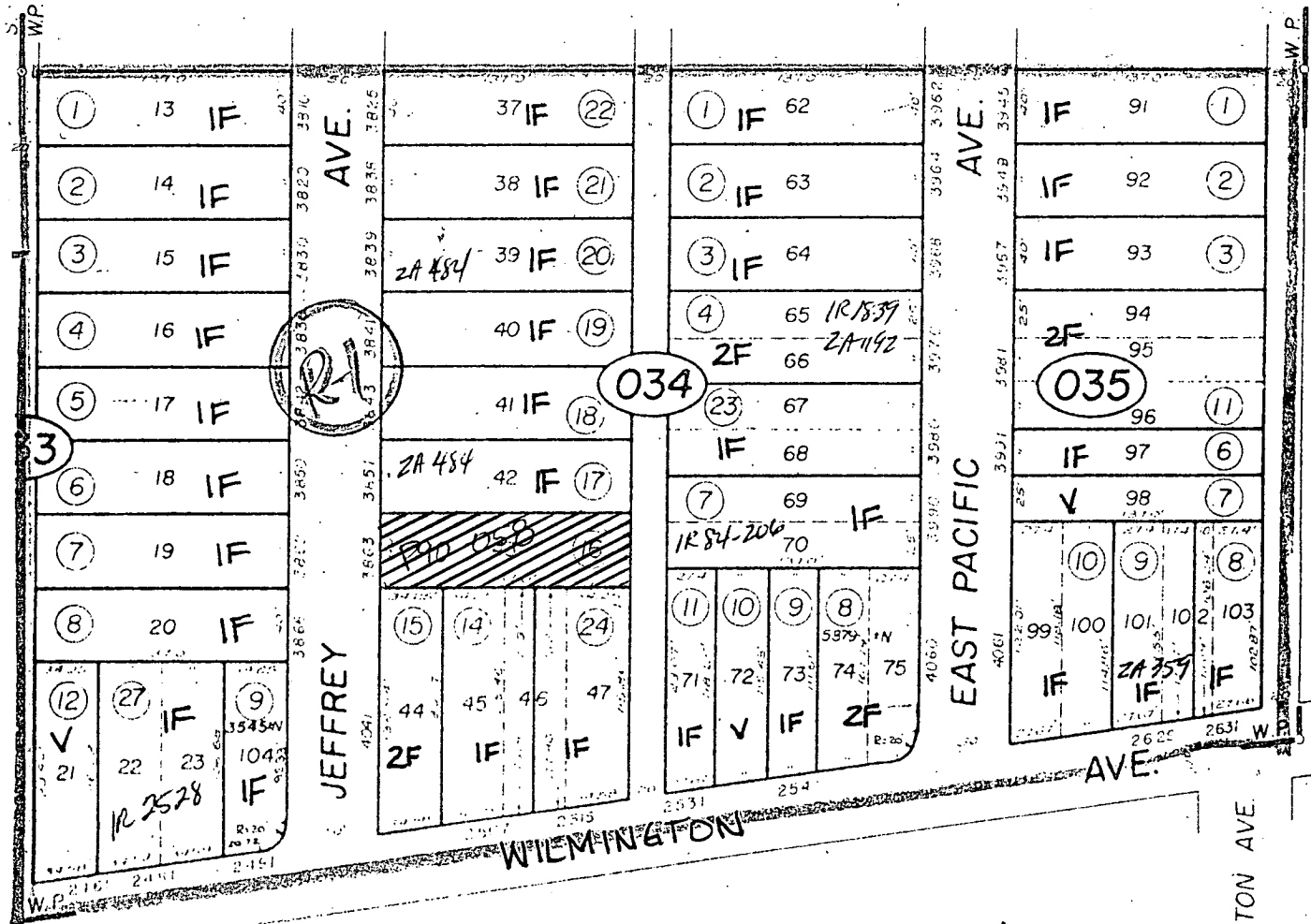
VICINITY MAP 001265

P90-058

July 26, 1990

Hemtt/5

02



# LAND USE & ZONING MAP

P90-058

July 26, 1990

Item # 15

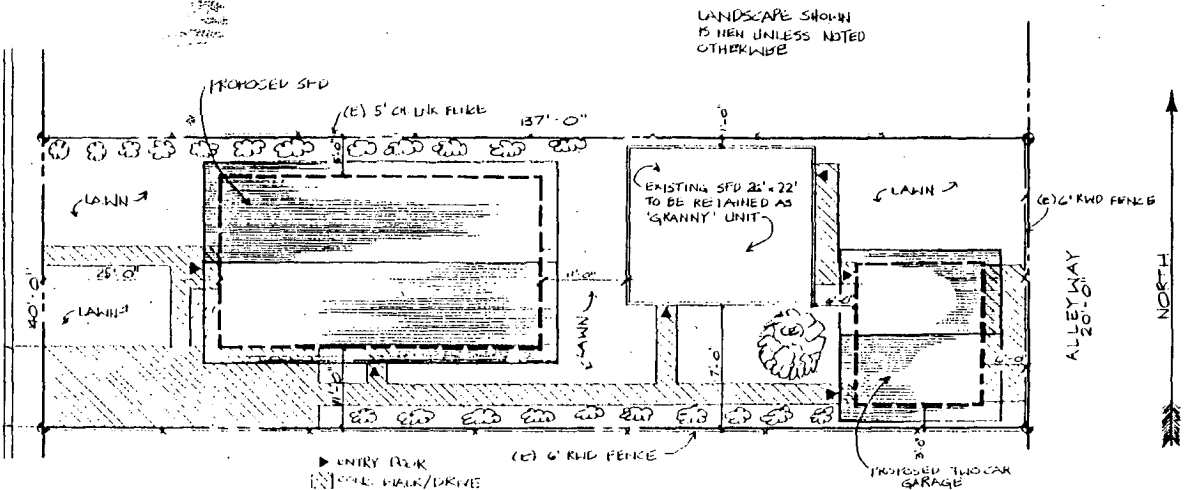
001266

P90-058

July 26, 1990

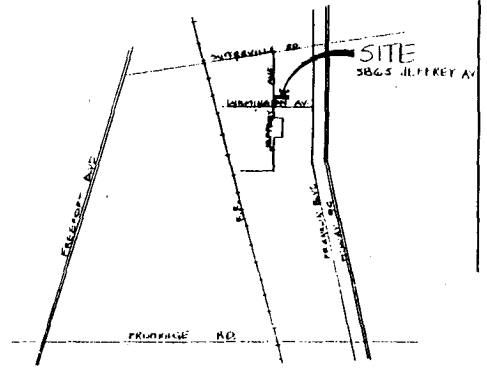
001267

Item # 5



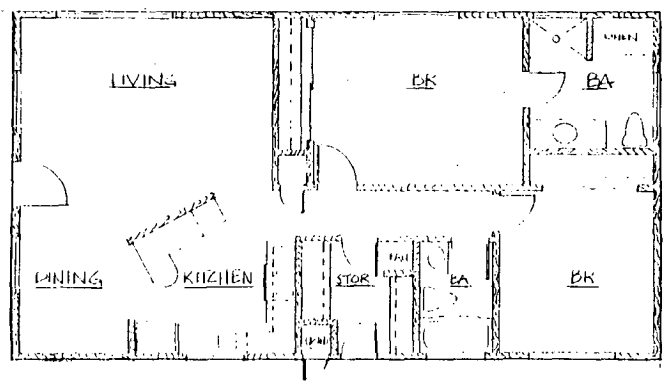
SITE PLAN

1/8" = 1'-0"



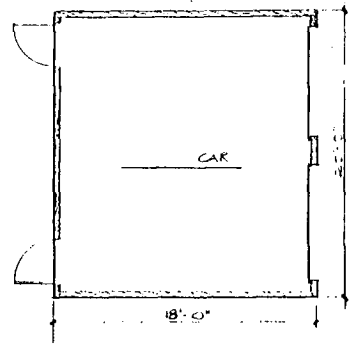
LOCATION

NO SCALE



RESIDENCE PLAN

1/4" = 1'-0"



GARAGE PLAN

1/4" = 1'-0"

PROJECT DESCRIPTION

- 1. CONVT 1 STORY SFD TO INCL. 2 BDR
  - 2. BATH, LIVING ROOM, DINING & STORAGE ROOM
  - 2. CONST DOUBLE CAR GARAGE & 30' D.
  - 3. MAINTAIN EXISTING 100 SQ FT RESIDENCE AS GUEST HOUSE / 'GRANNY' UNIT
- |                     |            |
|---------------------|------------|
| LOT SIZE            | 5460 SQ FT |
| (N) SFD             | 572 "      |
| PERMIT COVERAGE (E) | 10.4%      |
| (N) SFD             | 1410 SQ FT |
| (N) GAR             | 360 SQ FT  |
| % PROPOSED COVERAGE | 26.2%      |
| TOTAL % COVERAGE    | 36.7%      |

EXHIBIT A

SNAPEY RD RESIDENCE	
3863 JEFFREY AVE, SACRAMENTO	
NOTED	DATE
10-12-88	
SFP, FLOOR PLANS	
MICHAEL BLESH, DRAFTSMAN	
2215 CALIFORNIA ST, BEYOND 21	
(408) 326-8973	15005

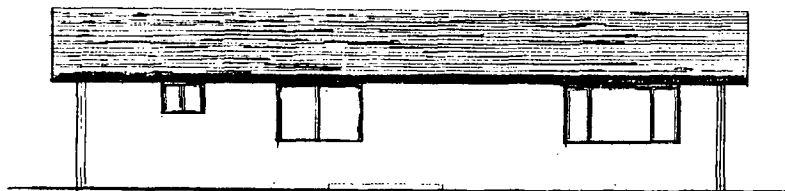
P90-058

July 26, 1990

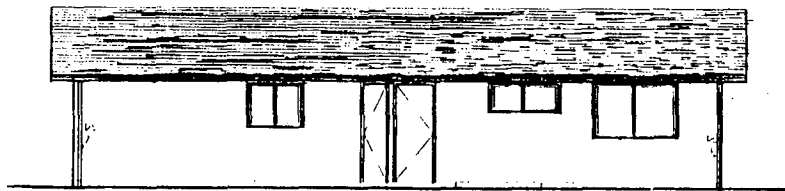
RESIDENCE

1/4" = 1'-0"

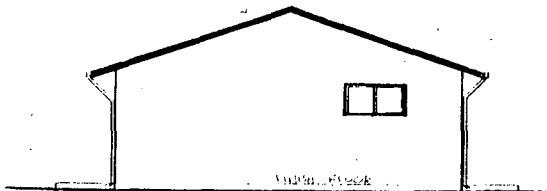
001268



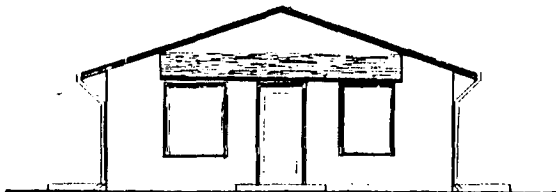
NORTH



SOUTH



WEST



EAST

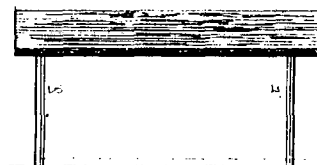
WALLS  
WINDOWS  
TRIM  
ROOF

MATERIALS

CEMENT PLASTER  
ALUMINUM  
WOOD  
COMP. SHINGLES



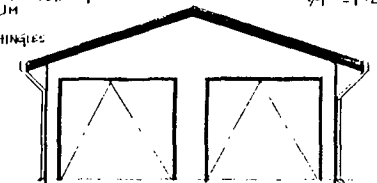
NORTH



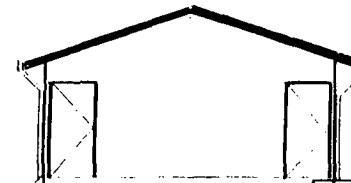
SOUTH

GARAGE

1/4" = 1'-0"



EAST



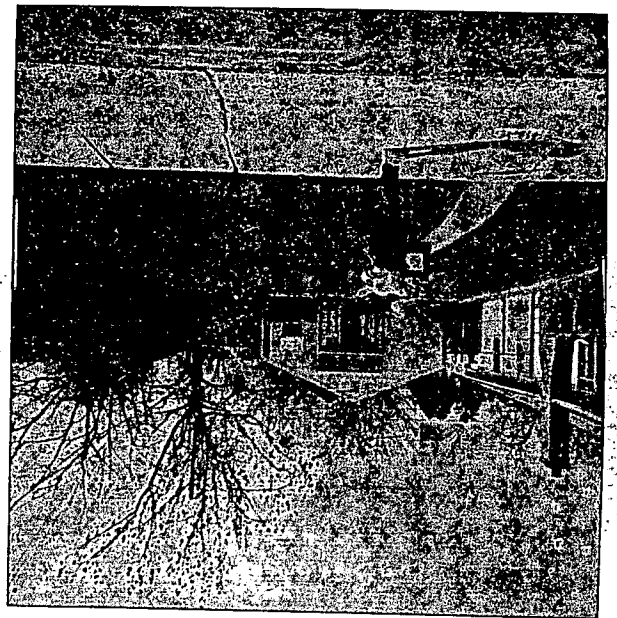
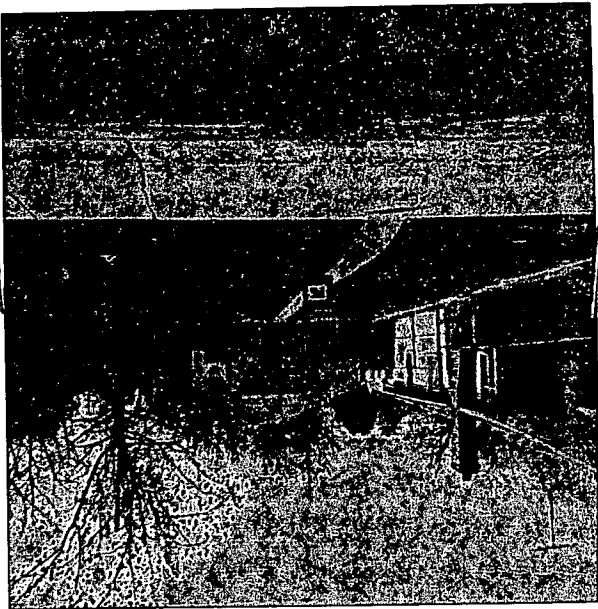
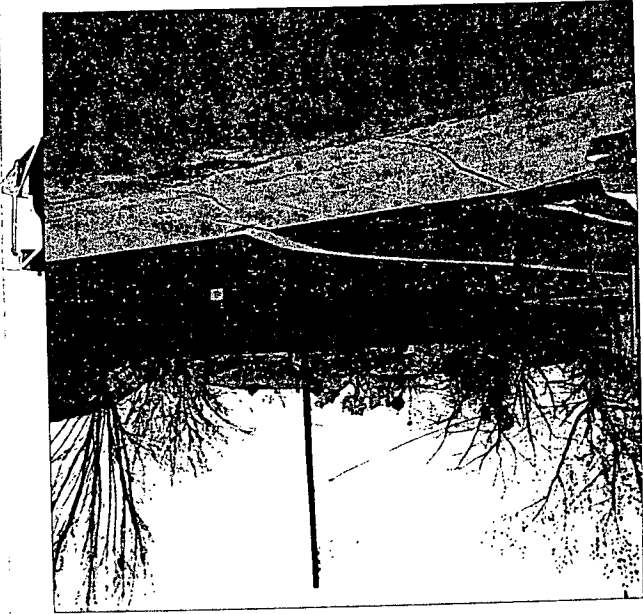
WEST

EXHIBIT B

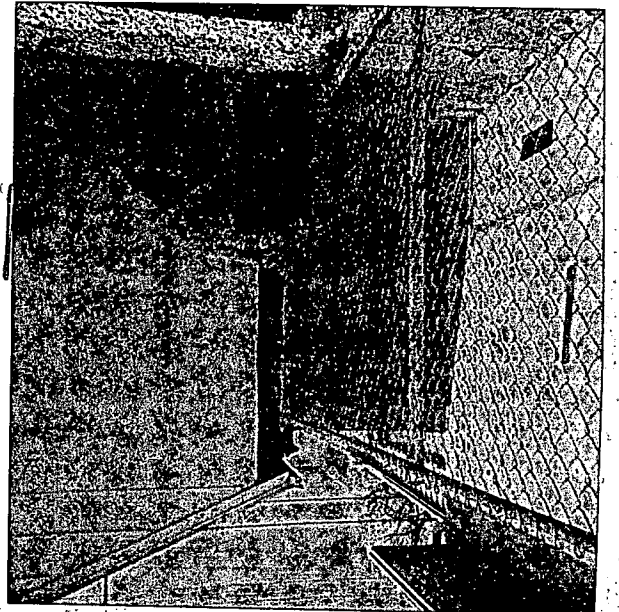
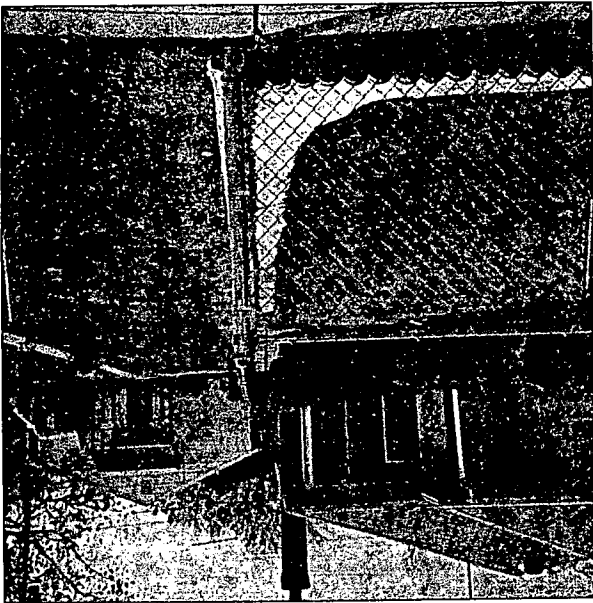
SHAPFORD RESIDENCE	
3863 JEFFREY AVE., SACRAMENTO	
NOTED	MP
10-18-88	
ELEVATIONS	
MICHAEL BUSH, DRAFTSMAN	
10215 CALIFORNIA DR. BENICIA, CA	
(408) 536-8973	95008

Mem # 5

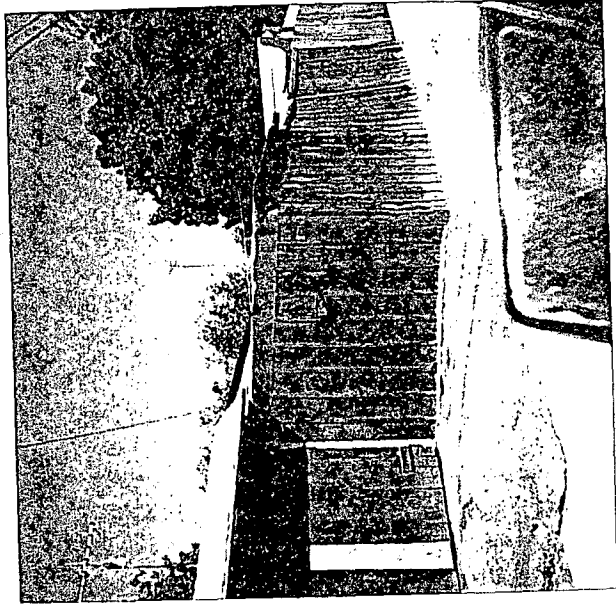
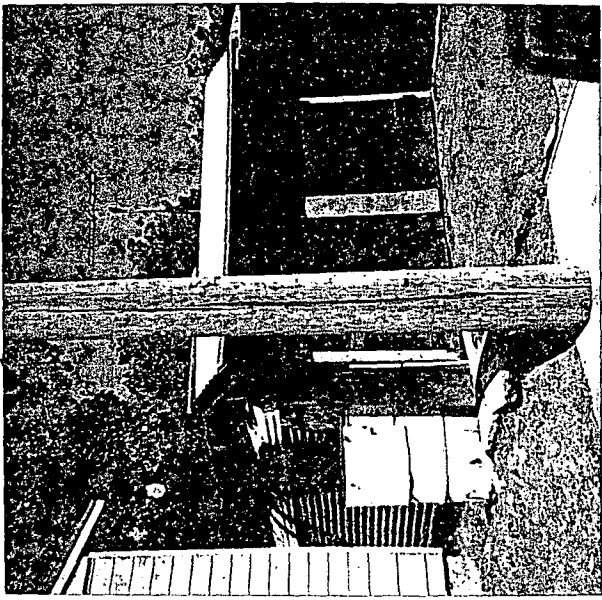
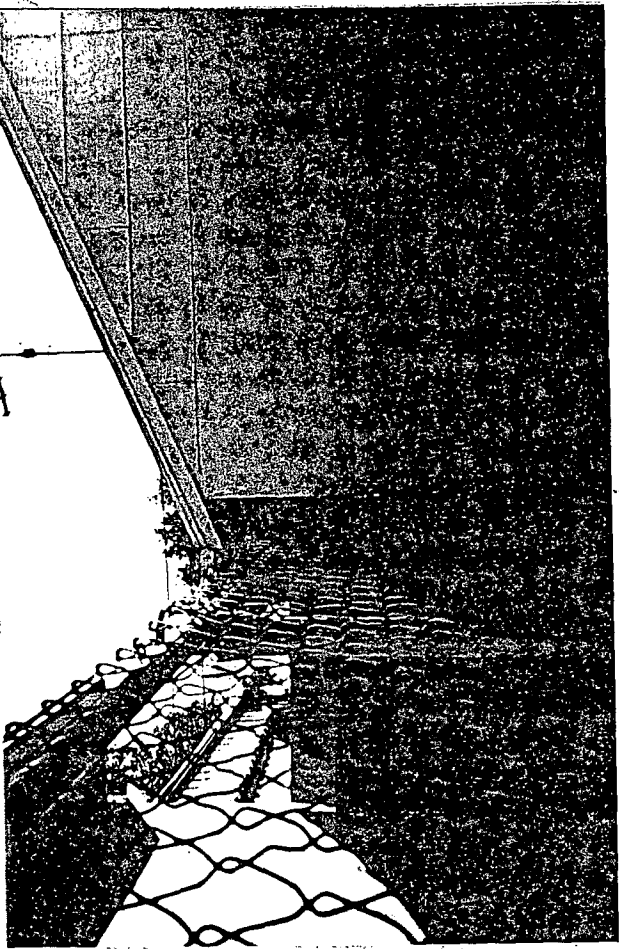
692100



001270



03-07-90



001271