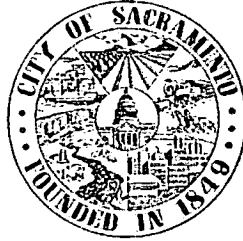


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CITY CLERKS' OFFICE
CITY OF SACRAMENTO

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DEPARTMENT OF
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
SACRAMENTO, CA

February 26, 1990

City Council
Sacramento, California

Honorable Members in Session:

APPROVED
BY THE CITY COUNCIL

FEB 26 1991

OFFICE OF THE
CITY CLERK

ADMINISTRATION
ROOM 300
95814-2987
916-449-5571

ECONOMIC DEVELOPMENT
ROOM 300
95814-2987
916-449-1223

NUISANCE ABATEMENT
ROOM 301
95814-3982
916-449-5948

- SUBJECT: 1. NEGATIVE DECLARATION
2. TENTATIVE MAP TO SUBDIVIDE 0.27± DEVELOPED ACRES INTO TWO 40' X 150' LOTS IN THE STANDARD SINGLE FAMILY (R-1) ZONE (P90-285)
3. SUBDIVISION MODIFICATION TO CREATE TWO LOTS LESS THAN 52 FEET OF LOT WIDTH IN THE STANDARD SINGLE FAMILY (R-1) ZONE

LOCATION: 874 56th Street

Owner: Byron Younger, 8141 37th Avenue
Applicant: Kent Baker & Associates

SUMMARY

This is a request for a Tentative Parcel Map to divide a 0.27± developed acre into two single family lots. The request is also for a Subdivision Modification to create two lots with less than the standard 52 feet of lot width (40' x 150'). The Planning Commission and Planning staff recommend approval of the requests.

BACKGROUND

The subject site consists of 0.27± acre parcel into two single family lots. The applicant (R-1) Zone. A single family dwelling is located on this site. The General Plan designates the site for Low Density Residential (4-15 du/na). The proposal conforms to this density (7 du/na).

The request is to divide a 0.27± acre parcel into two single family lots. The applicant proposes to demolish the existing dwelling and construct two single family dwellings on the newly created 40' x 150' lots. The request is also for a subdivision modification to create two lots that are 40 feet wide (40' x 150'). This neighborhood has similar substandard lots. The Planning Commission also approved a Variance to reduce the lot widths from 52 feet to 40 feet. This approval was subject to revising the design to include:

- A. The applicant shall revise the building plans in order to ascertain scale and compatibility with the surrounding neighborhood.
- B. Dwellings shall have detached garages.
- C. The height of the dwellings shall be limited to one story.
- D. The revised development plans shall be reviewed and approved by the Design Review staff prior to issuance of building permits.

VOTE OF CITY PLANNING COMMISSION

On October 25, 1990 the Planning Commission voted six ayes, two abstain to recommend approval of the request.

ENVIRONMENTAL DETERMINATION

The Environmental Coordinator has determined that the project, as proposed, will not have a significant impact on 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 mandatory mitigation measures into the project plans to avoid identified effects or to mitigate such effects to a point where clearly no significant effects would occur.

FINANCIAL DATA

Not applicable.

POLICY CONSIDERATION

This project is consistent with the General Plan. Plan.

MBE/WBE EFFORTS

Not applicable.

RECOMMENDATION

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

1. Ratify the Negative Declaration
2. Adopt the attached resolution which approves the tentative map and Subdivision Modification

Respectfully submitted,



MICHAEL M. DAVIS
Director of Planning and Development

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

Contact Person:

Will Weitman, Principal Planner
449-5604

MMD:WW:pc
P90-285.cc

Attachments

District No. 3
February 26, 1991

RESOLUTION NO.

91-162

ADOPTED BY THE SACRAMENTO CITY COUNCIL

APPROVED
BY THE CITY COUNCIL

FEB 26 1991

OFFICE OF THE
CITY CLERK

ON DATE OF _____

A RESOLUTION ADOPTING FINDINGS OF FACT AND TENTATIVE MAP
FOR PROPERTY LOCATED AT 6712 LEMON HILL AVENUE

(P90-285) (APN: 008-0121-001-0000)

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 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, including the following:
 - A. An initial study was conducted by the Environmental Coordinator in order to evaluate the potential for adverse environmental impact;

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

- 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 designates the subject site for Low Density Residential (4-15 du/na).
 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. In the matter of the hereby approved requested subdivision modification to create one lot greater than 52 feet wide.
 - a. The City Council determines that it is impossible, impracticable and undesirable in this particular case to conform to the strict application of the City Code Chapter 40 in that the lot width is compatible with other lots in the area.
 - b. The cost to the subdivider of strict or literal compliance with the regulation is not the sole reason for granting the modification.
 - c. The modification will not be detrimental to the public health, safety, or welfare, or be injurious to other properties in the vicinity in that the size of the lots and the design of the residences will be compatible with the surrounding development.
 - d. That granting the modification is in accord with the intent and purpose of these regulations and is consistent with the General Plan and with all other applicable Specific Plans of the City in that the site is designated for residential uses.

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

7. The tentative map for the proposed subdivision is hereby approved, subject to the following conditions which must be satisfied prior to the filing of the final map unless a different time for compliance is specifically noted:

- a. 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;
- b. The following note shall be recorded on the final map: Separate sewer and water services shall be purchased and installed at the time of issuance of the building permits;
- c. existing deteriorated curb, gutter and sidewalks shall be removed and reconstructed per City standards;
- d. Contact Pacific Gas and Electric to disconnect services prior to demolition;
- e. Demolish house and garage prior to issuance of any Building Permits; and
- f. The following condition shall be recorded on the final map: The applicant shall comply with all of the conditions of the Variance for this development (P90-285).

8. A note shall be placed on the final map:

The applicant shall comply with the mandatory mitigation measures as required by the Environmental Services Manager and on file with the Planning Division Office (P90-285).

MAYOR

ATTEST:

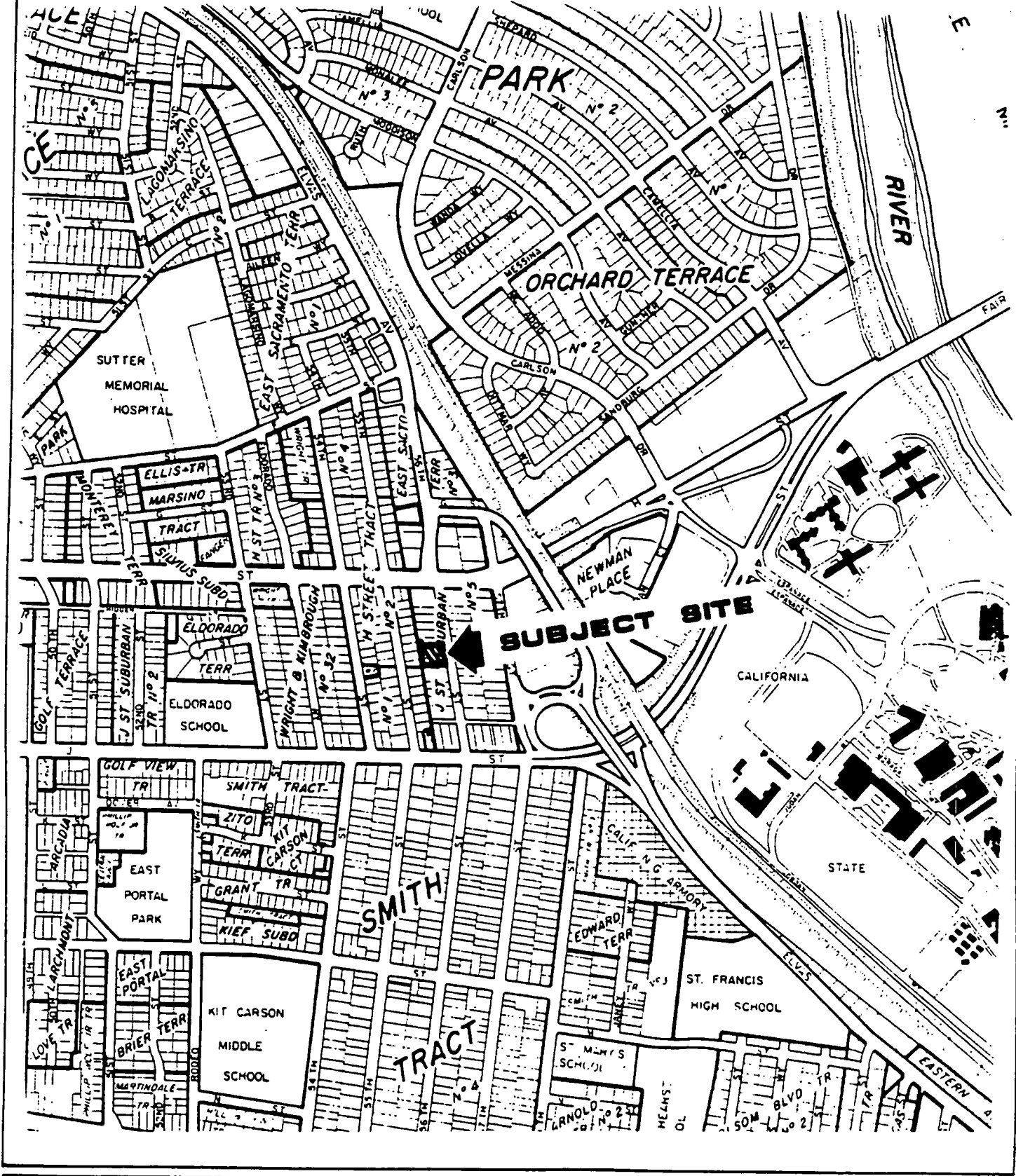
CITY CLERK

P90-285.CC

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

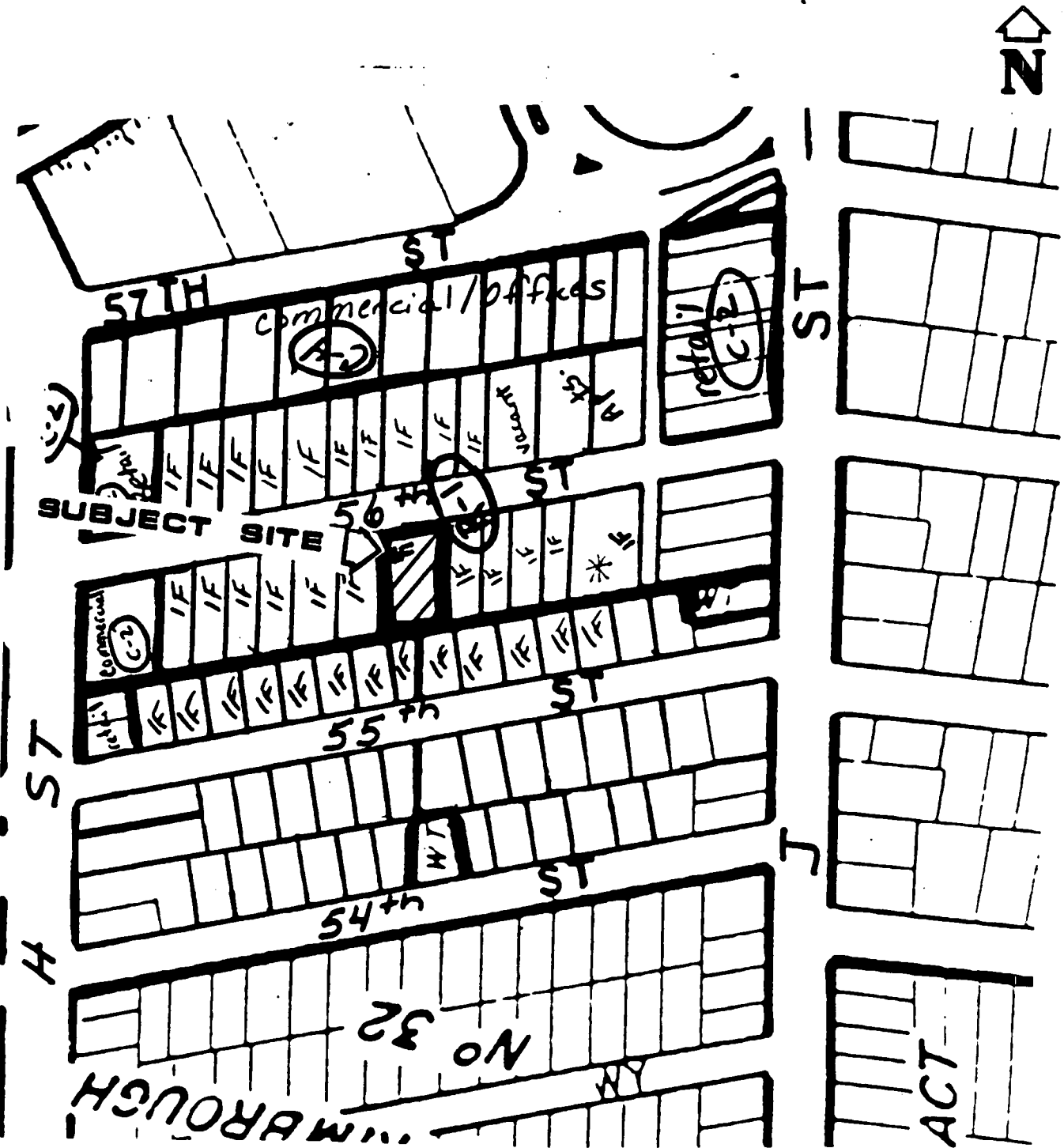


VICINITY MAP

P90-285

10-11-90
10-25-90

Item# 60
8

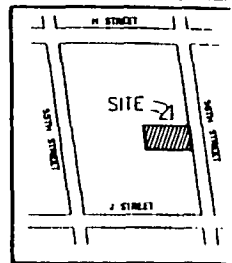


LAND USE & ZONING MAP

P90-285

10-11-90
10-25-90

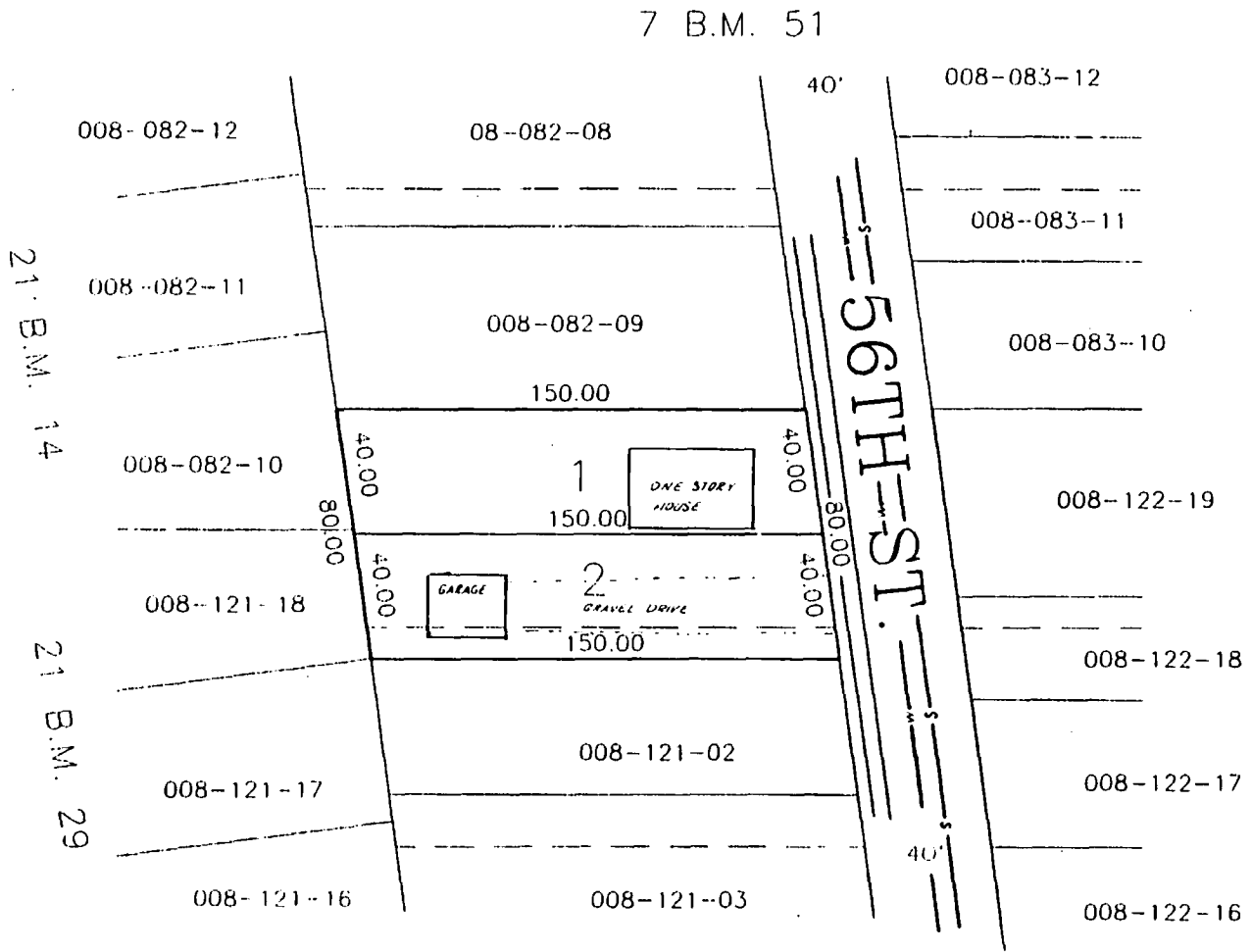
Item # 16



LOCATION MAP

OWNER:	BYRON VOLLMER 8141 - 37TH AVE. SACRAMENTO, CA 95819
DEVELOPER:	SAME AS OWNER
ENGINEER:	KENT BAKER & ASSOCIATES, INC. (916) 967-7653 7932 SUNSET AVENUE, SUITE B FAIR OAKS, CALIFORNIA 95628
PROPOSED IMPROVEMENTS:	AS REQUIRED BY THE CITY OF SACRAMENTO DEPARTMENT OF PUBLIC WORKS
EXISTING USE:	FAMILY RESIDENTIAL
PROPOSED USE:	FAMILY RESIDENTIAL
EXISTING ZONING:	R
PROPOSED ZONING:	R1
SEWER:	CITY OF SACRAMENTO
WATER SUPPLY:	CITY OF SACRAMENTO
DRAINAGE:	CITY OF SACRAMENTO
FIRE PROTECTION:	CITY OF SACRAMENTO
SCHOOL DISTRICT:	CITY OF SACRAMENTO
PARK DISTRICT:	CITY OF SACRAMENTO
ACREAGE:	176 ACRES MORE OR LESS
NUMBER OF LOTS:	1 SINGLE FAMILY
LOT SIZE:	AS SHOWN
ASSESSOR'S PARCEL NUMBER:	008-121-08

TENTATIVE MAP

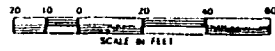


TENTATIVE PARCEL MAP

A.P.N. 008-121-08

ALL OF LOT 8 AND A PORTION OF LOT 7
OF J ST. SUBURBAN TRACT NO. 5 PER 7 B.M. 51

CITY OF SACRAMENTO, CALIFORNIA
MARCH, 1990 SCALE: 1"=20'



KB ENGINEERING SURVEYING PLANNING
KENT BAKER & ASSOCIATES
 7932 Sunset Avenue, Suite B
 Fair Oaks, California 95628 (916) 967-7653

9

**Sacramento City Planning Commission
VOTING RECORD**

MEETING DATE
October 25, 1990

ITEM NUMBER
8 B

PERMIT NUMBER
P 90-285

ENTITLEMENTS

- | | |
|---|---|
| <input type="checkbox"/> GENERAL PLAN AMENDMENT | <input checked="" type="checkbox"/> TENTATIVE MAP |
| <input type="checkbox"/> COMMUNITY PLAN AMENDMENT | <input type="checkbox"/> SUBDIVISION MODIFICATION |
| <input type="checkbox"/> REZONING | <input type="checkbox"/> LOT LINE ADJUSTMENT |
| <input type="checkbox"/> SPECIAL PERMIT | <input type="checkbox"/> ENVIRONMENTAL DET. |
| <input type="checkbox"/> VARIANCE | <input type="checkbox"/> OTHER _____ |

STAFF RECOMENDATION

Favorable Unfavorable ^{Rec.}

Correspondence

Petition

LOCATION 874 56th Street

**P
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NAME	ADDRESS
<u>Kent Baker</u>	<u>7932 Sunset Ave., Fair Oaks 95628</u>

**O
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NAME	ADDRESS
<u>Charles Blake</u>	<u>912 56th Street, Sacto.</u>

MOTION # 2 of 2

Yes No Motion Second

BECERRA	✓		✓	
CHINN	✓			
HOLLOWAY	<u>abstain</u>			
NOTESTINE	✓			
OTTO	✓			
ROSEN	✓			✓
YEE	✓			
HOLLIK	<u>abstain</u>			

- MOTION**
- | | |
|--|--|
| <input type="checkbox"/> TO APPROVE | <input type="checkbox"/> TO RECOMMEND APPROVAL & FORWARD TO CITY COUNCIL |
| <input type="checkbox"/> TO DENY | <input checked="" type="checkbox"/> TO RECOMMEND APPROVAL SUBJECT TO COND. & FORWARD TO CITY COUNCIL |
| <input type="checkbox"/> TO APPROVE SUBJECT TO COND. & BASED ON FINDINGS OF FACT IN STAFF REPORT | <input type="checkbox"/> TO RATIFY NEGATIVE DECLARATION |
| <input type="checkbox"/> TO APPROVE/DENY BASED ON FINDINGS OF FACT IN STAFF REPORT | <input type="checkbox"/> TO CONTINUE TO _____ MEETING |
| <input type="checkbox"/> INTENT TO APPROVE/DENY SUBJECT TO COND. & BASED ON FIND. OF FACT DUE | <input type="checkbox"/> OTHER _____ |

CITY PLANNING COMMISSION

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

<u>APPLICANT</u> Kent Baker & Associates, 7932 Sunset Avenue, Stay B, Fair Oaks, CA 95628		
<u>OWNER</u> Byron Younger, 8141 37th Avenue, Sacramento, CA 95824		
<u>PLANS BY</u> Kent Baker & Associates, 7932 Sunset Avenue, Stay B, Fair Oaks, CA 95628		
<u>FILING DATE</u> 6-19-90	<u>ENVIR. DET.</u> Negative Declaration	<u>REPORT BY</u> DTH
<u>ASSESSOR'S PCL. NO.</u> 008-0121-001-0000		

- APPLICATION:
- A. Negative Declaration
 - B. Tentative Map to subdivide .27± developed acres into two 40' x 80' 150' lots in the Standard Single Family (R-1) zone. *(amended by staff)*
 - C. Variance to create 2 lots with less than 52 feet of lot width in the Standard Single Family (R-1) zone.
 - D. Subdivision Modification to create 2 lots with less than 52 feet of lot width in the Standard Single Family (R-1) zone.

LOCATION: 874 56th Street

PROPOSAL: The applicant is requesting the necessary entitlements to subdivide an existing 80' x 150' parcel into two 40' x 150' parcels in order to construct a single family residence on each parcel.

PROJECT INFORMATION:

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

<u>Surrounding Land Use and Zoning:</u>	<u>Setbacks:</u>	<u>Required</u>	<u>Provided</u>
North: Single Family; R-1	Front:	25 ft.	35± ft.
South: Single Family; R-1	Side (Int):	5 ft.	5 ft.
East: Single Family; R-1	Side (St):	N/A	N/A
West: Single Family; R-1	Rear:	15 ft.	15+ ft.

Property Dimensions: 80' x 150'
 Property Area: .27± acres
 Height of Proposed Buildings: Parcel 1 - two story
 Parcel 2 - one story
 Proposed Building Materials: T1-11 & Horizontal Lap Siding
 Proposed Roof Materials: Composition Shingle

P90-285

~~October 11, 1990~~
October 25, 1990

~~Item No. 11611~~
Item No. 8

~~one-story detached garage to rear~~
⑪ to DR Board

Topography: Flat
 Street Improvements: Existing
 Utilities: Existing

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On September 26, 1990, by a vote of 5 ayes and 4 absent, the Subdivision Review Committee voted to recommend approval of the Tentative Parcel Map and Subdivision Modification subject to conditions.

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site consists of .27± developed acres located in the Standard Single Family (R-1) zone. The General Plan designates the site for Low Density Residential (4-15 du/na). Surrounding land uses and zoning include single family residences, zoned Standard Single Family (R-1) and commercial/offices zoned Heavy Commercial (C-4) to the north; and single family residences to the east, west and south, zoned Standard Single Family (R-1).

B. Applicant's Proposal

The applicant is proposing to divide an existing 80' x 150' parcel into two 40' x ~~80'~~ 150' parcels. The existing parcel is currently developed with a single family residence and a detached garage. The intention of the applicant is to demolish the existing structures and then construct a single family residence with an attached garage on each of the proposed parcels. *(amended by staff)*

C. Staff Analysis

Tentative Map/Subdivision Modification

Staff has surveyed the residences along 56th Street between H Street and J Street and has determined that the average lot size in the area is 52' in width by 150' in depth. As many of the lots along 56th Street are greater in width than the required 52' minimum frontage, staff feels that approval of this map would set a precedence for other lots in the area to subdivide into lots of substandard width. For example there is another existing 80' x 150' lot currently developed with a single family residence located five lots south of the subject site which could also be subdivided into two substandard 40' x 150' lots (See * on Land Use and Zoning Map). Therefore, staff recommends that the Planning Commission deny the proposed Tentative Map.

Variance

The City Zoning Ordinance requires all newly created lots be a minimum of 52' in width. The subject lots which are proposed are to be 40' wide, do not meet the required minimum width and, therefore, require a Variance. The criteria used in determining whether a Variance should

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~~October 11, 1990~~
 October 25, 1990

~~Item No. 6~~
 Item No. 8

(12)

be supported stipulates that a Variance can not be a special privilege extended to an individual owner and that the owner must be able to demonstrate an extreme hardship as to why the Variance is necessary. It is of the opinion of staff that granting the Variance would set a precedence for approval of the subdivision of the other large lots along 56th Street if the owners of those lots ever wanted to subdivide. Staff does not find that denying the map would create a hardship on the owner as the lot already contains residential development. As there are many lots along this street that exceed the minimums (56', 60', 70' & 80'), staff recommends that the Planning Commission deny the Variance request due to the fact that a hardship does not exist.

Site Plan/Building Design

The applicant has submitted two separate elevations for the proposed parcels. The elevation being proposed for Parcel 1 is a two story unit with horizontal lap siding mixed with T1-11 siding (See Exhibit C-1) and a composition shingle roof. The elevation being proposed for Parcel 2 is a single story unit with lap siding, T1-11 (See Exhibit C-2) and a composition shingle roof. Staff's primary concern with the proposed elevations is that over 50 percent of the front of each residence is devoted to the garage (See Exhibit C-1 & C-2). However, since the proposed lots are only 40 feet wide, staff realizes that it is difficult to design single family homes that would fit on the lots where the garages were not the dominating features of the front elevations. If the lots were wider the elevations could be redesigned. As the surrounding residences consist of a combination of stucco, brick and horizontal siding, staff, also has some concerns with the proposed building materials.

NEIGHBORHOOD CONCERNS

Staff has received several calls from residents in the area concerned with the possibilities of future lot splits in the neighborhood if this lot is split. The basic comments were that the majority of the lots in the area are larger than the required minimum and to reduce the lots to below minimum standards would detract from the neighborhood. One letter was received from a property owner who is adjacent to another 80' x 150' lot along 56th Street (see Exhibit D).

ENVIRONMENTAL DETERMINATION:

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:

A. Human Health

Existing older buildings have some potential to have been constructed with products that contain asbestos. Demolition of the existing buildings on the project site could

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subject workers and surrounding residents to significant health risks from exposure to asbestos. The applicant has agreed to the following mitigation measure in order to reduce potentially significant human health impacts resulting from the demolition of the existing residence to a less-than-significant level:

1. The applicant will comply with the following State regulation:
 - o 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:

- o 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).
- o Environmental Protection Agency (EPA) National Air Emission Standards must be applied to any demolition or renovation of structures that 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 reduced to less than a significant level through mitigation.

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

- A. Ratify the Negative Declaration;
- B. Recommend denial of the Tentative Map to subdivide .27 ± developed acres into two 40' x ~~80'~~ 150' lots and forward to City Council (*amended by staff*);
- C. Recommend denial of the Subdivision Modification to create 2 lots with less than 52 feet of lot width and forward to City Council; and
- D. Deny the Variance to create 2 lots with less than 52 feet of lot width based upon findings of fact which follow.

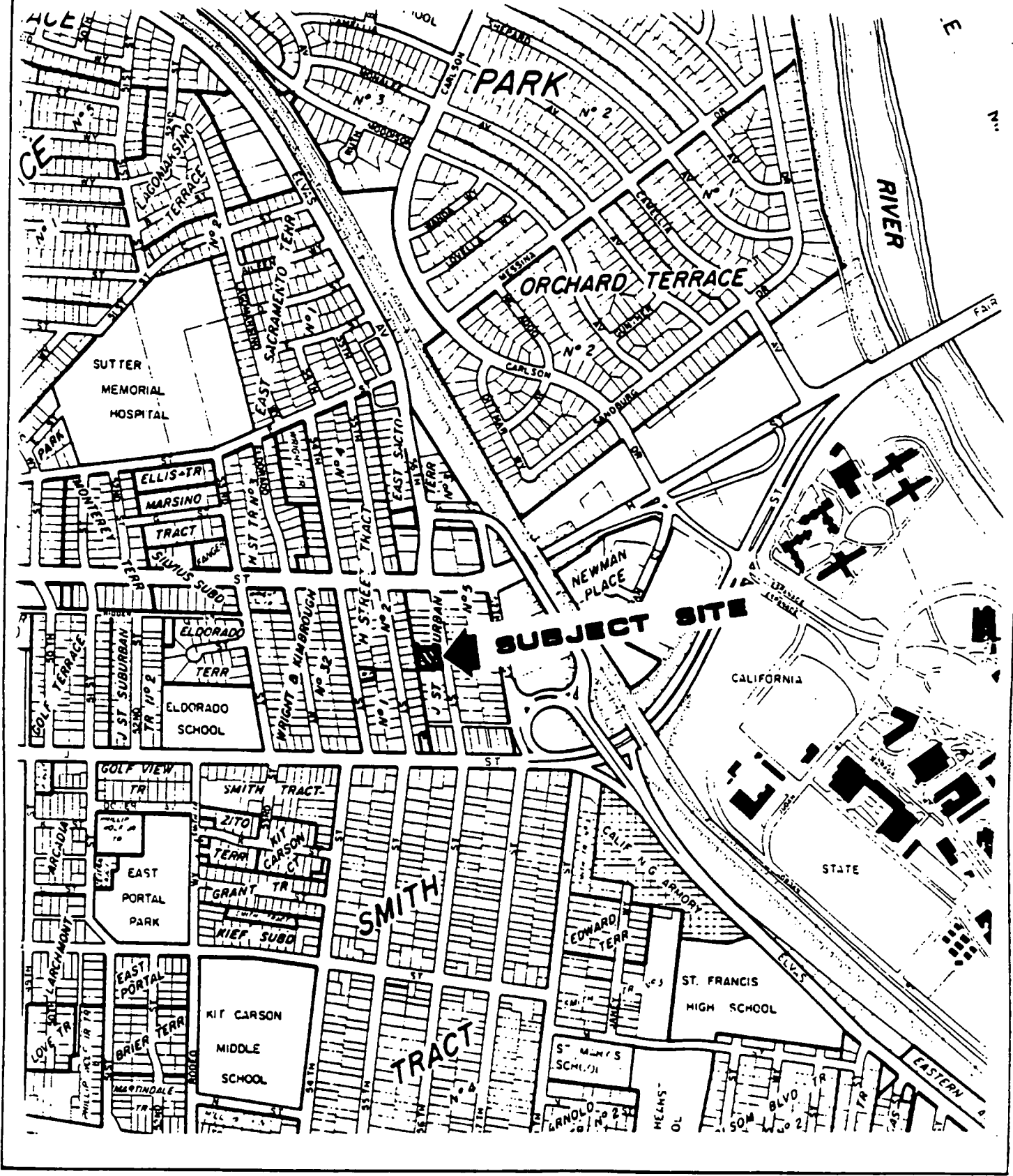
Findings of Fact - Variance

1. Granting the variance would constitute a special privilege extended to an individual property owner in that:
 - a. no hardship exists which is unique to the subject site;
 - b. the average lot size in the area is 52' wide by 150' deep; and
 - c. there are other lots in the area that are the same width and depth and have been developed with a single family residence.
2. Granting the variance would be injurious to the welfare of the public and neighboring residences in that the reduction of the required lot size will result in a loss of light and air and useable yard area.

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~~October 11/11/1990~~
October 25, 1990

~~Item No. 111111~~
Item No. 8



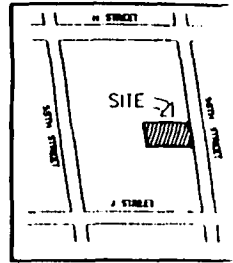
VICINITY MAP

P90-285

10-11-90
10-25-90

Item# 6
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16

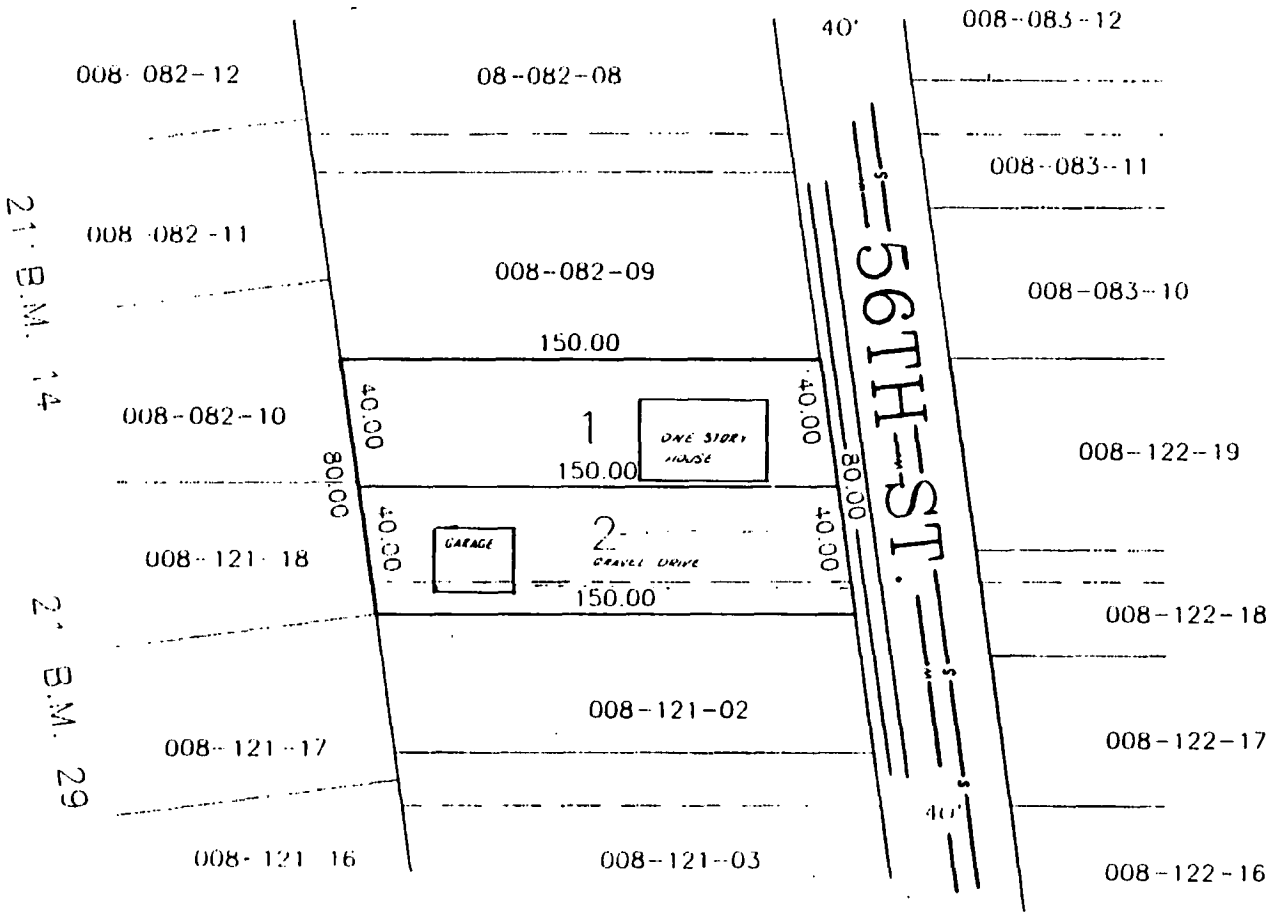


LOCATION MAP

OWNER:	OFFICE: VOLUNGER 2541 - 27TH AVE SACRAMENTO, CA 95818
DEVELOPER:	NAME OF OWNER
ENGINEER:	KENT BAKER & ASSOCIATE, INC. (SINCE 1971) 1932 SUNSET AVENUE, SUITE 8 FOLSOM, CALIFORNIA 95630
PROPOSED IMPROVEMENTS:	AS DETERMINED BY THE CITY OF SACRAMENTO DEPARTMENT OF PUBLIC WORKS
EXISTING USE:	FAMILY RESIDENCE
PROPOSED USE:	FAMILY RESIDENCE
EXISTING ZONING:	R-1
PROPOSED ZONING:	R-1
SEWER:	CITY OF SACRAMENTO
WATER SUPPLY:	CITY OF SACRAMENTO
DRAINAGE:	CITY OF SACRAMENTO
FIRE PROTECTION:	CITY OF SACRAMENTO
SCHOOL DISTRICT:	CITY OF SACRAMENTO
PARK DISTRICT:	CITY OF SACRAMENTO
ALREAGE:	276 SQUAD DISTRICT NO. 1000
NUMBER OF LOTS:	2 SINGLE FAMILY
LOT SIZE:	AS SHOWN
ASSESSOR'S PARCEL NUMBER:	008-121-08

TENTATIVE MAP

7 B.M. 51

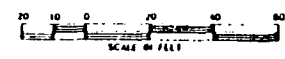


TENTATIVE PARCEL MAP

A.P.N. 008-121-08

ALL OF LOT 8 AND A PORTION OF LOT 7
OF J ST. SUBURBAN TRACT NO. 5 PER 7 B.M. 51

CITY OF SACRAMENTO, CALIFORNIA
MARCH, 1990 SCALE: 1"=20'



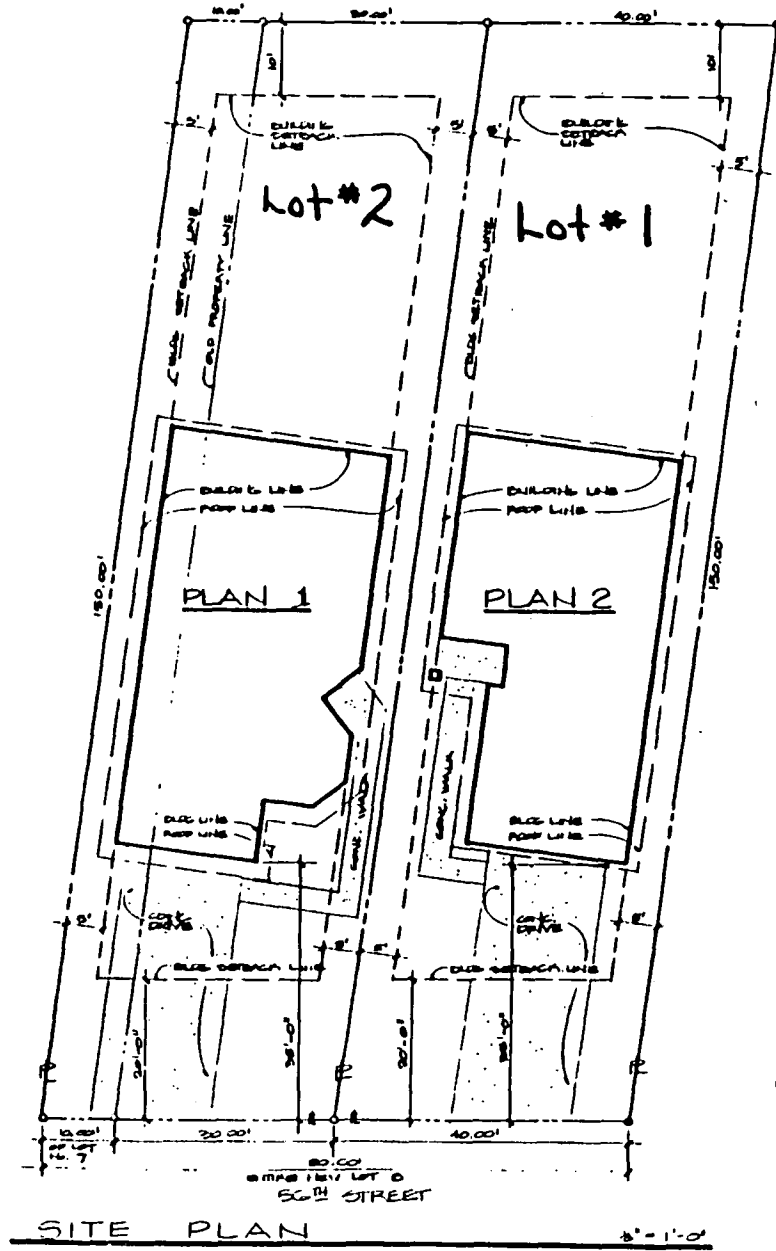
KB ENGINEERING SURVEYING PLANNING
KENT BAKER & ASSOCIATE, INC.
1932 Sunset Avenue, Suite 8
Folsom, California 95630 (916) 967-7111

P90-285

10-25-90
10-11-90

(15)

Item # 8



SITE NOTES:

PARCEL LOCATION:
CITY OF SACRAMENTO
ASSASSIN'S MAP OR. S - P. 12
COUNTY OF SACRAMENTO, CALIF.

PARCEL DESCRIPTION:
THE NORTH 10 FEET OF LOT 7 AND
ALL OF LOT 8, ... OF J. STREET
SUBDIVISION TRACT 18 B. AS TO THE
SAME IS RECORDED IN THE OFFICE
OF THE RECORDER OF SACRAMENTO
COUNTY, CALIF. MAP 22, 1907, III
BOOK 7 OF MAPS, PAGE 16 3/4.

PROPOSED DIVISION:
PARCEL 1A TO INCLUDE 0.00' OF WIDTH/
DEPTH 8.0' OF LOT 7 AND 30.00' OF
WIDTH/DEPTH 8' DIRECTLY ADJACENT TO
LOT 7 BY FULL 180.00' DEPTH OF ST.
PARCEL 1B TO INCLUDE REMAINDER OF
LOT 8 A 40.00' BY 180.00' PARCEL.

REVISIONS

DESIGN

EXHIBIT B
SITE PLAN

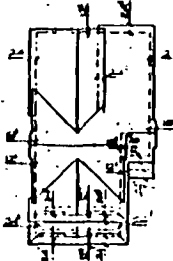
PROP. BY: [unclear]
DRAWN BY: [unclear]
DATE: [unclear]

SHEET TITLE
SITE PLAN

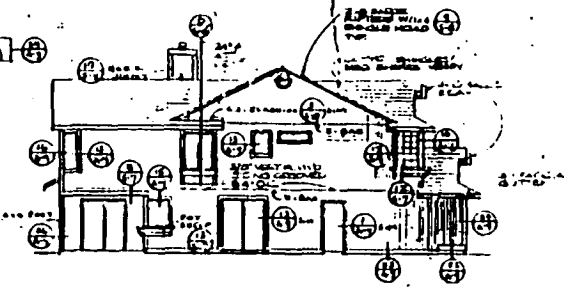
SCALE: 1/8" = 1'-0"
DATE: [unclear]

SHEET NO.
11

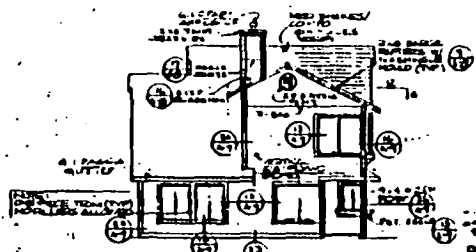
P90-285



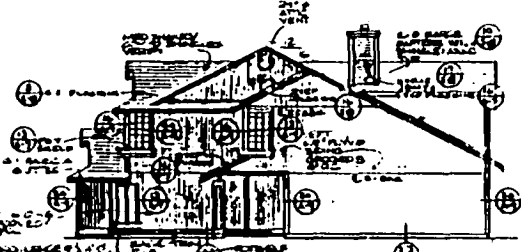
ROOF PLAN SCALE: 1/4" = 1'-0"



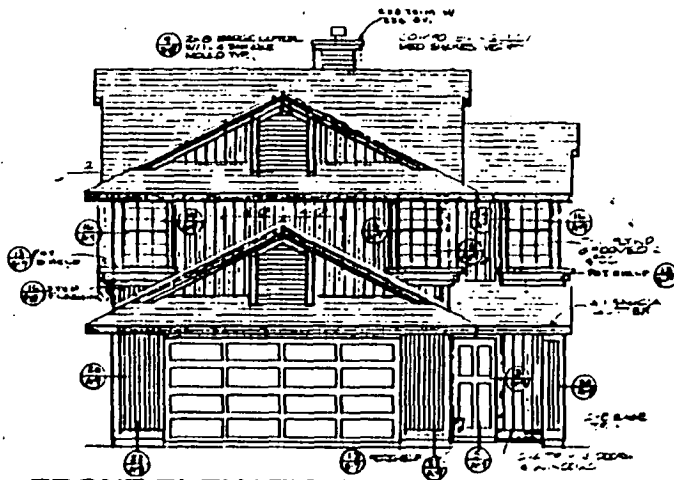
LEFT ELEVATION SCALE: 1/4" = 1'-0"



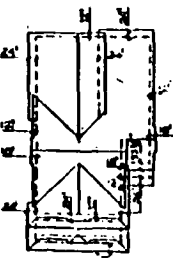
REAR ELEVATION SCALE: 1/4" = 1'-0"



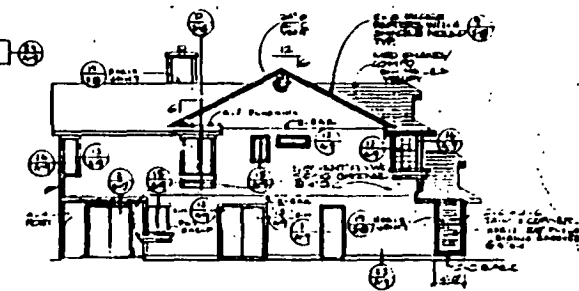
RIGHT ELEVATION SCALE: 1/4" = 1'-0"



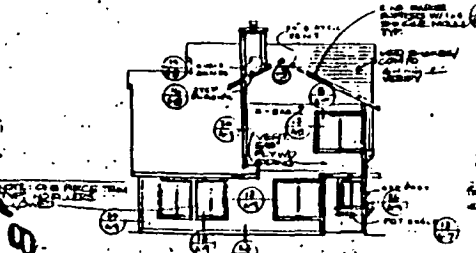
FRONT ELEVATION 'B' SCALE: 1/4" = 1'-0"



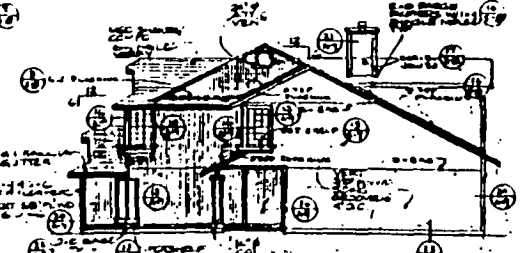
ROOF PLAN SCALE: 1/4" = 1'-0"



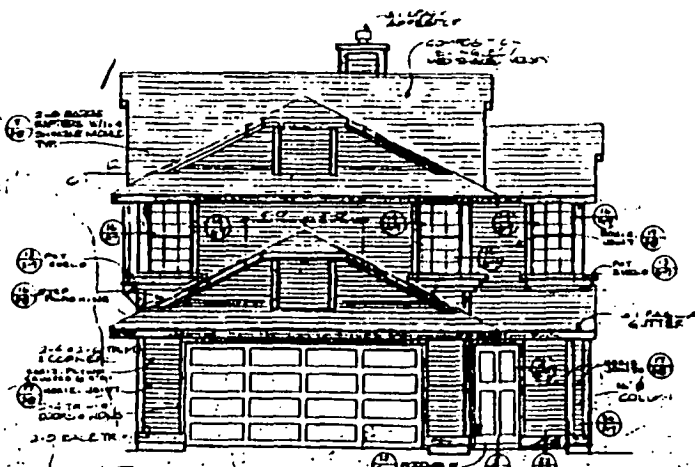
LEFT ELEVATION SCALE: 1/4" = 1'-0"



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



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



FRONT ELEVATION 'A' SCALE: 1/4" = 1'-0"

LS
Lump & Associates
ARCHITECTS

REVISIONS

EXHIBIT C
ELEVATIONS
Lot # 1

EXHIBIT C
ELEVATIONS
PLAN

Date: Nov. 22, 1990
Drawn: LAAV
Job: 90-285
Scale: AS SHOWN
Sheet: A-5
Of 14 Sheets

10-25-90
10-11-90

Item # 6

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