



CITY OF SACRAMENTO

26

CITY PLANNING DEPARTMENT

725 "J" STREET

SACRAMENTO, CALIF. 95814
TELEPHONE (916) 449-5604

MARTY VAN DUYN
PLANNING DIRECTOR

December 10, 1980

City Council
Sacramento, California

Honorable Members in Session:

- SUBJECT:
1. An amendment to the Robla Community Plan from Multi-Family Residential to Light Density Residential for 5+ acres;
 2. Rezone 42+ acres from A to R-1A;
 3. Subdivision Modification to waive frontage improvements (for parcel map);
 4. Subdivision Modification to waive service connections;
 5. Parcel Map;
 6. Tentative Map (P-9185)

LOCATION: Northwest corner of Main Avenue and Sully Street

SUMMARY

This is a request for necessary entitlements to develop 70 single family lots, 69 patio home lots and 85 halfplex lots on 39+ vacant acres. The Planning Commission, in concurrence with the staff, recommended approval of the entitlements subject to conditions. The Planning Commission also approved a special permit to allow the halfplex units, patio homes and single family dwellings.

BACKGROUND INFORMATION

The subject property consists of two parcels totalling 42+ acres and is zoned A, Agriculture. The surrounding uses consist of single family dwellings and pasture lands. Staff has no objection to the proposal because it is compatible with surrounding land uses and is consistent with the residential designation of the Community Plan.

The applicant is requesting a subdivision modification in order to waive service connections. Staff has no objection to this request because the service connections are only being deferred until building permits are obtained.

APPROVED
BY THE CITY COUNCIL

DEC 16 1980

OFFICE OF THE
CITY CLERK

December 10, 1980

In reference to the subdivision modification to waive frontage improvements along Sully Street and Main Avenue, this request applies only to the parcel map which will separate the existing dwelling from the balance of the site. Staff has no objection to this request because frontage improvements will be required when the final subdivision map is recorded.

Presently, there are no sewer facilities that service the site. The site will be serviced by the Regional Sanitation District facilities which are expected to be in operation by 1982. The final subdivision map will not be recorded until these facilities are available.

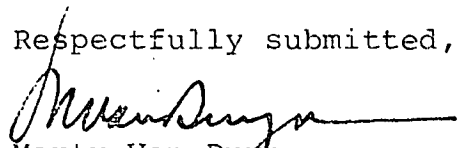
VOTE OF COMMISSION

On November 13, 1980 the Planning Commission, by a vote of seven ayes and two absent, recommended approval of the entitlements subject to conditions.

RECOMMENDATION

The staff and Planning Commission recommend that the City Council approve the Community Plan Amendment, rezoning, subdivision modifications, parcel map and tentative map subject to conditions listed on the attached tentative map resolution by adopting the attached ordinance and resolutions.

Respectfully submitted,


Marty Van Duxh
Planning Director

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

MVD:WW:bw
Attachments
P-9185

December 16, 1980
District No. 2

26 A

RESOLUTION No. 80-833

Adopted by The Sacramento City Council on date of

December 16, 1980

RESOLUTION AMENDING THE ROBLA COMMUNITY PLAN FROM MULTIPLE FAMILY RESIDENTIAL TO LIGHT DENSITY RESIDENTIAL FOR THE AREA DESCRIBED ON THE ATTACHED EXHIBIT (P-9185)

WHEREAS, the City Council conducted a public hearing on December 16, 1980 concerning the above plan amendments. Based on documentary and oral evidence submitted at the public hearing, the City Council hereby finds:

- 1. The proposed plan amendment is compatible with the surrounding land uses;
- 2. The subject site is suitable for Light Density Residential; and
- 3. The proposal is consistent with the policies of the 1974 General Plan;

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Sacramento that the area as described on the attached exhibit, located in the City of Sacramento, is hereby designated on the Robla Community Plan as Light Density Residential.

MAYOR

ATTEST:

CITY CLERK

P-9185

APPROVED
BY THE CITY COUNCIL

DEC 16 1980

OFFICE OF THE
CITY CLERK

The land referred to in this report is situated in the State of California, County of Sacramento, City of Sacramento and is described as follows:

PARCEL NO. 1:

The Southeast quarter of the Southeast quarter of Section 5 of Rancho Del Paso, as shown on the official "Map of Survey and Subdivision of Rancho Del Paso, filed in the office of the Recorder of Sacramento County, California, on March 4, 1911, in Book A of Surveys, Map No. 94.

PARCEL NO. 2:

All that portion of the Southeast one-quarter of Section 5 of Rancho Del Paso, as shown on the official "Map of Rancho Del Paso, filed in the office of the Recorder of Sacramento County, California, on March 4, 1911, in Book A of Surveys, Map No. 94, described as follows:

BEGINNING at a point in the center of a County road, which said point of is the Southeast corner of Lot 40 of said Rio Linda Subdivision No. 8; according to the official plat thereof, filed in the office of the Recorder of Sacramento County, California, on June 9, 1924, in Book 12 of Maps, Map No. 2, thence Southerly $1^{\circ} 48'$ East along the center line of said road, a distance of 85 feet; thence Southerly $88^{\circ} 58'$ West, a distance of 1324.3 feet to a point on the Easterly line of Lot 37 of said Subdivision; thence Northerly $1^{\circ} 56'$ West along the Easterly line of said Lot 37, a distance of 85 feet to a point that is the Southwest corner of Lot 39 of said Subdivision; thence along the South line of Lots 39 and 40 of said Subdivision North $88^{\circ} 58'$ East 1324.3 feet to the point of beginning.

26B

1. ORDINANCE NO. 4452, FOURTH SERIES

ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, BY REMOVING PROPERTY LOCATED AT THE NORTHWEST CORNER OF MAIN AVENUE AND SULLY STREET FROM THE A AGRICULTURAL ZONE AND PLACING SAME IN THE R-1A TOWNHOUSE ZONE (FILE NO. P-9185) (APN: 226-070-33 & 34)

BE IT ENACTED BY THE COUNCIL OF THE CITY OF SACRAMENTO:

SECTION 1.

The territory described in the attached exhibit(s) which is in the A Agricultural zone(s), established by Ordinance No. 2550, Fourth Series, as amended, is hereby removed from said zone(s) and placed in the R-1A Townhouse zone(s).

SECTION 2.

The City Clerk of the City of Sacramento is hereby directed to amend the maps which are a part of said Ordinance No. 2550, Fourth Series, to conform to the provisions of this ordinance.

SECTION 3.

Rezoning of the property described in the attached exhibit(s) by the adoption of this ordinance shall be deemed to be in compliance with the procedures for the rezoning of property prescribed in Ordinance No. 2550, Fourth Series, as said procedures have been affected by recent court decisions.

PASSED FOR PUBLICATION:

PASSED:

EFFECTIVE:

MAYOR

ATTEST:

APPROVED BY THE CITY COUNCIL

DEC 16 1980

OFFICE OF THE CITY CLERK

CITY CLERK

P-9185

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BEGINNING at a point in the center of a County road, which said point of is the Southeast corner of Lot 40 of said Rio Linda Subdivision No. 8; according to the official plat thereof, filed in the office of the Recorder of Sacramento County, California, on June 9, 1924, in Book 12 of Maps, Map No. 2, thence Southerly $1^{\circ} 48'$ East along the center line of said road, a distance of 85 feet; thence Southerly $88^{\circ} 58'$ West, a distance of 1324.3 feet to a point on the Easterly line of Lot 37 of said Subdivision; thence Northerly $1^{\circ} 56'$ West along the Easterly line of said Lot 37, a distance of 85 feet to a point that is the Southwest corner of Lot 39 of said Subdivision; thence along the South line of Lots 39 and 40 of said Subdivision North $88^{\circ} 58'$ East 1324.3 feet to the point of beginning.

26048

RESOLUTION NO. 80-834

Adopted by The Sacramento City Council on date of
December 16, 1980

ADOPTING FINDINGS OF FACT, APPROVING A REQUEST FOR SUBDIVISION MODIFICATION AND TENTATIVE MAP PROPERTY LOCATED AT THE NORTHWEST CORNER OF MAIN AVENUE AND SULLY STREET (P-9185) (APN: 226-070-33 & 34)

WHEREAS, the Planning Commission has submitted to the City Council its report and recommendations concerning the request for a tentative map for property located at the northwest corner of Main Avenue and Sully Street. (hereinafter referred to as the proposed subdivision).

WHEREAS, the Council of the City of Sacramento, based on testimony submitted at a public hearing conducted on December 16, 1980 hereby finds and determines as follows:

- A. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City General Plan and the Robla Community Plan in that both plans designate the subject site for residential uses. Also, any required improvements are to be designed and constructed within the provisions of the Subdivision Regulations which, by Section 40.102 of said regulations, is designated as a Specific Plan of the City of Sacramento.
- B. The site is physically suitable for the type and proposed density of development in that the subject site is flat with no significant erosional, soil expansion or other similar problems.
- C. The design of the subdivision or proposed improvements are not likely to cause substantial environmental damage, and will not substantially and avoidably injure fish or wildlife or their habitat. The proposed project has been reviewed and assessed by the Environmental Coordinator, who has filed a Negative Declaration, with the City Clerk. By virtue of the Negative Declaration, the proposed project will not cause individual or cumulative adverse effects on the natural and social-physical environment nor substantially and avoidably injure fish, wildlife or their habitat.
- D. The design of the subdivision or the type of improvements are not likely to cause serious public health problems in that water and sewer systems exist at the site. The site is not within an established floodplain or over a known seismic fault.
- E. The design of the subdivision or the type of improvements will not conflict with easements acquired by the public for access through, or use of, the property within the proposed subdivision, in that there are no access easements for use by the public at large on the subject site.

F. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities in the proposed subdivision, taking into consideration the local climate, the contour and configuration of the parcel to be divided, and such other design and improvement requirements applicable to the proposed subdivision.

G. In the matter of the requested subdivision modification, the Council determines as follows:

- a. That the property to be divided is of such size or shape, or is affected by such topographic conditions, or that there are such special circumstances or conditions affecting the property that it is impossible, impracticable or undesirable in the particular case to conform to the strict application of these regulations.

Fact: It is impractical to locate sewer and water connections at this time because the street is existing.

Fact: There is presently no drainage facilities to accommodate frontage improvements.

- b. That cost to the subdivider of strict or literal compliance with the regulation is not the sole reason for granting the modification.

Fact: The service connections are only being deferred until building permits are obtained.

Fact: Frontage improvements will be provided upon recordation of final subdivision map.

- c. That the modification will not be detrimental to the public health, safety, or welfare or be injurious to other properties in the vicinity.

Fact: The granting of the modifications will not significantly change the characteristics of the area.

- 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.

Fact: The site is designated for residential use.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Sacramento as follows:

- A. The Negative Declaration be ratified;
- B. The Tentative Map and Subdivision Modification be approved subject to the following conditions:
 - 1. The applicant shall locate the existing well and septic system on Parcel 1 prior to filing the final map.
 - 2. The applicant shall dedicate Sully Street to a 45-foot half section and Main Avenue to a 60-foot half section prior to recordation of the final map.
 - 3. The applicant shall dedicate the required expanded intersection for the northwest corner of Main and Sully prior to recordation of the final map.

MAYOR

ATTEST:

CITY CLERK

P-9185

RESOLUTION NO. 80-835

Adopted by The Sacramento City Council on date of

DECEMBER 16, 1980

ADOPTING FINDINGS OF FACT, APPROVING A REQUEST FOR TENTATIVE MAP FOR VILLAGE GARDEN NORTH SUB-DIVISION LOCATED AT THE NORTHWEST CORNER OF MAIN AND SULLY STREET (P-9185) (APN: 226-070-33 & 34)

WHEREAS, the Planning Commission has submitted to the City Council its report and recommendations concerning the request for a tentative map for Village Garden North Subdivision, located at the northwest corner of Main Avenue and Sully Street (hereinafter referred to as the proposed subdivision).

WHEREAS, the Council of the City of Sacramento, based on testimony submitted at a public hearing conducted on December 16, 1980 hereby finds and determines as follows:

- A. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City General Plan and the Robla Community Plan in that both plans designated the subject site for residential uses. Also, any required improvements are to be designed and constructed within the provisions of the Subdivision Regulations which, by Section 40.102 of said regulations, is designated as a Specific Plan of the City of Sacramento.
- B. The site is physically suitable for the type and proposed density of development in that the subject site is flat with no significant erosional, soil expansion or other similar problems.
- C. The design of the subdivision or proposed improvements are not likely to cause substantial environmental damage, and will not substantially and avoidably injure fish or wildlife or their habitat. The proposed project has been reviewed and assessed by the Environmental Coordinator, who has filed a Negative Declaration with the City Clerk. By virtue of the Negative Declaration, the proposed project will not cause individual or cumulative adverse effects on the natural and social-physical environment nor substantially and avoidably injure fish, wildlife or their habitat.
- D. The design of the subdivision or the type of improvements are not likely to cause serious public health problems in that community water and sewer systems exist at the site. The site is not within an established floodplain or over a known seismic fault.
- E. The design of the subdivision or the type of improvements will not conflict with easements acquired by the public for access through, or use of, the property within the proposed subdivision, in that there are no access easements for use by the public at large on the subject site.
- F. The discharge of waste from the proposed subdivision into the community sewer system servicing the proposed subdivision will not result in or add to a violation of the waste discharge requirements applicable to said sewer system which were prescribed by the California Regional Water Quality Control Board, Central Valley Region, in that the existing City of Sacramento treatment plants have a design capacity of 75 mgd and that actual treated discharge averages 56 mgd. The discharge from the proposed project will not create a condition exceeding the design capacity.

APPROVED
BY THE CITY COUNCIL

DEC 16 1980

OFFICE OF THE
CITY CLERK

- G. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities in the proposed subdivision, taking into consideration the local climate, the contour and configuration of the parcel to be divided, and such other design and improvement requirements applicable to the proposed subdivision.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Sacramento as follows:

- A. The Negative Declaration be ratified;
- B. The Tentative Map be approved subject to the following conditions:
1. The applicant shall provide standard subdivision improvements including the entire frontages of Main and Sully, including the frontage for Parcel 1 as shown on the tentative parcel map, pursuant to Section 40.811 of the Subdivision Ordinance prior to filing the final map.
 2. The applicant shall prepare a sewer and drainage study for the review and approval of the City Engineer prior to filing the final map - off-site oversizing of drain and sewer lines will be required.
 3. The applicant shall name the streets to the satisfaction of the Planning Director.
 4. The final map cannot be filed until Regional Sanitation District facilities are in operation.
 5. The applicant shall dedicate the right-of-way as required for a transition at the west end of Main Avenue.
 6. Applicant shall provide for a bus stop, shelter and pad on Sully Street, located approximately 100 feet south of the driveway entry along Sully.
 7. The applicant shall form a maintenance district or homeowners' organization to provide for the maintenance of the common open space and recreational areas throughout the project prior to recordation of the final map. The formation of such district or organization shall be subject to the review and approval of the Community Services Department.
 8. The applicant shall submit a detailed landscape and irrigation plan for the review and approval of the Planning Director for the common open space and recreational areas prior to recordation of the final map; said landscaping shall be composed of a variety of five to 15 gallon trees, shrubs, and ground cover.
 9. The applicant shall provide for a six-foot masonry type wall on the rear property line of those lots which are adjacent to Main and Sully prior to recordation of the final map. The design of the wall shall be subject to review and approval of the Planning Director.
 10. The final map may not be recorded until the Parcel Map (P-9185) has been recorded for the subject site.

MAYOR

ATTEST:

CITY CLERK

P-9185

SACRAMENTO CITY PLANNING COMMISSION

MEETING DATE December 13, 1980
 ITEM NO. 901 FILE NO. P- 9185
 M-

- GENERAL PLAN AMENDMENT TENTATIVE MAP
 COMMUNITY PLAN AMENDMENT SUBDIVISION MODIFICATION
 REZONING EIR DETERMINATION
 SPECIAL PERMIT OTHER _____
 VARIANCE _____

Recommendation: Favorable Unfavorable Petition Correspondence
 LOCATION: NW corner of Main Ave. & Sully St.

PROPOSERS	
NAME	ADDRESS
<u>Craig Estes</u>	<u>936 Enterprise Dr., Sacto. 95825</u>

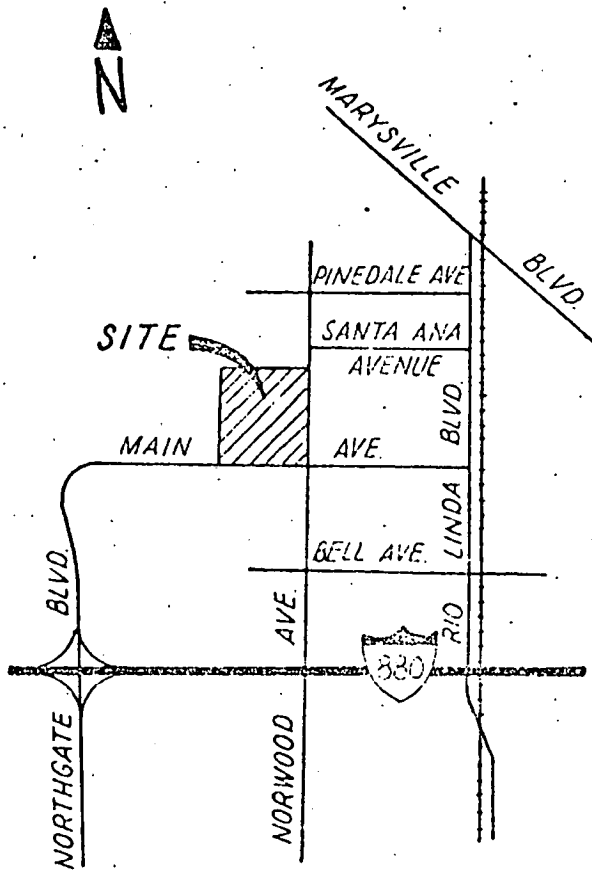
OPPOSERS	
NAME	ADDRESS

MOTION NO. _____

	YES	NO	MOTION	2ND
Augusta	<u>absent</u>			
Holloway	<u>✓</u>			<u>✓</u>
Goodin	<u>✓</u>			
Hunter	<u>✓</u>			
Larson	<u>✓</u>			
Haraki	<u>✓</u>		<u>✓</u>	
Simpson	<u>✓</u>			
Silva	<u>absent</u>			
Tong	<u>✓</u>			

- MOTION:
- TO APPROVE
 - TO DENY
 - TO APPROVE SUBJECT TO COND. & BASED ON FINDINGS OF FACT IN STAFF REPORT
 - INTENT TO APPROVE SUBJ. TO COND. & BASED ON FINDINGS OF FACT DUE _____
 - TO RECOMMEND APPROVAL & FORWARD TO CITY COUNCIL
 - TO RATIFY NEGATIVE DECLARATION
 - TO CONTINUE TO _____ MEETING
 - OTHER _____

- EXHIBITS: A. Site Plan
 B. Floor Plan
 C. Elevation



VICINITY MAP
NO SCALE

P-9185

CITY PLANNING COMMISSION
915 "I" STREET - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Terra Engineering, 936 Enterprise Drive, Sacramento, Ca 95825		
OWNER	Loyd & Amelia Moul, 4713 Lake Drive, Carmichael, Ca 95608		
PLANS BY	Terra Engineering, 936 Enterprise Drive, Sacramento, Ca 95825		
FILING DATE	9/15/80	50 DAY CPC ACTION DATE	REPORT BY: TM:f
NEGATIVE DEC.	10/10/80	EIR	ASSESSOR'S PCL. NO. 226-070-33 & 34

- APPLICATION:**
1. Environmental Determination
 2. Amend 1965 Robla Community Plan from Multi-Family Residential to Light Density Residential for approximately 5+ acres.
 3. Rezone 42+ acres from Agricultural A to Single Family R-1 and Townhouse R-1A for Single Family Residences, Patio Homes and halfplexes.
 4. Special Permit to develop 85 halfplexes and 69 patio homes.
 5. Subdivision Modification to waive frontage improvements (for Parcel Map).
 6. Subdivision Modification to waive service connections.
 7. Parcel Map to divide 42+ acres with one existing single family residence into two parcels of 3+ acres and 39+ acres.
 8. Tentative Map to divide 39+ acres into 224 lots, a recreation site and open space lots.

LOCATION: Northwest Corner of Main and Sully Street

PROPOSAL: The applicant is requesting the necessary entitlements to develop a 39 acre housing project consisting of 70 single family lots, 69 patio home lots and 85 halfplex lots. The project will include a common recreational area as well as common open space area.

PROJECT INFORMATION:

General Plan Designation:	Agricultural
1965 Robla Community Plan Designation:	Multiple Family & Light Density Residential
Existing Zoning of Site:	A
Existing Land Use of Site:	Single Family Residence

Surrounding Land Use and Zoning:

North: Vacant; A
South: Vacant; R-1
East: Vacant; R-1
West: Vacant; A

North/South Orientation:	60%	Density:	5.62 Du/Acre
Property Dimensions:	1320' x 1405'	Area:	42+ Acres
Topography:	Flat to sloping		
Street Improvements:	To be provided		
Utilities:	Sewer and drainage available to site in 1982.		
School District:	Robla School District.		

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On October 29, 1980, by a vote of 8 ayes and 1 abstention, the Subdivision Review Committee recommended approval of both the parcel map and tentative map subject to the following conditions:

Parcel Map Conditions:

1. The applicant shall locate the existing well and septic system on Parcel 1 prior to filing the final map.
2. The applicant shall dedicate Sully Street to a 45 foot half section and Main Avenue to a 60 foot half section prior to recordation of the final map.
3. The applicant shall dedicate the required expended intersection for the northwest corner of Main and Sully prior to recordation of the final map.

The Subdivision Review Committee also recommended approval of the subdivision modification to waive service connections and street improvements on the parcel map.

Tentative Map Conditions:

1. The applicant shall provide standard subdivision improvements including the entire frontage of Main Avenue and Sully Street pursuant to Section 40.811 of the Subdivision Ordinance prior to filing the final map.
2. The applicant shall prepare a sewer and drainage study for the review and approval of the City Engineer prior to filing the final map - offsite oversizing of drain and sewer lines will be required.
3. The applicant shall name the street to the satisfaction of the Planning Director.
4. The final map cannot be filed until Regional Sanitation District facilities are in operation.
5. The applicant shall dedicate the right-of-way as required for a transition at the west end of Main Avenue.
6. The applicant shall provide for a bus stop shelter and pad on Sully Street located approximately 100 feet south of the driveway entry along Sully Street.
7. The applicant shall form a maintenance district or homeowner's association to provide for the maintenance of the common open space and recreational area throughout the development. The formation of such district or organization shall be subject to the review and approval of the Community Services Department.
8. The applicant shall submit a detailed landscape and irrigation plan for the review and approval of the Planning Director for the common open space and recreational areas prior to recordation of the final map. Plans shall include a variety of trees, shrubs, and groundcover. A variation in tree and plant sizes shall also be provided.
9. The applicant shall provide for a six foot wall on the rear property lines of those lots which are adjacent to Main Avenue and Sully Street prior to recordation of the final map.
10. The final map may not be recorded until the parcel map (P-9185) has been recorded for the subject site.

STAFF EVALUATION: Staff has the following comments regarding this proposal:

1. The subject site consists of two parcels totally 42+ acres zoned "A" Agricultural. The 1965 Robla Community Plan designates approximately 5+ acres adjacent to Main Avenue as multiple family residential and the remainder as light density single family. Staff supports the requested Community Plan Amendment as the proposed density of the overall project is approximately the same as designated in the Community Plan (5.62 units/acre proposed vs. 6.00 units/acre designated).
2. The project site will be serviced by the Regional Sanitation District facilities which are expected to be in operation by 1982, the final map cannot be recorded until that time.

3. The landscape concept plan indicates numerous common open space areas as well as a common recreational site. Staff supports these types of design features as they create unique living environments. However, staff is concerned with the maintenance aspects of this proposal as the City is not in a position to maintain these areas. Therefore as both a condition of the special permit and the tentative map staff requests that the applicant form a homeowners association or maintenance district to provide for the maintenance of these open space and recreational areas.

Staff notes that the applicant proposes a ten foot landscape strip adjacent to both Main and Sully Streets. Since both of these streets are major streets, staff requests that the applicant provide for a six foot high solid masonry type wall to the north and west sides of this landscaped strip. The design of this wall, as well as the open space areas throughout the development, shall be subject to the review and approval of the Planning Director.

4. The requested subdivision modifications to waive service connections and street improvements along Sully Street and Main Avenue pertain to the parcel map only. The City Engineering Department requests these waivers as it is desirable to wait until the final map for the entire project is recorded.
5. The applicant is proposing three different housing types: single family detached, patio homes, and halfplexes.

The single family detached units will be located in the northwest portion of the site (See Exhibit A). There will be four different units in this area, varying from one to two stories and ranging between 1315 and 1959 square feet. The units will be designed with stucco and wood exteriors with textured roofing.

Sixty-nine patio home units are located in both the southwest and northeast portion of the site (See Exhibit A). The patio homes will be constructed on 45' x 95' lots. The units vary from 1250 to 1866 square feet in size and one to two stories in height. The elevations indicate all structures will be constructed with stucco exteriors and wood trim. Design features such as open atriums have been incorporated into the units.

The proposed 85 halfplex units will be constructed with four different floor plans and two different elevations. The elevation plans indicate all structures will be constructed with a variation of stucco and wood shingles/siding. Staff requests that a third elevation be required because the two elevation types will not provide enough exterior variation given the large number of halfplexes.

STAFF RECOMMENDATION: The staff recommends that:

1. The Negative Declaration be ratified.
2. The Community Plan be amended.
3. The rezone to R-1A Townhouse and R-1 Single Family be approved.
4. The special permit be approved subject to conditions and based upon findings of fact which follow:
5. The subdivision modification to waive frontage improvements (for parcel map only) be approved.
6. The subdivision modification to waive service connections be approved.
7. The parcel map and tentative map be approved subject to the following conditions:

Conditions (Parcel Map)

- a. The applicant shall locate the existing well and septic system on Parcel 1 prior to filing the final map.
- b. The applicant shall dedicate Sully Street to a 45-foot half section and Main Avenue to a 60-foot half section prior to recordation of the final map.
- c. The applicant shall dedicate the required expanded intersection for the northwest corner of Main and Sully prior to recordation of the final map.

Conditions - Tentative Map:

- a. The applicant shall provide standard subdivision improvements including the entire frontages of Main and Sully including the frontage for Parcel 1 as shown on the tentative parcel map, pursuant to Section 40.811 of the Subdivision Ordinance prior to filing the final map.
- b. The applicant shall prepare a sewer and drainage study for the review and approval of the City Engineer prior to filing the final map - off-site oversizing of drain and sewer lines will be required.
- c. The applicant shall name the streets to the satisfaction of the Planning Director.
- d. The final map cannot be filed until Regional Sanitation District facilities are in operation.
- e. The applicant shall dedicate the right-of-way as required for a transition at the west end of Main Avenue.
- f. Applicant shall provide for a bus stop, shelter and pad on Sully Street, located approximately 100 feet south of the driveway entry along Sully.
- g. The applicant shall form a maintenance district or homeowners' organization to provide for the maintenance of the common open space and recreational areas throughout the project prior to recordation of the final map. The formation of such district or organization shall be subject to the review and approval of the Community Services Department.
- h. The applicant shall submit a detailed landscape and irrigation plan for the review and approval of the Planning Director for the common open space and recreational areas prior to recordation of the final map; said landscaping shall be composed of a variety of 5 to 15 gallon trees, shrubs, and ground cover.
- i. The applicant shall provide for a six-foot masonry type wall on the rear property line of those lots which are adjacent to Main and Sully prior to recordation of the final map. The design of the wall shall be subject to review and approval of the Planning Director.
- j. The final map may not be recorded until the Parcel Map (P-9185) has been recorded for the subject site.

Conditions - Special Permit:

- a. The applicant shall provide for a minimum of three different exterior halfplex elevations prior to the issuance of building permits.
- b. The applicant shall submit a detailed landscape and irrigation plan for the review and approval of the Planning Director. The plan shall include the common open space areas, the recreation site and the landscape strips adjacent to the public right-of-way. The landscape plans shall also provide for 5 - 15 gallon trees, shrubs, ground cover. The landscaping shall be installed prior to issuance of building permits.

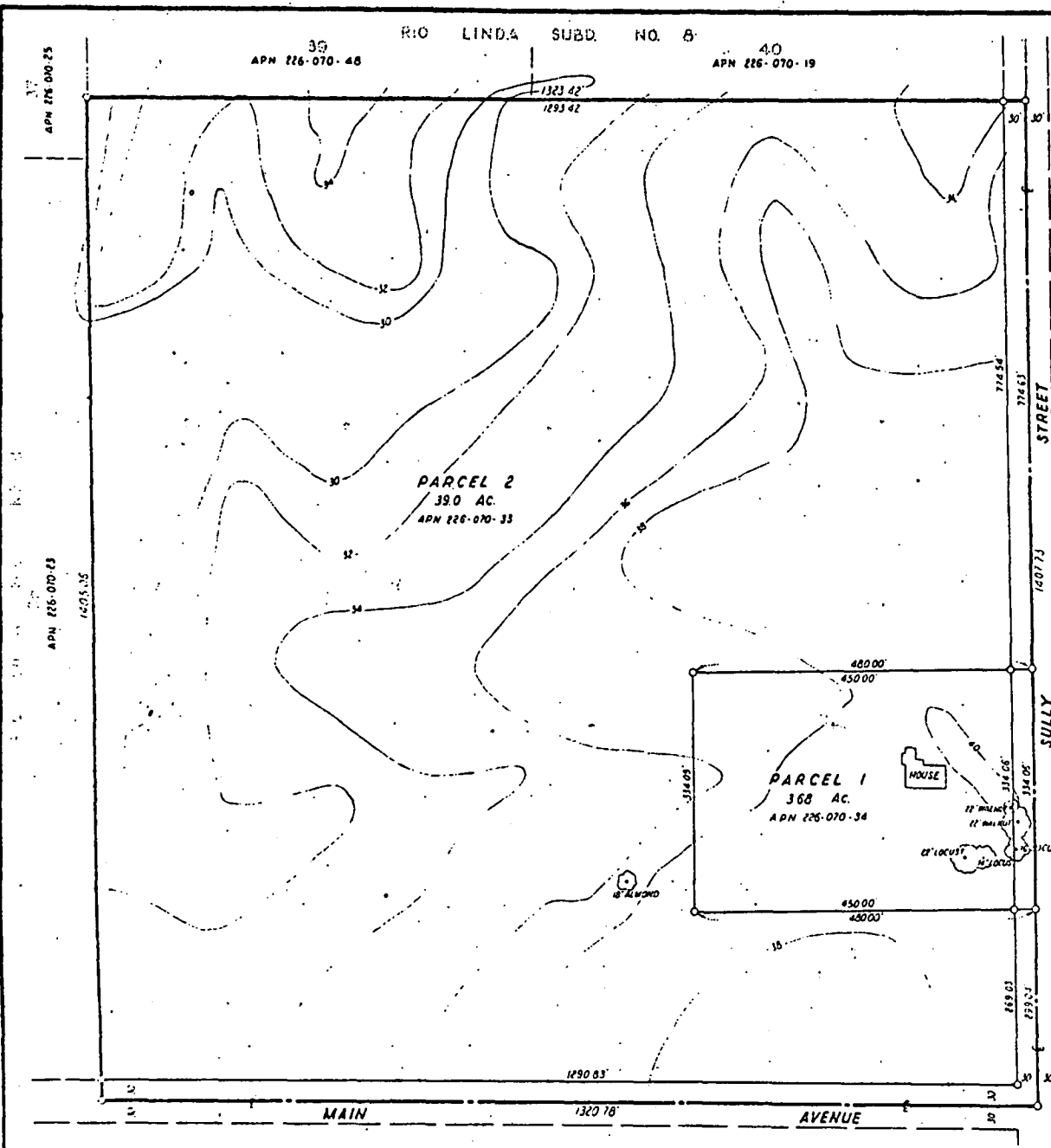
Findings of Fact - Special Permit:

- a. The proposed project, as conditioned, is based upon sound principles of land use in that the subject site is designated for residential development and the halfplexes and patio homes are compatible with single family residential development.
- b. The proposed project, as conditioned, is not injurious to the public health, safety, or welfare for adequate provisions have been made for open space and recreational areas.
- c. The proposed project, as conditioned, complies with the general goals of the 1974 General Plan to: "Achieve safe and adequate housing for all citizens and provide each with an opportunity for choice between alternative living environments." "Provide safe, stable and alternative residential areas in which to live."

P-8195

11-13-80

#9



**TENTATIVE
 PARCEL MAP**
 A PORTION OF THE S.E. 1/4 OF SECTION 5
 RANCHO DEL PASO

CITY OF SACRAMENTO CALIFORNIA
 SCALE: 1" = 100' OCTOBER 19, 1979

RECORDING OFFICER
 Parcel 2
 Shova Investments Corp.
 707 Wilshire Blvd., Suite 3450
 Los Angeles, CA 90017
 Parcel 1
 Lloyd T. Poul and Anella L. Poul
 4713 Lake Drive
 Carmichael, CA 95608

DEVELOPER
 Shova Investments Corp.
 707 Wilshire Blvd., Suite 3450
 Los Angeles, CA 90017

ENGINEER/SURVEYOR
 Lloyd Parker, L.S. 3563
 Terra Engineering
 936 Enterprise Drive
 Sacramento, CA 95825
 929-6934

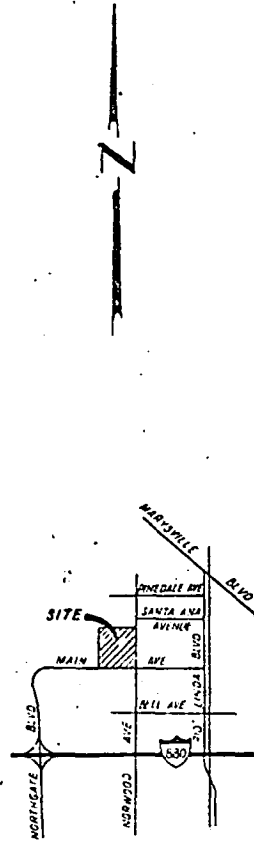
ASSESSOR'S PARCEL NO.
 226-070-33 & 34

EXISTING USE
 Vacant & One Single Family Residence

PROPOSED USE
 Parcel 1 - Single Family
 Parcel 2 - Single Family, Patio & Duplex Lots
 (See Tentative Map for Village Gardens North)

EXISTING ZONING
 A
PROPOSED ZONING
 Parcel 1 - A
 Parcel 2 - R-1 & R-1-A
 (See Village Gardens North Tentative Map Submittal)

LOT SIZES
 See Map



terra
 engineering
 936 Enterprise Drive
 Sacramento, CA 95825
 Telephone: (916) 923-4666

P 0185

Exhibit "A"

TENTATIVE MAP

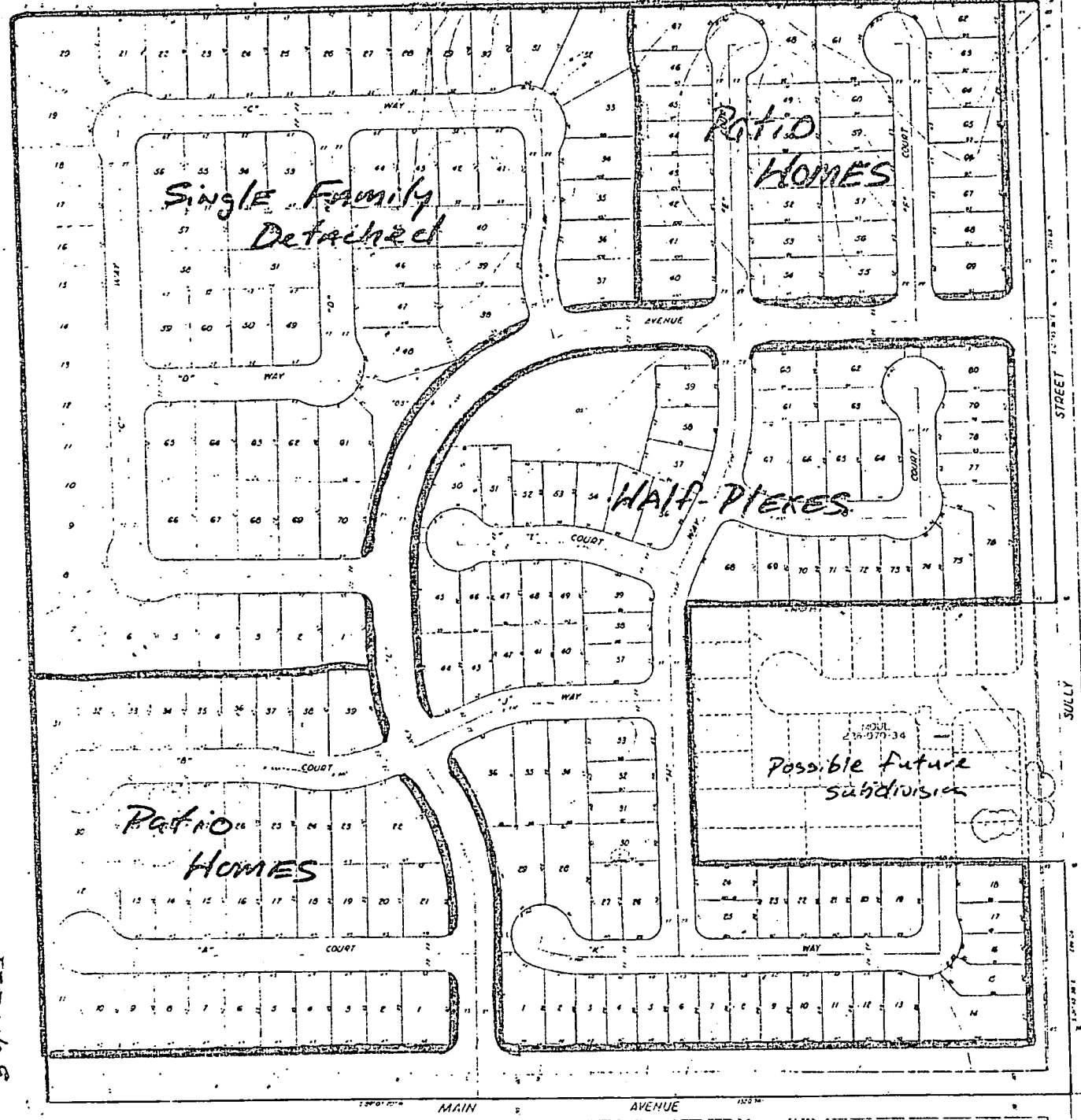
VILLAGE GARDEN NORTH

CITY OF SACRAMENTO CALIFORNIA
SEPTEMBER 1980

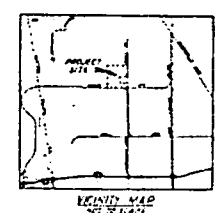
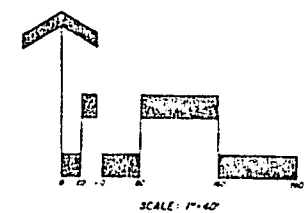
P-9185

11-13-80

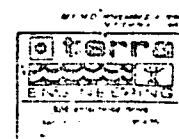
ITEM NO. 9



- GENERAL NOTES**
- GROSS AREA 392.0 AC
 - ADULT USE
 - VACANT
 - PROPOSED USE
 - 30 SINGLE FAMILY LOTS
 - 60 PATIO HOME LOTS
 - 85 DUPLEX LOTS
 - TOT LOTS TOTAL
 - PROPOSED CHANGING
 - 1.50 DUL/AC
 - EXISTING LOTS
 - A
 - PROPOSED ZONING
 - R1.5 R1.5
 - LOT SIZES
 - SINGLE FAMILY SEVEN'S MIN
 - PATIO HOME 45'x95' MIN (PERC LOT LINE)
 - DUPLEX 40'x60' MIN
 - PROPOSED IMPROVEMENTS
 - CITY OF SACRAMENTO
 - WATER SUPPLY
 - CITY OF SACRAMENTO
 - SEWER DISPOSAL
 - SACRAMENTO CO REGIONAL SANITATION DISTRICT
 - DRAINAGE
 - CITY OF SACRAMENTO
 - FIRE PROTECTION
 - CITY OF SACRAMENTO
 - SCHOOL DISTRICT
 - OSCENT JOINT UNION UNIFIED SCHOOL DISTRICT
 - RADON DISTRICT
 - CITY OF SACRAMENTO
 - OWNER'S GAS UTILITIES
 - SATURD 1 RD 7E
 - ASSESSOR'S PARCEL NUMBER
 - 256-020-38
 - DESCRIPTION
 - A PORTION OF THE EAST 1/4 OF THE SOUTH-EAST 1/4 OF SECTION 5 - RANGE 02L R40 (A.C.M.)
 - ENGINEER
 - TERRY ENGINEERING
 - 916 ENTERPRISE DRIVE
 - SACRAMENTO, CALIF 95815
 - OWNER/DEVELOPER
 - SUNIMA INVESTMENTS CORP
 - 707 WILSHIRE BLVD - STE 3450
 - LOS ANGELES, CALIF 90017



- SINGLE FAMILY LOTS
- PATIO HOME LOTS (PERC LOT LINE)
- DUPLEX LOTS



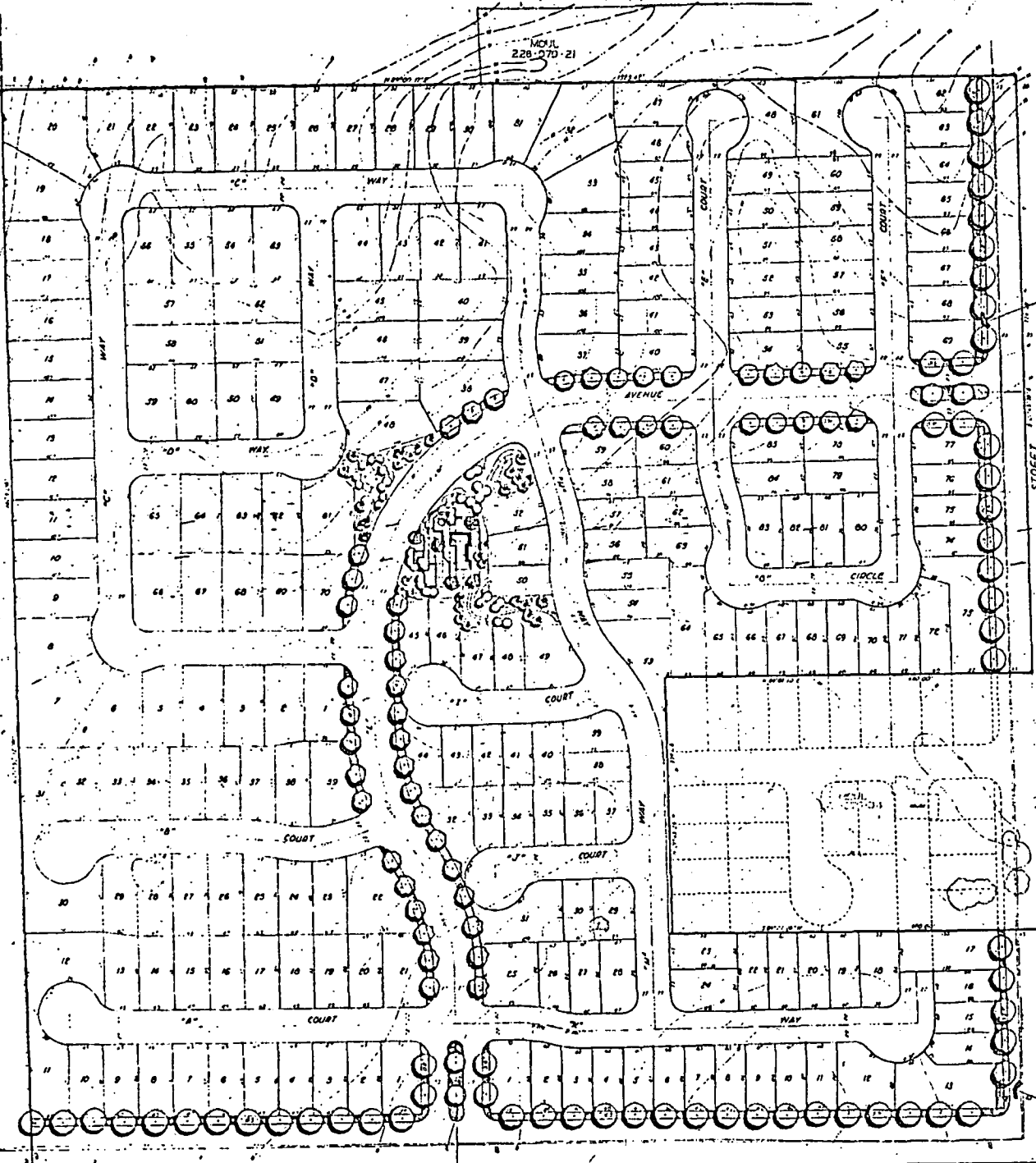
STANDARD
228-070-21

P-9185

11-13-80

9

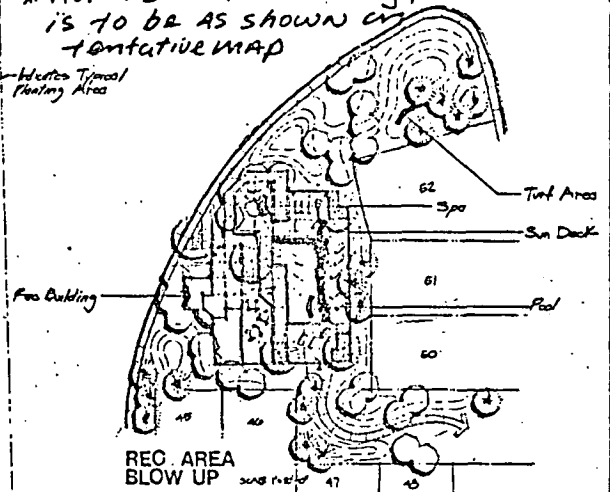
MOUL
228-070-21



VILLAGE GARDEN* NORTH

CITY OF SACRAMENTO CALIFORNIA
SEPTEMBER 1980

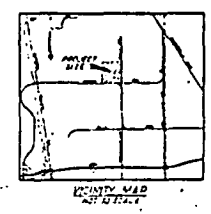
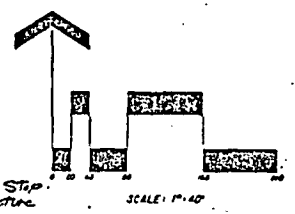
* NOTE: Street and lotting pattern
is to be as shown on
tentative map



LEGEND

- ⊗ Specimen Tree
- ⊙ Internal Plant
- ⊖ Vertical Internal
- ⊙ Formal Tree
- ⊙ In-Line Street Tree
- ⊙ Major Street Tree
- ⊖ Indicate Planting Area (approx. Spaced)
- ⊙ Cinnamon Camphor
- ⊙ Green Agave
- ⊙ Pina Hispanica
- ⊙ Eucalyptus Spansa
- ⊙ Leguminosia India
- ⊙ Pittosporum Acordella
- ⊙ Ligustrum Spicifolium
- ⊙ Khododendron Tulipifera
- ⊙ Ulma Parvifolia
- ⊙ Acer Saccharinum
- ⊙ Fraxino Usuli

NOTE: ALL OPEN SPACE AREA TO PERMITS IMPLICATION.



LANDSCAPE CONCEPT PLAN

corbin-yamafuji and partners, inc.
architecture-planning
1125 J ST. SACRAMENTO, CALIF. 95811

- ☐ SINGLE FAMILY LOTS
- ☐ AUTO HOME LOTS (ZERO LOT LINE)
- ☐ DUPLEX LOTS

terra
ENGINEERING
822 4th Street
Sacramento, Calif. 95825
Tel: (916) 441-7313

9-26-80

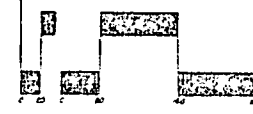
TENTATIVE MAP VILLAGE GARDEN NORTH

CITY OF SACRAMENTO CALIFORNIA

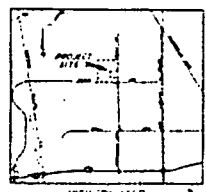
SEPTEMBER 1980

GENERAL NOTES

- GROSS AREA
30.31 AC
- PRESENT USE
VACANT
- ADDRESS USE
- ADDITIONAL USE
30 SINGLE FAMILY LOTS
60 PART HOME LOTS
80 DUPLEX LOTS
TOTAL LOTS TOTAL
- DENSITY
3.6 DU/AC
- EXISTING ZONING
R
- PROPOSED ZONING
R-1.5
- LOT SIZES
SINGLE FAMILY - 35'x100' MIN
PART HOME - 43'x55' MIN (LEAD LOT LINE)
DUPLEX - 40'x50' MIN
- APPROVED INSTRUMENTS
CITY OF SACRAMENTO
UNITED SUBDIV
CITY OF SACRAMENTO
- SEWAGE DISPOSAL
SACRAMENTO CO REGIONAL SANITATION DISTRICT
- OCCUPANCY
CITY OF SACRAMENTO
- FIRE PROTECTION
CITY OF SACRAMENTO
- SCHOOL DISTRICT
SACRAMENTO UNIFIED SCHOOL DISTRICT
- ALCOHOL DISTRICT
CITY OF SACRAMENTO
- RWAFA & GAS UTILITIES
SACRAMENTO
- ASSIGNMENT PARCEL NUMBER:
11-070-33
- DESCRIPTION
A PORTION OF THE EAST 7/8 OF THE SOUTHEAST 1/4
OF SECTION 3 - RANCHO DEL PASE (S.E.M. 94)
- ENGINEER
JAMES E. HANDELING
516 EMERSON DRIVE
SACRAMENTO, CALIF 95805
- OVERSEER/DEVELOPER
SUMMA INVESTMENTS COOP
701 WILSHIRE BLVD - STE 1450
LOS ANGELES, CALIF 90017

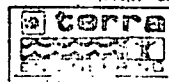


SCALE 1" = 40'



VICINITY MAP

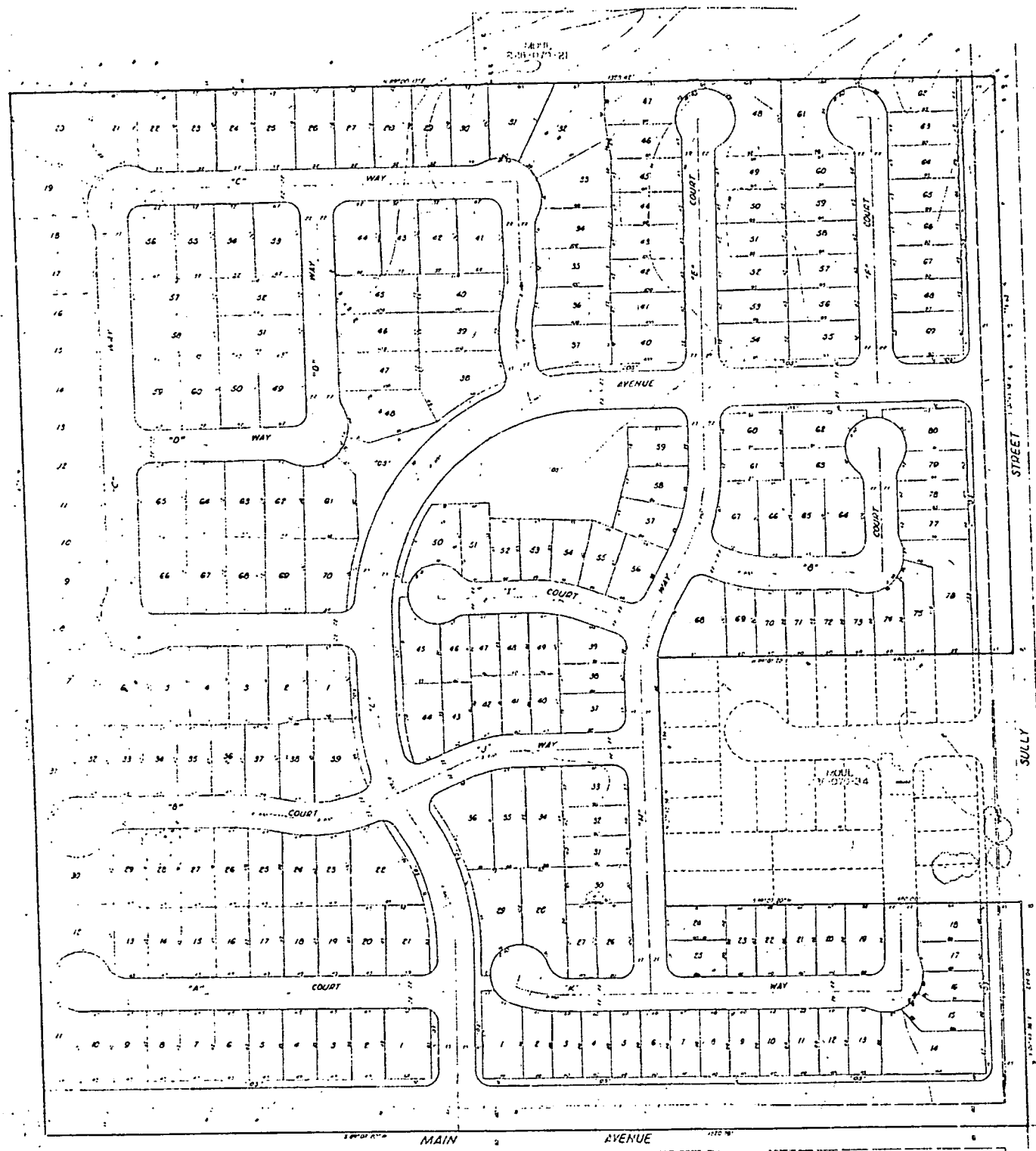
- SINGLE FAMILY LOTS
- PART HOME LOTS (LEAD LOT LINE)
- DUPLEX LOTS

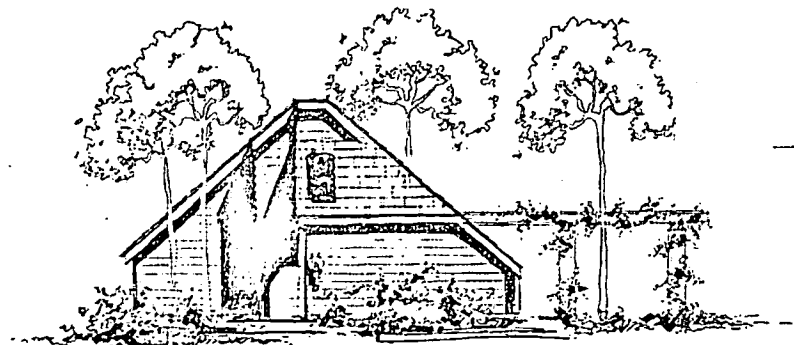
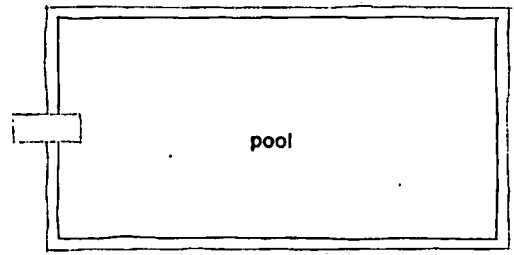


P-9185

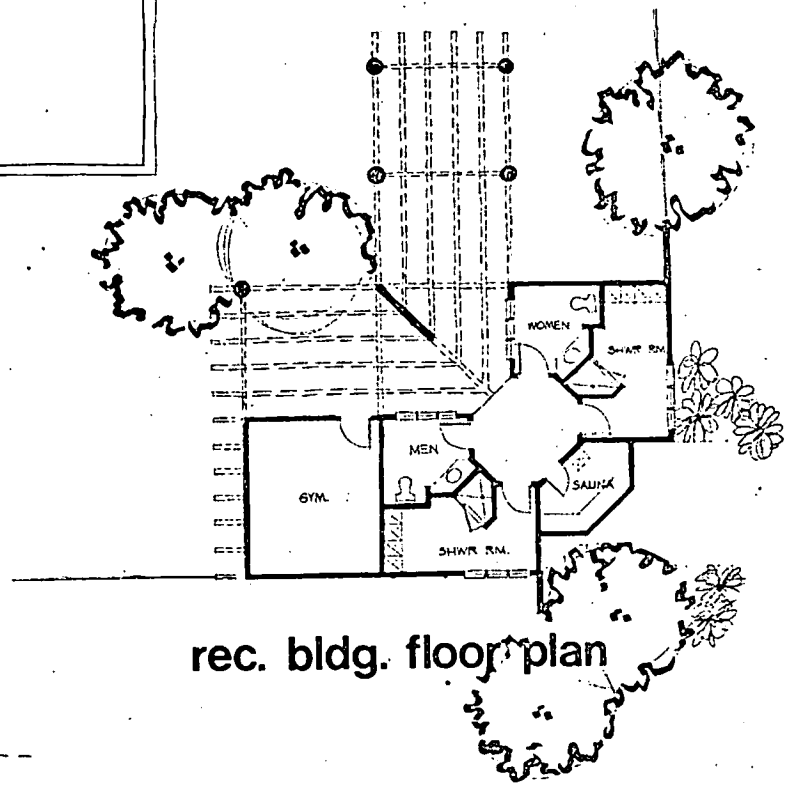
11-13-80

49





elevation



rec. bldg. floor plan

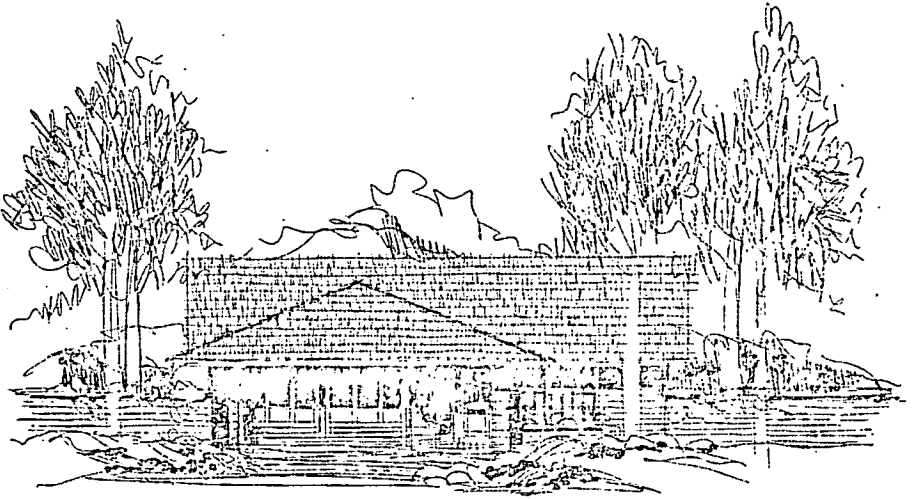
SHUWA INVESTMENTS CORP.
SACRAMENTO

corbin-yamafuji and partners, inc.
architecture · planning

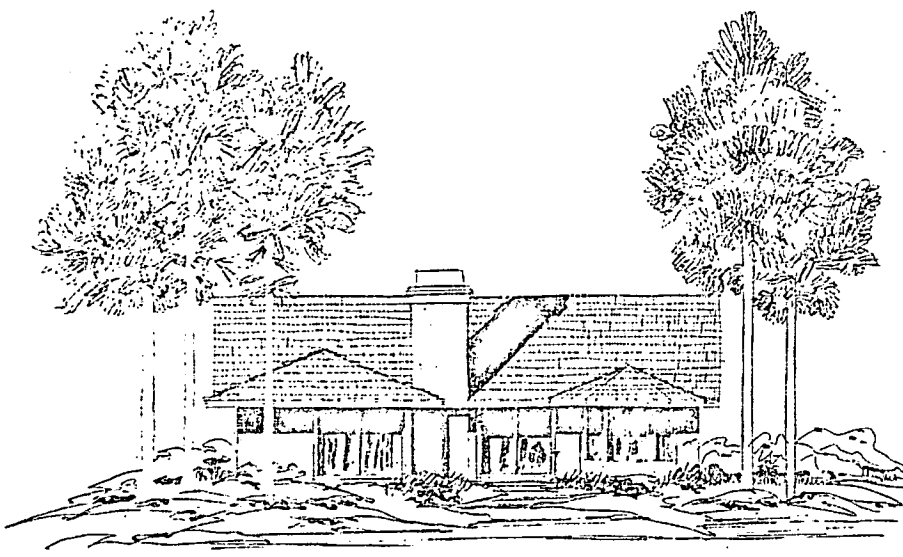
58161

plan 1

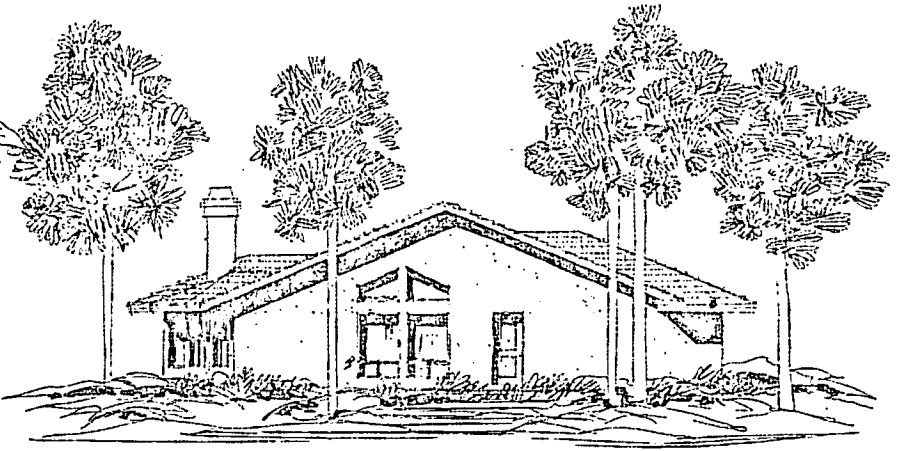
single family



front elevation



rear elevation



side elevation

P-9195

11-13-80

67

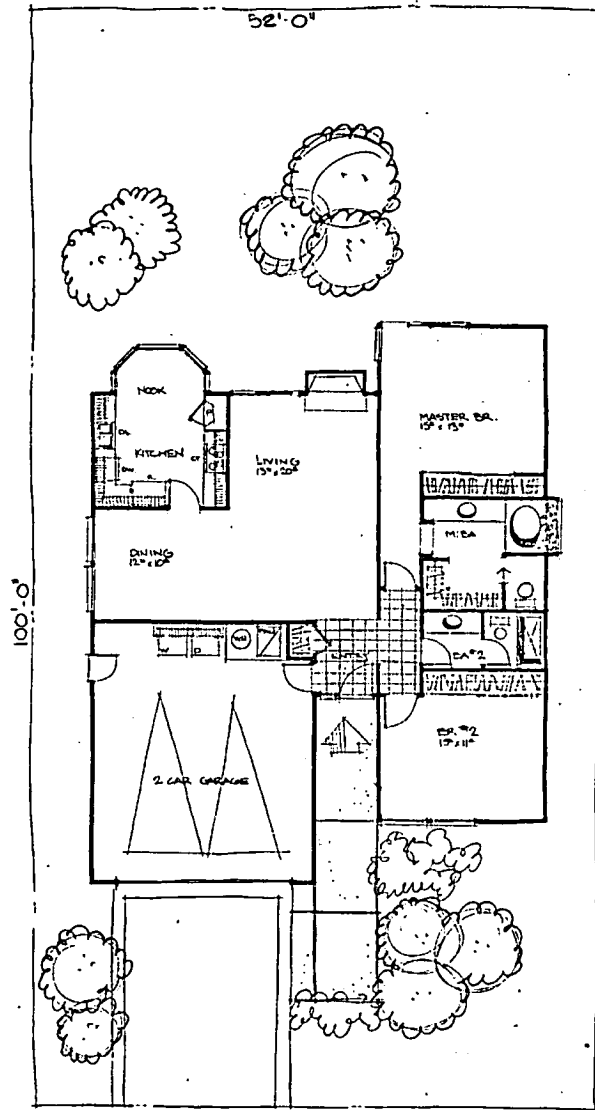
SHUWA INVESTMENTS CORP.
SACRAMENTO

corbin-yamafuji and partners, inc.
architecture - planning

P-9185

11-13-80

#9



plan 1 s.f.

1315 sf.
2 br.
2 ba.

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corbin-yamafuji and partners, inc.
architecture · planning

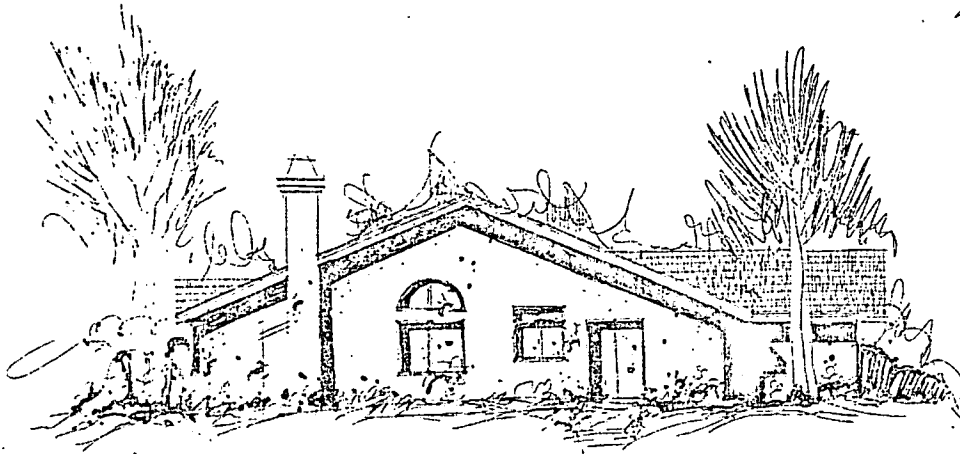
P 9185

P-9185

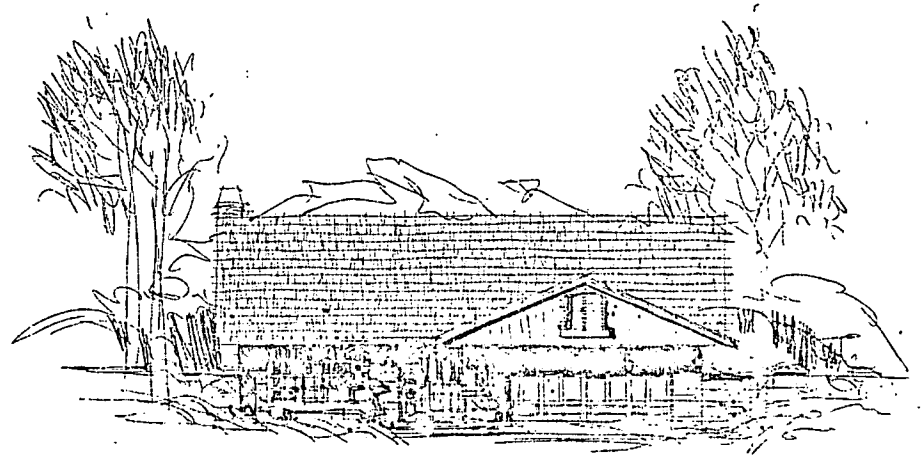
5816 R

plan 2

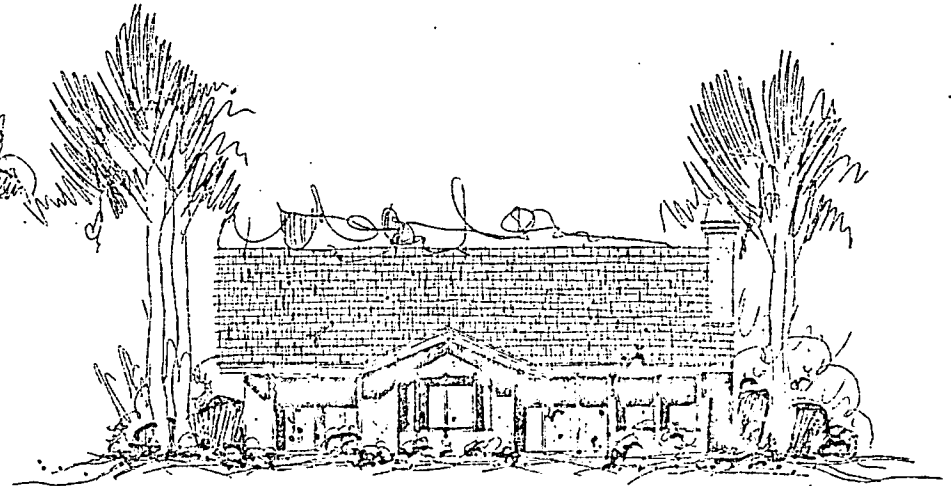
single family



side elevation



front elevation



rear elevation

11-13-80

#9

SHUWA INVESTMENTS CORP.
SACRAMENTO

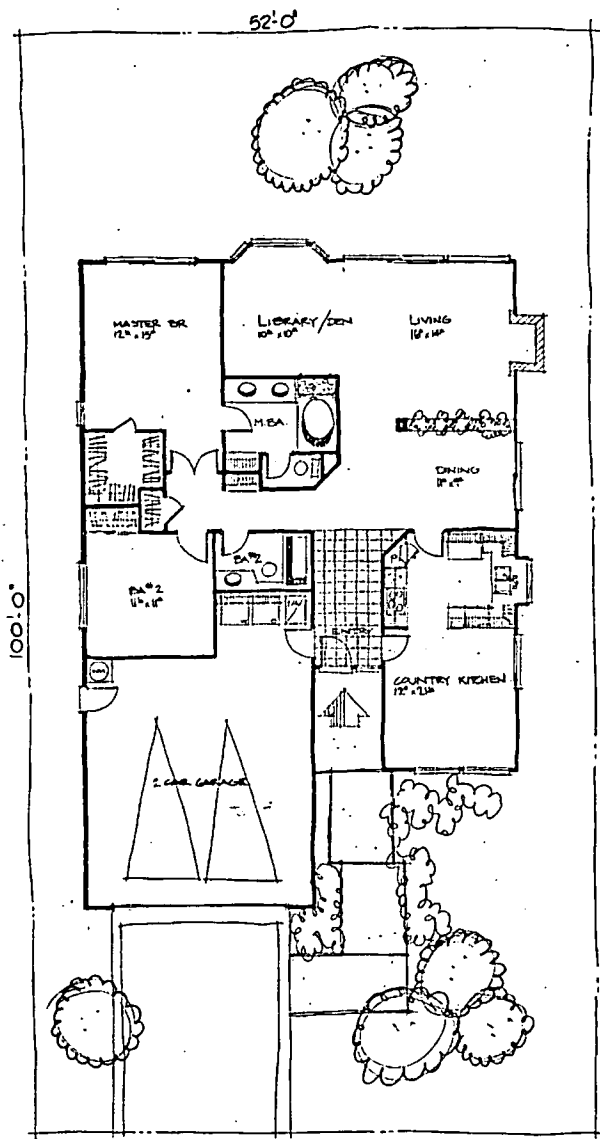
corbin-yamafuji and partners, inc.
architecture · planning

P-9/85

11-13-80

#9

P 9185



plan 2 s.f.

1587 sf.
2 br. + den
2 ba.

SHUWA INVESTMENTS CORP.
SACRAMENTO

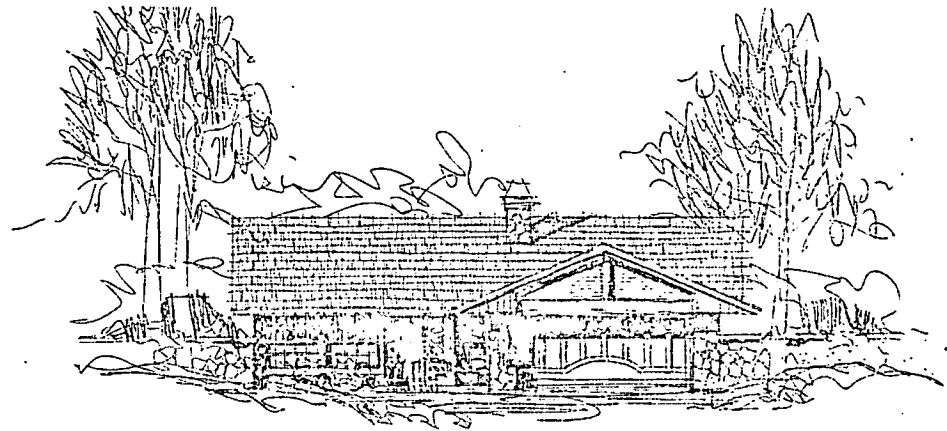
corbin-yamafuji and partners, inc.
architecture · planning

P-9185

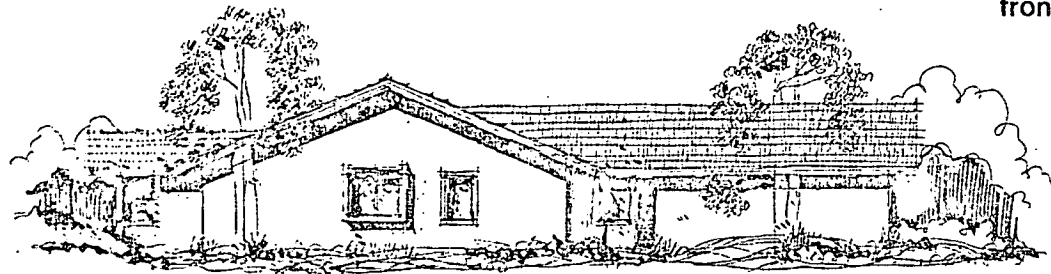
P 9185

plan 3

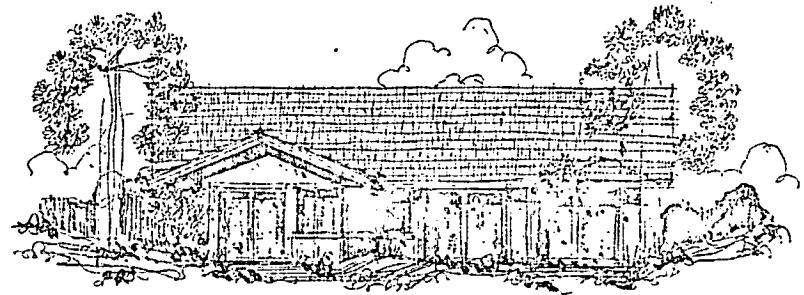
single family



front elevation



side elevation



rear elevation

11-13-80

#9

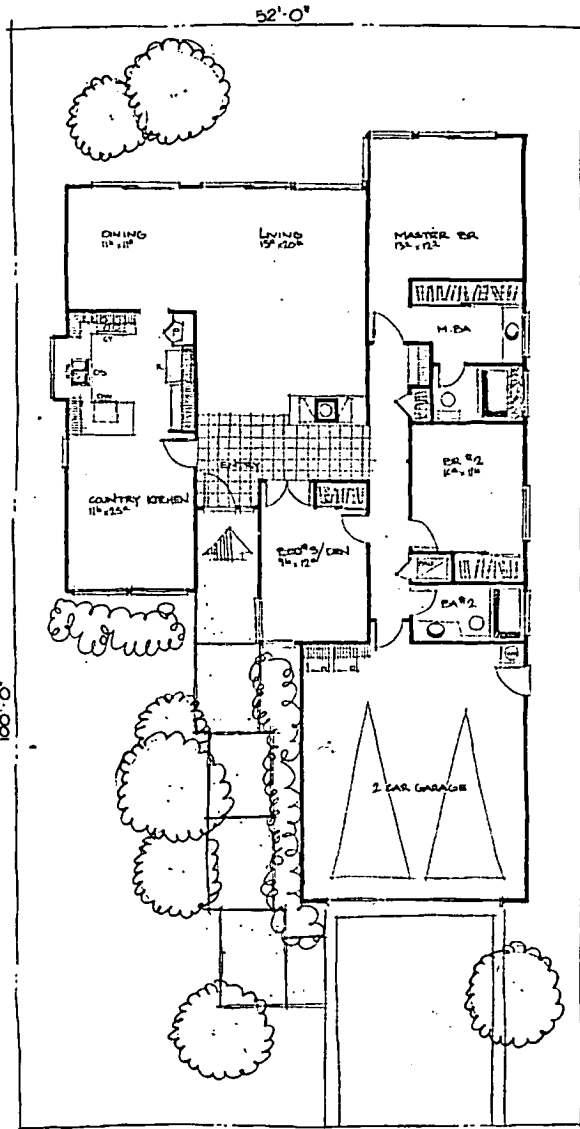
SHUWA INVESTMENTS CORP.
SACRAMENTO

corbin-yamafuji and partners, inc.
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b#



plan 3 s.f.

1700 sf.
 2 br. + den or 3br.
 2 ba.

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 SACRAMENTO

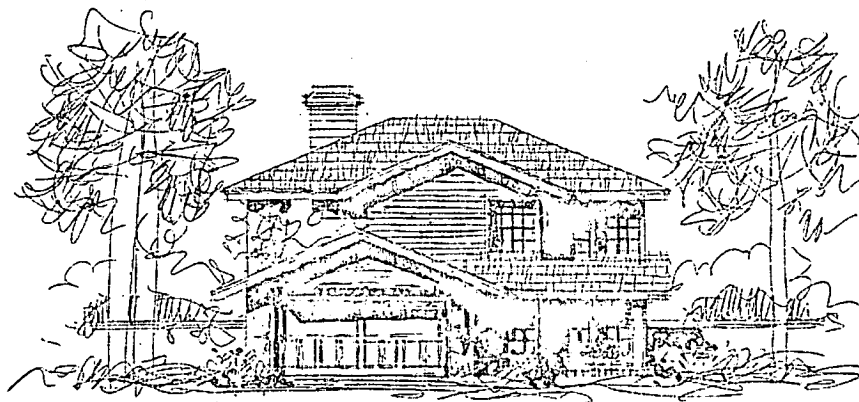
corbin-yamafuji and partners, inc.
 architecture - planning

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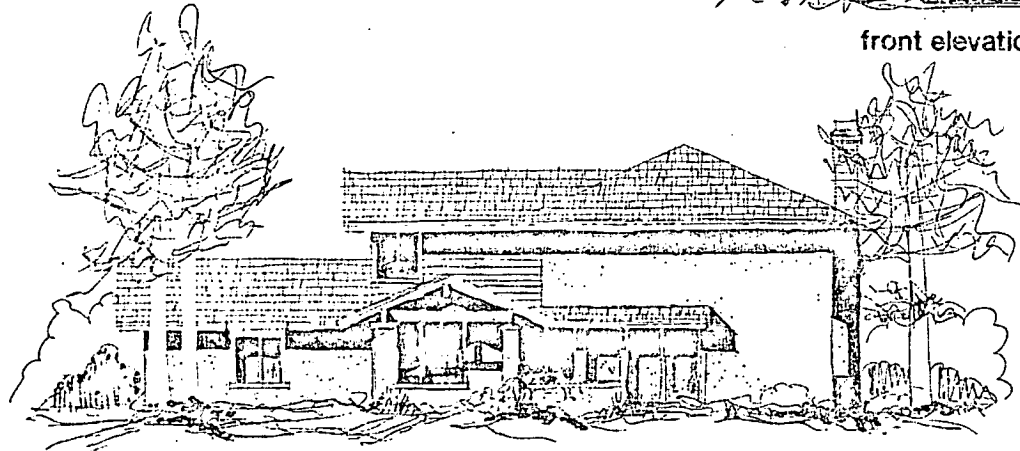
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plan 4

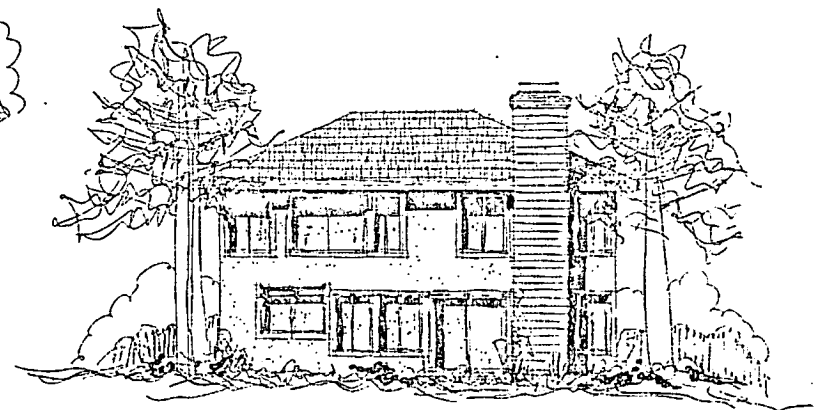
single family



front elevation



side elevation



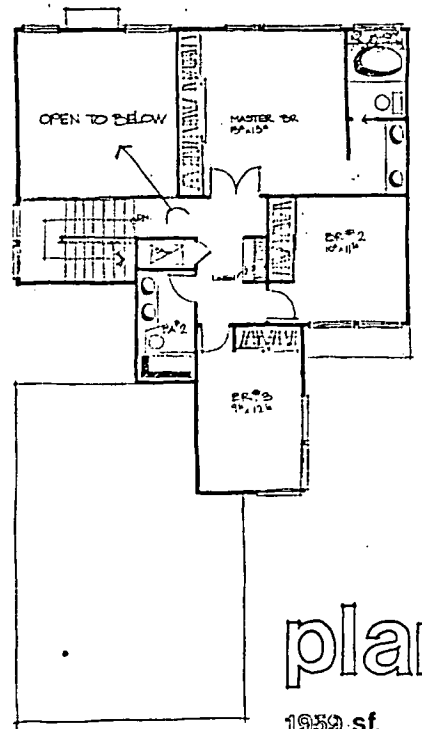
rear elevation

11-15-80

6#

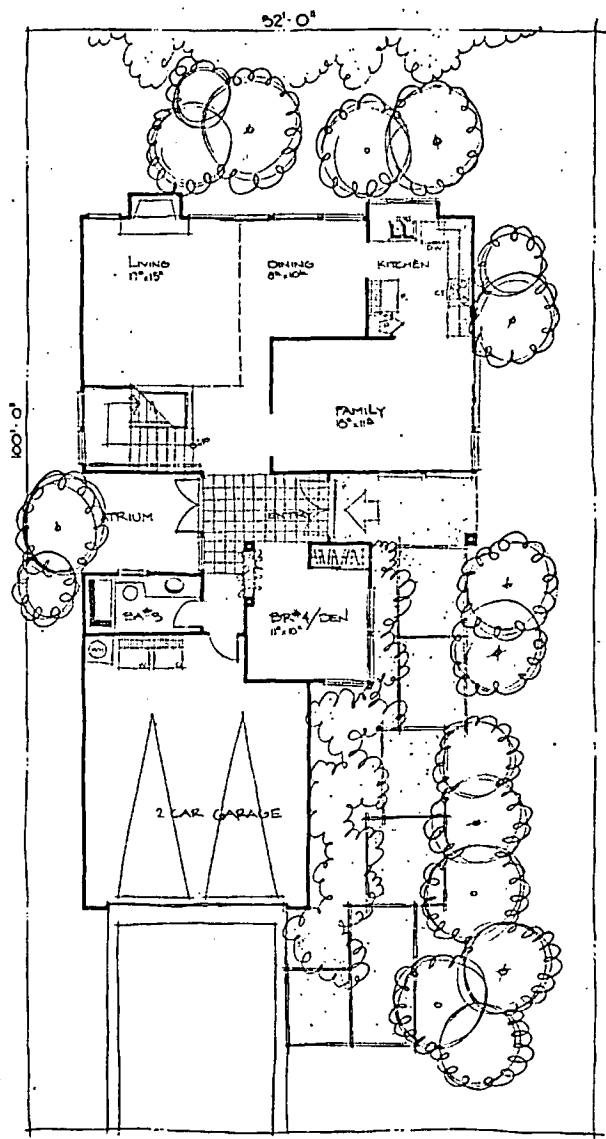
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SACRAMENTO

corbin-yamafuji and partners, inc.
architecture · planning



plan 4 s.f.

1950 sf.
3 br. + den or 4br.
3 ba.

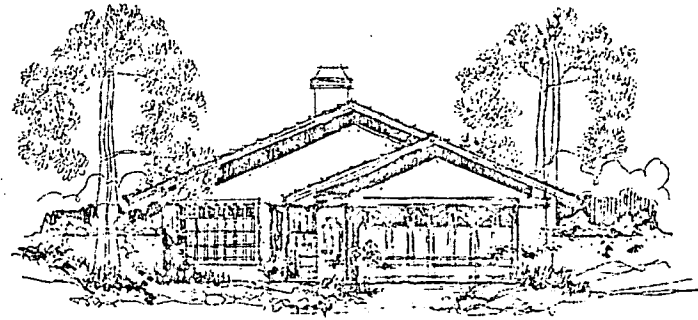


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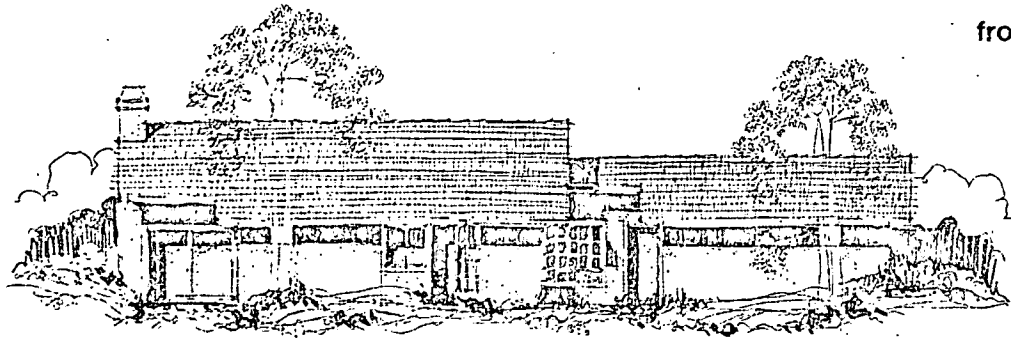
corbin-yamafuji and partners, inc.
architecture · planning

plan 1

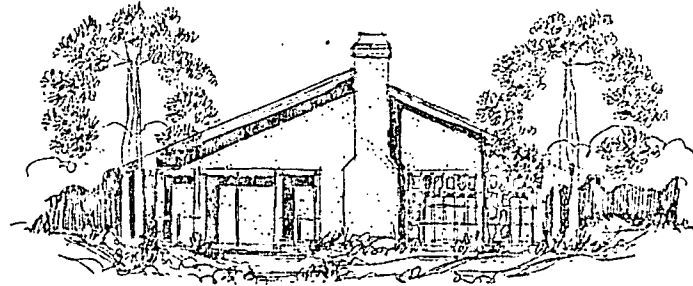
patio homes



front elevation



side elevation



rear elevation

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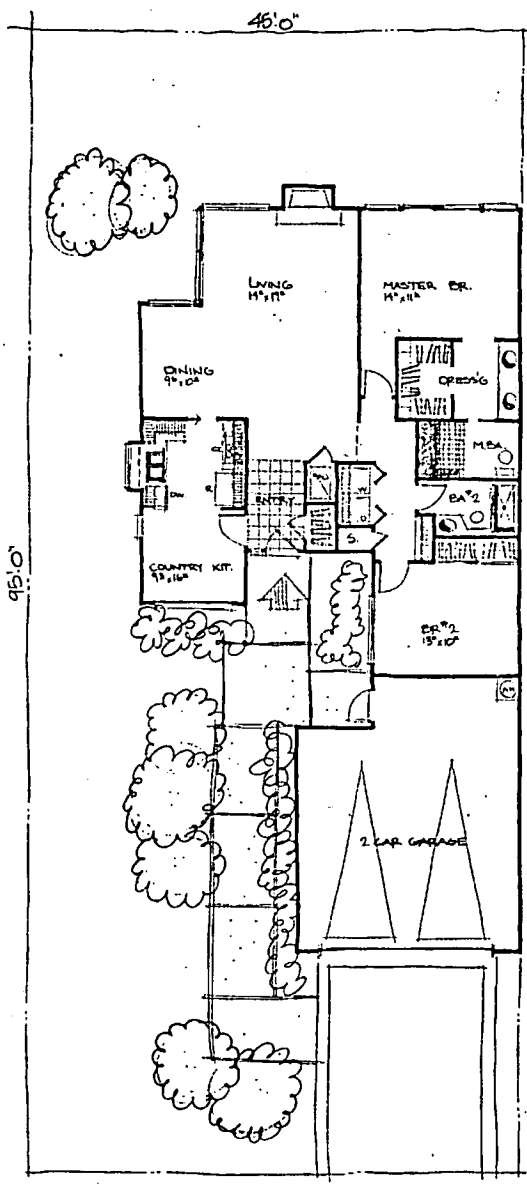
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P-9/85

11-13-80

#9

P 9185



plan 1

patio home

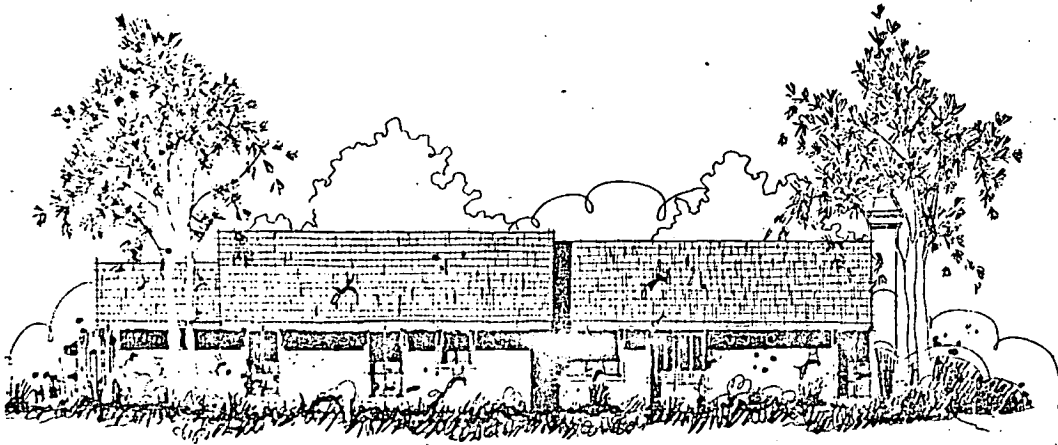
- 1250 sf.
- 2 br.
- 2 ba.

SHUWA INVESTMENTS CORP.
SACRAMENTO

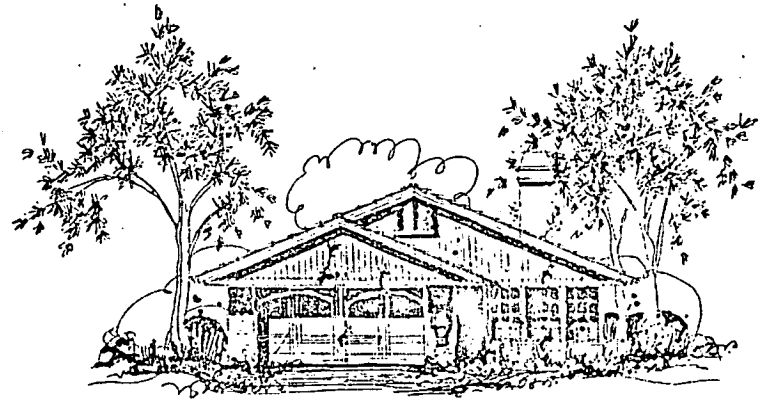
corbin-yamafuji and partners, inc.
architecture - planning

plan 2

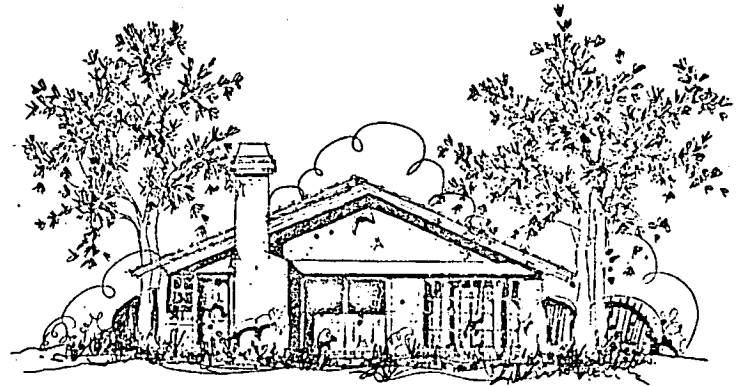
patio homes



side elevation



front elevation



rear elevation

SHUWA INVESTMENTS CORP.
SACRAMENTO

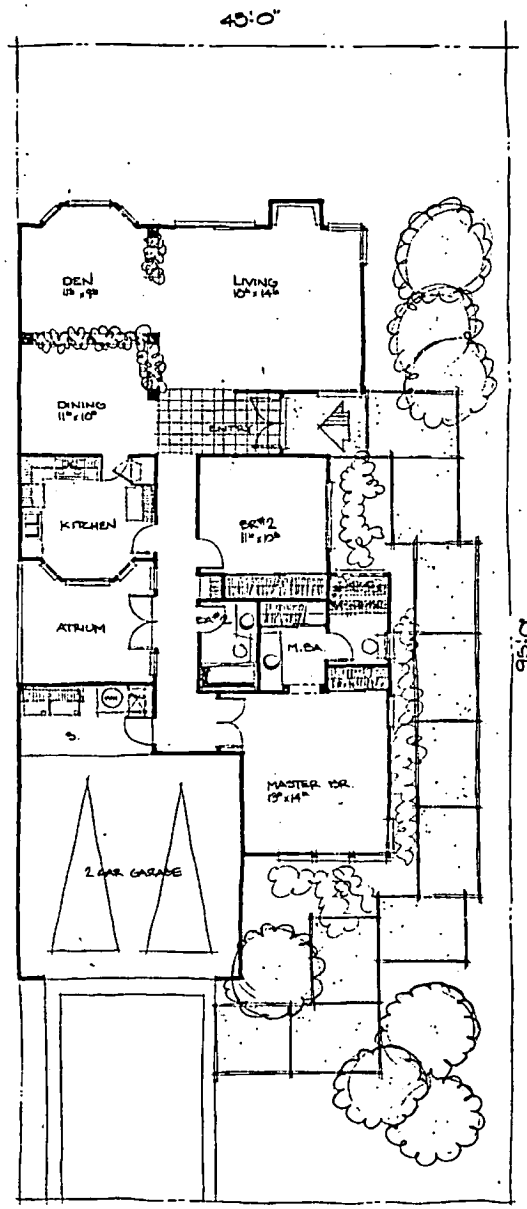
corbin-yamafuji and partners, inc.
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P-9185

11-13-80

69

R 9185



plan 2

patio home
 1400 sf.
 2 br. + den
 2 ba.

SHUWA INVESTMENTS CORP.
 SACRAMENTO

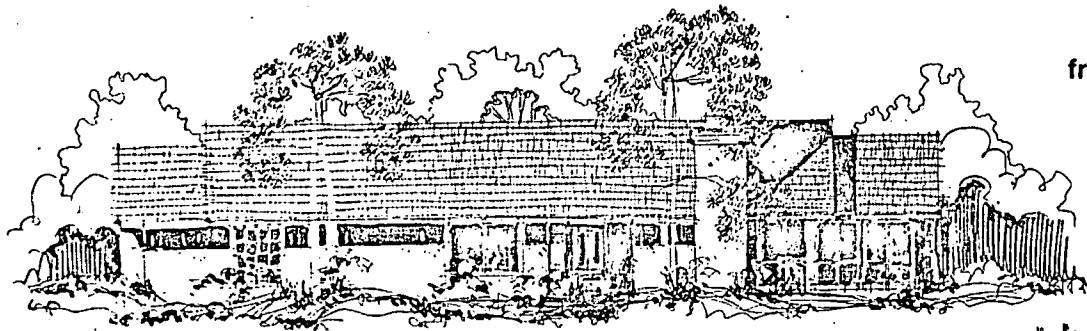
corbin-yamafuji and partners, inc.
 architecture · planning

plan 3

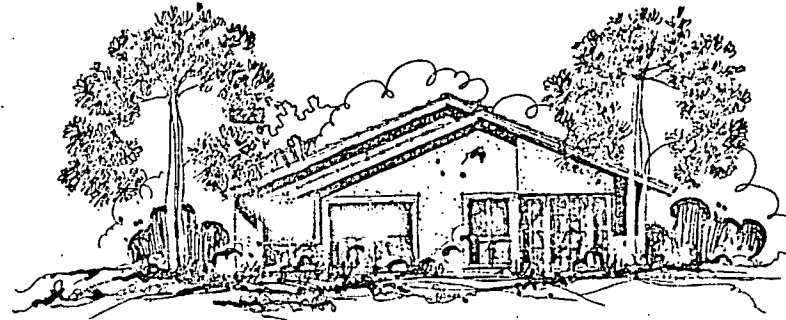
patio homes



front elevation



side elevation



rear elevation

SHUWA INVESTMENTS CORP.
SACRAMENTO

corbin-yamafuji and partners, inc.
architecture · planning

P 9185

P-9185

11-13-88

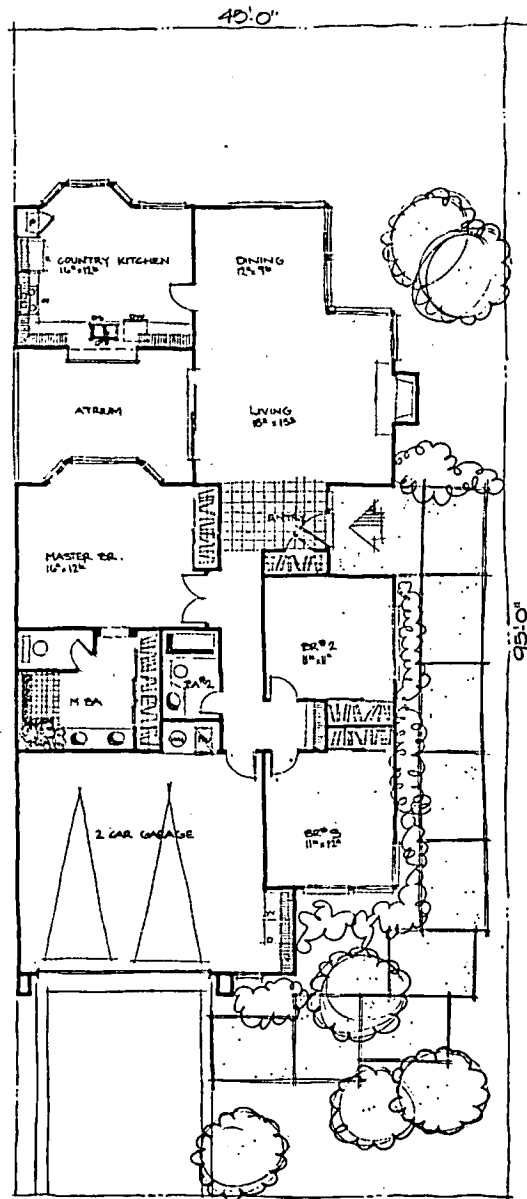
6#

P-9/85

08-80

67

PLAN 3



plan 3

patio home

1625 sf.
 3 br.
 2 ba.

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 SACRAMENTO

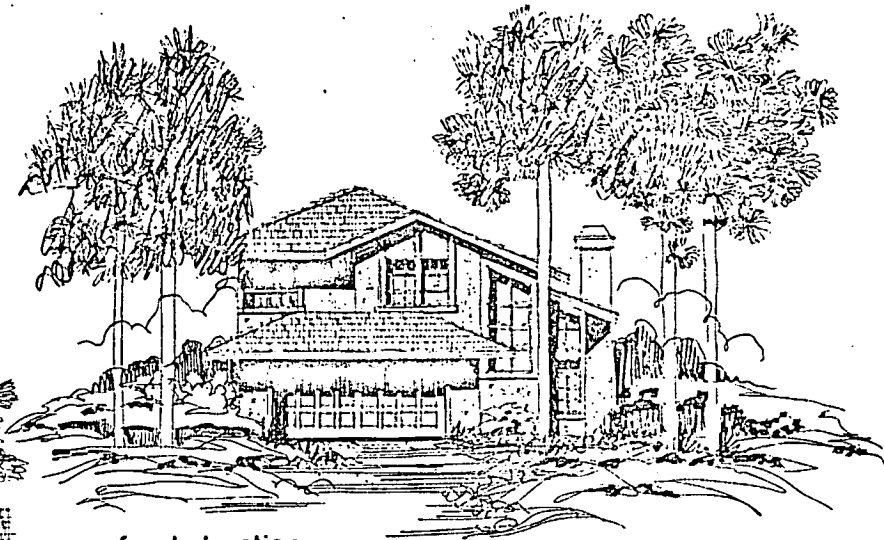
corbin-yamafuji and partners, inc.
 architecture · planning

P-9185

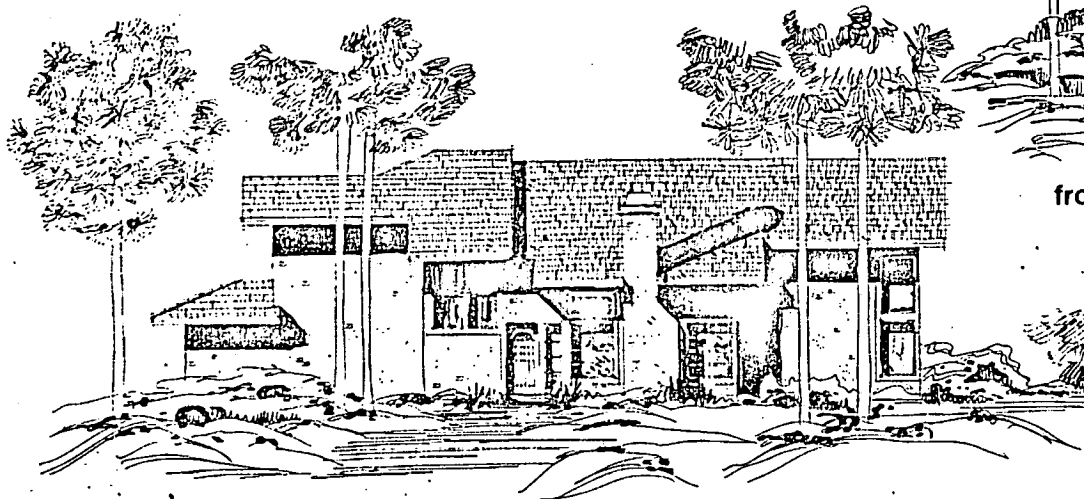
P 9185

plan 4

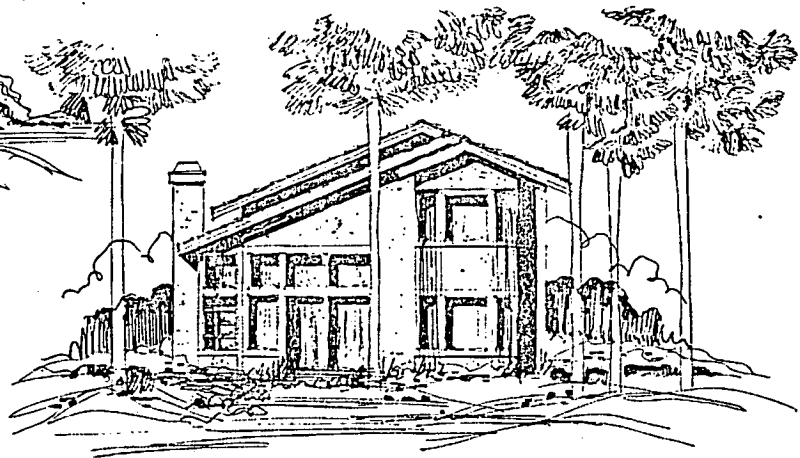
patio home



front elevation



side elevation



rear elevation

SHUWA INVESTMENTS CORP.

SACRAMENTO

corbin-yamafuji and partners, inc.
architecture · planning

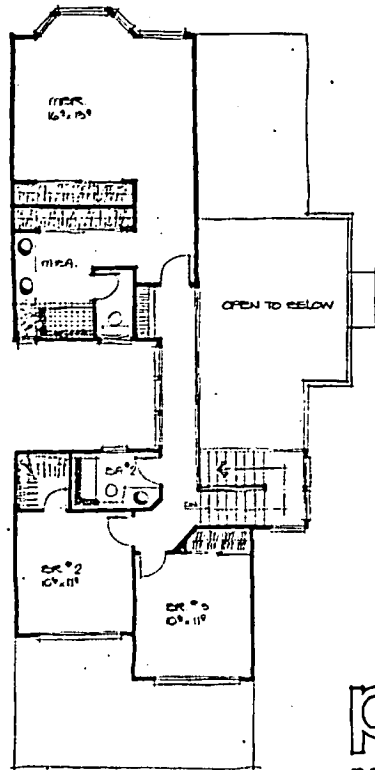
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64

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11-13-80

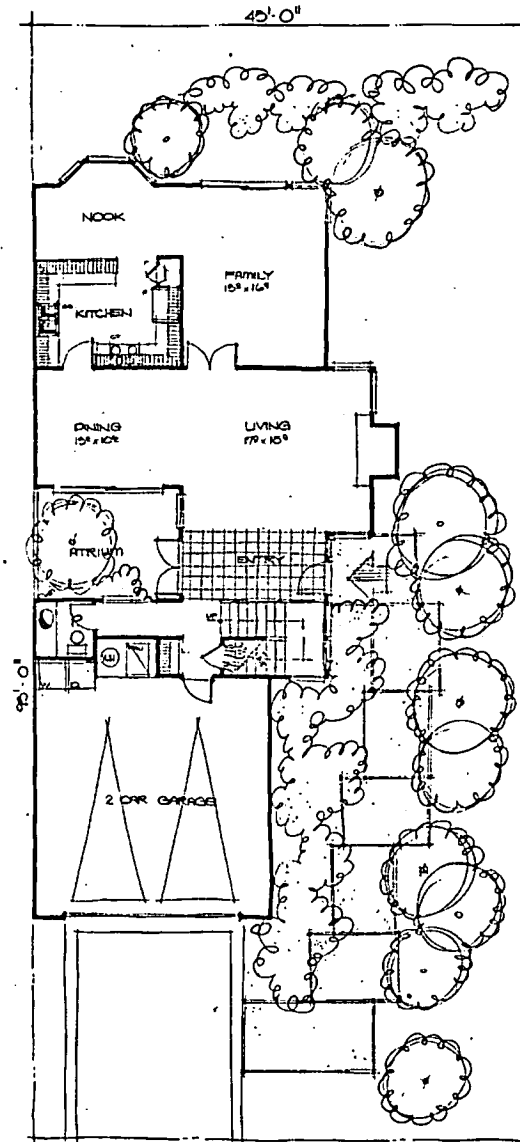
69



plan 4

patio home

1866 sf.
3 br.
2 1/2 ba.

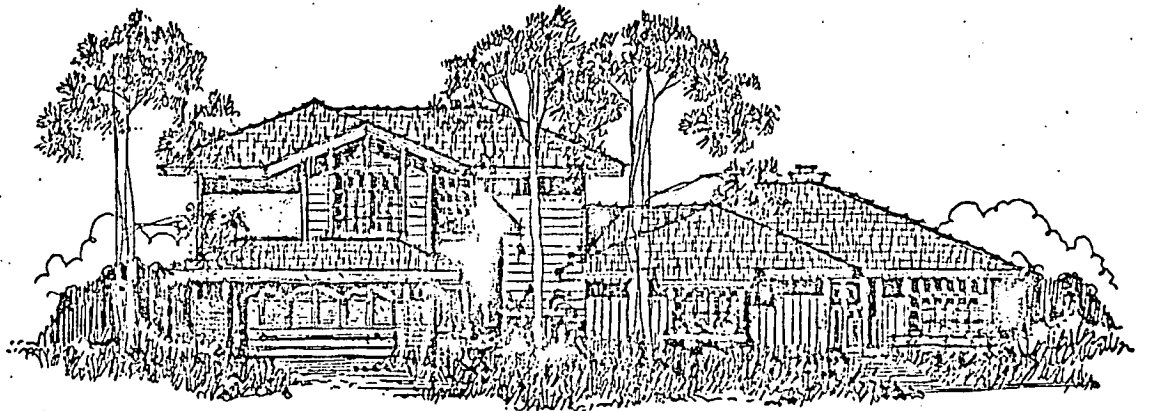


R 9185

SHUWA INVESTMENTS CORP.
SACRAMENTO

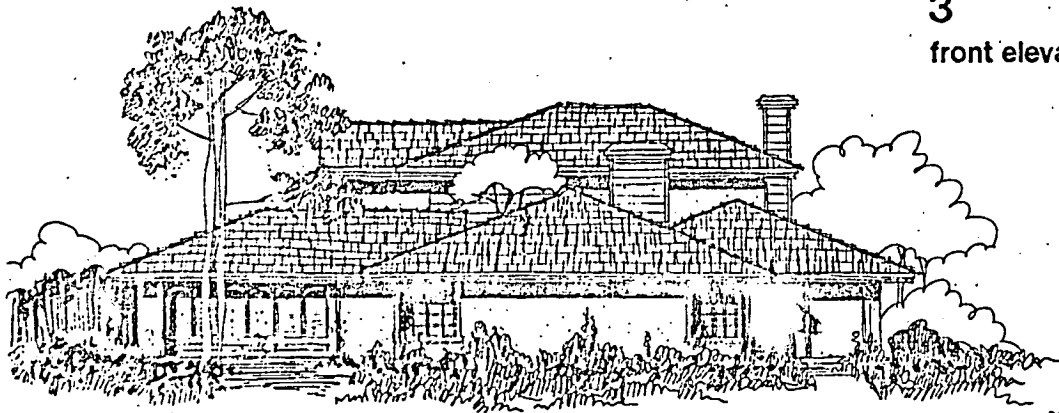
corbin-yamafuji and partners, inc.
architecture · planning

Half-Plexes

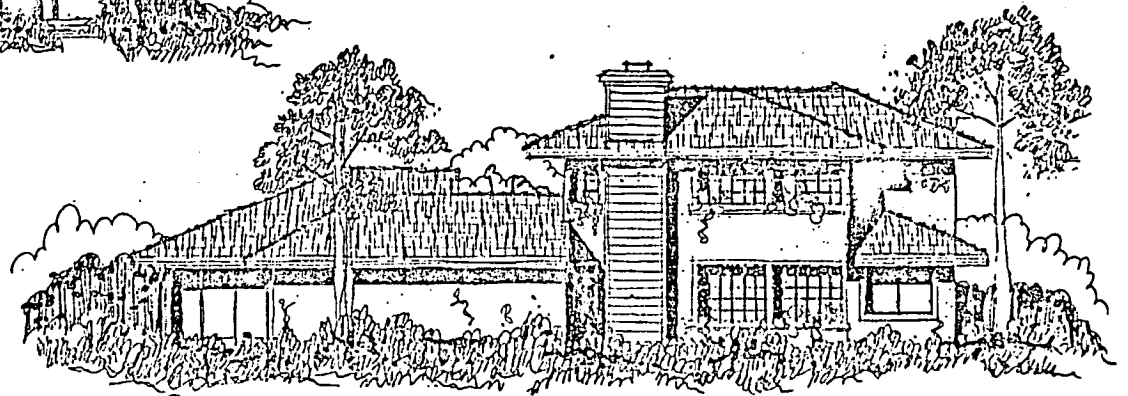


3
front elevation

2



2
side elevation



2
rear elevation

3

SHUWA INVESTMENTS CORP.
SACRAMENTO

corbin-yamafuji and partners, inc.
architecture · planning

P 9185

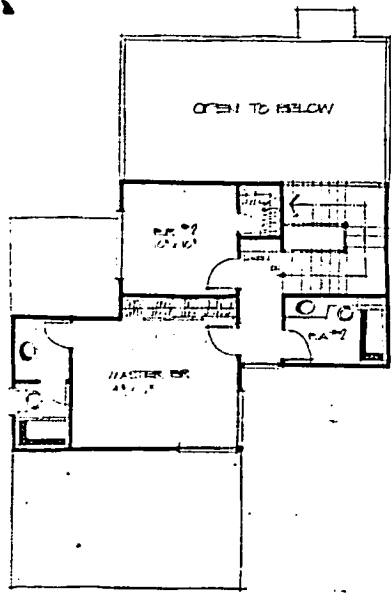
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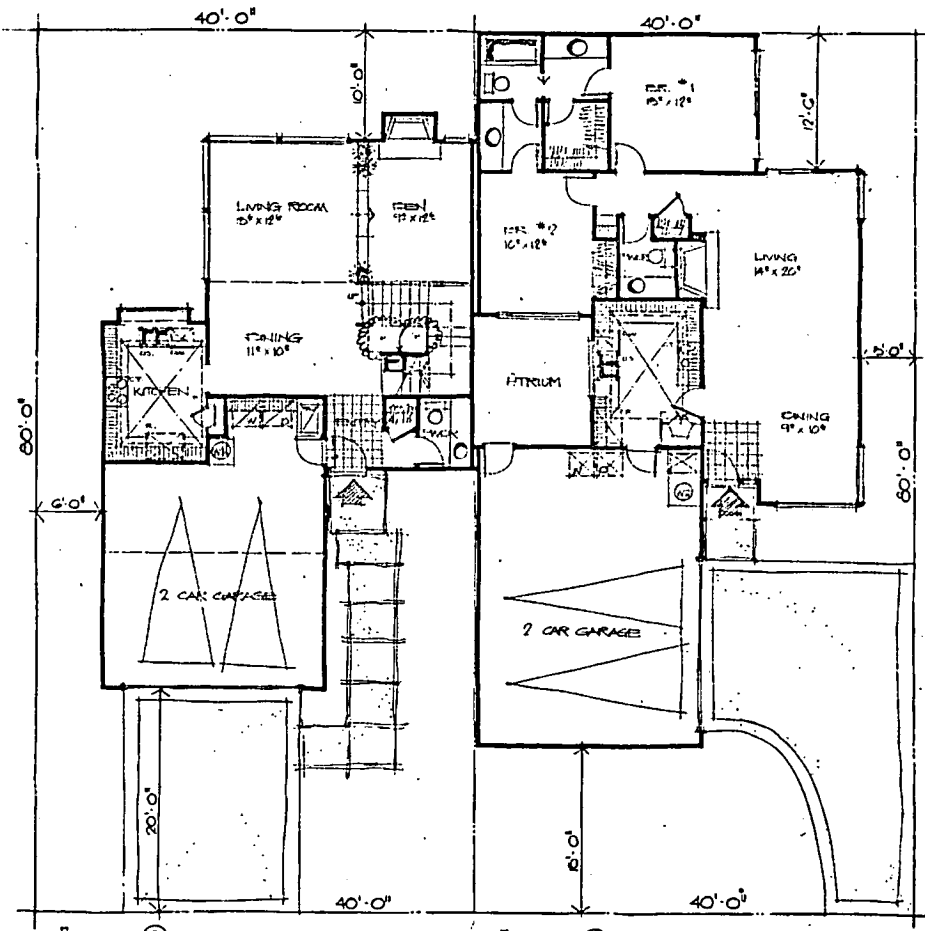
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P-9185

11-13-80



plan 3 SECOND FLOOR



plan 3 1283.75 S.F.
duplex

plan 2 1095 S.F.
duplex

SHUWA INVESTMENTS CORP.
SACRAMENTO

corbin-yamafuji and partners, inc.
architecture · planning

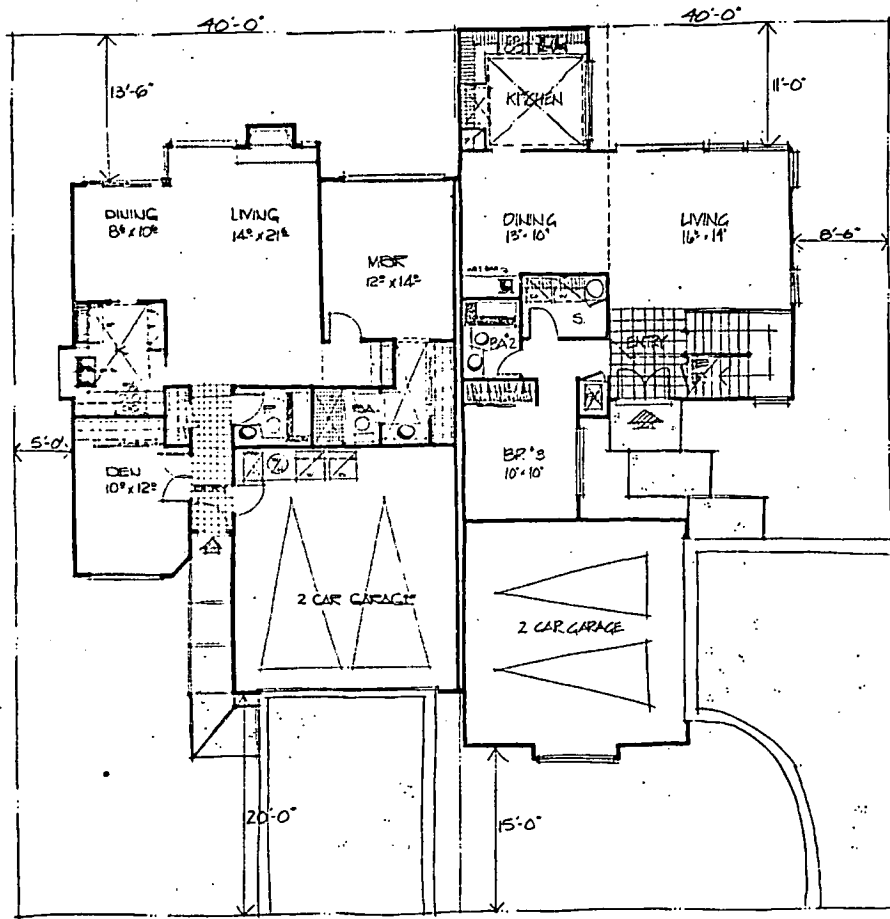
674

P-9185

11-13-80

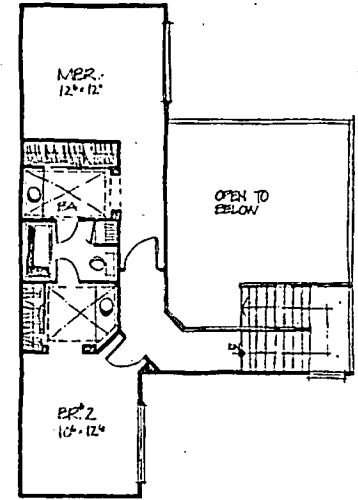
#9

9816 A



plan 1
duplex 1000 SF.

plan 4
duplex 1583 SF.

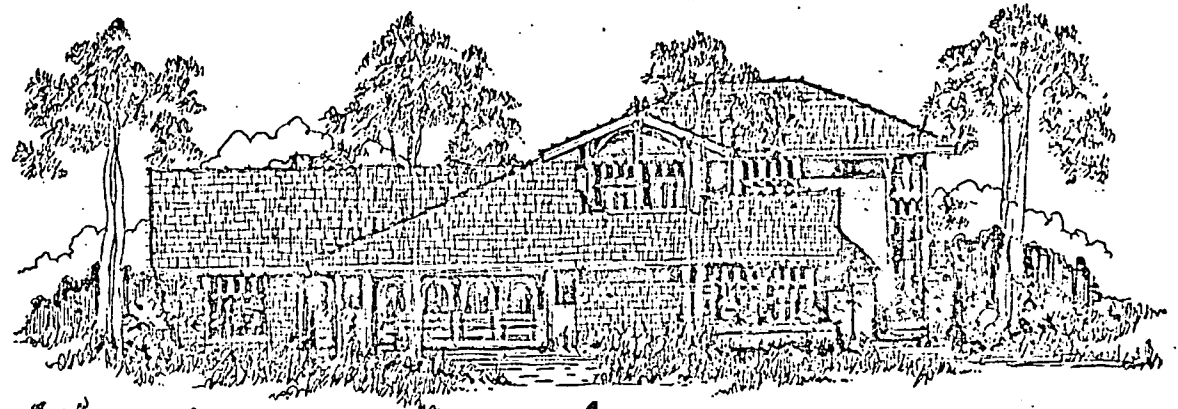


plan 4 SECOND FLOOR

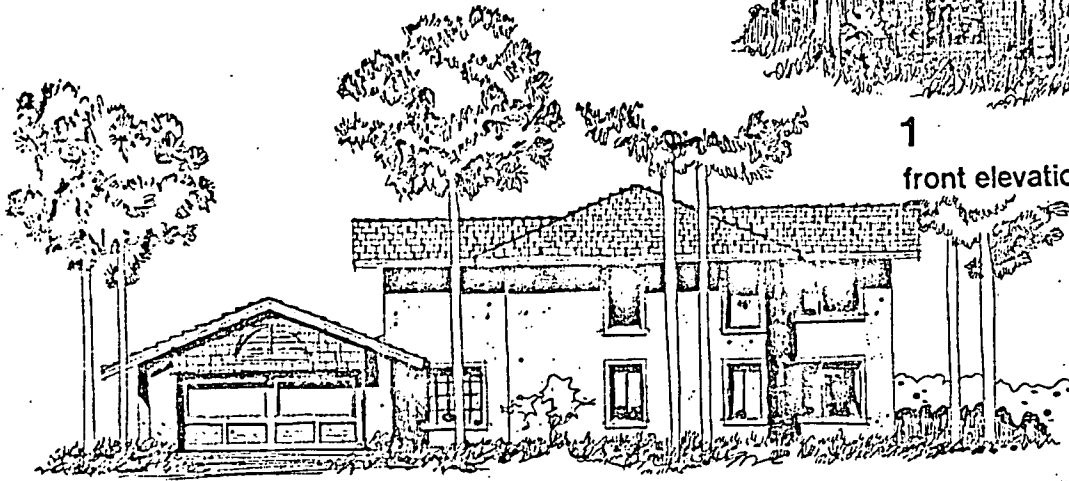
SHUWA INVESTMENTS CORP.
SACRAMENTO

corbin-yamafuji and partners, inc.
architecture · planning

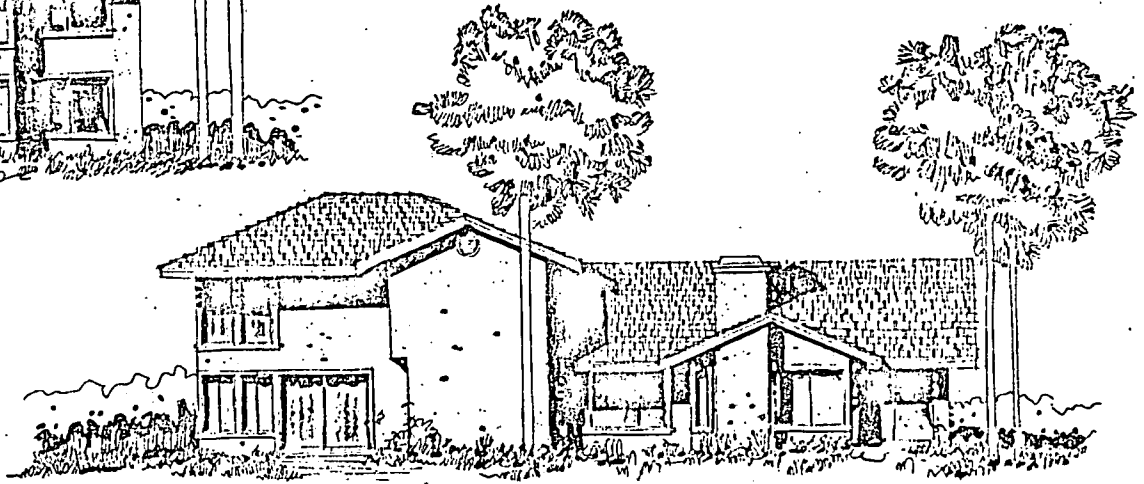
Half-Plexes



1
front elevation



4
side elevation



4
rear elevation

1

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13-80

79



CITY OF SACRAMENTO

3 Res.

CITY PLANNING DEPARTMENT

725 "J" STREET

SACRAMENTO, CALIF. 95814

TELEPHONE (916) 449-5604

MARTY VAN DUYN
PLANNING DIRECTOR

December 10, 1980

City Council
Sacramento, California

Honorable Members in Session:

- SUBJECT: *Res* 1. An amendment to the Robla Community Plan from Multi-Family Residential to Light Density Residential for 5+ acres;
- ORD* - 2. Rezone 42+ acres from A to R-1A;
- Res* { 3. Subdivision Modification to waive frontage improvements (for parcel map);
4. Subdivision Modification to waive service connections;
5. Parcel Map;
- Res* 6. Tentative Map (P-9185)

LOCATION: Northwest corner of Main Avenue and Sully Street

SUMMARY

This is a request for necessary entitlements to develop 70 single family lots, 69 patio home lots and 85 halfplex lots on 39+ vacant acres. The Planning Commission, in concurrence with the staff, recommended approval of the entitlements subject to conditions. The Planning Commission also approved a special permit to allow the halfplex units, patio homes and single family dwellings.

BACKGROUND INFORMATION

The subject property consists of two parcels totalling 42+ acres and is zoned A, Agriculture. The surrounding uses consist of single family dwellings and pasture lands. Staff has no objection to the proposal because it is compatible with surrounding land uses and is consistent with the residential designation of the Community Plan.

The applicant is requesting a subdivision modification in order to waive service connections. Staff has no objection to this request because the service connections are only being deferred until building permits are obtained.

In reference to the subdivision modification to waive frontage improvements along Sully Street and Main Avenue, this request applies only to the parcel map which will separate the existing dwelling from the balance of the site. Staff has no objection to this request because frontage improvements will be required when the final subdivision map is recorded.

Presently, there are no sewer facilities that service the site. The site will be serviced by the Regional Sanitation District facilities which are expected to be in operation by 1982. The final subdivision map will not be recorded until these facilities are available.

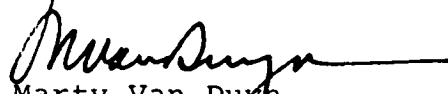
VOTE OF COMMISSION

On November 13, 1980 the Planning Commission, by a vote of seven ayes and two absent, recommended approval of the entitlements subject to conditions.

RECOMMENDATION

The staff and Planning Commission recommend that the City Council approve the Community Plan Amendment, rezoning, subdivision modifications, parcel map and tentative map subject to conditions listed on the attached tentative map resolution by adopting the attached ordinance and resolutions.

Respectfully submitted,


Marty Van Dux
Planning Director

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

MVD:WW:bw
Attachments
P-9185

December 16, 1980
District No. 2



SACRAMENTO CITY PLANNING DEPARTMENT

Application Information

Application taken by/date: SD

Project Location NW cor. Main Avenue & Sully Street P No 9185

Assessor Parcel No. 226-070-23

Owners Shuwa Investment Corp. Phone No. _____

Address 707 Wilshire Blvd., Suite 3450, Los Angeles, CA 90017

Applicant Terra Engineering Phone No. 929-6984

Address 936 Enterprise Drive, Sacramento.

Signature [Handwritten Signature] C.P.C. Mtg. Date 11/13/80

REQUESTED ENTITLEMENTS

ACTION ON ENTITLEMENTS

REQUESTED ENTITLEMENTS	Commission date	Council date	Filing Fees
<input checked="" type="checkbox"/> Environ. Determination <u>Neg. Dec.</u>	_____	_____	\$ <u>90.00</u>
<input type="checkbox"/> General Plan Amend _____	_____	_____	\$ _____
_____	_____	Res. _____	_____
<input checked="" type="checkbox"/> Community Plan Amend <u>From Multi-family Residential</u> <u>() to Light Density Residential on approx. 5+ ac.</u> <u>along Main Ave.</u>	_____	_____	\$ <u>345.00</u>
_____	_____	Res. _____	_____
<input checked="" type="checkbox"/> Rezone <u>42+ ac. from "A" Agric. to R-1 & R-1A for</u> <u>single family residences, patio homes and</u> <u>two-family homes.</u>	_____	_____	\$ <u>1,100</u>
_____	_____	Ord. _____	_____
<input checked="" type="checkbox"/> Tentative Map <u>Tent. Parcel Map to divide 42+ ac.</u> <u>into (2) parcels of 3+ ac. & 39+ ac. Tent. Sub-</u> <u>Div. Map to divide 39+ ac. into 224 lots/rec. site</u>	_____	_____	\$ <u>205.00</u> <u>3,231.00</u>
_____	_____	Res. _____	_____
<input checked="" type="checkbox"/> Special Permit <u>and open space</u> <u>to develop 85 halfplex lots and 69 patio homes</u>	_____	_____	\$ <u>655.00</u>
_____	_____	_____	_____
<input type="checkbox"/> Variances _____	_____	_____	\$ _____
_____	_____	_____	_____
<input type="checkbox"/> Plan Review _____	_____	_____	\$ _____
_____	_____	_____	_____
<input type="checkbox"/> PUD _____	_____	_____	\$ _____
_____	_____	_____	_____
<input type="checkbox"/> Other _____	_____	Posting _____	\$ <u>36.00</u>
_____	_____	_____	_____

FEE TOTAL \$ 5,662.00

RECEIPT NO. 5500
By/date RL 11/13/80

Sent to Applicant: _____ Date _____ By: _____ Sec. to Planning Commission

Key to Entitlement Actions

- | | | |
|------------------------------------|---|--|
| R - Ratified | D - Denied | IAF - Intent to Approve based on Findings of Fact |
| Cd - Continued | RD - Recommend Denial | AFF - Approved based on Findings of Fact |
| A - Approved | RA - Recommend Approval | RPC - Return to Planning Commission |
| AC - Approved W/conditions | RAC - Recommend Approval W/conditions | CSR - Condition Indicated on attached Staff Report |
| AA - Approved W/amended conditions | RMC - Recommend Approval W/amended conditions | |

NOTE: There is a thirty (30) consecutive day appeal period from date of approval. Action authorized by this document shall not be conducted in such a manner as to constitute a public nuisance. Violation of any of the foregoing conditions will constitute grounds for revocation of this permit. Building permits are required in the event any building construction is planned. The County Assessor is notified of actions taken on rezonings, special permits and variances.

Gold - applicant receipt White - applicant permit Green - expiration book Yellow - department file Pink - permit book

P No 9185

SACRAMENTO CITY PLANNING COMMISSION

MEETING DATE November 13, 1980
 ITEM NO. 90 FILE NO. P- 9185
 M-

- GENERAL PLAN AMENDMENT
- COMMUNITY PLAN AMENDMENT
- REZONING
- SPECIAL PERMIT
- VARIANCE
- TENTATIVE MAP
- SUBDIVISION MODIFICATION
- EIR DETERMINATION
- OTHER _____

Recommendation:

- Favorable
- Unfavorable
- Petition
- Correspondence

LOCATION: NW corner of Main Ave. & Sully St.

PROPOSERS		
NAME	ADDRESS	
<u>Craig Estes</u>	<u>936 Enterprise Dr., Sacto. 95825</u>	

OPPOSERS		
NAME	ADDRESS	

MOTION NO. _____

MOTION:

	YES	NO	MOTION	2ND
Augusta	<u>absent</u>			
Holloway	✓			✓
Goodin	✓			
Hunter	✓			
Larson	✓			
Maraki	✓		✓	
Simpson	✓			
Silva	<u>absent</u>			
Tong	✓			

- TO APPROVE
- TO DENY
- TO APPROVE SUBJECT TO COND. & BASED ON FINDINGS OF FACT IN STAFF REPORT
- INTENT TO APPROVE SUBJ. TO COND. & BASED ON FINDINGS OF FACT DUE _____
- TO RECOMMEND APPROVAL _____ & FORWARD TO CITY COUNCIL
- TO RATIFY NEGATIVE DECLARATION
- TO CONTINUE TO _____ MEETING
- OTHER _____

- EXHIBITS:
- A. Site Plan
 - B. Floor Plan
 - C. Elevation
 - D. Landscaping