



# REPORT TO PLANNING COMMISSION City of Sacramento

# 3

915 I Street, Sacramento, CA 95814-2671

PUBLIC HEARING  
May 12, 2011

To: Members of the Planning Commission

**Subject: 500 Eleanor Avenue Two-Unit Development (P10-083)**

A request to subdivide a vacant 0.2-acre parcel into two parcels in the proposed Single-Family Alternative (R-1A) zone and to construct a single-family residence on each parcel.

- A. Environmental Determination: Exempt per CEQA Guidelines Section 15332 (Infill Development);
- B. Rezone one vacant 0.2-acre parcel from Standard Single-Family (R-1) to Single-Family Alternative (R-1A) zone;
- C. Tentative Map to subdivide one 0.2-acre parcel into two parcels;
- D. Special Permit to construct two single-family homes in the Single-Family Alternative (R-1A) zone.

**Location/Council District:**

500 Eleanor Avenue, Sacramento, CA 95815

Assessor's Parcel Number 263-0163-001-0000

Council District 2

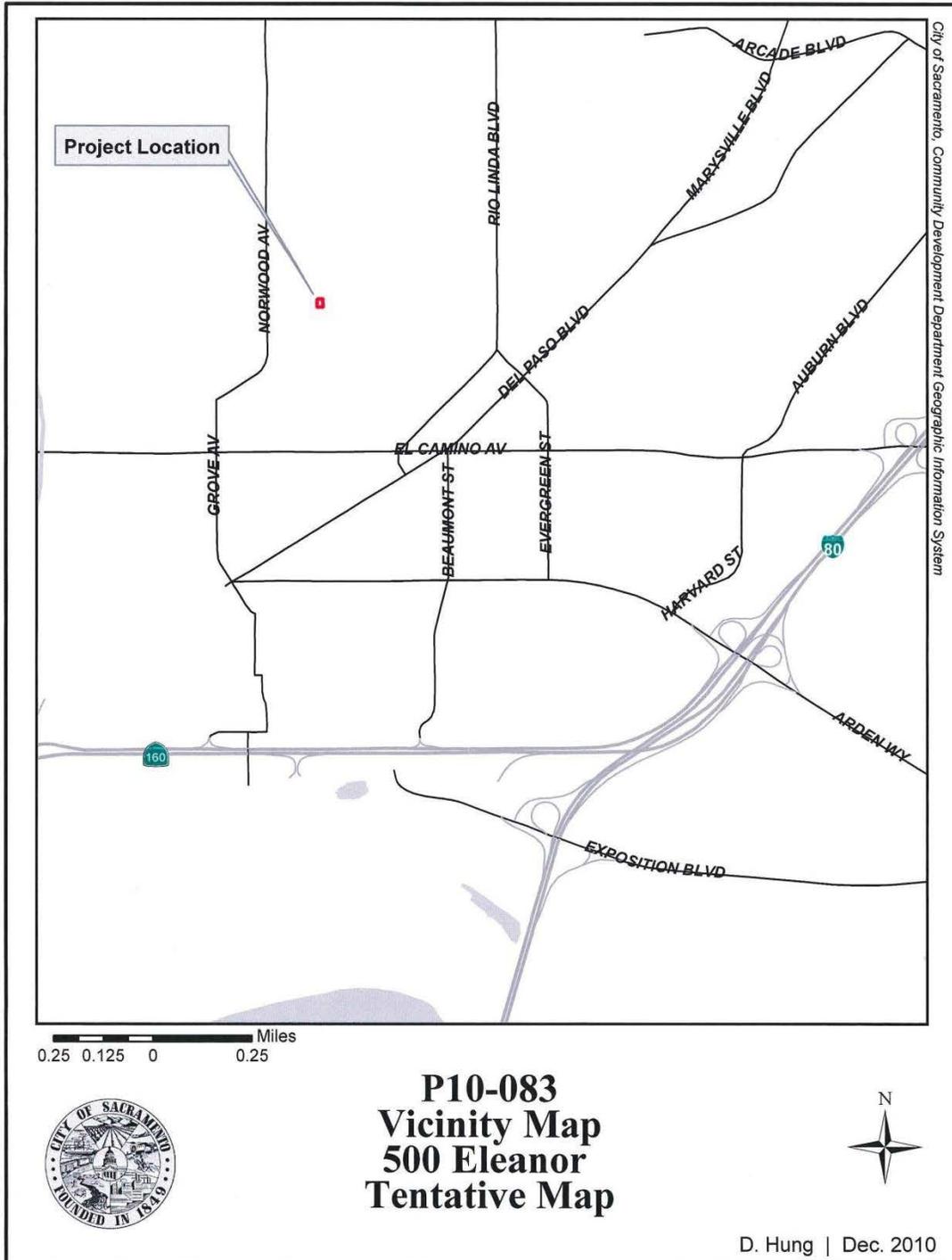
**Recommendation:** Staff recommends the Commission forward to City Council a recommendation of approval for items A to D based on the findings and subject to the conditions listed in Attachments 1 to 4. **The project is considered to be non-controversial at the time of writing this report.**

**Contact:** David Hung, Associate Planner, (916) 808-5530; Lindsey Alagozian, Senior Planner, (916) 808-2659

**Applicant:** Scott Pedersen, Morton & Pitalo, Inc. (916) 927-2400, 75 Iron Point Cir #120, Folsom, CA 95630

**Owner:** Sacramento Habitat for Humanity, Attn: Dan Wilson or Ken Cross, (916) 440-1215, 8351 Umbria Ave, Bldg 5, Bay 1, Sacramento, CA 95828

Vicinity Map



**Summary:** The applicant is proposing to subdivide one vacant parcel into two lots on approximately 0.2 acres and to construct a single-family home on each parcel. The project requires a Rezone, a Tentative Map, and a Special Permit to develop two dwelling units in the R-1A zone. Staff has sent early notices to various neighborhood groups in the area and has not received any opposition on the proposal.

<b>Table 1: Project Information</b>
<b>General Plan designation:</b> Traditional Neighborhood Low Density (3 to 8 units per acre)
<b>Proposed density: 10 units per acre (see General Plan Policy 4.3.2)</b>
<b>Existing zoning of site:</b> R-1 (Standard Single-Family)
<b>Existing use of site:</b> vacant
<b>Property area:</b> 0.2-acre

**Background Information:** The project site previously contained a duplex which was demolished during October of 2010. The site is currently vacant. Since the subject parcel is a corner lot, the use of two units, or a duplex, would be allowed by right. The applicant is now requesting to subdivide the lot to create two individual lots and to construct a single-family home on each of the two lots. Therefore, the unit count will remain the same.

**Public/Neighborhood Outreach and Comments:** Staff sent early notices to various community groups including the Del Paso Heights Neighborhood Improvement Association, the Woodlake Neighborhood Association, the North Sacramento Redevelopment Advisory Committee, the Harmon Johnson Neighborhood Association, the Twin River South Community Council, Sacramento Housing Alliance and WALKS Sacramento. Staff has not received any opposition to the proposal.

**Environmental Considerations:** The Community Development Department, Environmental Planning Services Division has reviewed this project and determined it is exempt from the provisions of the California Environmental Quality Act (CEQA) Section 15332, Infill Development Projects. The project is consistent with the applicable general plan designations and all applicable general plan policies as well as with applicable zoning designations and regulations, occurs within city limits on a project site that is no more than 5 acres substantially surrounded by urban uses, site has no habitat value for endangered, rare or threatened species, site can be adequately served by all required utilities and public services, and would not result in any significant effects relating to traffic, air quality, noise or water quality.

**Policy Considerations:** The 2030 General Plan Update was adopted by City Council on March 3, 2009. The 2030 General Plan's goals, policies, and implementation programs define a roadmap to achieving Sacramento's vision to be the most livable city in America. The 2030 General Plan Update designation of the subject site is Traditional

Low Density Residential which provides for moderate intensity housing and neighborhood-support uses. The 2030 General Plan has identified goals and policies under the Land Use and Urban Design Element and the Housing Element. Some of the goals and policies supported by this project are:

- *Land Use and Urban Design Element (Goal LU 4.1) Neighborhoods.* Promote the development and preservation of neighborhoods that provide a variety of housing types, densities, and designs and a mix of uses and services that address the diverse needs of Sacramento residents of all ages, socio-economic groups, and abilities.
- *Land Use and Urban Design Element (Policy LU 4.3.2) Replacement of Non-Conforming Densities in Traditional Neighborhoods.* The City shall preserve the existing diversity of housing types and densities on each block of Traditional Neighborhoods. Where proposed residential development on a parcel within a Traditional Neighborhood block would exceed the maximum allowed density, the City may allow the development if it would not cause the overall density for the block to be exceeded. Where the density of existing development on a Traditional Neighborhood block falls outside the applicable density range of its land use designation, the City shall allow replacement development on the parcel that maintains the same density.
- *Housing Element. (Policy H-1.1.1)* The City shall promote sustainable housing practices that incorporate a “whole system” approach to siting, designing and constructing housing that is integrated into the building site, consume less energy, water, and other resources, and are healthier, safer, more comfortable, and durable.
- *Housing Element. (Policy H-2.2.1)* The City shall promote quality residential infill development through the creation/adoption of flexible development standards and with funding resources.

The proposed project meets the 2030 General Plan goals and policies related to Citywide Land Use and Urban Design and the Housing Element for the traditional residential designation. Even though the proposed project, with ten units per acre, exceeds Traditional Neighborhood Low Density allowance of three to eight units per net acre, the project is replacing a previous duplex on the site and therefore, adheres to Policy LU 4.3.2 stated above, which allows replacement development on the parcel that maintains the same density. Therefore, the proposal does not conflict with the allowable density of the General Plan designation.

## **Project Design:**

### **Land Use**

### **Rezone**

The project proposes to rezone one vacant 0.2-acre parcel from Standard Single-Family (R-1) to Single-Family Alternative (R-1A) zone. The R-1A zone is a low to medium density residential zone intended to permit the establishment of single-family,

individually owned, attached or detached residences where lot sizes, height, area and/or setback requirements vary from standard single-family. Approximate density for the R-1A zone is ten (10) dwelling units per acre. Maximum density in this zone is fifteen (15) dwelling units per net acre. The current and proposed zoning designations are shown in the following Table:

<b>Designation</b>	<b>Existing ( gross ac)</b>	<b>Proposed (gross ac)</b>	<b>Difference ( gross ac)</b>
Standard Single-Family (R-1)	0.2	0	-0.2
Single-Family Alternative (R-1A)	0	0.2	+0.2
<b>TOTAL</b>	0.2	0.2	

The project, with two units on 0.2 acres, will have a density of 10 units per acre. The density exceeds the maximum density of eight units per acre for the R-1 zone and requires the rezone to R-1A to allow the proposed density. The R-1A zone will also allow lot sizes, height, area and/or setback requirements to vary from standard single-family requirements through the approval of a Special Permit, discussed later in this report. The rezone request is consistent with General Plan Policy LU 4.3.2 stated above, which allows replacement development on the parcel that maintains the same density. Since the previous development on the site is a duplex, the proposed two units maintain the same density. For these reasons, staff supports the request.

### **Tentative Map**

Map Design: The tentative map proposes to subdivide an existing 0.2-acre parcel in the Standard Single-Family (R-1) zone into two parcels; the tentative map design is summarized below:

<b>Parcel No.:</b>	<b>Lot Size:</b>	<b>Lot Description:</b>	<b>Proposed Use:</b>
1	4,346 square feet (55.92' x 77.56')	Corner Lot	New Single-Family Dwelling
2	4,345 square feet (56.02' x 77.56')	Interior Lot	New Single-Family Dwelling

The project proposes to rezone the parcel from R-1 to R-1A. Per section 17.24.050(17)(a) of the Zoning Code, in the R-1A zone, the Planning Commission may modify any of the provisions of Title 16 through the granting of a Special Permit, which includes lot width, depth and area. No subdivision modifications are needed if a Special Permit is processed.

Vehicular Circulation and Parking: The subject site is located on the southeast corner of Eleanor Avenue and Forrest Street. Both Eleanor Avenue and Forrest Street are two-way public streets. There is available on-street parking directly in front of the parcel.

Pedestrian Circulation: Existing sidewalk and rolled curb are found at the frontage on Eleanor Avenue and Forrest Street. The project does not impact or change existing circulation in and around the site.

Walls and Fencing: The site plan shows new six-foot wood fencing between the two lots and at the street side of Parcel 1.

On April 6, 2011, the Subdivision Review Committee, with all ayes, voted to recommend approval of the proposed Tentative Map, subject to the conditions of approval as found in Attachment 4.

In evaluating tentative maps, the Commission is required to make the following findings:

- A. None of the conditions described in Government Code Section 66474, subsection (a) through (g), inclusive, exist with respect to the proposed subdivision:
  - a. The proposed map is consistent with applicable general and specific plans as specified in Section 65451;
  - b. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City's General Plan, all applicable community and specific plans, and Title 16 of the City Code, which is a specific plan of the City;
  - c. The site is physically suitable for the type of development proposed;
  - d. The site is physically suitable for the proposed density of the development;
  - e. The design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife their habitat;
  - f. The design of the subdivision and the type of improvements are not likely to cause serious public health problems;
  - g. The design of the subdivision and the type of improvements will not conflict with easements, acquired by the public at large, for access through or use, of, property within the proposed subdivision;
- B. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City General Plan and Title 16 Subdivisions of the City Code, which is a specific plan of the City (Gov. Code §66473.5);
- C. The discharge of waste from the proposed subdivision into the existing community sewer system will not result in a violation of the applicable waste discharge requirements prescribed by the California Regional Water

Quality Board, Central Valley Region, in that existing treatment plants have a design capacity adequate to service the proposed subdivision (Gov. code §66474.6);

- D. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities (Gov. Code §66473.1);
- E. The Planning Commission has considered the effect of the approval of this tentative subdivision map on the housing needs of the region and has balanced these needs against the public service needs of its residents and available fiscal and environmental resources (Gov. Code §66412.3).

Staff recommends approval of the Tentative Map with conditions as it is consistent with the goals and policies of the General Plan and Title 16 of the City Code. The site is physically suitable for the type of development proposed and suited for the proposed density. In addition, the design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife habitat. Furthermore, the design of the subdivision and the type of improvements are not likely to cause serious public health problems, and the design of the subdivision and the type of improvements will not conflict with easements, acquired by the public at large, for access through or use, of, property within the proposed subdivision. The project will not overly burden the sewer system, nor will it preclude future passive or natural heating and cooling opportunities.

### **Special Permit**

The project proposes to develop single-family homes on small lots that deviate from lot size, width and depth standards in Title 16 of the City Code. Section 17.24.050(17) of the zoning code permits deviations from these standards in the R-1A zone with the issuance of a special permit. The planning commission may also vary height and area provisions in their review and determination of the required special permit. In evaluating special permit proposals of this type, the Commission is required to make the following findings:

- A. A special permit shall be granted upon sound principles of land use.

Staff finds that the proposal is based upon sound principles of land use in helping to provide a variety of housing types and to help ensure that the City meets its objectives to provide more affordable ownership housing opportunities.

- B. A special permit shall not be granted if it will be detrimental to the public health, safety or welfare, or if it results in the creation of a nuisance.

The project will not be detrimental to the public health, safety and welfare nor result in the creation of a public nuisance in that the proposed lot width and depth are adequate to accommodate standard setbacks which will protect the privacy of neighbors and ensure adequate open space and access to light and air.

- C. A special permit use must comply with the objectives of the general or specific plan for the area in which it is to be located.

The proposed project is consistent with the residential land use policies and density requirements of the Traditional Neighborhood designation of the General Plan. The Zoning Code has provisions for development of a duplex or halfplex on a corner lot in the R-1A zone (Code section 17.24.050(37)); however, due to the substandard corner lot size for Parcel 1, staff has conditioned that neither a duplex nor a halfplex shall be allowed on the new corner parcel. A duplex or halfplex is not allowed on interior lot created on Parcel 2.

### Access, Circulation and Parking

Each dwelling unit has driveway access on Forrest Street. Both units provide an attached garage with driveways of 20 feet in depth along Forrest Street.

### Height, Bulk and Setbacks

Minimum yard requirements including the maximum lot coverage and minimum lot area per dwelling unit in the R-1A zone shall be the same as specified in the R-1 zone, provided, however, the planning commission may vary said provisions in their review and determination of the required special permit.

Standard	Required	Proposed	Deviation?
Height	35' (to top plate)	8'-1" to top plate; 16'-5 ½" to top of bldg. (Units 1 and 2)	no
Front setback	20'	20' (Units 1 and 2)	no
Side setback	5'	Minimum 5' (Units 1 and 2)	no
Street side setback (Unit 1 only)	12.5'	11.4'	Yes
Rear setback	15'	16' (Units 1 and 2)	no
Lot coverage	40% max.	32% (Units 1 and 2)	no
FAR	1.5	0.3 (Units 1 and 2)	no

As indicated above, the project meets or exceeds all applicable height and area requirements except for street side setback for Unit 1. The Sacramento Municipal Utility

District (SMUD) has reviewed the proposed public utility easements for the project and has conditioned that the easements shall be provided as shown on the plans. Staff does not believe that the 11.4' street side setback is a significant deviation from the standard 12.5' setback and recommends that the planning commission approve the proposed setback.

### **Building design, signage and landscaping**

**Building Design:** The applicant is proposing to construct a one-story single-family home on each of the two resulting parcels. The two buildings have a similar interior layout consisting of a Living Room, Dining Room, Kitchen, three Bedrooms, two Bathrooms and a one-car Garage. Each building also has a useable front porch. The exterior wall surface is proposed to be finished with hardi-plank lap siding, and the roofing material is proposed to be minimum 30-year composition shingles. Windows will be gridded, and front entry door shows decorative panels. Two different front elevations and color schemes were submitted for review. The first elevation scheme shows a hipped roof at the garage and front bedroom while the second elevation scheme depicts a gable roof at the garage and front bedroom. The subject site is within the Expanded North Area Design Review District and all new construction shall meet the Expanded North Area checklist. Staff has reviewed the design and determined that the proposed structures meet the checklist criteria for the Expanded North Area Design Review District.

**Landscaping and Fencing:** The site plan shows new six-foot wood fencing between the two lots and at the street side of Parcel 1. A fence or wall not exceeding six feet in height may be placed within the street side yard setback area if it is either located at least five feet from the street side property line. Per the Expanded North Area checklist, front and street side yard landscaping shall be provided to include shade trees, lawn, and automatic sprinkler system for irrigation. A condition of approval has been added to ensure that these provisions are provided.

**Recommendation:** Staff recommends the Commission approve the requested entitlements based on the findings and subject to the conditions listed in Attachment 1. The project meets policies and goals of the General Plan and will be a quality infill development.

Respectfully submitted by: David Hung  
DAVID HUNG  
Associate Planner

Approved by: Lindsey Alagozian  
LINDSEY ALAGOZIAN  
Senior Planner

Recommendation Approved:

Gregory Bitter  
GREGORY BITTER, AICP  
Principal Planner

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**Attachment 1  
Proposed Findings of Fact  
500 Eleanor Avenue Two-Unit Development (P10-083)  
500 Eleanor Avenue (southeast corner of Eleanor Avenue and Forrest Street)**

**Findings of Fact**

- A.** The Planning Commission has reviewed and considered the information contained in the **CEQA Exemption** in making the recommendations set forth in Attachment 2.
- B.** The Planning Commission recommends approval and forwards to the City Council the **Rezoning** for the Project as set forth in Attachment 3.
- C.** The Planning Commission recommends approval and forwards to the City Council the **Tentative Map** and **Special Permit** for the Project as shown in Attachment 4.

**Attachment 2: Exemption – Findings – Draft Resolution**

**RESOLUTION NO.**

Adopted by the Sacramento City Council

**DETERMINING PROJECT IS EXEMPT FROM REVIEW UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (P10-083)**

**BACKGROUND**

A. On May 12, 2011, the City Planning Commission conducted a public hearing on, and forwarded to the City Council a recommendation to approve with conditions the 500 Eleanor Avenue Two-Unit Development Project.

B. On June 21, 2011, the City Council conducted a public hearing, for which notice was given pursuant Sacramento City Code Section 17.200.010(C)(1) and (2)(a), (b), and (c) (publication, posting, and mail (500 feet)), and received and considered evidence concerning the 500 Eleanor Avenue Two-Unit Development Project.

**BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL RESOLVES AS FOLLOWS:**

Section 1. Based on the determination and recommendation of the City's Environmental Planning Services Manager and the oral and documentary evidence received at the hearing on the Project, the City Council finds that the Project is exempt from review under Section 15332, Infill Development Projects, of the California Environmental Quality Act Guidelines as follows:

- a. The project complies with all applicable policies of the General Plan, as well as with the applicable zoning regulations;
- b. The proposed development occurs within City limits on a project site of no more than five (5) acres substantially surrounded by urban uses;
- c. The project site has no value as habitat for endangered, rare or threatened species;
- d. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and
- e. The site can be adequately served by all required utilities and public services.

**Attachment 3: Rezone – Draft Ordinance**

**ORDINANCE NO.**

Adopted by the Sacramento City Council

**AMENDING TITLE 17 OF THE SACRAMENTO CITY CODE (THE ZONING CODE) BY REZONING 0.2 ACRES FROM STANDARD SINGLE-FAMILY (R-1) ZONE TO SINGLE-FAMILY ALTERNATIVE (R-1A) ZONE (SOUTHEAST CORNER OF ELEANOR AVENUE AND FORREST STREET)(P10-083)(APN: 263-0163-001-0000)**

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

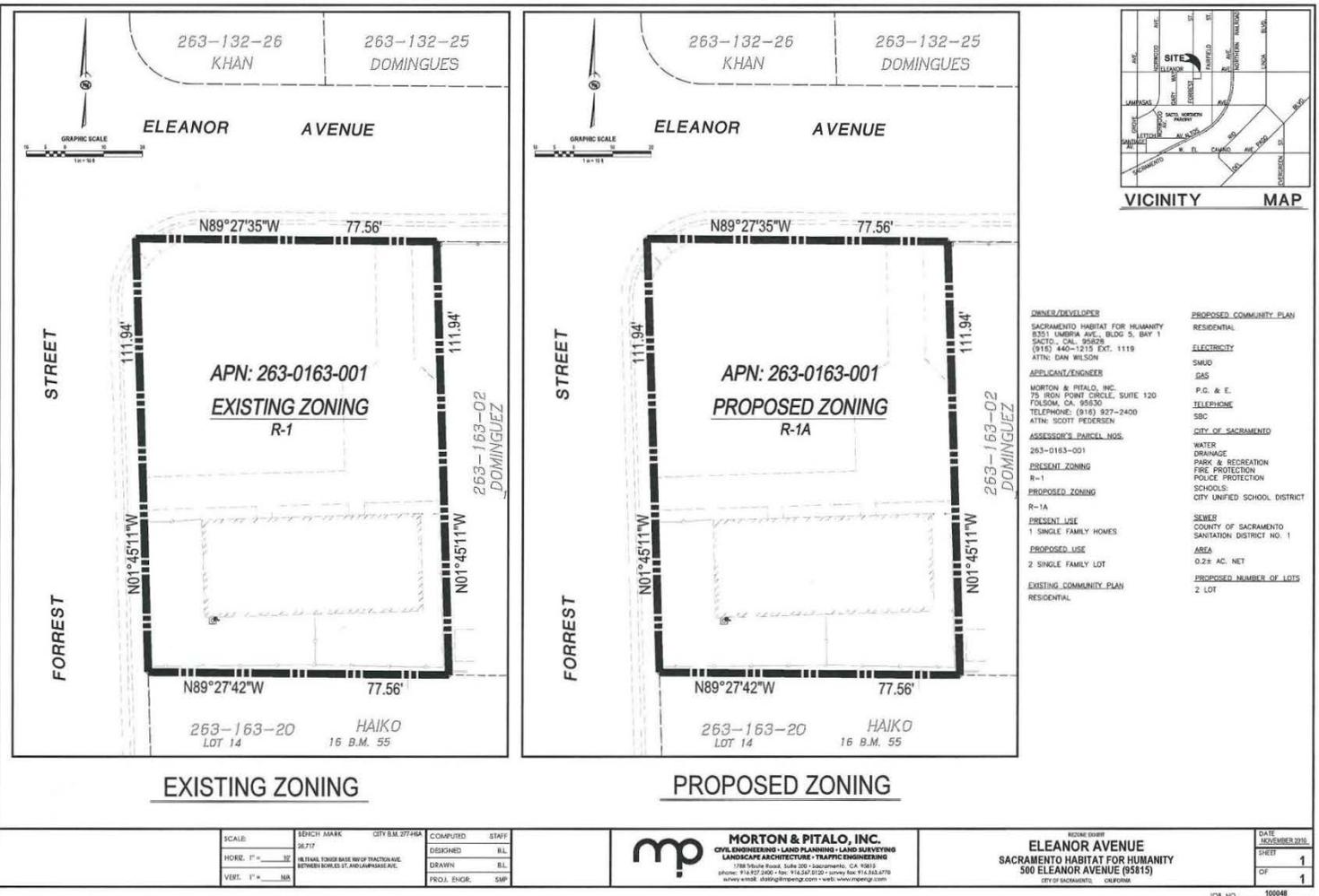
Section 1. Title 17 of the Sacramento City Code (the Zoning Code) is amended by rezoning the property shown in the attached Exhibit A, generally described, known, and referred to as 500 Eleanor Avenue Two-Unit Development located at the southeast corner of Eleanor Avenue and Forrest Street (APN: 263-0163-001-0000) and consisting of 0.2 acres, from Standard Single-Family (R-1) zone to Single-Family Alternative (R-1A) zone.

Section 2. Rezoning of the property shown in the attached Exhibit A, by the adoption of this Ordinance, will be considered to be in compliance with the requirements for the rezoning of property described in the Zoning Code, as amended, as those procedures have been affected by recent court decisions.

Section 3. The City Clerk of the City of Sacramento is directed to amend the official zoning maps, which are part of the Zoning Code, to conform to the provisions of this Ordinance.

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Exhibit 3A: Rezone – 1 page



**Attachment 4: Project Approval – Draft Resolution**

**RESOLUTION NO.**

Adopted by the Sacramento City Council

**ADOPTING FINDINGS OF FACT AND APPROVING THE 500  
ELEANOR AVENUE TWO-UNIT DEVELOPMENT PROJECT'S  
TENTATIVE MAP AND SPECIAL PERMIT TO DEVELOP TWO SINGLE-  
FAMILY DWELLINGS ON 0.2 ACRES (P10-083)**

**BACKGROUND**

A. On May 12, 2011, the City Planning Commission conducted a public hearing on, and forwarded to the City Council a recommendation to approve with conditions the 500 Eleanor Avenue Two-Unit Development.

B. On June 21, 2011, the City Council conducted a public hearing, for which notice was given pursuant Sacramento City Code Section 17.200.010(C)(1) and (2)(a), (b), and (c) (publication, posting, and mail (500 feet)), and received and considered evidence concerning the 500 Eleanor Avenue Two-Unit Development Project.

**BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL  
RESOLVES AS FOLLOWS:**

Section 1. Based on the verbal and documentary evidence received at the hearing on the 500 Eleanor Avenue Two-Unit Development Project, the City Council approves the Project entitlements based on the findings of fact and subject to the conditions of approval as set forth below.

Section 2. The City Council approves the Project entitlements based on the following findings of fact:

**A. Environmental Determination:** The Project is exempt from review under Section 15332, Infill Development Projects of the California Environmental Quality Act Guidelines.

**B. Tentative Map:** The Tentative Map to subdivide one 0.2-acre parcel into two parcels for the 500 Eleanor Avenue Two-Unit Development is approved based on the following findings of fact:

1. None of the conditions described in Government Code Section 66474, subsection (a) through (g), inclusive, exist with respect to the proposed subdivision as follows:

a. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City's General Plan, all applicable community and specific plans, and Title 16 of the City Code, which is a specific plan of the City;

b. The site is physically suitable for the type of development proposed and suited for the proposed density;

c. The design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife their habitat;

d. The design of the subdivision and the type of improvements are not likely to cause serious public health problems;

e. The design of the subdivision and the type of improvements will not conflict with easements, acquired by the public at large, for access through or use, of, property within the proposed subdivision.

2. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City General Plan and Title 16 Subdivisions of the City Code, which is a specific plan of the City (Gov. Code §66473.5);

3. The discharge of waste from the proposed subdivision into the existing community sewer system will not result in a violation of the applicable waste discharge requirements prescribed by the California Regional Water Quality Board, Central Valley Region, in that existing treatment plants have a design capacity adequate to service the proposed subdivision (Gov. code §66474.6);

4. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities (Gov. Code §66473.1);

5. The City Council has considered the effect of the approval of this tentative subdivision map on the housing needs of the region and has balanced these needs against the public service needs of its residents and available fiscal and environmental resources (Gov. Code §66412.3).

**C. Special Permit:** The Special Permit to construct two single-family homes in the Single-Family Alternative (R-1A) zone is approved based on the following Findings of Fact:

1. The project is based on sound principles of land use in helping to provide a variety of housing types and to help ensure that the City meets its objectives to provide more affordable ownership housing opportunities

2. The project will not be detrimental to the public health, safety and welfare nor result in the creation of a public nuisance in that the proposed lot width and depth are adequate to accommodate standard setbacks which will protect the privacy of neighbors and ensure adequate open space and access to light and air.

3. The proposed project is consistent with the residential land use policies and density requirements of the Traditional Neighborhood designation of the General Plan

Section 3. The City Council approves the Project entitlements subject to the following conditions of approval:

**B. Tentative Map:** The Tentative Map to subdivide one 0.2-acre parcel into two parcels for the 500 Eleanor Avenue Two-Unit Development is approved subject to the following conditions of approval:

**NOTE: These conditions shall supersede any contradictory information shown on the Tentative Map approved for this project (P10-083). The design of any improvement not covered by these conditions shall be to City standard.**

The applicant shall satisfy each of the following conditions prior to filing the Parcel Map unless a different time for compliance is specifically stated in these conditions. Any condition requiring an improvement that has already been designed and secured under a City Approved improvement agreement may be considered satisfied at the discretion of the Department of Transportation.

**GENERAL:** All Projects

- B1. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments.
- B2. Show all continuing and proposed/required easements on the Parcel Map.

**Department of Transportation:** Streets (Anis Ghobril, Dept. of Transportation, 808-5367)

- B3. Construct standard subdivision improvements as noted in these conditions pursuant to section 16.48.110 of the City Code. All improvements shall be designed and constructed to the satisfaction of the Department of Transportation. Improvements required shall be determined by the city. Any public improvement not specifically noted in these conditions or on the Tentative Map shall be designed and constructed to City standards. This shall include street lighting and the repair or replacement/reconstruction of any existing deteriorated curb, gutter and sidewalk fronting the property along Eleanor Avenue and Forest Street per City standards to the satisfaction of the Department of Transportation.

- B4. The design and placement of walls, fences, signs and Landscaping near intersections and driveways shall allow stopping sight distance per Caltrans standards and comply with City Code Section 12.28.010 (25' sight triangle). Walls shall be set back 3' behind the sight line needed for stopping sight distance to allow sufficient room for pilasters. Landscaping in the area required for adequate stopping sight distance shall be limited 3.5' in height. The area of exclusion shall be determined by the Department of Transportation.
- B5. Construct/reconstruct A.D.A. compliant ramps at the south-east corner of the intersection of Eleanor Avenue and Forest Street if found to be non-ADA compliant.

**PUBLIC/PRIVATE UTILITIES (Yujean Kim, SMUD, 732-5027)**

- B6. Dedicate a standard 12.5 foot public utility easement (PUE) for underground and overhead facilities and appurtenances adjacent to Forest Street.
- B7. Dedicate a standard 11 foot public utility easement (PUE) for underground and overhead facilities and appurtenances adjacent to Eleanor Avenue.
- B8. The owner/developer must disclose to future/potential owners the existing or proposed 69KV electrical facilities.

**CITY UTILITIES (Robert Armijo, Utilities Department, 808-1411)**

- B9. The building pad elevation shall be approved by the DOU and shall be a minimum of 1.5 feet above the local controlling overland release elevation or a minimum of 1.2 feet above the highest adjoining back of sidewalk elevation, whichever is higher.
- B10. Any new domestic water services shall be metered. Only one domestic water service is allowed per parcel. Excess services from the home that was recently demolished shall be abandoned to the satisfaction of the DOU (if it has not already been abandoned).
- B11. A grading plan showing existing and proposed elevations is required. Adjacent off-site topography shall also be shown to the extent necessary to determine impacts to existing surface drainage paths. No grading shall occur until the grading plan has been reviewed and approved by the DOU.
- B12. The applicant must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. This ordinance requires the applicant to show erosion and sediment control methods on the subdivision improvement plans. These plans shall also show the methods to control urban runoff pollution from

the project site during construction.

**PPDS: Parks (Raymond Costantino, Parks Department, 808-8826)**

- B13. **Payment of In-lieu Park Fee**: Pursuant to Sacramento City Code Chapter 16.64 (Parkland Dedication) the applicant shall pay to City an in-lieu park fee in the amount determined under SCC §§16.64.040 and 16.64.050 equal to the value of land prescribed for dedication under 16.64.030 and not satisfied by dedication. (See Advisory Note).
- B14. **Maintenance District**: The applicant shall initiate and complete the formation of a parks maintenance district (assessment or Mello-Roos special tax district), or annex the project into an existing parks maintenance district. The applicant shall pay all city fees for formation of or annexation to a parks maintenance district. (Contact Public Improvement Financing, Special Districts Project Manager. In assessment districts, the cost of neighborhood park maintenance is equitably spread on the basis of special benefit. In special tax districts, the cost of neighborhood park maintenance is spread based upon the hearing report, which specifies the tax rate and method of apportionment.).

**ADVISORY NOTES:**

The following advisory notes are informational in nature and are not a requirement of this Tentative Map:

- B15. If unusual amounts of bone, stone, or artifacts are uncovered, work within 50 meters of the area will cease immediately and a qualified archaeologist shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less than significant effect before construction resumes. A note shall be placed on the final improvement plans referencing this condition. (DOT)
- B16. Many projects within the City of Sacramento require on-site booster pumps for fire suppression and domestic water systems. Prior to design of the subject project, the DOU suggests that the applicant request a water supply test to determine what pressure and flows the surrounding public water distribution system can provide to the site. This information can then be used to assist the engineers in the design of the on-site fire suppression system. (DOU)
- B17. After January 1, 2011 new homes may be required to be constructed with Home Fire Sprinkler systems. This may affect water tap sizes and home construction design and should be considered in the early planning stages. (DOU)
- B18. The proposed project is located in the Flood zone designated as an X zone on the Federal Emergency Management Agency (FEMA) Federal Insurance Rate Maps (FIRMs) that have been revised by a Letter of Map Revision effective February 18, 2005. Within the X zone, there are no requirements to elevate or

flood proof. (DOU)

- B19. Developing this property will require the payment of SRCSD sewer impact fees. Impact fees shall be paid prior to issuance of Building Permits. Applicant should contact the Fee Quote Desk at 876-6100 for sewer impact fee information. (SRCSD)
- B20. As per City Code, the applicant will be responsible to meet his/her obligations regarding:
- 1 Title 16, 16.64 Park Dedication / In Lieu (Quimby) Fees, due prior to recordation of the final map. The Quimby fee due for this project is estimated at \$3,755. This is based on 2 single family units and an average land value of \$105,000 per acre for the North Sacramento Planning Area, plus an additional 20% for off-site park infrastructure improvements, less acres in land dedication. Any change in these factors will change the amount of the Quimby fee due. The final fee is calculated using factors at the time of payment.
  - 2 Title 18, 18.44 Park Development Impact Fee, due at the time of issuance of building permit. The Park Development Impact Fee due for this project is estimated at \$4,826. This is based on 2 single family units at the rate of \$2,413 per unit. Any change in these factors will change the amount of the PIF due. The fee is calculated using factors at the time that the project is submitted for building permit.
  - 3 Community Facilities District 2002-02, Neighborhood Park Maintenance CFD Annexation. (PARKS)

**C. Special Permit:** The Special Permit to construct two single-family homes in the Single-Family Alternative (R-1A) zone is approved subject to the following conditions of approval:

### **PLANNING**

- C1. This approval is for the construction of 2 units of detached single-family residences. The building footprints and elevations shall be in conformance with the attached plans, except as conditioned. Any modifications in the design, materials, or colors from this approval shall be submitted to the Current Planning Division for review and determination for further actions.
- C2. The applicant shall obtain all necessary building permits prior to commencement of construction; any modification to the project shall be subject to review and approval by Planning staff (and may require additional entitlements) prior to the issuance of building permits.

- C3. A minimum of one on-site parking space per unit is required.
- C4. The following shall be recorded on the Title Report: **A duplex or halfplex development per section City Code section 17.24.050(37) is not permitted on the resulting corner lot (Parcel 1).**

- C5. Height and area standards shall be as follows:

Standard	Approved As
Building Height	35'-0" maximum
Front setback	20'-0" minimum
Side setback	5'-0" minimum
Street side setback	11.4' minimum
Rear setback	15'-0" minimum
Lot coverage	40% maximum

- C6. Landscaping & Walls and Fencing:
- Install a 15-gallon tree per lot frontage, with the average spacing of 30' on center, as measured along the entire length of the street.
  - All landscaping and planting shall conform to City standards for sight line requirements at intersections and driveways.
  - All front yards shall be fully landscaped per City landscaping standards.
  - All mechanical equipment shall be located within enclosed cabinets or screened by landscaping and/or screening/fencing.
  - Walls and fences shall conform to City standards for sight line requirements at intersections and driveways.
- C7. The six-foot fencing at the street side yard setback area on Parcel 1 shall be located at least five feet from the street side property line.
- C8. The applicant shall paint electrical meters/cabinets, telephone connection boxes and other utility appurtenances to match the building to which they are attached.
- C9. Prior to the issuance of any building permits, the applicant shall provide the City with a copy of the certificate of payment of school fees for the applicable school district(s).
- C10. Any tree removals shall be subject to approval by the Urban Forest Services division.
- C11. Copies of the signed Record of Decision and an affidavit signed by the applicant that affirms the plans submitted for building permit comply with all conditions of

approval and approved exhibits shall be included on full-size sheets as part of the building permit submittal.

### **TRAFFIC ENGINEERING**

- C12. Construct standard subdivision improvements as noted in these conditions pursuant to section 16.48.110 of the City Code. All improvements shall be designed and constructed to the satisfaction of the Department of Transportation. Improvements required shall be determined by the city. Any public improvement not specifically noted in these conditions or on the Tentative Map shall be designed and constructed to City standards. This shall include street lighting and the repair or replacement/reconstruction of any existing deteriorated curb, gutter and sidewalk fronting the property along Eleanor Avenue and Forest Street per City standards to the satisfaction of the Department of Transportation.
- C13. Construct/reconstruct A.D.A. compliant ramps at the south-east corner of the intersection of Eleanor Avenue and Forest Street if found to be non-ADA compliant.
- C14. All new driveways shall be designed and constructed to City Standards to the satisfaction of the Department of Transportation.
- C15. The applicant shall record the Final Map, which creates the lot pattern shown on the proposed site plan prior to obtaining any Building Permits.
- C16. The design of walls fences and signage near intersections and driveways shall allow stopping sight distance per Caltrans standards and comply with City Code Section 12.28.010 (25' sight triangle). Walls shall be set back 3' behind the sight line needed for stopping sight distance to allow sufficient room for pilasters. Landscaping in the area required for adequate stopping sight distance shall be limited 3.5' in height at maturity. The area of exclusion shall be determined by the Department of Transportation.

### **DEPARTMENT OF UTILITIES**

- C17. The building pad elevation shall be approved by the DOU and shall be a minimum of 1.5 feet above the local controlling overland release elevation or a minimum of 1.2 feet above the highest adjoining back of sidewalk elevation, whichever is higher.
- C18. All water connections shall comply with the City of Sacramento's Cross Connection Control Policy.
- C19. The applicant must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. This ordinance requires the applicant to prepare erosion and sediment control plans for both during and after construction of the

proposed project, prepare preliminary and final grading plans, and prepare plans to control urban runoff pollution from the project site during construction.

- C20. The DOU recommends that the abandoned sanitary sewer lateral be identified on the site plans and noted that pipe for complete removal if this has not already been done.

### **FIRE DEPARTMENT**

- C21. Provide at least 5' setback for second story bedroom windows to allow for fire ladder rescue operations. Provide clear access to buildings openings, free to landscaping and other obstructions. Exterior doors and openings required by this code or the Building Code shall be maintained readily accessible for emergency access by the Fire Department. CFC 504.

### **BUILDING DIVISION**

- C22. Building must comply with 2010, Title 24, Parts 2,3,4,5.6, 9 and 10.

### **SACRAMENTO AREA SEWER DISTRICT**

- C23. Developing this property will require the payment of SRCSD sewer impact fees. Impact fees shall be paid prior to issuance of Building Permits. Applicant should contact the Fee Quote Desk at 876-6100 for sewer impact fee information.

### **PG&E**

- C24. Prior to any excavation near the gas transmission facilities;
- a. Excavator to call USA when requesting PG&E to locate and mark gas pipe. Request field meeting with PG&E Locator (via the USA comment section) to discuss the proposed work and to confirm PG&E contact number for standby.
  - b. A PG&E standby person is required to be on site whenever excavation is within 5-foot from the edge of the pipe. Excavator to call PG&E at (916) 386-5153 48-hours in advance to request inspector to standby.
  - c. Prior to using any power operated equipment, the approximate location of the pipe must first be determined by hand excavation or careful probing. Probe at right angles to the pipe at a depth of 24 inches and at spacing no greater than 5 inches. If it is determined that the depth of the pipeline is greater than the initial probing or hand excavation, then excavation by power-operated equipment will be permitted to a depth 12 inches less than the actual probing or hand dug depth. Hand digging is required within 12 inches from the pipe.

### **Advisory Notes:**

### **DEPARTMENT OF UTILITIES**

1. Many projects within the City of Sacramento require on-site booster pumps for fire suppression and domestic water systems. Prior to design of the subject project, the DOU suggests that the applicant request a water supply test to determine what pressure and flows the surrounding public water distribution system can provide to the site. This information can then be used to assist the engineers in the design of the on-site fire suppression system.
2. After January 1, 2011 new homes may be required to be constructed with Home Fire Sprinkler systems. This may affect water tap sizes and home construction design and should be considered in the early planning stages.
3. The proposed project is located in the Flood zone designated as an X zone on the Federal Emergency Management Agency (FEMA) Federal Insurance Rate Maps (FIRMs) that have been revised by a Letter of Map Revision effective February 18, 2005. Within the X zone, there are no requirements to elevate or flood proof.

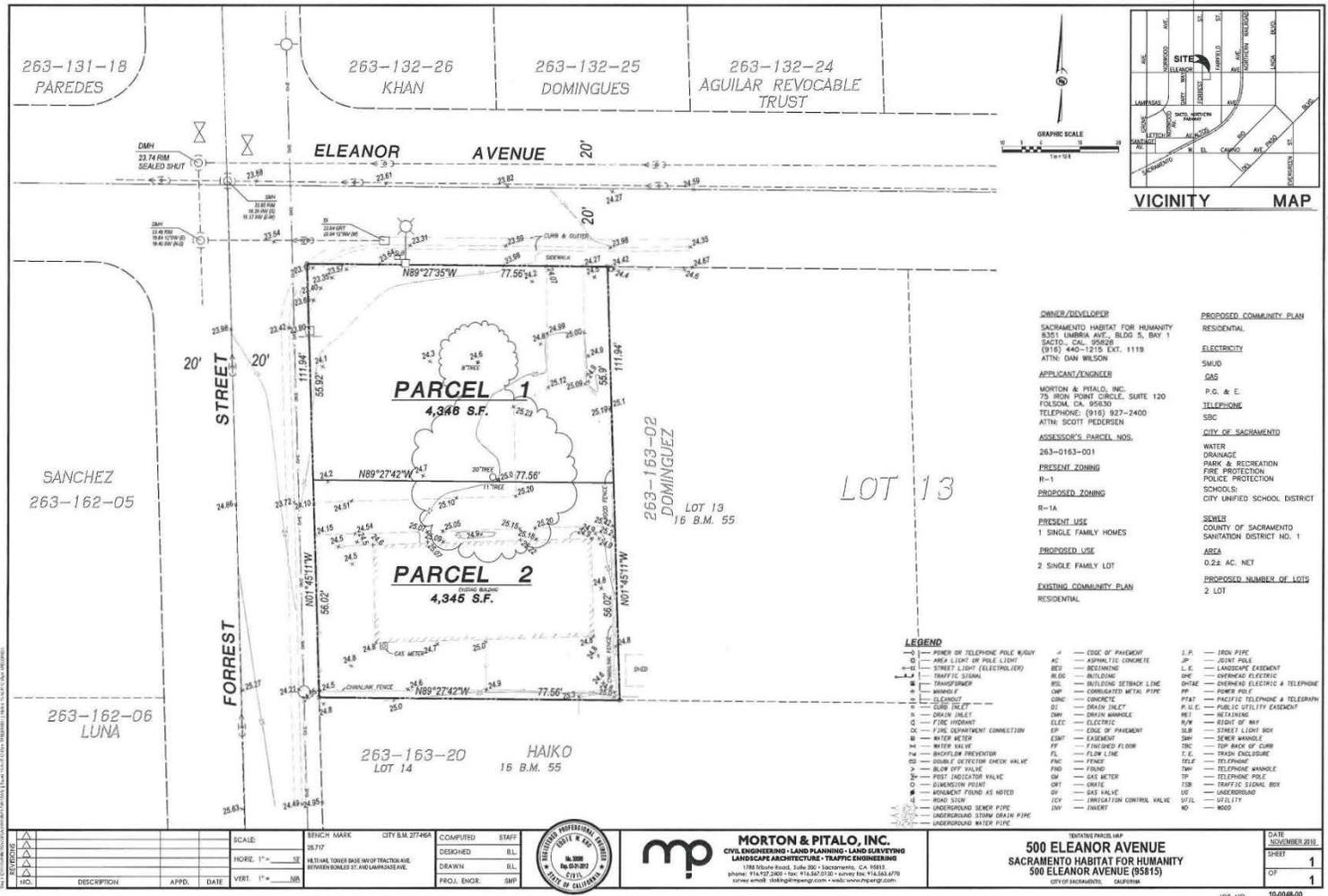
#### **FIRE DEPARTMENT**

4. Per the newly adopted 2010 California Residential Code, all new residential construction including 1 and 2 family dwellings and townhouses will be required to be sprinklered effective January 1, 2011.

#### Table of Contents:

Exhibit 4A: Tentative Map – 1 page  
Exhibit 4B: Site Plan – 1 page  
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Exhibit 4E: Elevation 1 Front – 1 page  
Exhibit 4F: Elevation 1 Rear – 1 page  
Exhibit 4G: Elevation 2 Rendering – 1 page  
Exhibit 4H: Elevation 2 Front – 1 page  
Exhibit 4I: Elevation 2 Rear – 1 page

Exhibit 4A: Tentative Map



**OWNER/DEVELOPER**  
 SACRAMENTO HABITAT FOR HUMANITY  
 8351 LAMAR AVE., BLDG 5, BOX 1  
 SACTO, CAL. 95828  
 (916) 480-1215 EXT. 1118  
 ATTN: DAN WILSON

**APPLICANT/ENGINEER**  
 MORTON & PITALO, INC.  
 75 HIGH POINT CIRCLE, SUITE 120  
 FOLSOM, CA. 95630  
 TELEPHONE: (916) 927-2400  
 ATTN: SCOTT PEDERSEN

**ASSESSOR'S PARCEL NOS.**  
 263-0163-001

**PRESENT ZONING**  
 R-1

**PROPOSED ZONING**  
 R-1A

**PRESENT USE**  
 1 SINGLE FAMILY HOMES

**PROPOSED USE**  
 2 SINGLE FAMILY LOT

**EXISTING COMMUNITY PLAN**  
 RESIDENTIAL

**PROPOSED COMMUNITY PLAN**  
 RESIDENTIAL

**ELECTRICITY**  
 SMOG  
 GAS  
 P.G. & E.  
 TELEPHONE  
 SBC  
 CITY OF SACRAMENTO

**WATER**  
 DRAINAGE  
 PARK & RECREATION  
 FIRE PROTECTION  
 POLICE PROTECTION  
 SCHOOLS:  
 CITY UNIFIED SCHOOL DISTRICT

**SEWER**  
 COUNTY OF SACRAMENTO  
 SANITATION DISTRICT NO. 1

**AREA**  
 0.24 AC. NET

**PROPOSED NUMBER OF LOTS**  
 2 LOT

**LEGEND**

—	POWER ON TELEPHONE POLE W/OUT	—	EDGE OF PAVEMENT	—	IRON PIPE
—	AREA LIGHT OR POLE LIGHT	AC	ASPHALTIC CONCRETE	—	JOINT POLE
—	STREET LIGHT (ELECTROPOLE)	RES	RESOLVING	—	LANDSCAPE EXISTENT
—	TRAFFIC SIGN	BLDG	BUILDING	—	OVERHEAD ELECTRIC
—	TRANSFORMER	BLD	BUILDING SETBACK LINE	—	OVERHEAD ELECTRIC & TELEPHONE
—	MANHOLE	CON	CONSOLIDATED METAL PIPE	—	POWER POLE
—	ELEPHANT	CONC	CONCRETE	—	PACIFIC TELEPHONE & TELEGRAPH
—	GAS INLET	DI	DRAIN INLET	—	PUBLIC UTILITY EXISTENT
—	DRAIN INLET	DM	DRAIN MANHOLE	—	REPAIRING
—	FIRE HYDRANT	ELEC	ELECTRIC	—	RIGHT OF WAY
—	FIRE DEPARTMENT CONNECTION	EP	EDGE OF PAVEMENT	—	SEWER MANHOLE
—	WATER METER	ES	EXISTENT	—	SEWER MANHOLE
—	WATER VALVE	FF	FINISHED FLOOR	—	TOP BACK OF CURB
—	BACKFLOW PREVENTER	FL	FLOW LINE	—	TRUCK ENCLOSURE
—	TOUGER & DETECTOR UNDER VALVE	FR	FRIDGE	—	TELEPHONE
—	BLOW OFF VALVE	FND	FOUND	—	TELEPHONE MANHOLE
—	POST INDICATOR VALVE	GR	GAS METER	—	TELEPHONE POLE
—	STANGSON POINT	GR	GRATE	—	TRAFFIC SIGNAL BOX
—	EQUIPMENT FOUND AS NOTED	GV	GAS VALVE	—	UNDERGROUND
—	ROAD SIGN	ICV	IRRIGATION CONTROL VALVE	—	UTILITY
—	UNDERGROUND SEWER PIPE	IND	INDEX	—	WOOD
—	UNDERGROUND STORM DRAIN PIPE				
—	UNDERGROUND WATER PIPE				

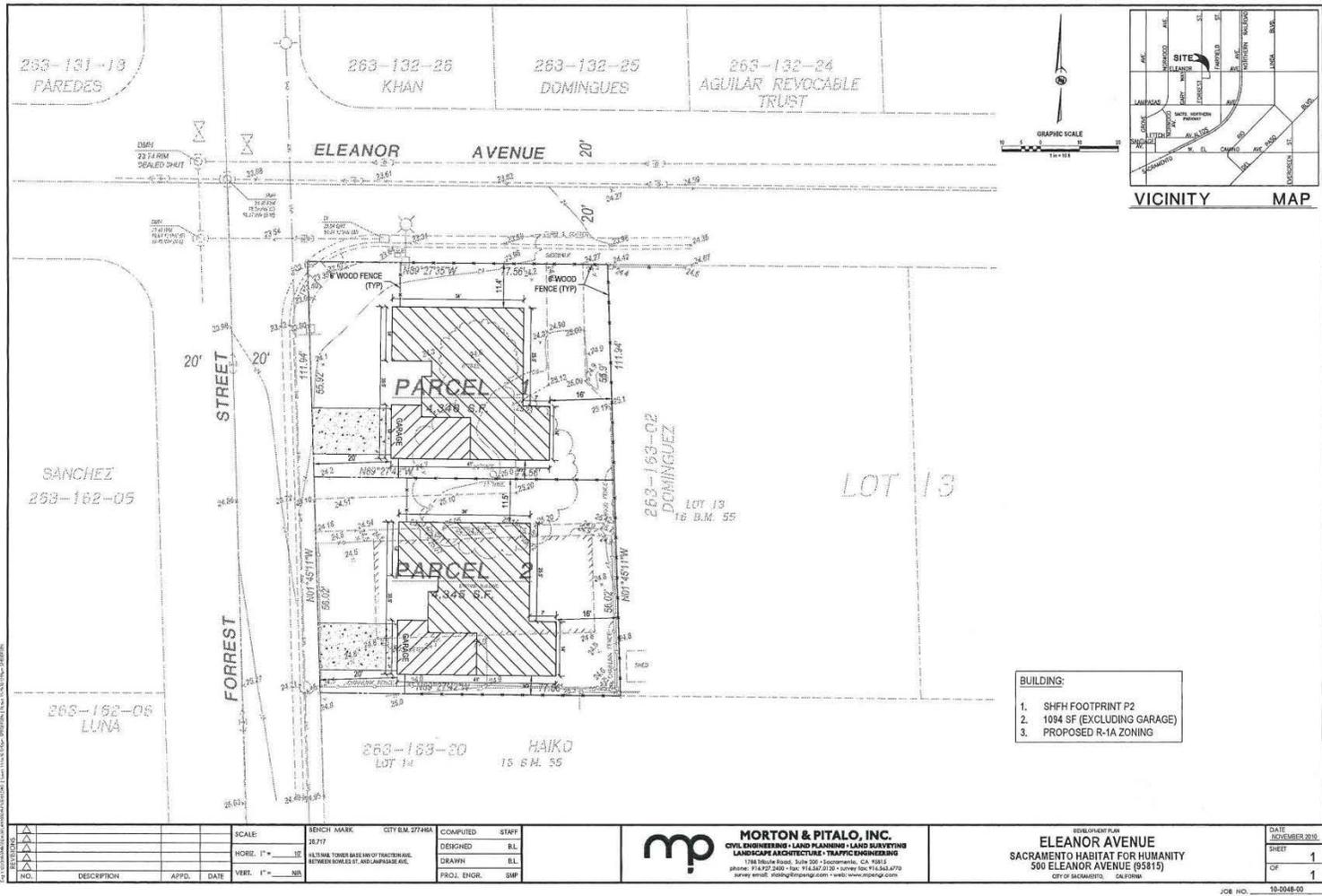
REVISIONS	SCALE: HORIZ. 1" = 10'	BENCH MARK: CITY 614 2749A	COMPUTED BY: STAFF	DATE: 05/17/11
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**MORTON & PITALO, INC.**  
 CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING  
 LANDSCAPE ARCHITECTURE • TRAFFIC ENGINEERING  
 1985 Bluffton Road, Suite 200, Sacramento, CA 95833  
 Phone: 916.927.2400 • Fax: 916.927.2100 • Website: www.mpcorp.com

**500 ELEANOR AVENUE**  
 SACRAMENTO HABITAT FOR HUMANITY  
 500 ELEANOR AVENUE (8515)  
 CITY OF SACRAMENTO, CALIFORNIA

DATE	NOVEMBER 2010
SHEET	1
OF	1
JOB NO.	10-048-00

Exhibit 4B: Site Plan







**Front Elevation**



**Proposed LEED® Gold Certified Homes  
502 & 504 Eleanor/Forrest**

3 Bedroom 2 Bath 1,094 Sq-Ft

**N**ORMAN  
**S**CHEEL  
**S**TRUCTURAL  
**E**NGINEER  
5022 Sunrise Boulevard  
Fair Oaks, CA 95628

Exhibit 4E: Elevation 1 Front

  
**Sacramento Habitat for Humanity**  
 www.shfh.org

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**NSW**  
 NATIONAL ARCHITECTURAL SOCIETY  
 2010  
 2010 NATIONAL ARCHITECTURAL SOCIETY REGISTERED ARCHITECT

---

**SACRAMENTO HABITAT FOR HUMANITY**  
 8351 LUMBER AVE. SUITE 5, BAY 1  
 SACRAMENTO, CA 95828

---

**NEAL ROAD**  
 SACRAMENTO, CA

---

PROJECT NO. P10-083-1E  
 SHEET NO. 1 OF 1

---

ARCHITECT: J. J. JENSEN  
 ENGINEER: R. C. JENSEN  
 CHECKED BY: R. C. JENSEN  
 ISSUE DATE: 10/12/2010  
 REVISIONS:

---

  
 10/12/2010  
 SHEET  
**A3**  
 ELEVATION 1 FRONT

**RAIN BACKED PLACEMENT WARNING:**  
 THIS PLAN IS FOR INFORMATION ONLY. IT IS NOT TO BE USED FOR CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED HEREON. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED HEREON.

ALL PERMITTED WORK SHALL BE PERFORMED WITH A MINIMUM AMOUNT OF WORK STOPPAGE. ALL WORK SHALL BE COMPLETED BY THE DATE OF THE PERMIT EXPIRES WHEN POSSIBLE.

**NOTES:**

1. PROVIDE WEATHER STRIPPING TO ALL ROOF JOINTS AND ALL EXTERIOR WALL JOINTS. PROVIDE WEATHER STRIPPING TO ALL EXTERIOR WALL JOINTS.

2. PROVIDE WEATHER STRIPPING TO ALL ROOF JOINTS AND ALL EXTERIOR WALL JOINTS. PROVIDE WEATHER STRIPPING TO ALL EXTERIOR WALL JOINTS.

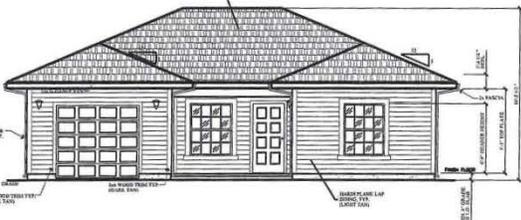
3. SEE LAYOUT AND PLAN AND PROJECT NOTES FOR ALL ELECTRICAL, LVA AND OTHER WORK.

USE 1/2" PLATE OF PROTECTIVE FINISH FOR EXTERIOR WALLS. PROVIDE WEATHER STRIPPING TO ALL EXTERIOR WALL JOINTS. PROVIDE WEATHER STRIPPING TO ALL EXTERIOR WALL JOINTS. PROVIDE WEATHER STRIPPING TO ALL EXTERIOR WALL JOINTS. PROVIDE WEATHER STRIPPING TO ALL EXTERIOR WALL JOINTS.



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

USE 1/2" PLATE OF PROTECTIVE FINISH FOR EXTERIOR WALLS. PROVIDE WEATHER STRIPPING TO ALL EXTERIOR WALL JOINTS. PROVIDE WEATHER STRIPPING TO ALL EXTERIOR WALL JOINTS. PROVIDE WEATHER STRIPPING TO ALL EXTERIOR WALL JOINTS. PROVIDE WEATHER STRIPPING TO ALL EXTERIOR WALL JOINTS.



**FRONT ELEVATION**  
SCALE 1/4"=1'-0"

**ATTIC VENTILATION SCHEDULE** GARBLE ROOF

VENTILATION REQUIRED FOR ATTIC SPACE. INCLUDES ALL WALL AND ROOF VENTS. VENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING TABLE. THE FOLLOWING TABLE IS FOR INFORMATION ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED HEREON.

LOCATION	VENTILATION REQUIRED	VENT TYPES	ACTUAL VENT
ROOF VENTS	1.5 SQ. FT. PER 100 SQ. FT. OF ATTIC SPACE	1.5 SQ. FT. PER 100 SQ. FT. OF ATTIC SPACE	1.5 SQ. FT. PER 100 SQ. FT. OF ATTIC SPACE
WALL VENTS	1.5 SQ. FT. PER 100 SQ. FT. OF ATTIC SPACE	1.5 SQ. FT. PER 100 SQ. FT. OF ATTIC SPACE	1.5 SQ. FT. PER 100 SQ. FT. OF ATTIC SPACE
<b>TOTAL LOW VENT PROVIDED</b>			<b>1.5 SQ. FT. PER 100 SQ. FT. OF ATTIC SPACE</b>

**NOTE:** VENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING TABLE. THE FOLLOWING TABLE IS FOR INFORMATION ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED HEREON.

**VENT INDICATORS:**

ROOF VENT: 1.5 SQ. FT. PER 100 SQ. FT. OF ATTIC SPACE

WALL VENT: 1.5 SQ. FT. PER 100 SQ. FT. OF ATTIC SPACE

GARBLE ROOF: 1.5 SQ. FT. PER 100 SQ. FT. OF ATTIC SPACE

1.5" x 12" PLYWOOD GABLE VENT (150 SQ. INCHES OF FREE FLOW AREA)

1.5" x 12" PLYWOOD GABLE VENT (150 SQ. INCHES OF FREE FLOW AREA)

1.5" x 12" PLYWOOD GABLE VENT (150 SQ. INCHES OF FREE FLOW AREA)

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1.5" x 12" PLYWOOD GABLE VENT (150 SQ. INCHES OF FREE FLOW AREA)





Front Elevation



Proposed LEED® Gold Certified Homes  
 502 & 504 Eleanor/Forrest

3 Bedroom 2 Bath 1,094 Sq-Ft

**N**ORMAN  
**S**CHEEL  
**S**TRUCTURAL  
**E**NGINEER  
 5022 Sunrise Boulevard  
 Fair Oaks, CA 95628



Exhibit 4I: Elevation 2 Rear



Sacramento  
**Habitat**  
for Humanity®  
www.shfh.org

10/12/2010  
SHEET  
A4.1  
ELEVATION 2 REAR LEFT

NEAL ROAD  
SACRAMENTO, CA

SACRAMENTO HABITAT FOR HUMANITY  
6351 HARVEY MILK BLVD. SUITE 100, BAY 1  
SACRAMENTO, CA 95828

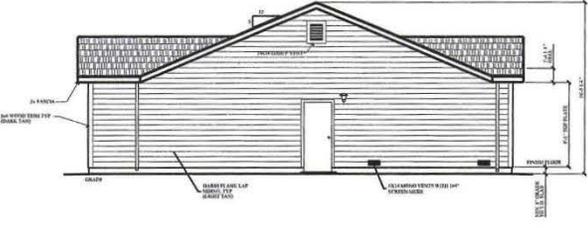
10/12/2010  
SHEET  
A4.1  
ELEVATION 2 REAR LEFT

10/12/2010  
SHEET  
A4.1  
ELEVATION 2 REAR LEFT

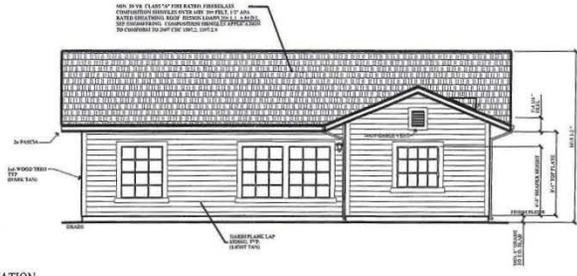
THIS DRAWING IS THE PROPERTY OF THE ARCHITECT. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE OR MODIFICATION OF THIS DRAWING WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT IS STRICTLY PROHIBITED.

ALL FINISHING WORK SHALL BE COMPLETED TO A STANDARD SUITABLE FOR OCCUPANCY. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2008 CALIFORNIA BUILDING CODE AND ALL APPLICABLE LOCAL ORDINANCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTIONS.

NOTES:  
1. ALL FINISHING WORK SHALL BE COMPLETED TO A STANDARD SUITABLE FOR OCCUPANCY. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2008 CALIFORNIA BUILDING CODE AND ALL APPLICABLE LOCAL ORDINANCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTIONS.



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



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

COURT YARD VIEWS  
SCALE: 1/4" = 1'-0"

Attachment 5: Land Use & Zoning Map

