

8 First Floor Plan
1/4" = 1'-0"

701 Sq.Ft.

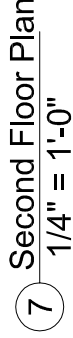
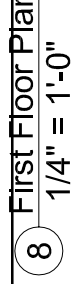
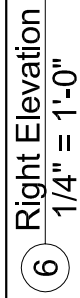
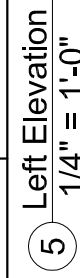
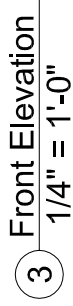
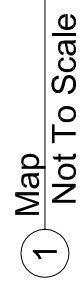
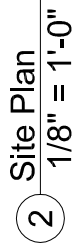
20'-2 3/4"

4'-0"

6'-0"

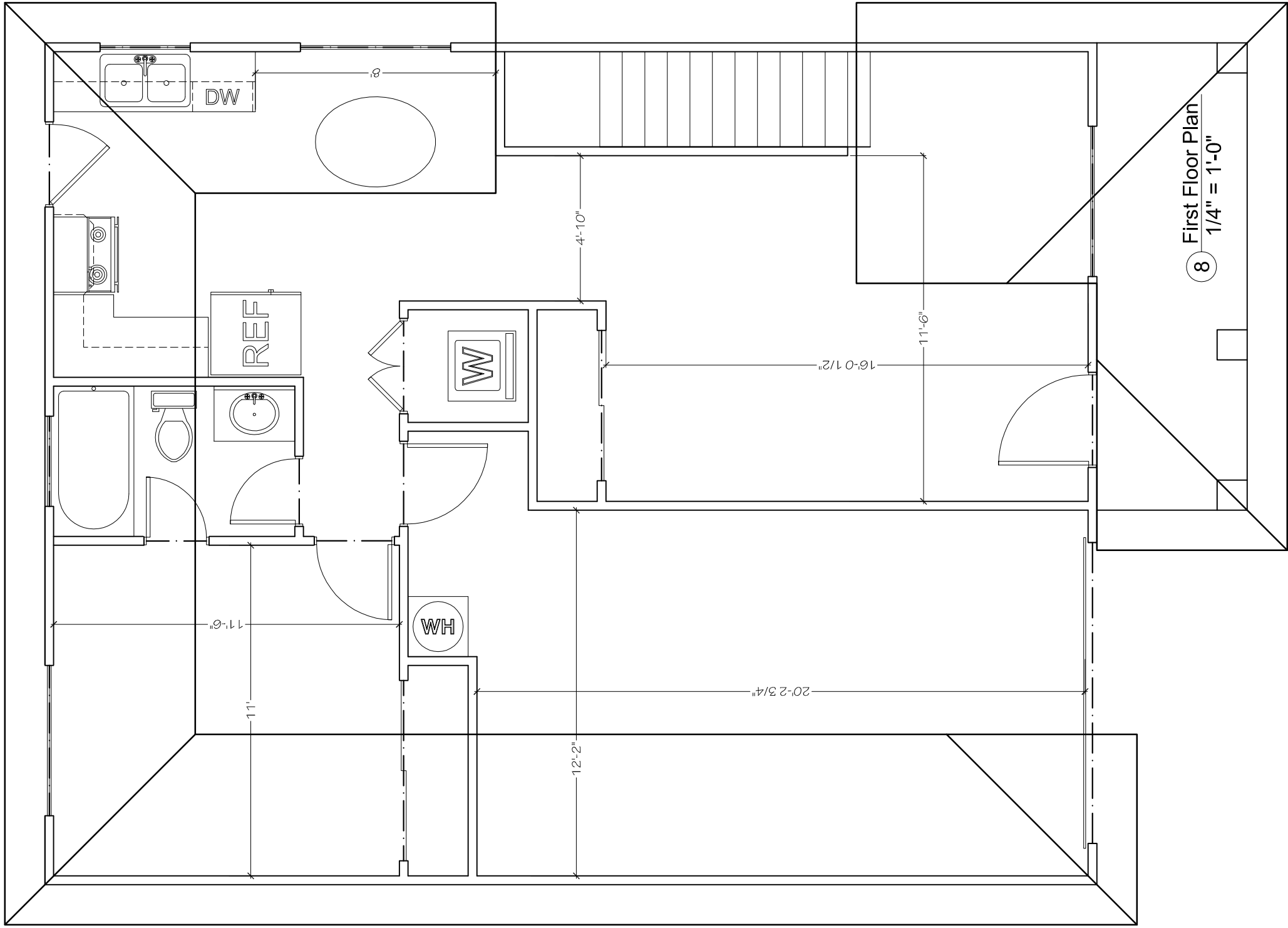
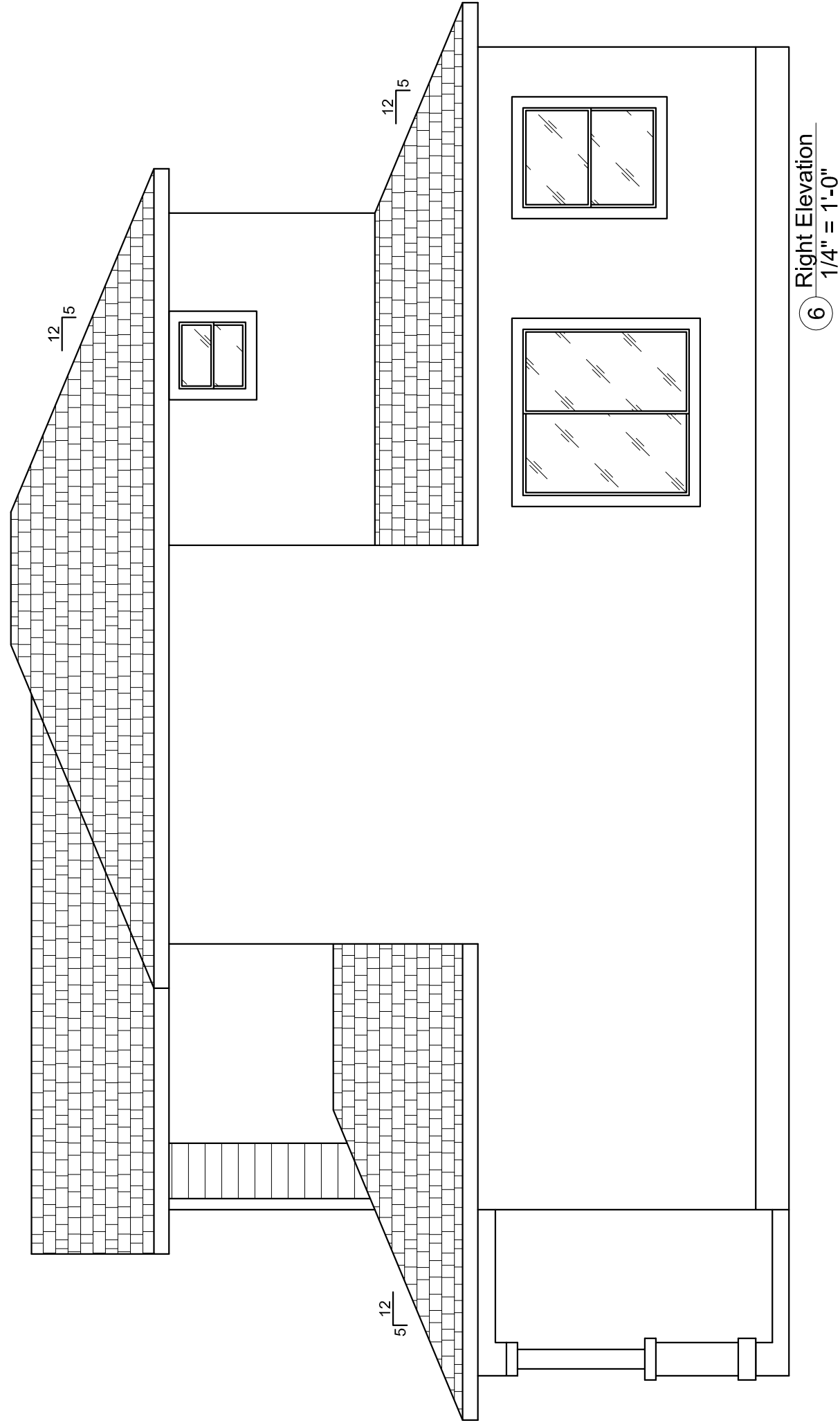
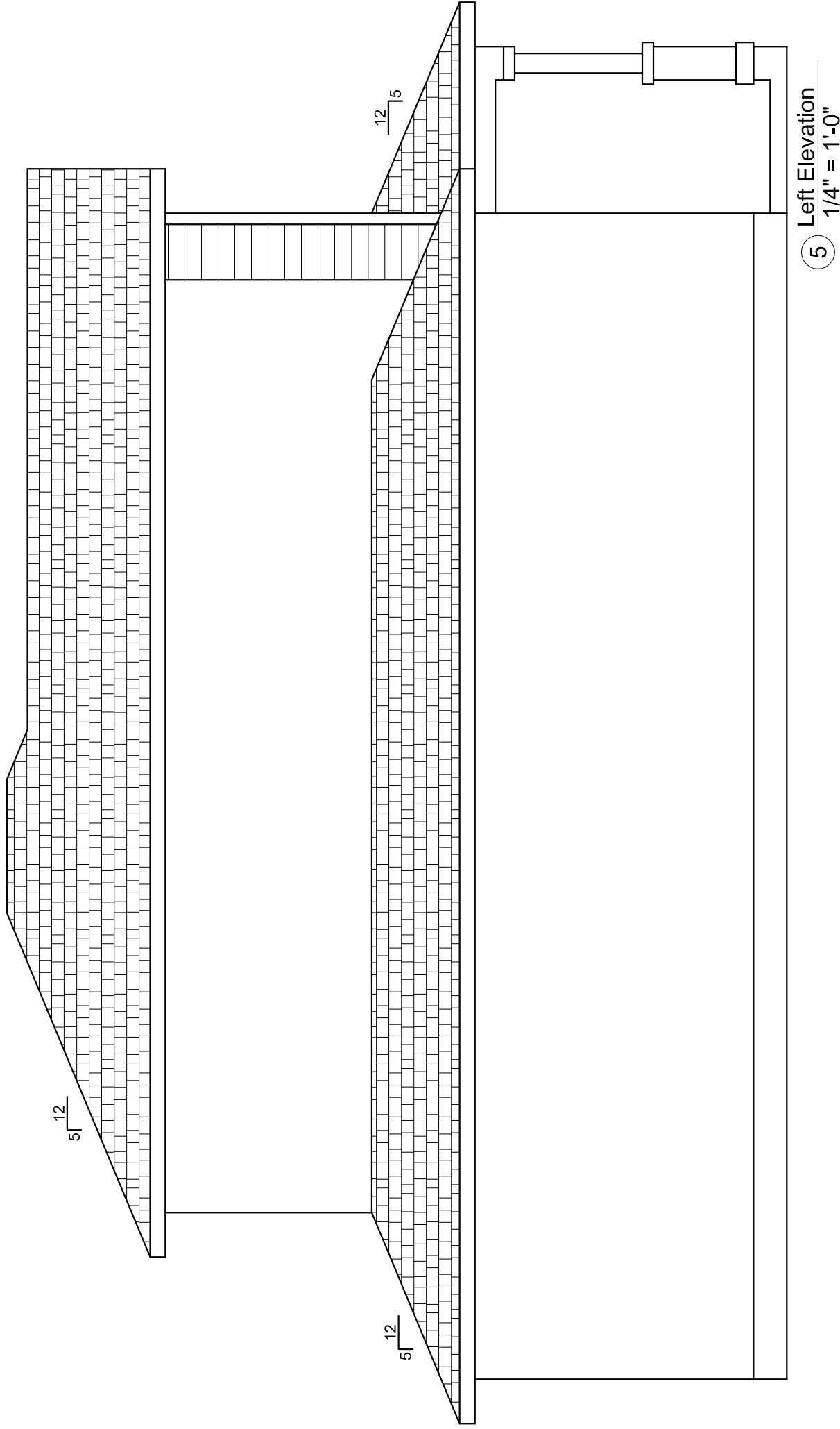
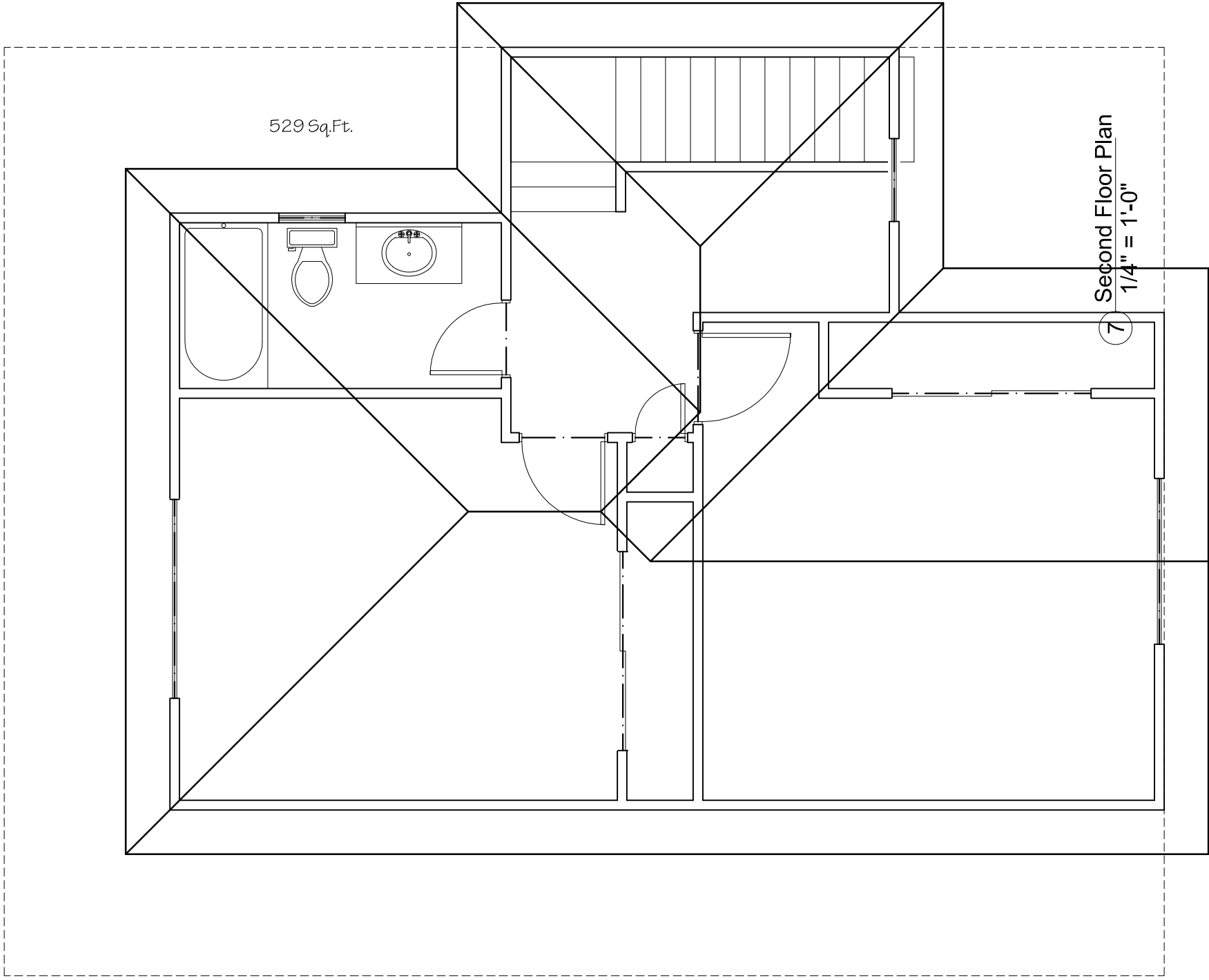
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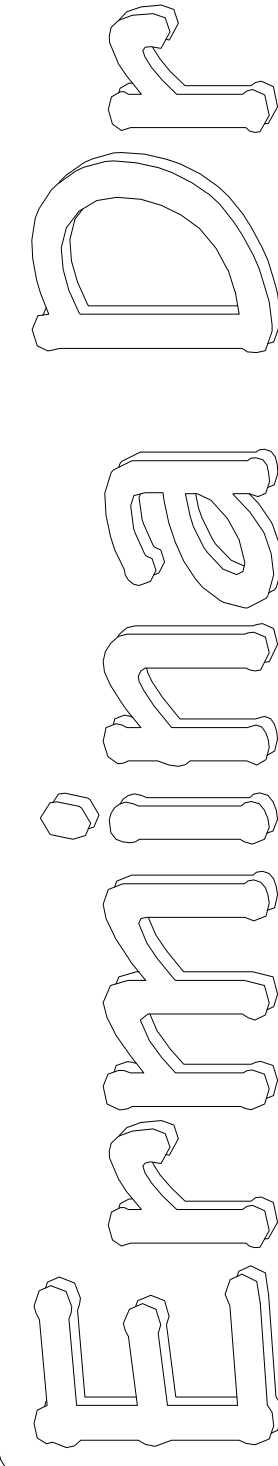
UNIT 1



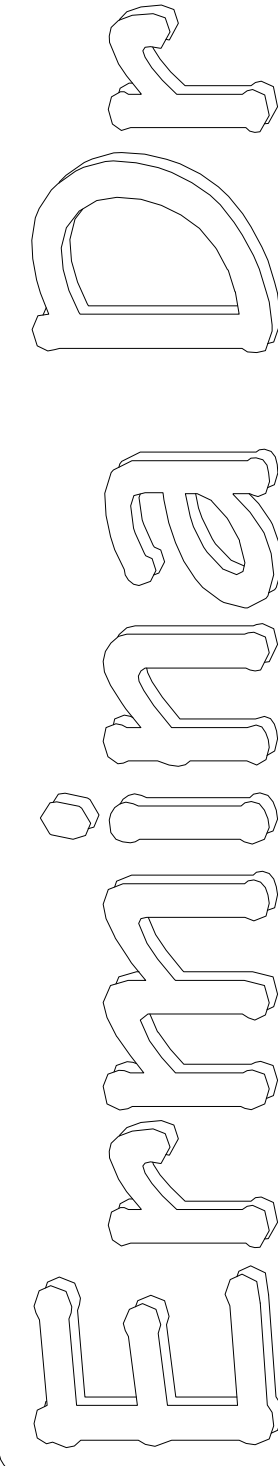
8 First Floor Plan
 $\frac{1}{4}" = 1'-0"$

Dimensions:
 12'-2"
 20'-2 3/4"
 16'-0 1/2"
 11'-5"
 4'-10"



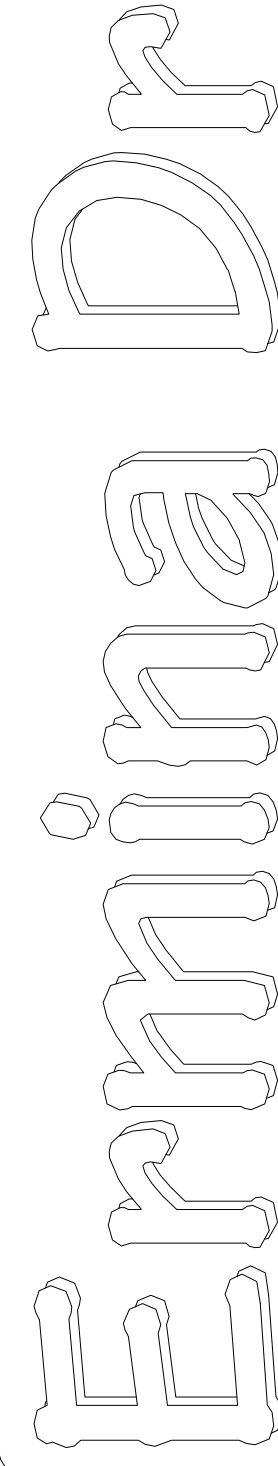


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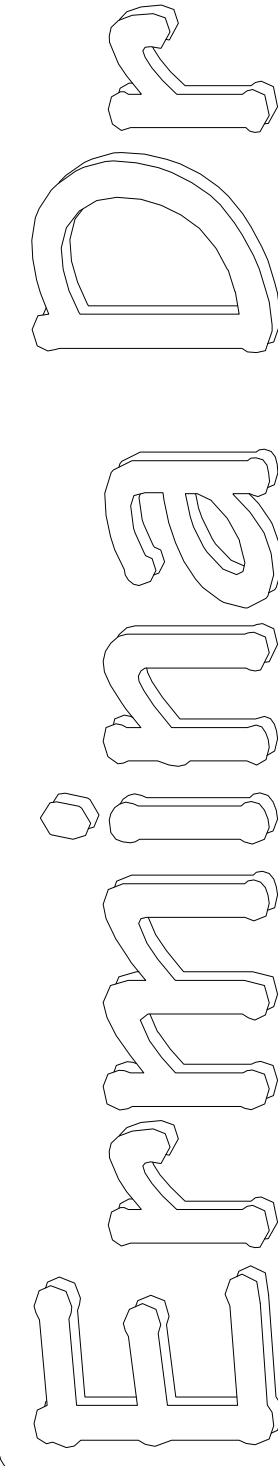


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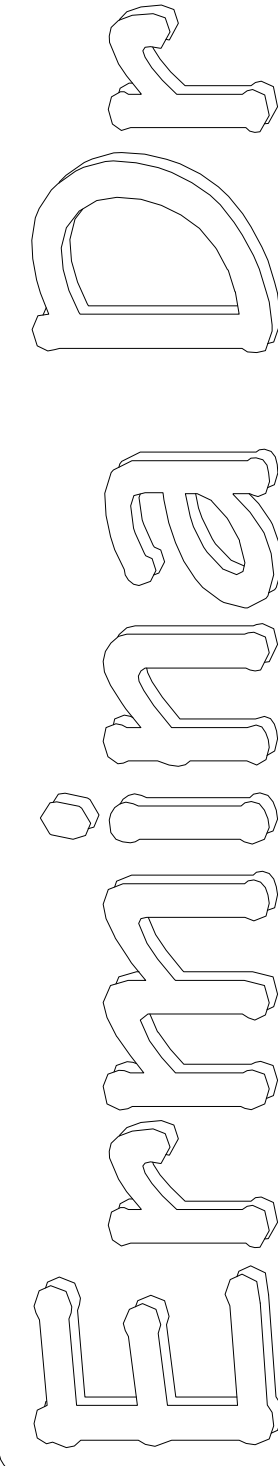
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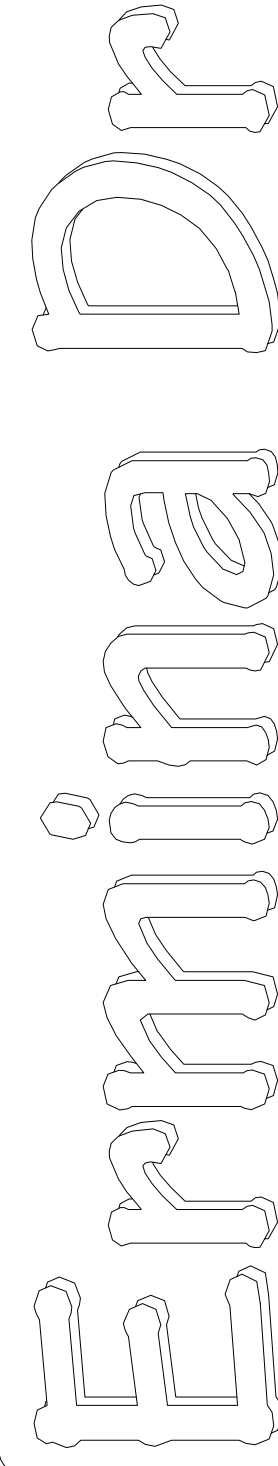
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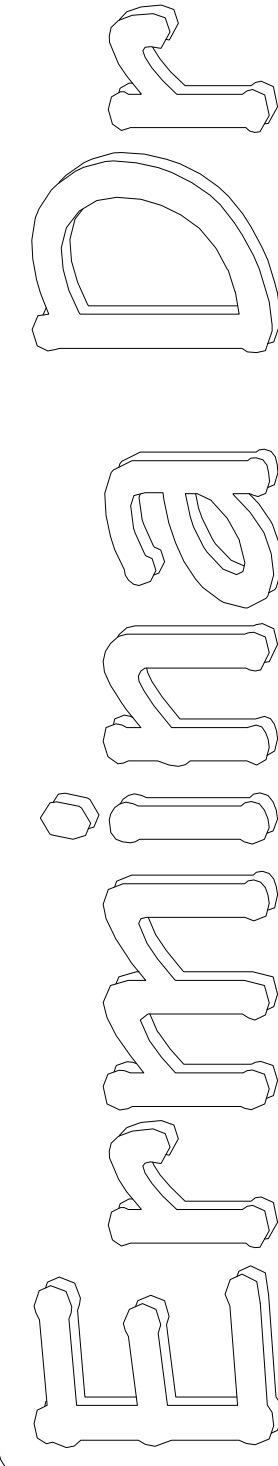
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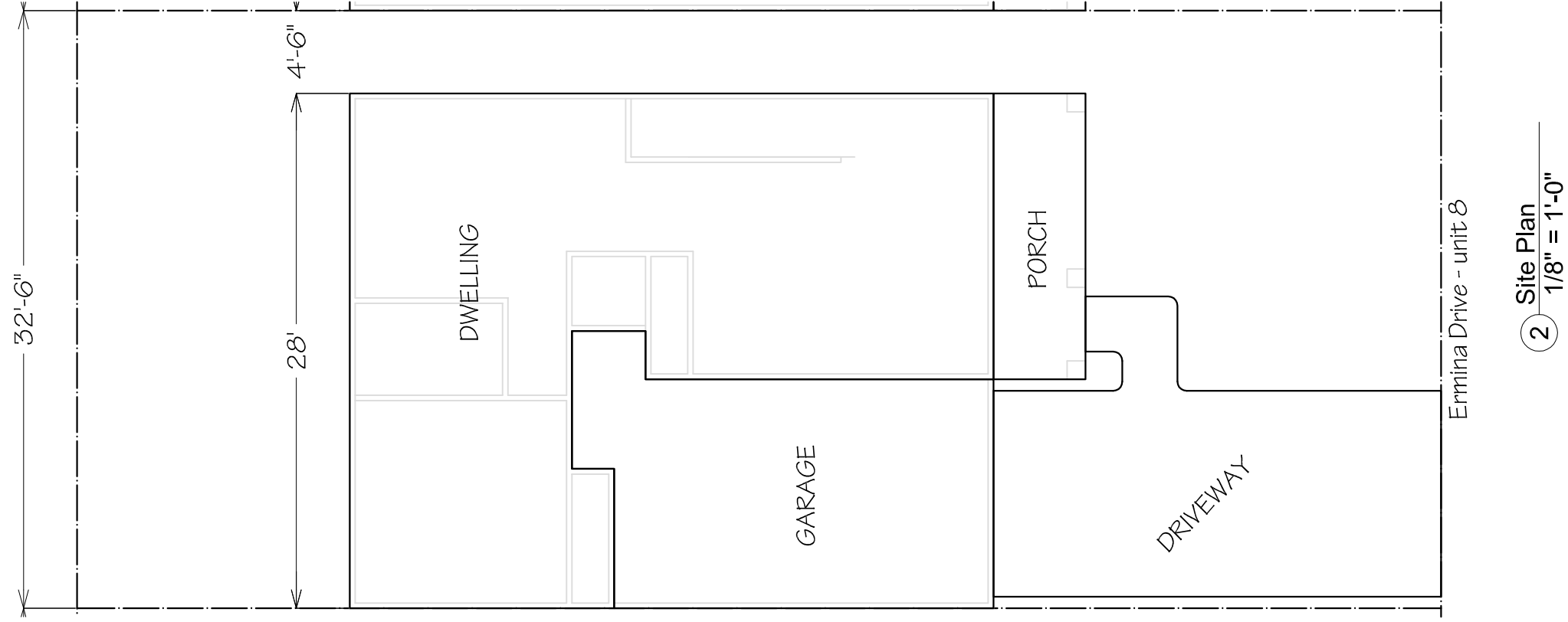
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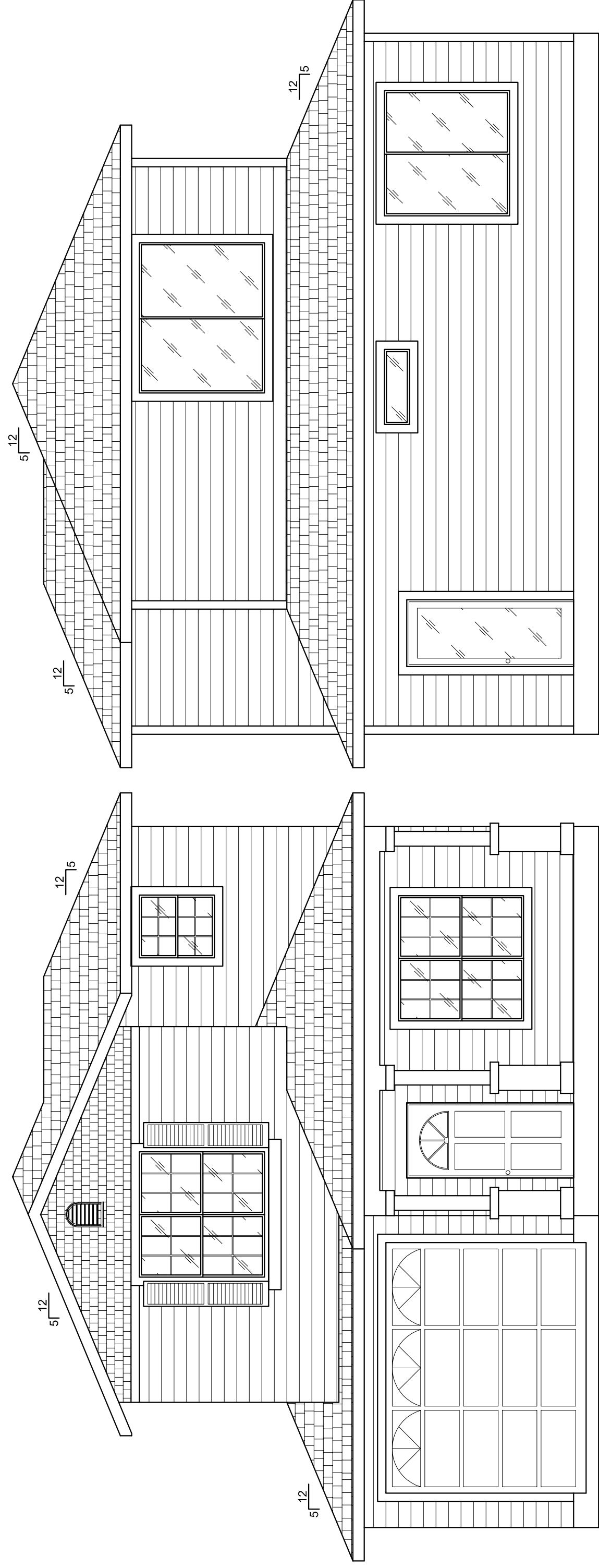


1 Map
Not To Scale

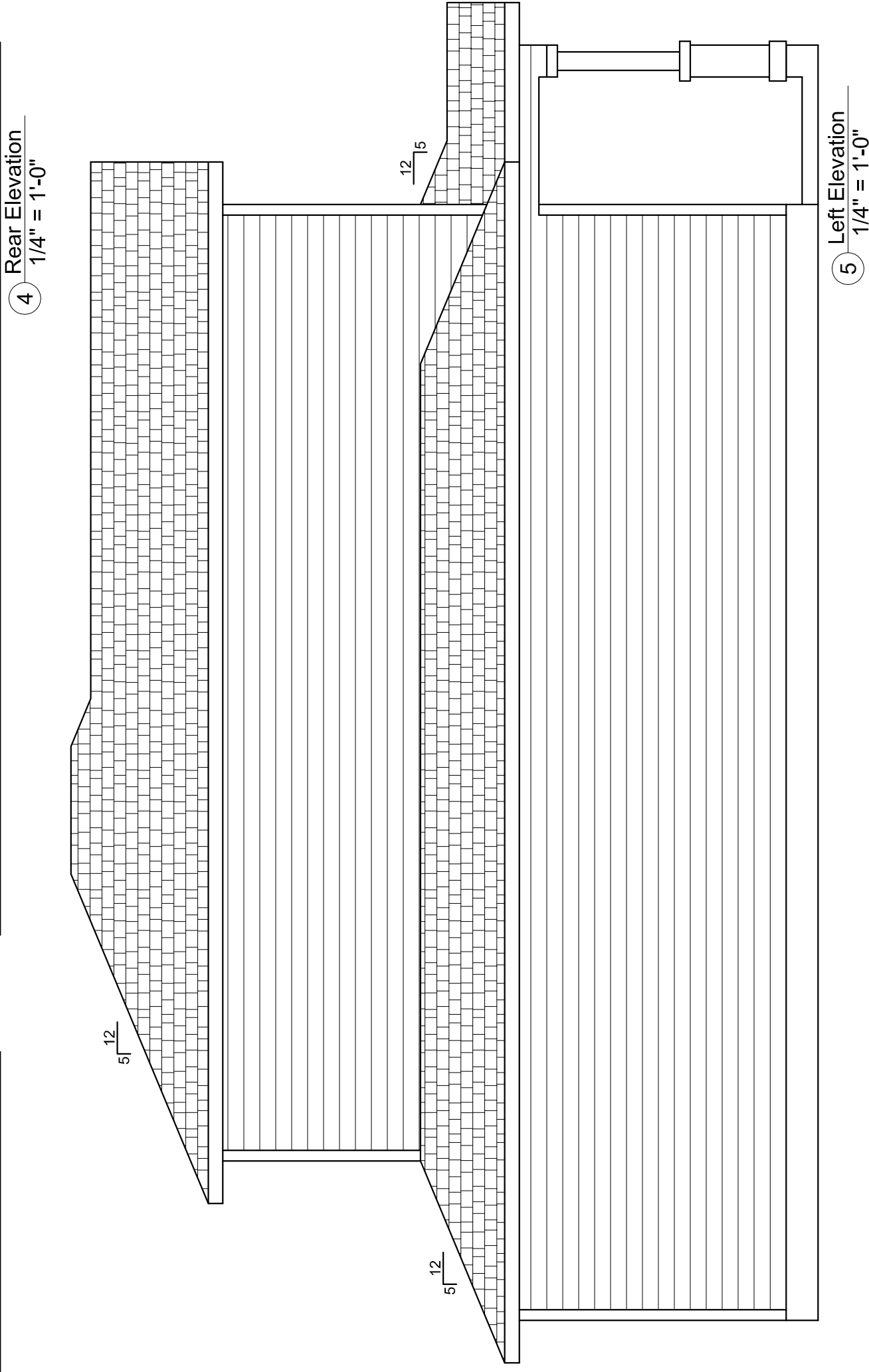
PROJECT DATA		
DESCRIPTION	AREA SQ.FT.	
DWELLING	1,277	
FIRST FLOOR	701	
SECOND FLOOR	576	
GARAGE	279	
PATIO/PORCH	78	
TOTAL FOOTPRINT AREA		1,057
LOT AREA		2,407
LOT COVERAGE		43.9%



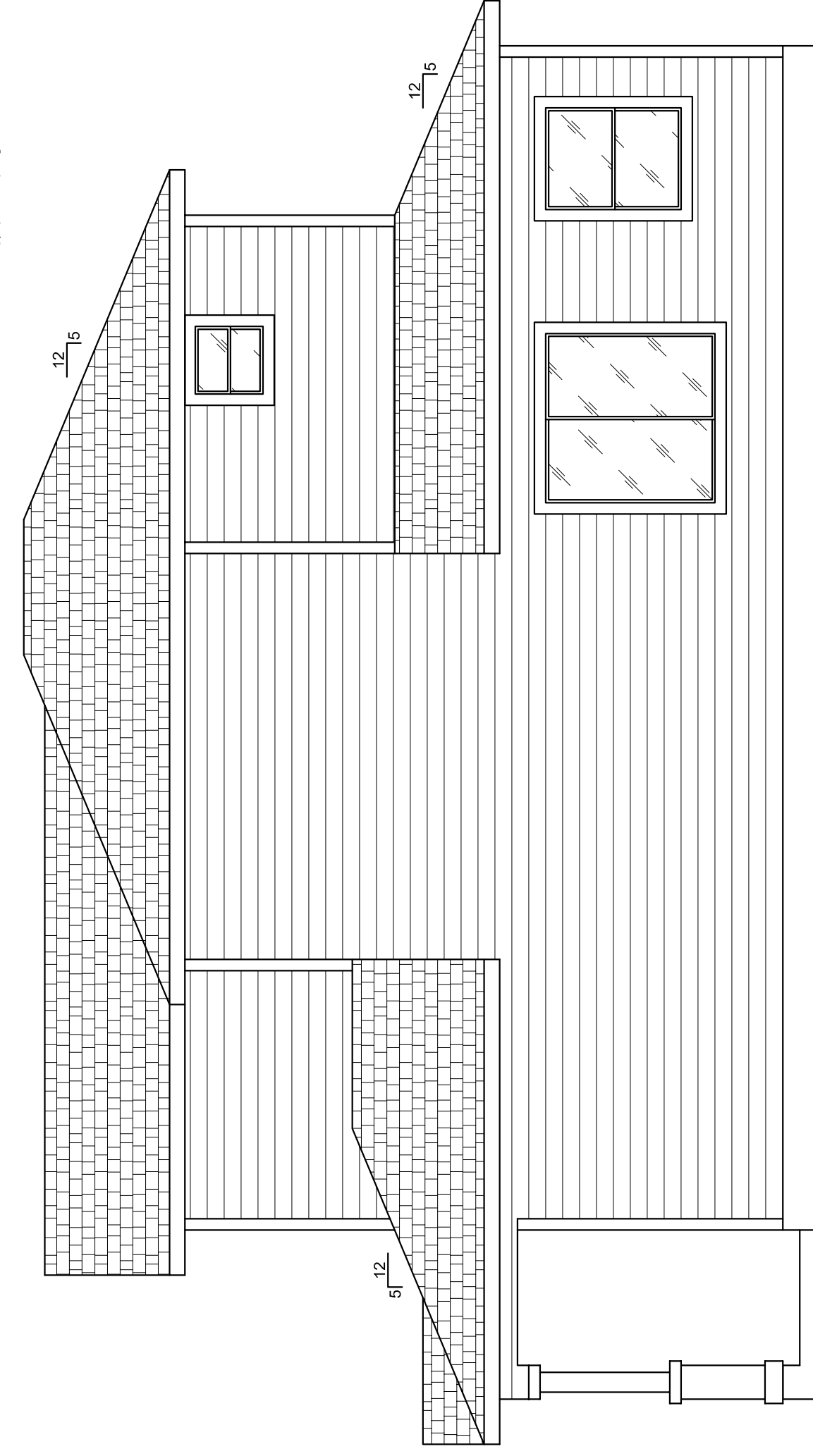
2 Site Plan
1/8" = 1'-0"



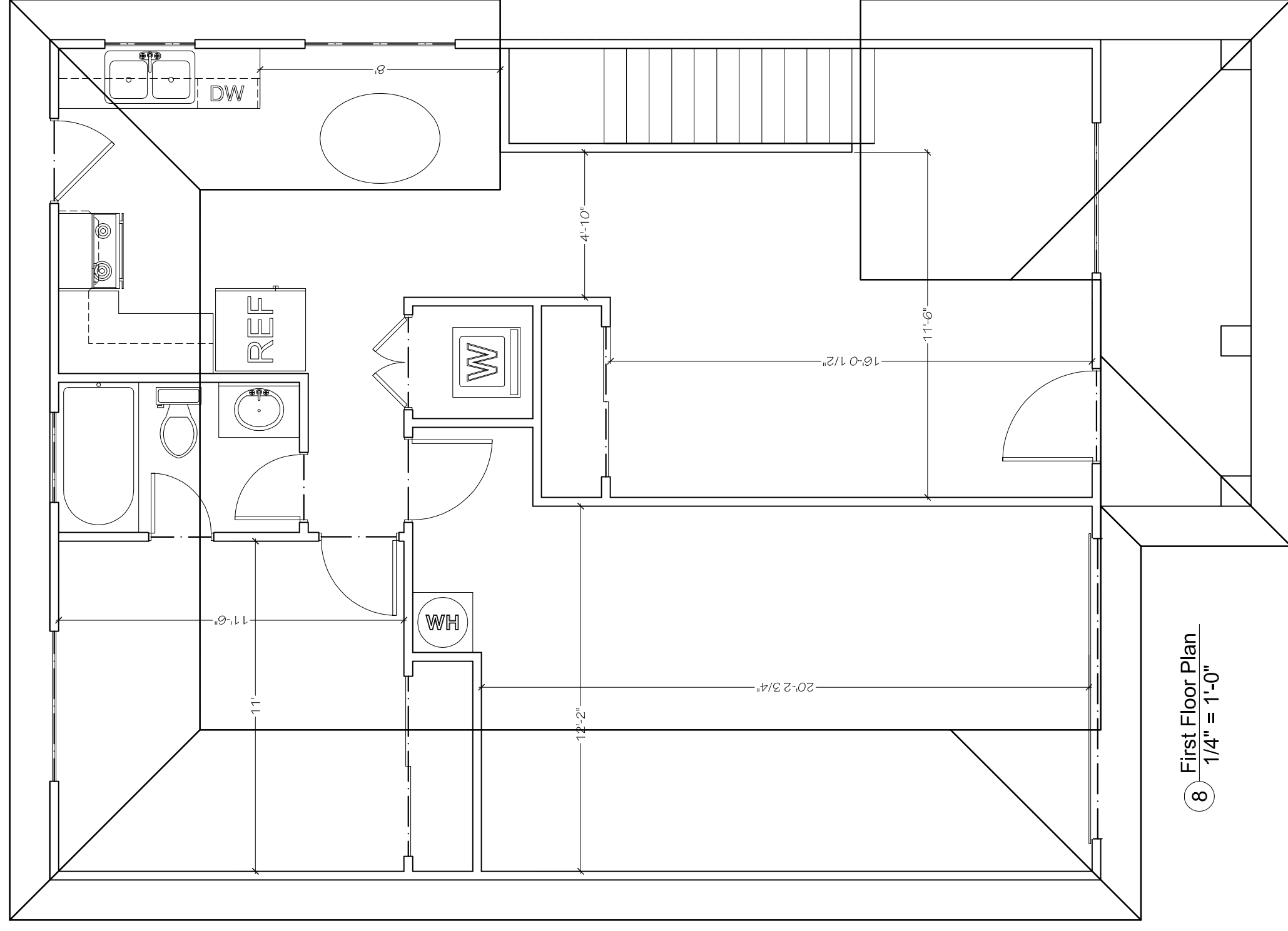
3 Front Elevation
1/4" = 1'-0"



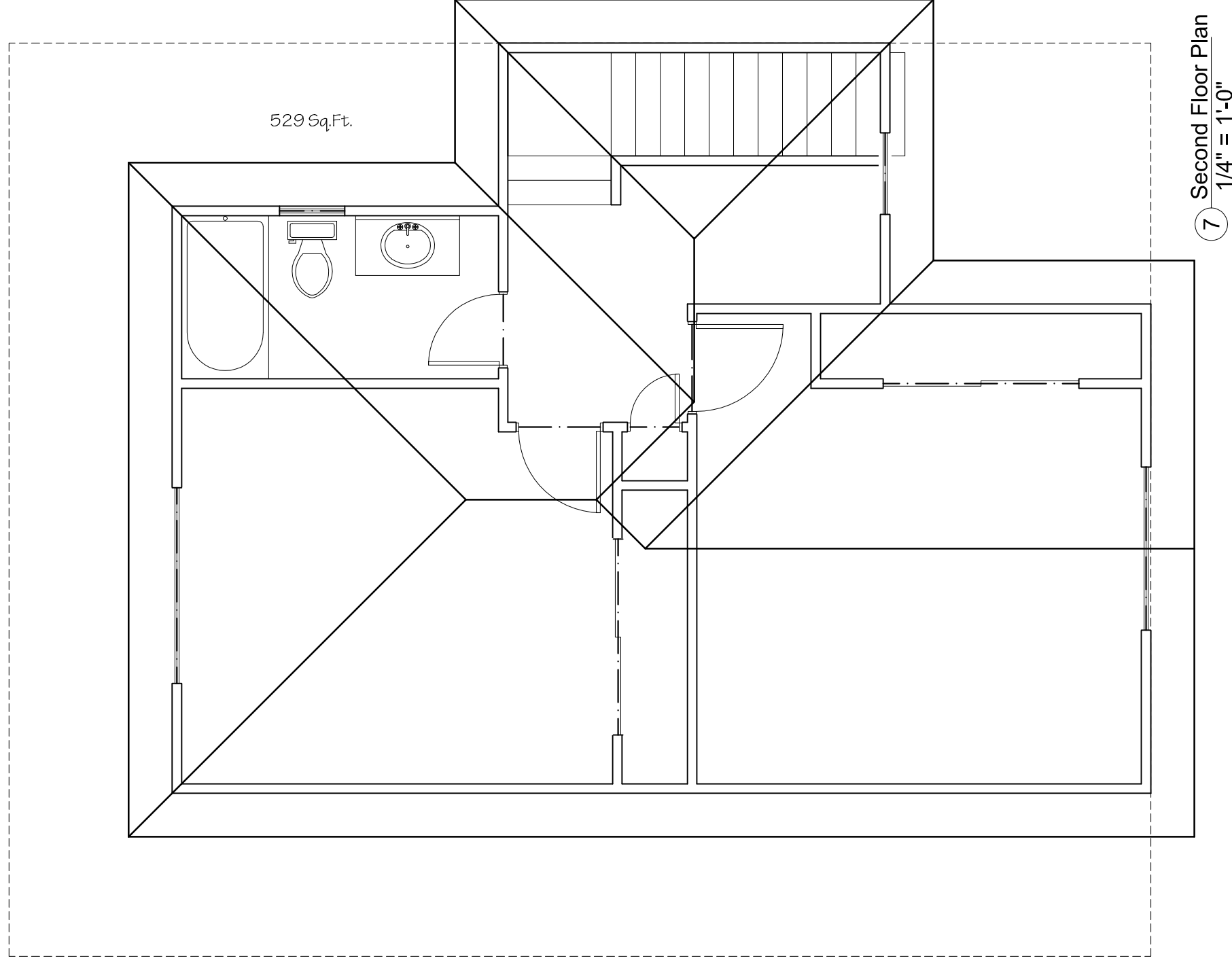
5 Left Elevation
1/4" = 1'-0"



⑥ Right Elevation
1/4" = 1'-0"

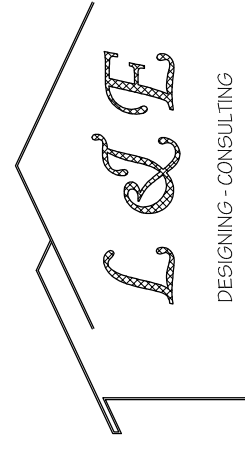


8 First Floor Plan
1/4" = 1'-0"



7 Second Floor Plan
1/4" = 1'-0"

Ermina Dr
UNIT 8

[illegible]

DESIGNING - CONSULTING
Email: ledlenaus@yahoo.com
Leo Melnychuk
Telephone: (916) 339 - 1267
fax (916) 404 - 5395

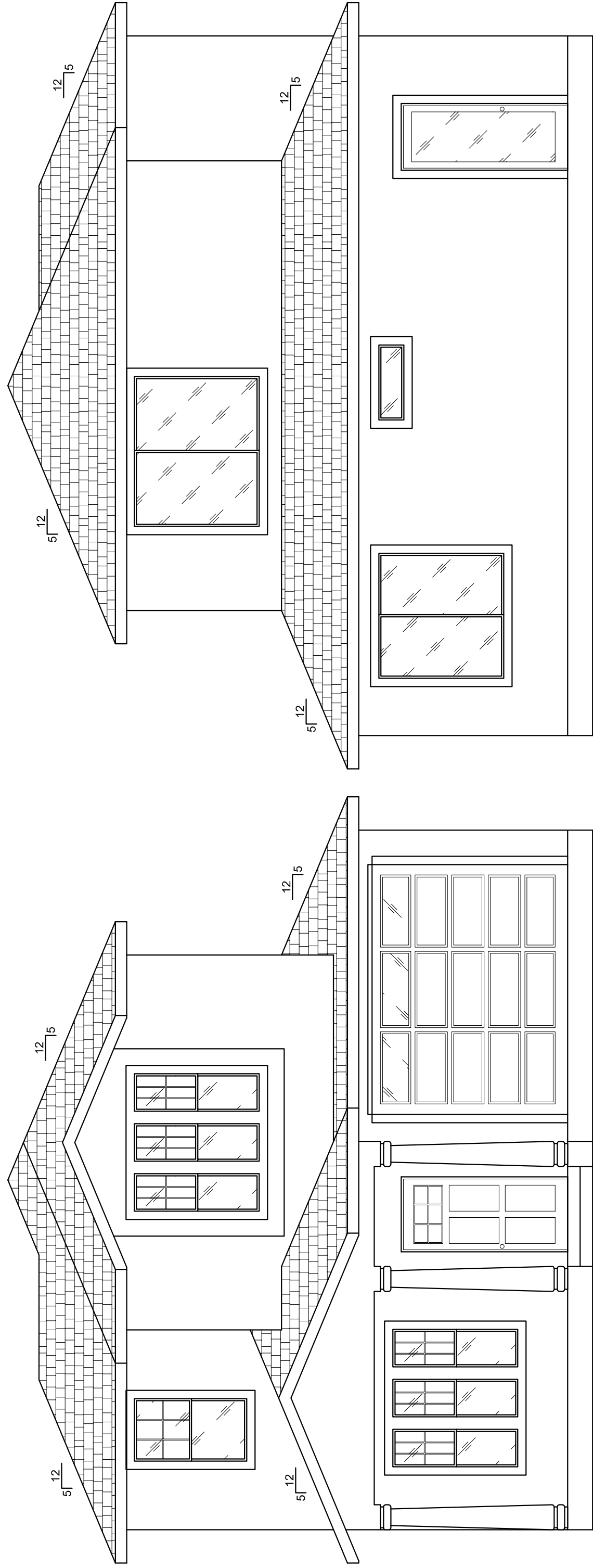
Site Plan
Floor Plan
Elevation Plan

PLAN #	00000
JOB #	00000
DATE	December 13, 2007
SCALE	1/8" = 1'-0"
DESIGNER	AM
SHEET	A8

Ermina Dr

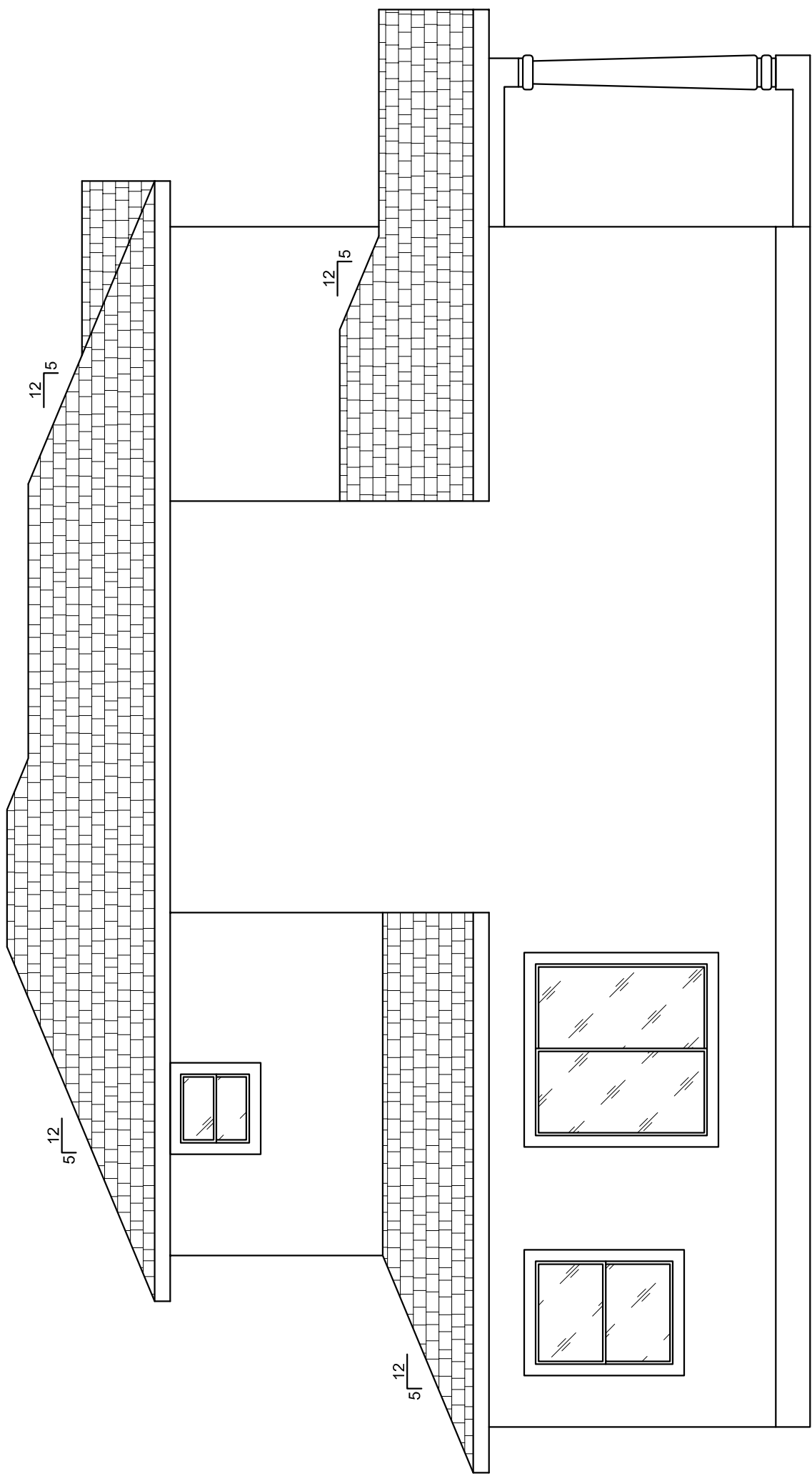


1 Map
Not To Scale



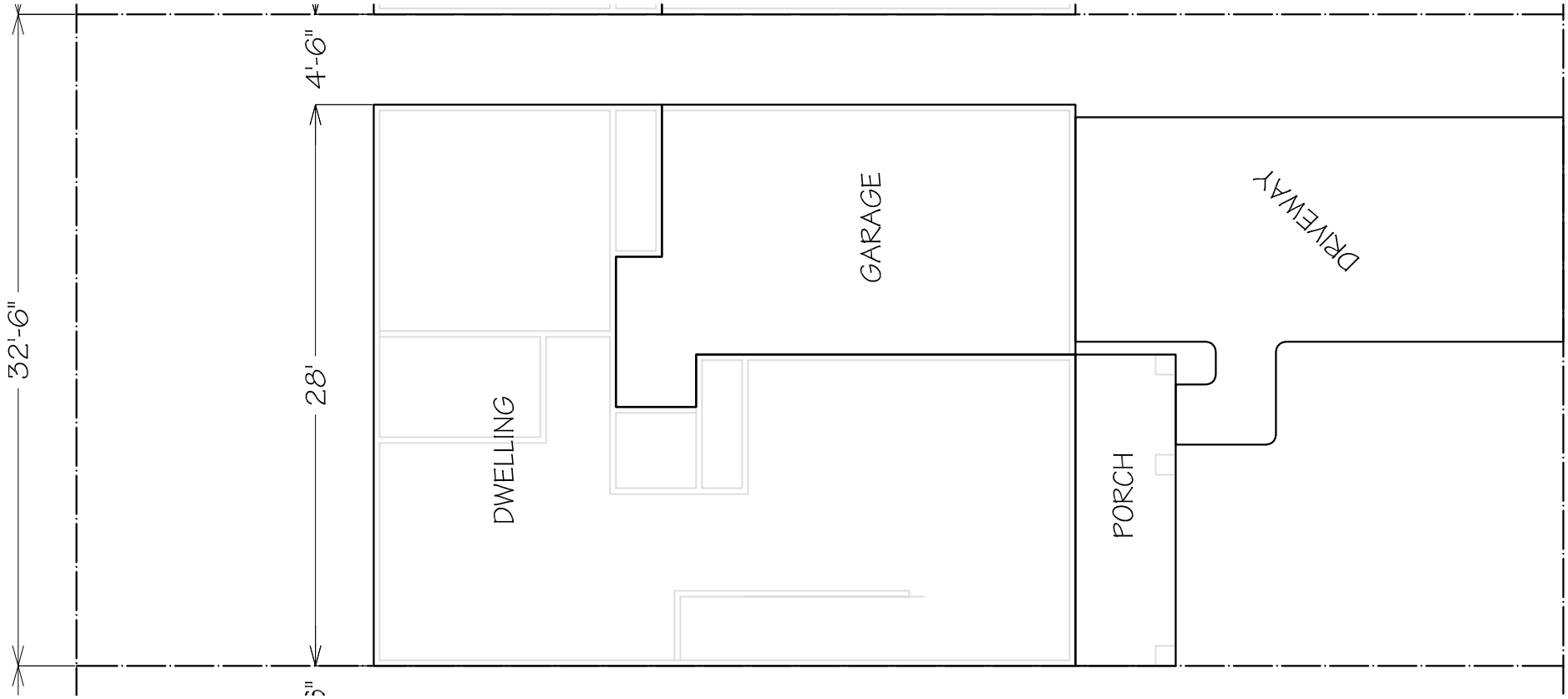
3 Front Elevation
1/4" = 1'-0"

4 Rear Elevation
1/4" = 1'-0"



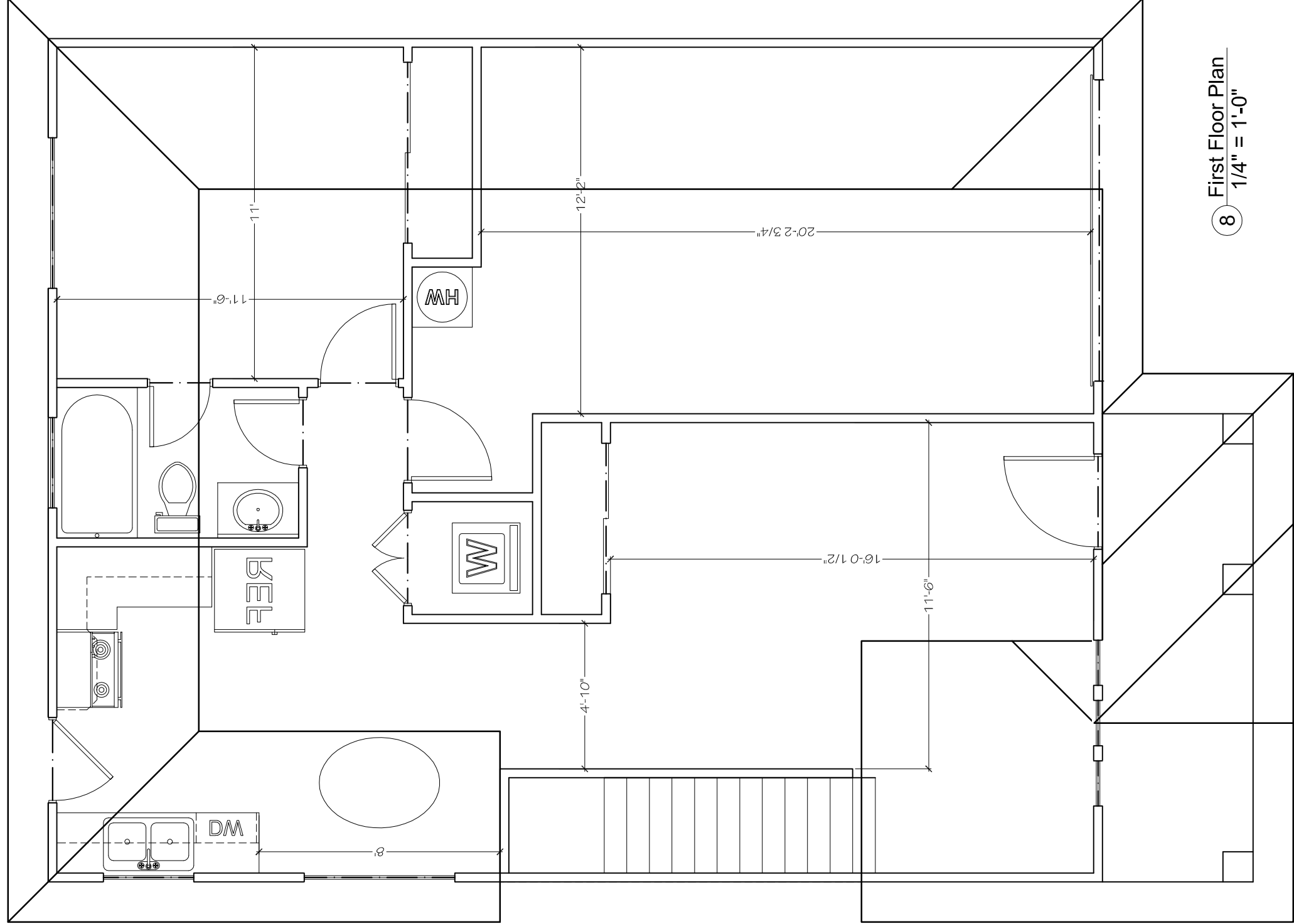
5 Left Elevation
1/4" = 1'-0"

PROJECT DATA	
DESCRIPTION	AREA SQ.FT.
DWELLING	1,277
FIRST FLOOR	701
SECOND FLOOR	576
GARAGE	279
PATIO/PORCH	78
TOTAL FOOTPRINT AREA	1,057
LOT AREA	2,407
LOT COVERAGE	43.9%

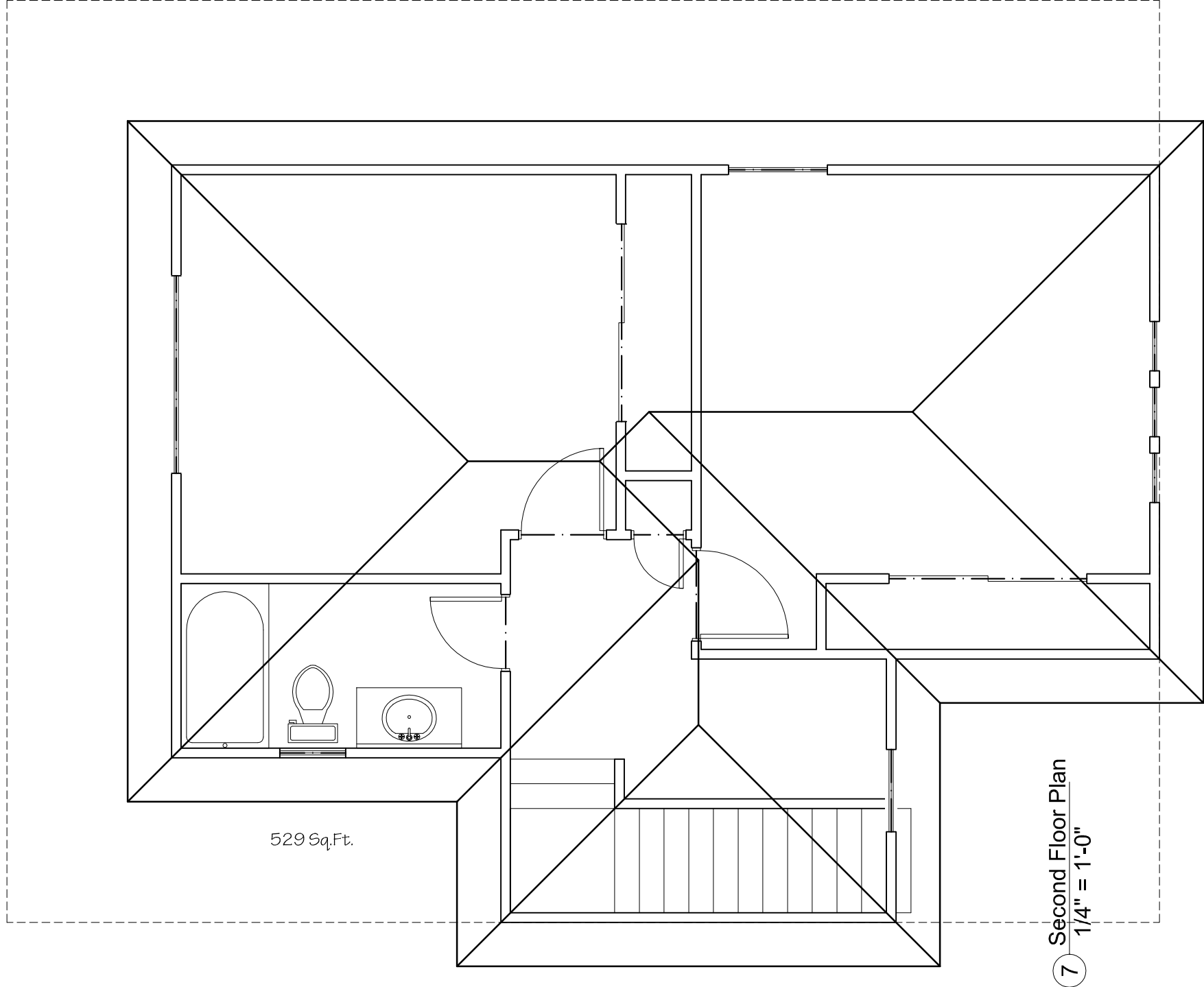


Ermina Drive - Unit 4

2 Site Plan
1/8" = 1'-0"



8 First Floor Plan
1/4" = 1'-0"



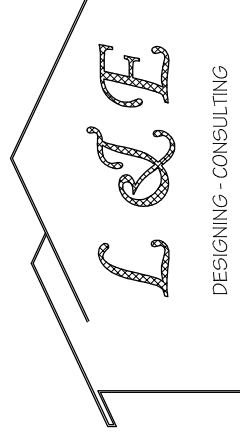
7 Second Floor Plan
1/4" = 1'-0"

Site Plan Floor Plan Elevation Plan

PLAN #	00000
JOB #	00000
DATE	December 13, 2007
SCALE	1/8" = 1'-0"
DESIGNER	AM
SHEET	A4

Ermina Dr
UNIT 4

REV	DATE	NAME
1		
2		
3		
4		
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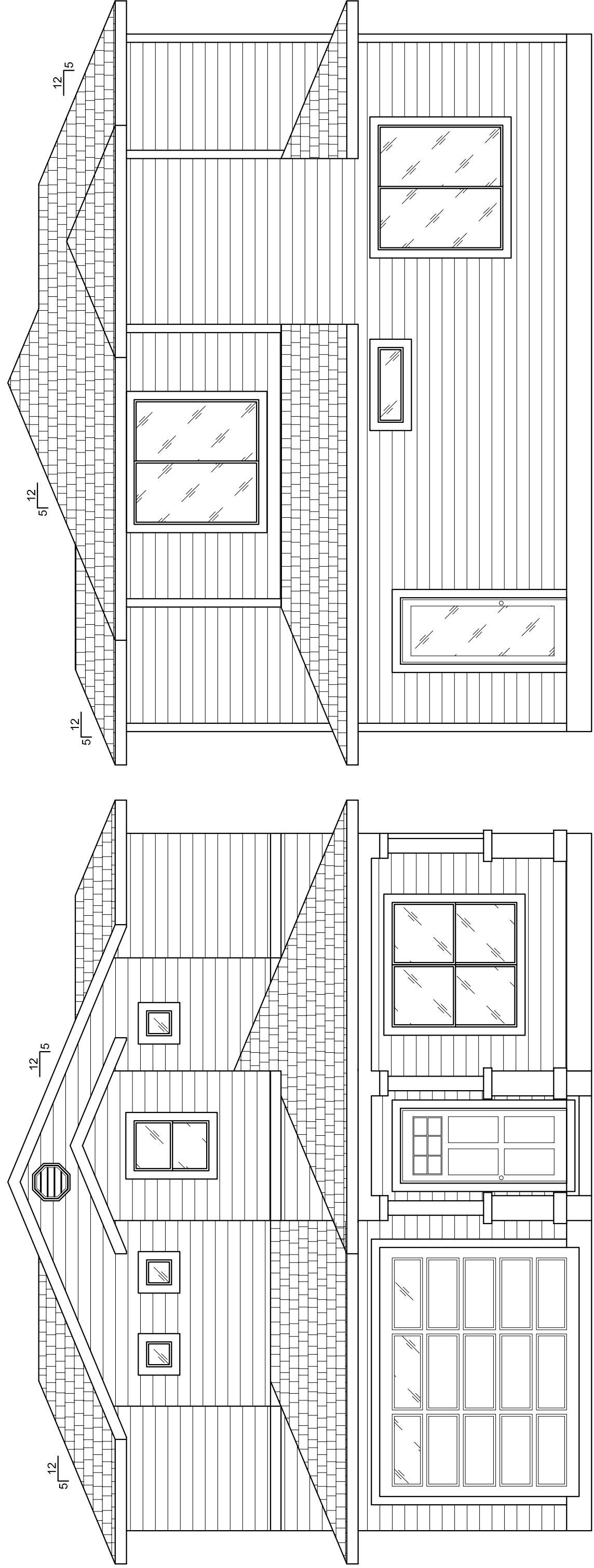


DESIGNING CONSULTING
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Los Angeles, CA 90004
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Fax: (916) 404-5355

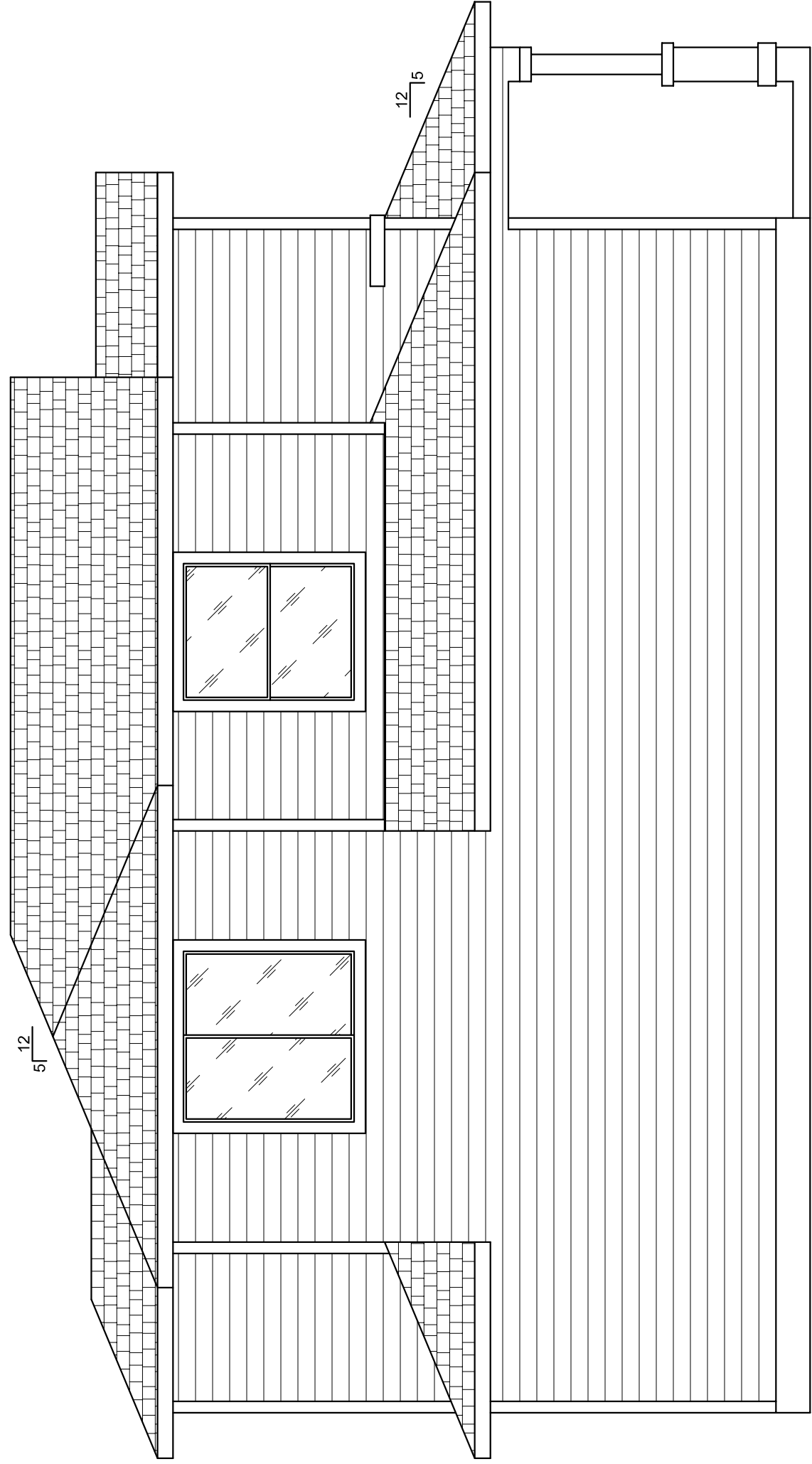
Ermina Dr



1 Map
Not To Scale

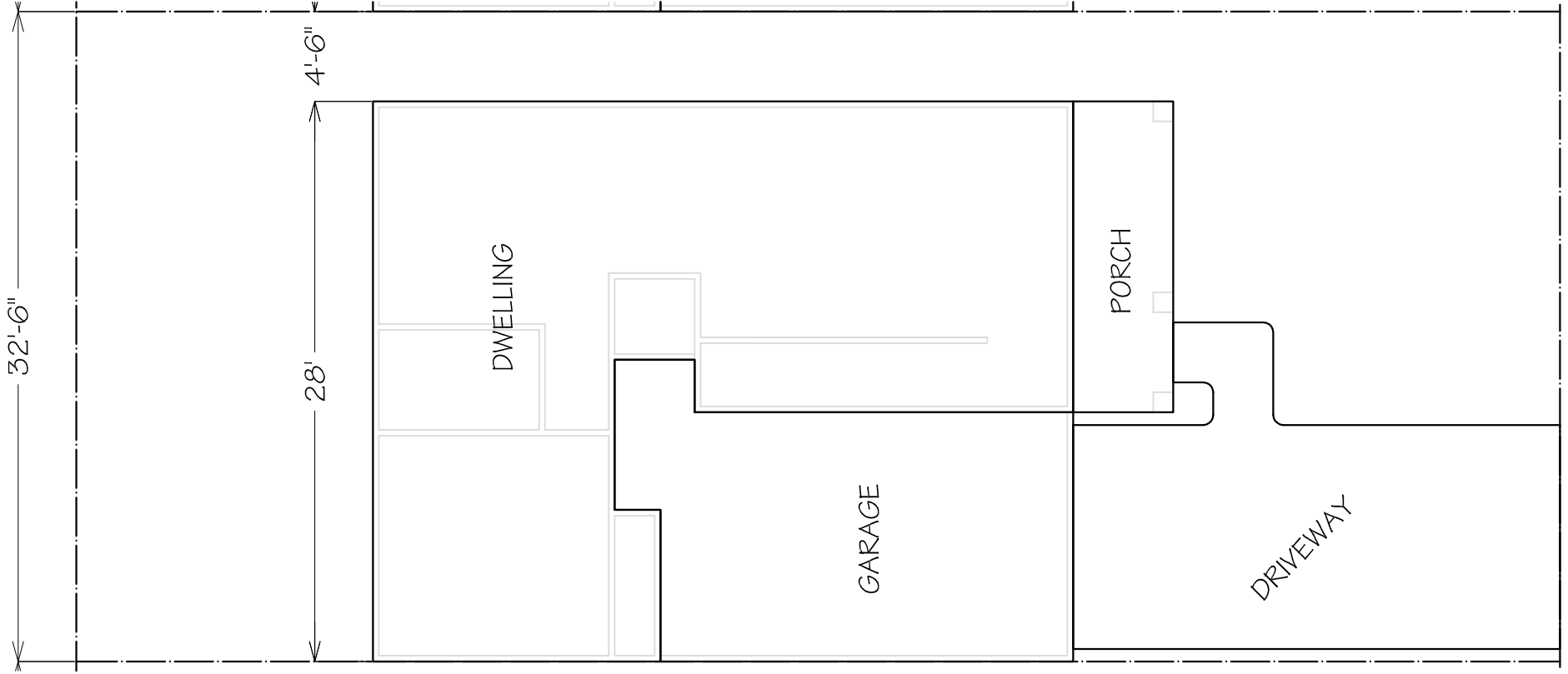


4 Rear Elevation
1/4" = 1'-0"

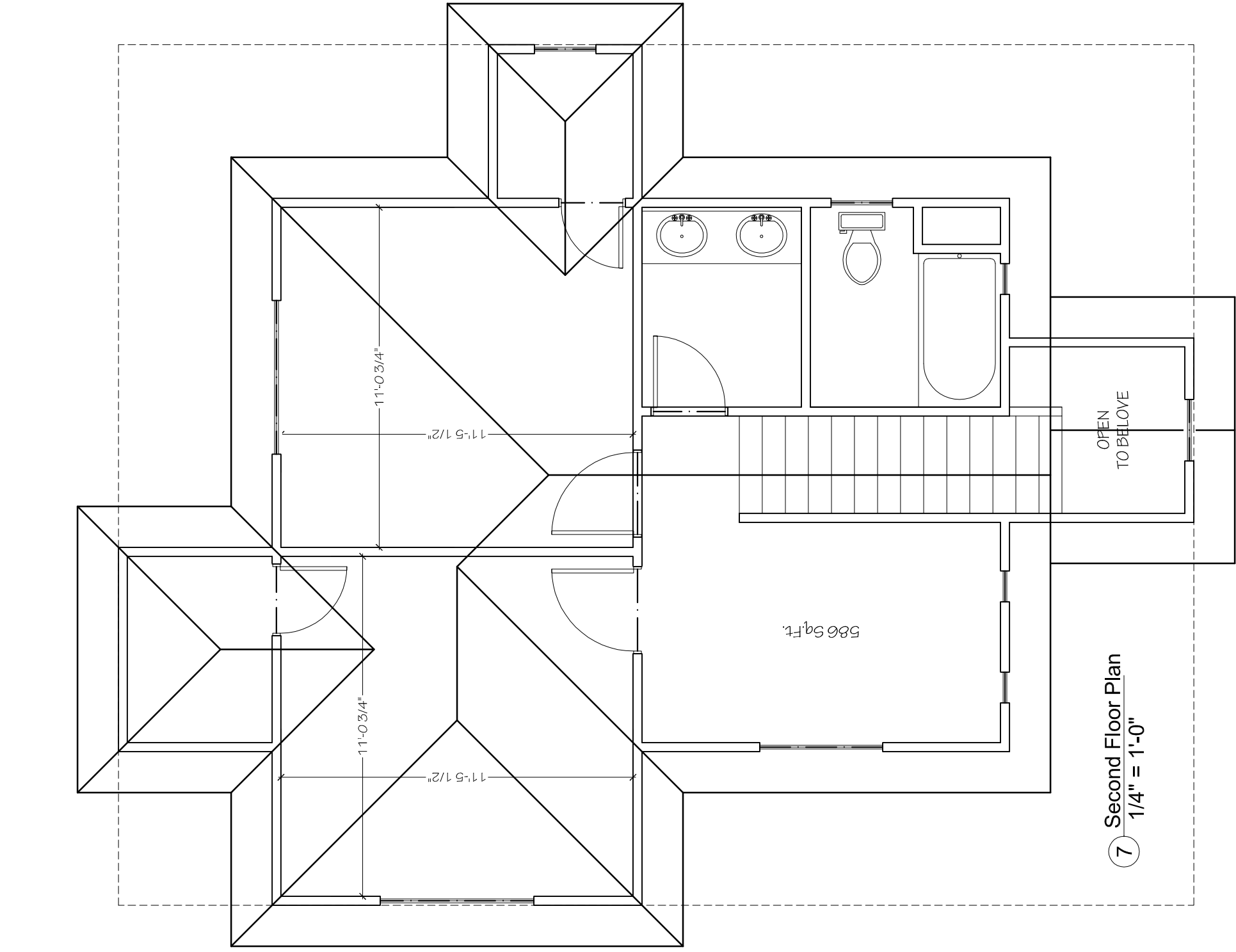


6 Right Elevation
1/4" = 1'-0"

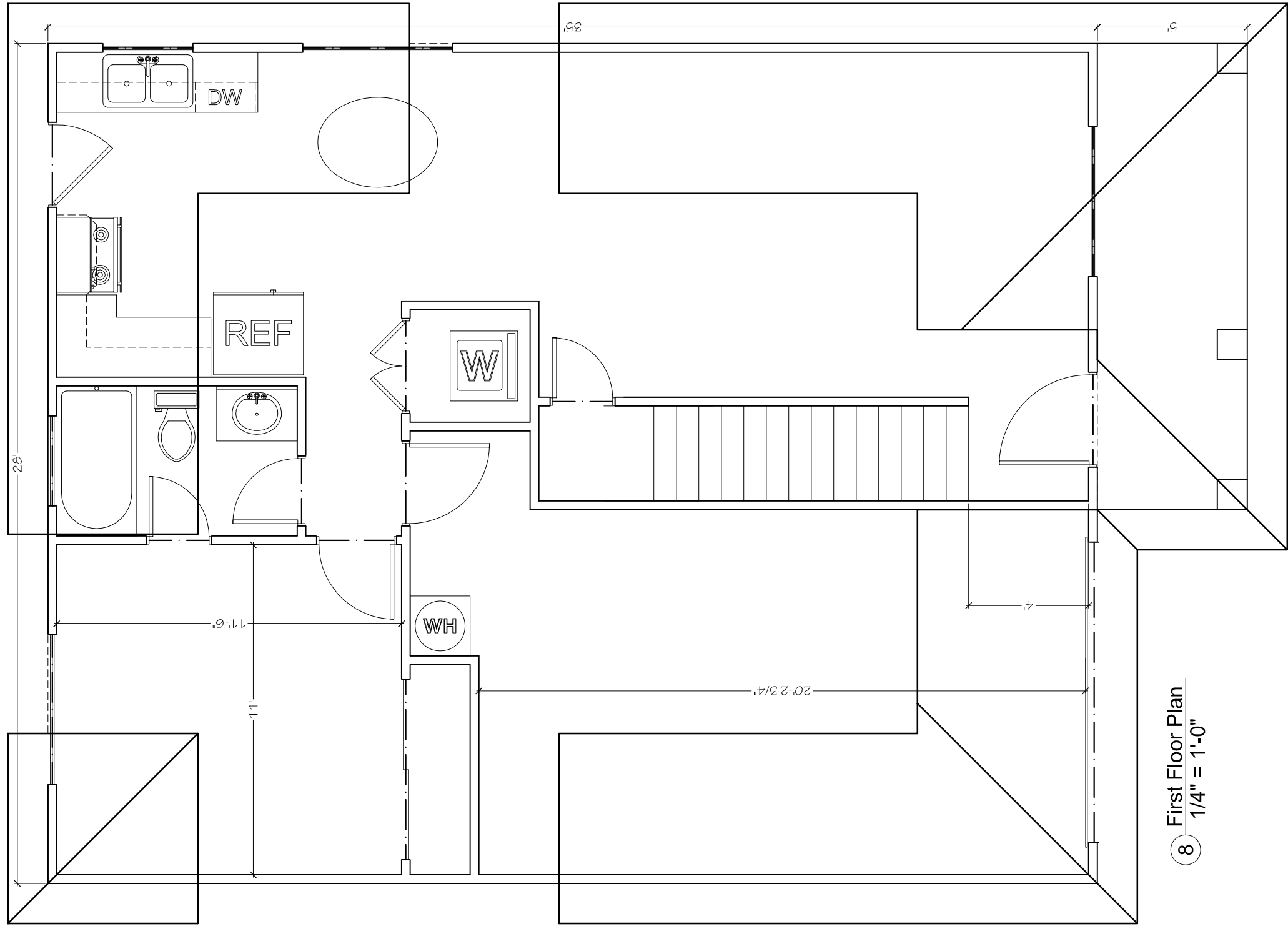
PROJECT DATA	
DESCRIPTION	AREA SQ.FT.
DWELLING	1,287
FIRST FLOOR	701
SECOND FLOOR	586
GARAGE	279
PATIO/PORCH	78
TOTAL FOOTPRINT AREA	1,057
LOT AREA	2,407
LOT COVERAGE	43.9%



2 Site Plan
1/8" = 1'-0"



7 Second Floor Plan
1/4" = 1'-0"



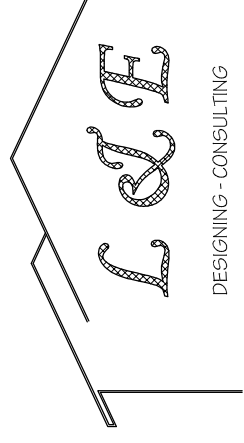
8 First Floor Plan
1/4" = 1'-0"

Site Plan Floor Plan Elevation Plan

PLAN #	00000
JOB #	00000
DATE	December 13, 2007
SCALE	1/8" = 1'-0"
DESIGNER	AM
SHEET	A5

Ermina Dr
UNIT 5

REV	DATE	NAME
Δ		
Δ		
Δ		
Δ		
Δ		
Δ		

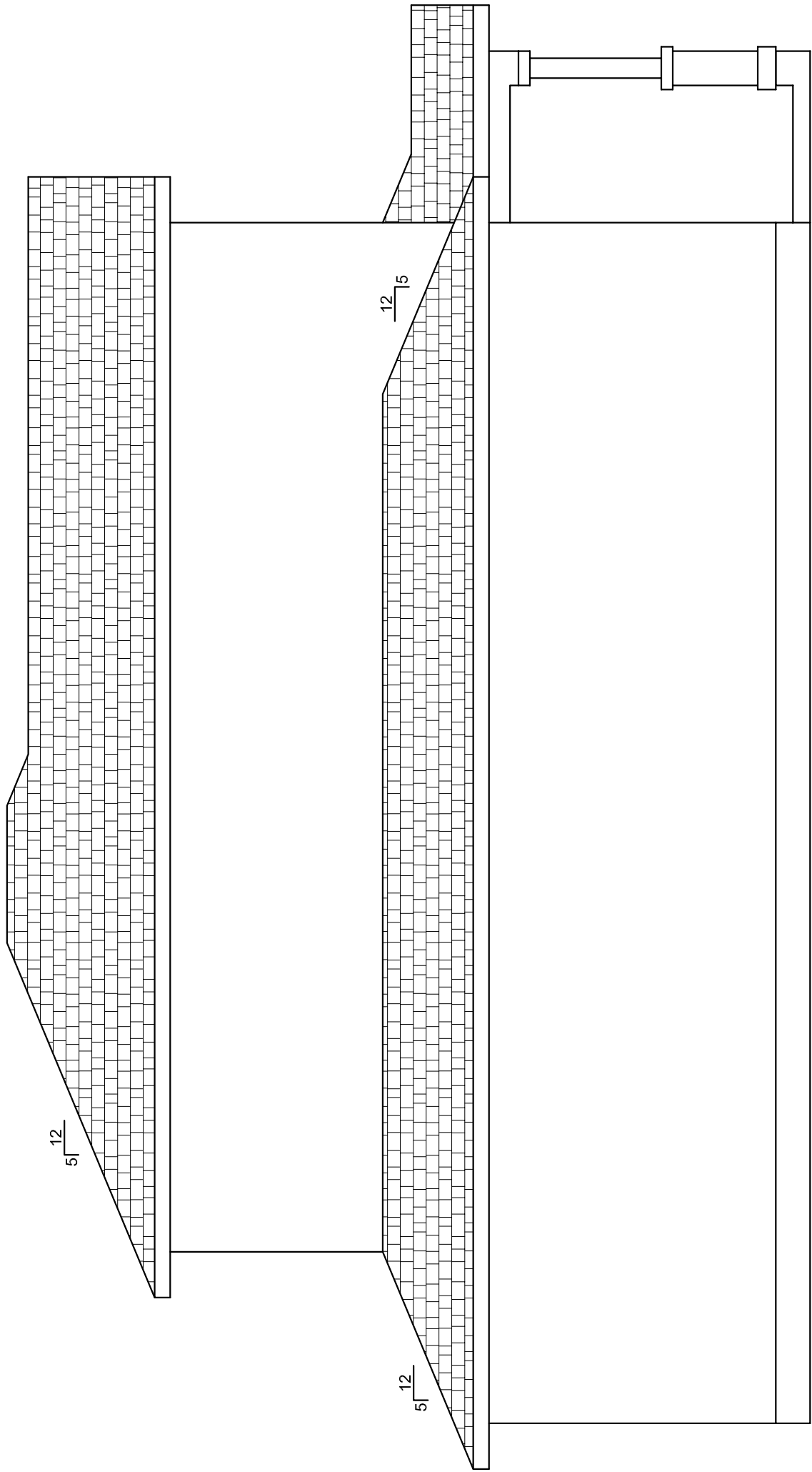
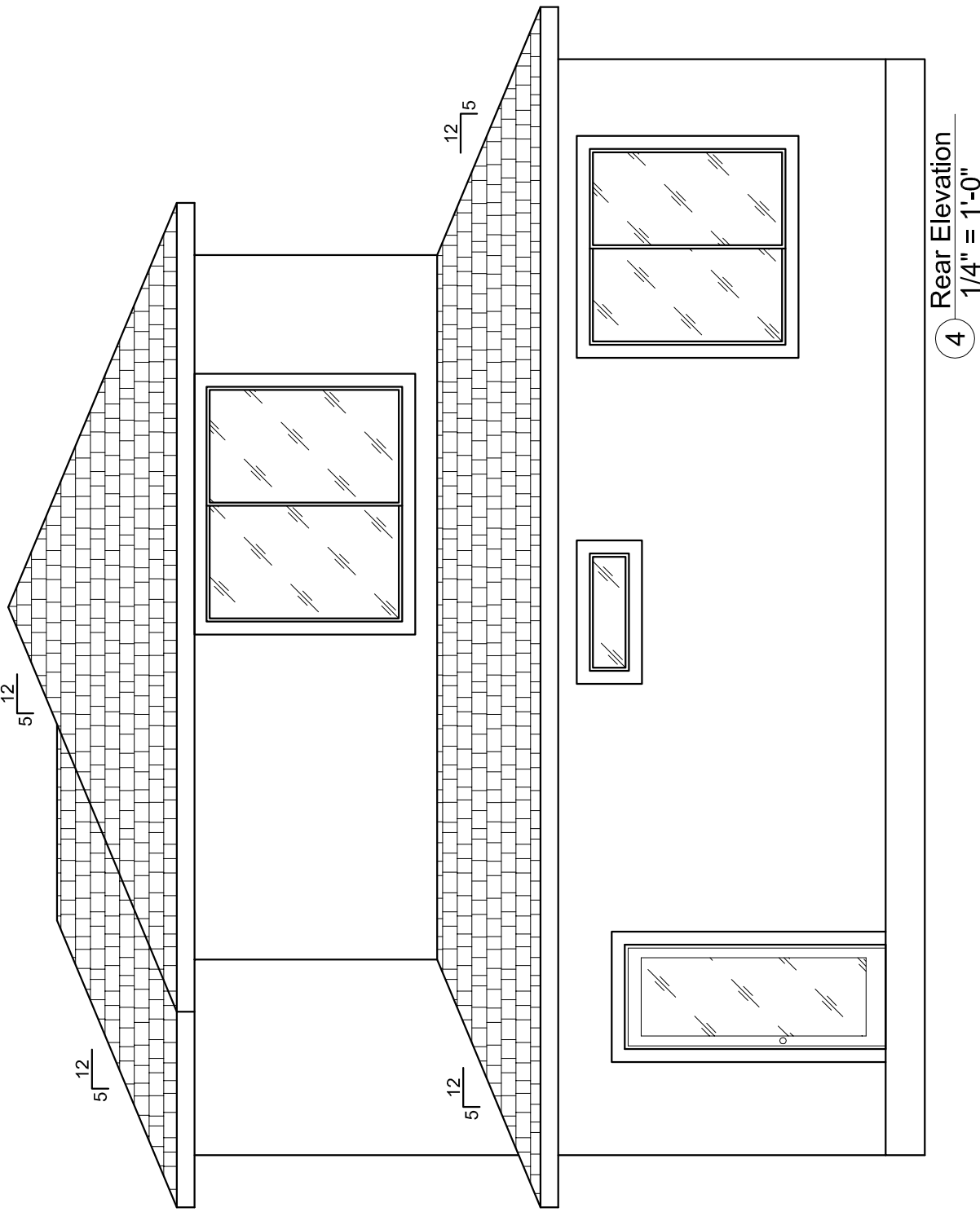
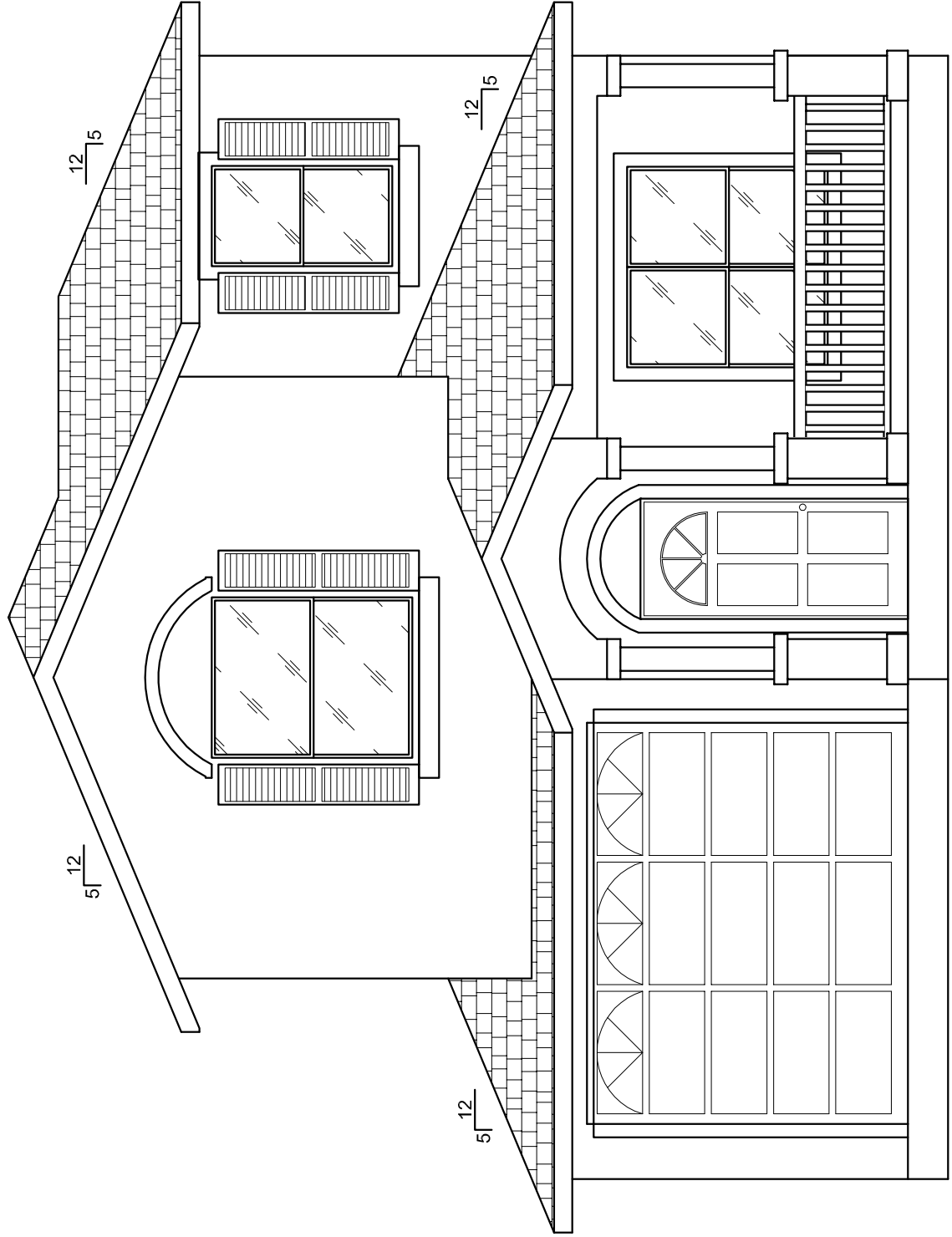


DESIGNING CONSULTING
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Web: lunde.com
Telephone: (916) 339-1307
Fax: (916) 404-5395

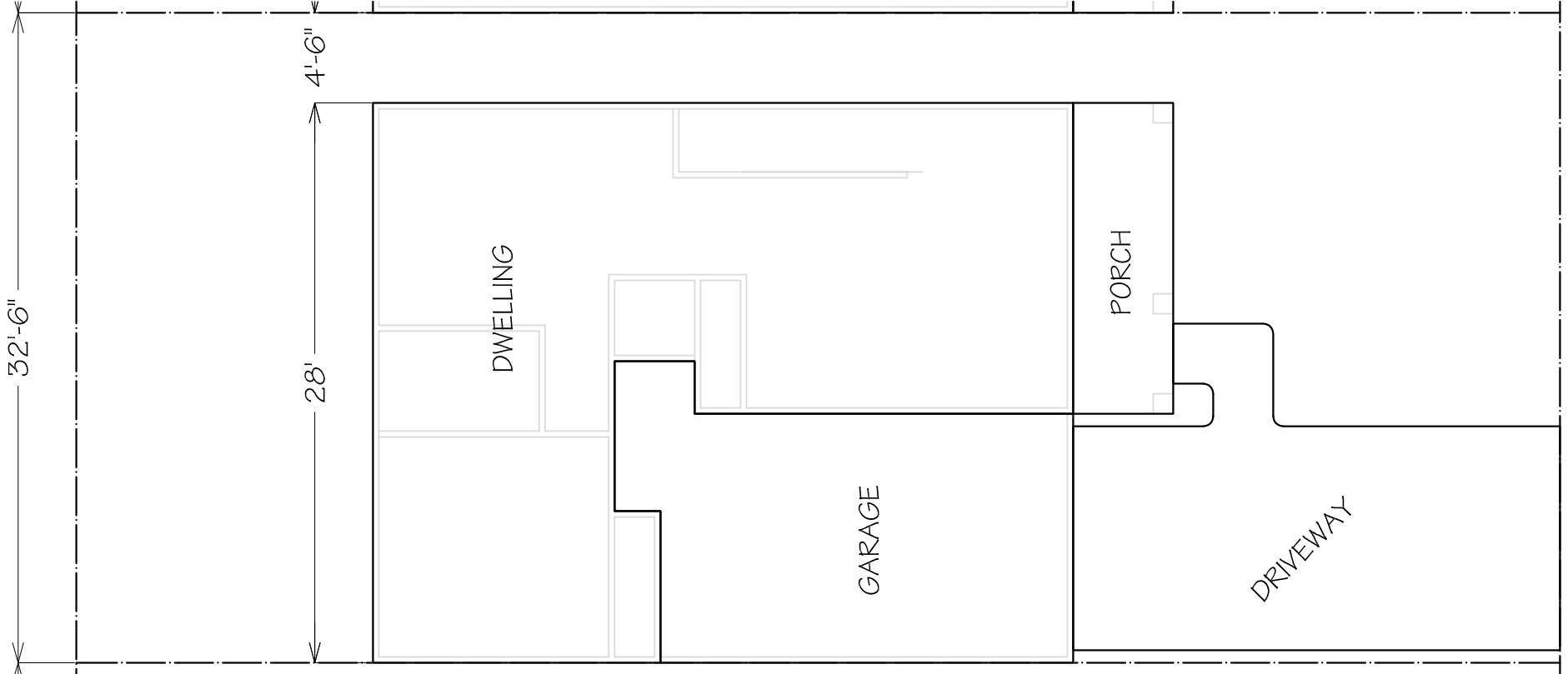
Ermina Dr



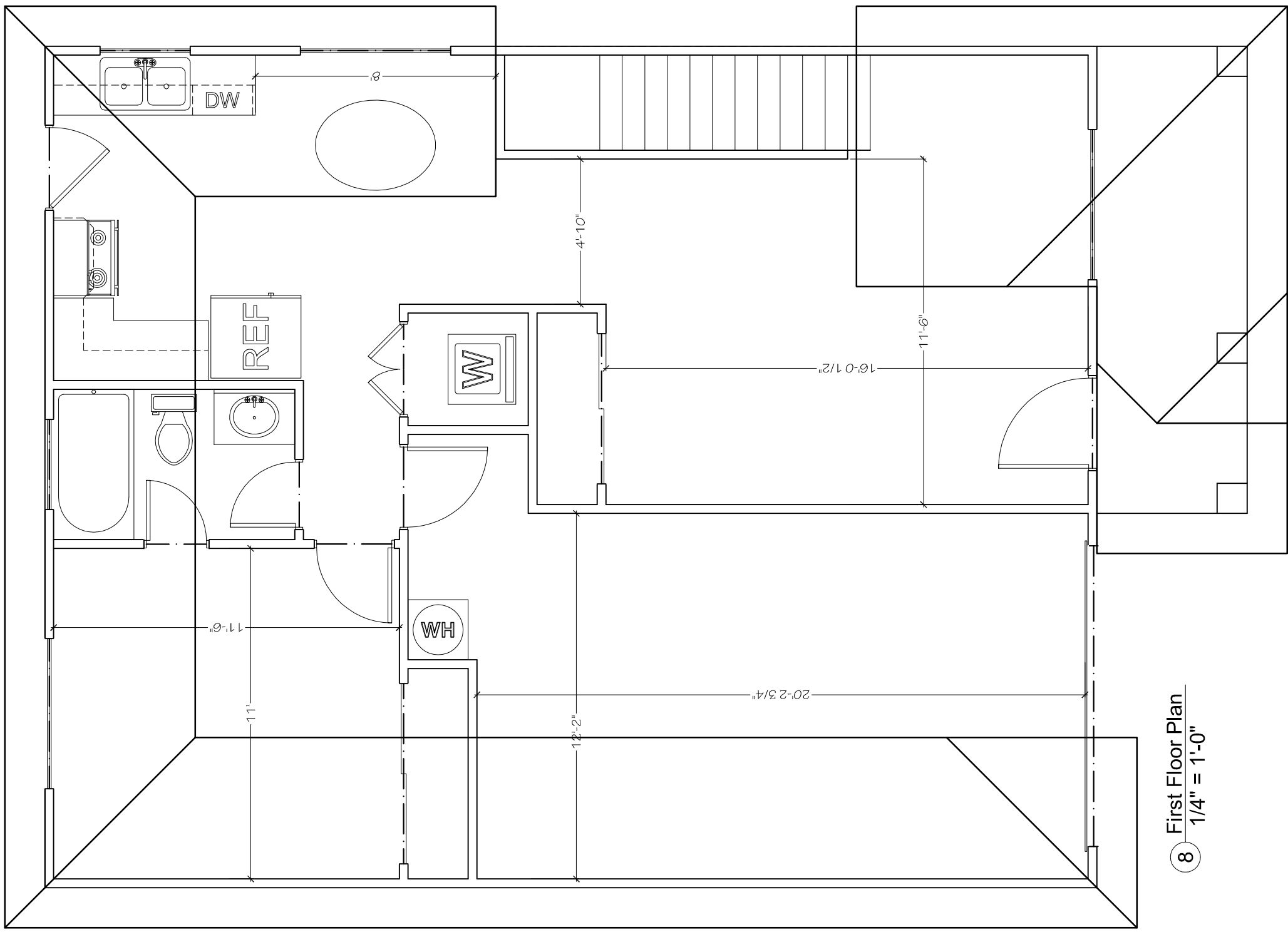
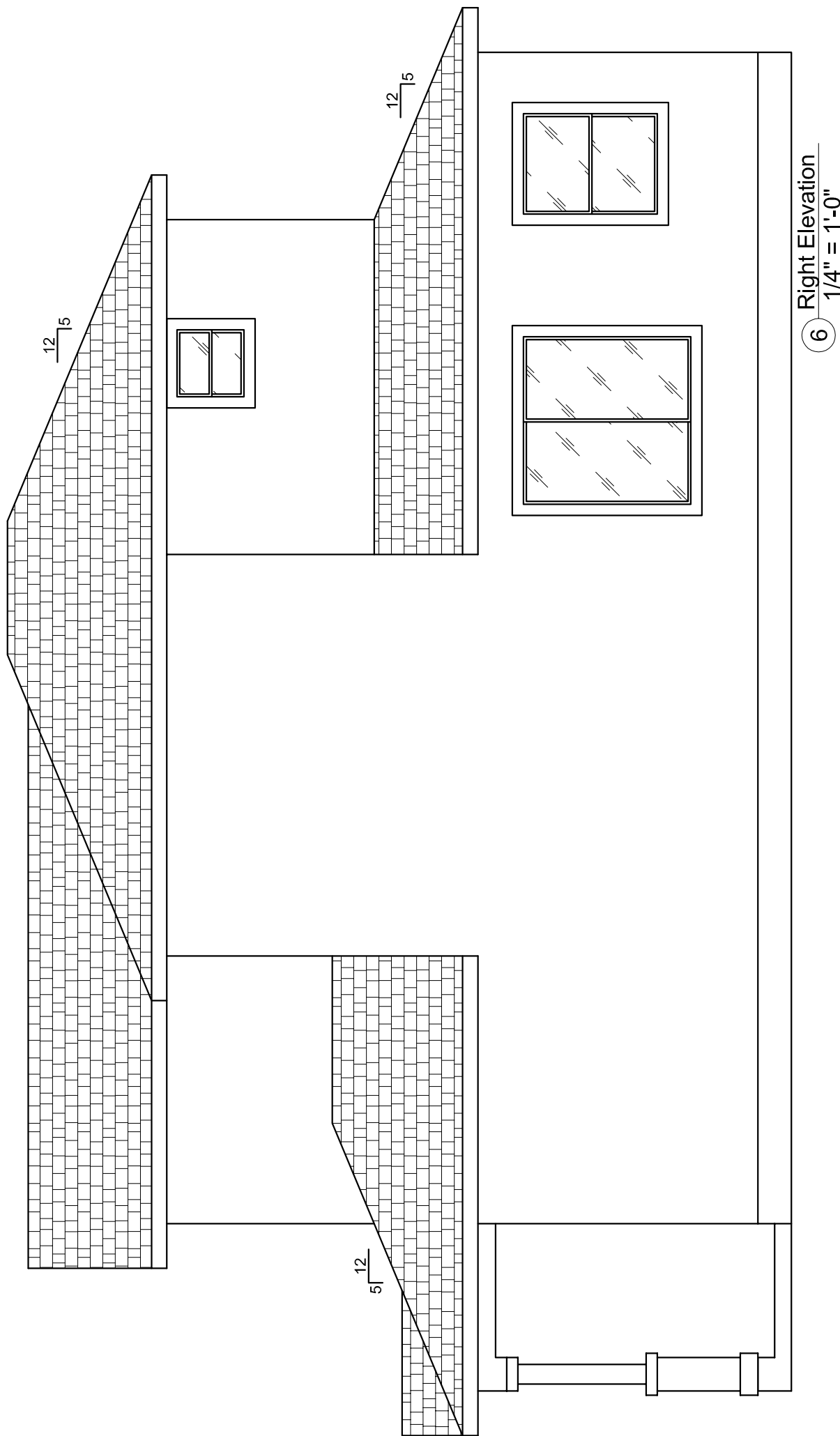
1 Map
Not To Scale



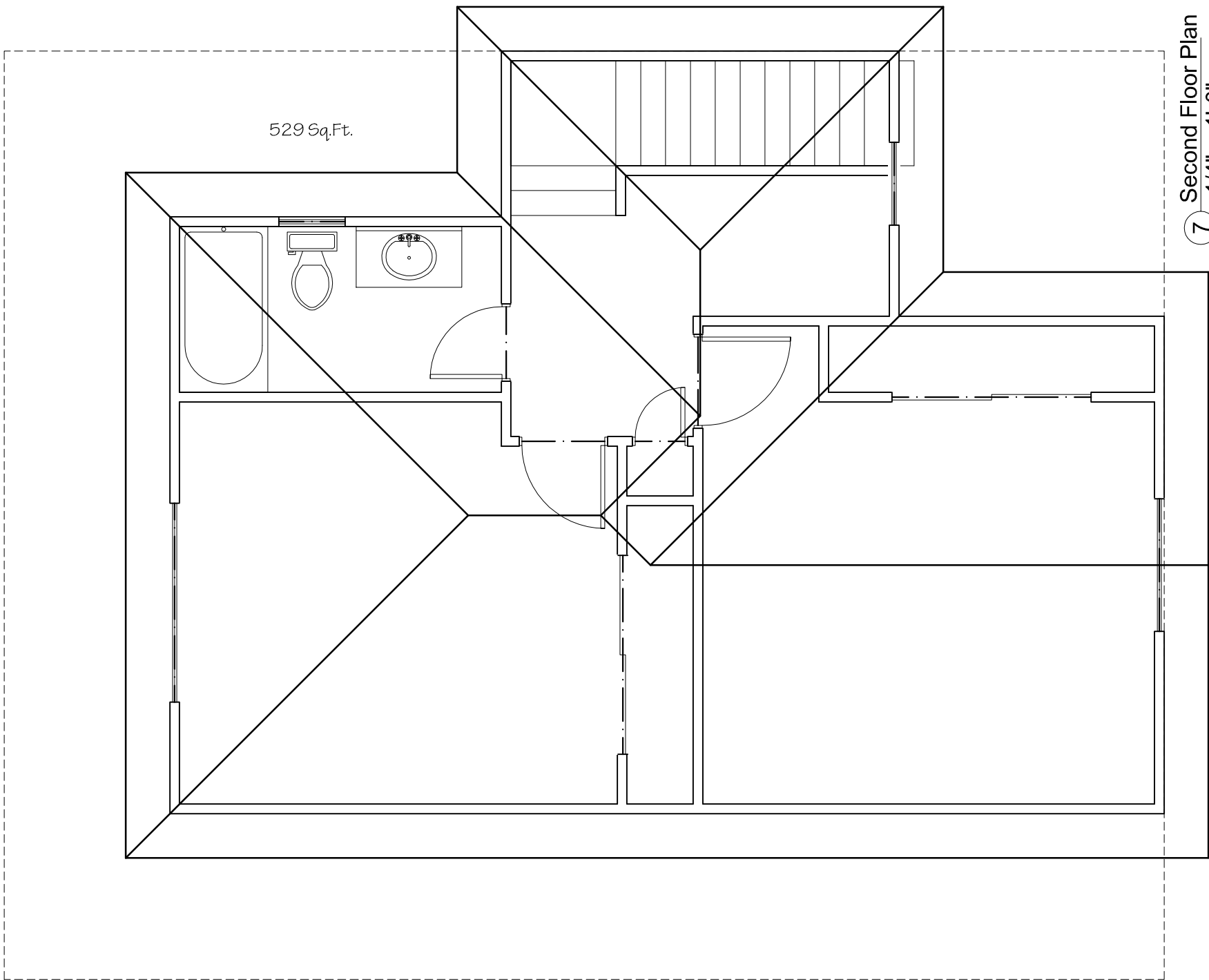
PROJECT DATA	
DESCRIPTION	AREA SQ.FT.
DWELLING	1,277
FIRST FLOOR	701
SECOND FLOOR	576
GARAGE	279
PATIO/PORCH	78
TOTAL FOOTPRINT AREA	1,057
LOT AREA	2,407
LOT COVERAGE	43.9%



2 Site Plan
1/8" = 1'-0"



8 First Floor Plan
1/4" = 1'-0"



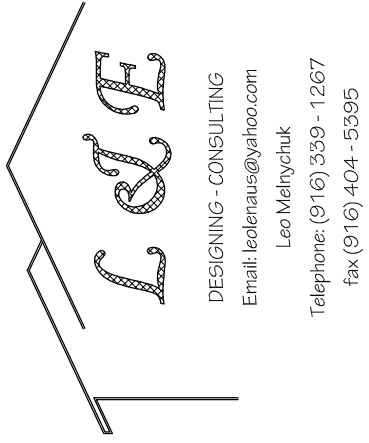
7 Second Floor Plan
1/4" = 1'-0"

Site Plan Floor Plan Elevation Plan

PLAN #	00000
JOB #	00000
DATE	December 13, 2007
SCALE	1/8" = 1'-0"
DESIGNER	AM
SHEET	A6

Ermina Dr UNIT 6

REV	DATE	NAME
1		
2		
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4		
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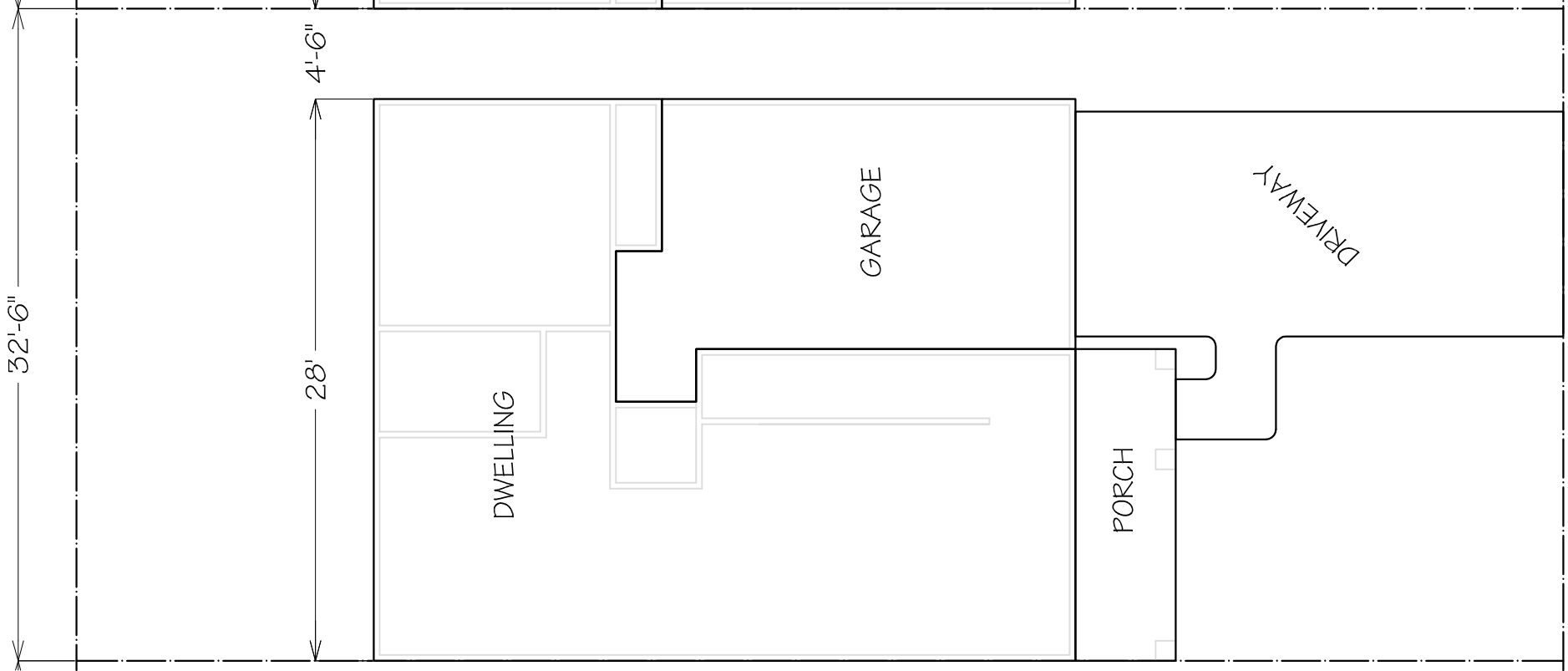
DESIGNING CONSULTING
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Los Angeles, CA
Telephone: (916) 339-1307
Fax: (916) 404-5355

Ermina Dr

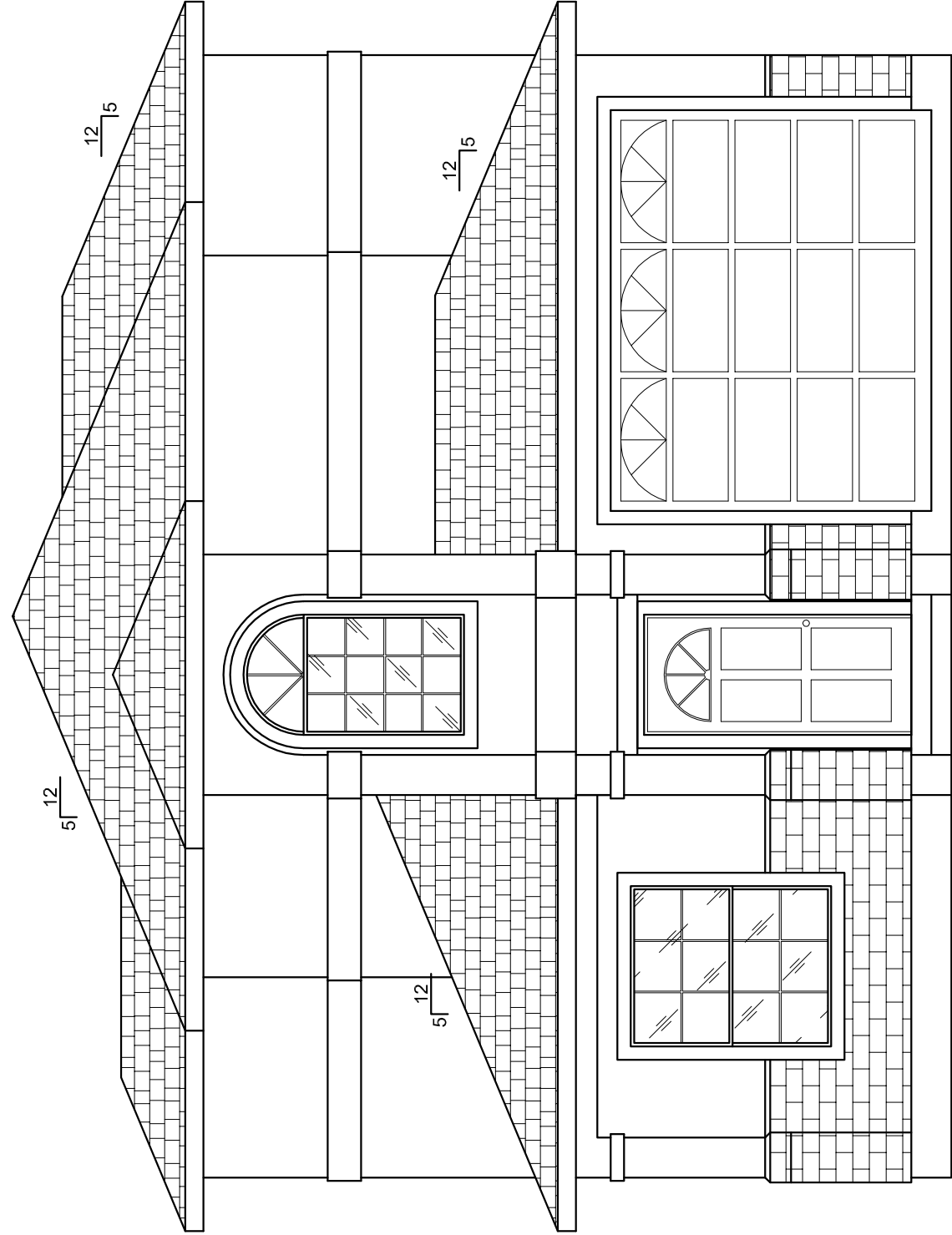


1 Map
Not To Scale

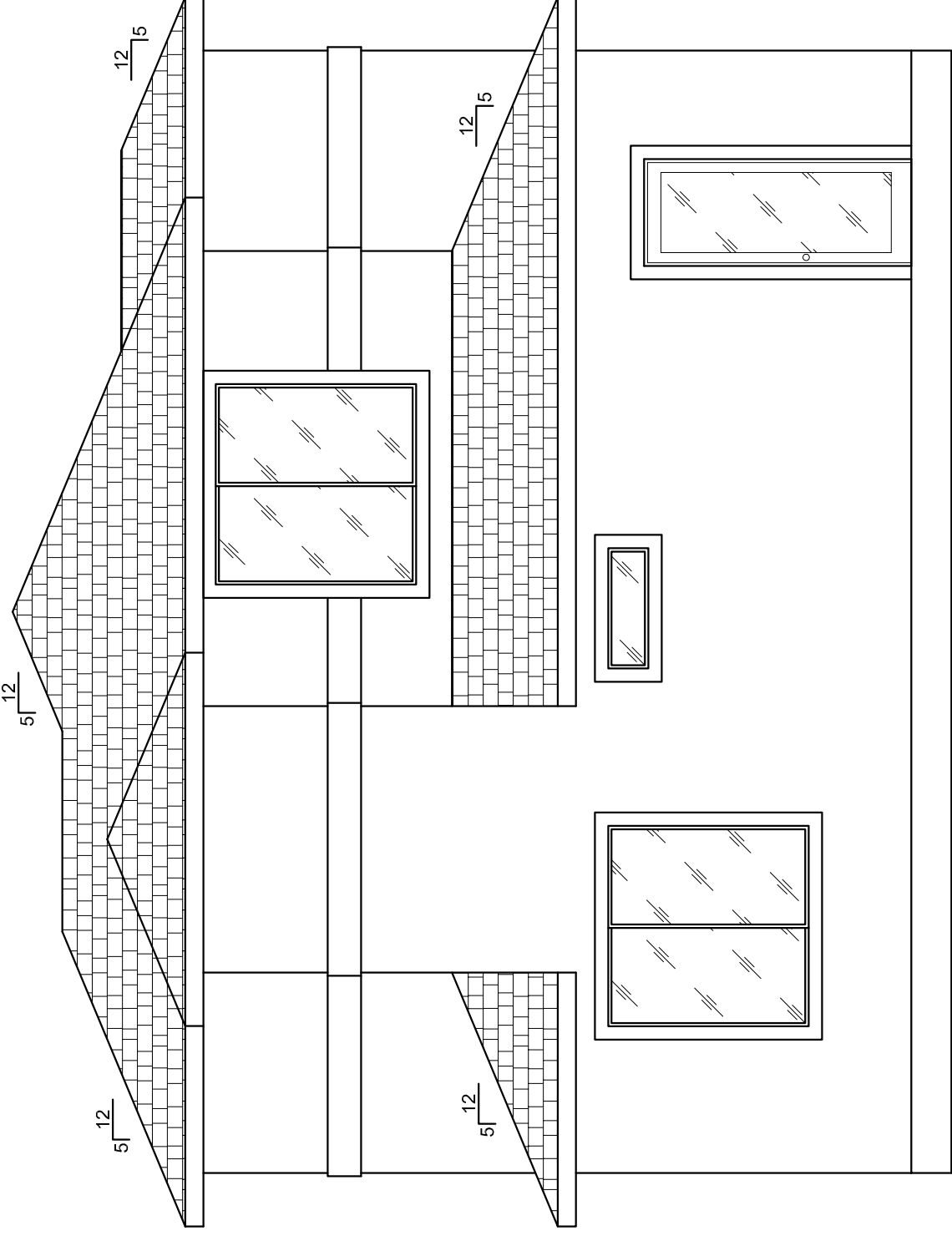
PROJECT DATA	
DESCRIPTION	AREA SQ.FT.
DWELLING	1,287
FIRST FLOOR	701
SECOND FLOOR	586
GARAGE	279
PATIO/PORCH	78
TOTAL FOOTPRINT AREA	1,057
LOT AREA	2,407
LOT COVERAGE	43.9%



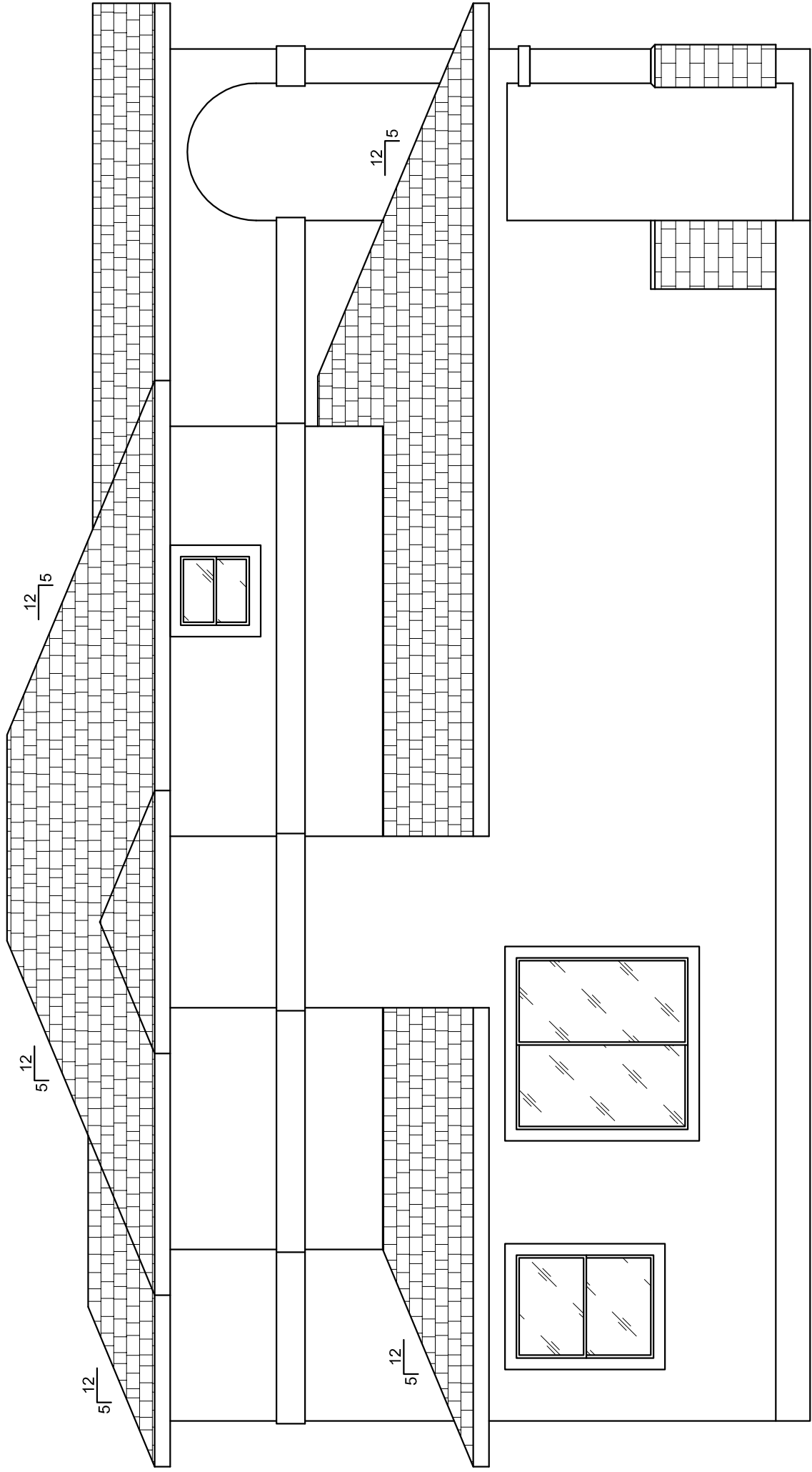
2 Site Plan
1/8" = 1'-0"



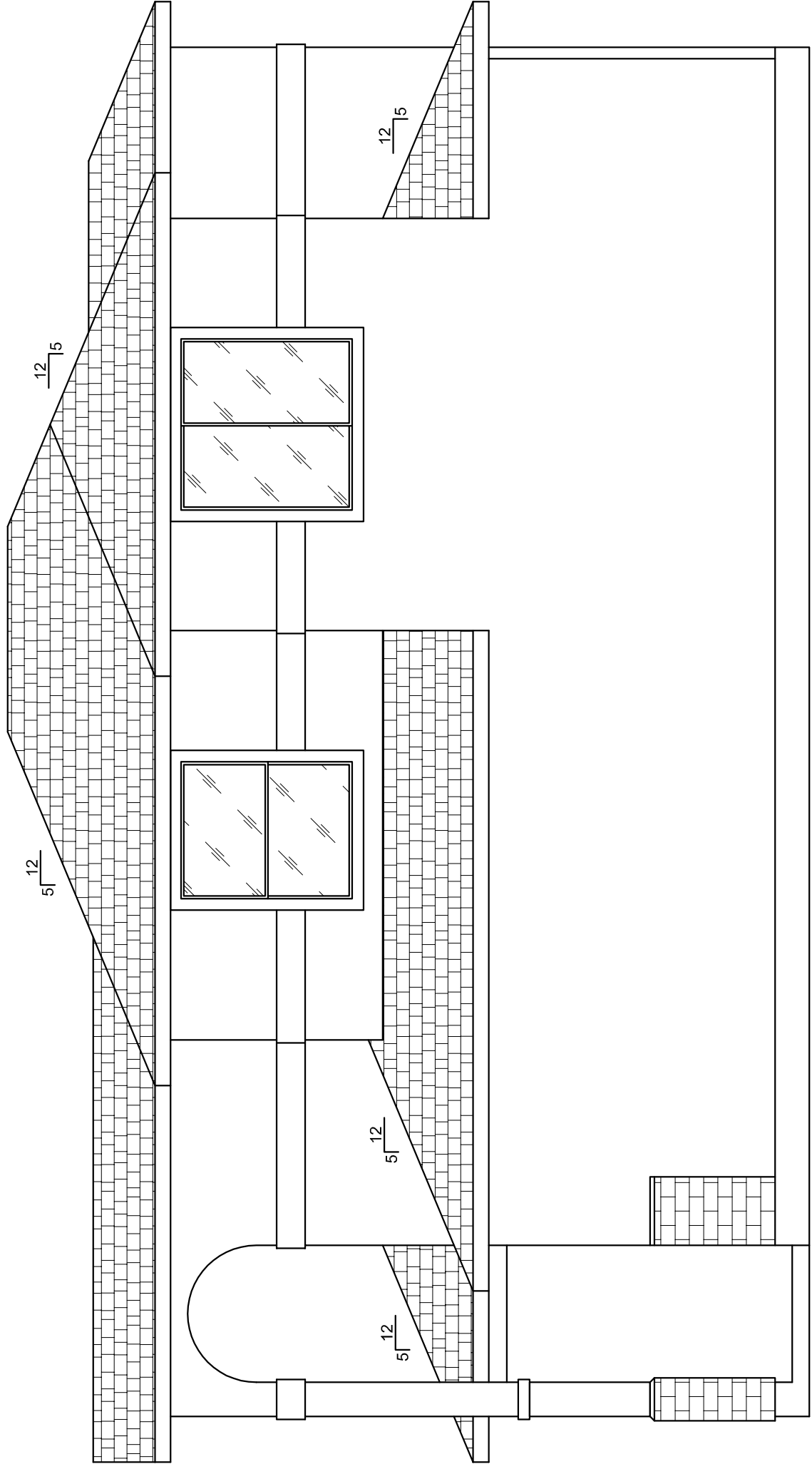
3 Front Elevation
1/4" = 1'-0"



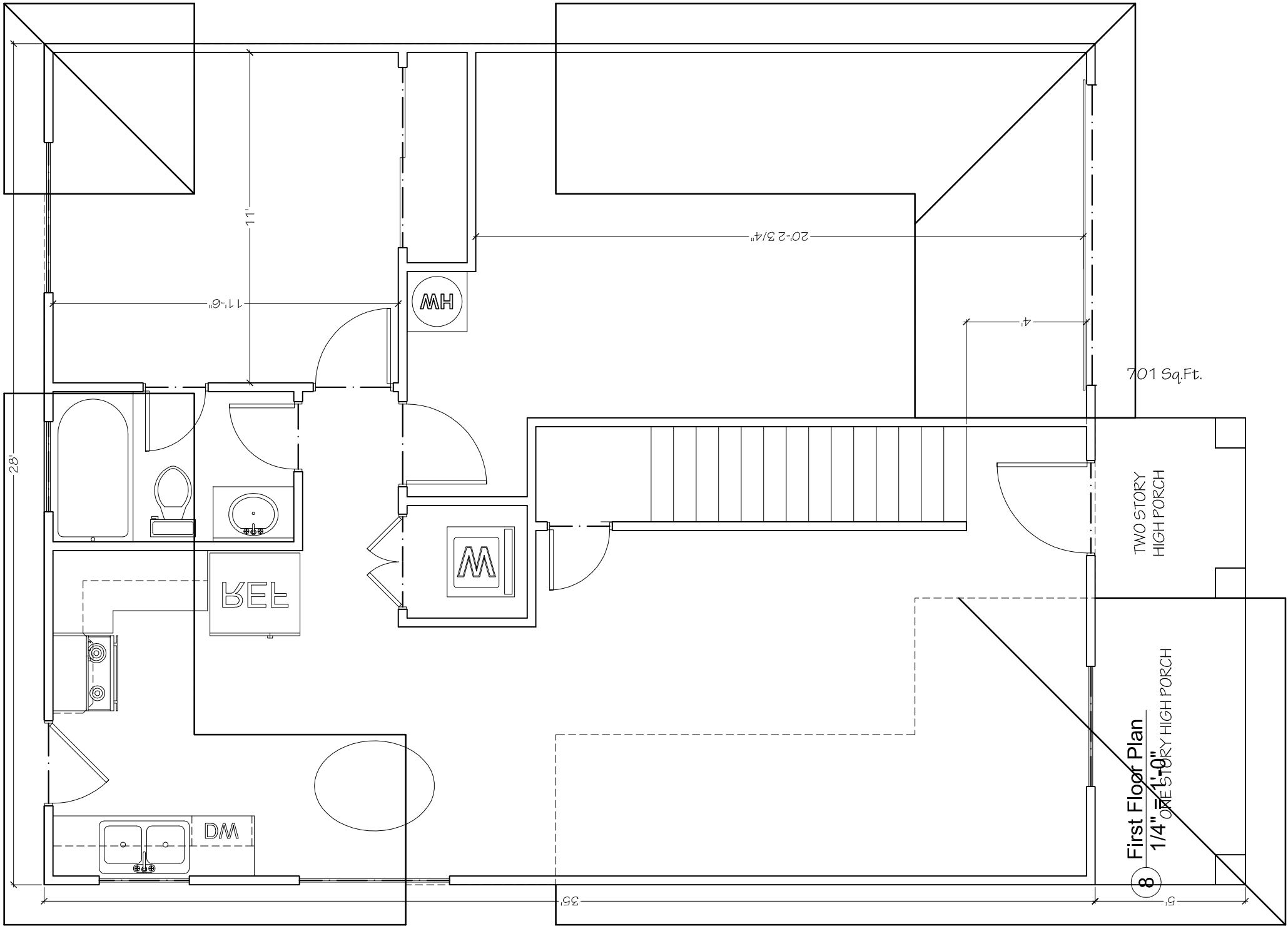
4 Rear Elevation
1/4" = 1'-0"



5 Left Elevation
1/4" = 1'-0"

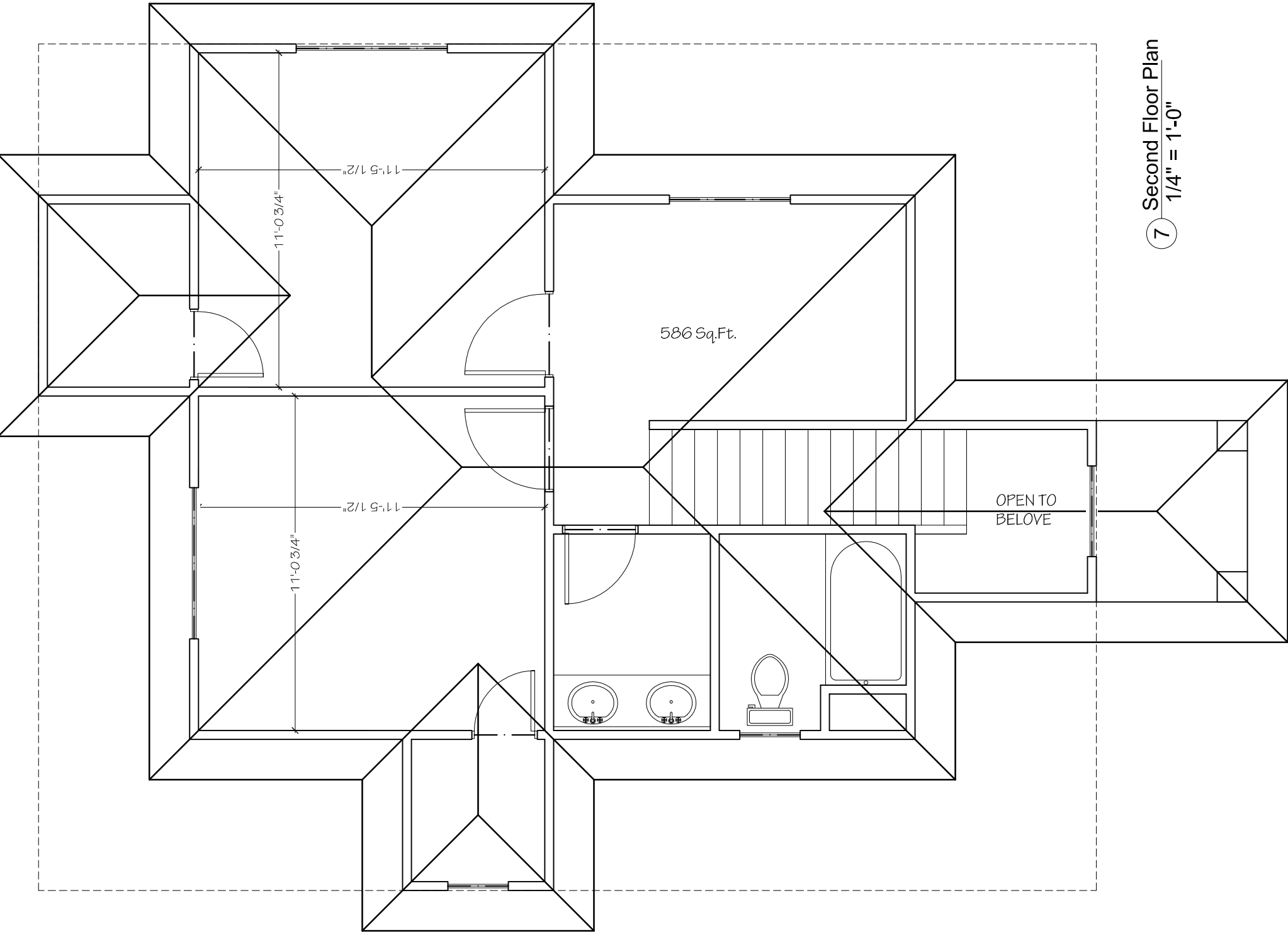


6 Right Elevation
1/4" = 1'-0"



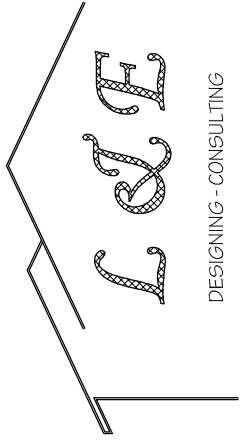
8 First Floor Plan
1/4" = 1'-0"

7 Second Floor Plan
1/4" = 1'-0"



Site Plan Floor Plan Elevation Plan

PLAN #	00000
JOB #	00000
DATE	December 13, 2007
SCALE	1/8" = 1'-0"
DESIGNER	AM
SHEET	A7



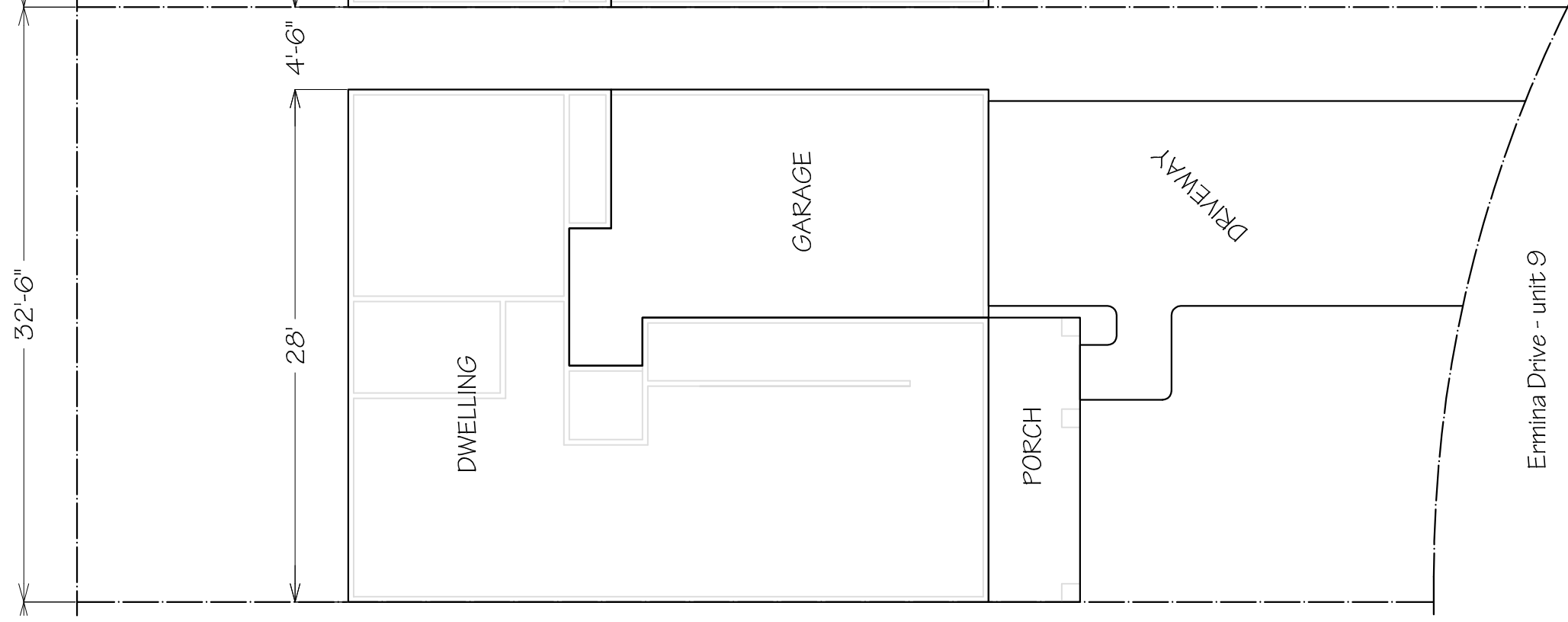
DESIGNING CONSULTING
Email: l@l-e.com
Tel: 916.339.1307
Fax: 916.404.5355

REV	DATE	NAME
1		
2		
3		
4		
5		
6		
7		

Ermina Dr UNIT 7

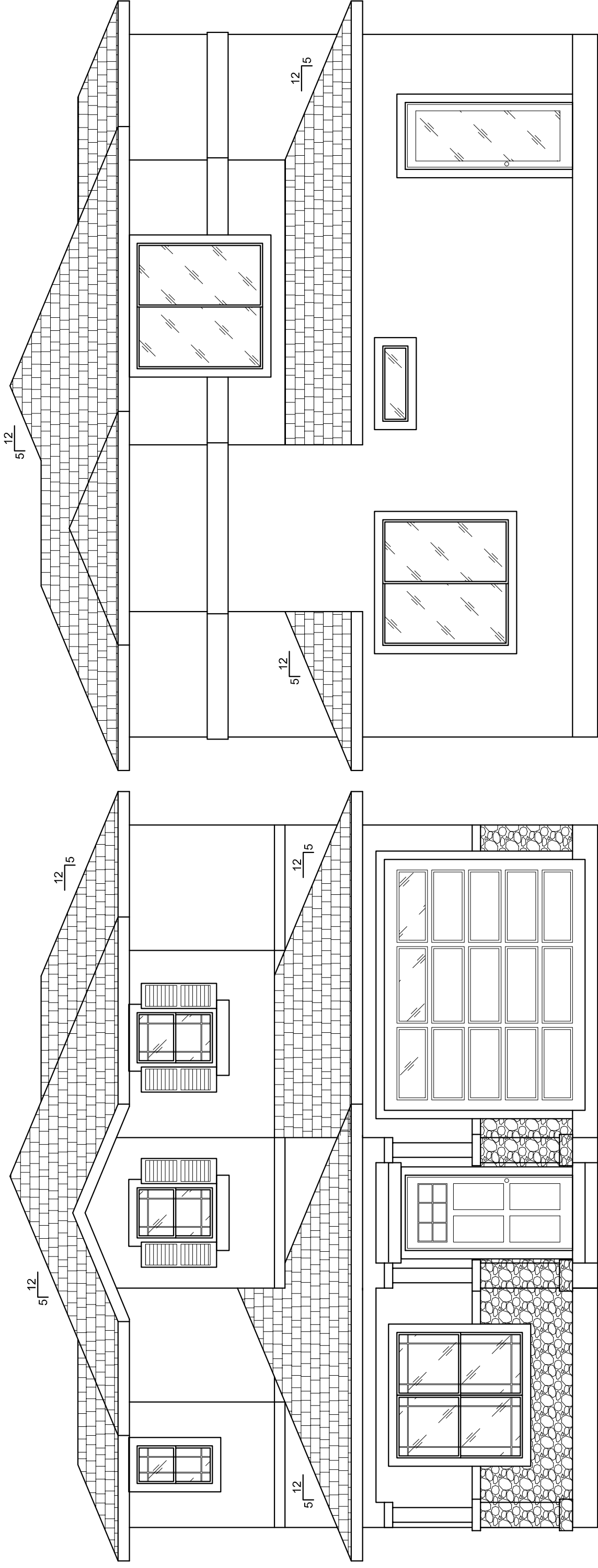


1 Map
Not To Scale

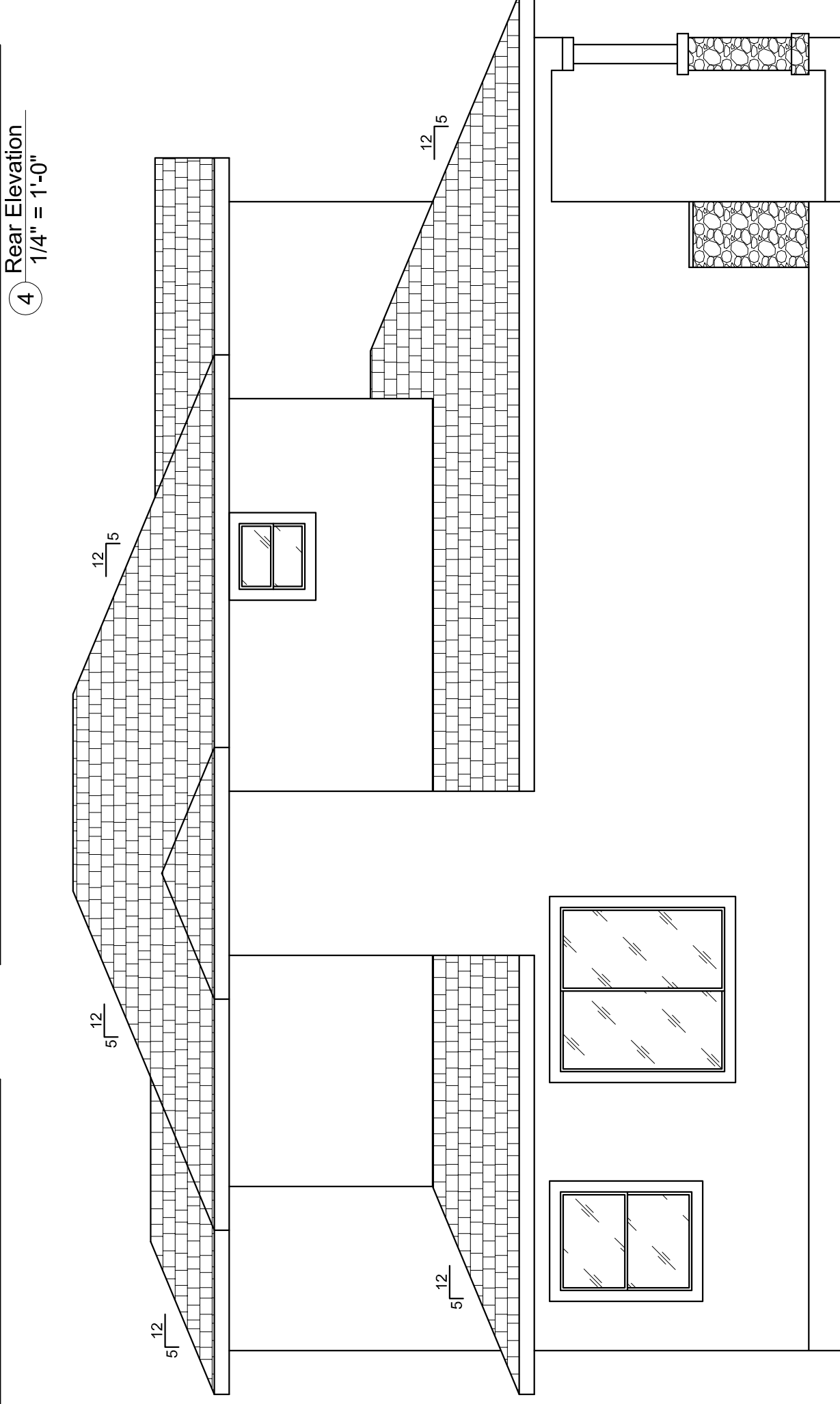


2 Site Plan
1/8" = 1'-0"

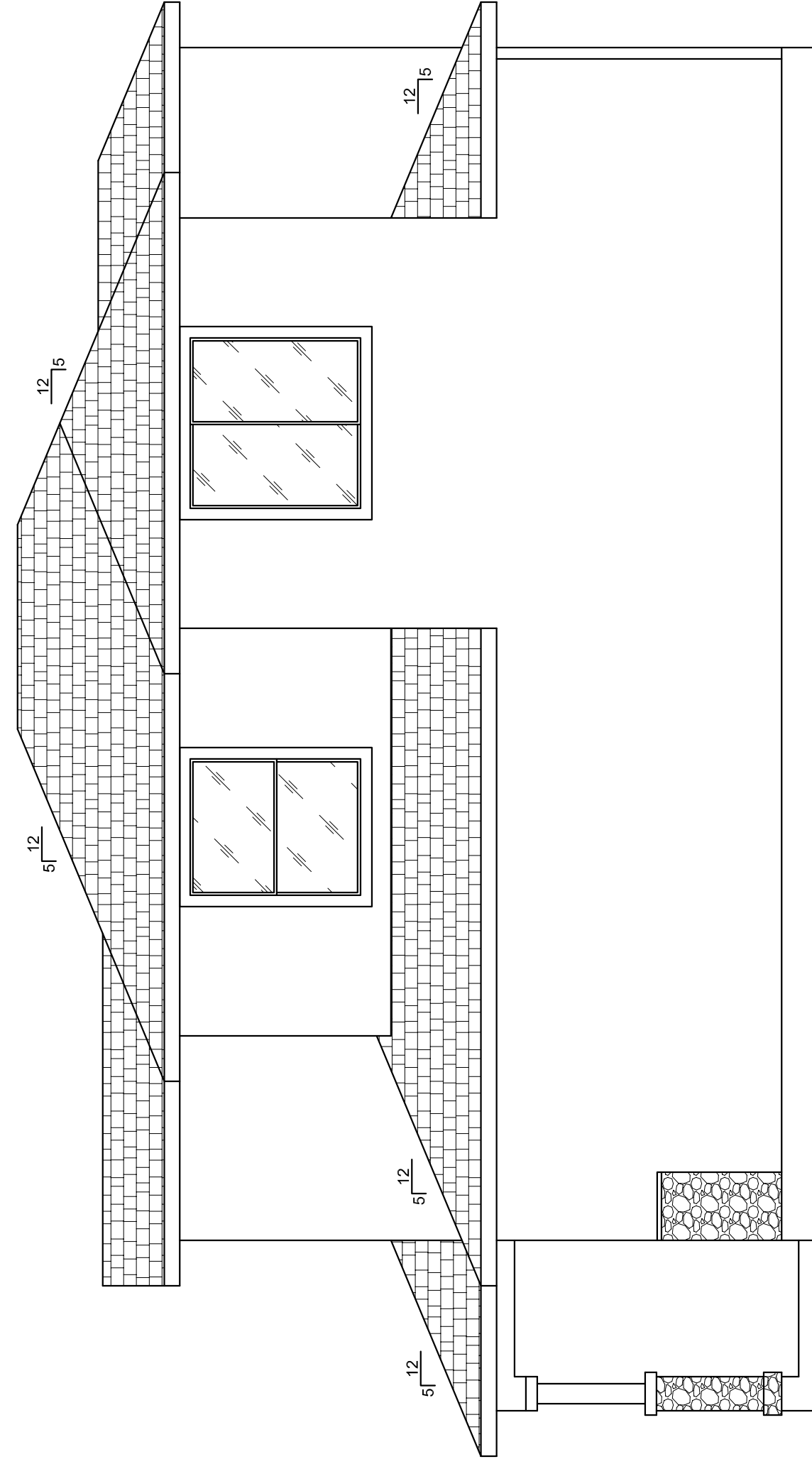
PROJECT DATA		
DESCRIPTION	AREA SQ.FT.	
DWELLING	1,287	
FIRST FLOOR	701	
SECOND FLOOR	586	
GARAGE	279	
PATIO/PORCH	78	
TOTAL FOOTPRINT AREA	1,057	
LOT AREA	2,484	
LOT COVERAGE	42.5%	



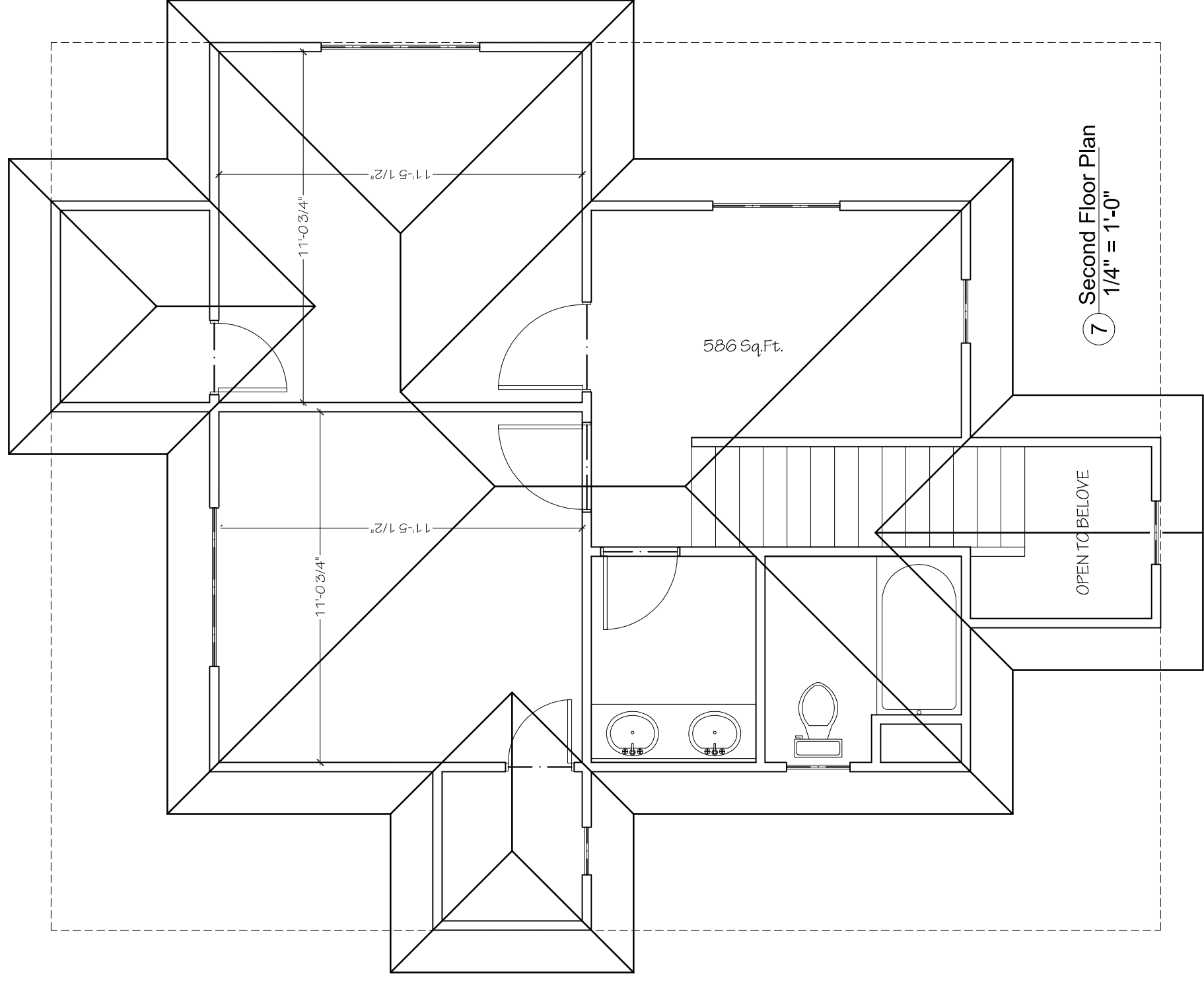
3 Front Elevation
1/4" = 1'-0"



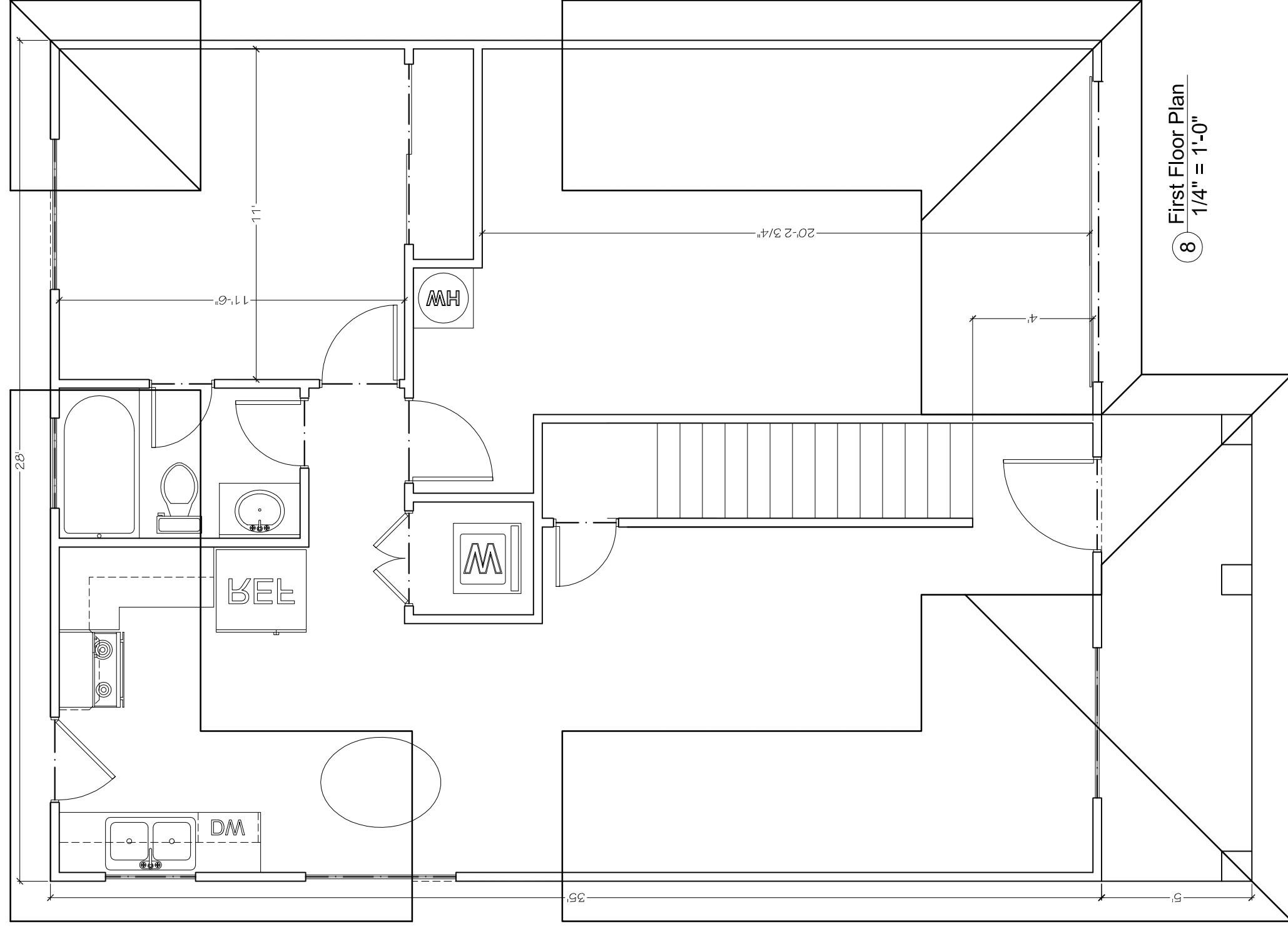
5 Left Elevation
1/4" = 1'-0"



6 Right Elevation
1/4" = 1'-0"



7 Second Floor Plan
1/4" = 1'-0"



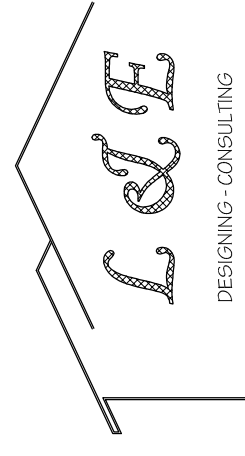
8 First Floor Plan
1/4" = 1'-0"

Site Plan
Floor Plan
Elevation Plan

PLAN #	00000
JOB #	00000
DATE	December 13, 2007
SCALE	1/8" = 1'-0"
DESIGNER	AM
SHEET	A9

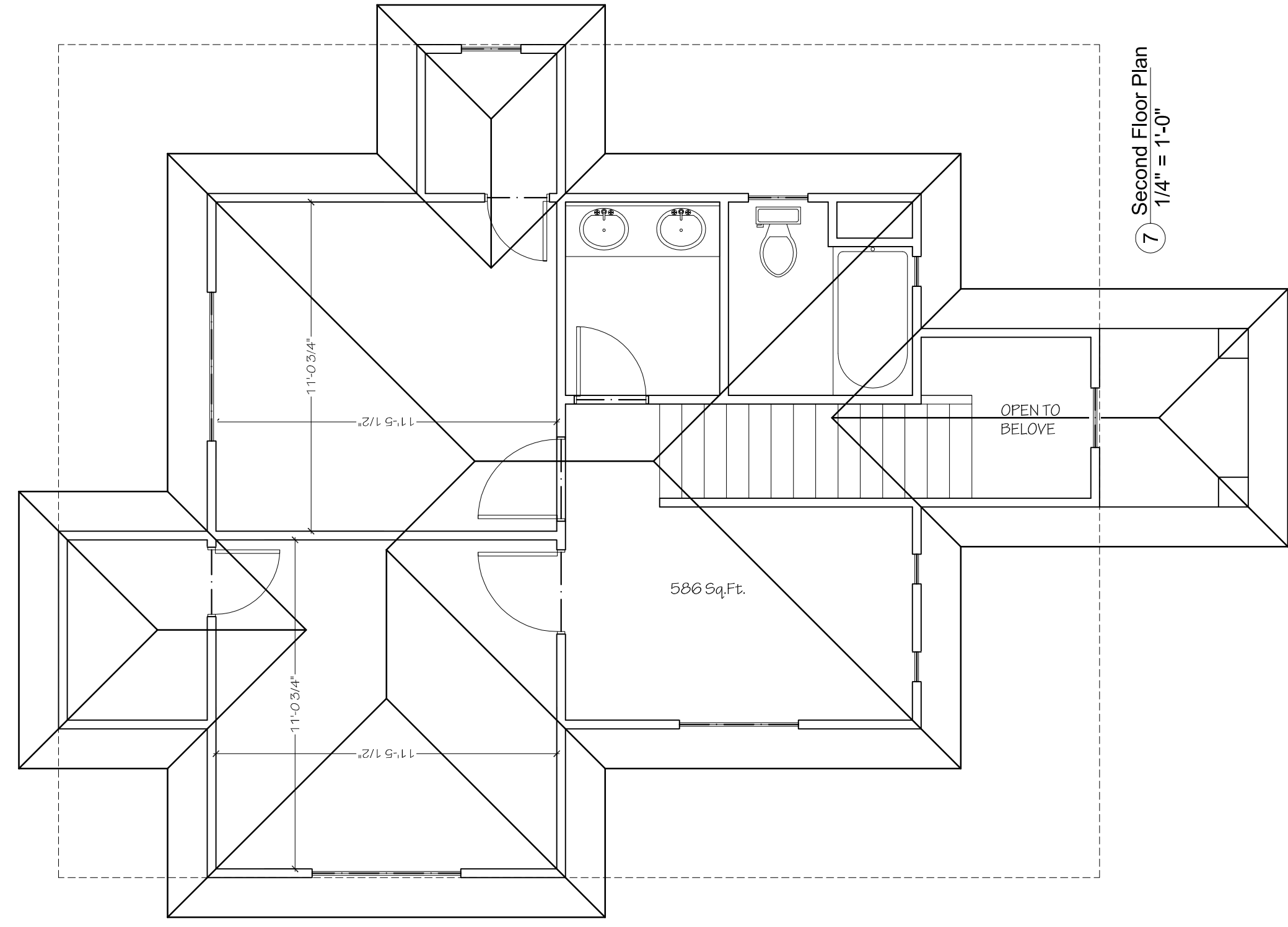
Ermina Dr
UNIT 9

6 LINN



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Telephone: (916) 339 - 1267
fax (916) 404 - 5395

[illegible]



32'-5"

28'

4'-5"

DWELLING

GARAGE

PORCH

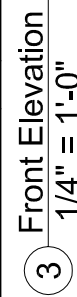
DRIVEWAY

Emerald Drive - Unit 10

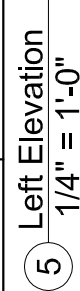
2. Site Plan
1/8" = 1'-0"

2 Site Plan
1/8" = 1'-0"

PROJECT DATA		
DESCRIPTION	AREA SQ.FT.	
DWELLING	1,287	
FIRST FLOOR	701	
SECOND FLOOR	586	
GARAGE	279	
PATIO/PORCH	78	
TOTAL FOOTPRINT AREA		1,057
LOT AREA		3,025
LOT COVERAGE		34.9%



4 Rear Elevation
1/4" = 1'-0"



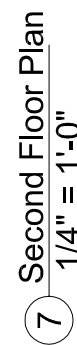
5 Left Elevation
1/4" = 1'-0"



6 Right Elevation
1/4" = 1'-0"



8 First Floor Plan
1/4" = 1'-0"



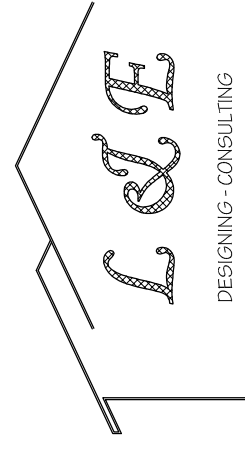
7 Second Floor Plan
1/4" = 1'-0"

Site Plan
Floor Plan
Elevation Plan

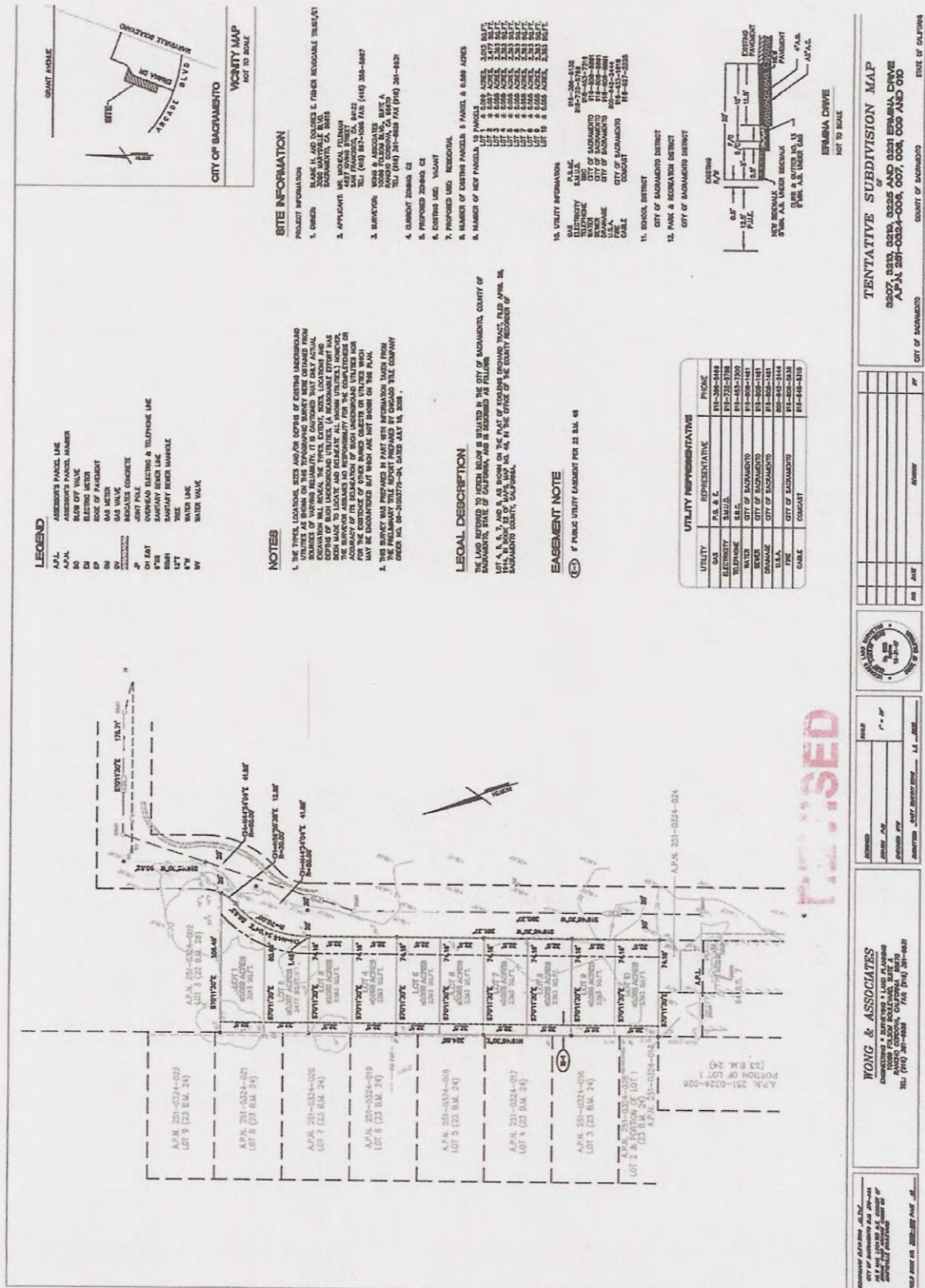
PLAN #	00000
JOB #	00000
DATE	December 13, 2007
SCALE	1/8" = 1'-0"
DESIGNER	AM
SHEET	A10

Any scaled portion of this plan Copyright © 2006 Olenka Builders. All rights reserved.

Ermina Dr
UNIT 10

[illegible]

DESIGNING - CONSULTING
Email: ledlenaus@yahoo.com
Leo Melnychuk
Telephone: (916) 339 - 1267
fax (916) 404 - 5395





DEVELOPMENT SERVICES
DEPARTMENT

PHONE 916-808-5011

**CITY OF SACRAMENTO
CALIFORNIA**

300 RICHARDS BLVD, 3RD FLOOR
SACRAMENTO, CA 95811

FAX 916-808-5328

**DESIGN REVIEW
NOTICE OF STAFF ACTION**

Notice is hereby given that on April 8, 2009, the City of Sacramento Design Review Staff APPROVED the following project with Conditions of Approval and Findings of Fact:

ER/DR PROJECT NUM.: ER08-052
ASSESSOR'S PARCEL NUM.: 251-0324-006-0000, 007,008, 009, 010
LOCATION: 3207 Ermina Drive
DESIGN REVIEW AREA: Expanded North
APPLICANT NAME: Elena Melmychuk, Olenca Builders

- A. ENVIRONMENTAL ACTION: This project is exempt per CEQA section 15332, Infill Development.
- B. PROJECT DESCRIPTION: A request to develop 10 detached single family residential units on approximately 0.57 acres in the General Commercial (C-2) zone within the North Sacramento Community Plan area. The request requires design review for two (2) models for the 10 units.

No building permit shall be issued until the expiration of the ten (10) calendar day request for reconsideration period. If reconsideration is requested, no permit shall be issued until final approval is received.

Any person dissatisfied with the staff action has the right to request reconsideration by the Design Director. Requests for reconsideration must be received within ten (10) calendar days of the staff action. The decision of the Design Director after reconsideration shall be final and shall not be subject to appeal.

Any questions regarding this project may be directed to Elise Gumm, Design Review, at 300 Richards Blvd, 3rd Floor, Sacramento, California, 95811 or at (916) 808-1927.


Elise Gumm, Associate Planner
Design Review Office





DEVELOPMENT SERVICES
DEPARTMENT

PHONE 916-808-5011

**CITY OF SACRAMENTO
CALIFORNIA**

300 RICHARDS BLVD, 3RD FLOOR
SACRAMENTO, CA 95811

FAX 916-808-5328

STAFF LEVEL PROJECT REVIEW

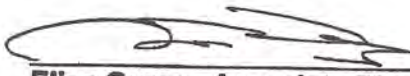
DR Number: ER08-052
Address: 3207 Ermina Drive
Description: **2 Models for 10 SFR**
APN: 251-0324-006-0000, 007,008,
009, 010

Applicant/Owner: Elena Melmychuk
Date Filed: 5/23/2008
Date Approved: 4/8/2009
Staff Contact: Elise Gumm
(916) 808-1927

STAFF ACTION AND CONDITIONS OF APPROVAL:

Staff has reviewed the proposed project, and approves it with the following conditions of approval:

1. Applicant shall comply with Minimum Design Standards checklist and Conditions of Approval attached to stamped plans.
2. Exterior design and finishes shall be provided per approved plans.
3. A minimum 30-year laminated dimensional composition roofing shall be provided.
4. Raised panel garage door with glass panels shall be provided as shown on approved plans.
5. Roof pitch shall be 5 in 12 as shown on approved plans.
6. Windows shall be provided, per approved plans.
7. Front yard landscaping shall be provided, including lawn and automatic sprinkler system for irrigation.
8. No building permit shall be issued until the expiration of the ten (10) calendar day request for reconsideration period. If reconsideration is requested, no permit shall be issued until final approval is received.
9. Any person dissatisfied with the staff action has the right to request reconsideration by the Design Director. Requests for reconsideration must be received within ten (10) calendar days of the staff action. The decision of the Design Director after reconsideration shall be final and shall not be subject to appeal.
10. All other notes and drawings on the final plans as submitted by the applicant are deemed conditions of approval. Any changes to the final set of plans stamped by Design Review staff shall be subject to review and approval prior to any changes. Applicant shall comply with all current building code requirements.


Elise Gumm, Associate Planner
Design Review Office

NOTICE OF DETERMINATION **ENDORSED**

To: ☐ Office of Planning and Research
1400 10th Street, Room 222
Sacramento, CA 95814

APR 08 2009

From: City of Sacramento
Development Services Department
300 Richards Boulevard, 3rd Floor
Sacramento, CA 95811

X County Clerk
County of Sacramento

FREDERICK B. GARCIA
COUNTY CLERK/RECORDER

By [Signature]
DEPUTY

Subject: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

Project Title: Ermina Estates (P06-219)

n/a	City of Sacramento	Elise Gumm	(916) 808-1927
State Clearinghouse #	Lead Agency	Contact Person	Telephone
Micheael Feldman & Associates	4627 Irving Street, San Francisco, CA 94122		(415) 867-1095
Applicant Name	Address	Telephone	

Project Location: 3231 Ermina Drive, Sacramento, CA 95815 in the North Sacramento area of the City of Sacramento, Sacramento County.(APN: 251-0324-006, 007, 008, 009 & 010)

Project Description: This project consists of a request to subdivide five (5) vacant parcels totaling 0.57 acres into ten (10) single family residential lots and to construct ten detached single family homes on each lot in the General Commercial (C-2) zone within the North Sacramento Community Plan Area. The project requires a tentative map and a special permit for alternative ownership housing.

This is to advise that the City of Sacramento, Department of Development ☐/Zoning Administrator☐/Planning Commission ☒/ City Council ☐ has approved the above described project on March 27, 2009 and has made the following determination regarding the above described project:

1. The project will ☐/ will not ☒ have a significant effect on the environment.
2. ☐ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
☒ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation Measures were ☒/were not ☐ made a condition of the approval of the project.
4. ☐ A statement of Overriding Considerations was adopted for this project.
5. ☒ Findings were made pursuant to the provisions of CEQA

This is to certify that the final EIR with comments and responses or Negative Declaration and the record of project approval is available to the General Public at:

City of Sacramento, Development Services Department,
Environmental Planning Services Division,
300 Richards Boulevard., 3rd Floor, Sacramento CA 95811

[Signature]
Signature (Lead Agency Contact)

DSD TECHNICIAN
Title

MARCH 27, 2009
Date

Date received for filing at OPR

Date received for filing at Clerk



NOTES

[illegible]

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELONGS TO THE CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

LOT 4, 5, 6, 7, AND 8, AS SHOWN ON THE MAP OF ROADBED GRANTED TRACT, FILED APRIL 1, 1914, IN BOOK 22 OF MAPS, MAP NO. 44, IN THE OFFICE OF THE COUNTY RECORDER OF SACRAMENTO COUNTY, CALIFORNIA.

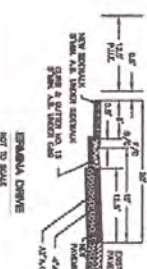
EASEMENT NOTE

①-3 IF PUBLIC UTILITY EXEMPTED FROM 23 B.M. 6

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PROJECT INFORMATION

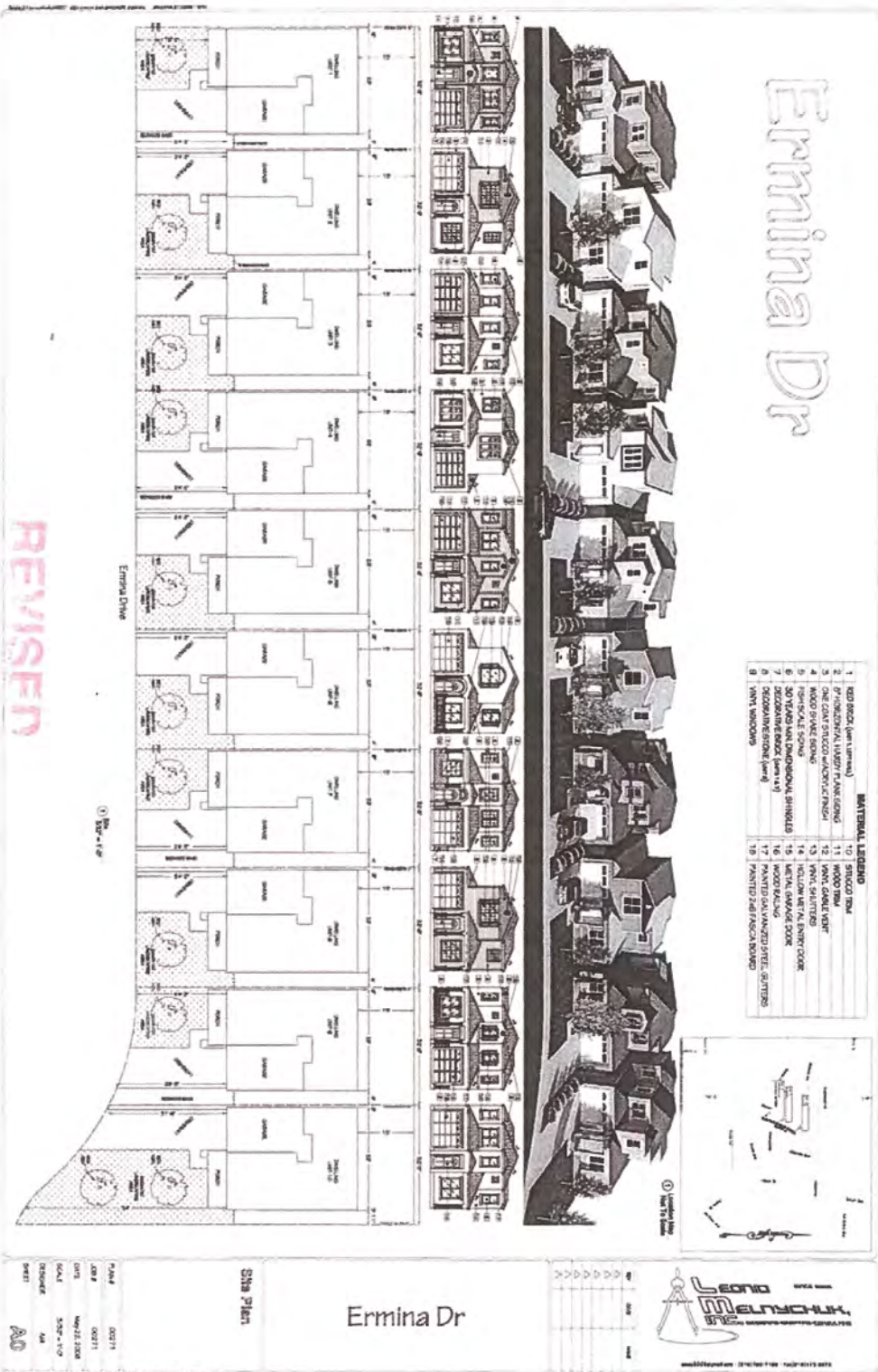
- | | | | | | | | | | |
|--|--|--|---------------------------|---------------------------|---------------------------|---------------------------|---------------------------|---------------------------|-----------------------------|
| 1. COMPANY
NORTH ATLANTIC LTD.
10000 SHEPPARD AVE. E.
SUITE 100
SCARBOROUGH, ON. M1V 4Y6 | 2. OFFICER
V. J. BARNES
VICE PRESIDENT
TEL. (416) 291-2600 FAX. (416) 294-4487
TEL. (416) 291-2606 FAX. (416) 294-4487
E-MAIL: VJ.BARNES@NATLTD.COM | 3. MANUFACTURE
NORTH & ASSOCIATES
10000 SHEPPARD AVE. E.
SUITE 100
SCARBOROUGH, ON. M1V 4Y6
TEL. (416) 291-2610 FAX. (416) 294-4487 | 4. PRODUCT
STEEL COILS | 5. PRODUCT
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EPANOMA D
NOT TO SCALE

Exhibit B
Tentative Map

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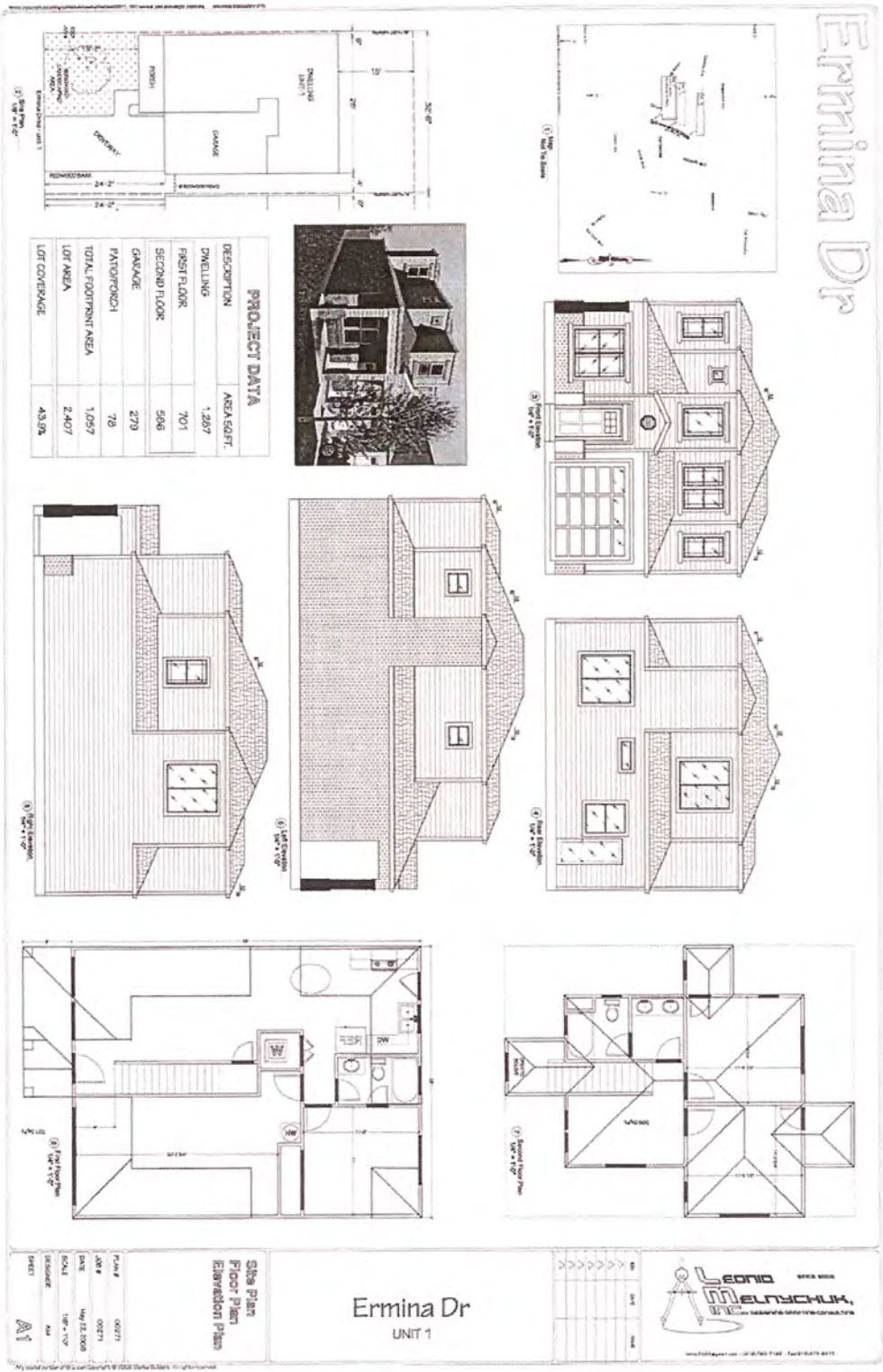


Exhibit D Floor Plans & Elevations

ORDINANCE NO. 2012-003

Adopted by the Sacramento City Council

January 24, 2012

AN ORDINANCE GRANTING A THREE YEAR EXTENSION OF CERTAIN LAND USE ENTITLEMENTS (M11-029)

BE IT ENACTED BY THE COUNCIL OF THE CITY OF SACRAMENTO

Section 1.

The City Council finds and declares as follows:

- A. In response to the negative effects of the economic downturn and the construction of the credit market on land development within the City, the City Council adopted Ordinance No. 2009-008 and Ordinance No. 2011-001 to grant additional time to term of land use entitlements that were valid and not expired as of the effective date of Ordinance 2009-008, thereby preserving the "shovel-ready" development opportunities created by these entitlements. Ordinance No. 2011-001 shall expire by its own terms on August 26, 2012, three years and six months from the effective date of Ordinance No. 2009-008.
- B. Land development in the City continues to be negatively impacted by the persistent nationwide economic recession. The City Council desires to protect against the potential loss of the "shovel-ready" development opportunities were these entitlements to expire, and so adopts this Ordinance to again grant additional time to the term of these entitlements.

Section 2.

Notwithstanding the provisions of Title 17 of the Sacramento City Code (the Zoning Code) to the contrary, the period of time within which to obtain a building permit and commence construction, or to establish a use, under sections 17.132.320 (design review), 17.134.340 (preservation certificate of appropriateness), 17.212.100 (special permit), 17.216.050 (variance), and 17.220.060 (plan review) of the Zoning Code, including any extensions thereof, shall not include the period of time from February 24, 2012, to February 23, 2015. This section shall apply only to design review approvals, certificates of appropriateness, special permits, variances, and plan reviews that were valid and not expired as of February 24, 2012.

Section 3.

This Ordinance is enacted by the City Council as an interim ordinance, without notice and hearing before the Planning Commission and City Council as otherwise required by Section 17.208.010 of the City's Zoning Code. It is anticipated that the economic conditions that are

impacting land development will improve within the three year period from the effective date⁴ of this Ordinance.

Therefore, this Ordinance shall remain in effect for a three year period ending February 23, 2015, after which tie it shall expire and shall be of no further force or effect.

Section 4.

Ordinance No. 2011-001 shall be repealed on the effective date of this Ordinance.

Adopted by the City of Sacramento City Council on January 24, 2012 by the following vote:

Ayes: Councilmembers Ashby, Cohn, D Fong, McCarty, Pannell, Schenirer, Sheedy, and Mayor Johnson.

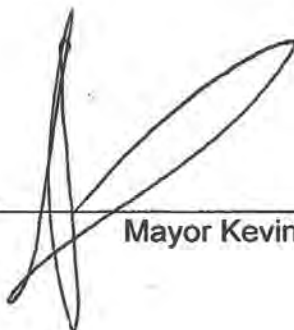
Noes: None.

Abstain: None.

Absent: Councilmember Robert King Fong.

Attest:


Shirley Concolino, City Clerk


Mayor Kevin Johnson

Passed for Publication: January 17, 2012
Published: January 20, 2012
Effective: February 22, 2012



DEVELOPMENT SERVICES
DEPARTMENT

PHONE 916-808-5011

**CITY OF SACRAMENTO
CALIFORNIA**

300 RICHARDS BLVD, 3RD FLOOR
SACRAMENTO, CA 95811

FAX 916-808-5328

**DESIGN REVIEW
NOTICE OF STAFF ACTION**

Notice is hereby given that on April 8, 2009, the City of Sacramento Design Review Staff APPROVED the following project with Conditions of Approval and Findings of Fact:

ER/DR PROJECT NUM.: ER08-052
ASSESSOR'S PARCEL NUM.: 251-0324-006-0000, 007,008, 009, 010
LOCATION: 3207 Ermina Drive
DESIGN REVIEW AREA: Expanded North
APPLICANT NAME: Elena Melmychuk, Olenca Builders

- A. ENVIRONMENTAL ACTION: This project is exempt per CEQA section 15332, Infill Development.
- B. PROJECT DESCRIPTION: A request to develop 10 detached single family residential units on approximately 0.57 acres in the General Commercial (C-2) zone within the North Sacramento Community Plan area. The request requires design review for two (2) models for the 10 units.

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Any questions regarding this project may be directed to Elise Gumm, Design Review, at 300 Richards Blvd, 3rd Floor, Sacramento, California, 95811 or at (916) 808-1927.


Elise Gumm, Associate Planner
Design Review Office





DEVELOPMENT SERVICES
DEPARTMENT

PHONE 916-808-5011

**CITY OF SACRAMENTO
CALIFORNIA**

300 RICHARDS BLVD, 3RD FLOOR
SACRAMENTO, CA 95811

FAX 916-808-5328

STAFF LEVEL PROJECT REVIEW

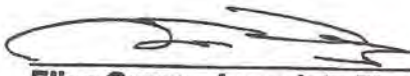
DR Number: ER08-052
Address: 3207 Ermina Drive
Description: **2 Models for 10 SFR**
APN: 251-0324-006-0000, 007,008,
009, 010

Applicant/Owner: Elena Melmychuk
Date Filed: 5/23/2008
Date Approved: 4/8/2009
Staff Contact: Elise Gumm
(916) 808-1927

STAFF ACTION AND CONDITIONS OF APPROVAL:

Staff has reviewed the proposed project, and approves it with the following conditions of approval:

1. Applicant shall comply with Minimum Design Standards checklist and Conditions of Approval attached to stamped plans.
2. Exterior design and finishes shall be provided per approved plans.
3. A minimum 30-year laminated dimensional composition roofing shall be provided.
4. Raised panel garage door with glass panels shall be provided as shown on approved plans.
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Elise Gumm, Associate Planner
Design Review Office

NOTICE OF DETERMINATION **ENDORSED**

To: ☐ Office of Planning and Research
1400 10th Street, Room 222
Sacramento, CA 95814

APR 08 2009

From: City of Sacramento
Development Services Department
300 Richards Boulevard, 3rd Floor
Sacramento, CA 95811

X County Clerk
County of Sacramento

FREDERICK B. GARCIA
COUNTY CLERK/RECORDER

By  DEPUTY

Subject: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

Project Title: Ermina Estates (P06-219)

n/a	City of Sacramento	Elise Gumm	(916) 808-1927
State Clearinghouse #	Lead Agency	Contact Person	Telephone
Micheael Feldman & Associates	4627 Irving Street, San Francisco, CA 94122		(415) 867-1095
Applicant Name	Address	Telephone	

Project Location: 3231 Ermina Drive, Sacramento, CA 95815 in the North Sacramento area of the City of Sacramento, Sacramento County.(APN: 251-0324-006, 007, 008, 009 & 010)

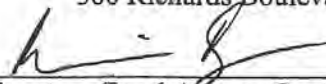
Project Description: This project consists of a request to subdivide five (5) vacant parcels totaling 0.57 acres into ten (10) single family residential lots and to construct ten detached single family homes on each lot in the General Commercial (C-2) zone within the North Sacramento Community Plan Area. The project requires a tentative map and a special permit for alternative ownership housing.

This is to advise that the City of Sacramento, Department of Development ☐/Zoning Administrator☐/Planning Commission ☒/ City Council ☐ has approved the above described project on March 27, 2009 and has made the following determination regarding the above described project:

1. The project will ☐/ will not ☒ have a significant effect on the environment.
2. ☐ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
☒ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation Measures were ☒/were not ☐ made a condition of the approval of the project.
4. ☐ A statement of Overriding Considerations was adopted for this project.
5. ☒ Findings were made pursuant to the provisions of CEQA

This is to certify that the final EIR with comments and responses or Negative Declaration and the record of project approval is available to the General Public at:

City of Sacramento, Development Services Department,
Environmental Planning Services Division,
300 Richards Boulevard., 3rd Floor, Sacramento CA 95811


Signature (Lead Agency Contact)

DSD TECHNICIAN
Title

MARCH 27, 2009
Date

Date received for filing at OPR

Date received for filing at Clerk

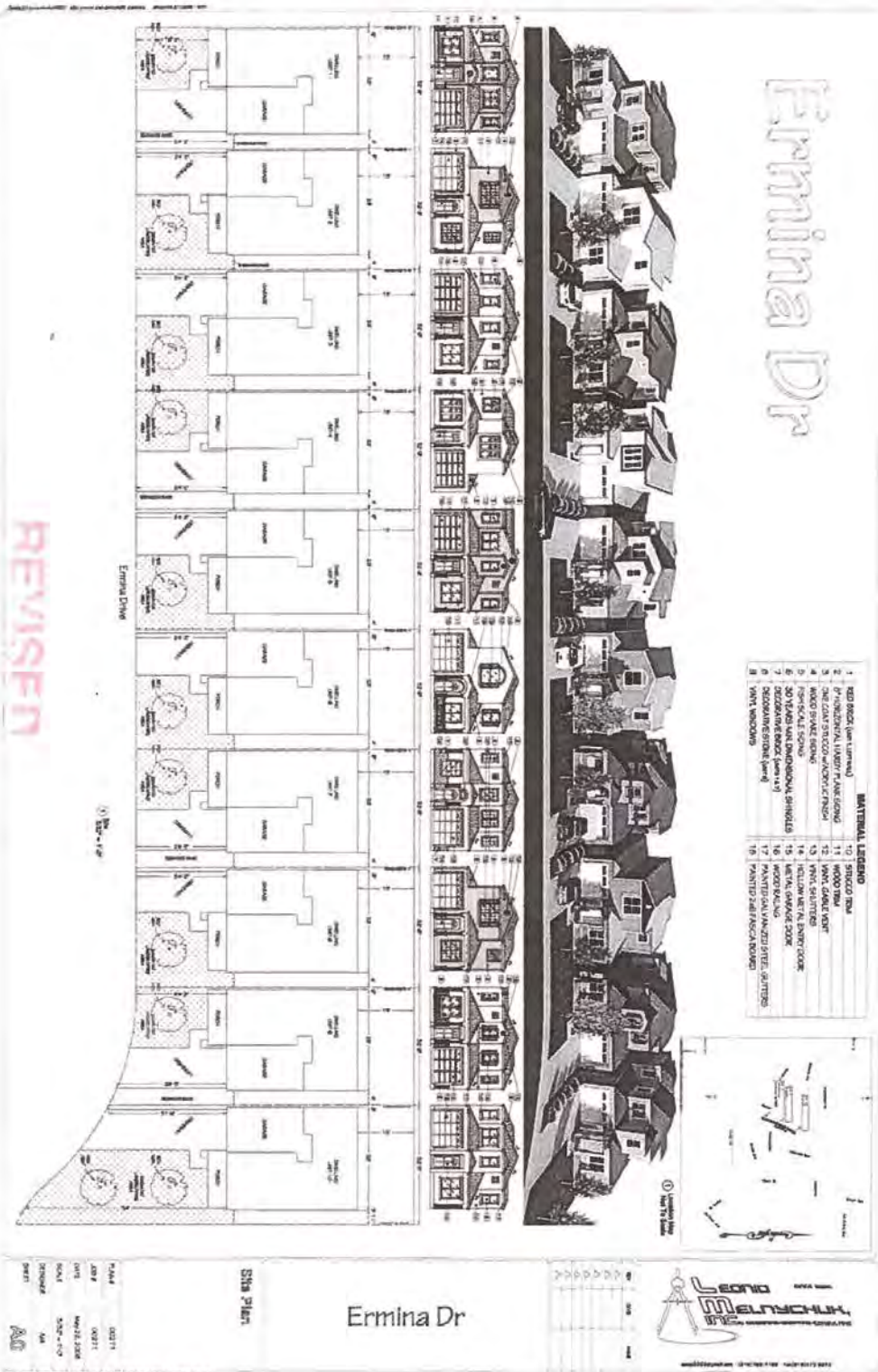


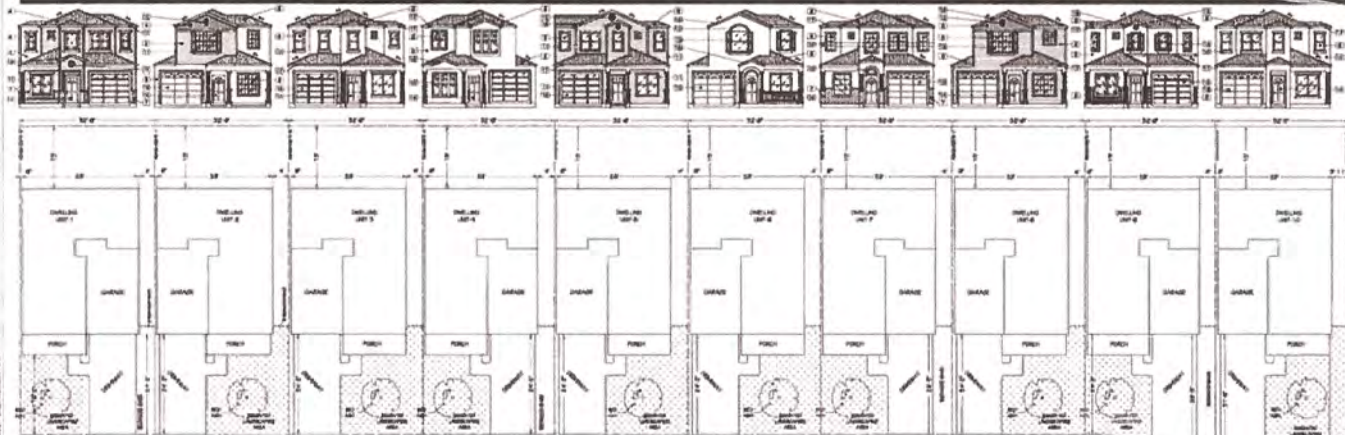
Exhibit D
Floor Plans & Elevations

Ermina Dr

MATERIAL LEGEND	
1 RED BRICK (per 1,000 sq ft)	10 STUCCO TRIM
2 8" HORIZONTAL HUNTER PLANK SIDING	11 WOOD TRIM
3 ONE COAT STUCCO w/ACRYLIC FINISH	12 VINYL GABLE VENT
4 WOOD SHAKE SIDING	13 VINYL SHUTTERS
5 FISH SCALE SIDING	14 HOLLOW METAL ENTRY DOOR
6 30 YEAR MAX DIMENSIONAL SHINGLES	15 METAL GARAGE DOOR
7 DECORATIVE BRICK (per 1,000 sq ft)	16 WOOD RAILING
8 DECORATIVE STONE (per 1,000 sq ft)	17 PAINTED GALVANIZED STEEL GUTTERS
9 VINYL WINDOWS	18 PAINTED 2x6 FASCIA BOARD



① Location Map Hwy 70 South



Ermina Drive

① Site 5/22/08

REVISED



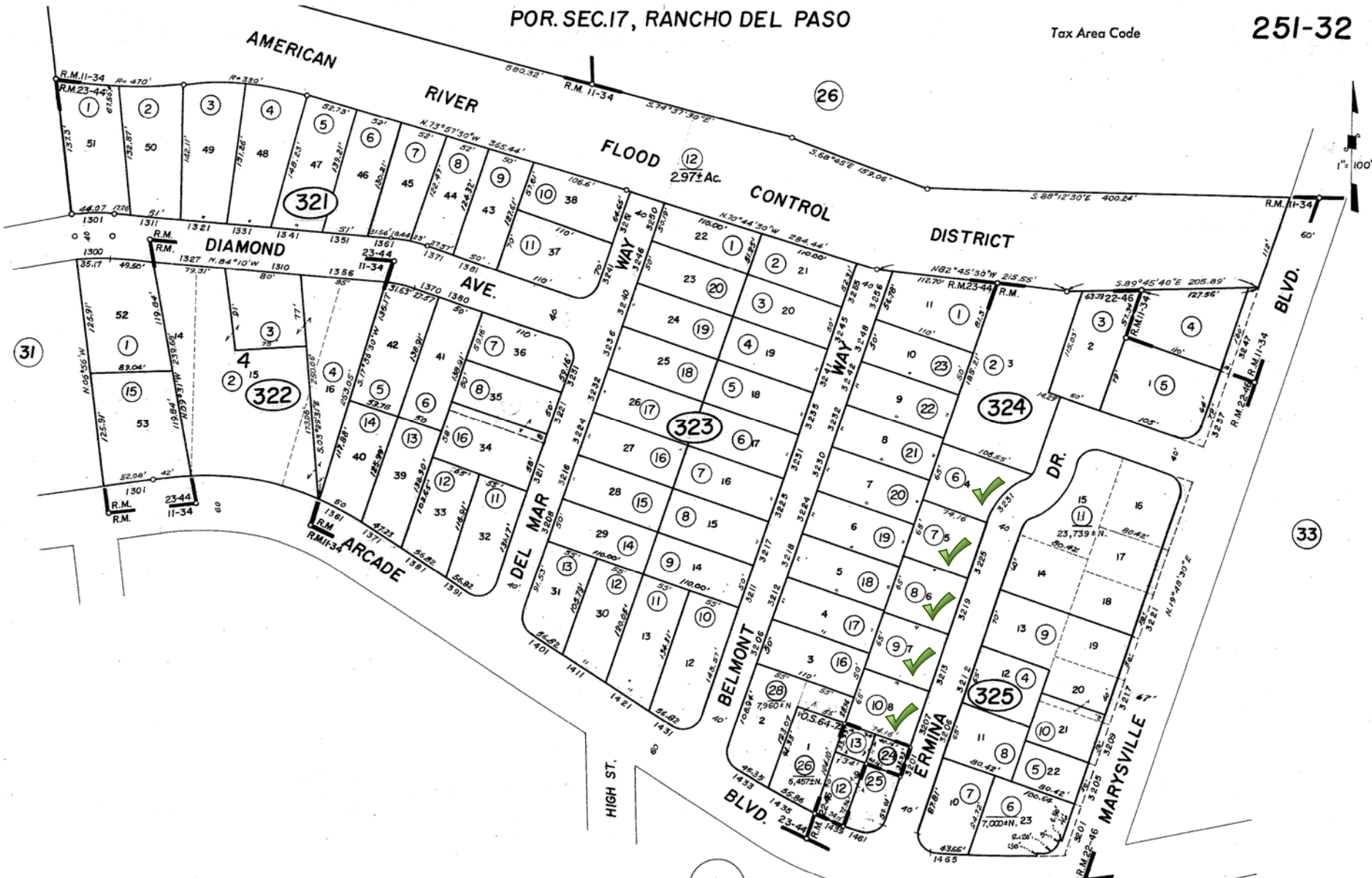
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Ermina Dr

Site Plan

PLAN# 00271
 JOB # 00271
 DATE May 23, 2008
 SCALE 5/32" = 1'-0"
 DESIGNER NA
 SHEET

A0



Record of Survey, O.S. Bk.64, Pg.7(3-12-2003)
 Koklanis Orchard Tract R.M. Bk.22, Pg.46
 No. Sacramento Sub.3, R.M. Bk.11, Pg.34
 Schmitz Tract R.M. Bk.23, Pg.44

Bk.265

NOTE—Assessor's Block Numbers Shown in Ellipses.
 Assessor's Parcel Numbers Shown in Circles.

Assessor's Map Bk.251-Pg.32
 County of Sacramento, Calif.
 CITY OF SACRAMENTO

JUL 10 2003