



CITY OF SACRAMENTO

13

CITY PLANNING DEPARTMENT
827 TENTH STREET
SUITE 300
SACRAMENTO, CA 95814
TELEPHONE (916) 449-5604

MARTY VAN DUYN
PLANNING DIRECTOR

December 17, 1981

City Council
Sacramento, California

Honorable Members in Session:

- SUBJECT:
1. Environmental Determination
 2. Rezoning from R-1 to R-1A
 3. Subdivision Modification to waive water and sewer services
 4. Tentative Map (P-9569)

LOCATION: Various corner lots on Hidden Lake Circle, Zephyr Cove Circle and Spinnaker Way

SUMMARY

This is a request for entitlements necessary to develop 22 halfplex units on various corner lots within the Zephyr Ranch Unit No. 2 Subdivision. The staff and Planning Commission recommend approval of the project subject to conditions. The Planning Commission also approved a Special Permit to allow the halfplex units.

BACKGROUND INFORMATION

The subject site is located in a single family subdivision that is currently under construction. The proposed halfplex units are compatible to the adjacent single family lots. They do not represent any increase in density. The halfplex housing type is also consistent with the South Pocket Plan.

In consideration of the project, the Planning Commission modified a condition of the Special Permit to allow more flexibility in design of the structure to meet the energy policies of the General Plan. Staff has no objection to the modification.

Page 1

APPROVED
BY THE CITY COUNCIL

DEC 29 1981

OFFICE OF THE
CITY CLERK

In reference to the Subdivision Modification to waive sewer and water service connections, these facilities are merely being deferred until building permits are obtained.

The Environmental Coordinator has determined that the proposed project will not have a significant adverse effect on the environment and has filed a Negative Declaration.

VOTE OF PLANNING COMMISSION

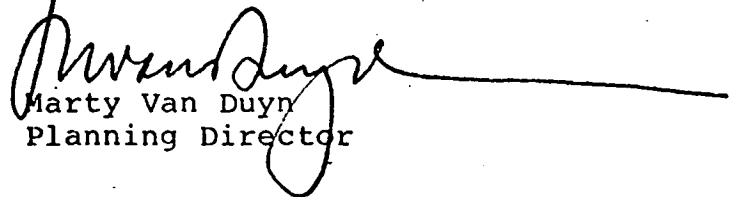
On November 25, 1981, the Planning Commission by a vote of eight ayes, one absent recommended approval of the project.

RECOMMENDATION

The staff and Planning Commission recommend that the City Council approve the project by:

1. Ratifying the Negative Declaration;
2. Adopting the attached Rezoning Ordinance;
3. Adopting the attached Resolution adopting Findings of Fact, approving the Tentative Map and Subdivision Modification with conditions.

Respectfully submitted,


Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

MVD:HY:lo
Attachments
P-9569

December 29, 1981
District No. 4

ORDINANCE NO. 81-122

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

DECEMBER 22, 1981

ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, BY REMOVING PROPERTY LOCATED AT CORN. LOTS OF HIDDEN LK. CIR., ZEPHYR COVE CIR., SPINNAKER WY.

FROM THE R-1, SINGLE FAMILY ZONE AND PLACING SAME IN THE R-1A, TOWNHOUSE

ZONE (FILE NO. P- 9569) (APN:031-450-59,68;031-461-01,14,18,19; 031-462-01,24,26;031-463-10,11)

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 R-1, Single Family 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 29 1981

CITY CLERK

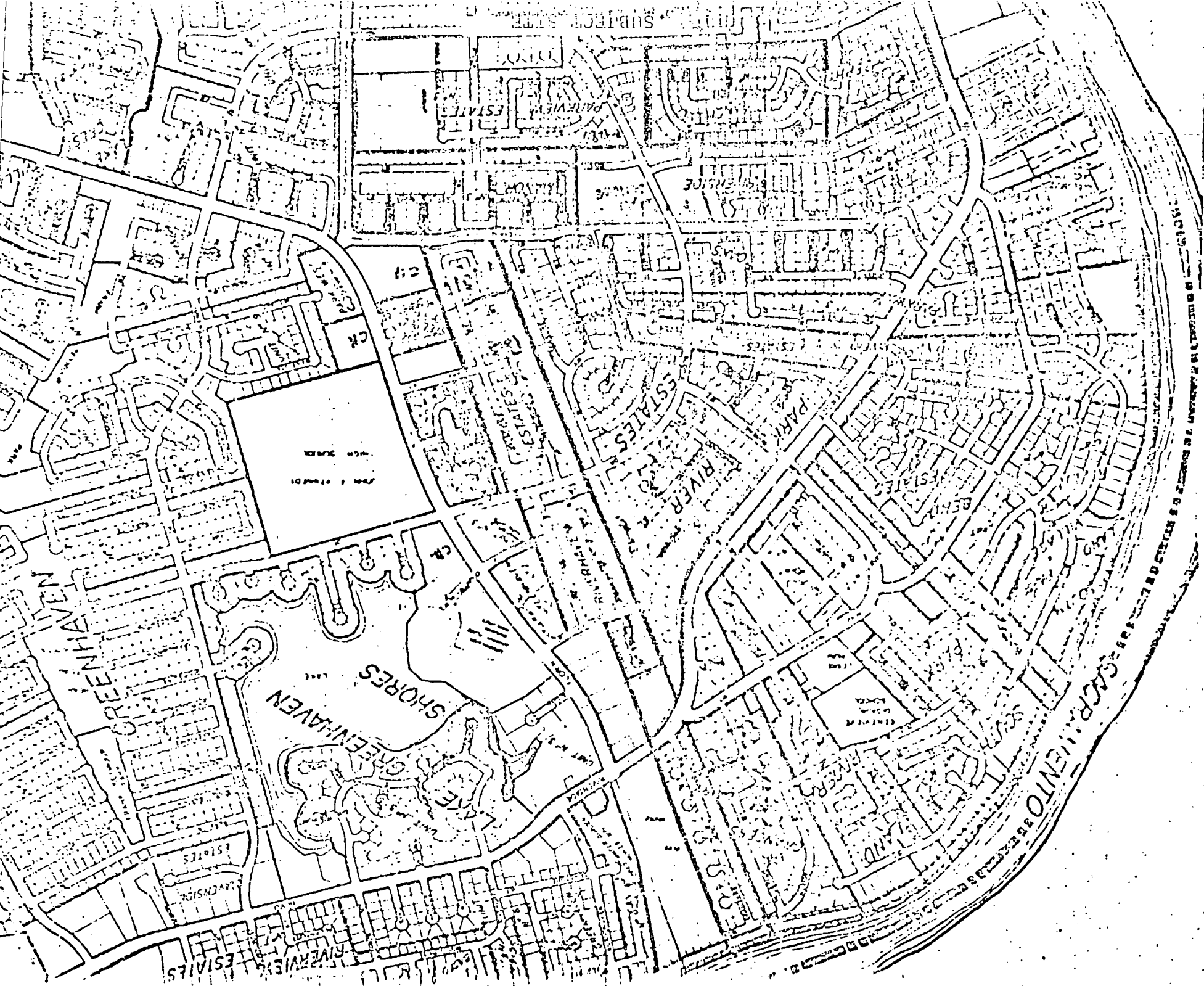
OFFICE OF THE CITY CLERK

P-9569

LEGAL DESCRIPTION

LOTS 76, 77, 81, 94, 95, 104, 131, 154, 156, 186, AND
187 of ZEPHYR RANCH UNIT NO. 2, 126 B.M. 18.

P-9569



P-9569

25
NOVEMBER 19, 1981

77E01 24

RESOLUTION NO. 81-949

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

December 29, 1981

RESOLUTION ADOPTING FINDINGS OF FACT,
APPROVING A REQUEST FOR SUBDIVISION
MODIFICATION AND TENTATIVE MAP LOTS 76,
77, 81, 94, 95, 104, 131, 154, 156, 186
AND 187 OF ZEPHYR RANCH UNIT NO. 2
(APN: 31-463-10,11;31-462-01,24,26;
31-461-01,14,18,19; 31-450-59,68)
(P-9569)

APPROVED
BY THE CITY COUNCIL

DEC 29 1981

OFFICE OF THE
CITY CLERK

WHEREAS, the Planning Commission has submitted to the City Council its report and recommendations concerning the request for Subdivision Modification and Tentative Map for Lots 76, 77, 81, 94, 95, 104, 131, 154, 156, 186, and 187 of Zephyr Ranch Unit No. 2 (hereinafter referred to as the proposed subdivision).

WHEREAS, the Council of the City of Sacramento, based on testimony submitted at public hearing(s) conducted on December 29, 1981 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 South Pocket Specific 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 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.
- 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.
- H. 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 difficult to determine the size of individual connections until specific plans are presented.
- 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 water and sewer services are merely being deferred until development of the site occurs.

- 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 modification will not alter 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 uses.

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 subdivider shall submit to the City an appraisal pursuant to Section 40.1032 of the Subdivision Ordinance (Parkland Dedication) within 90 days of filing the final map. The required in-lieu fees shall be paid prior to filing the final map.
 - 2. The applicant shall place the following note on the final map: Water and sewer service connections do not exist between the main lines and parcel A. These services must be paid for and installed at the time of obtaining building permits.

MAYOR

ATTEST:

CITY CLERK

P-9569

CITY PLANNING COMMISSION

915 "I" STREET - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Benson & Sedar - 6355 Riverside Boulevard, Sacramento, CA 95831		
OWNER	Zephyr Investments Corp. - 7561 Fairway Two, Fair Oaks, CA 95628		
PLANS BY	MacKay & Soms Civil Engr. Inc. - 1787 Tribute Road, Suite F, Sacto. 95815		
FILING DATE	10-1-81	50 DAY CPC ACTION DATE	REPORT BY: JIT:sg
NEGATIVE DEC.	11-2-81	EIR	ASSESSOR'S PCL. NO. 031-450-59,68; 031-461-01,14,18,19; 031-462-01,24,26; 031-463-10,11

- APPLICATION:**
1. Negative Declaration
 2. Rezone from Single Family R-1 to Townhouse R-1A
 3. Tentative Map
 4. Special Permit to develop 22 half-plex units
 5. Subdivision Modification to waive water and sewer services

LOCATION: Various corner lots on Hidden Lake Circle, Zephyr Cove Circle and Spinnaker Way

PROPOSAL: The applicant is requesting the necessary entitlements to develop 22 half-plex units on eleven corner lots in Zephyr Ranch Unit #2 Subdivision.

PROJECT INFORMATION:

1974 General Plan Designation: Residential
 1976 South Pocket Specific Plan Designation: Low Density Residential
 Existing Zoning of Site: R-1
 Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:

North: Vacant Lot; R-1
 South: Vacant Lot; R-1
 East: Vacant Lot; R-1 & R-2B
 West: Vacant Lot; R-1

Parking Required: One Per Unit Parking Provided: One Per Unit
 Property Area: Irregular
 Building Height: 14 Feet
 Square Footage of Building: 1,250 Square Feet Per Unit
 Topography: Flat
 Street Improvements: Existing
 Utilities: To be Provided
 School District: Sacramento Unified

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On October 21, 1981, by a vote of seven ayes, one absent, one abstention, the Subdivision Review Committee recommended approval of the tentative map. The applicant shall satisfy each of the following conditions prior to filing the final map unless a different time for compliance is specifically noted:

1. Place the following note on the final map: Sewer and water services must be paid for each individual lot and installed at the time of obtaining building permits.
2. Pursuant to City Code Section 40.1302 (Parkland Dedication), the applicant shall submit to the City an appraisal of the property to be subdivided and pay the required parkland dedication in-lieu fees. The appraisal shall be dated not more than 90 days prior to the filing of the final map.

STAFF EVALUATION: Staff has the following comments regarding these proposals:

1. The applicant is proposing to develop 22 half-plex units on various corner lots (see attached map) in the tentatively approved subdivision known as "Zephyr Ranch". Staff does not oppose the proposed half-plex use as the half-plexes will be located on corner lots only. Corner lots can be developed with duplex units without any special entitlements, therefore the proposal does not represent a more intense land use than currently permitted in the R-1 zone. The half-plexes provide an alternate housing type and different ownership arrangement.
2. The proposed half-plexes will have two different floor plans and three different elevations. The applicant has indicated that the elevations will be constructed out of a variety of materials. Staff believes the applicant should utilize a variety of earth tone colors on the exterior elevations of the half-plex units.
3. The Planning and Community Services Departments have calculated that 0.327 acres of land are required for parkland dedication purposes and that fees are to be charged in-lieu of the required parkland dedication. The subdivider shall submit to the City an appraisal of the land to be subdivided. Said appraisal shall be submitted and dated within 90 days of the filing of the final map with the City Council. The required fees shall be used to develop parks in the surrounding area.
4. The Conservation Element of the General Plan requires that 80% or more of all lots in subdivisions over 20 lots be orientated within 22-1/2° to the north to insure maximum north/south solar orientation. The Conservation Element also allows an in-lieu program to insure structure orientation where the 80% lot orientation cannot be achieved. The subject application provides for 36% north/south lot orientation (eight lots) which is significantly less than the required 80% lot orientation. Staff recommends that a program be incorporated for 10 lots to meet the 80% north/south requirement. The program consists of passive solar features as indicated by package B of exhibit B. Staff also encourages the applicant to use package B for the remaining units. Building plans indicating package B solar measures must be submitted to staff for review prior to issuance of building permits.

STAFF RECOMMENDATION: Staff recommends the following action:

P-9569

November ~~12~~₂₅, 1981

Item ~~20~~ //

1. Ratification of the negative declaration.
2. Approval of the rezoning to R-1A.
3. Approval of the tentative map to create 22 half-plex lots subject to the conditions listed below.
4. Approval of the special permit to allow 22 half-plex units subject to the conditions and based on findings of fact which follow.
5. Approval of the subdivision modification to waive water and sewer services.

Conditions- Tentative Map

- A. The applicant shall pay for the water and sewer services for each individual lot at the time of obtaining building permits.
- B. The subdivider shall submit to the City an appraisal pursuant to City Code Section 40.1302 (parkland dedication) of the property to be subdivided and pay the required parkland dedication in-lieu fees. The appraisal shall be dated not more than 90 days prior to the filing of the final map.

Conditions - Special Permit

- *A. The applicant shall incorporate alternative component measure "Package B" as indicated by exhibit B. ~~for 10 lots that are not north/south/solar/oriented.~~ Building plans for these lots shall be submitted to the staff for review and approval prior to issuance of building permits.
- B. The applicant shall utilize a variety of earth tone colors on the exterior elevations of the half-plex units.

Findings of Fact - Special Permit

- A. The project, as conditioned, is based on sound principles of land use in that the proposed half-plex units are compatible with surrounding single family dwellings.
- B. The project, as conditioned, will not be detrimental to the public health, safety, or welfare to the surrounding properties in that:
 1. The proposal will not significantly alter the characteristics of the area.
 2. The proposed project has adequate setback requirement.
- C. The proposal is consistent with the 1974 General Plan which encourages a variety of housing type.
- D. The proposal is consistent with the 1974 General Plan and 1976 South Pocket Specific Plan which designates the site for residential uses.

**CPC amended ... by Exhibit B or a comparable alternative to achieve similar energy savings for 10 lots that are not north/south solar oriented or comply with Title 24 of the California Energy Standards which takes effect in July 1982.*

P 9569

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11 26 WEST

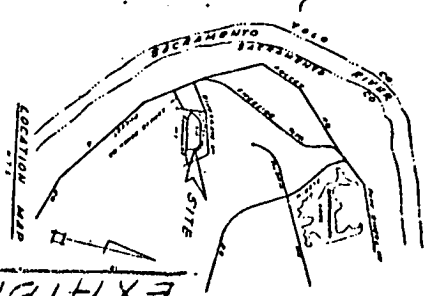
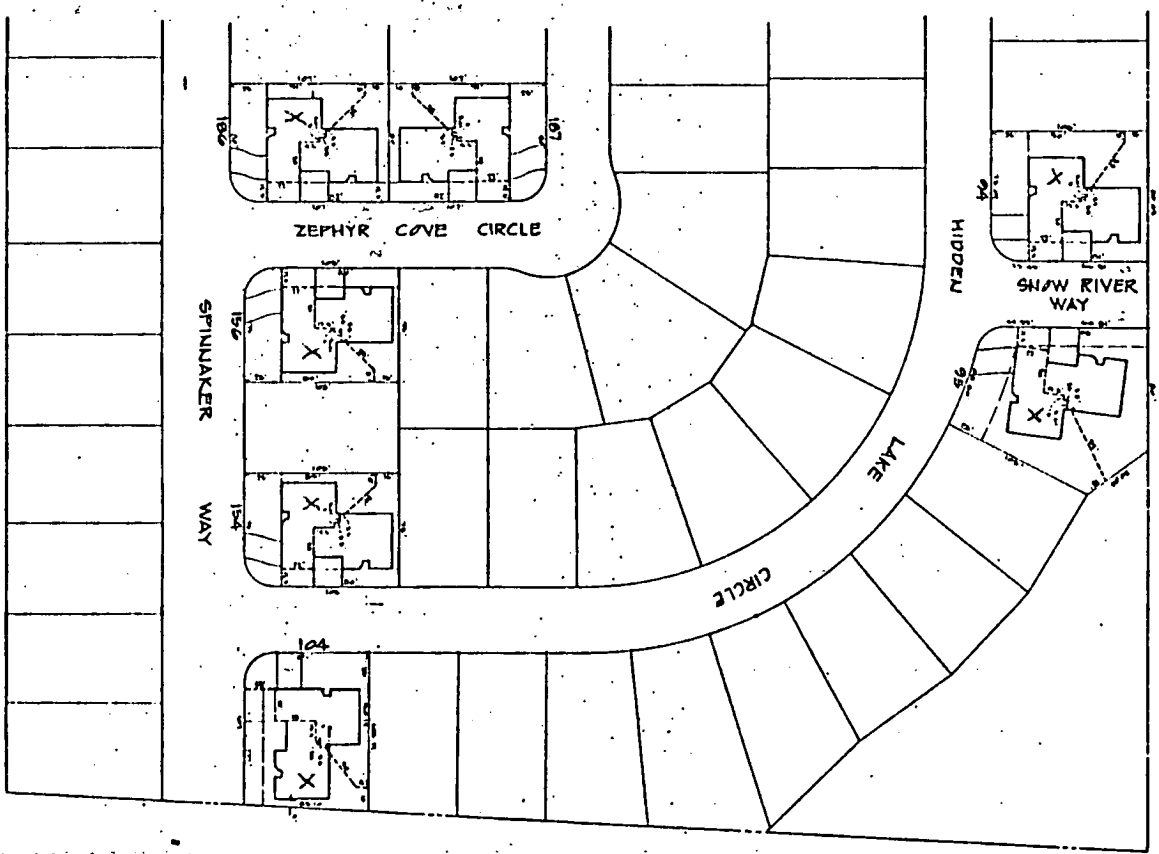
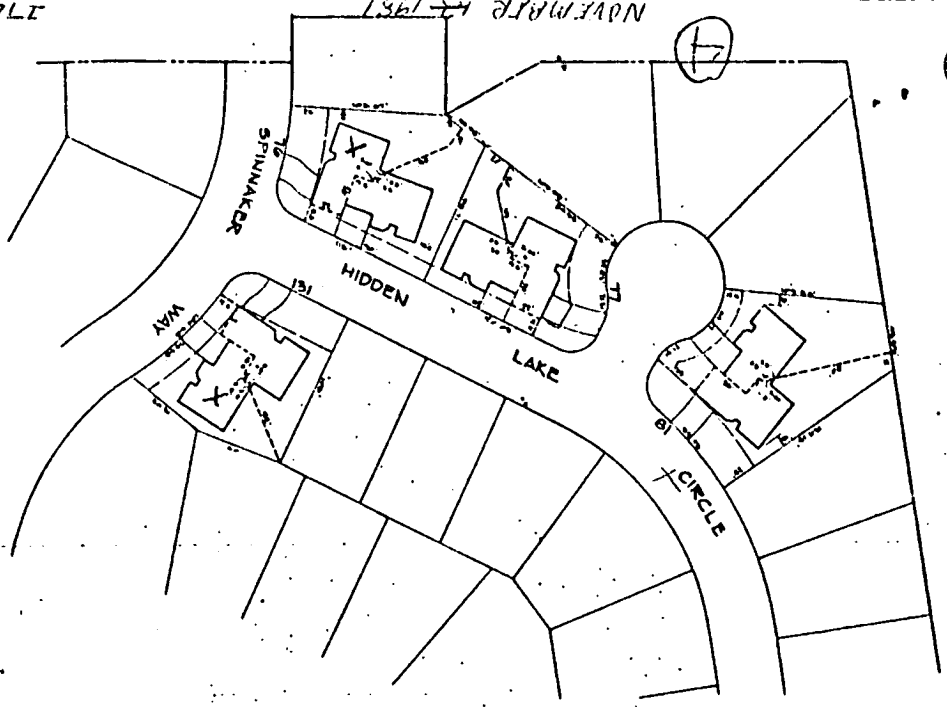


EXHIBIT A

SITE PLAN
 TO ACCOMPANY SPECIAL
 PERMIT APPLICATION #2
ZEPHYR RANCH UNIT #2
 CITY OF OAKLAND, CALIFORNIA

Prepared by: **Richard S. Smith**
 Civil Engineer
 1000 17th St., Oakland, California

7157

CLIMATE ZONE 12:

ALTERNATIVE COMPONENT MEASURE PACKAGES

MEASURE	PACKAGE A	PACKAGE B	PACKAGE C
SPACE CONDITIONING			
CEILING INSULATION	30	30	30
WALL INSULATION	11	19	11
FLOOR INSULATION			
SLAB EDGE	7	7	7
RAISED FLOOR	11	19	11
MINIMUM GLAZING U VALUE (DOUBLE PANE)	0.65	0.50	0.65
GLAZING ORIENTATION (1)	50% South	No	No
MAXIMUM GLAZING AREA (2)	16%	16%	16%
SHADING OF SOUTH GLASS	3 ft. overhang	3 ft. overhang	3 ft. overhang
SHADING OF EAST & WEST GLASS	No	0.36 shade coeff.	No
THERMAL MASS (3)	4.67 Btu/°F-ft ²	No	No
HEATING SYSTEM TYPE	Gas or Heat Pump	Gas or Heat Pump	Gas or Heat Pump
HEAT EXCHANGER	No	No	No
POLYETHYLENE ON WALLS	No	No	No
ELECTRICAL OUTLET GASKETS	No	No	No
WATER HEATING			
TANK BLANKET	R12	R12	R12
HEATING SYSTEM TYPE	Gas or Solar	Gas or Solar	Solar With Gas Backup

- (1) Percent of total glass
- (2) Percent of conditional floor area
- (3) Equivalent to not carpeting one half the concrete on the ground floor. Based on total square feet of ground floor.

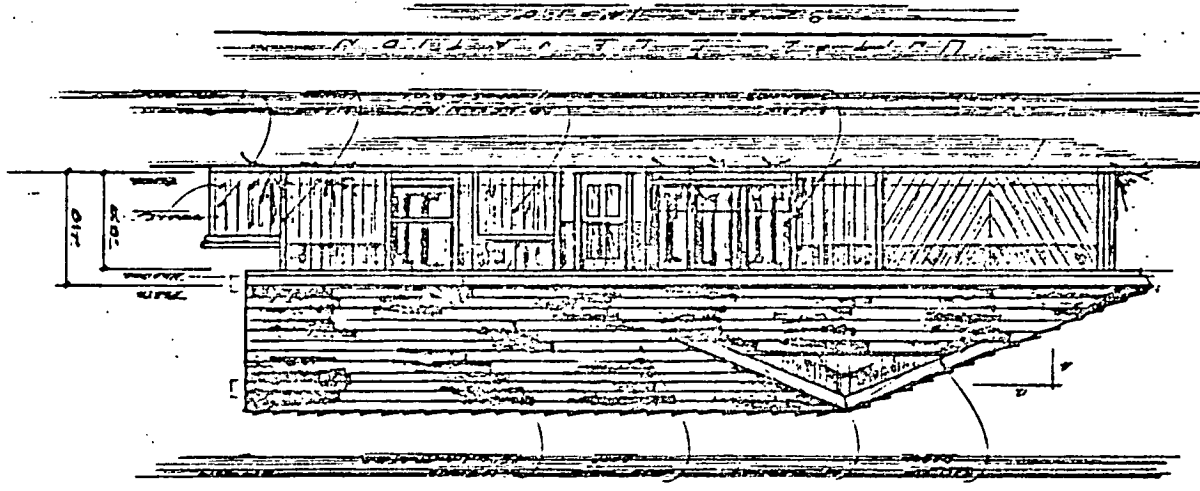
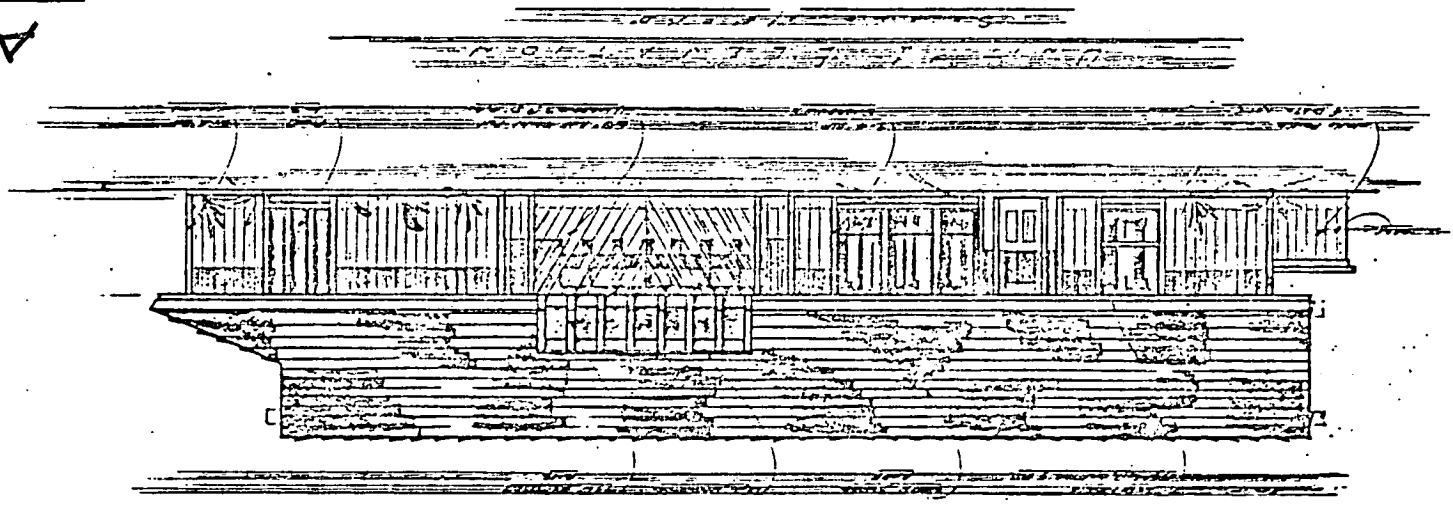
SOURCE:

CALIF. ENERGY COMMISSION
 COMMITTEE PROPOSED RESID.
 BUILDING STANDARDS - APPROVED
 11/10/81 - 01 - 005 P-9569

35.
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 NOV 17, 1981

APPROVED: 25 SEPT. 81 BY
 CALIF. STATE BUILDING STDS.
 COMMITTEE. EFFECTIVE 30 NOV 81
 ITEM 20 11

7137
A
bldg design sketch



ITEM 11

NOVEMBER 25 1951

P-25569

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CITY OF SACRAMENTO

OFFICE OF THE CITY CLERK

915 I STREET
CITY HALL ROOM 203

SACRAMENTO, CALIFORNIA 95814
TELEPHONE (916) 449-5426

LORRAINE MAGANA
CITY CLERK

December 30, 1981

Zephyr Investment Corporation
7561 Fairway Two Avenue
Fair Oaks, CA 95628

Dear Gentlemen:

On December 29, 1981, the Sacramento City Council took the following action(s) for property located on various corner lots on Hidden Lake Circle, Zephyr Cove Circle and Spinnaker Way (P-9569):

- A. Adopted an ordinance rezoning 3± acres from R-1 to R-1A;
- B. Adopted a resolution adopting Findings of Fact and approving a Tentative Map to divide 3± acres into 22 halfplex lots, and a Subdivision Modifications to waive water and sewer services

Enclosed, for your records, are fully certified copies of above referenced documents.

Sincerely,

Anne Mason
Assistant City Clerk

LM/mm/13
Enclosure

cc: Planning Department
Benson & Sedar



CITY OF SACRAMENTO

OFFICE OF THE CITY CLERK

915 I STREET

CITY HALL ROOM 203

SACRAMENTO, CALIFORNIA 95814

TELEPHONE (916) 449-5428

LORRAINE MAGANA
CITY CLERK

Zephyr Investment Corporation
7561 Fairway Two Avenue
Fair Oaks, CA 95628

On December 8, 1981, the following matter was filed with my office to set a hearing date before the City Council:

Various requests for property located on various corner lots on Hidden Lake Circle, Zephyr Cove Circle and Spinnaker Way (D4) (P-9569):

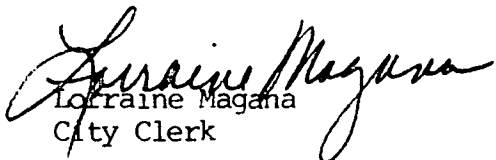
- A. Rezone 3± acres from R-1 to R-1A;
- B. Tentative Map to divide 3± acres into 22 halfplex lots;
- C. Subdivision Modification to waive water and sewer services

This hearing has been set for December 29, 1981, 7:30 p.m., Council Chamber, Second Floor, City Hall, 915 "I" Street, Sacramento, California. Interested parties are invited to appear and speak at the hearing.

Pursuant to Council Rules of Procedure 4.5, continuance of the above matter may be obtained only by the property owner of the above property, applicant, or appellant, or their designee, by submitting a written request delivered to this office no later than 12:00 Noon the day prior to the scheduled hearing date. If written request is not delivered to this office as specified herein, a continuance may only be obtained by appearing before the City Council at the time of the hearing and submitting a verbal request to the Council.

Any questions regarding this hearing should be directed to the City Planning Department, 927 Tenth Street, Sacramento, California, phone 449-5604.

Sincerely,


Lorraine Magana
City Clerk

LM/mm

cc: Benson & Sedar
P-9569 Mailing List (204)

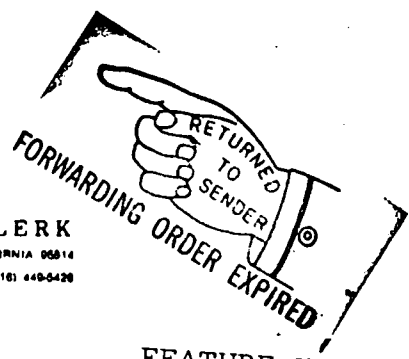
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USE ZIP CODE



RECEIVED
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CITY OF SACRAMENTO
DEC 17 12 06 PM '81

OFFICE OF THE CITY CLERK
SACRAMENTO CALIFORNIA 95814
TELEPHONE (916) 449-6426



FEATURE HOMES, INC.
3434 MENDOCINO AVE.
SANTA ROSA, CA 95401

PREPARED
FIRST CLASS
SACRAMENTO
DEC 15 '81
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U.S. POSTAGE
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NOTICE OF CITY COUNCIL HEARING

ROS