

STAFF REPORT APPROVED 7-24-80  
CITY PLANNING COMMISSION

915 "T" STREET - SACRAMENTO, CALIFORNIA 95814

APPLICANT	MacKay & Somps, 1787 Tribute Rd., Suite E, Sacramento, CA 05815			
OWNER	Benson & Sedar, 1796 Tribute Rd., Suite 104, Sacramento, CA 95815			
PLANS BY	Builder's Design Service, 6355 Riverside Blvd., Ste. N, Sacto., CA			
FILING DATE	6-19-80	50 DAY CPC ACTION DATE		REPORT BY: TM:bw
NEGATIVE DEC.	7-14-80	EIR		31-410-07,09,22,23,38,46, 54,60,61
		ASSESSOR'S PCL. NO.		

- APPLICATION:
1. Environmental Determination
  2. Rezone from Single-Family Residential (R-1) to Townhouse (R-1A)
  3. Special Permit to develop 18 half-plexes
  4. Tentative Map (P-9093)

LOCATION: Various lots on Zephyr Ranch Drive, Harbor Light Way and Light House Way

PROPOSAL: The applicant is requesting the necessary entitlements to divide nine corner lots into 18 half-plex lots

PROJECT INFORMATION

General Plan Designation:	Residential
South Pocket Community Plan Designation:	Low Density Residential
Existing Zoning of Site:	R-1
Existing Land Use of Site:	Vacant
Surrounding Land Use and Zoning:	
North:	Residential; R-1
South:	Vacant; R-1
East:	Vacant; R-1
West:	Residential; R-1
Property Area:	Proposed 18 half-plex lots - 2+ acres
Height of Building:	One and two story
Topography:	Flat
Existing Utilities:	Street Improvements: Existing
School District:	Existing
	Sacramento Unified

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On July 9, 1980, by a vote of five ayes, three absent, one abstention, the Subdivision Review Committee recommended approval of the tentative map subject to the following conditions:

1. The applicant shall file the necessary segregation requests and fees to segregate existing assessments prior to filing the final map.
2. The applicant shall locate existing sewer and water services; construct new services as required, prior to filing the final map.

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

1. The applicant has submitted basically two different elevations and floor plans for the proposed half-plexes. The only difference between the plans is the fireplace locations and the single and two-car garages. The elevations are similar in that they are designed with an identical roof and exterior material.
2. Staff is concerned with the location of the driveways on Lots B, C, D, F, G, H, I (see site plan). They are too close to the street corner and designed at an angle. These driveway locations might obstruct visibility at the street intersections and may also create hazardous conditions as automobiles back out of these driveways onto the adjacent streets. Staff requests that the subject driveways be relocated farther away from the corner.

STAFF RECOMMENDATION: Staff recommends that the project be continued in order to allow the applicant to provide a minimum of two distinct floor plans and elevations. This should include elevations utilizing different roof styles, exterior building materials, and different driveway locations.

*Planning Commission approved the project subject to the following conditions:*

*Tentative Map*

1. *The applicant shall file the necessary segregation requests and fees to segregate existing assessments prior to filing the final map.*
2. *The applicant shall locate existing sewer and water services; construct new services as required, prior to filing the final map.*

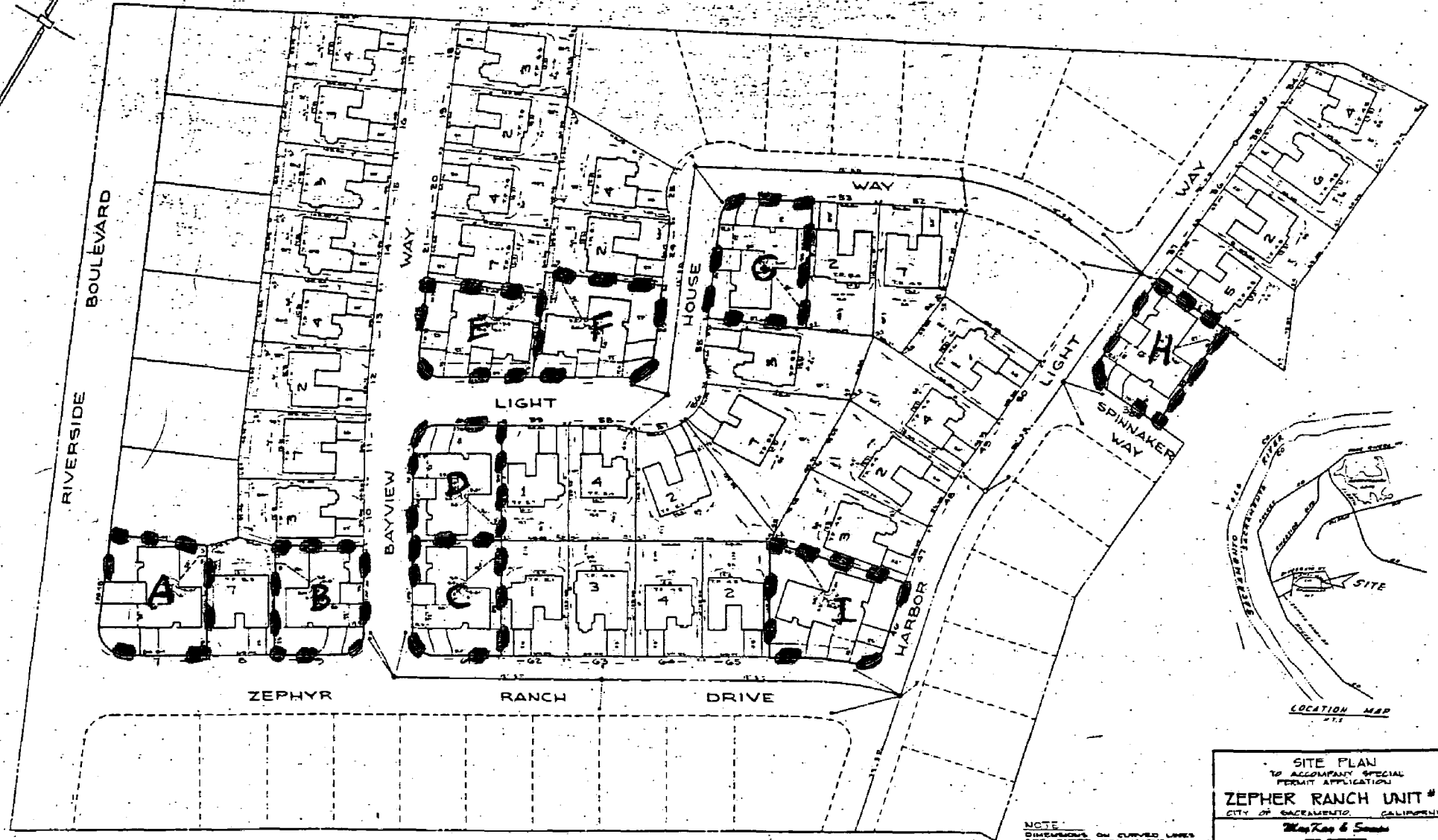
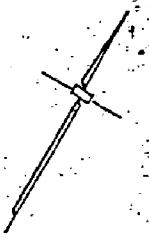
*Special Permit*

*Subject to the two elevations submitted by the applicant at the July 24, 1980 meeting.*

P-9093

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NOTE:  
DIMENSIONS ON CURVED LINES  
ARE LAPED DIMENSIONS

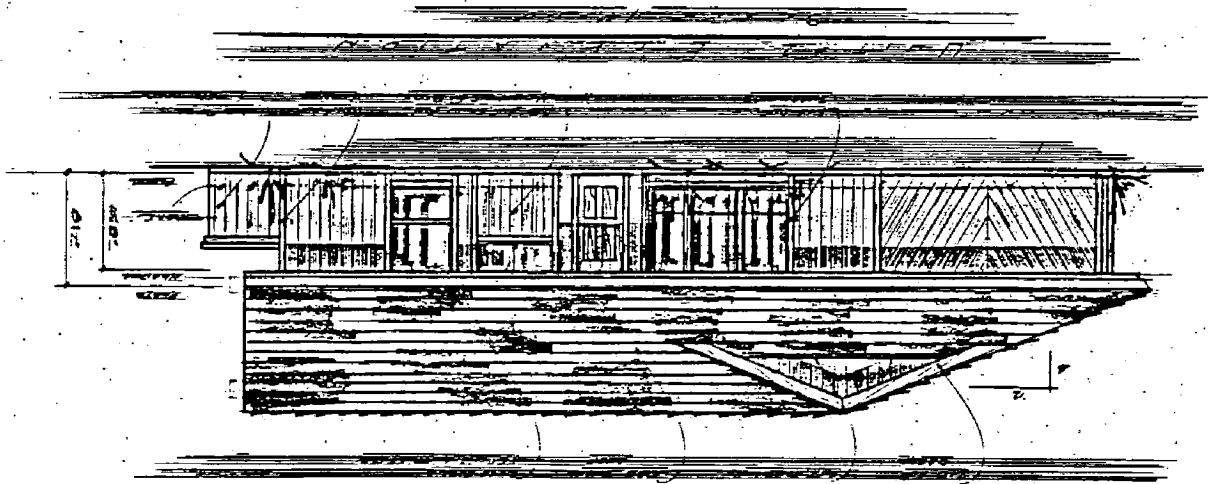
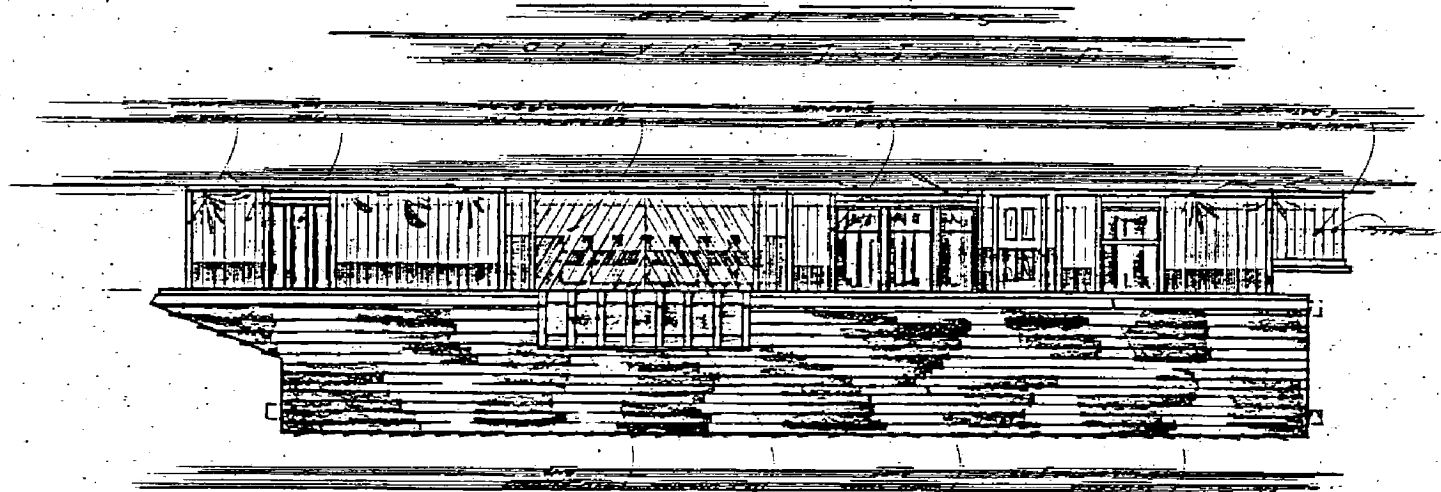
SITE PLAN  
TO ACCOMPANY SPECIAL  
PERMIT APPLICATION  
**ZEPHYR RANCH UNIT #1**  
CITY OF SACRAMENTO, CALIFORNIA  
*May Kay & Sons*  
CIVIL ENGINEERS  
SACRAMENTO, CALIFORNIA

001458

ELEVATION WITH TWO DOUBLE CAR GARAGES

BUILDERS DESIGN SERVICE

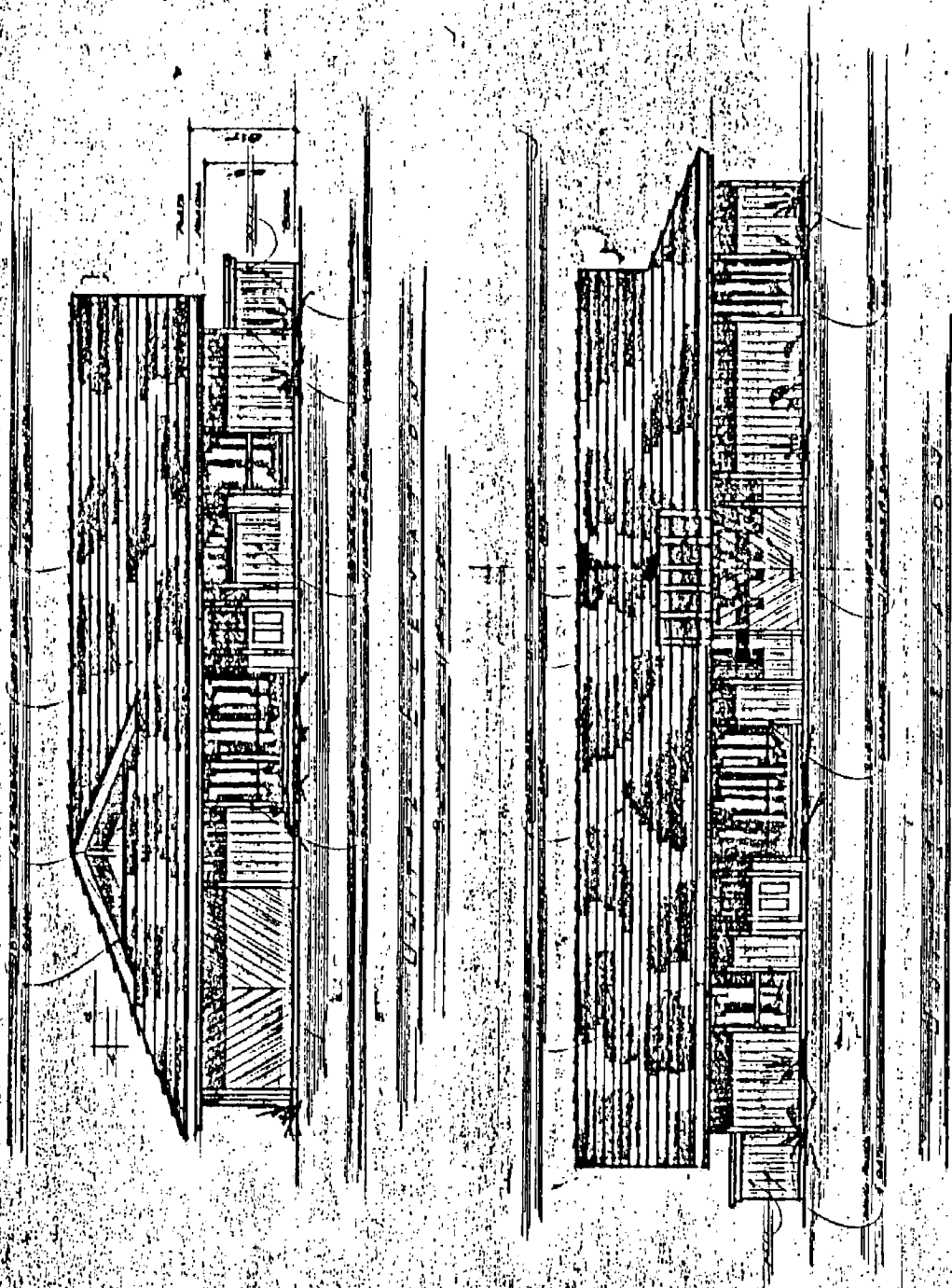
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P-9093



builders design service  
1000 10th St. N.W.  
Washington, D.C. 20004  
Phone: 202-331-1111

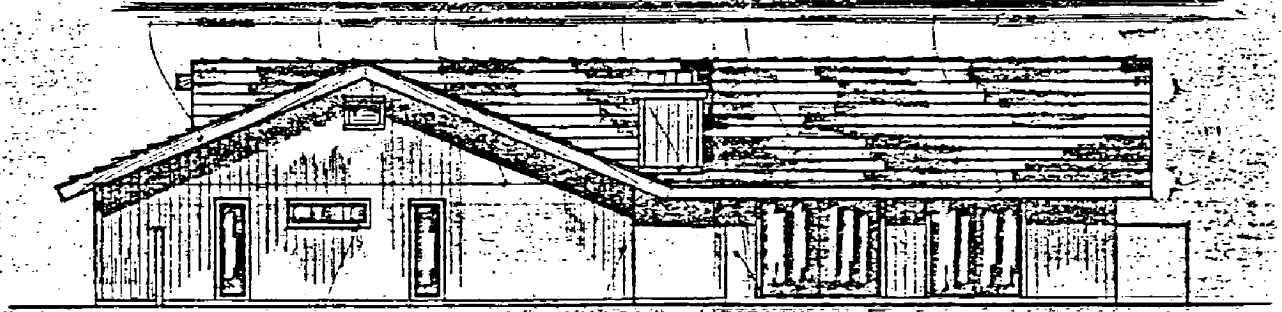
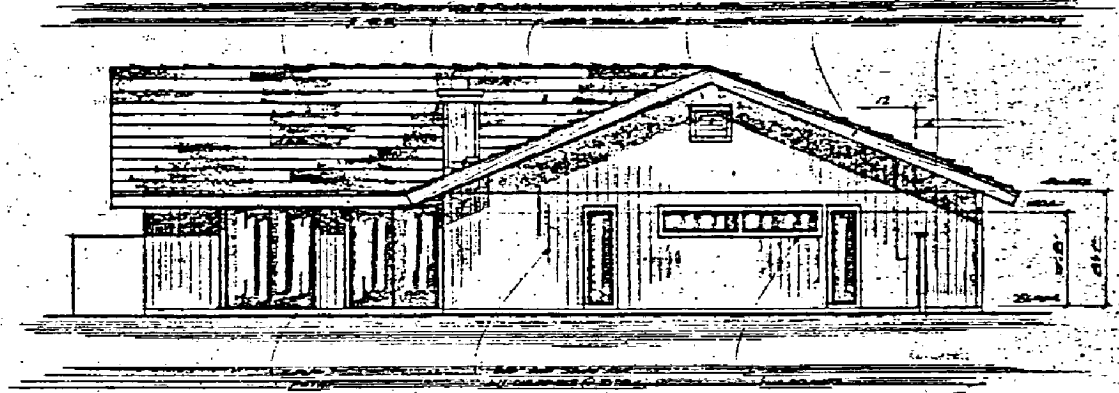
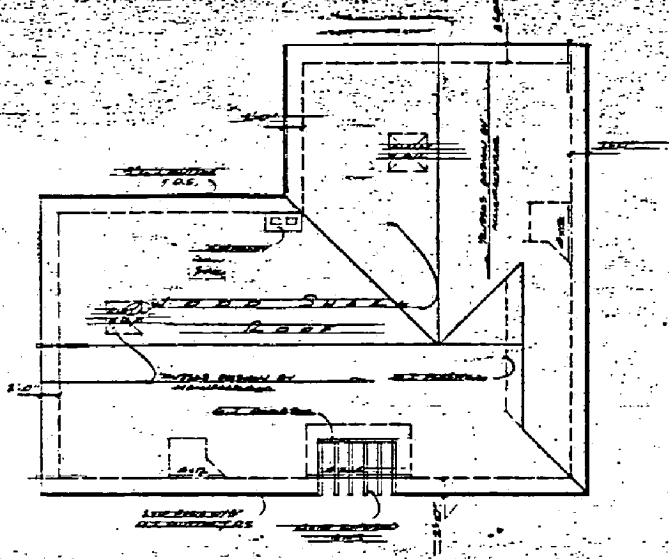
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
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ELEVATION WITH A SINGLE & TWO CAR GARAGE

001460



9127


**BUILDERS DESIGN SERVICE**  
 ARCHITECTS  
 2800 22nd St. S.  
 SEASIDE, CALIF. 92138

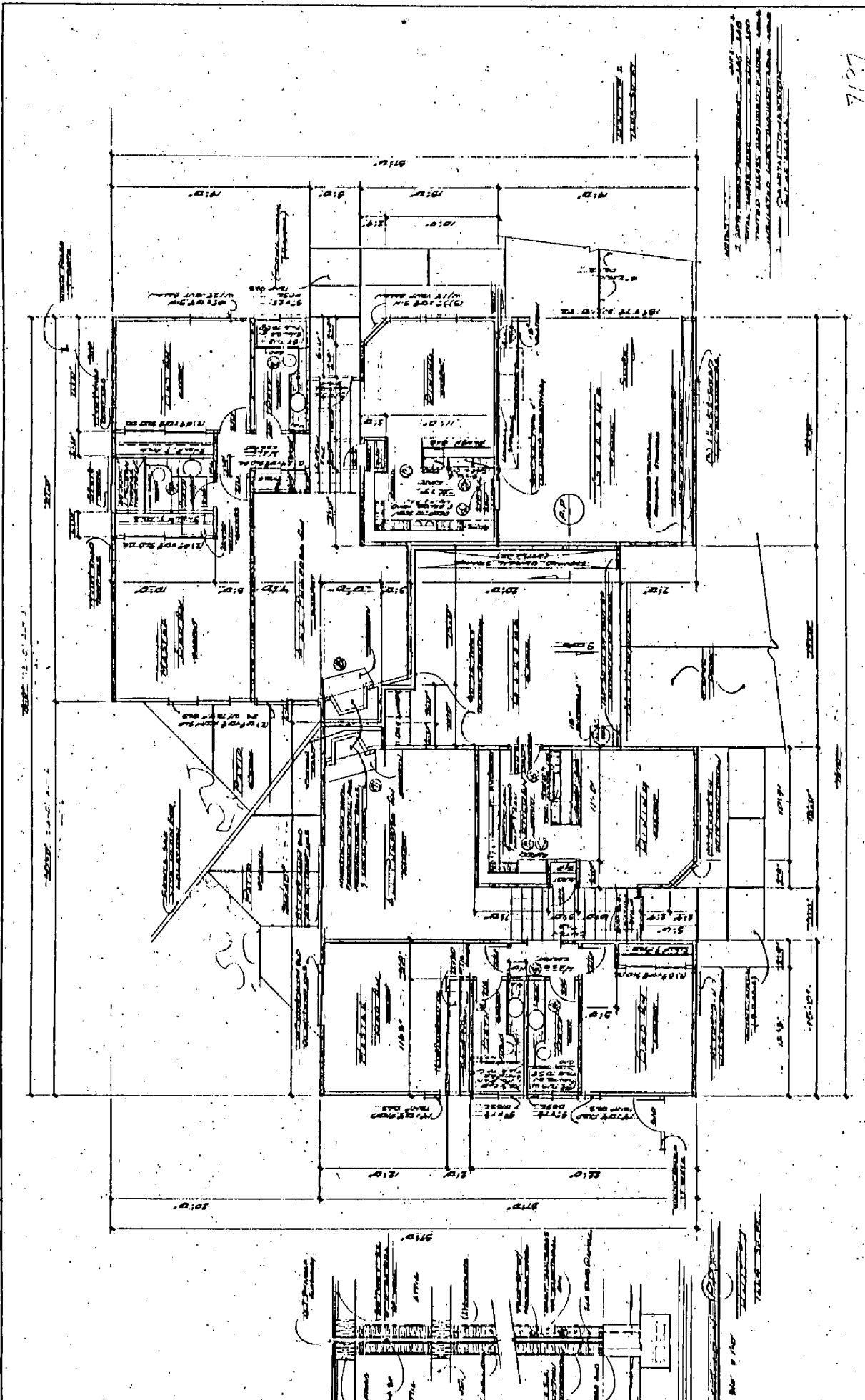
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SIDE ELEVATIONS ARE THE SAME FOR BOTH UNITS

P-9093

7-24-86

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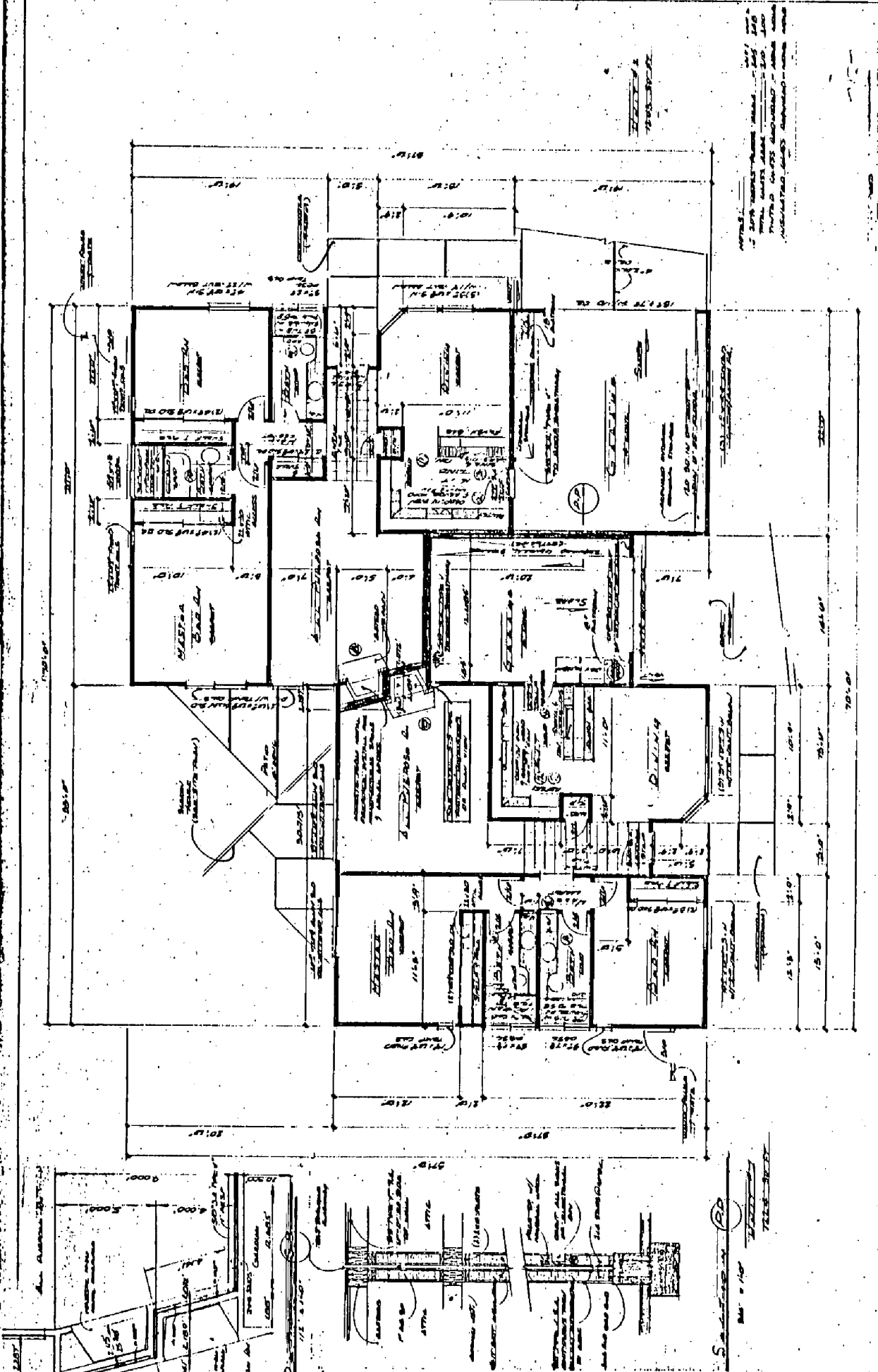
7127

**BUILDERS DESIGN SERVICE**

1000 ...  
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 1000 ...  
 1000 ...

TOTAL SQ FT 2407

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**MULLER DESIGN SERVICES**  
 ARCHITECTS  
 1000 W. 10th Street, Suite 100  
 Minneapolis, MN 55401  
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