

# CITY PLANNING COMMISSION

927 10TH STREET, SUITE 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Speath Eng. Inc. - 5710 Garfield Avenue B, Sacramento, CA 95841				
OWNER	Bob Adams - 1074 S Orange Grove, Pasadena, CA 91105				
PLANS BY	Speath Eng. Inc. - 5710 Garfield Avenue B, Sacramento, CA 95841				
FILING DATE	5-20-83	50 DAY CPC ACTION DATE	6-23-83	REPORT BY:	SC:sg
NEGATIVE DEC.	9-13-83	EIR		ASSESSOR'S PCL. NO.	031-590-24,28

- APPLICATION:
1. Environmental Determination
  2. Rezone from Single Family (R-1) to Townhouse (R-1A) zone
  3. Tentative Map to divide .42± acres consisting of two corner lots into four halfplex lots
  4. Special Permit to develop four halfplex units
  5. Subdivision Modification to waive sewer and water service connections

LOCATION: Lots 24 and 28 of Windubey Circle

PROPOSAL: The applicant is requesting entitlements necessary to develop four halfplex units on two corner lots.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1976 South Pocekt Community Plan Designation:	Low Density Residential
Existing Zoning of Site:	R-1
Existing Land Use of Site:	Vacant and under construction

Surrounding Land Use and Zoning:

North: Residential; R-1  
South: Residential; R-1  
East: Residential; R-1  
West: Residential; R-1

Parking Required:	4
Parking Provided:	4
Property Dimensions:	Irregular
Property Area:	.42± acres
Density of Development:	9.5 units per acre
Square Footage of Lot(s):	Varied
Square Footage of Building(s):	Units approximately 1,100 sq. ft.
Height of Structure(s):	Single story
Topography:	Flat
Street Improvements:	Existing
Utilities:	To be installed
Exterior Building Colors:	Earth tone
Exterior Building Materials:	Wood & brick

002817

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On June 8, 1983, by a vote of six ayes and three absent, the Subdivision Review Committee voted to recommend approval of the tentative map and subdivision modification subject to the following conditions:

3. Approval of the Tentative Map subject to conditions which follow;
4. Approval of the Subdivision Modification to waive sewer and water connection;
5. Approval of the Special Permit subject to conditions and based on findings of fact to follow.

Conditions - 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:

- a. Place the following note on the final map: Water and sewer service connections for the halfplexes must be paid for and installed at the time of obtaining building permits;
- b. Pay off the existing assessments or file the necessary segregation requests and fees to segregate existing assessments;
- c. 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.
- d. Prepay 1983-84 City/County taxes.

Conditions - Special Permit

- a. The site plan shall be redesigned to provide a minimum 20 foot setback from garage to property line.
- b. The driveways shall be relocated away from the corner radii as required by the City Traffic Engineer.

Findings of Fact - Special Permit

- a. As proposed, the halfplex development is based upon sound principles of land use in that the design of the halfplex structures will not alter the character of the neighborhood or change the density since duplex units are allowed on corner lots.
- b. The proposed halfplex development, as conditioned, will not be detrimental to the public health, safety or welfare or result in the creation of a nuisance in that the applicant will modify the driveway at the corner radius to ensure traffic safety and each unit will be provided separate street frontage.
- c. This proposed development is consistent with the General Plan and the Pocket Community Plan which designate the site for residential purposes.



002822

P83-167

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6-23-83

No. 20

RIVERSIDE

MANOR

RANCH

GREENMONT

SOUTHBRIDGE CONDOS

Sublot 5/6

CAMDEN  
PORTINAO  
PASSAGE  
SANTO

MARINA PARK  
MARTON

PARKWAY OAKS

SOUTHBRIDGE CONDOS

COOL WIND

BAY RIVER

RIVERGATE

RIVERSIDE

HIDDEN LAKE

MANOR

GLORIA APTS

PARKVIEW

ZEPHYR

RANCH

SPINNAKER

HALLMONT

ZEPHYR

RANCH

GREENMONT

DELTA PARK

RIVER ISLE

ANGEL

ALDERS

SOUTHBRIDGE CONDOS

COOL WIND

BAY RIVER

RIVERGATE

RIVERSIDE

HIDDEN LAKE

MANOR

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PARKVIEW

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MANOR

GLORIA APTS

PARKVIEW

ZEPHYR

RANCH

SPINNAKER

HALLMONT

ZEPHYR

RANCH

GREENMONT

DELTA PARK

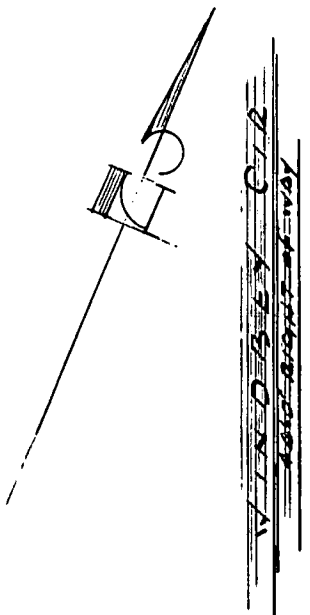
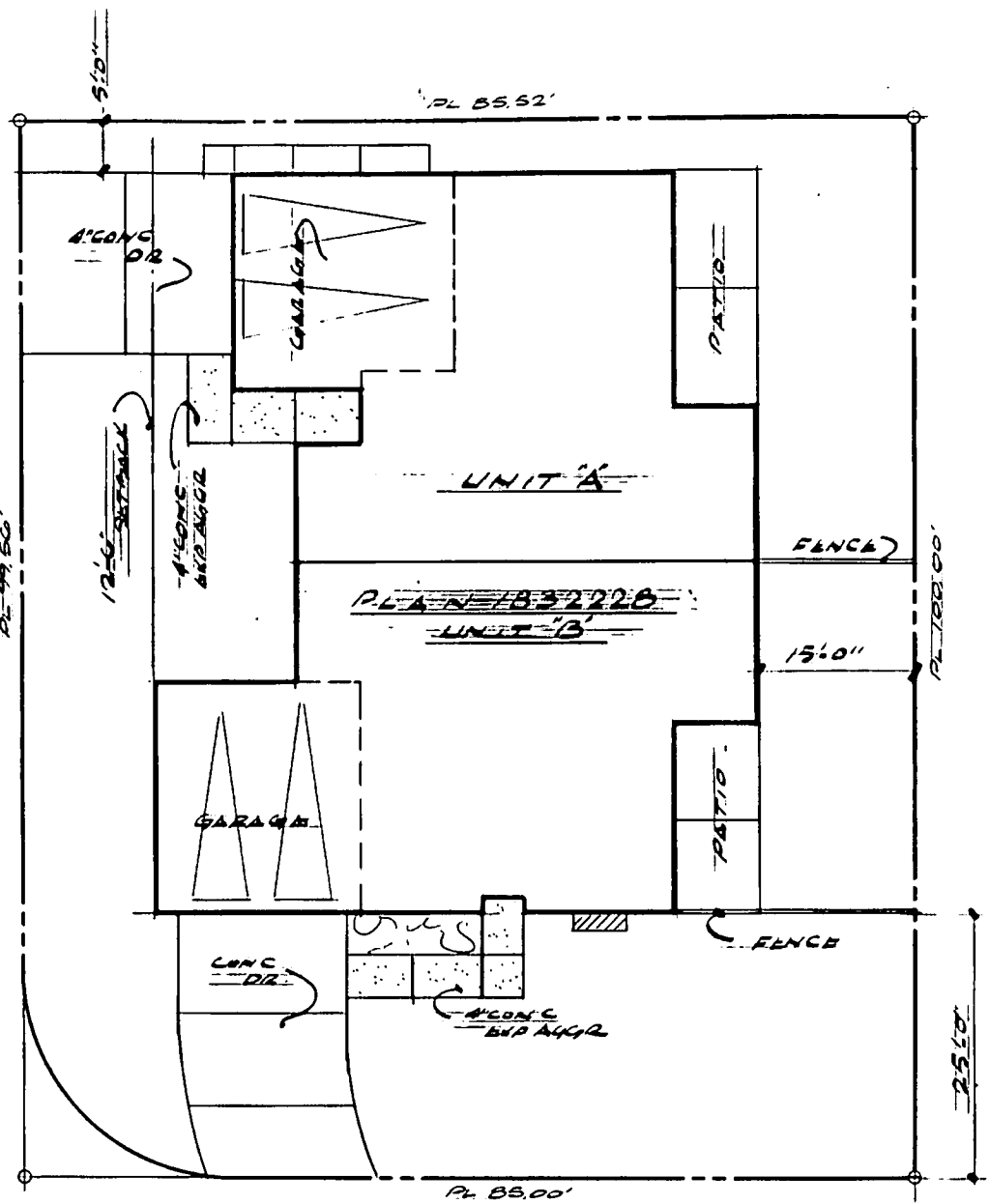
RIVER ISLE

ANGEL

ALDERS

SOUTHBRIDGE CONDOS

COOL WIND

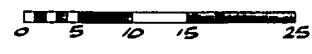


**WINDUOLEY CIR**  
**44' 0" RIGHT OF WAY**

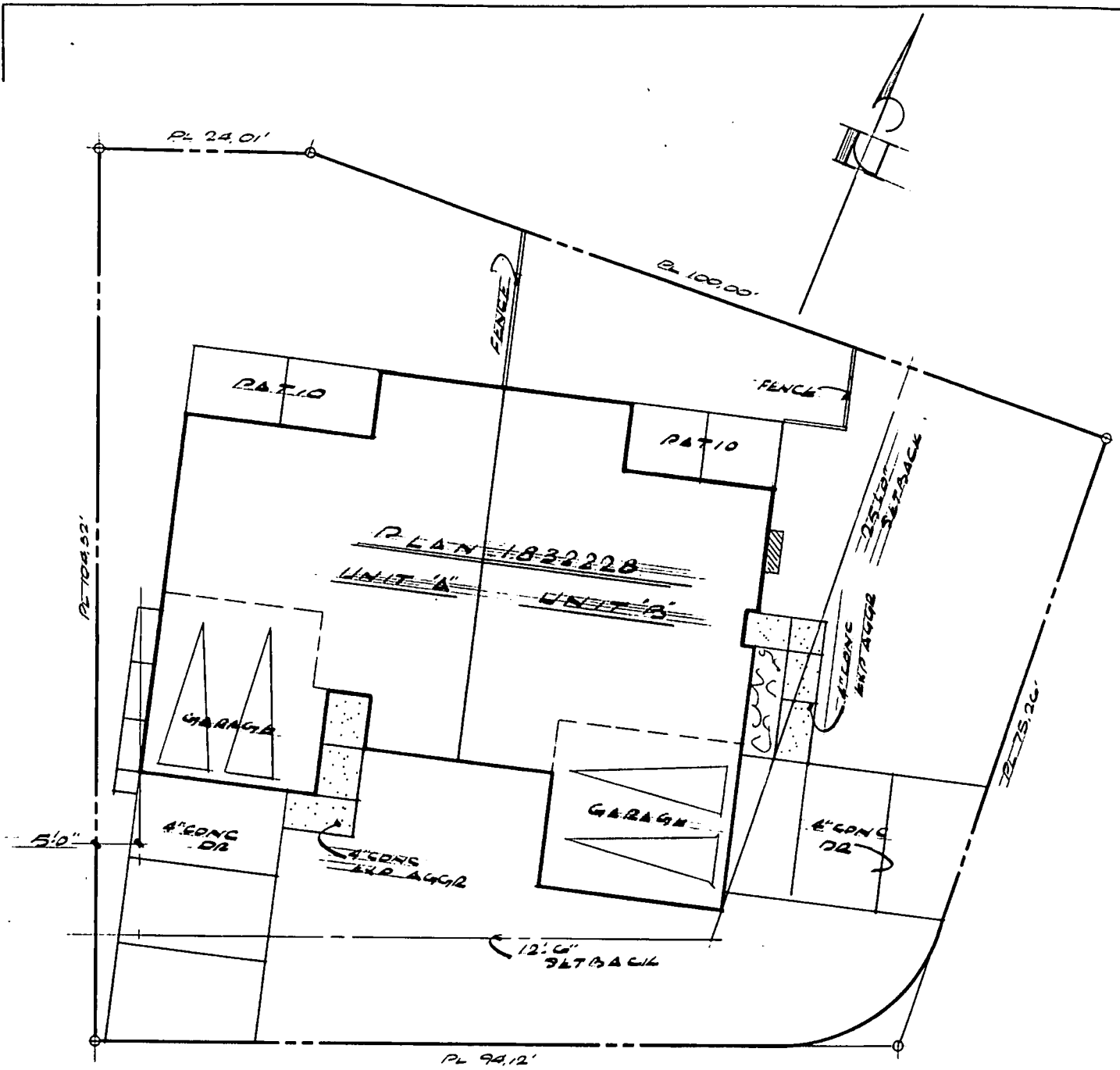
**DESCRIPTION:**  
**LOT 28**  
**ZEPHYRUS RANCH ESTATES**  
**UNIT NO 1**  
**CITY OF SACRAMENTO, CAL**

002823

**SITE PLAN**  
**SCALE 1/8" = 1'-0"**



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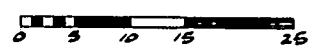
~~WINDOW BY CUR.~~

~~44'.0" RIGHT-OF-WAY.~~

002824

DESCRIPTION:  
~~LOT 24~~  
~~ZEPHYR RANCH ESTATES~~  
~~UNIT NO. 1~~  
~~CITY OF SACRAMENTO, CAL.~~

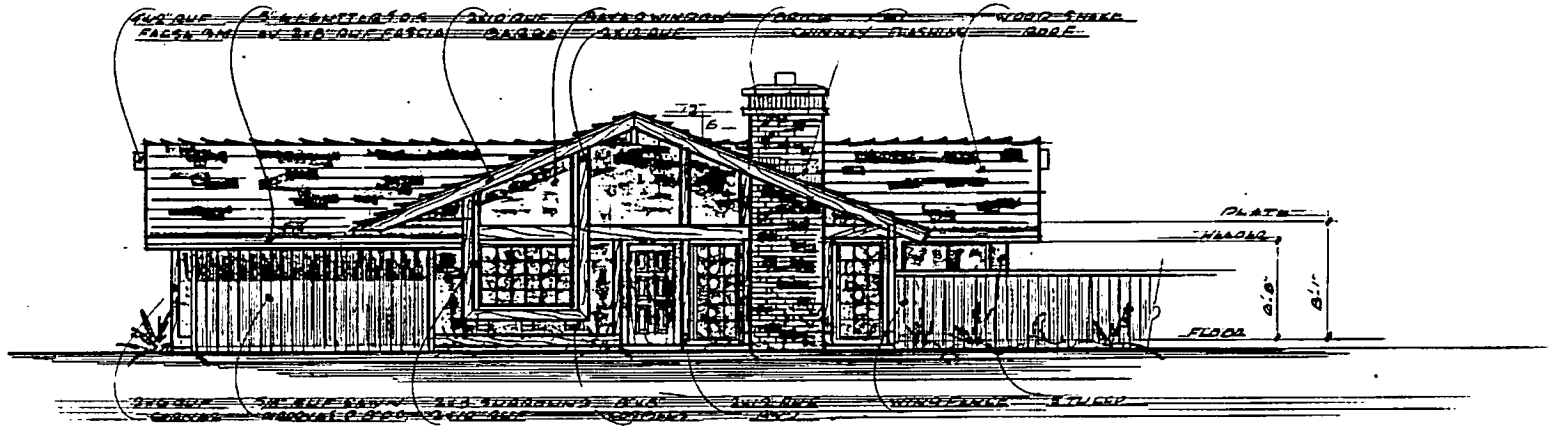
SITE PLAN  
SCALE 1/8" = 1'-0"



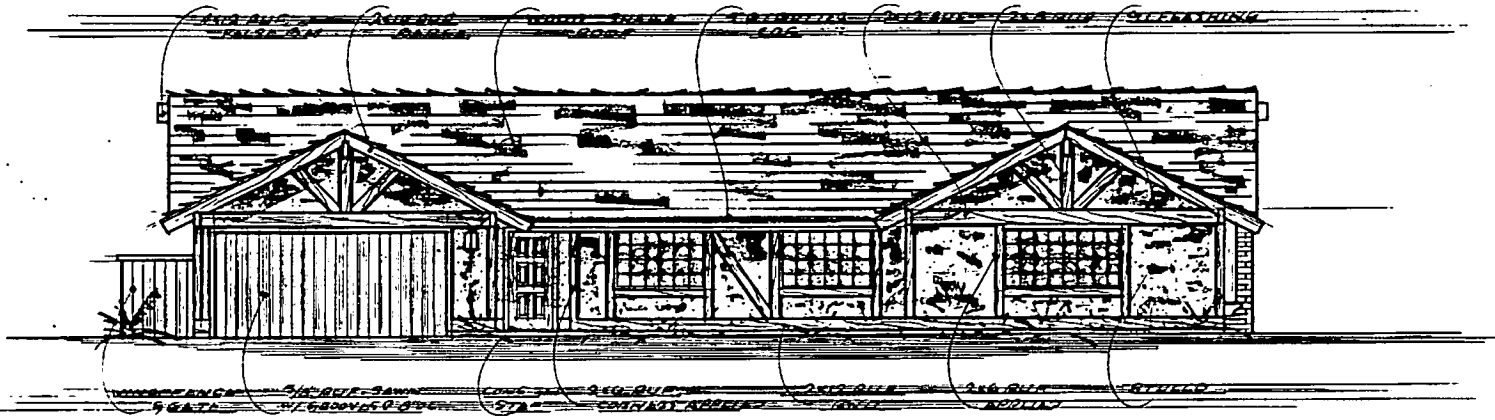
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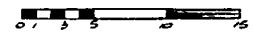
17



FRONT ELEVATION (RIGHT)



FRONT ELEVATION "A"



100,000  
ESSENTIAL PLANS  
ADAMS ELEVATIONS  
NO. 118 783228 J

002825

No. 20

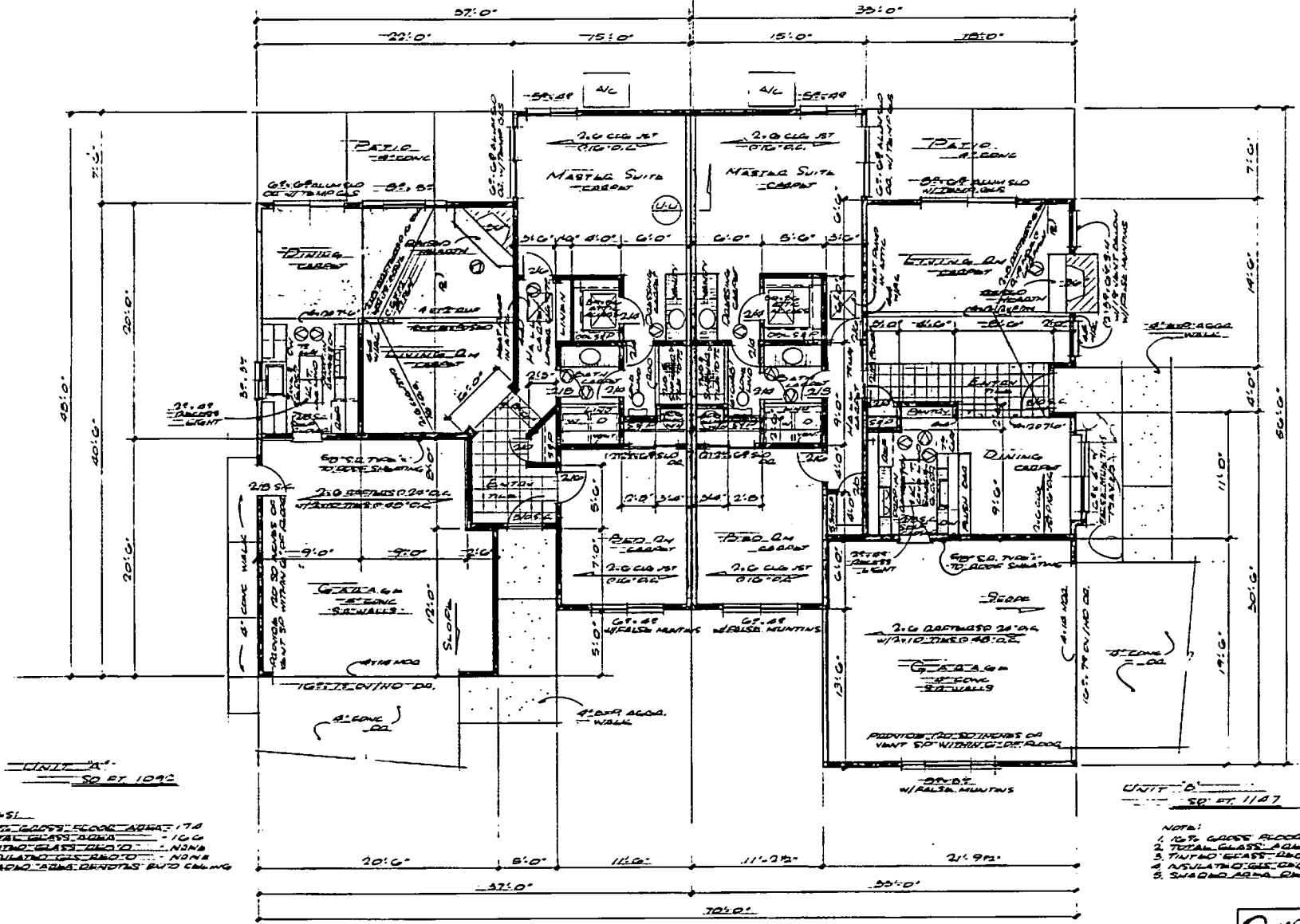
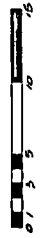
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18

No. 20

002826



UNIT A  
50 FT. 1092

UNIT B  
50 FT. 1147

- NOTES:
- 1. 10% GROSS FLOOR AREA: 174
  - 2. TOTAL GLASS AREA: 166
  - 3. FINISH: GLASS: 0.0000
  - 4. INSULATING: 0.0000
  - 5. SHADING: 0.0000

- NOTES:
- 1. 10% GROSS FLOOR AREA: 185
  - 2. TOTAL GLASS AREA: 150
  - 3. FINISH: GLASS: 0.0000
  - 4. INSULATING: 0.0000
  - 5. SHADING: 0.0000

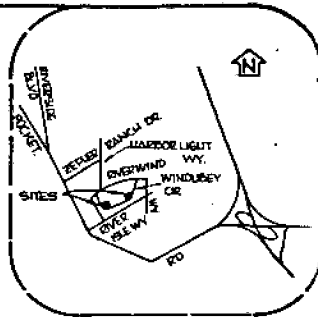
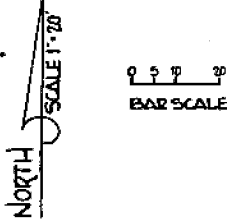
**Dozier's** RESIDENTIAL PLANS

NO. 20 ADAMS FLOOR PLAN

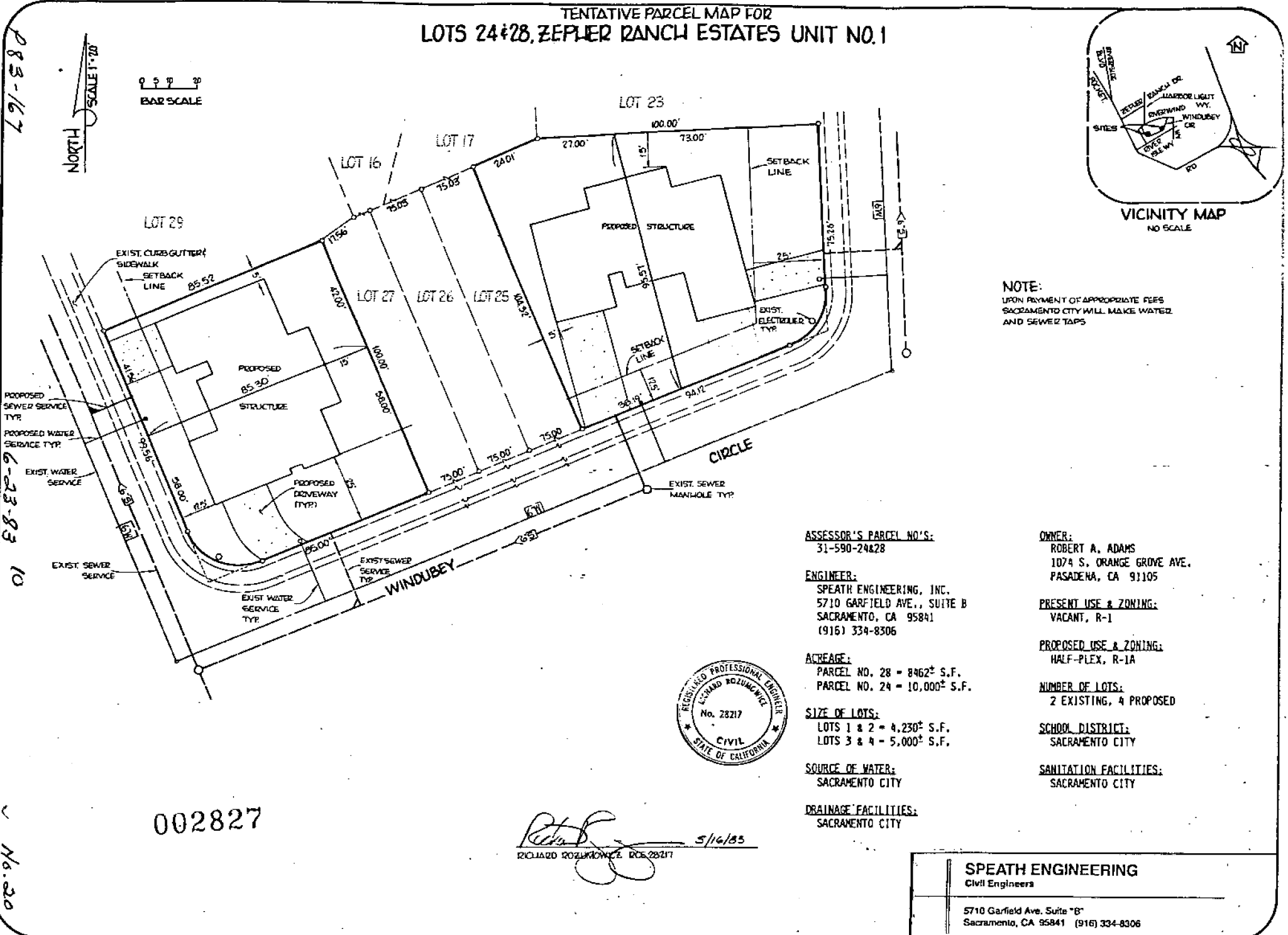
DATE: 6/23/83 183826

TENTATIVE PARCEL MAP FOR  
 LOTS 24 & 28, ZEPLER RANCH ESTATES UNIT NO. 1

183-167



VICINITY MAP  
 NO SCALE



**NOTE:**  
 UPON PAYMENT OF APPROPRIATE FEES  
 SACRAMENTO CITY WILL MAKE WATER  
 AND SEWER TAPS

6-23-83 10

1/6/83

002827



*Richard Rozumowicz*  
 5/16/83  
 RICHARD ROZUMOWICZ, P.E. 28217

**ASSESSOR'S PARCEL NO'S:**  
 31-590-24&28

**OWNER:**  
 ROBERT A. ADAMS  
 1074 S. ORANGE GROVE AVE.  
 PASADENA, CA 91105

**ENGINEER:**  
 SPEATH ENGINEERING, INC.  
 5710 GARFIELD AVE., SUITE B  
 SACRAMENTO, CA 95841  
 (916) 334-8306

**PRESENT USE & ZONING:**  
 VACANT, R-1

**ACREAGE:**  
 PARCEL NO. 28 = 8462<sup>±</sup> S.F.  
 PARCEL NO. 24 = 10,000<sup>±</sup> S.F.

**PROPOSED USE & ZONING:**  
 HALF-PLEX, R-1A

**SIZE OF LOTS:**  
 LOTS 1 & 2 = 4,230<sup>±</sup> S.F.  
 LOTS 3 & 4 = 5,000<sup>±</sup> S.F.

**NUMBER OF LOTS:**  
 2 EXISTING, 4 PROPOSED

**SOURCE OF WATER:**  
 SACRAMENTO CITY

**SCHOOL DISTRICT:**  
 SACRAMENTO CITY

**DRAINAGE FACILITIES:**  
 SACRAMENTO CITY

**SANITATION FACILITIES:**  
 SACRAMENTO CITY

**SPEATH ENGINEERING**  
 Civil Engineers  
 5710 Garfield Ave. Suite "B"  
 Sacramento, CA 95841 (916) 334-8306