

STAFF REPORT CORRECTED 8-22-84  
CITY PLANNING COMMISSION

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

APPLICANT	Glenn Williams Engineering - 6020 Rutland Drive, Carmichael, CA 95608			
OWNER	CFI Developers - 4490 San Sebastian Way, Sacramento, CA 95823			
PLANS BY	Struc-1 Designs - 3561 San Lucas Way, Sacramento, CA 95825			
FILING DATE	7-20-84	50 DAY CPC ACTION DATE		REPORT BY:FG:bw
NEGATIVE DEC.	7-30-84	EIR		ASSESSOR'S PCL NO. 031-590-01,53,54,60,79,84

- APPLICATION:**
- A. Negative Declaration
  - B. Rezone 1.3+ vacant acres from Single Family (R-1) to Townhouse (R-1A) zone.
  - C. Tentative Subdivision Map to divide six corner lots into 12 parcels.
  - D. Special Permit to develop 12 halfplex units.

**LOCATION:** Six corner lots on Riverwind Way

**PROPOSAL:** The applicant is requesting the necessary entitlements to develop 12 halfplex units.

**PROJECT INFORMATION:**

1974 General Plan Designation:	Residential
1976 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:	Residences; R-1
South:	Residences; R-1
East:	Residences; R-1
West:	Residences; R-1

Parking Required:	One space/du
Parking Provided:	Two spaces/du
Property Dimensions:	Irregular
Property Area:	1.3+ acres
Density of Development:	9.2 du/ac net
Square Footage of Lots:	4,750 avg.
Square Footage of Buildings:	Approx. 1,600 sq. ft.
Height of Structures:	Two-story; approx. 24 ft.
Topography:	Flat
Street Improvements:	Existing
Utilities:	Available to site
Exterior Building Colors:	Red, earth tones
Exterior Building Materials:	Brick, horizontal lap siding, cedar shake roof

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On August 8, 1984, by a vote of six ayes and three absent, the Subdivision Review Committee recommended approval of the tentative map, subject to the following conditions. 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. 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.
- B. Extend sewer line to serve lots 1A, 60B and 84B.
- C. Pay off existing assessments;
- D. Provide each lot with separate sewer and water services and hook up.

PROJECT EVALUATION:

- A. The subject sites are six vacant corner lots located in the Zephyr Ranch Estates Subdivision. All lots are zoned Single Family (R-1). The General Plan and Community Plan designate the sites for residential and low density residential, respectively. Based on a review of the density of the proposed project, the existing land use in the immediate area and the land use designated by the Community Plan, staff finds the project compatible.
- B. The applicant is requesting the necessary entitlements to divide the six subject parcels into 12 halfplex lots and develop halfplex units on the lots. Each halfplex unit will be two stories high (24 ft.) with approximately 1,600 square feet of floor area. The units will be constructed with exteriors of brick, horizontal lap siding and shake roofs. The halfplex units will be attached and separated by a two-hour rated fire wall.
- C. The applicant's plans indicate two housing designs (elevations). In fact, both units are identical with the exception that one unit is the reverse of the other and that different exterior building materials will be utilized. The major concern here is that using a similar housing design (elevation) will create a monotonous streetscape. It is recommended that a second housing design (elevation) be utilized to minimize this concern.

- D. The applicant's project has been reviewed by City Engineering, Traffic and Building Inspections Divisions; they had no comments.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has reviewed the proposal and has filed a Negative Declaration, based upon compliance with the following mitigation measure:

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.

RECOMMENDATION: Staff recommends the following actions:

- A. Ratification of the Negative Declaration;
- B. Approval of the Rezone from Single Family (R-1) to Townhouse (R-1A) zone;
- C. Approval of the Tentative Map, subject to the conditions which follow;
- D. Approval of the Special Permit, subject to the conditions which follow and based upon Findings of Fact which 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:

- 1. 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;
- 2. Extend sewer line to serve lots 1A, 60B and 84B;
- 3. Pay off existing assessments;
- 4. Provide each lot with separate sewer and water services and hook up.
- 5. 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.

Condition - Special Permit

The applicant shall submit development plans which indicate two separate and distinct housing design (elevations) for review and approval of the Planning Director prior to the issuance of building permits.

Findings of Fact - Special Permit

1. As proposed, the project is based upon sound principles of land use in that:
  - a. adequate space is available on the site to accommodate the type and density of the proposed project;
  - b. the project is compatible with surrounding land uses which consist of single family and halfplex uses;
2. The project, as provided, will not be detrimental to the public health, safety or welfare, nor result in the creation of a nuisance, in that the project will adhere to the townhouse development standards which stipulate design and density criteria.
3. The project is consistent with the land use element of the General Plan to:

"Allocate residential, commercial, industrial and other land uses in such a manner as to result in a desirable urban environment which satisfies the needs of the total community; and

"Provide safe, stable and attractive residential areas in which to live."
4. The project is consistent with the goal of the Pocket Area Community Plan to:

"Provide for a wide range of residential styles and densities which are compatible with each other."
5. The project is consistent with the Pocket Area Community Plan and the General Plan which designate the site for residential purposes.

County Assessor  
Division of Standard Assessment  
700 H Street, Room 2640  
Sacramento, California 95814

79 & 84

RE: APN 031-590-01,53,54,60 (S 65862 GOVERNMENT CODE)

Dear Mr. Lynch:

Pursuant to section 65862 of the Government Code of the State of California you are hereby notified that the following action was taken by the City of Sacramento with respect to the above-numbered property:

Rezoned from 1.3± vac. ac. R-1

to R-1A

Special Use Permit granted permitting development  
of 12 halfplex units

Variance from \$ \_\_\_\_\_ Ordinance No. 2550,

Fourth Series granted. Permitting \_\_\_\_\_

Very truly yours,

p-84-278

*Suzanne Glimstad*

Suzanne Glimstad,  
Sec. to Planning Commission

January 8, 1985

002182

To the owner of record of Parcel No. 031-590-01,53,54,60,79 & 84

You are hereby notified pursuant to Government Code  
Section 6863.5 that the County Assessor has been notified  
of the granting of a zoning change, variance, or  
conditional use permit respecting your property.

Very truly yours,

*Suzanne Glimstad*

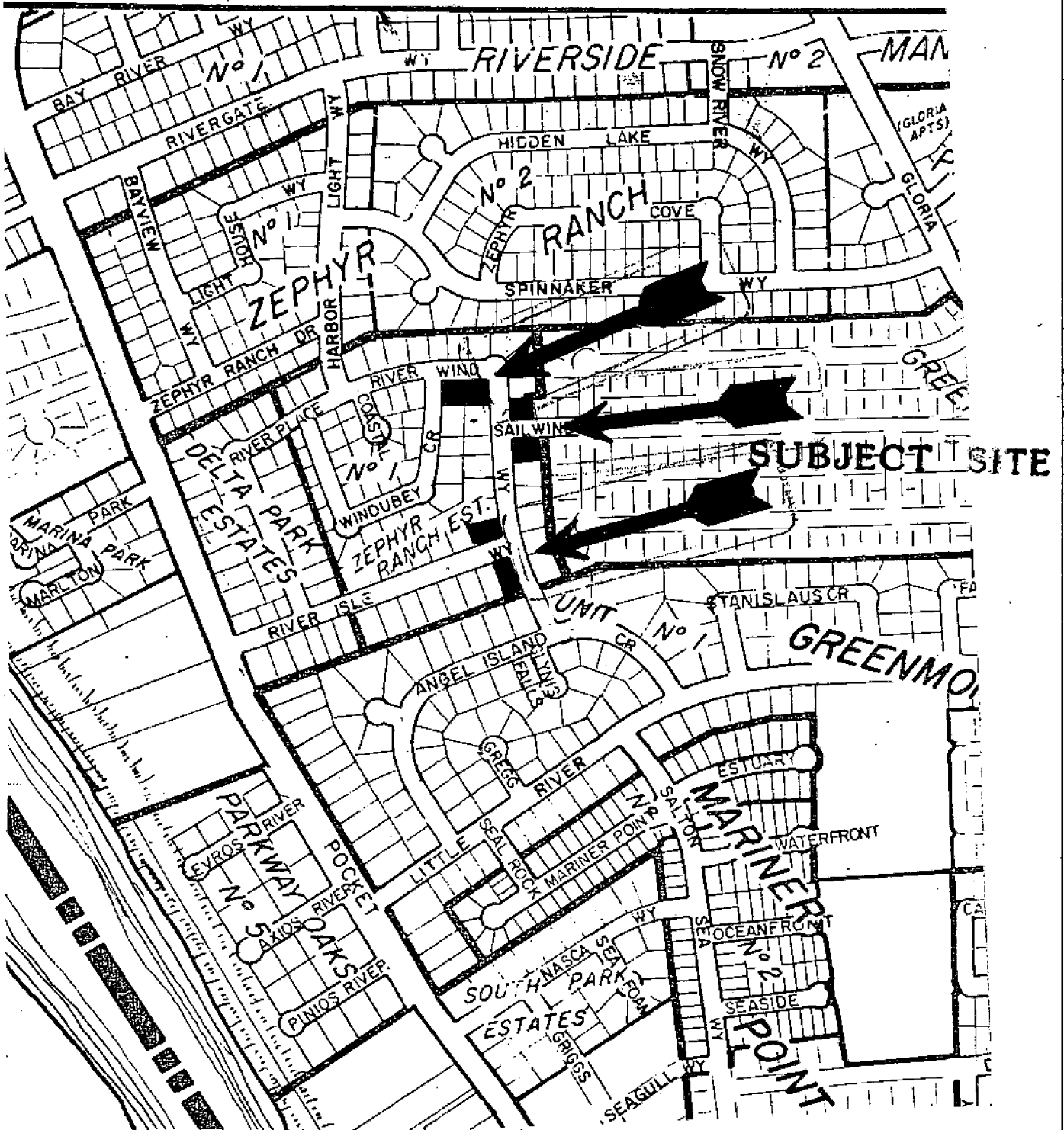
Suzanne Glimstad,  
Sec. to Planning Commission

P- 84-278

January 8, 1985

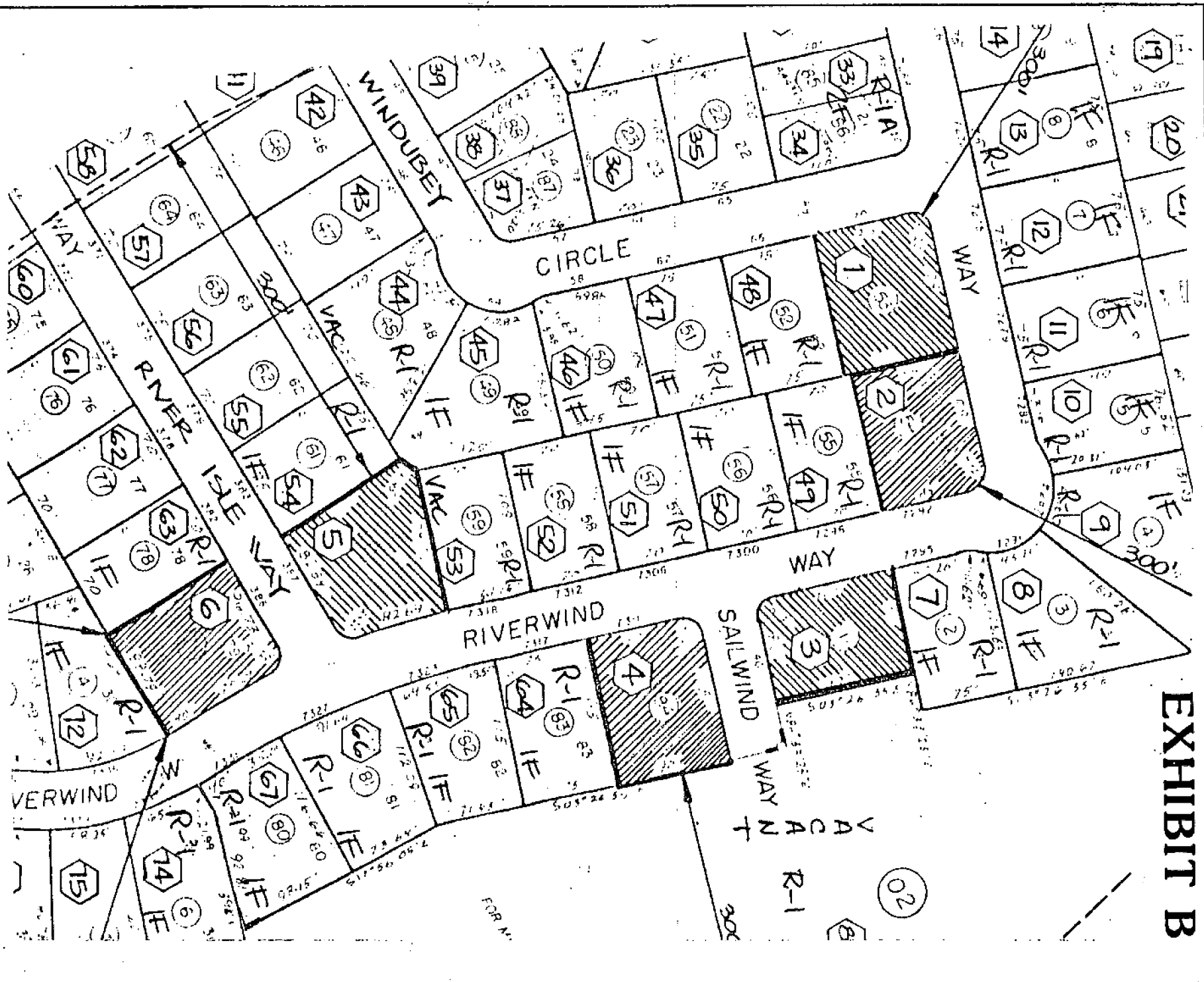
002183

# EXHIBIT A



## VICINITY MAP

**EXHIBIT B**



**LAND USE & ZONING MAP**



# SITE PLAN

# EXHIBIT C

REZONE EXHIBIT AND  
**TENTATIVE PARCEL MAP**  
 LOTS 1, 9, 34, 60, 74 & 84 AS SHOWN ON THE PLAT OF  
 "ZEPHYR RANCH ESTATE UNIT NO. 1", 154 D.M. 10,  
 CITY OF SACRAMENTO, CALIFORNIA  
 JULY, 1984

### GENERAL NOTES

**OWNER/DEVELOPER**  
 C.R.L. DEVELOPMENT CORP.  
 1410 BULLARD DR., S.W. 35119  
 CAMMACHAL, CA 95608  
 PHONE: 916-438-1100

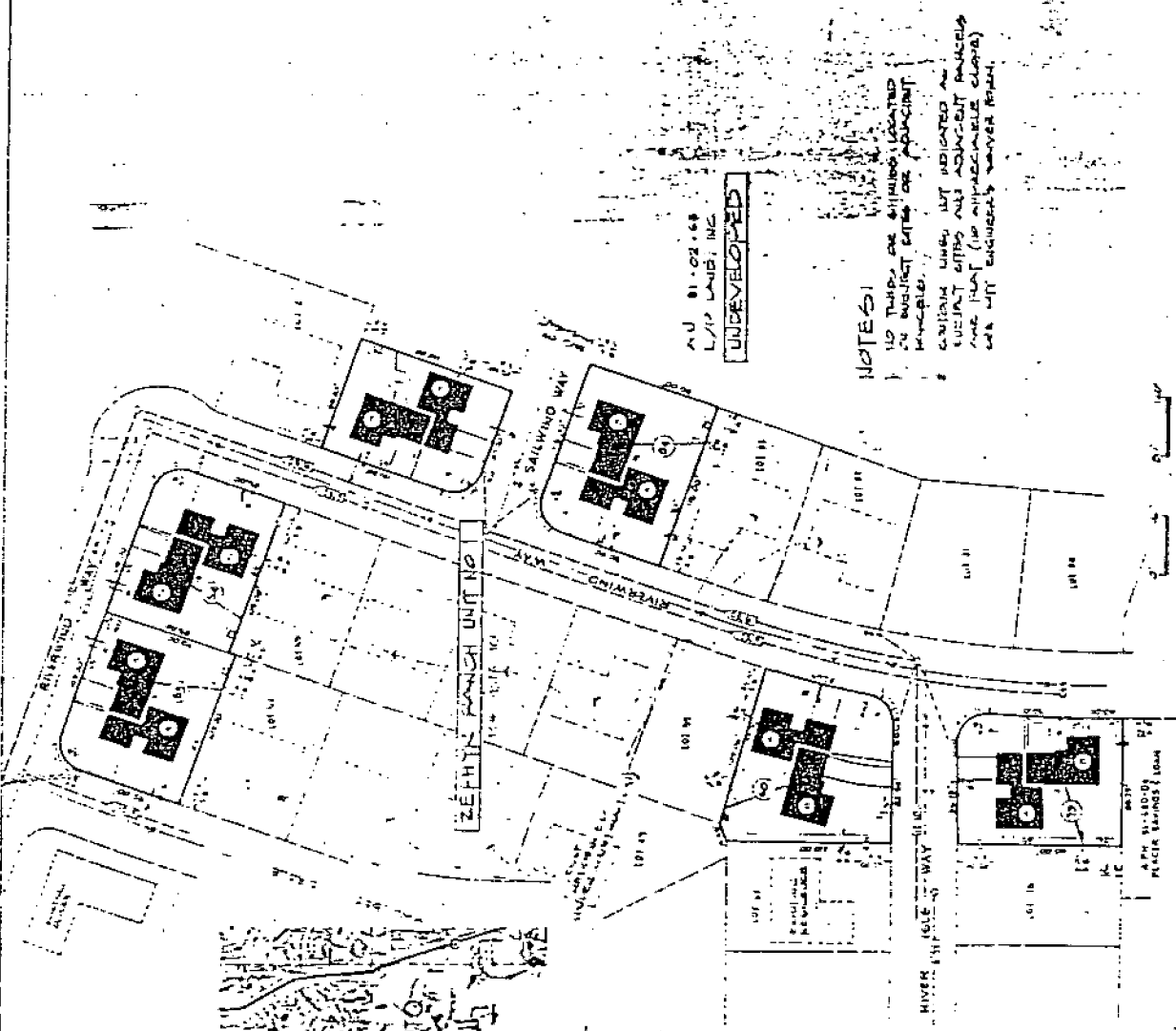
**ENGINEER**  
 BIRNH P. WILLIAMS CIVIL ENGINEERING | SURVEYING  
 1010 BULLARD DR., S.W. 35119  
 CAMMACHAL, CA 95608  
 PHONE: 916-438-1100

**PROPOSED LOTS**  
 PROPOSED LOTS 1, 9, 34, 60, 74 & 84 (10 DWELLING UNITS TOTAL)  
 WATER SUPPLY: SACRAMENTO WATER DISTRICT  
 SEWER: SACRAMENTO SEWER DISTRICT  
 FLOOD: CITY OF SACRAMENTO  
 FIRE: CITY OF SACRAMENTO  
 UTILITIES: CITY OF SACRAMENTO  
 ALL UTILITIES TO BE LOCATED AS SHOWN ON THE PLAT OF "ZEPHYR RANCH ESTATE UNIT NO. 1", 154 D.M. 10, CITY OF SACRAMENTO, CALIFORNIA.

MAP PREPARED BY BIRNH P. WILLIAMS CIVIL ENGINEERING | SURVEYING

NOTE: ALL SHALL IMPROVEMENTS (SEWER, WATER, FLOOD CONTROL, UTILITIES) ARE TO BE PROVIDED BY THE CITY OF SACRAMENTO.

ASSESSOR'S PARCEL NO.  
 81-970-01, 85, 84, 60, 74 & 84



NOTES:  
 1. NO TRAILS OR DRIVeways LOCATED IN SUBJECT AREA OR ADJACENT PARCELS.  
 2. EXISTING UTILITIES NOT INDICATED ON THIS MAP (NO APPROPRIABLE CLARIFICATION WILL BE REQUESTED BY OWNER).

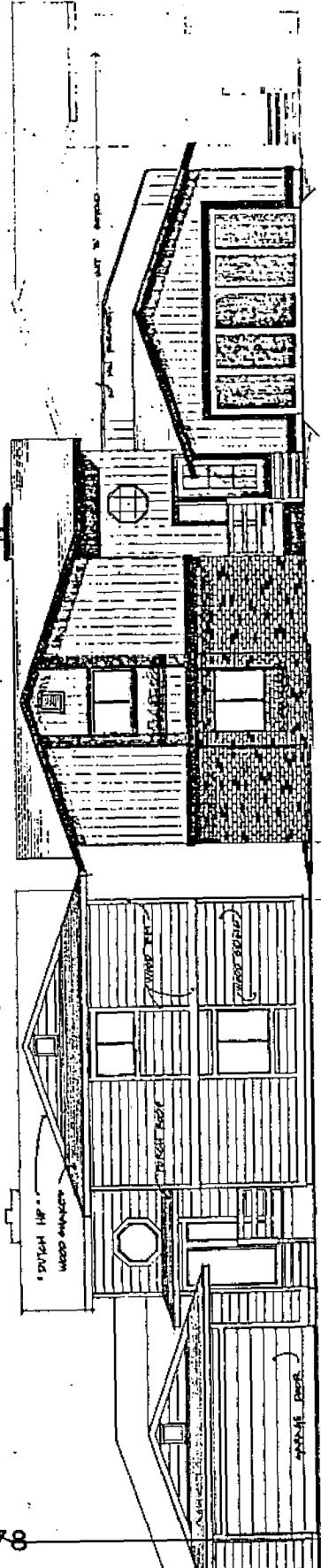
UNDEVELOPED  
 LOTS 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 75, 76, 77, 78, 79, 80, 81, 82, 83, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

LEGEND

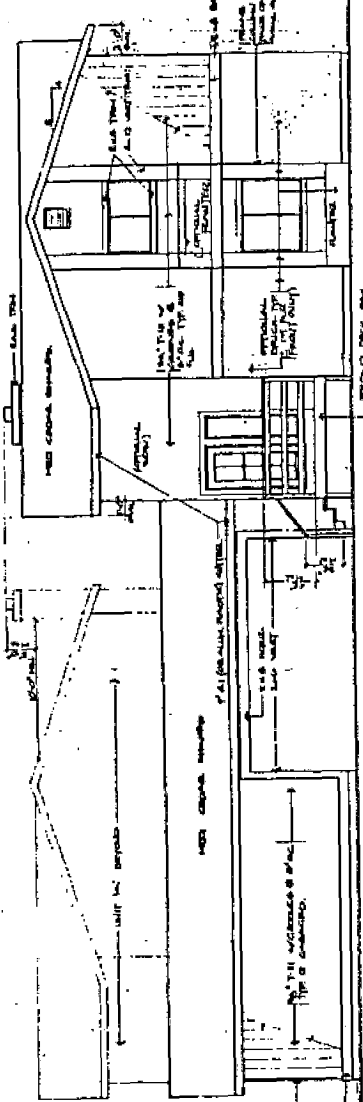
Symbol	Description
Circle with dot	Well (100' Radius)
Square with dot	Well (100' Radius)
Circle	Well (100' Radius)
Square	Well (100' Radius)
Circle with cross	Well (100' Radius)
Square with cross	Well (100' Radius)
Circle with dot	Well (100' Radius)
Square with dot	Well (100' Radius)
Circle	Well (100' Radius)
Square	Well (100' Radius)

# ELEVATIONS

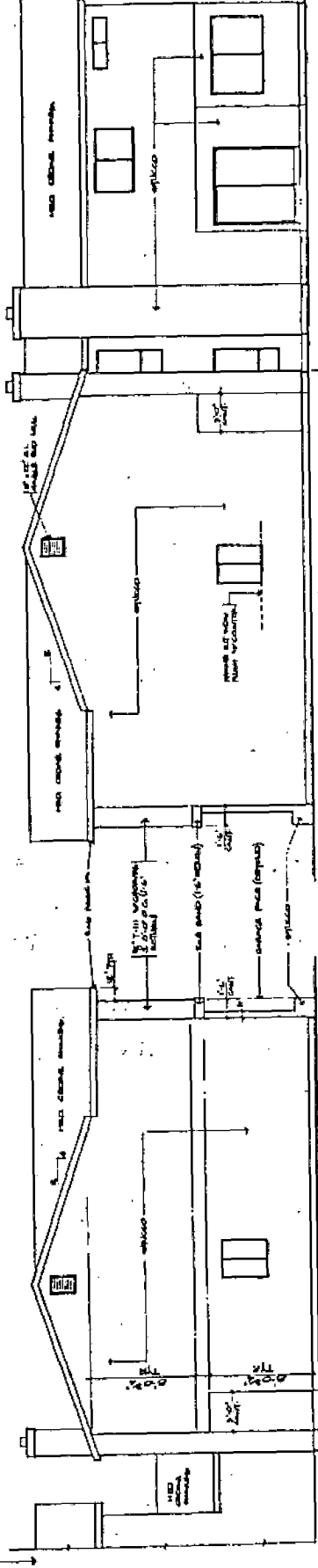
# EXHIBIT D



FRONT ELEVATION - UNIT 'A'  
 REVERSED FRONT ELEVATION - UNIT 'B'



FRONT ELEVATION - UNIT 'B'



LEFT SIDE ELEVATION - UNIT 'A'  
 RIGHT SIDE ELEVATION - UNIT 'B'