

CITY PLANNING COMMISSION

927 - 10th Street, Suite 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Winn Construction, 9985 Folsom Boulevard, Sacto., CA 95827		
OWNER	Placer Savings & Loan, 385 Nevada Street, Auburn, CA 95603		
PLANS BY	Winn Construction, 9985 Folsom Boulevard, Sacto., CA 95827		
FILING DATE	11/10/83	50 DAY CPC ACTION DATE	REPORT BY:SD:bw
NEGATIVE DEC	12/3/83	EIR	ASSESSOR'S PCL. NO 031-410-45;031-590-36,33,32

- APPLICATION:
1. Environmental Determination
 2. Rezone five existing vacant corner lots from Single Family (R-1) to Townhouse (R-1A)
 3. Special Permit for halfplex development (Sec. 2-B-3a)
 4. Tentative Map (P83-388)

LOCATION: Various corner lots in Zephyr Ranch Unit 1

PROPOSAL: The applicant is requesting the entitlements necessary to construct 10 halfplex units on five existing corner lots.

PROJECT INFORMATION:

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

Surrounding Land Use and Zoning:

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

Parking Required:	10 spaces
Parking Provided:	17 (garages)
Parking Ratio:	1.7 sp/unit
Property Dimensions:	Irregular
Property Area:	.9± ac.
Square Footage of Building:	2,000-2,400± (both sides)
Topography:	Flat
Street Improvements:	Existing
Utilities:	To be provided
Exterior Building Colors:	Muted gray, brown or beige
Exterior Building Materials:	4' x 8' Douglas fir sheets
Building Height:	16 feet, one-story

001080

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On November 30, 1983, by a vote of seven ayes and two absent, the Subdivision Review Committee voted to recommend 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. Pay off any existing assessments or file the necessary segregation requests and fees to segregate existing assessments.

APPLC. NO. P83-388

MEETING DATE December 15, 1983

CPC ITEM NO. 18-10

1-12-84
26

2. Pursuant to City Code Section 40.1302 (Parkland Dedication) the applicant shall submit to the City an appraisal of the land to be subdivided and pay the required Parkland Dedication in-lieu fees. The appraisal shall be dated and submitted not more than 90 days prior to filing the final map.
3. Provide separate sewer and water services to each lot.

BACKGROUND INFORMATION: The subject sites are various corner lots located in Zephyr Ranch Unit 1, approved by the City Council November 21, 1977 (P-7988). Street improvements and utilities are existing. Many lots throughout the subdivision have existing residences or residences under construction. The subject sites are vacant.

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

1. The subject sites are located in an area of standard single development. As proposed, the halfplex development will not increase the density or alter the character of the residential neighborhood since duplexes are allowed on corner lots with no Planning approval. The tentative map provides opportunity for individual ownership of each living unit. Staff has no objection to the rezoning or tentative map requests.
2. The applicant is proposing two individual floor plans, each having three different outside elevations. Building materials include shake roofs, and horizontal, vertical and diagonal siding. The units range in size from 1,028 square feet to 1,228 square feet. There are one and two-car garages. Proposed building colors are gray and shades of brown and beige. Staff believes that adequate variety of color, design and material is proposed to eliminate monotony even though the units are situated within close proximity to one another.
3. The units have been designed to provide separate street frontage for each unit. This creates a consistency with the appearance of neighboring single family structures. Staff has no objection to granting the special permit, based upon the individual site plans and elevations submitted by the applicant. (See individual site plans.)
4. For consistency with the Subdivision Ordinance, the Subdivision Review Committee recommends that each lot be served with separate sewer and water services. The map has been so conditioned.
5. The Planning and Community Services Departments have determined that .112 acres of land are required for parkland dedication purposes and that fees are to be charged in lieu of the required dedication. The applicant shall submit to the City an appraisal of the land to be subdivided. The appraisal shall be dated and submitted not more than 90 days prior to filing the final map.

STAFF RECOMMENDATION: Staff recommends the following:

1. Ratification of the Negative Declaration;
2. Approval of the Rezoning from Single Family (R-1) to Townhouse (R-1A);
3. Approval of the Special Permit, subject to conditions and based upon Findings of Fact which follow;
4. Approval of the Tentative Map, subject to the following conditions.

001081

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. Pay off any existing assessments or file the necessary segregation requests and fees to segregate existing assessments;
- b. Pursuant to City Code Section 40.1302 (Parkland Dedication) the applicant shall submit to the City an appraisal of the land to be subdivided and pay the required Parkland Dedication in-lieu fees. The appraisal shall be dated and submitted not more than 90 days prior to filing the final map;
- c. Provide separate sewer and water services to each lot.

Conditions - Special Permit

- a. Approval is subject to site plans and elevations as submitted. Building plans shall be reviewed and approved by the Planning Director prior to issuance of permits;
- b. Roofs shall be of shake or similar material.

Findings of Fact - Special Permit

- a. The project is based upon sound principles of land use in that:
 - 1) each unit has frontage on a different street;
 - 2) there is adequate variety of elevations and materials to create variety and interest on the subject corners;
 - 3) each unit is provided individual sewer and water services.
- b. The project is not injurious to surrounding property in that the existing residential character of the neighborhood will not be altered;
- c. The project is consistent with the 1974 General Plan and the 1976 South Pocket Community Plan which designate the site for residential uses.

001082

City Planning Commission
Sacramento, California

Members in Session:

SUBJECT:

1. Environmental Determination
2. Rezone 0.2± ac. from R-1 to R-1A
3. Tentative Map to divide one corner lot into two halfplex lots
4. Special Permit to develop two halfplex units

LOCATION: Southwest corner of Riverplace Way and Windubey Circle (Lot 36, Zephyr Ranch Estates)

BACKGROUND INFORMATION: On January 12, 1984 the Planning Commission considered entitlements necessary to construct 10 halfplex units on five vacant corner lots.

A property owner, Mr. Mill, objected to the proposed halfplex on Lot 36A. This owner has a single family structure on the west side and adjacent to Lot 36A. His basic objection was that the new halfplex has a 12 and one-half foot front setback and will therefore not be in line with his 25-foot setback.

The Commission suggested the applicant redesign the halfplex with a greater setback on Riverplace Way, and therefore continued the entitlements for Lot 36A only to the January 26, 1984 meeting. The entitlements for the remaining four corner lots were approved.

Subsequently, the applicant redesigned the site plan and increased the side yard setback (adjacent to the complainant) to 16 feet; increased the setback on Riverplace Way to 20 feet and reduced the front setback on Windubey Circle to 20 feet. The owner of the adjacent lot (Mr. Mill) reviewed the revised site plan with the applicant and does not agree with the 20-foot setback on Riverplace Way. The owner requests a setback of 25 feet.

Staff, however, has no objection to the revised site plan. A greater side yard setback (16 feet) and front yard setback (20 feet) for Unit A will be provided.

STAFF RECOMMENDATION: Staff recommends the following:

1. Ratification of the Negative Declaration;
2. Approval of the Rezoning from Single Family (R-1) to Townhouse (R-1A);
3. Approval of the Special Permit, subject to conditions and based upon Findings of Fact which follow;
4. 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. Pay off any existing assessments or file the necessary segregation requests and fees to segregate existing assessments;

- b. Pursuant to City Code Section 40.1302 (Parkland Dedication), the applicant shall submit to the City an appraisal of the land to be subdivided and pay the required Parkland Dedication in-lieu fees. The appraisal shall be dated and submitted not more than 90 days prior to filing the final map;
- c. Provide separate sewer and water services to each lot.

Conditions - Special Permit

- a. Approval is subject to the revised site plan and elevations as submitted. Building plans shall be reviewed and approved by the Planning Director prior to issuance of permits;
- b. Roofs shall be of shake or similar material.

Findings of Fact - Special Permit

- a. The project as conditioned is based upon sound principles of land use in that:
 - 1) each unit has frontage on a different street;
 - 2) there is adequate variety of elevations and materials to create variety and interest on the subject corner;
 - 3) each unit is provided individual sewer and water services.
- b. The project is not injurious to surrounding property in that the existing residential character of the neighborhood will not be altered;
- c. The project is consistent with the 1974 General Plan and the 1976 South Pocket Community Plan which designate the site for residential uses.

Respectfully submitted,



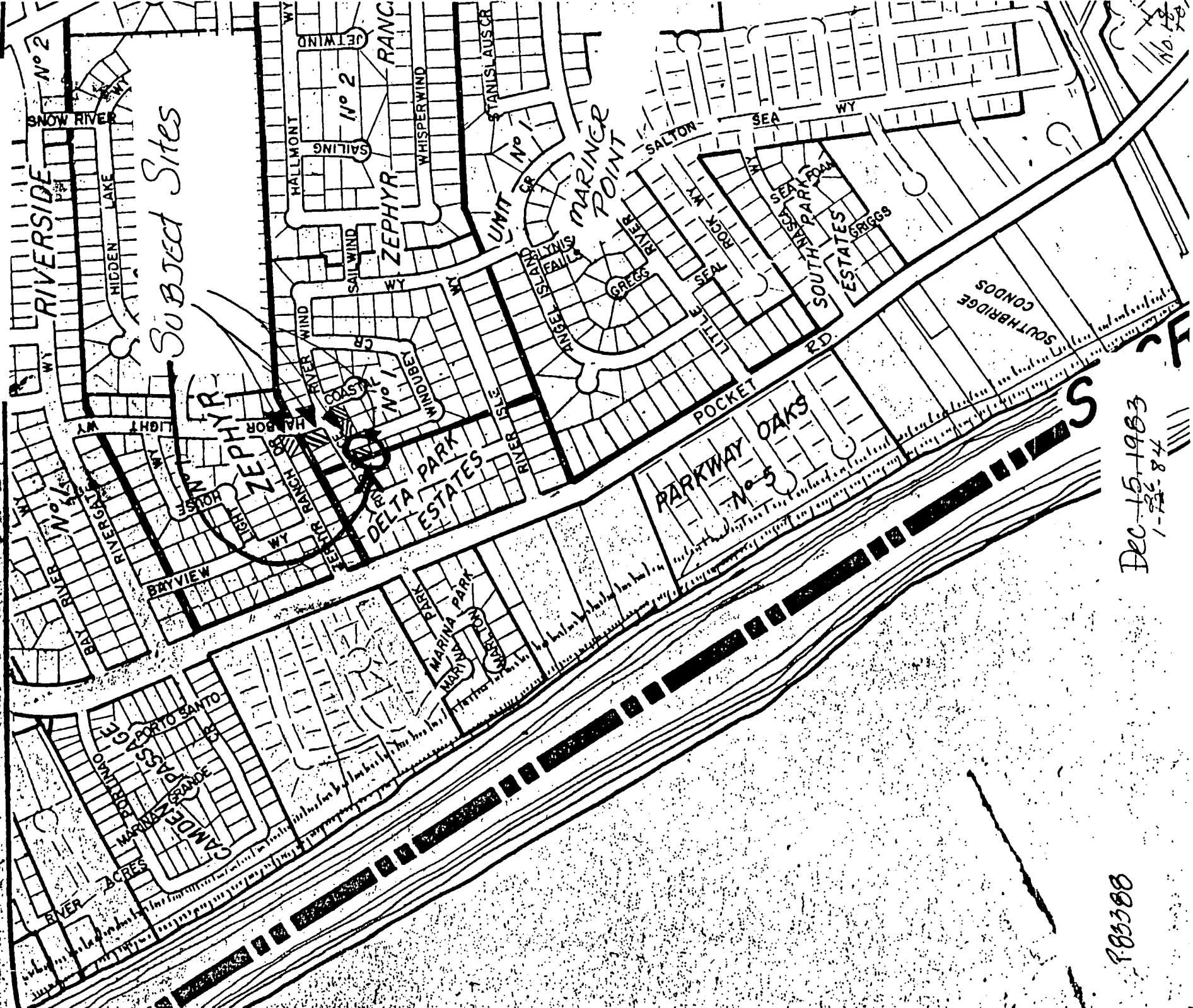
Wilfred Weitman
Senior Planner

WW:BW

001084.

Location Map

Subject Sites



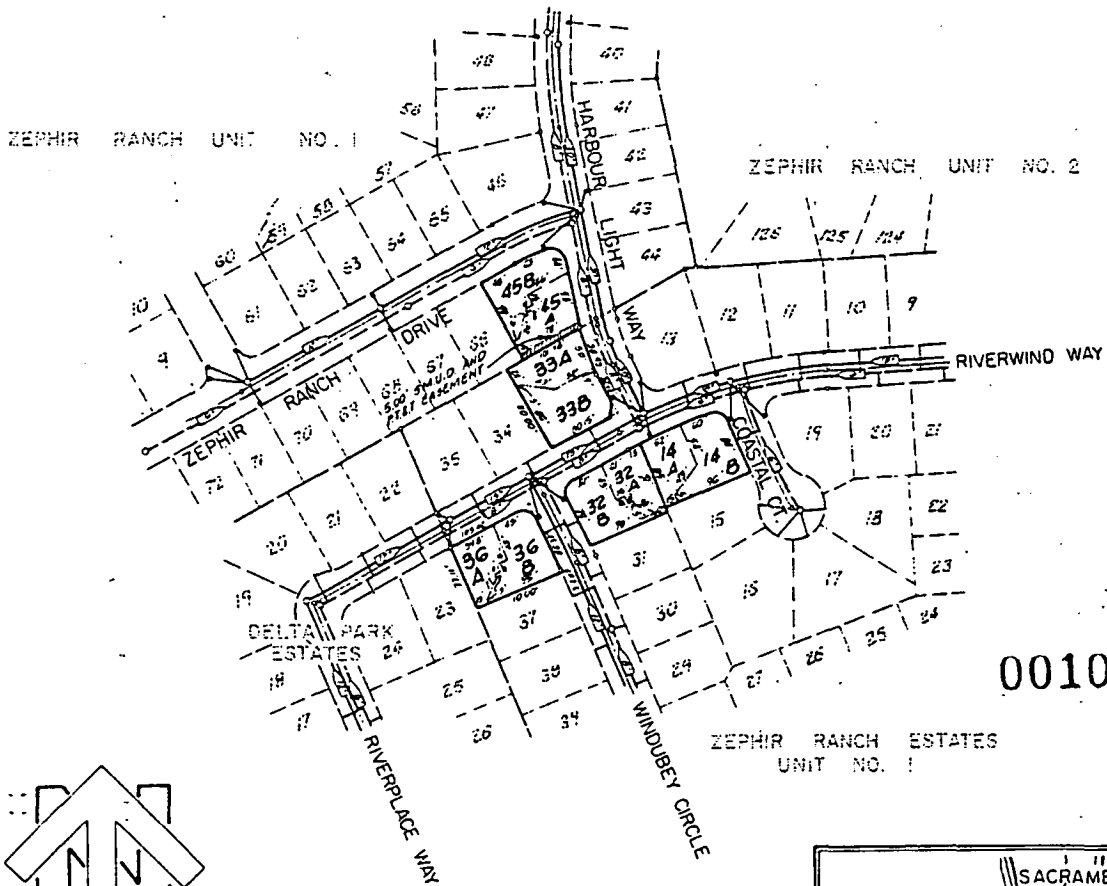
P85308

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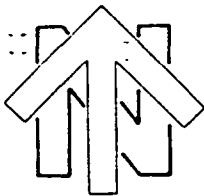
TENTATIVE MAP
LOT 45 ZEPHIR RANCH UNIT NO. 1
AND
LOTS 14, 32, 33 & 36
ZEPHIR RANCH ESTATES UNIT NO. 1

CITY OF SACRAMENTO, CALIFORNIA

NOV. 1983



001089



RECORD OWNER PLACER SAVINGS & LOAN
 385 NEVADA ST.
 AUBURN, CALIF.

SUBDIVIDER WINN CONSTRUCTION CO.
 9985 REISOM BLVD
 SACRAMENTO, CALIF.

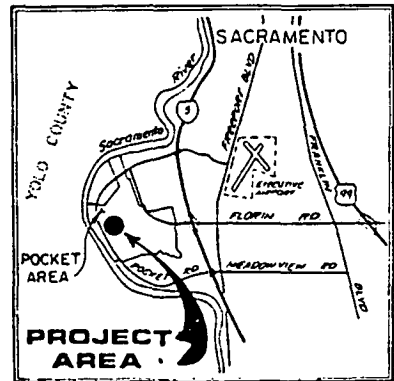
PRESENT ZONE & USE
 EXISTING R-1 CORNER LOTS (VACANT)

PROPOSE ZONE & USE
 10 R-1A HALF-PLEX LOTS

WATER SUPPLY
 CITY OF SACRAMENTO

SEWAGE DISPOSAL
 CITY OF SACRAMENTO

A.P.N.
 031-590-14, 37, 33 & 36
 031-410-45

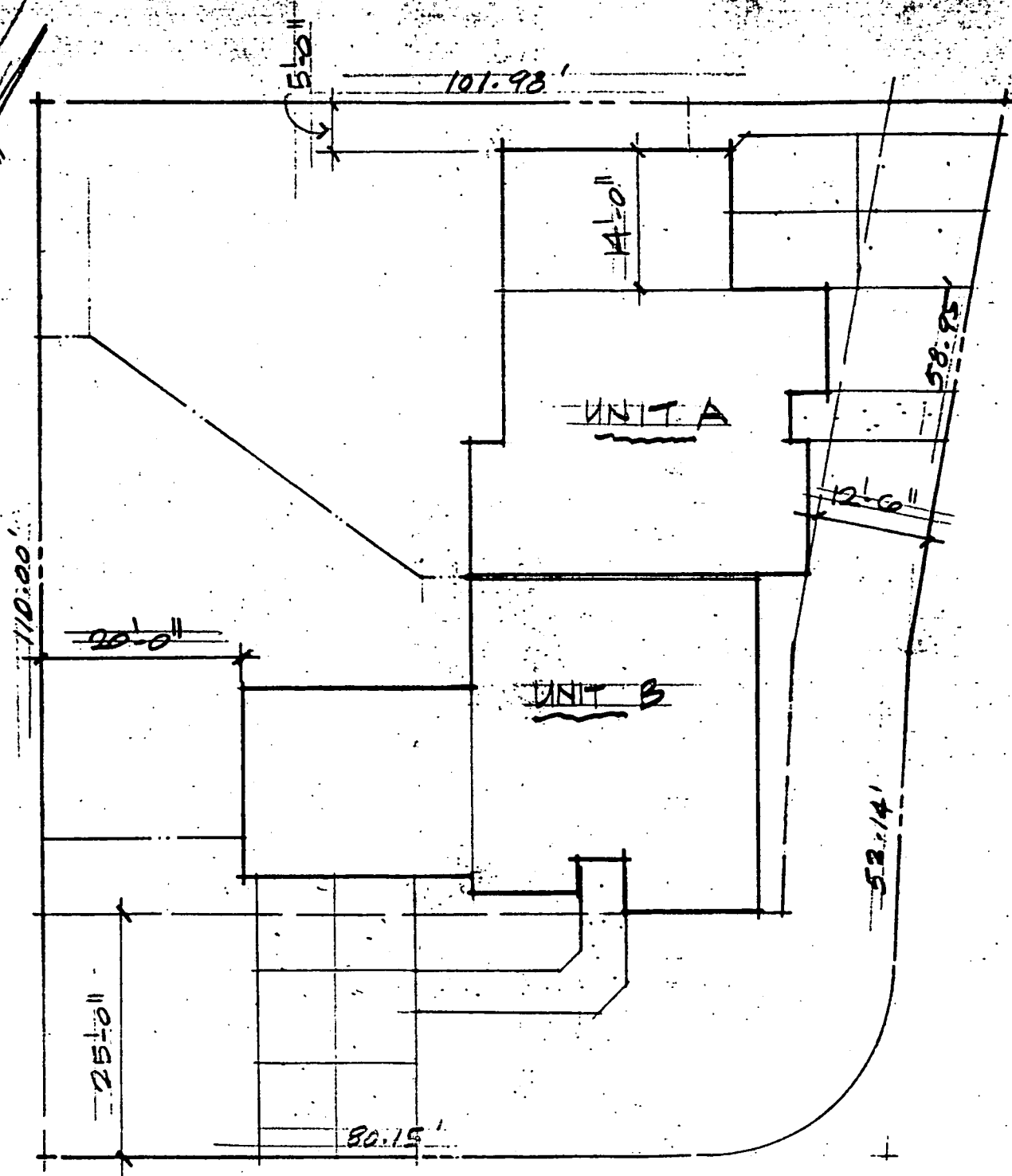


VICINITY MAP
 NO SCALE

P83388

REVISION	JOB NO. 9543-001	TITLE:	<p>SPINK ENGINEERING COMPANY</p> <p>ENGINEERS PLANNERS SURVEYORS</p> <p>SACRAMENTO CALIFORNIA</p>
	DATE: 11-9-1983		
	F.B. _____		
	SCALE: 1"=100'	CLIENT: WINN CONSTRUCTION	
	DRAWN BY: J.A.		
CHECKED BY: [Signature]	DATE: 12-15-1983		CODE: _____

NORTH
1/16" = 10'



Site Plan Lot 33

HARBOR LIGHT WAY

P 83388

RIVERWIND WAY

001090

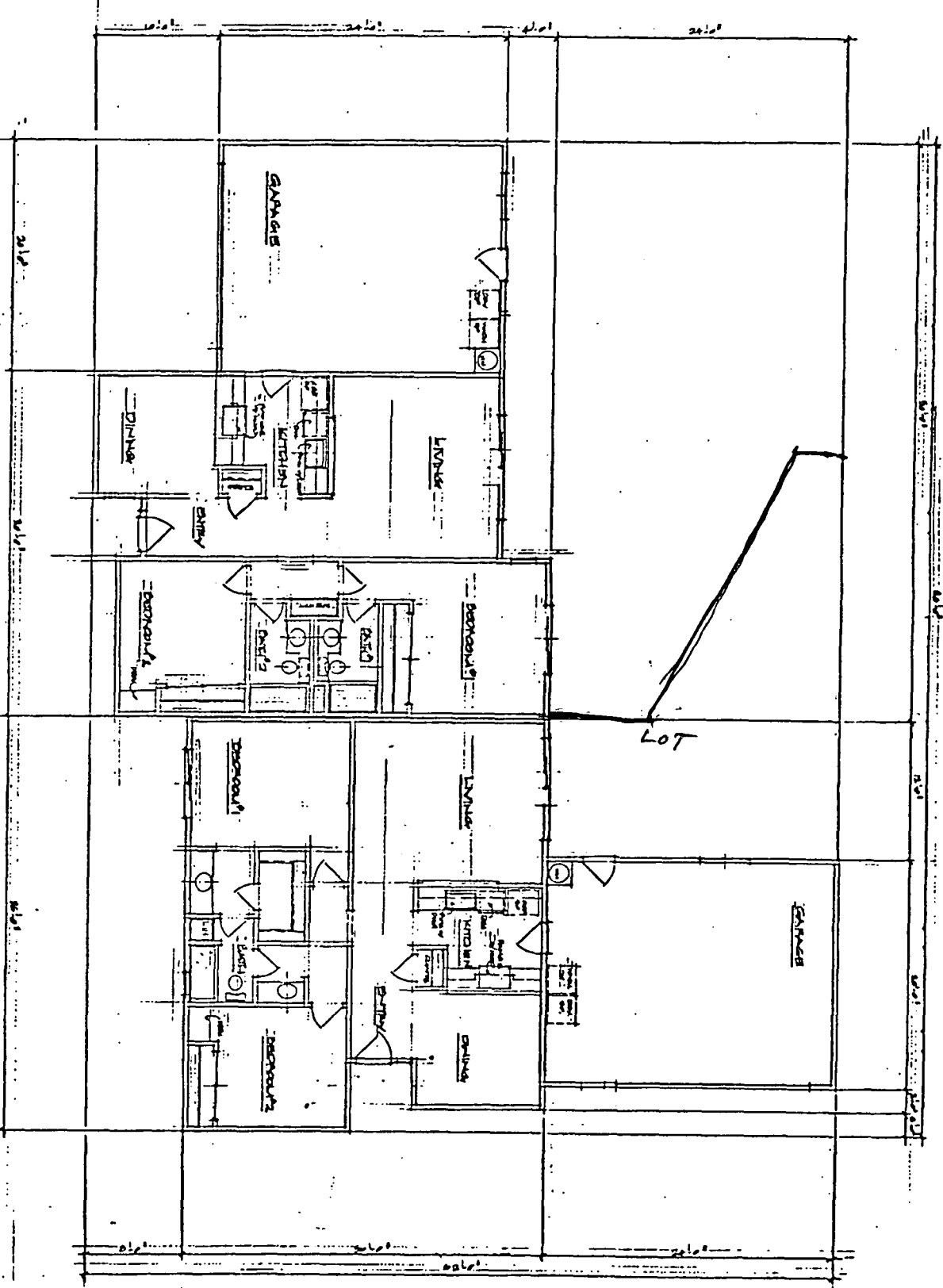
ZEPHYR RANCH ESTATES		LOT NO.	PLAN NO.
P83388		33	2056-R
CITY OF SACRAMENTO		CA.	ELEV. A
1-12-84 DEC 15, 1983 1-26-84			No. 140

1-26-84
1-12-84
DEC 15, 1983

001091

FLOOR PLAN

UNIT 2056 FLOOR PLAN

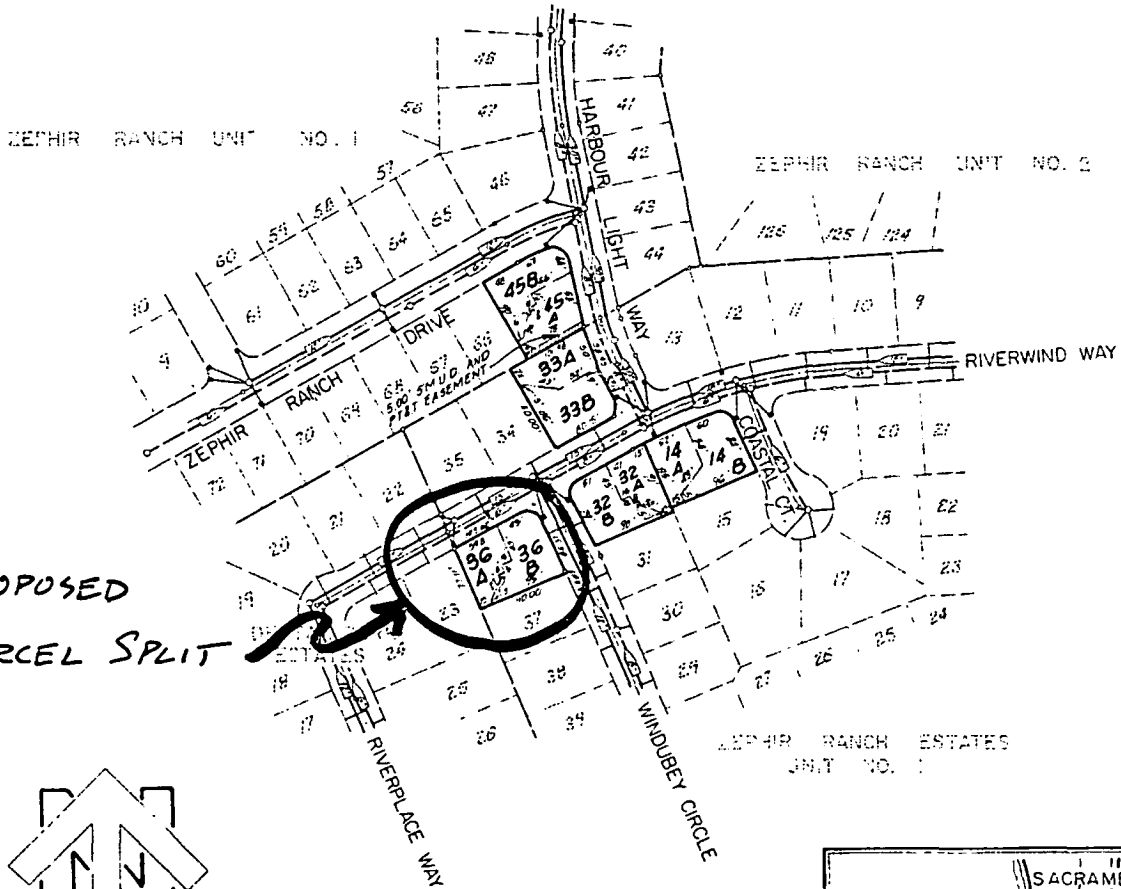


WINN CONSTRUCTION
 7405 FORDY BVD.
 SACRAMENTO, CA
 TEL. 316-246-8224

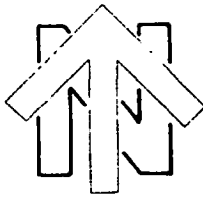
2056

TENTATIVE MAP
LOT 45 ZEPHIR RANCH UNIT NO.1
AND
LOTS 14,32,33 & 36
ZEPHIR RANCH ESTATES UNIT NO.1

CITY OF SACRAMENTO, CALIFORNIA
 NOV. 1983



**PROPOSED
 PARCEL SPLIT**



100 0 100 200 300
 SCALE IN FEET

<u>RECORD OWNER</u>	<u>SUBDIVIDER</u>
PLACER SAVINGS & LOAN 585 KEVADA ST SUBURNA, CALIF	WINN CONSTRUCTION CO 9935 FOLSOM BLVD SACRAMENTO, CALIF

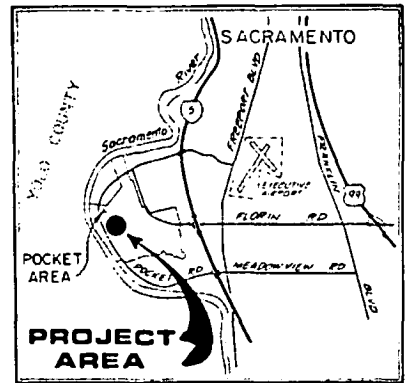
PRESENT ZONE & USE
 EXISTING 1/4 CORNER LOTS (VACANT)

PROPOSE ZONE & USE
 10 R-1A HALF-PLAT LOTS

WATER SUPPLY
 CITY OF SACRAMENTO

SEWAGE DISPOSAL
 CITY OF SACRAMENTO

A.P.N.
 031-570-14, 32, 33 & 36
 031-410-45



VICINITY MAP
 NO SCALE

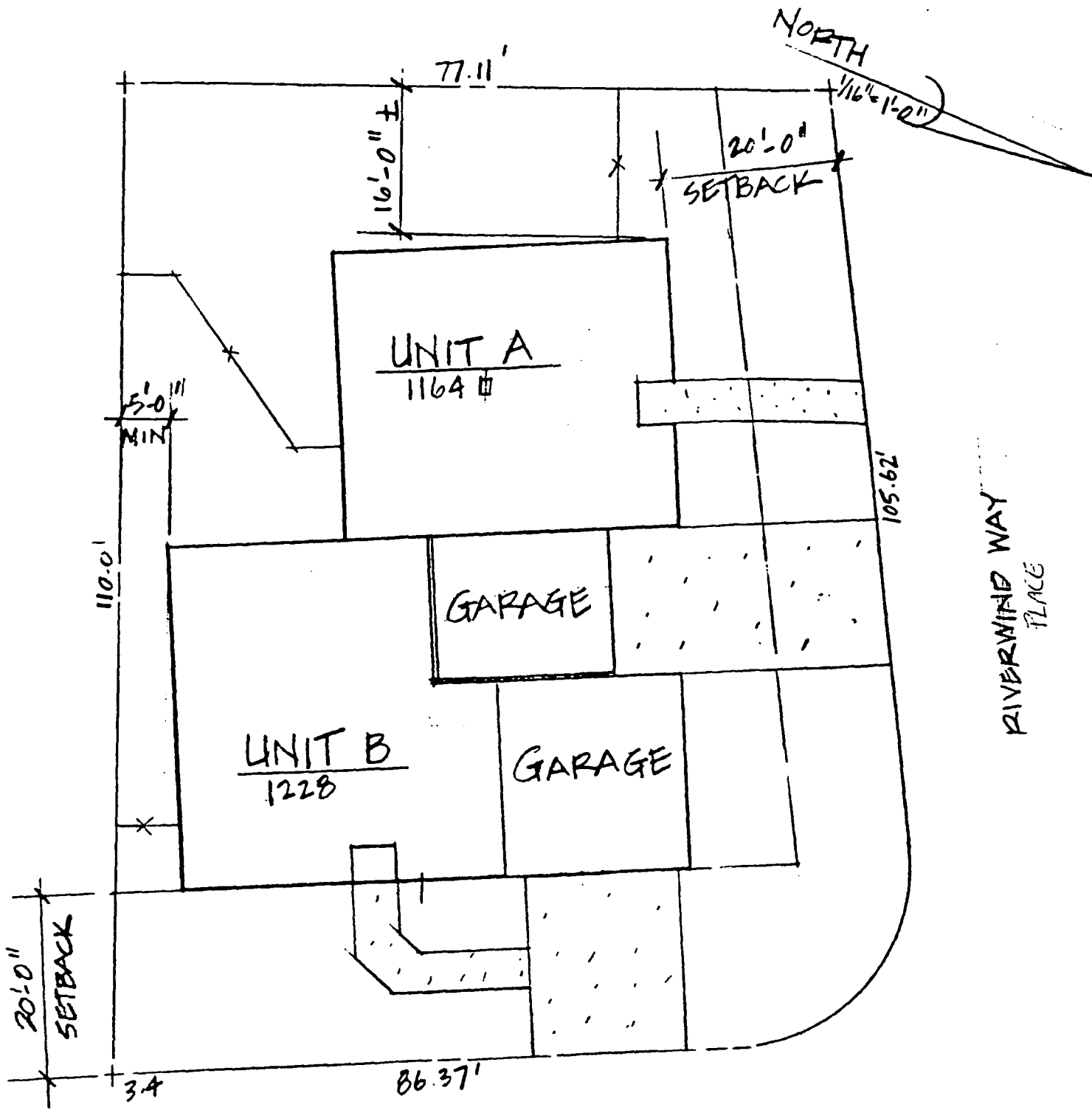
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	DATE: 11-9-1983	_____
	F.B. _____	CLIENT: WINN CONSTRUCTION
	SCALE: 1"=100'	_____
	DRAWN BY: _____	_____
_____	CHECKED BY: _____	DATE: DEC 15, 1983

SPINK ENGINEERING COMPANY
 ENGINEERS PLANNERS SURVEYORS
 SACRAMENTO CALIFORNIA

P83388

1-12-84 1-26-84

No. 18 11



WINDUBEY CIRCLE

REVISED PLAN

ZEPHYR RANCH ESTATES	LOT NO.	PLAN NO.
UNIT #1, CITY OF SACRAMENTO	36.	2392-R
		ELEV. A

P83-388

1-26-84

No. 11.