

CITY PLANNING COMMISSION

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

APPLICANT	MacKay & Soms, 1787 Tribute Road, No. E, Sacramento, CA 95815				
OWNER	Benson & Sedar, 6355 Riverside Boulevard, Sacramento, CA 95831				
PLANS BY	MacKay & Soms, 1787 Tribute Road, No. E., Sacramento, CA 95815				
FILING DATE	9-16-82	50 DAY CPC ACTION DATE	10-28-82	REPORT BY:	SC:bw
NEGATIVE DEC.	Exempt 15105(a)EIR	ASSESSOR'S PCL. NO.	031-410-75,76,77,78		

APPLICATION: Lot Line Adjustment on four halfplex lots totaling .41 acres in the R-1A zone

LOCATION: Northeast corner of Pocket Road & Zephyr Ranch Drive, and northwest corner of Zephyr Ranch Drive and Bayview Way.

PROPOSAL: The applicant is requesting a lot line adjustment on four lots designated for halfplex development. The adjustment is necessary due to an amended design of the halfplex structures.

PROJECT INFORMATION:

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

Surrounding Land Use and Zoning:

North:	Single Family Residence; R-1
South:	Single Family Residence; R-1
East:	Single Family Residence; R-1 & R-1A
West:	Pocket Road; A

Parking Required:	Four spaces
Parking Provided:	Four spaces
Parking Ratio:	1:1
Property Dimensions:	Irregular
Property Area:	17,860 sq. ft. total
Density of Development:	9.8 per acre
Square Footage of Building	1,150 sq. ft. each unit
Topography:	Flat
Street Improvements:	Existing
Utilities:	To be installed

BACKGROUND INFORMATION: The subject sites are located in the Zephyr Ranch Subdivision on Zephyr Ranch Drive. These lots have been approved for halfplex development by the City Council on December 29, 1981. Also, these lots have been recorded. The lot line adjustments are being requested on four lots to accommodate the revised floor plans and elevations. The applicant has provided a revision to the original design in that it will be more energy efficient and comply with Title 24.

Staff believes the redesigned halfplexes are compatible with the existing single family and halfplex structures.

000908

STAFF EVALUATION

1. The four sites are zoned for halfplex use and the Pocket Community Plan designates the site for this type of development. The design of the halfplex units is compatible with the surrounding single family units and the driveways will front on adjacent streets to create the appearance of single family development.
2. Staff has no objections to these requested lot line adjustments. These adjustments are necessary to accommodate the revised plans for these energy efficient units.

The City Engineer has requested that the new lot lines be properly monumented and that closure calculations and deed descriptions be provided for approval by the Engineering Department.

RECOMMENDATION: Staff recommends the Planning Commission approve the lot line adjustment by adopting the attached resolution.

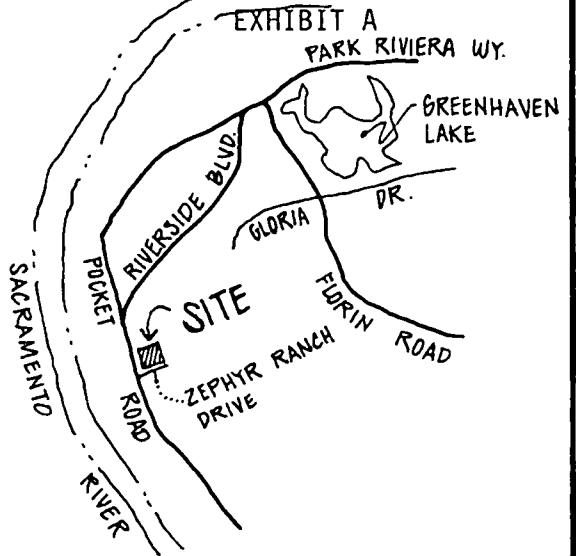
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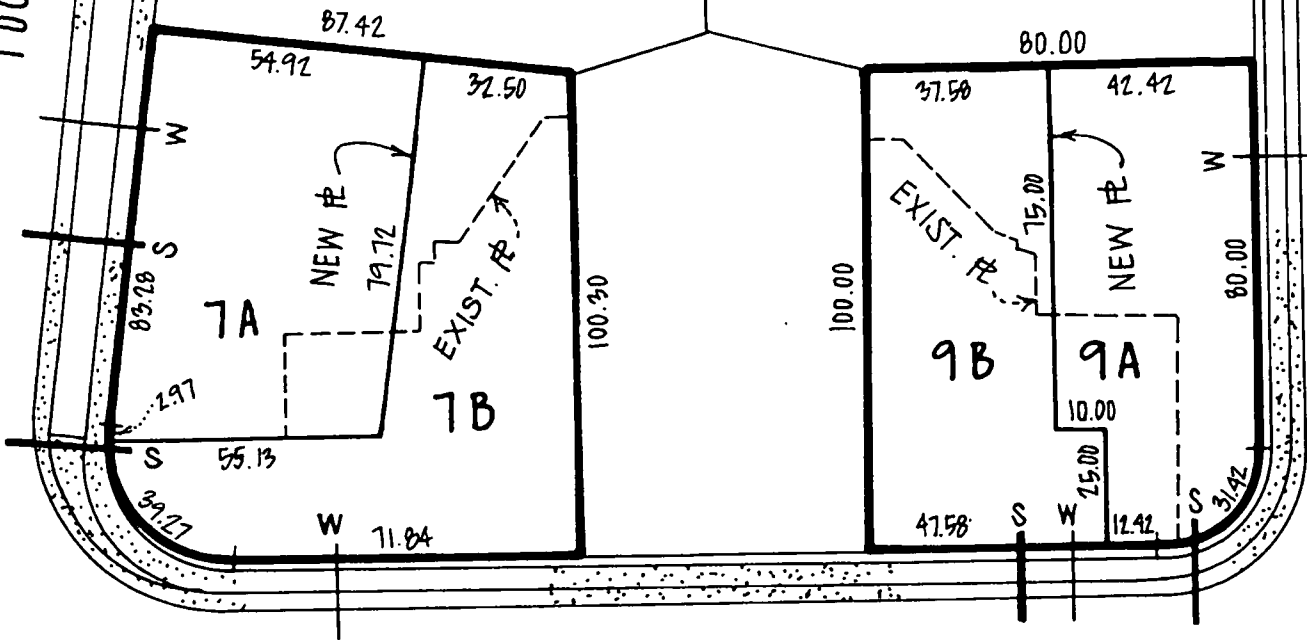
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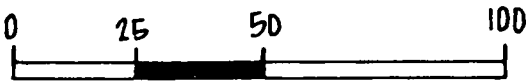


POCKET ROAD

BAYVIEW WAY



ZEPHYR RANCH DRIVE



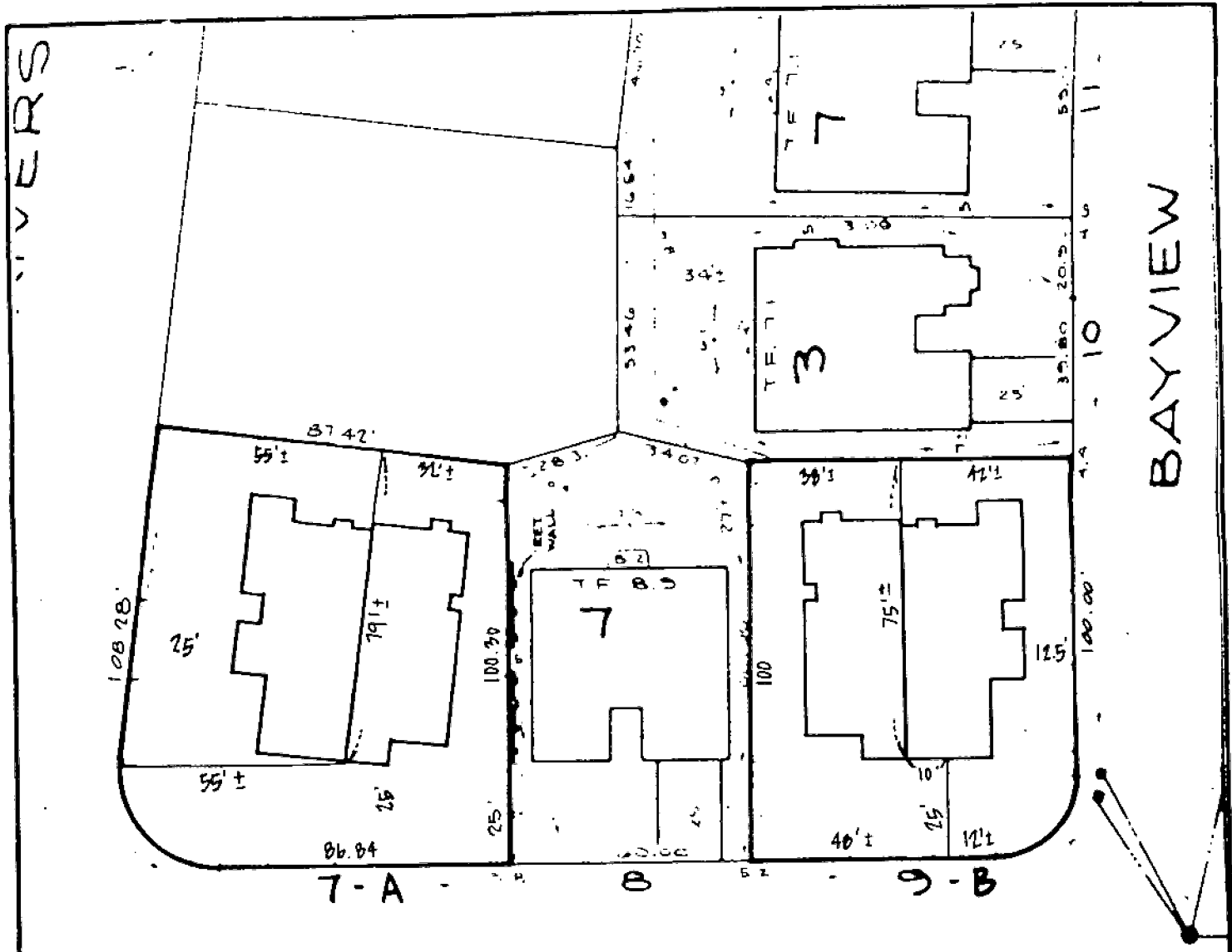
GRAPHIC SCALE
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SITE PLAN
LOT LINE ADJUSTMENT - LOTS 7A/7B &
9A/9B OF ZEPHYR RANCH UNIT 1-A
SACRAMENTO CALIFORNIA

MacKay & Somp

CIVIL ENGINEERS
SACRAMENTO, CALIFORNIA

SCALE: 1" = 40' DATE: SEP. 1982 JOB NO. 7137-1



ZEPHYR

BUILDING SITE PLAN TO ACCOMPANY
 LOT LINE ADJUSTMENT APPLICATION FOR
 LOTS 7A, 7B, 9A & 9B OF ZEPHYR RANCH
 SACRAMENTO CALIFORNIA

MacKay & Samps

CIVIL ENGINEERS
 SACRAMENTO, CALIFORNIA

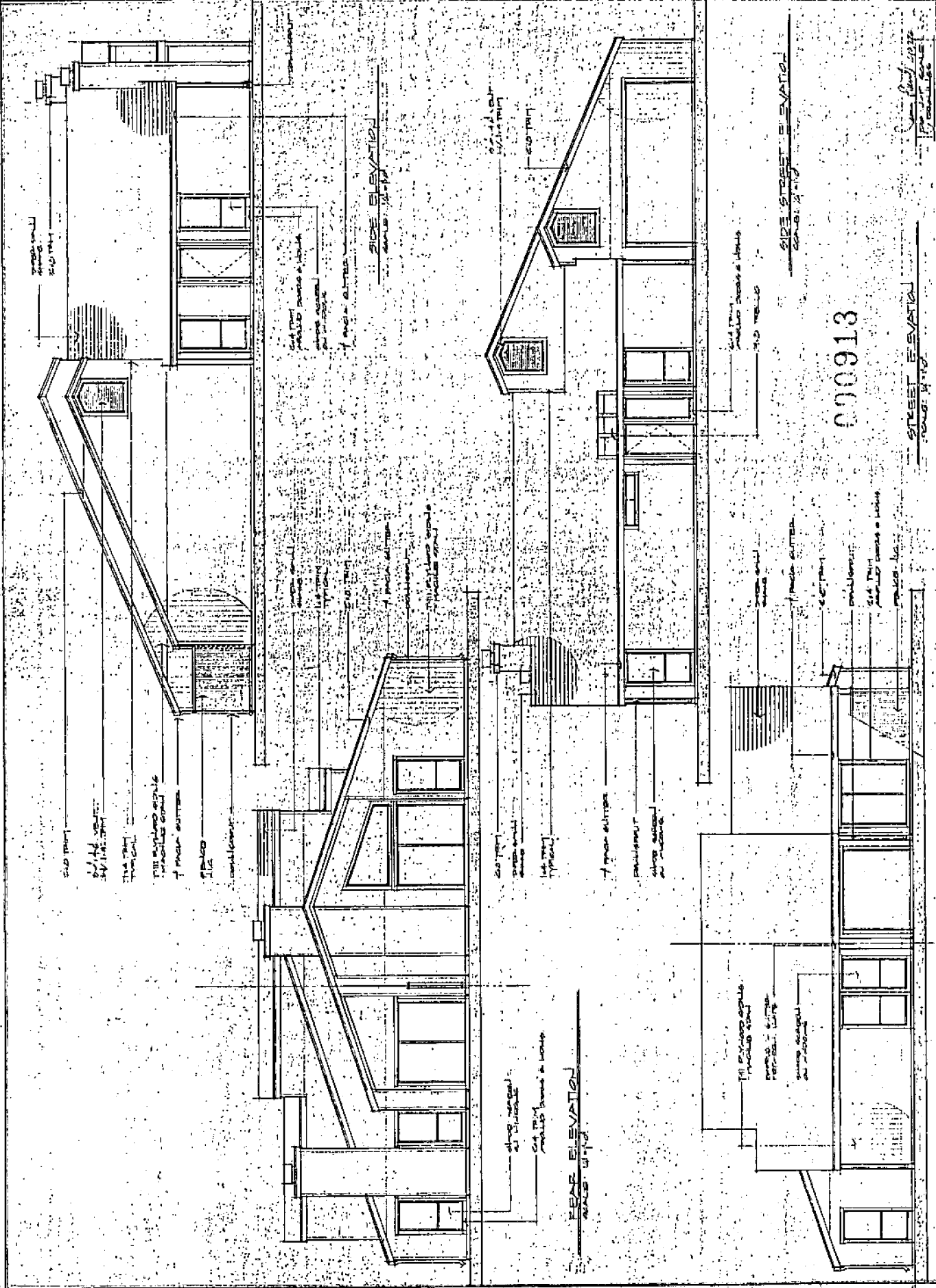
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SCALE 1" = 40' DATE SEP. 1982 JOB No. 7137-1

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BENSON AND BEGAR
 ENERGY EFFICIENT HOMES
 SACRAMENTO, CALIFORNIA

DATE: 10/28/82	REVISIONS:	DESCRIPTION:	HPLX:	SHEET:
				14



000913

STREET ELEVATION
 SHEET 14 OF 14

SIDE STREET ELEVATION
 SHEET 13 OF 14

James Plumb, AIA
 Project No. 000913