



# CITY OF SACRAMENTO

33

CITY PLANNING DEPARTMENT  
927 TENTH STREET  
SUITE 300  
SACRAMENTO, CA 95814  
TELEPHONE (916) 449-5604

MARTY VAN DUYN  
PLANNING DIRECTOR

January 22, 1985

City Council  
Sacramento, California

Honorable Members in Session:

- SUBJECT: 1. Environmental Determination  
2. Rezone from Single Family, R-1 to Townhouse, R-1A  
3. Tentative Map (P84-416)

LOCATION: Southeast corner of Pocket Road and Zephyr Ranch Drive

### SUMMARY

The applicant is requesting entitlements to develop two halfplex units on a corner lot. The Planning Commission and staff recommend approval of the proposed project with conditions.

### BACKGROUND INFORMATION

The subject site is an existing corner lot located in a single family subdivision. The Planning Commission has reviewed the proposed halfplex units and recommend City Council approval of the project. The Commission has also approved a special permit for development of the halfplexes in the R-1A zone.

### VOTE OF THE PLANNING COMMISSION

On December 13, 1984, the Commission, by a vote of eight ayes, one absent, recommended approval of the project with conditions.

APPROVED  
BY THE CITY COUNCIL

JAN 22 1985

OFFICE OF THE  
CITY CLERK


33

RECOMMENDATION

The Planning Commission and staff recommend the following action by the City Council:

1. Ratification of the Negative Declaration;
2. Adoption of the attached Ordinance rezoning the subject sites to R-1A;
3. Adoption of the attached Resolution adopting Findings of Fact and approving the Tentative Map with conditions.

Respectfully submitted,

  
 Marty Van Duyn  
 Planning Director

FOR CITY COUNCIL INFORMATION  
 WALTER J. SLIPE  
 CITY MANAGER

AG:lao  
 Attachments  
 P84-416

January 22, 1985  
 District No. 8

SACRAMENTO CITY PLANNING COMMISSION

33

DATE Dec 13, 1984  
 ITEM NO. 178 FILE # 84 416  
 M \_\_\_\_\_

- GENERAL PLAN AMENDMENT  TENTATIVE MAP
- COMMUNITY PLAN AMENDMENT  SUBDIVISION MODIFICATION
- REZONING  LOT LINE ADJUSTMENT
- SPECIAL PERMIT  ENVIRONMENTAL DET.
- VARIANCE  OTHER \_\_\_\_\_

Location: SE corner of Pocket rd + Zephyr Ranch dr.

Recommendation:

- Favorable
- Unfavorable
- Petition
- Correspondence

| <u>PROPOSERS</u> |  |                |
|------------------|--|----------------|
| <u>NAME</u>      |  | <u>ADDRESS</u> |
|                  |  |                |
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| <u>OPPOSERS</u> |  |                |
|-----------------|--|----------------|
| <u>NAME</u>     |  | <u>ADDRESS</u> |
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MOTION NO. \_\_\_\_\_

|          | YES           | NO | MOTION | SECOND |
|----------|---------------|----|--------|--------|
| Augusta  | ✓             |    |        |        |
| Ferris   | ✓             |    |        |        |
| Fong     | <u>absent</u> |    |        |        |
| Goodin   | ✓             |    |        |        |
| Hunter   | ✓             |    | ✓      |        |
| Ishmael  | ✓             |    |        | ✓      |
| Ramirez  | ✓             |    |        |        |
| Simpson  | ✓             |    |        |        |
| Holloway | ✓             |    |        |        |

- MOTION
- TO APPROVE
  - TO DENY
  - TO APPROVE SUBJECT TO COND. & BASED ON FINDINGS OF FACT IN STAFF REPORT
  - TO APPROVE/DENY BASED ON FINDINGS OF FACT IN STAFF REPORT
  - INTENT TO APPROVE/DENY SUBJECT TO COND. & BASED ON FIND. OF FACT DUE \_\_\_\_\_
  - TO RECOMMEND APPROVAL & FORWARD TO CITY COUNCIL
  - TO RECOMMEND APPROVAL SUBJECT TO COND. & FORWARD TO CITY COUNCIL
  - TO RATIFY NEGATIVE DECLARATION
  - TO CONTINUE TO \_\_\_\_\_ MEETING
  - OTHER \_\_\_\_\_

# ORDINANCE NO. 85-011

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE  
 COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES,  
 AS AMENDED, BY REMOVING PROPERTY LOCATED AT THE SOUTH-  
 EAST CORNER OF POCKET ROAD AND ZEPHYR RANCH DRIVE  
 FROM THE SINGLE FAMILY, R-1 ZONE(S)  
 AND PLACING SAME IN THE TOWNHOUSE, R-1A ZONE(S)  
 (FILE NO. P-84-416)(APN: 031-410-74)

**APPROVED**  
BY THE CITY COUNCIL

JAN 22 1985

BE IT ENACTED BY THE COUNCIL OF THE CITY OF SACRAMENTO:

SECTION 1.

The territory described in the attached exhibit(s) which is in the Single zone(s),  
Family, R-1  
 established by Ordinance No. 2550, Fourth Series, as amended, is hereby removed  
 from said zone and placed in the Townhouse, R-1A zone(s).

This action rezoning the property described in the attached exhibit(s) is adopted subject to the following conditions and stipulations:

- a. A material consideration in the decision of the Planning Commission to recommend and the City Council to approve rezoning of the applicant's property is the development plans and representations submitted by the applicant in support of this request. It is believed said plans and representations are an integral part of such proposal and should continue to be the development program for the property.
- b. If an application for a building permit or other construction permit is filed for said parcel which is not in conformity with the proposed development plans and representations submitted by the applicant and as approved by the Planning Commission December 13, 1984, on file in the office of the Planning Department, or any provision or modification thereof as subsequently reviewed and approved by the Planning Commission, no such permit shall be issued, and the Planning Director shall report the matter to the Planning Commission as provided for in Ordinance No. 3201, Fourth Series.

SECTION 2.

The City Clerk of the City of Sacramento is hereby directed to amend the maps which are a part of said Ordinance No. 2550, Fourth Series, to conform to the provisions of this ordinance.

SECTION 3.

Rezoning of the property described in the attached exhibit(s) by the adoption of this ordinance shall be deemed to be in compliance with the procedures for the rezoning of property prescribed in Ordinance No. 2550, Fourth Series, as said procedures have been affected by recent court decisions.

PASSED FOR PUBLICATION:

PASSED:

EFFECTIVE:

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

P84-416

33

LEGAL DESCRIPTION

LOT 74 ZEPHYR RANCH #1

P84-416

ES

RESOLUTION No. 85-053

Adopted by The Sacramento City Council on date of

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING A TENTATIVE MAP FOR PROPERTY LOCATED AT THE SOUTH EAST CORNER OF POCKET ROAD AND ZEPHYR RANCH DRIVE

APPROVED BY THE CITY COUNCIL

JAN 22 1985

OFFICE OF THE CITY CLERK

(P- 84-416) (APN: 031-410-74)

WHEREAS, the City Council, on January 22, 1985, held a public hearing on the request for approval of a tentative map for property located at the south-east corner of Pocket Road and Zephyr Ranch Drive;

WHEREAS, all governmental and utility agencies affected by the development of the proposed subdivision have been notified and given the opportunity to respond;

WHEREAS, the City Environmental Coordinator has determined that the proposed project will not have a significant effect on the environment, and has provided notice to the public of the preparation of a Negative Declaration;

WHEREAS, the City Planning Commission has submitted to the City Council its report and recommendations on the proposed subdivision;

WHEREAS, the City Council has considered the design of the proposed subdivision in relation to feasible future passive or natural heating and cooling opportunities; and

WHEREAS, the City Council has considered the effects that approval of the proposed subdivision would have on the housing needs of the Sacramento Metropolitan area and balances these needs against the public service needs of City residents and available fiscal and environmental resources.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO THAT:

1. The Negative Declaration has been prepared in compliance with CEQA, State and City Guidelines, and the Council has reviewed and considered the information contained therein.
2. None of the conditions described in Government Code Section 66474, subsections (a) through (g) inclusive, exist with respect to the proposed subdivision.
3. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City General Plan, and Chapter 40 of the City Code, which is a Specific Plan of the City. Both the City General Plan and the 1976 South Pocket Community Plan designate the subject site for low density residential use(s).

4. The discharge of waste from the proposed subdivision into the existing community sewer system will not result in violation of the applicable waste discharge requirements prescribed by the California Regional Quality Control Board, Central Valley Region in that existing treatment plants have a design capacity adequate to service the proposed subdivision.
5. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.
6. The tentative map for the proposed subdivision is hereby approved, subject to the following conditions which must be satisfied prior to the filing of 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. Pay off existing assessment, or file the necessary segregation requests and fees.
  - c. Provide separate sewer and water service to each lot.

\_\_\_\_\_  
MAYOR

ATTEST:

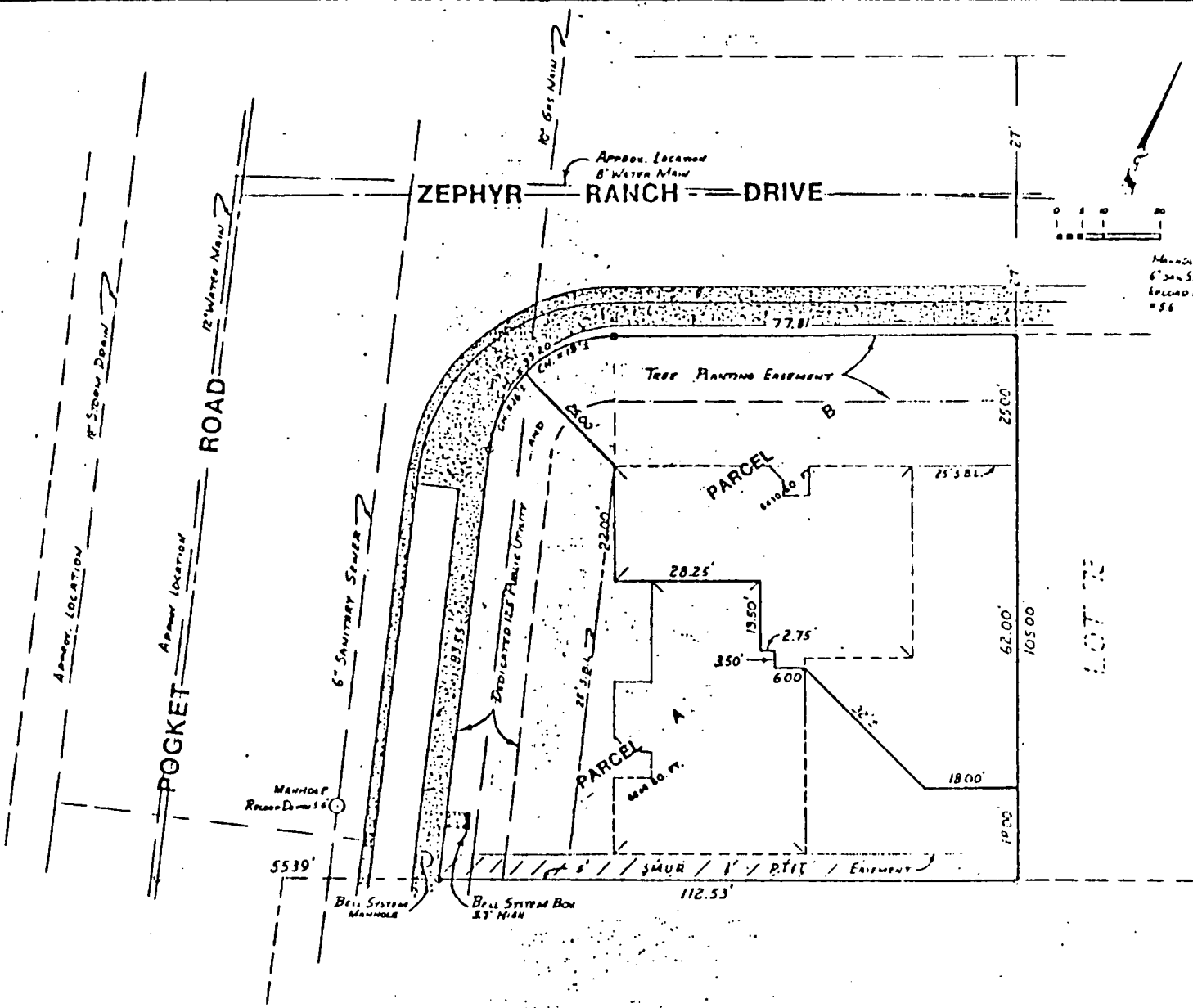
\_\_\_\_\_  
CITY CLERK

P84-416



917-116

6



**Tentative Parcel Map**  
**LOT 74, ZEPHYR RANCH UNIT NO. 1**  
 CITY OF SACRAMENTO, CALIFORNIA  
 JUNE, 1984

**RECORD OWNER AND SUBDIVIDER**  
 FEATURE HOMES, INC  
 410 GENE MURKIN  
 PO Box 91822, Sacramento CA 95831

**SURVEYOR**  
 TIMOTHY S. TRIM, L.S. 2487  
 2404 - 21ST STREET  
 SACRAMENTO CA 95818  
 916-451-7753

**ASSESSOR'S PARCEL NO.**  
 031-410-84

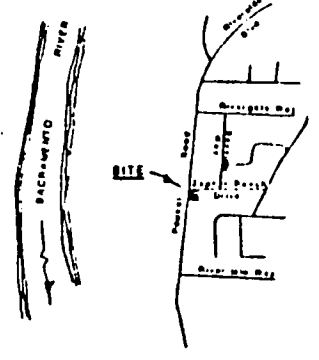
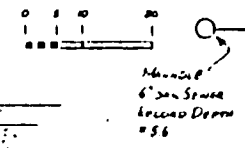
**EXISTING ZONING & USE**  
 Zoned R-1 VALLEY

**PROPOSED ZONING & USE**  
 R-1A Two Half Acres

**PROPOSED SEWAGE DISPOSAL & DRAINAGE**  
 Existing Public Sewers & Drainage Facilities

**PROPOSED WATER SUPPLY**  
 Existing Public Water Mains

**SCHOOL DISTRICT**  
 Sacramento City Unified School District



Vicinity Map  
 No. 85818

33  
 8406-1

# CITY PLANNING COMMISSION

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

33

|              |                                                                         |                        |                               |
|--------------|-------------------------------------------------------------------------|------------------------|-------------------------------|
| APPLICANT    | Gene Hurych, P.O. Box 22522, Sacramento, CA 95822                       |                        |                               |
| OWNER        | Sharon Purcell, P.O. Box 22156, Sacramento, CA 95822                    |                        |                               |
| PLANS BY     | Faszer's, Inc., 6355 Riverside Boulevard, Suite N, Sacramento, CA 95831 |                        |                               |
| FILING DATE  | 11-2-84                                                                 | 50 DAY CPC ACTION DATE | REPORT BY: FG:bw              |
| NEGATIVE DEC | 11-27-84                                                                | EIR                    | ASSESSOR'S PCL NO. 031-410-74 |

- APPLICATION:
- A. Negative Declaration
  - B. Rezone from Single Family (R-1) to Townhouse (R-1A)
  - C. Tentative Parcel Map
  - D. Special Permit to construct a halfplex

LOCATION: Southeast corner Pocket Road and Zephyr Ranch Drive

PROPOSAL: The applicant is requesting the necessary entitlements to develop a halfplex on a vacant 0.2± acre parcel.

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                  |

Surrounding Land Use and Zoning:

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

|                              |                               |
|------------------------------|-------------------------------|
| Parking Required:            | One space per dwelling unit   |
| Parking Provided:            | Two spaces per dwelling unit  |
| Property Dimensions:         | Irregular                     |
| Property Area:               | 13,000± square feet           |
| Density of Development:      | 8.7 du/ac                     |
| Square Footage of Lots:      | Lot A=6,846±; Lot B=6,410±    |
| Square Footage of Building:  | 2,400±                        |
| Height of Structure:         | One story                     |
| Topography:                  | Flat                          |
| Street Improvements:         | Existing                      |
| Utilities:                   | Available to site             |
| Exterior Building Color:     | Brown                         |
| Exterior Building Materials: | Wood, stucco, wood shake roof |

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On November 28, 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.

APPLC. NO. P84-416

MEETING DATE December 13, 1984

CPC ITEM NO. 17

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 existing assessment, or file the necessary segregation requests and fees;
- B. Provide separate sewer and water service to each lot;
- 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.

PROJECT EVALUATION: Staff has the following comments:

- A. The subject site is a vacant 13,000+ square foot lot which is presently zoned R-1. The General Plan and the South Pocket Community Plan designate the site for residential and low density residential uses, respectively. If the rezoning is approved, the proposed halfplex would provide a housing type which is compatible with other residential structures in the area.
- B. The requested rezoning to R-1A and the special permit are necessary for the halfplex development. The applicant's plans indicate a two-bedroom, two-bath unit, approximately 1,200 square feet in size for each halfplex. Building materials consist of wood siding and stucco with wood shake roofs. The plans also indicate that the applicant will maintain a 25-foot front yard setback on both street frontages, with each garage facing a separate street, similar to surrounding standard single family units. Staff therefore supports the special permit request.
- C. The Planning and Community Services Departments have determined that .0224 acres of land are required for Parkland Dedication purposes and that fees are to be charged in lieu of the dedication. The applicant shall submit an appraisal of the property to be subdivided.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the proposed project will not have a significant adverse effect on the environment and has filed a Negative Declaration.

STAFF RECOMMENDATION: Staff recommends the Commission take the following actions:

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

Conditions -Tentative Map

The applicant must 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. Pay off existing assessment, or file the necessary segregation requests and fees.
- 3. Provide separate sewer and water service to each lot.

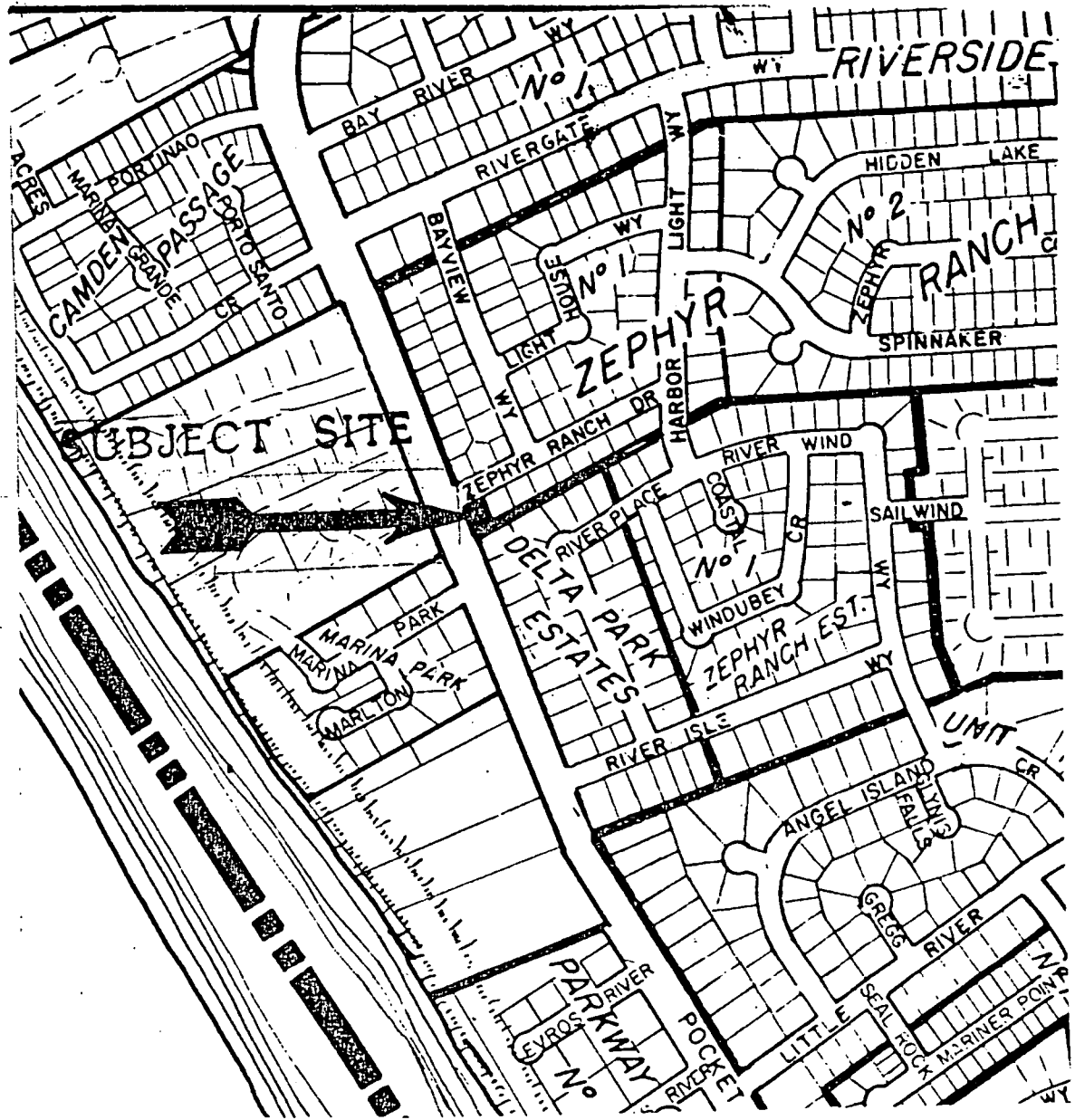
Findings of Fact - Special Permit

- 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 the single family and halfplex uses.
- 2. The project, as proposed, 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."
- D. The project is consistent with the Pocket Area Community Plan to:
 

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



Adjacent properties zoned R-1  
 Surrounding land uses - single family residential

VICINITY - LAND USE - ZONING

CITY  
2

**Tentative Parcel Map**

**LOT 74, ZEPHYR RANCH UNIT NO. 1**

CITY OF SACRAMENTO, CALIFORNIA

JUNE, 1984

**RECORD OWNER AND SUBDIVIDER**

FEATURE HOMES, INC  
40 GENE HURVEN  
PO Box 95822, SACRAMENTO CA 95831

**SURVEYOR**

TIMOTHY S. TRAIN, L.S. 2457  
2604 - 21ST STREET  
SACRAMENTO CA 95818  
916-451-7753

**ASSESSOR'S PARCEL NO.**

031-410-44

**EXISTING ZONING & USE**

Zoned R-1 Vacant

**PROPOSED ZONING & USE**

R-1-A Two Half PLOTS

**PROPOSED SEWAGE DISPOSAL & DRAINAGE**

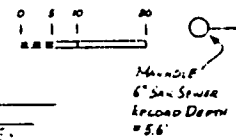
EXISTING PUBLIC SEWERS & DRAINAGE FACILITIES

**PROPOSED WATER SUPPLY**

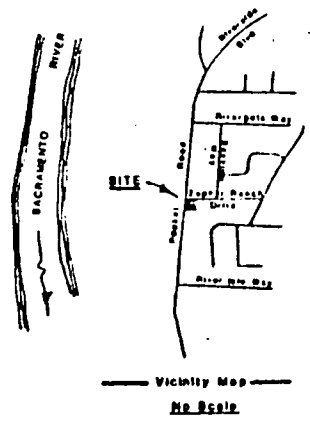
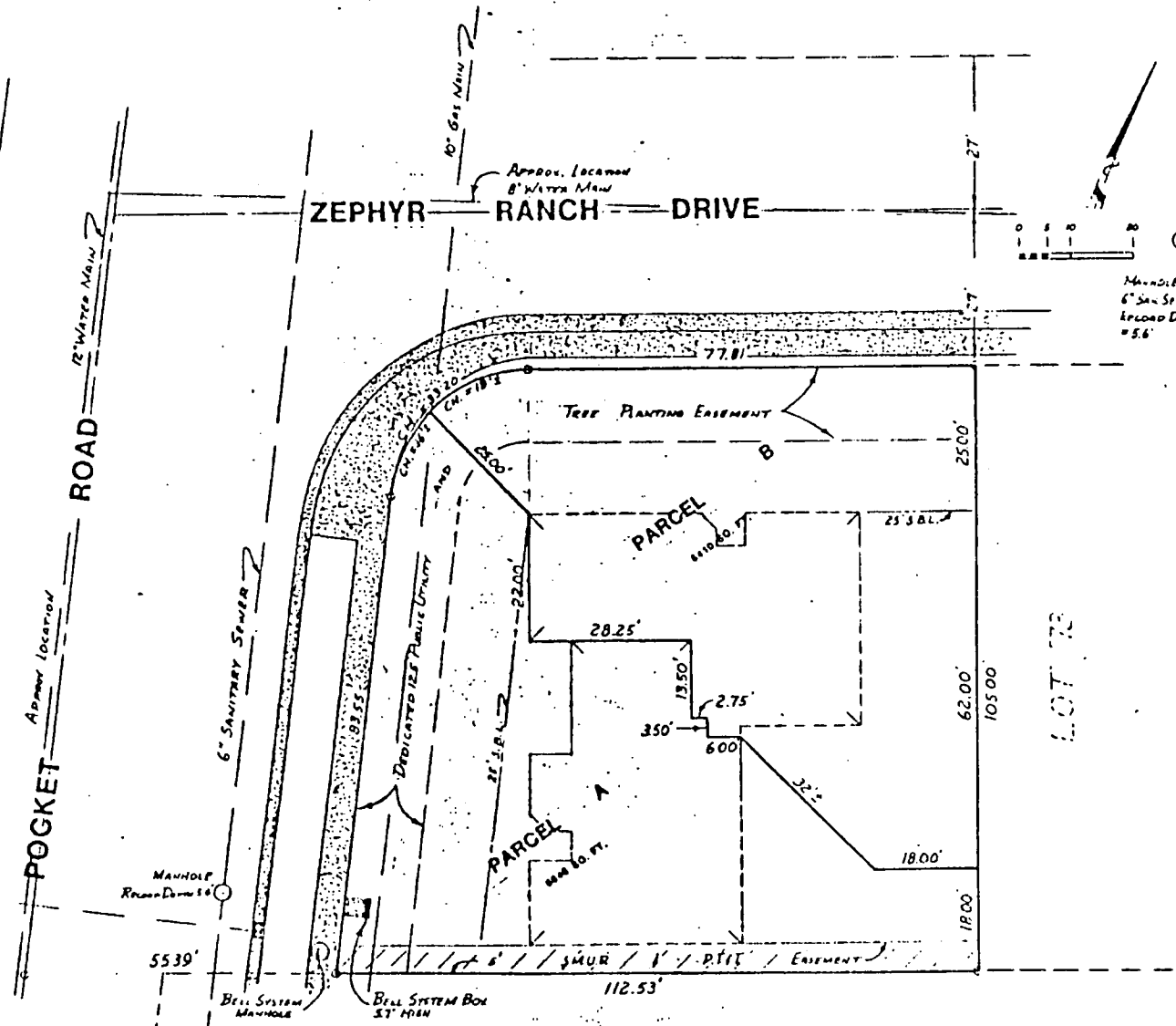
EXISTING PUBLIC WATER MAINS

**SCHOOL DISTRICT**

SACRAMENTO CITY UNITED SCHOOL DISTRICT



MANHOLE  
6" SAN. SEWER  
LOAD DEPTH  
= 5.6'



**EXHIBIT A  
TENTATIVE MAP**

PG 4-416

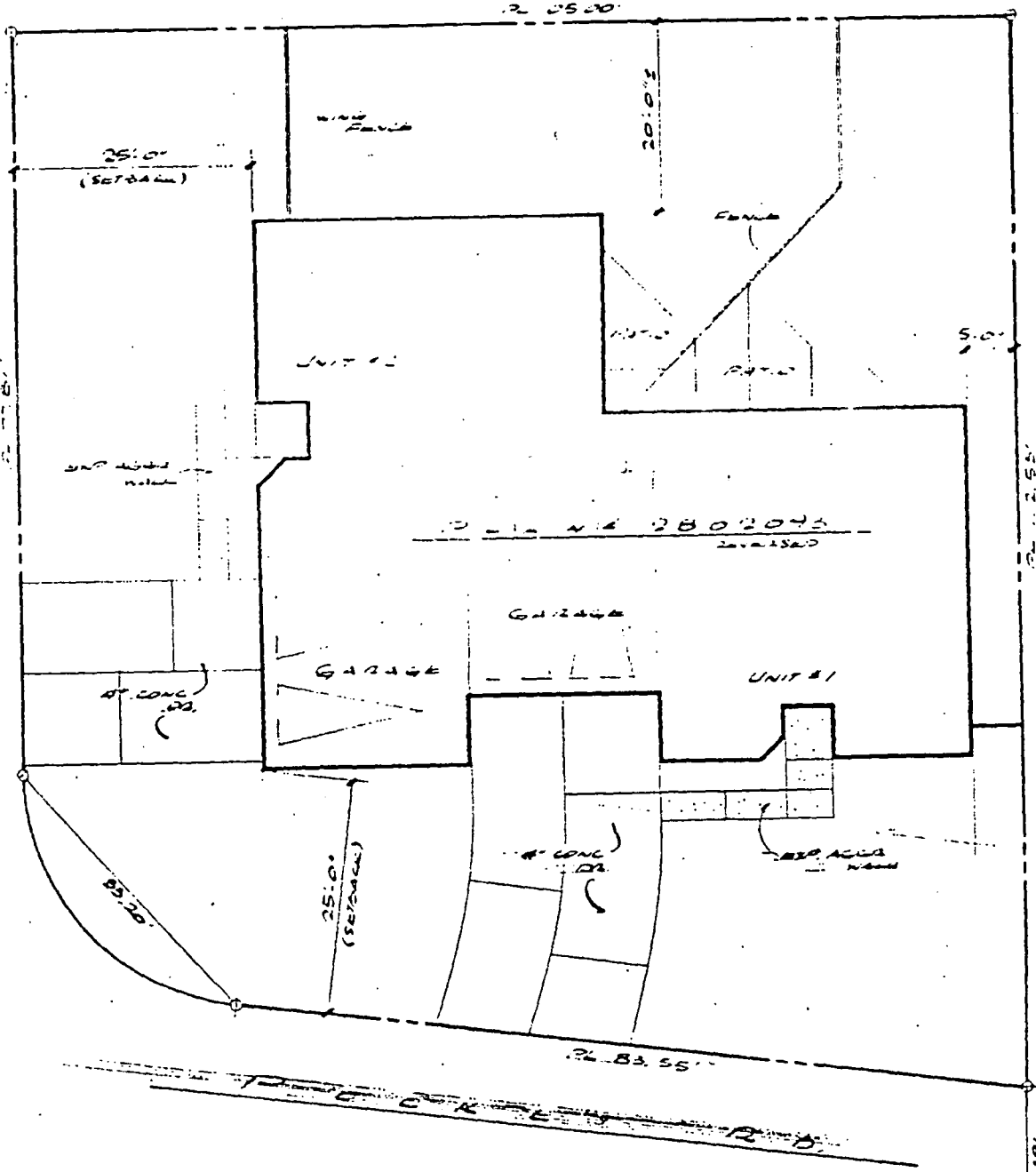
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12-13-84

No. 17

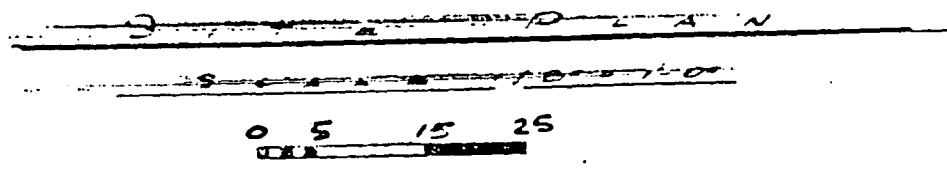
8408-06  
33

# EXHIBIT B SITE PLAN

25' 0" R.R. 4' 0" E.W. D.B.  
5' 0" RIGHT-OF-WAY

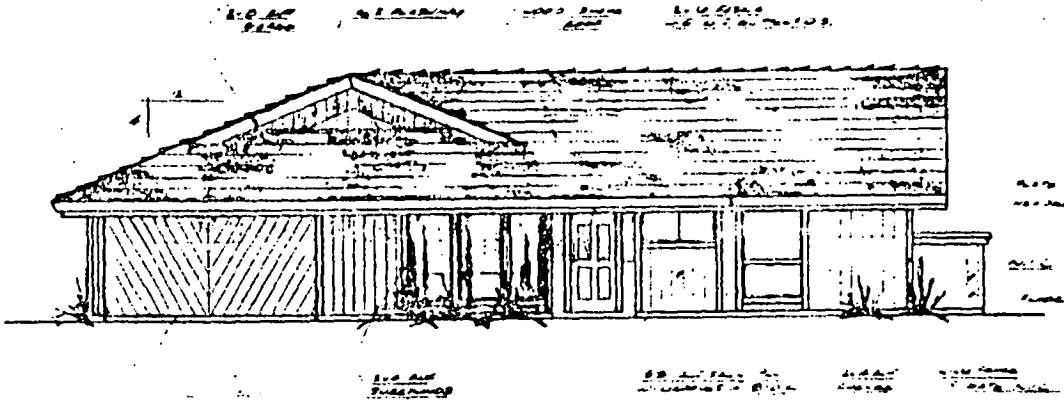


COUNCILMAN  
 LARRY  
 DAVE  
 TOWN BRANCH  
 CITY OF BOSTON MD

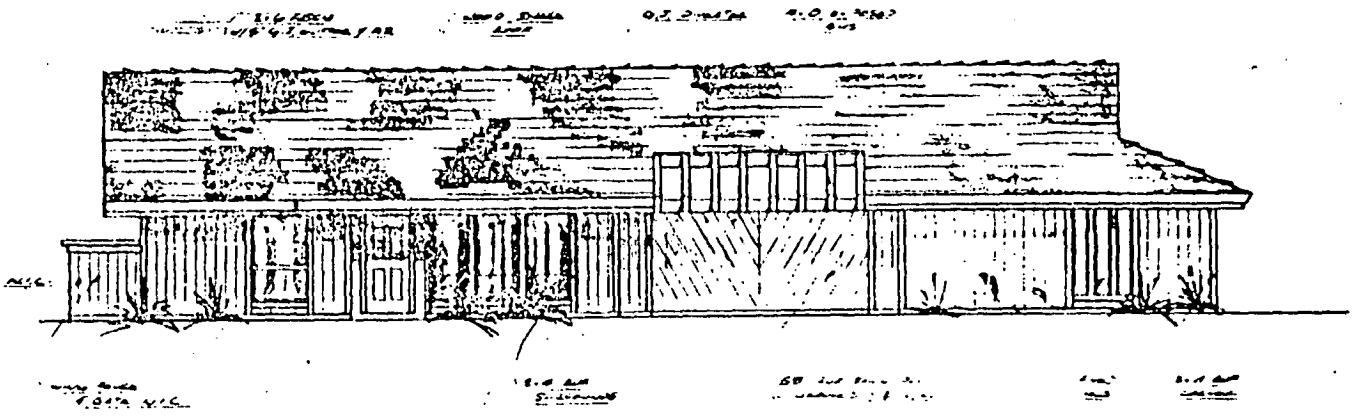


234-43

16 12-13-84



UNIT #2 ELEVATION  
SCALE 1/4" = 1'-0"



UNIT #1 ELEVATION  
SCALE 1/4" = 1'-0"

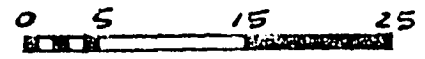
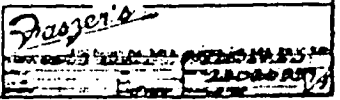


EXHIBIT C  
ELEVATIONS



33

No. 17



250-216

17

12-13-02

No. 17

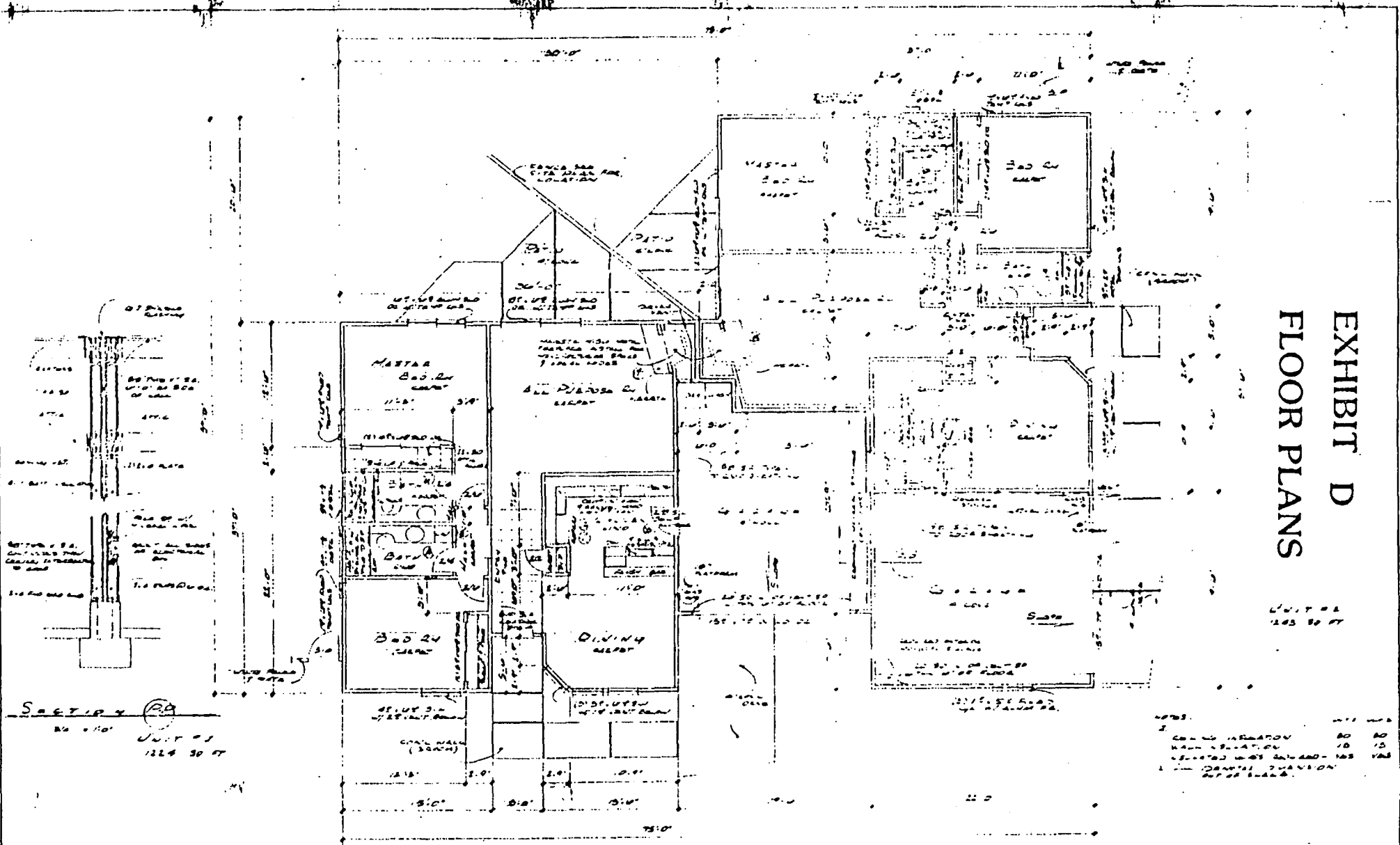
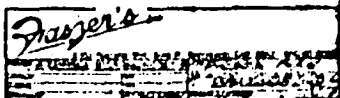
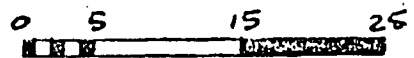


EXHIBIT D  
FLOOR PLANS

UNIT #1  
123 30 27

|   |                        |     |     |
|---|------------------------|-----|-----|
| 1 | CEILING HEIGHT         | 80  | 80  |
| 2 | FLOOR SLAB THICKNESS   | 10  | 10  |
| 3 | CEILING HOOK CLEARANCE | 105 | 105 |
| 4 | CEILING JOIST SPACING  | 16  | 16  |

FLOOR PLAN  
SCALE 1/4" = 1'-0"  
TOTAL 30' BY 24' 2"



33



CITY OF SACRAMENTO

*A*  
*33*  
*33*

CITY PLANNING DEPARTMENT  
927 TENTH STREET SACRAMENTO, CA 95814  
SUITE 300 TELEPHONE (916) 449-5604

MARTY VAN DUYN  
PLANNING DIRECTOR

January 9, 1985

City Council  
Sacramento, California

Honorable Members in Session:

SUBJECT: Rezone from Single Family, R-1 to Townhouse, R-1A.

LOCATION: Southeast corner of Pocket Road and Zephyr Ranch Drive.

SUMMARY

This item is presented at this time for approval of publication of title pursuant to City Charter, Section 38.

BACKGROUND

Prior to publication of an item in a local paper to meet legal advertising requirements, the City Council must first pass the item for publication. The City Clerk then transmits the title of the item to the paper for publication and for advertising the meeting date.

RECOMMENDATION

It is recommended that the item be passed for publication of title and continued to January 22, 1985.

Respectfully submitted,

*Marty Van Duyn*  
Marty Van Duyn  
Planning Director

FOR CITY COUNCIL INFORMATION  
WALTER J. SLIPE  
CITY MANAGER

PASSED FOR  
PUBLICATION  
& CONTINUED  
TO 1-22-85

MVD:lao  
attachments  
P84-416

January 15, 1985  
District No. 8

4  
33

# ORDINANCE NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE  
 COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES,  
 AS AMENDED, BY REMOVING PROPERTY LOCATED AT THE SOUTH-  
 EAST CORNER OF POCKET ROAD AND ZEPHYR RANCH DRIVE  
 FROM THE SINGLE FAMILY, R-1 ZONE(S)  
 AND PLACING SAME IN THE TOWNHOUSE, R-1A ZONE(S)  
 (FILE NO. P-84-416)(APN: 031-410-74)

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## SECTION 2.

The City Clerk of the City of Sacramento is hereby directed to amend the maps which are a part of said Ordinance No. 2550, Fourth Series, to conform to the provisions of this ordinance.

4/23

SECTION 3.

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PASSED FOR PUBLICATION:

PASSED:

EFFECTIVE:

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

P84-416

33 H

LEGAL DESCRIPTION

LOT 74 ZEPHYR RANCH #1

P84-416

RECEIVED  
CITY CLERK'S OFFICE  
CITY OF SACRAMENTO  
JUN 1 2 54 11 83

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- 3. P84-416 Various requests for property located on the southeast corner of Pocket Road and Zephyr Ranch Drive. (D8) (APN: 031-410-78)
  - a. Rezone 0.2+ acres from Single Family, R-1 to Townhouse, R-1A zone.
  - b. Tentative Map to subdivide 0.2+ acres into two parcels.
  
- 4. P84-418 Various requests for property located at 6452 Riverside Boulevard. (D8) (APN: 030-750-17)
  - a. Rezone 0.2+ acres from Single Family, R-1 to Townhouse, R-1A zone.
  - b. Tentative Map to divide 0.2+ acres into two halfplex lots.
  
- 5. P84-409 Tentative Map to subdivide 0.2+ acres into two halfplex lots for property located at 4120 2nd Avenue. (D5) (APN: 014-111-01)
  
- 6. P84-426 Tentative Map to divide 49+ acres into 317 single family and halfplex lots in Single Family, R-1 and Townhouse, R-1A zones for property located at the southern terminus of Amherst Street and 18th Street. (D8) (APN: 052-010-43,44)

# SACRAMENTO CITY PLANNING DEPARTMENT 37

Application Information

Application taken by/date: SD 11/2/84

Project Location SE corner Pocket Road & Zephyr Ranch Drive **P** 84-416  
 Assessor Parcel No. 031-410-74  
 Owners Sharon L. Purcell Phone No. \_\_\_\_\_  
 Address P.O. Box 22156, Sacramento, CA 95822  
 Applicant Gene Hurych Phone No. 421-3600  
 Address P.O. Box 22522, Sacramento, CA 95822  
 Signature \_\_\_\_\_ C.P.C. Mtg. Date 12-13-84

**REQUESTED ENTITLEMENTS**

**ACTION ON ENTITLEMENTS**

**Filing Fees**

| REQUESTED ENTITLEMENTS                                                                                   | Commission date | Council date | Filing Fees |
|----------------------------------------------------------------------------------------------------------|-----------------|--------------|-------------|
| <input checked="" type="checkbox"/> Environ. Determination <u>Neg Dec</u>                                | <u>12/13/84</u> | _____        | \$ _____    |
| <input type="checkbox"/> General Plan Amend _____                                                        | _____           | _____        | \$ _____    |
| _____                                                                                                    | _____           | Res. _____   | _____       |
| <input type="checkbox"/> Community Plan Amend _____                                                      | _____           | _____        | \$ _____    |
| ( ) _____                                                                                                | _____           | _____        | _____       |
| <input checked="" type="checkbox"/> Rezone <u>0.2± ac. from R-1 to R-1A</u>                              | <u>RA</u>       | _____        | \$ _____    |
| _____                                                                                                    | _____           | Res. _____   | _____       |
| <input checked="" type="checkbox"/> Tentative Map <u>to subdivide 0.2± ac. into 2 parcels</u>            | <u>RAC</u>      | _____        | \$ _____    |
| _____                                                                                                    | _____           | Ord. _____   | _____       |
| <input checked="" type="checkbox"/> Special Permit <u>to construct 2,400± sq. ft. halfplex structure</u> | <u>AFF</u>      | _____        | \$ _____    |
| _____                                                                                                    | _____           | Res. _____   | _____       |
| <input type="checkbox"/> Variances _____                                                                 | _____           | _____        | \$ _____    |
| _____                                                                                                    | _____           | _____        | _____       |
| <input type="checkbox"/> Plan Review _____                                                               | _____           | _____        | \$ _____    |
| _____                                                                                                    | _____           | _____        | _____       |
| <input type="checkbox"/> PUD _____                                                                       | _____           | _____        | \$ _____    |
| _____                                                                                                    | _____           | _____        | _____       |
| <input type="checkbox"/> Other _____                                                                     | _____           | _____        | \$ _____    |
| _____                                                                                                    | _____           | _____        | _____       |

FEE TOTAL \$ \_\_\_\_\_

Sent to Applicant: \_\_\_\_\_ Date \_\_\_\_\_ By: \_\_\_\_\_ Sec. to Planning Commission

RECEIPT NO. 4554  
By/date SD 11/2/84

**Key to Entitlement Actions**

- |                                    |                                               |                                                    |
|------------------------------------|-----------------------------------------------|----------------------------------------------------|
| R - Ratified                       | D - Denied                                    | IAF - Intent to Approve based on Findings of Fact  |
| Cd - Continued                     | RD - Recommend Denial                         | AFF - Approved based on Findings of Fact           |
| A - Approved                       | RA - Recommend Approval                       | RPC - Return to Planning Commission                |
| AC - Approved W/conditions         | RAC - Recommend Approval W/conditions         | CSR - Condition Indicated on attached Staff Report |
| AA - Approved W/amended conditions | RMC - Recommend Approval W/amended conditions |                                                    |

NOTE: There is a thirty (30) consecutive day appeal period from date of approval. Action authorized by this document shall not be conducted in such a manner as to constitute a public nuisance. Violation of any of the foregoing conditions will constitute grounds for revocation of this permit. Building permits are required in the event any building construction is planned. The County Assessor is notified of actions taken on rezonings, special permits and variances.

Gold - applicant receipt    White - applicant permit    Yellow - department file    Pink - permit book

SACRAMENTO CITY PLANNING COMMISSION

37

MEETING DATE Dec 13, 1984  
 ITEM NO. 178 FILE # P 84 416  
 M \_\_\_\_\_

- GENERAL PLAN AMENDMENT  TENTATIVE MAP
- COMMUNITY PLAN AMENDMENT  SUBDIVISION MODIFICATION
- REZONING  LOT LINE ADJUSTMENT
- SPECIAL PERMIT  ENVIRONMENTAL DET.
- VARIANCE  OTHER \_\_\_\_\_

Location: SE corner of Pocket rd + Zephyr Ranch dr.

Recommendation:

- Favorable
- Unfavorable
- Petition
- Correspondence

| <u>PROPOSERS</u> |  |                |
|------------------|--|----------------|
| <u>NAME</u>      |  | <u>ADDRESS</u> |
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| <u>OPPOSERS</u> |  |                |
|-----------------|--|----------------|
| <u>NAME</u>     |  | <u>ADDRESS</u> |
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MOTION NO. \_\_\_\_\_

|          | YES    | NO | MOTION | SECOND |
|----------|--------|----|--------|--------|
| Augusta  | ✓      |    |        |        |
| Ferris   | ✓      |    |        |        |
| Fong     | if not |    |        |        |
| Goodin   | ✓      |    |        |        |
| Hunter   | ✓      |    | ✓      |        |
| Ishmael  | ✓      |    |        | ✓      |
| Ramirez  | ✓      |    |        |        |
| Simpson  | ✓      |    |        |        |
| Holloway | ✓      |    |        |        |

- MOTION**
- TO APPROVE
  - TO DENY
  - TO APPROVE SUBJECT TO COND. & BASED ON FINDINGS OF FACT IN STAFF REPORT
  - TO APPROVE/DENY BASED ON FINDINGS OF FACT IN STAFF REPORT
  - INTENT TO APPROVE/DENY SUBJECT TO COND. & BASED ON FIND. OF FACT DUE \_\_\_\_\_
  - TO RECOMMEND APPROVAL & FORWARD TO CITY COUNCIL
  - TO RECOMMEND APPROVAL SUBJECT TO COND. & FORWARD TO CITY COUNCIL
  - TO RATIFY NEGATIVE DECLARATION
  - TO CONTINUE TO \_\_\_\_\_ MEETING
  - OTHER \_\_\_\_\_



SACRAMENTO CITY PLANNING COMMISSION

*MB*

MEETING DATE Dec 13, 1984  
 ITEM NO. 17C FILE # P 84 416  
 M \_\_\_\_\_

- GENERAL PLAN AMENDMENT  TENTATIVE MAP
- COMMUNITY PLAN AMENDMENT  SUBDIVISION MODIFICATION
- REZONING  LOT LINE ADJUSTMENT
- SPECIAL PERMIT  ENVIRONMENTAL DET.
- VARIANCE  OTHER \_\_\_\_\_

Location: SE corner of Pocket rd and Zephyr Ranch dr.

Recommendation:

- Favorable *with conditions*
- Unfavorable
- Petition
- Correspondence

| <u>PROponents</u> |  |                |
|-------------------|--|----------------|
| <u>NAME</u>       |  | <u>ADDRESS</u> |
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| <u>OPponents</u>  |  |                |
| <u>NAME</u>       |  | <u>ADDRESS</u> |
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MOTION NO. \_\_\_\_\_

|          | YES           | NO | MOTION | SECOND |
|----------|---------------|----|--------|--------|
| Augusta  | ✓             |    |        |        |
| Ferris   | ✓             |    |        |        |
| Fong     | <i>9/1/84</i> |    |        |        |
| Goodin   | ✓             |    |        |        |
| Hunter   | ✓             |    | ✓      |        |
| Ismael   | ✓             |    |        | ✓      |
| Ramirez  | ✓             |    |        |        |
| Simpson  | ✓             |    |        |        |
| Holloway | ✓             |    |        |        |

MOTION

- TO APPROVE
- TO DENY
- TO APPROVE SUBJECT TO COND. & BASED ON FINDINGS OF FACT IN STAFF REPORT
- TO APPROVE/DENY BASED ON FINDINGS OF FACT IN STAFF REPORT
- INTENT TO APPROVE/DENY SUBJECT TO COND. & BASED ON FIND. OF FACT DUE \_\_\_\_\_
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- TO RATIFY NEGATIVE DECLARATION
- TO CONTINUE TO \_\_\_\_\_ MEETING
- OTHER \_\_\_\_\_

#33  
1-22-85

January 24, 1985

Sharon L. Purcell  
P.O. Box 22156  
Sacramento, CA 95822

Dear Ms. Purcell:

On January 22, 1985, the Sacramento City Council took the following action(s) for property located on the southeast corner of Pocket Road and Zephyr Ranch Drive:

Adopted Ordinance 85-011 to rezone 0.2± acres from Single Family to Townhouse zone; adopted Resolution 85-053 approving the Tentative Map to subdivide 0.2± acres into two parcels. (P-84416)

Enclosed, for your records, are fully certified copies of the above referenced documents.

Sincerely,

Lorraine Magana  
City Clerk

LM/dp/33

Enclosure: Resolution 85-053  
Ordinance 85-011

cc: Planning Department

Gene Hurych  
P.O. Box 22522  
Sacramento, CA 95822