



# CITY OF SACRAMENTO

25

## CITY PLANNING DEPARTMENT

725 "J" STREET

SACRAMENTO, CALIF. 95814

TELEPHONE (916) 449-5604

MARTY VAN DUYN  
PLANNING DIRECTOR

August 20, 1980

City Council  
Sacramento, California

**APPROVED**  
BY THE CITY COUNCIL

AUG 26 1980

Honorable Members in Session:

OFFICE OF THE  
CITY CLERK

SUBJECT: 1. Rezoning from R-1 to R-1A  
2. Tentative Map (P-9093)

LOCATION: Various lots located on Zephyr Ranch Drive, Harbor Light Way and Light House Way

### SUMMARY

This is a request for entitlements necessary to develop 18 half-plex units on nine corner lots. The staff and Planning Commission recommend approval of the requests subject to conditions. The Planning Commission also approved a special permit to allow the half-plex units.

### BACKGROUND INFORMATION

Staff was concerned with the applicant's original submittal because it consisted of two elevation and floor plans; however, the only difference between the plans is the fireplace locations and the single and two-car garages.

The staff therefore suggested that the item be continued in order to allow the applicant to provide a minimum of two distinct floor plans and elevations.

As a result of staff's concern, the applicant presented additional elevations at the Planning Commission meeting, which are indicated as Elevations "B" and "C". The basic difference in these elevations is that they provide a horizontal siding and a change in the roof design. The Planning Commission approved the original elevations as well as Elevations "B" and "C" which were presented at the Planning Commission meeting on July 24, 1980. This resulted in basically two elevations with a variation in roof designs. A majority of the Planning Commission felt that the two elevations would be sufficient. One Commissioner felt that there should be more variation in floor plans as well as elevations because there will be several units that will be adjacent to each other resulting in repeated units.

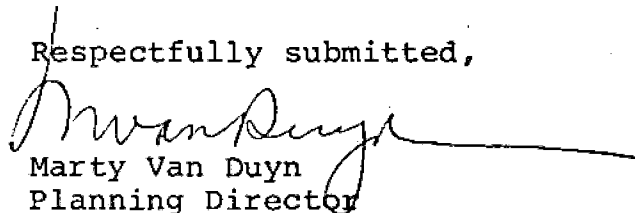
VOTE OF PLANNING COMMISSION

On July 24, 1980 the Planning Commission, by a vote of six ayes, one no and two absent, recommended approval of the project subject to conditions.

RECOMMENDATION

The staff and Planning Commission recommend approval of the Rezoning and Tentative Map and recommend that the City Council adopt the attached Rezoning Ordinance and Tentative Map Resolution.

Respectfully submitted,



Marty Van Duyn  
Planning Director

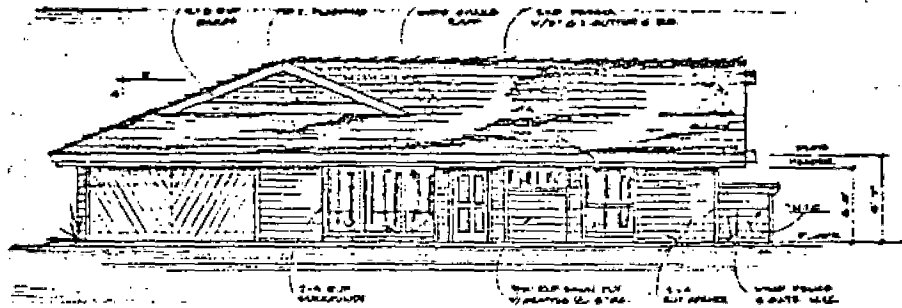
FOR CITY COUNCIL INFORMATION

WALTER J. SLIPE  
CITY MANAGER

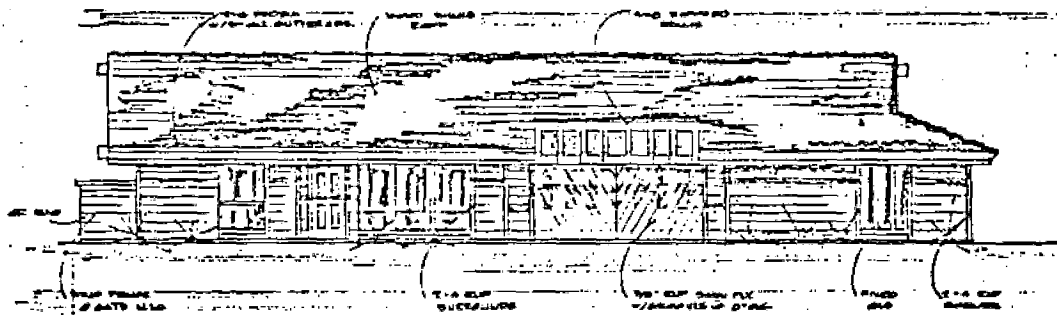
MVD:HY:bw  
Attachments  
P-9093

August 26, 1980  
District No. 8

ELEVATION "B"

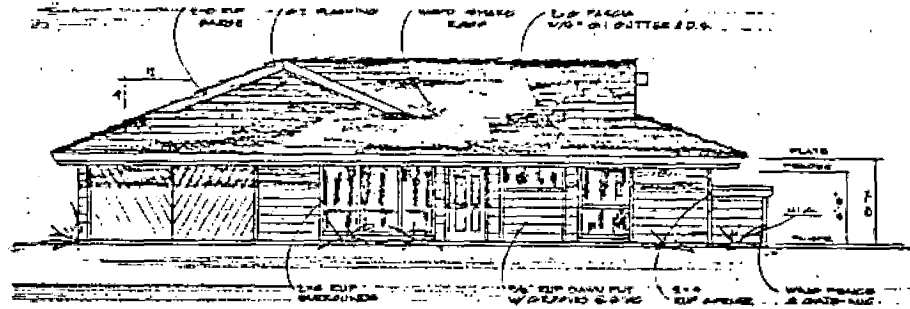


UNIT # 2 ELEVATION  
SCALE: 1/4" = 1'-0"

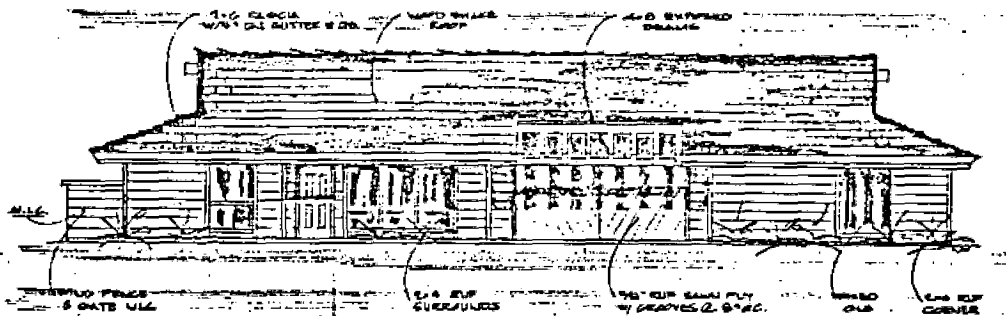


UNIT # 1 ELEVATION  
SCALE: 1/4" = 1'-0"

ELEVATION "C"



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



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

1.

ORDINANCE NO. 4406, FOURTH SERIES

ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, BY REMOVING PROPERTY LOCATED AT Various corner lots on Zephyr Ranch Dr., Harbor Light Wy., & Light House Wy. FROM THE R-1 Single Family Residential ZONE AND PLACING SAME IN THE R-1A Townhouse ZONE (FILE NO. P-9093 )

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

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

P-9093

APPROVED  
BY THE CITY COUNCIL

AUG 26 1980

OFFICE OF THE  
CITY CLERK

ASSESSOR'S PARCEL NUMBERS:

031-410-07, 09, 22, 23, 38, 46, 54, 60, 61

Lots 7, 9, 22, 23, 38, 46, 54, 60, & 61 of Zephyr  
Ranch Unit No. 1, 124 BM 19.

P-9093

# RESOLUTION NO. 80-563

Adopted by The Sacramento City Council on date of

August 26, 1980

ADOPTING FINDINGS OF FACT, APPROVING A REQUEST FOR TENTATIVE MAP FOR VARIOUS LOTS ON ZEPHYR RANCH DRIVE, HARBOR LIGHT WAY, AND LIGHT HOUSE WAY (APN: 031-410-07, 09, 22, 23, 38, 46, 54, 60, 61) (P-9093)

WHEREAS, the Planning Commission has submitted to the City Council its report and recommendations concerning the request for a tentative map for various lots on Zephyr Ranch Drive, Harbor Light Way, and Light House Way

(hereinafter referred to as the proposed subdivision).

WHEREAS, the Council of the City of Sacramento, based on testimony submitted at a public hearing conducted on August 26, 1980 hereby finds and determines as follows:

- A. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City General Plan and the South Pocket Community Plan in that both plans designated the subject site for residential uses. Also, any required improvements are to be designed and constructed within the provisions of the Subdivision Regulations which, by Section 40.102 of said regulations, is designated as a Specific Plan of the City of Sacramento.
- B. The site is physically suitable for the type and proposed density of development in that the subject site is flat with no significant erosional, soil expansion or other similar problems.
- C. The design of the subdivision or proposed improvements are not likely to cause substantial environmental damage, and will not substantially and avoidably injure fish or wildlife or their habitat. The proposed project has been reviewed and assessed by the Environmental Coordinator, who has filed a Negative Declaration with the City Clerk. By virtue of the Negative Declaration, the proposed project will not cause individual or cumulative adverse effects on the natural and social-physical environment nor substantially and avoidably injure fish, wildlife or their habitat.
- D. The design of the subdivision or the type of improvements are not likely to cause serious public health problems in that community water and sewer systems exist at the site. The site is not within an established floodplain or over a known seismic fault.
- E. The design of the subdivision or the type of improvements will not conflict with easements acquired by the public for access through, or use of, the property within the proposed subdivision, in that there are no access easements for use by the public at large on the subject site.
- F. The discharge of waste from the proposed subdivision into the community sewer system servicing the proposed subdivision will not result in or add to a violation of the waste discharge requirements applicable to said sewer system which were prescribed by the California Regional Water Quality Control Board, Central Valley Region, in that the existing City of Sacramento treatment plants have a design capacity of 75 mgd and that actual treated discharge averages 56 mgd. The discharge from the proposed project will not create a condition exceeding the design capacity.

APPROVED  
BY THE CITY COUNCIL

AUG 26 1980

OFFICE OF THE  
CITY CLERK

- G. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities in the proposed subdivision, taking into consideration the local climate, the contour and configuration of the parcel to be divided, and such other design and improvement requirements applicable to the proposed subdivision.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Sacramento as follows:

- A. The Negative Declaration be ratified;
- B. The Tentative Map be approved subject to the following conditions:
1. The applicant shall file the necessary segregation requests and fees to segregate existing assessments prior to filing the final map.
  2. The applicant shall locate existing sewer and water services, construct new services as required, prior to filing the final map.

\_\_\_\_\_  
MAYOR

ATTEST:

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

P-9093



STAFF REPORT APPROVED 7-24-80  
CITY PLANNING COMMISSION

915 "T" STREET - SACRAMENTO, CALIFORNIA 95814

APPLICANT	MacKay & Soms, 1787 Tribute Rd., Suite E, Sacramento, CA 05815				
OWNER	Benson & Sedar, 1796 Tribute Rd., Suite 104, Sacramento, CA 95815				
PLANS BY	Builder's Design Service, 6355 Riverside Blvd., Ste. N, Sacto., CA				
FILING DATE	6-19-80	50 DAY CPC ACTION DATE		REPORT BY:	TM:bw
NEGATIVE DEC.	7-14-80	EIR		ASSESSOR'S PCL NO.	31-410-07,09,22,23,38,46, 54,60,61

- APPLICATION:
1. Environmental Determination
  2. Rezone from Single-Family Residential (R-1) to Townhouse (R-1A)
  3. Special Permit to develop 18 half-plexes
  4. Tentative Map (P-9093)

LOCATION: Various lots on Zephyr Ranch Drive, Harbor Light Way and Light House Way

PROPOSAL: The applicant is requesting the necessary entitlements to divide nine corner lots into 18 half-plex lots

PROJECT INFORMATION

General Plan Designation:	Residential
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:	Vacant; R-1
East:	Vacant; R-1
West:	Residential; R-1
Property Area:	Proposed 18 half-plex lots - 2+ acres
Height of Building:	One and two story
Topography:	Flat
Existing Utilities:	Existing
School District:	Sacramento Unified

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On July 9, 1980, by a vote of five ayes, three absent, one abstention, the Subdivision Review Committee recommended approval of the tentative map subject to the following conditions:

1. The applicant shall file the necessary segregation requests and fees to segregate existing assessments prior to filing the final map.
2. The applicant shall locate existing sewer and water services; construct new services as required, prior to filing the final map.

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

1. The applicant has submitted basically two different elevations and floor plans for the proposed half-plexes. The only difference between the plans is the fireplace locations and the single and two-car garages. The elevations are similar in that they are designed with an identical roof and exterior material.
2. Staff is concerned with the location of the driveways on Lots B, C, D, F, G, H, I (see site plan). They are too close to the street corner and designed at an angle. These driveway locations might obstruct visibility at the street intersections and may also create hazardous conditions as automobiles back out of these driveways onto the adjacent streets. Staff requests that the subject driveways be relocated farther away from the corner.

STAFF RECOMMENDATION: Staff recommends that the project be continued in order to allow the applicant to provide a minimum of two distinct floor plans and elevations. This should include elevations utilizing different roof styles, exterior building materials, and different driveway locations.

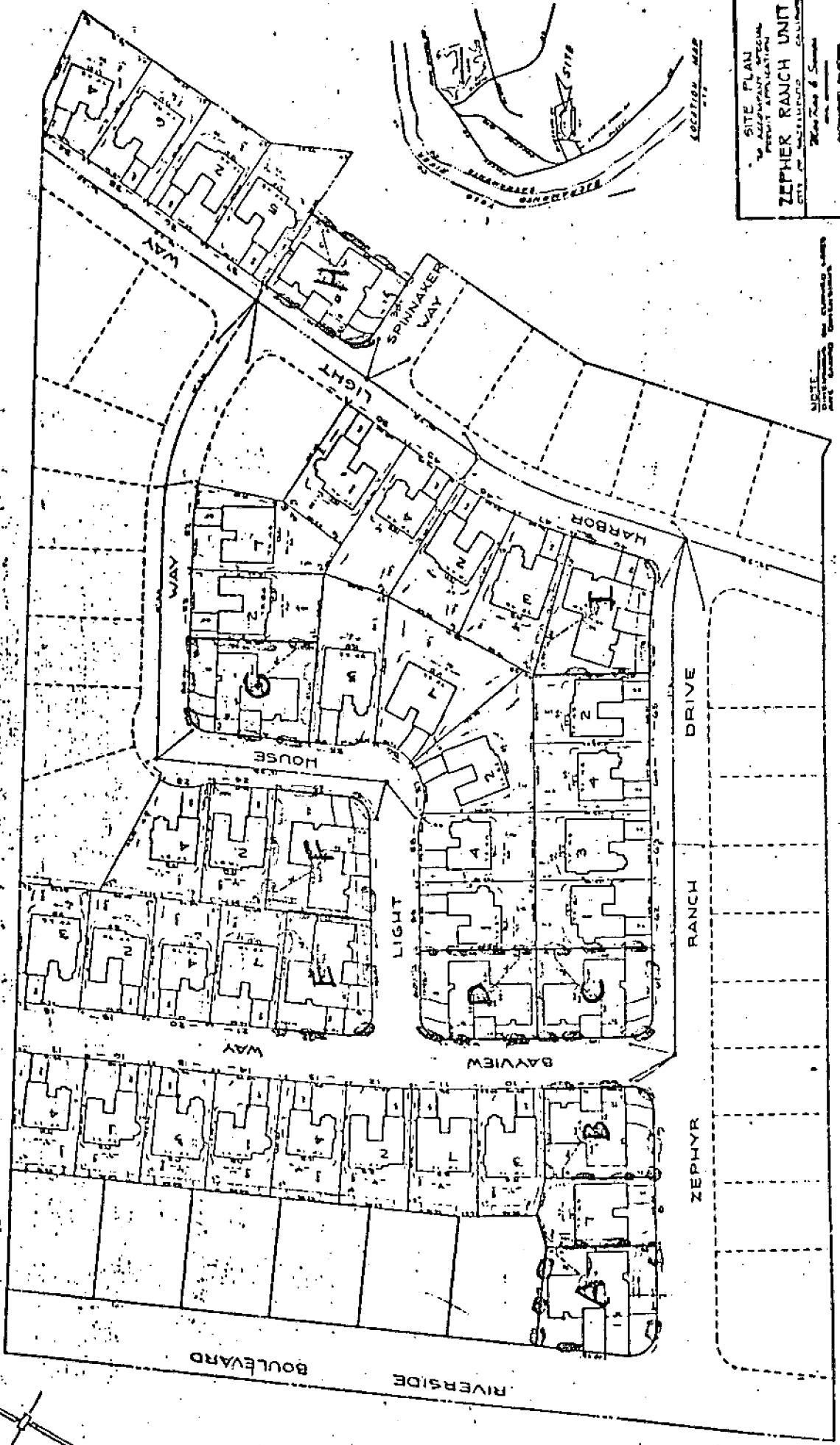
*Planning Commission approved the project subject to the following conditions:*

Tentative Map

1. *The applicant shall file the necessary segregation requests and fees to segregate existing assessments prior to filing the final map.*
2. *The applicant shall locate existing sewer and water services; construct new services as required, prior to filing the final map.*

Special Permit

*Subject to the two elevations submitted by the applicant at the July 24, 1980 meeting.*



SITE PLAN  
 TO ACCOMPANY SPECIAL  
 PERMIT APPLICATION  
**ZEPHER RANCH UNIT**  
 CITY OF HAYWARD, CALIFORNIA  
 Zepher Ranch & Homes  
 10000 Hayward Blvd., Hayward, CA 94542  
 (415) 881-1111

NOTE: ALL DIMENSIONS ARE TO CENTER OF WALLS UNLESS OTHERWISE NOTED.

P-9093

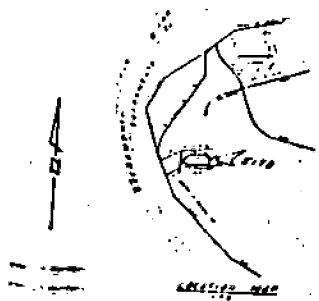
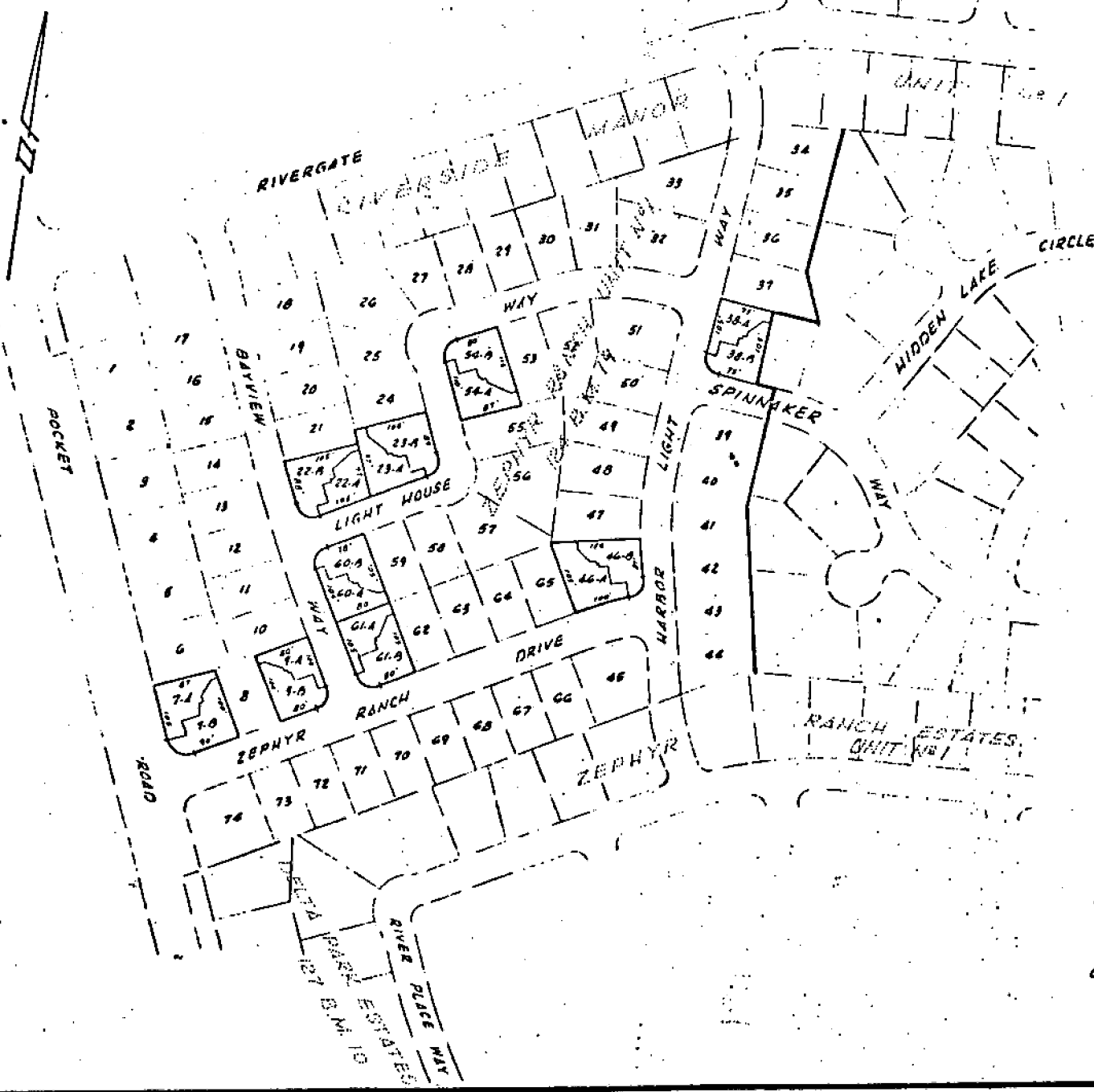
7-24-80

# 11

P-9093

7-24-80

#11



TABLE

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70	100.0	2.28
71	100.0	2.28
72	100.0	2.28
73	100.0	2.28
74	100.0	2.28
75	100.0	2.28
76	100.0	2.28

TENTATIVE MAP  
**ZEPHYR RANCH**  
 BEING A RESUBDIVISION OF A POR. OF  
 ZEPHYR RANCH UNIT NO. 1, LOTS 7, 9, 22, 23,  
 38, 46, 54, 60, & 61 - 124 B.M. 19  
 CITY OF SACRAMENTO  
 JUNE, 1980

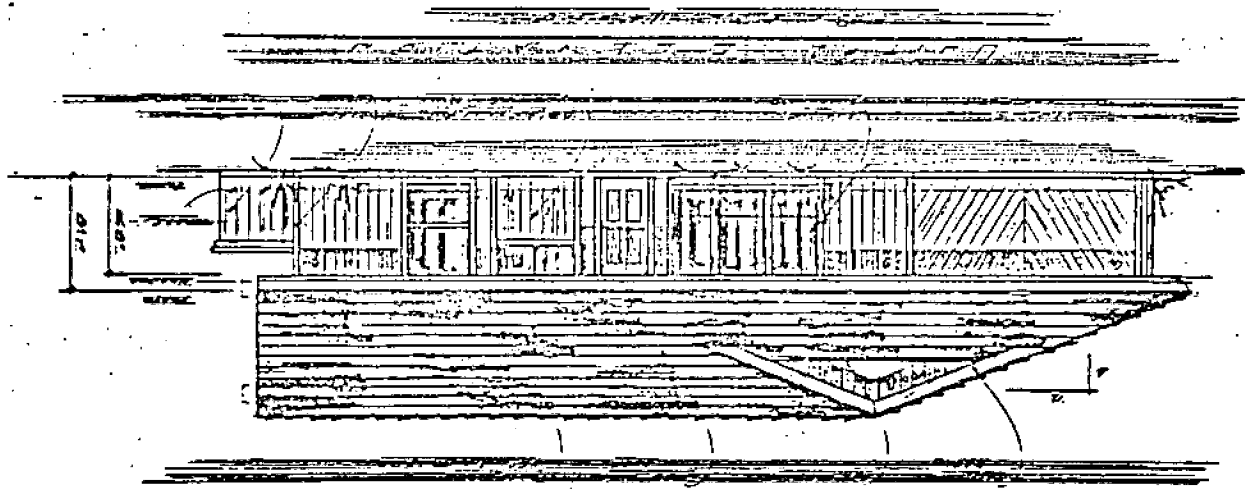
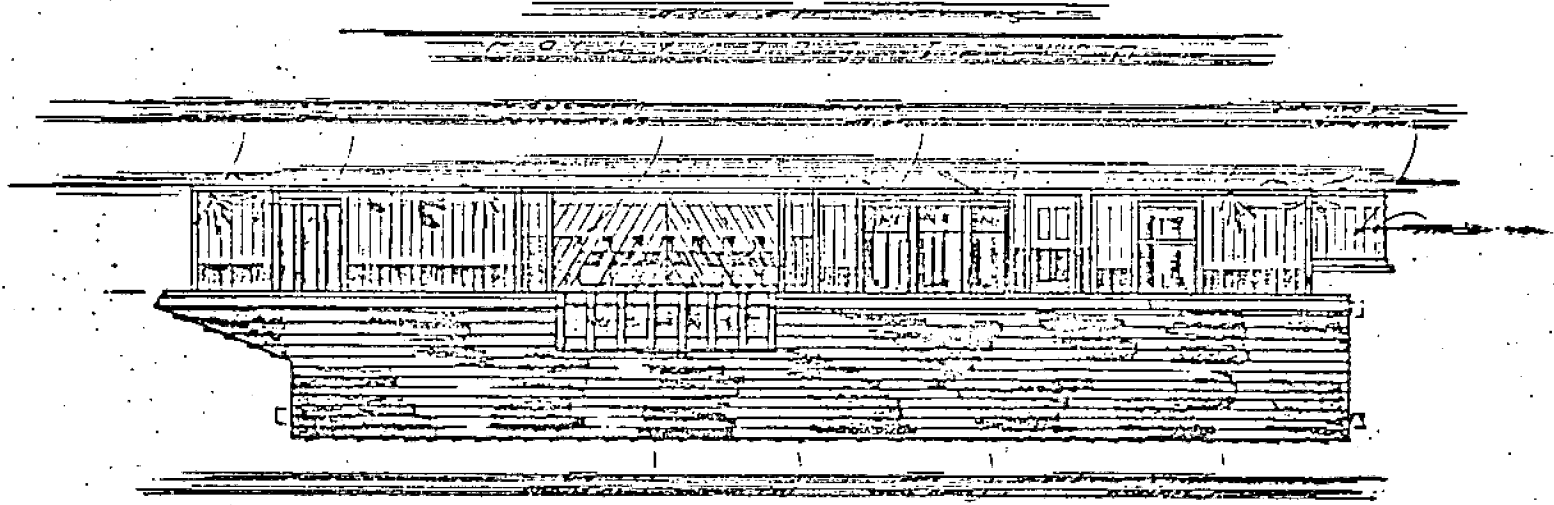
CALIFORNIA  
 SCALE 1"=100'

**MacKay & Somp**  
 CIVIL ENGINEERS  
 SACRAMENTO, CALIFORNIA

ELEVATION WITH TWO DOUBLE CAR GARAGES

BUROU DESIGN SERVICE

712-



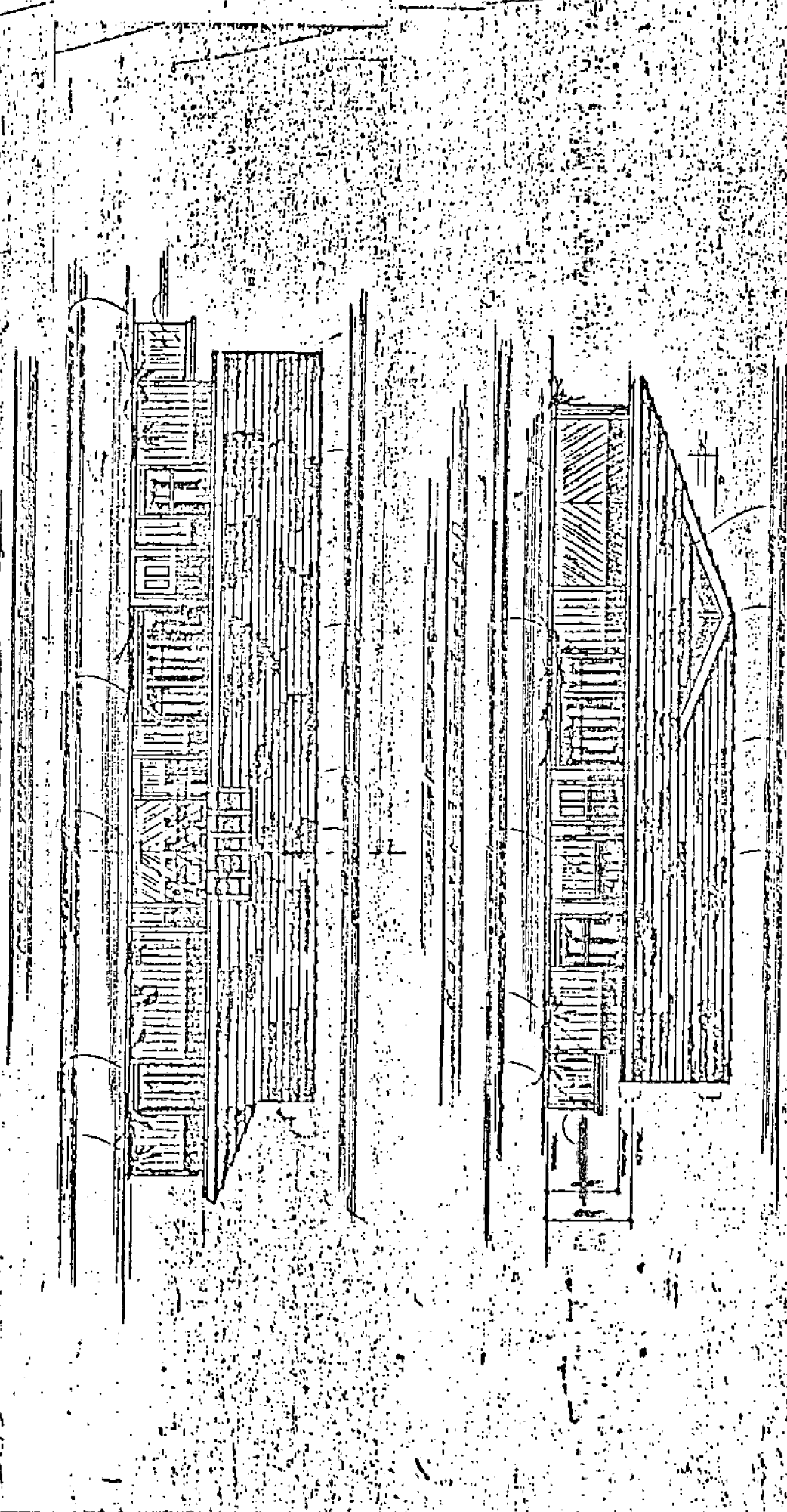
P-9093

7-24-80

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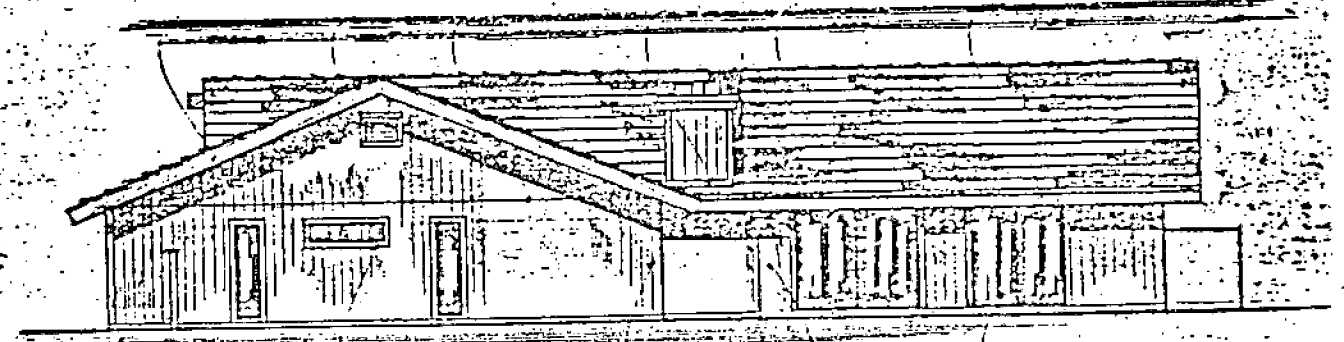
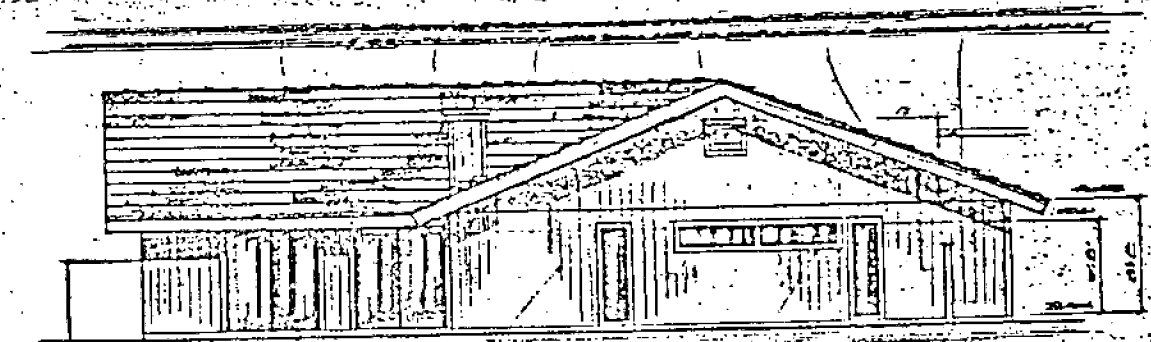
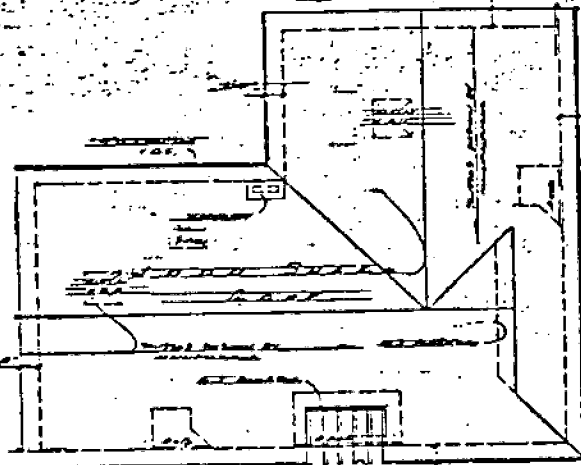
08-76-6 E 69472

1/27



ELEVATION WITH A SINGLE & TWO CAR GARAGE

W  
 BROWN DESIGN GROUP  
 1000 10th St  
 Seattle, WA 98101  
 206.461.1000  
 www.browndesign.com



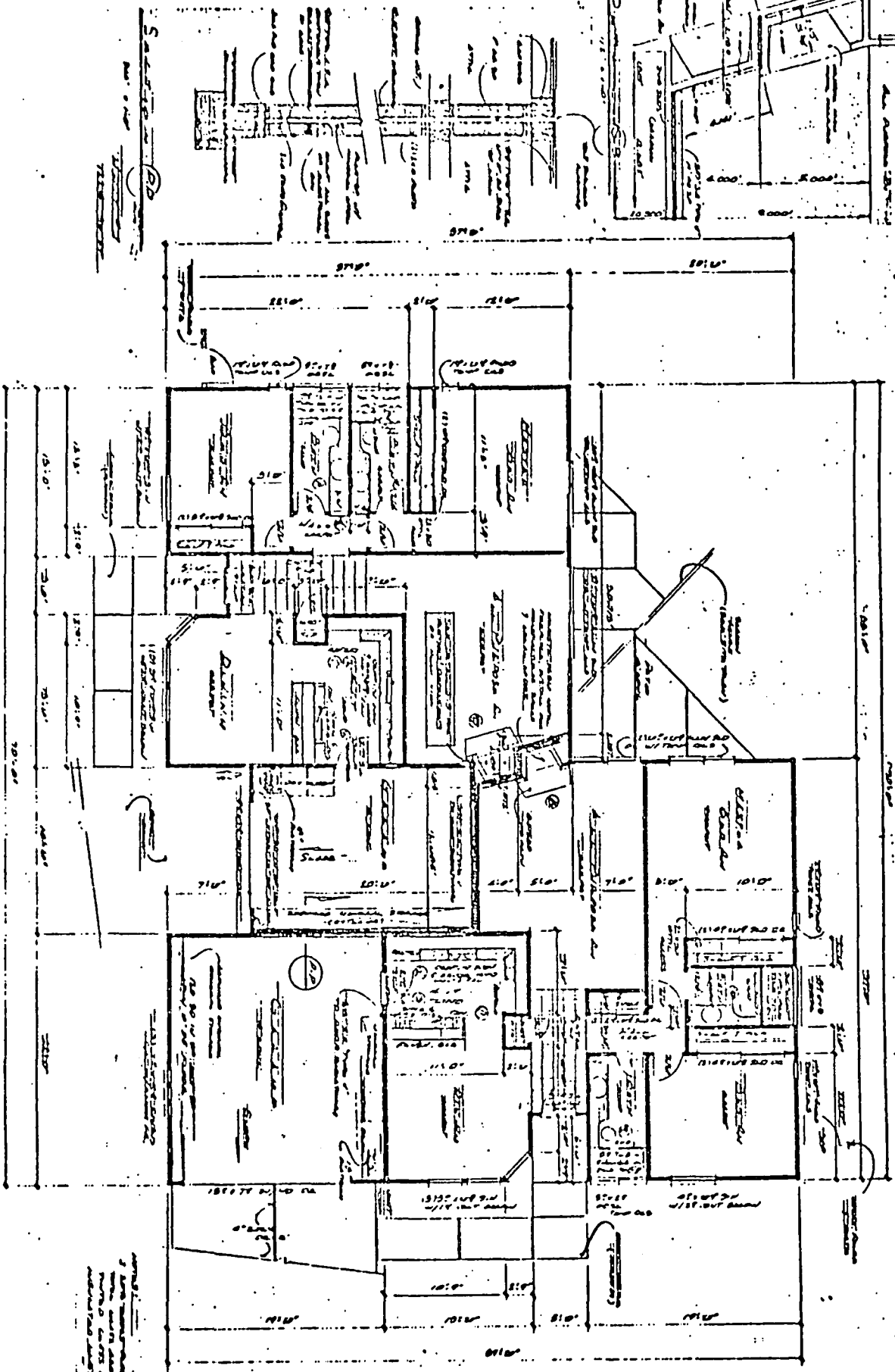
7127  
 JMC  
 JAMES M. COOPER ARCHITECTS  
 1000 10th St. N.E.  
 Atlanta, Georgia 30309  
 Phone: 404-525-1111  
 Fax: 404-525-1112

SIDE ELEVATIONS ARE THE SAME FOR BOTH UNITS





7-2-80



**W**  
 Builders design service

THESE DIMENSIONS ARE FOR INFORMATION ONLY AND ARE NOT TO BE USED FOR CONSTRUCTION PURPOSES. ALL DIMENSIONS SHOULD BE VERIFIED ON SITE.



# CITY OF SACRAMENTO

## CITY PLANNING DEPARTMENT

725 "J" STREET

SACRAMENTO, CALIF. 95814  
TELEPHONE (916) 449-5604

MARTY VAN DUYN  
PLANNING DIRECTOR

August 14, 1980

City Council  
Sacramento, California

Honorable Members in Session:

**SUBJECT:** Ordinance Amending the Districts Established by the Comprehensive Zoning Ordinance No. 2550, Fourth Series, As Amended, by removing property located at various corner lots on Zephyr Ranch Drive, Harbor Light Way and Light House Way from the R-1 zone and placing same in the R-1A zone. (P-9093)

### SUMMARY

This item is presented at this time for City Council approval of its publication for legal advertisement purposes. A location map is attached for the Council's information.

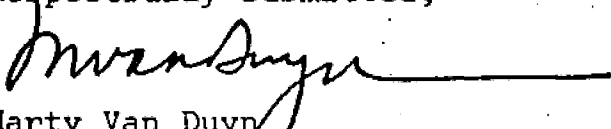
### BACKGROUND

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.

Respectfully submitted,

  
Marty Van Duyn  
Planning Director

FOR CITY COUNCIL INFORMATION  
WALTER J. SLIPE  
CITY MANAGER

MVD:bw  
Attachments  
P-9093

APPROVED *PPPT*  
BY THE CITY COUNCIL *to*

AUG 18 1980 *Cont 8-26-80*

OFFICE OF THE  
CITY CLERK

August 19, 1980  
District No. 8

1. ORDINANCE NO. , FOURTH SERIES

ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, BY REMOVING PROPERTY LOCATED AT Various corner lots on Zephyr Ranch Dr., Harbor Light Wy., & Light House Wy. FROM THE R-1 Single Family Residential ZONE AND PLACING SAME IN THE R-1A Townhouse ZONE (FILE NO. P-9093 )

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

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

P-9093



# CITY OF SACRAMENTO

## OFFICE OF THE CITY CLERK

915 I STREET  
CITY HALL ROOM 203

SACRAMENTO, CALIFORNIA 95814  
TELEPHONE (916) 449-5426

LORRAINE MAGANA  
CITY CLERK

August 27, 1980

Benson & Sedar  
1796 Tribute Road, Suite 104  
Sacramento, CA 95818

Dear Gentlemen:

On August 26, 1980, the City Council approved the following for property located on various lots on Zephyr Ranch Drive, Harbor Light Way and Light House Way (P-9093):

- A. Adopted ordinance rezoning nine (9) two-acre lots from R-1 to R-1A.
- B. Adopted resolution adopting Findings of Fact and approving a request for tentative map for various lots on Zephyr Ranch Drive, Harbor Light Way, and Light House Way to divide nine (9) two-acre lots into 18 lots.

Sincerely,

  
Lorraine Magana  
City Clerk

LM/mm/25

Enc: Certified Copy of Ordinance  
Certified Copy of Resolution  
Copy of Findings of Fact

cc: MacKay & Somps  
Planning Department  
Mailing List - P-9093