



# CITY OF SACRAMENTO

RECEIVED  
CITY CLERKS OFFICE  
CITY OF SACRAMENTO

Oct 16 1 10 PM '86

APPROVED  
BY THE CITY COUNCIL

OCT 21 1986

OFFICE OF THE  
CITY CLERK

DEPARTMENT OF PLANNING AND DEVELOPMENT  
1231 "I" Street  
Sacramento, Ca. 95814

Administration  
Room 300 449-5571  
Building Inspections  
Room 200 449-5716  
Planning  
Room 200 449-5604

October 16, 1986  
City Council  
Sacramento, California

Honorable Members in Session:

- SUBJECT: 1. Environmental Determination
2. Rezone from Single Family, R-1 to Townhouse, R-1A zone (P86-315)

LOCATION: North of Pocket Road, south of drainage canal and on the east and west side of Windbridge Drive

## SUMMARY

The application is for a Rezoning to allow development of sixty halfplex units on thirty corner lots in the Lakecrest Village Unit No. 8 and 9 subdivisions. The Planning Commission and staff recommend approval of the Rezoning.

## BACKGROUND INFORMATION

In 1985 the City Council approved tentative maps for the Lakecrest Unit No. 8 and 9 subdivisions. The maps included halfplex developments on corner lots. The request for R-1A zoning will allow the developer more flexibility for placement of structures on the lots. The design and location of the structures have been reviewed and approved by the Planning Commission under a Special Permit.

## VOTE OF THE PLANNING COMMISSION

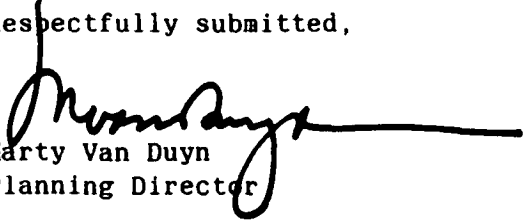
On September 11, 1986, the Commission voted five ayes, four absent, to recommend approval of the Rezoning.

RECOMMENDATION

The Planning Commission and staff recommend the City Council:

- 1. Ratify the Negative Declaration; and
- 2. Adopt the attached Ordinance rezoning the site to R-1A.

Respectfully submitted,



Marty Van Duyn  
Planning Director

FOR CITY COUNCIL INFORMATION  
WALTER J. SLIPE  
CITY MANAGER

AG:lao  
attachments  
P86-315

October 21, 1986  
District No. 8

SACRAMENTO CITY PLANNING COMMISSION

16

MEETING DATE September 11, 1986  
 ITEM NO. 10B FILE P 86-315  
 M \_\_\_\_\_

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

Location: Various corners (lots north) of Pocket Road, south of  
Rush River (Divide)

Recommendation:

- Favorable
- Unfavorable
- Petition
- Correspondence

<u>PROPOSERS</u>		
<u>NAME</u>		<u>ADDRESS</u>

<u>OPPOSERS</u>		
<u>NAME</u>		<u>ADDRESS</u>

MOTION NO. \_\_\_\_\_

	YES	NO	MOTION	SECOND
Chinn	✓			
Ferris	<i>absent</i>			
Goodin	<i>absent</i>			
Hollick	✓			
Holloway	<i>absent</i>			
Otto	✓			✓
Ramirez	✓			
Walton	✓		✓	
Ishmael	<i>absent</i>			

- 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. 86-095

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

**APPROVED**  
BY THE CITY COUNCIL

OCT 21 1986

OFFICE OF THE  
CITY CLERK

ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, BY REMOVING PROPERTY LOCATED AT VARIOUS CORNER LOTS NORTH OF POCKET ROAD, SOUTH OF RUSH RIVER DRIVE FROM THE SINGLE FAMILY, R-1 ZONE(S) AND PLACING THE SAME IN THE TOWNHOUSE, R-1A ZONE(S)

(P86-315) (APN: 031-0111-053 thru 076; 031-0114-005, 006, 008, 009, 022, 023, 026, 027, 030, 031, 033, 034, 041, 042, 045, 046, 057, 058, 069, 070, 072; 031-0115-010, 011, 014, 015, 017, 018, 030, 031, 033, 034, 052, 053, 056, 057)

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 Family, R-1 zone(s), 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 September 11, 1986, on file in the office of the Planning Division, or any provision or modification thereof as subsequently reviewed and approved by the Planning Commission, no such permit shall be issued, and the Planning Division shall report the matter to the Planning Commission as provided for in Ordinance No. 3201, Fourth Series.

4

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

P86-315

LEGAL DESCRIPTION

16

ASSESSORS PARCEL NUMBERS

LAKE CREST  
VILLAGE 8 & 9

031-111-53 thru 76

031-114-05, 06, 08, 09, 22, 23, 26, 27, 30, 31, 33, 34,  
41, 42, 45, 46, 57, 58, 69, 70, 72, 72

031-115-10, 11, 14, 15, 17, 18, 30, 31, 33, 34, 52, 53,  
56, 57

P86-315

46

REPORT AMENDED BY STAFF 9-11-86  
**CITY PLANNING COMMISSION**

16

1231 'I' STREET, SUITE 200, SACRAMENTO, CA 95814

<b>APPLICANT</b>	The Spink Corporation, P.O. Box 2511, Sacramento, CA 95811
<b>OWNER</b>	Placer Savings & Loan, P.O. Box 871, Auburn, CA
<b>PLANS BY</b>	Spink Corporation, P.O. Box 2511, Sacramento, CA 95811
<b>FILING DATE</b>	8-8-86
<b>ENVIR. DET.</b>	Neg. Dec. filed 9-29-86
<b>REPORT BY</b>	CV:ldc
<b>ASSESSOR'S-PCL. NO.</b>	031-0111-053,076;031-0114-005,006,008,009,022,023,026,027,030,

031,033,034,041,042,045,046,057,058,069,070,072;031-0115-010,011,014,015,017,018,030,031,033,034,052,053,056,057

- APPLICATION:**
- A. Negative Declaration
  - B. Rezone from Single Family Residential (R-1) to Townhouse (R-1A)
  - C. Special Permit to allow half-plex units

**LOCATION:** North of Garcia Bend Park, south of drainage canal, east and west of Windbridge Drive

**PROPOSAL:** The applicant is requesting the necessary entitlements to develop 60 halfplex units on corner lots for Lakecrest Village Units 8 and 9.

**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:	Setbacks:	Required	Provided
North: Multi-Family Res.; R-2B-R	Front:	to be	25'+
South: Garcia Bend Park, vacant;R-2B-R	Side(Int):	determined	5'-14'+
East: Vacant; R-1, R-1A, A-OS	Side(St):	by Planning	12.5'+-16'+
West: Vacant; R-1	Rear:	Commission	5'+-24'+

Parking Required:	120 spaces
Parking Provided:	120 spaces
Property Dimensions:	60 irregular corner lots
Property Area:	6.0+ acres
Density of Development:	10 d.u. per acre
Square Footage of Building:	926-1171 sq. ft. per unit
Height of Building:	Single story
Topography:	Flat
Street Improvements & Utilities:	Existing
Exterior Building Materials:	Plywood Siding
Roof Material:	Medium Shake

**BACKGROUND INFORMATION:** On April 30, 1985, the City Council approved a rezone from Agriculture(A) to Single Family (R-1) zone and a Tentative Map to develop 179 single family lots, 37 corner lots for halfplex units for the subject site (P84-433).

On October 24, 1985, the Planning Commission approved a Tentative Map and rezone from Townhouse (R-1A) to Single Family (R-1) to subdivide 30 lots into 60 lots for a future halfplex development (P85-392).

PROJECT EVALUATION: Staff has the following comments:

- A. Land Use/Zoning: The site is vacant and is zoned Single Family Residential (R-1). Surrounding land uses are multiple family residential to the north, vacant and park to the south, vacant to the east and west.
- B. Proposal: The applicant proposes to develop 60 vacant corner lots with halfplexes. Each halfplex unit is single story and varies in size from 926 to 1171 square feet. Exterior building materials proposed include plywood siding, and medium shake roofs. Two elevations have been proposed, plans 1960 and 2260 for 60 corner lots. Staff recommends an additional elevation be added to the two proposed elevations to provide a greater variety of architectural style. Staff recommends this elevation incorporate masonite siding or horizontal plywood siding.

No landscaping and irrigations plans have been submitted by the applicant. Staff recommends landscaping plans be submitted for review and approval of the Planning Director prior to issuance of a building permit.

The applicant has constructed similar designed halfplexes in the Pocket Area which turned out to be good designs. Staff, therefore, supports the proposed project.

- C. Environmental Determination: The Environmental Coordinator has determined the project will not have a significant adverse impact on the environment and has filed a negative declaration.
- D. Interdepartmental Review: The project was reviewed by the City Departments of Traffic Engineering, Engineering, Fire and Building Inspections and no comments were received.

RECOMMENDATION: Staff recommends the Commission take the following action:

- A. Ratify the Negative Declaration.
- B. Recommend approval of the rezone from Single Family Residential (R-1) to Townhouse (R-1A), based upon Findings of Fact and conditions which follow.
- C. Approval of the Special Permit, based upon Findings of Fact and conditions which follow.

Conditions - Special Permit:

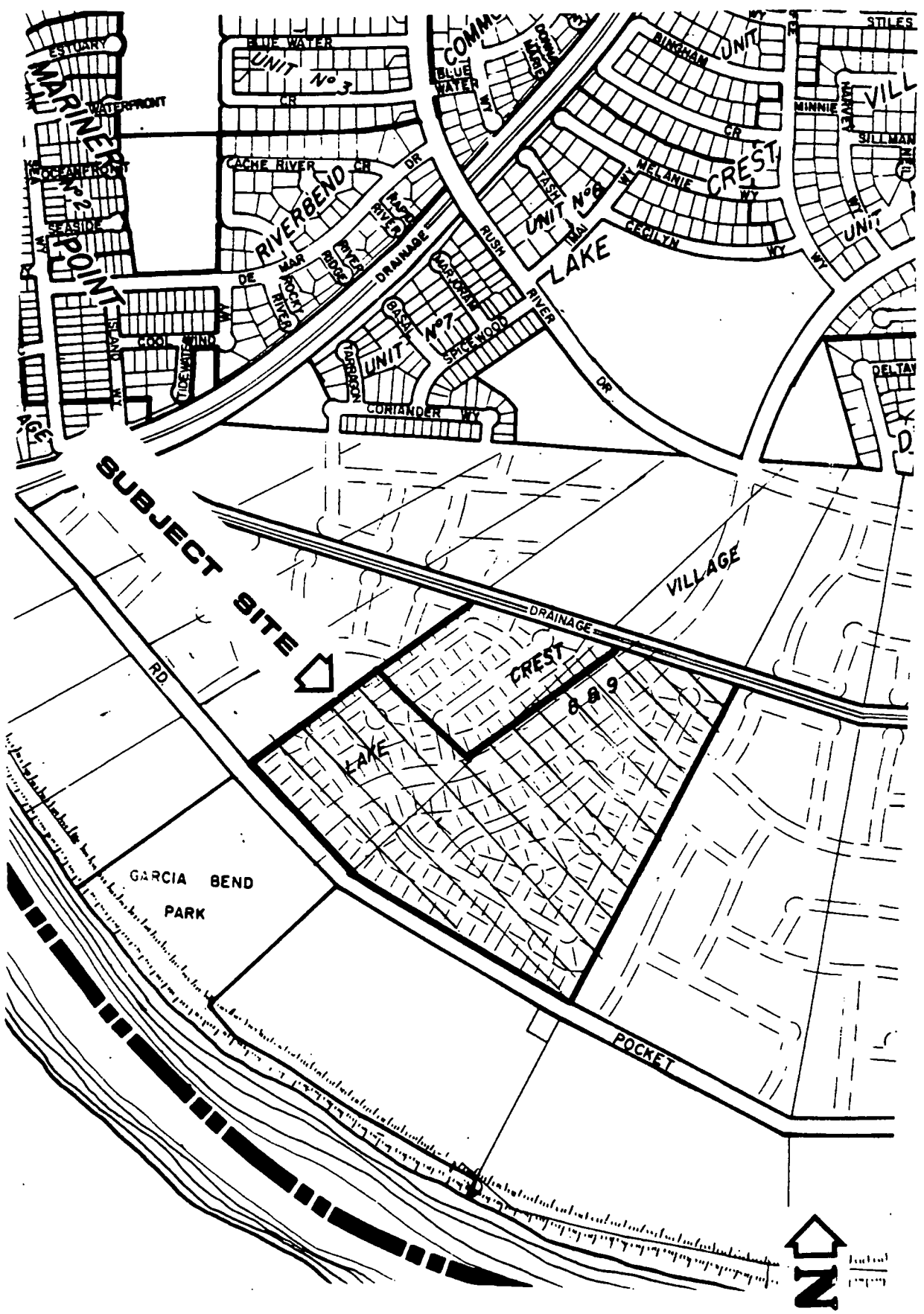
- 1. One additional building elevation consisting of masonite siding or horizontal plywood siding shall be submitted for review and approval of the Planning Director prior to issuance of building permits.



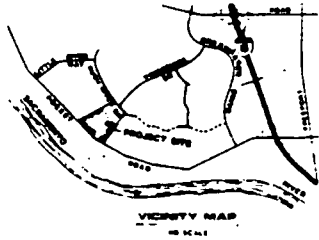
- 2. ~~Landscaping and Arrangement plans shall be submitted for review and approval of the Planning Director prior to issuance of building permits. (staff deleted)~~
- 3. The applicant shall comply with the following halfplex criteria:
  - a. Each unit shall have its entrance, including driveway, off different streets.
  - b. Each unit shall have an enclosed garage and a driveway of at least 20 feet long and eight feet wide.
  - c. Exterior siding materials and roofing materials shall be consistent with the quality, and compatible with the appearance of single family homes in the subdivision. Roofing material shall be wood shake.
  - d. Rear and side yard areas are shaped to maximize their potential use.

Findings of Fact:

- 1. The project, as conditioned, is based upon sound principles of land use in that:
  - the proposed use will not alter or disturb the residential character of the area.
- 2. The project, as conditioned, will not be detrimental to the public safety or welfare, nor result in the creation of a nuisance in that:
  - a. the proposed structure will be halfplex units;
  - b. adequate landscaping will be provided; and
  - c. three different building elevations will provide adequate architectural variation.
- 3. The proposed rezone and proposed halfplexes are consistent with the City's Discretionary Interim Land Use Policy in that the site is designated for low density residential use by the 1976 South Pocket community Plan and the proposed Townhouse Zone and proposed halfplexes conform with the plan designation.



# VICINITY MAP



MULTIFAMILY RESIDENTIAL

APPROVED MULTI-FAMILY DEVELOPMENT

SEE PG-328 LOT LINE ADJUSTMENT

EXISTING ZONING AND SUBDIVISIONS  
PLACER COUNTY, CALIF.  
POST OFFICE BOX 101  
SACRAMENTO, CALIFORNIA 95812

EXISTING ZONING  
R-1

PROPOSED ZONING  
R-1A

EXISTING USE  
VACANT - AGRICULTURAL

PROPOSED USE  
40-18-10-10

NOTES

6 GRACERS

WATER SUPPLY  
PUBLIC UTILITY

SEWER DISPOSAL  
PUBLIC UTILITY

PROPOSED IMPROVEMENTS  
SACRAMENTO CITY ENGINEERS

ASSESSORS PARCEL NUMBER  
211-06-00-00  
211-020-00

VAC & R-1

VAC & R-1 R-2B R-1A

VAC & R-1  
PROPOSED SCHOOL SITE

VAC & R-1

VAC & R-1

GARCIA BEND  
PARK & R-2B-R

VAC & R-2B-R



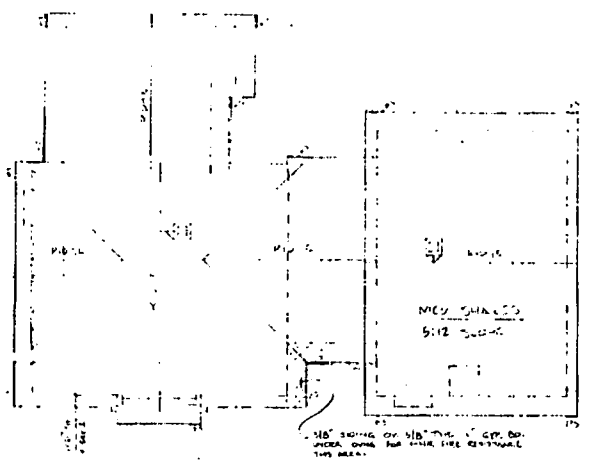
# LAND USE & ZONING MAP

P&L-315

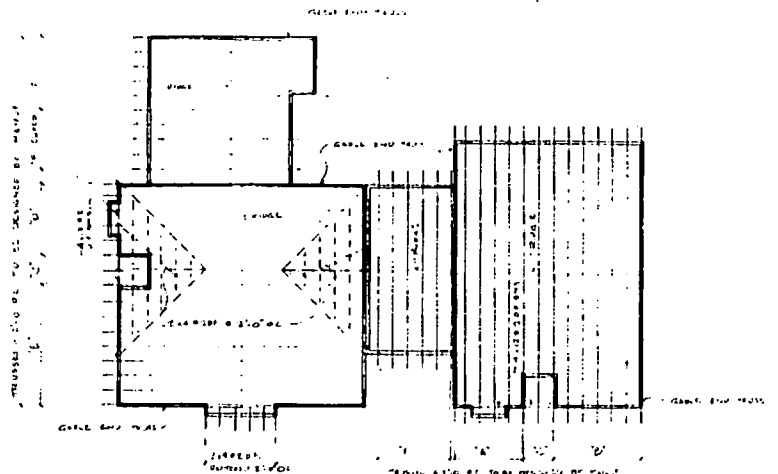
9-11-86

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Item 10

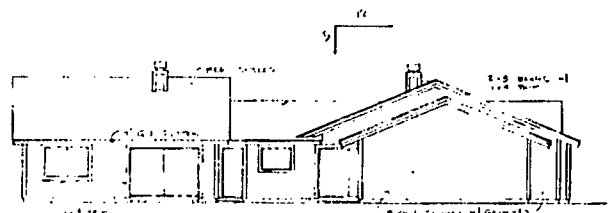


ROOF PLAN

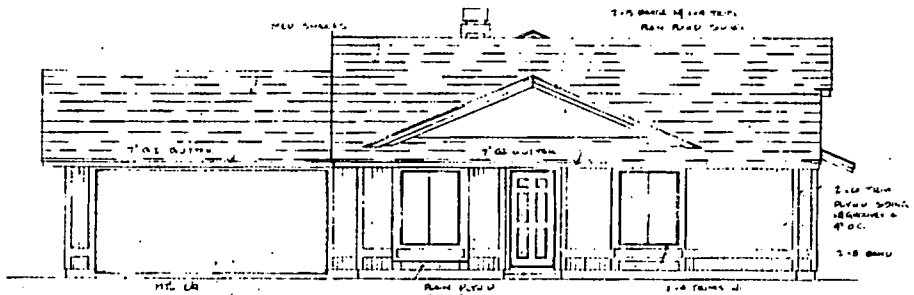


TRUSS LAYOUT

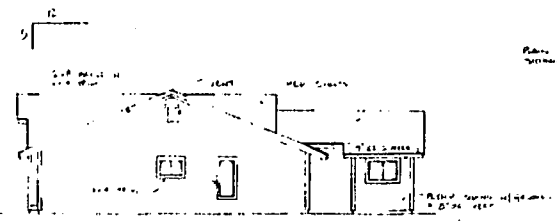
NOTE:  
TRUSS MOVE TO MATCH TRUSS LAYOUT



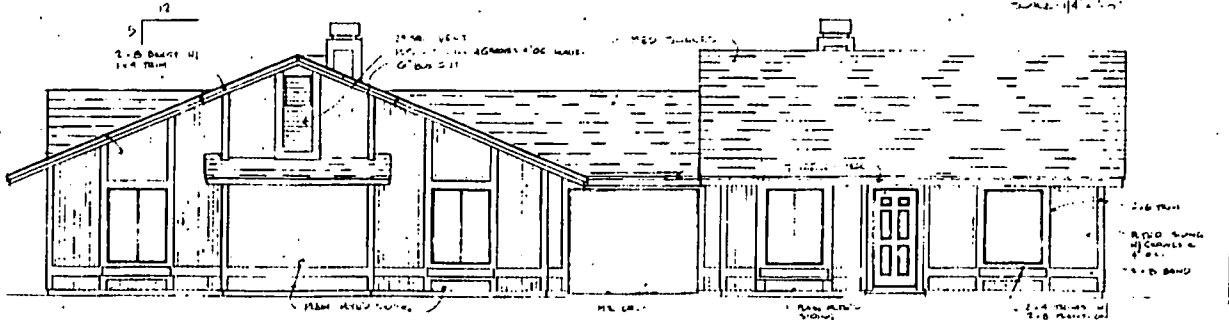
REAR ELEVATION



UNIT A STREET ELEVATION "A"



RIGHT SIDE ELEVATION



UNIT B STREET ELEVATION "A"

REVISIONS	BY
1-2-86	
4/2/86	
6/2/86	

JOB: **1961**  
 PLAN:

West Homes  
 SACRAMENTO, CA (916) 388-3322

**ELEVATIONS**

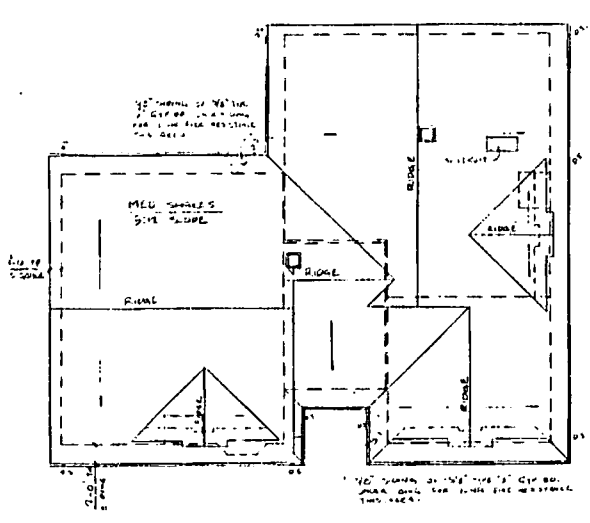
16

P86-315

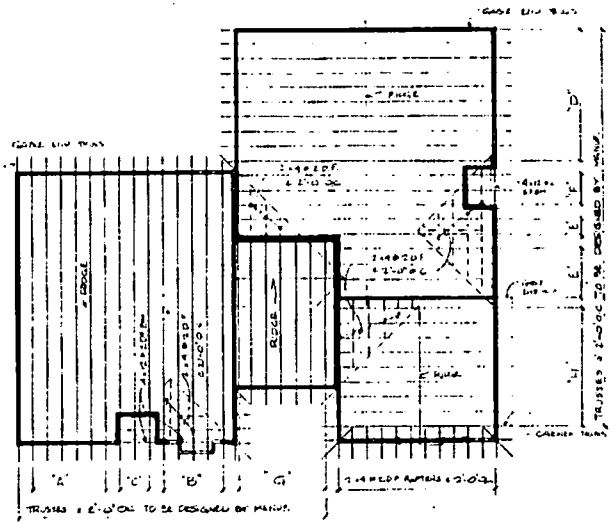
9-11-86

13

Item 10

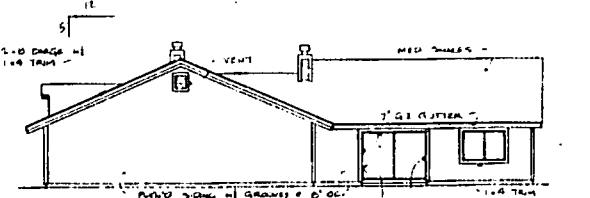


ROOF PLAN  
SCALE: 1/8" = 1'-0"

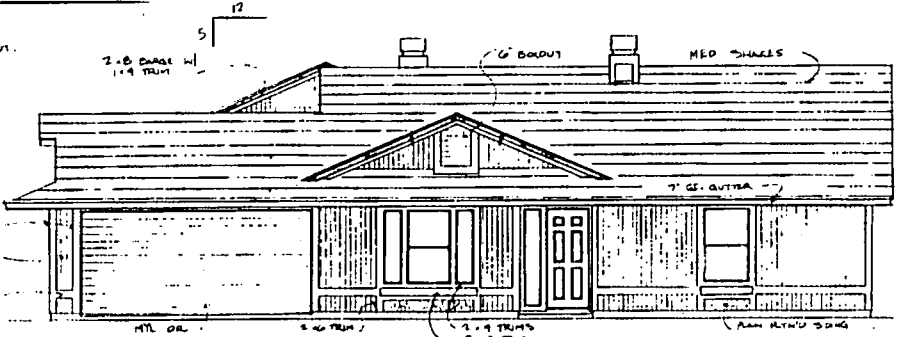


TRUSS LAYOUT  
SCALE: 1/8" = 1'-0"

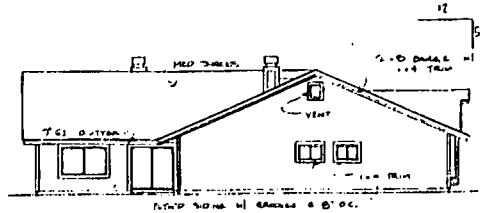
NOTE:  
TRUSS MAN. TO VERIFY TRUSS LAYOUT.



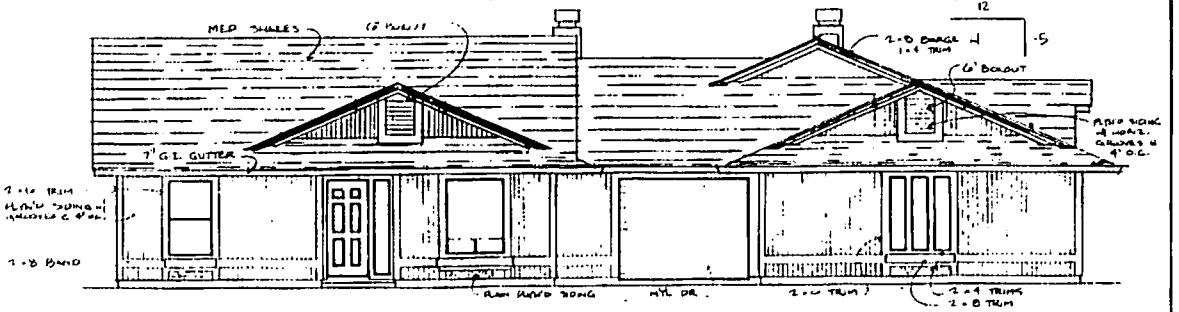
REAR ELEVATION  
SCALE: 1/8" = 1'-0"



UNIT B STREET ELEVATION 'A'  
SCALE: 1/4" = 1'-0"



LEFT SIDE ELEVATION  
SCALE: 1/8" = 1'-0"



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

REVISION	DATE
1	11/86
2	9/20/86
3	6/17/86

JOB: 2260  
PLAN:

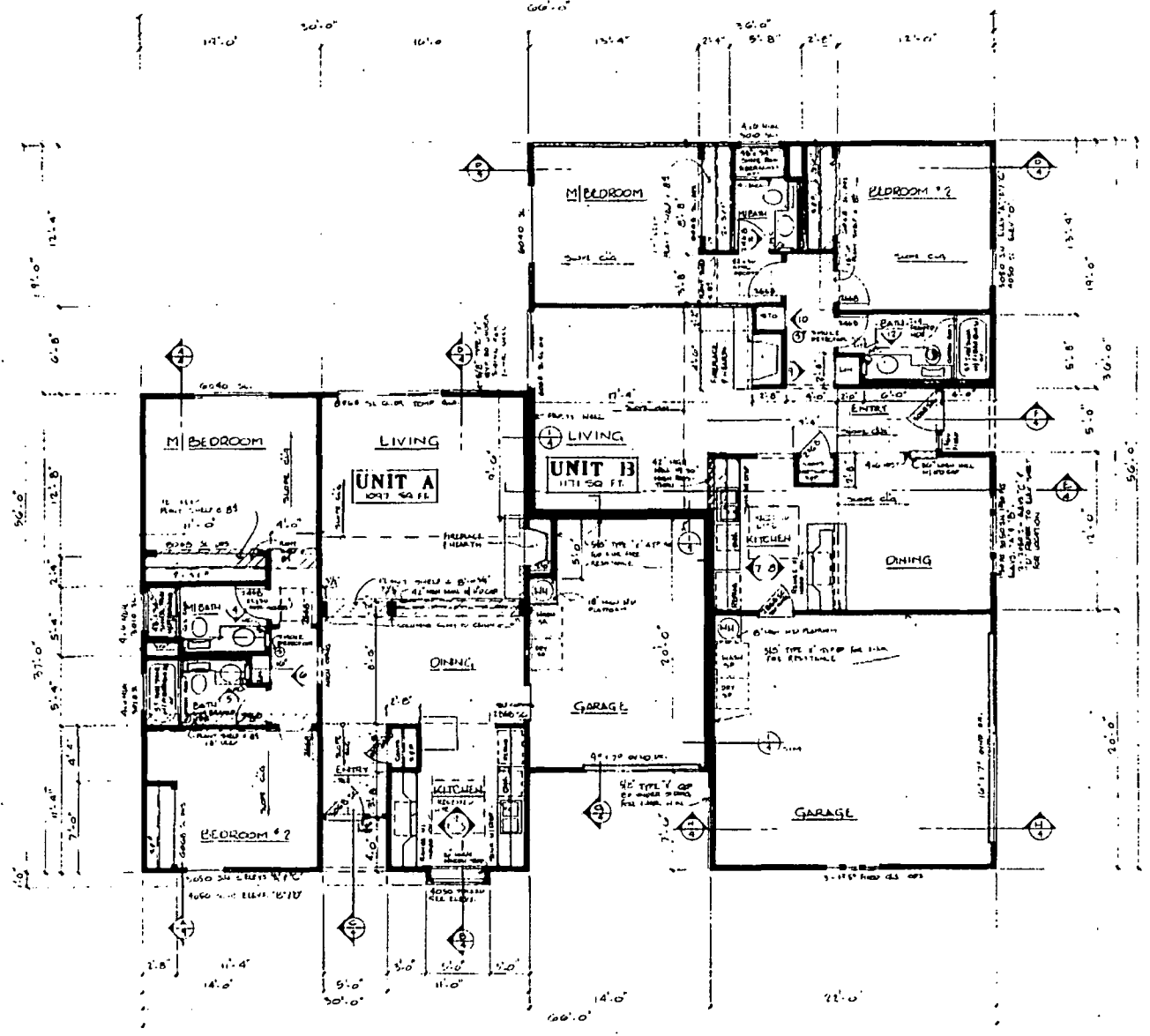
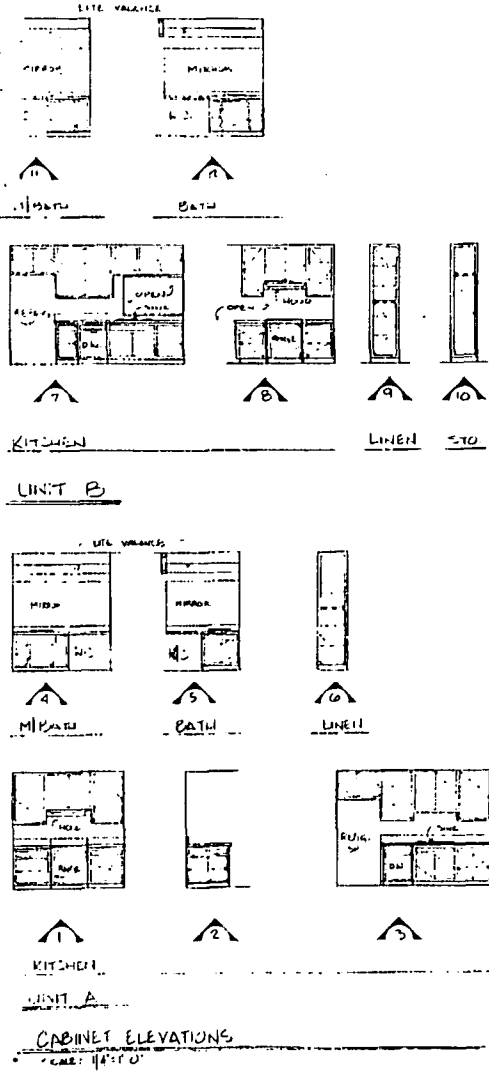
Homes  
SACRAMENTO, CA (916) 568-3324

ELEVATIONS

16

**FLOOR PLANS**

16



**FLOOR PLAN**  
SCALE: 1/4" = 1'-0"  
NOTE: REFER TO ELEV SHEETS FOR DIMENSION SIZES AND LOCATIONS

REVISIONS	DATE	BY	CHKD
1	11/27		
4	12/15		
c/nls:			

JOB: **Windbridge**  
PLAN: **2:260**

**Winncrest Homes**  
9885 Folsom Boulevard Sacramento, CA (916) 366-2324



Drawn by:	12/18/07
Check by:	12/18/07
Scale:	1/4" = 1'-0"
Sheet:	16

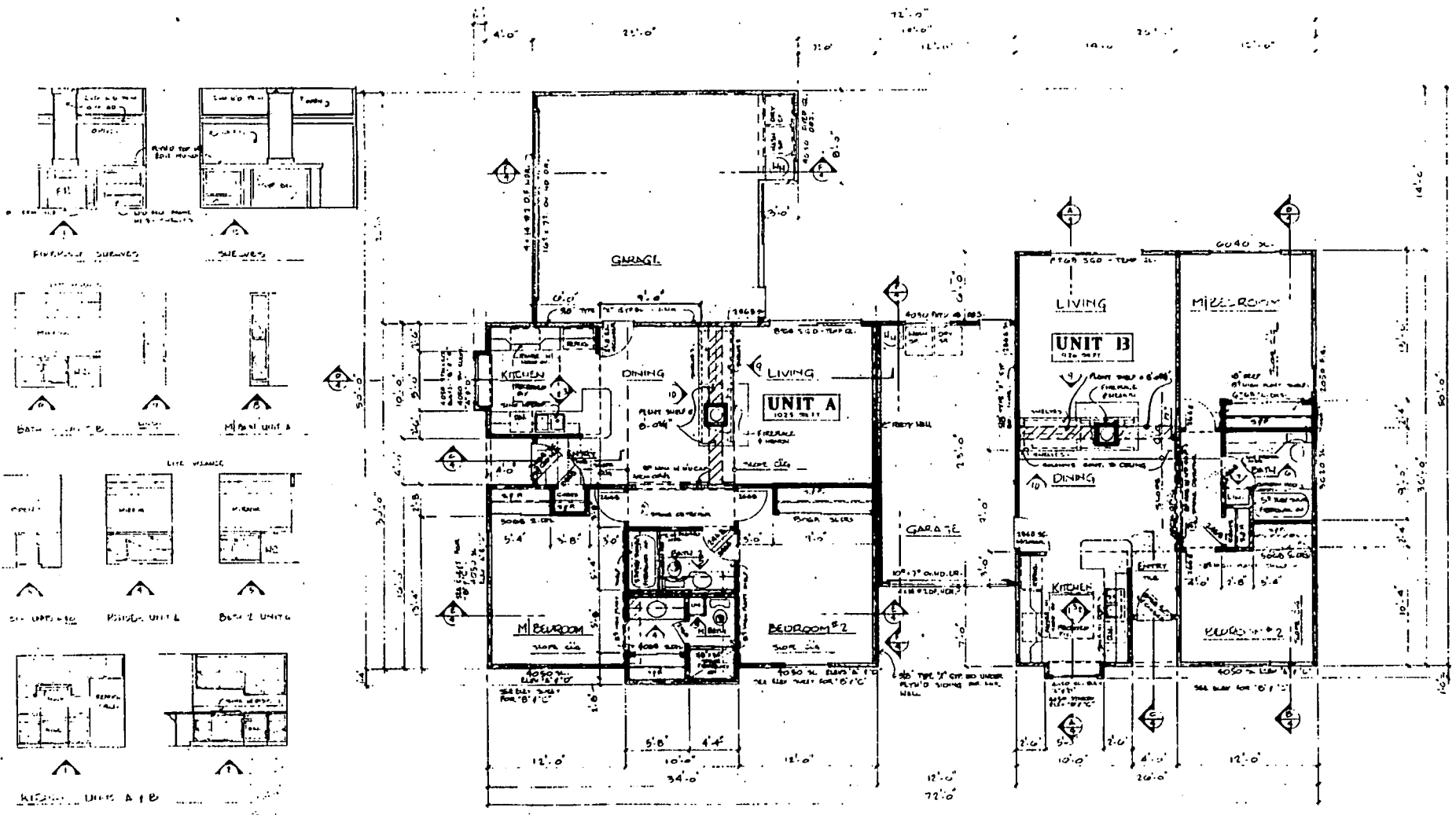
Item 10

9-11-86

P86-315

**FLOOR PLANS**

16



**FLOOR PLAN**

SCALE: 1/8" = 1'-0"

NOTE: REFER TO ELEV. SHEETS FOR WINDOW SIZES & LOCATIONS.

CABINET ELEVATIONS  
SCALE: 1/4" = 1'-0"

KITCHEN UNITS A & B

BED UNIT C

BED UNIT B

BED UNIT A

LIVE DINING

BATH UNIT C  
BATH UNIT B  
BATH UNIT A

KITCHEN UNITS A & B  
CABINET ELEVATIONS

REVISIONS	BY

Winnbridge  
1960

Winncrest Homes 15  
9885 Faber Boulevard Sacramento, CA 95828-3316

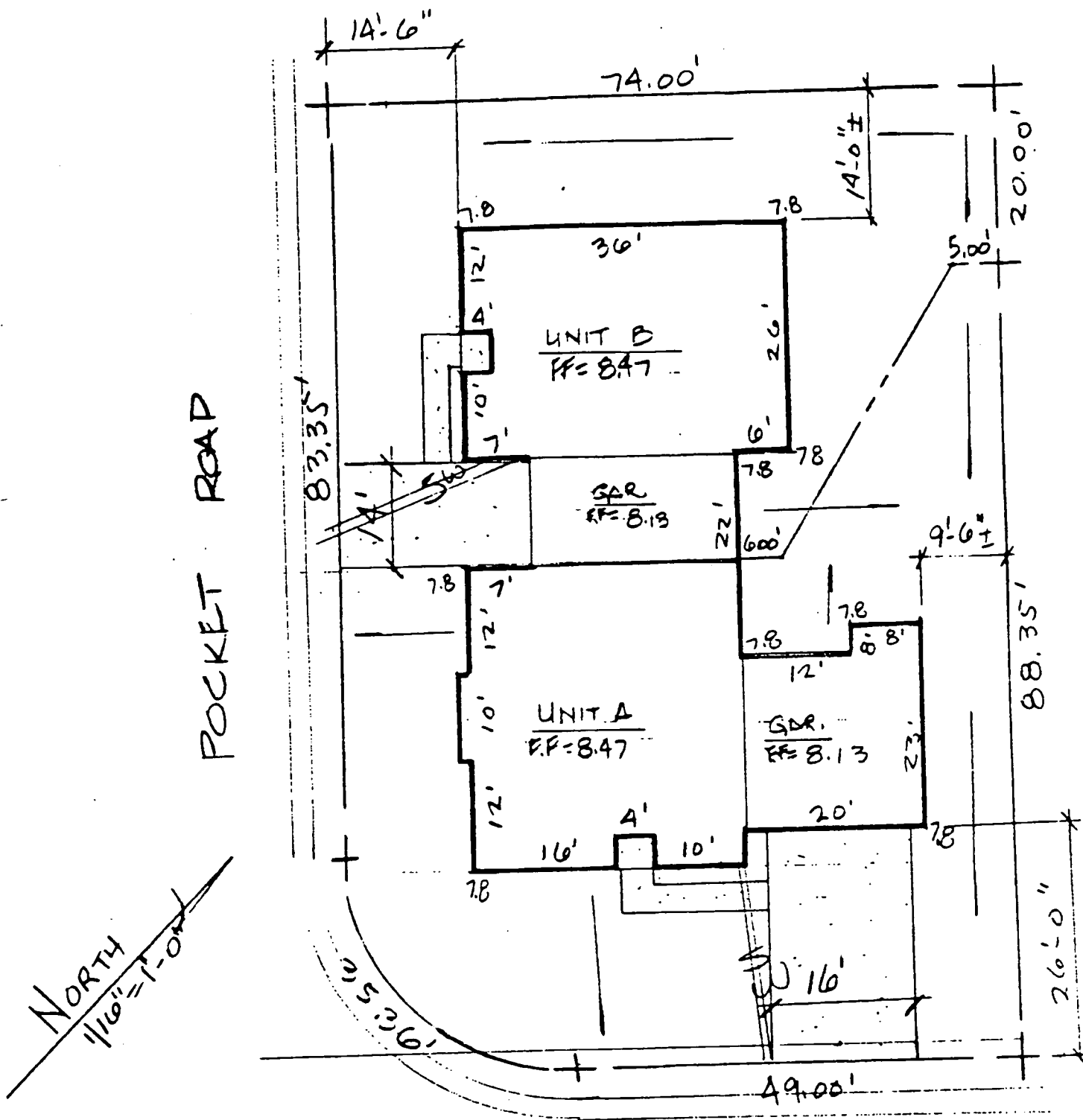


Don Hiles  
Winncrest  
Don Kasper

Item 10

9-11-86

P86-315



P86315

WINDBRIDGE DRIVE

WINDBRIDGE	LOT#	PLAN NO 1960R
SACRAMENTO, CA. P86-315	16 5	ELEV. C FDM10

9-11-86





# CITY OF SACRAMENTO

16

## DEPARTMENT OF PLANNING AND DEVELOPMENT

1231 "I" Street

Sacramento, Ca. 95814

PASSED FOR  
PUBLICATION  
& CONTINUED  
TO 10-21-86

Administration  
Room 300 449-5571  
Building Inspections  
Room 200 449-5716  
Planning  
Room 200 449-5604

October 6, 1986

City Council  
Sacramento, California

Honorable Members in Session:

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

**LOCATION:** Various corner lots north of Pocket Road, south of Rush River Drive.

### SUMMARY

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

### BACKGROUND INFORMATION

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 October 21, 1986.

Respectfully submitted.

Marty Van Duyn  
Planning Director

FOR CITY COUNCIL INFORMATION  
WALTER J. SLIPE  
CITY MANAGER

MVD:lao  
attachments  
P86-315

October 14, 1986  
District No. 8

# 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 VARIOUS CORNER LOTS NORTH OF POCKET ROAD, SOUTH OF RUSH RIVER DRIVE FROM THE SINGLE FAMILY, R-1 ZONE(S) AND PLACING THE SAME IN THE TOWNHOUSE, R-1A ZONE(S)  
(P86-315) (APN: 031-0111-053 thru 076; 031-0114-005, 006, 008, 009, 022, 023, 026, 027, 030, 031, 033, 034, 041, 042, 045, 046, 057, 058, 069, 070, 072; 031-0115-010, 011, 014, 015, 017, 018, 030, 031, 033, 034, 052, 053, 056, 057)

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- 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 September 11, 1986, on file in the office of the Planning Division, or any provision or modification thereof as subsequently reviewed and approved by the Planning Commission, no such permit shall be issued, and the Planning Division shall report the matter to the Planning Commission as provided for in Ordinance No. 3201, Fourth Series.

4

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.

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PASSED FOR PUBLICATION:

PASSED:

EFFECTIVE:

\_\_\_\_\_  
MAYOR

ATTEST:

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

P86-315

3

LEGAL DESCRIPTION

4

ASSESSORS PARCEL NUMBERS

LAKE CREST  
VILLAGE 8 & 9.

031-111-53 thru 76

031-114-05, 06, 08, 09, 22, 23, 26, 27, 30, 31, 33, 34,  
41, 42, 45, 46, 57, 58, 69, 70, 72, 72

031-115-10, 11, 14, 15, 17, 18, 30, 31, 33, 34, 52, 53,  
56, 57

P86-315

4

October 23, 1986

Placer Savings and Loan  
P. O. Box 871  
Auburn, CA 95603

Dear Gentlemen:

On October 21, 1986, the Sacramento City Council took the following action(s) for property located at various corner lots north of Pocket Road, south of Rush River Drive: (P-86315)

Adopted Ordinance No. 86-095 rezoning sixty corner lots totaling 6.0± acres from Single Family, R-1 to Townhouse, R-1A zone.

Enclosed, for your records, is a fully certified copy of the above referenced document.

Sincerely,

Janice Beaman  
Deputy City Clerk

JB/dah/16

Enclosure

cc: Planning Department  
Spink Corporation, P. O. Box 2511, Sacramento, CA 95811