



CITY OF SACRAMENTO

26

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

MARTY VAN DUYN
PLANNING DIRECTOR

July 20, 1983

APPROVED
BY THE CITY COUNCIL

City Council
Sacramento, California

JUL 20 1983

Honorable Members in Session:

OFFICE OF THE
CITY CLERK

SUBJECT: 1. Environmental Determination;
2. Rezone from Single Family (R-1) to Townhouse (R-1A);
3. Subdivision Modification to waive sewer and water service connections;
4. Tentative Map (P83-167)(APN: 031-590-24,28)

LOCATION: Lots 24 and 28 of Windubey Circle

SUMMARY

The applicant is requesting the necessary entitlements to develop four halfplex units on two vacant corner lots within Zepher Ranch Estates Unit No. 1 subdivision. The staff and Planning Commission recommended approval of the entitlements subject to conditions. The Planning Commission also approved a special permit to allow the halfplex units.

BACKGROUND INFORMATION

The subject site consists of two corner lots in an approved single family subdivision. The proposed halfplex units would not represent an increase in land use intensity in that duplexes are permitted on corner lots without Council or Planning Commission review. The proposal is also compatible with the surrounding single family development. Each halfplex unit must be provided with separate water and sewer service hookups. The City Engineer recommends that the additional hookups be waived until building permits are obtained so that they can be correctly located.

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.

VOTE OF PLANNING COMMISSION

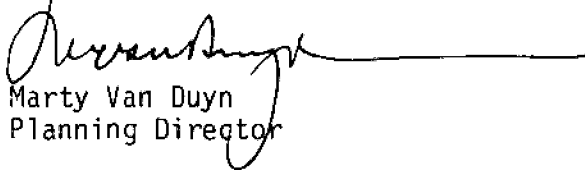
On June 23, 1983 by a vote of 7 ayes and 2 absent, the Planning Commission recommended approval of the project subject to conditions.

RECOMMENDATION

The staff and Planning Commission recommend that the City Council approve the project by:

1. Ratifying the Negative Declaration;
2. Adopting the attached rezoning ordinance; and
3. Adopting the attached resolution adopting findings of fact approving the subdivision modification and tentative map with conditions.

Respectfully submitted,



Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

MVD:TM:cp
Attachments
P83-167

July 26, 1983
District No. 8

SACRAMENTO CITY PLANNING COMMISSION

26

MEETING DATE June 23, 1983

ITEM NO. 200 FILE NO. P-83-167
M-_____

- GENERAL PLAN AMENDMENT TENTATIVE MAP
- COMMUNITY PLAN AMENDMENT SUBDIVISION MODIFICATION
- REZONING ENVIRONMENTAL DET.
- SPECIAL PERMIT OTHER _____
- VARIANCE _____

Recommendation LOCATION: Lot 24 & 28 of Windup of Pickle

- Favorable Unfavorable Petition Correspondence

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

MOTION NO. _____

- MOTION:
- TO APPROVE
 - TO DENY
 - TO APPROVE SUBJECT TO COND. & BASED ON FINDINGS OF FACT IN STAFF REPORT
 - TO DENY BASED ON FINDINGS OF FACT IN STAFF REPORT
 - INTENT TO APPROVE/DENY SUBJECT TO COND. & BASED ON FINDINGS 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 _____

	YES	NO	MOTION	2ND
Augusta	✓		✓	
Fong	<i>absent</i>			
Holloway	✓			
Hunter	✓			✓
Ishmael	✓			
Larson	✓			
Silva	<i>absent</i>			
Simpson	✓			
Goodin	✓			

ORDINANCE NO. 83-087

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 LOTS 24 &
 28 OF WINDUBEY CIRCLE
 FROM THE R-1, SINGLE FAMILY ZONE(S)
 AND PLACING SAME IN THE R-1A, TOWNHOUSE ZONE(S)
 (FILE NO. P-83-167)(APN: 031-590-24 & 28)

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 zone(s),
 established by Ordinance No. 2550, Fourth Series, as amended, is hereby removed
 from said zone and placed in the R-1A, Townhouse
 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 June 23, 1983, 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.

APPROVED
BY THE CITY COUNCIL

JUL 20 1983

OFFICE OF THE
CITY CLERK

y

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

P83-167

LEGAL DESCRIPTION - P83-167

LOTS 24 & 28 AS SHOWN ON THE PLAT OF ZEPHER RANCH ESTATES UNIT NO. 1,
RECORDED IN BOOK 134 OF MAPS, MAP NO. 10, CITY OF SACRAMENTO, SACRAMENTO
COUNTY.

RESOLUTION No. 83-570

Adopted by The Sacramento City Council on date of

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING
A SUBDIVISION MODIFICATION AND TENTATIVE MAP FOR
ZEPHER RANCH ESTATES UNIT NO. 1

(P-83-167)(APN: 031-590-24,28)

WHEREAS, the City Council, on July 26, 1983, held a public hearing on the request for approval of a subdivision modification and tentative map for Zepher Ranch Estates Unit No. 1, Lots 24 and 28 of Windubey Circle

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 balanced 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.

APPROVED
BY THE CITY COUNCIL

JUL 20 1983

OFFICE OF THE
CITY CLERK

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 South Pocket Community Plan designate the subject site for 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 Water 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. In the matter of the hereby approved requested subdivision modification to waive sewer and water service connections :
 - a. there are special circumstances affecting this property that it is impossible, impracticable and undesirable in this particular case to conform to the strict application of City Code Chapter 40 in that it is difficult to determine the size of service connections until specific plans are submitted .
 - b. the cost to the subdivider of strict or literal compliance with the regulation is not the sole reason for granting the modification in that the service connections are only being deferred until building permits are obtained .
 - c. the modification will not be detrimental to the public health, safety, or welfare, or be injurious to other properties in the vicinity in that the granting of the modification will not change the characteristics of the area .
 - d. that granting the modification is in accord with the intent and purpose of these regulations and is consistent with the General Plan and with all other applicable Specific Plans of the City in that the site is designated for residential uses .
7. 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. Place the following note on the final map: Water and sewer service connections for the halfplexes must be paid for and installed at the time of obtaining building permits.
 - b. Pay off the existing assessments or file the necessary segregation requests and fees to segregate existing assessments.

- 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 dedication in-lieu fees. The appraisal shall be dated not more than 90 days prior to the filing of the final map.
- d. Prepay 1983-84 City/County taxes.

MAYOR

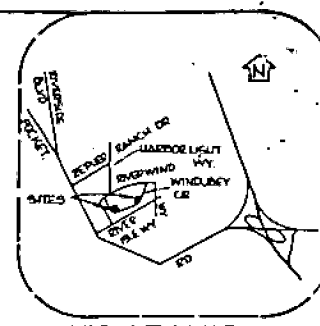
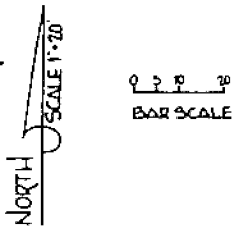
ATTEST:

CITY CLERK

P83-167

TENTATIVE PARCEL MAP FOR
 LOTS 24, 28, ZEPHER RANCH ESTATES UNIT NO. 1

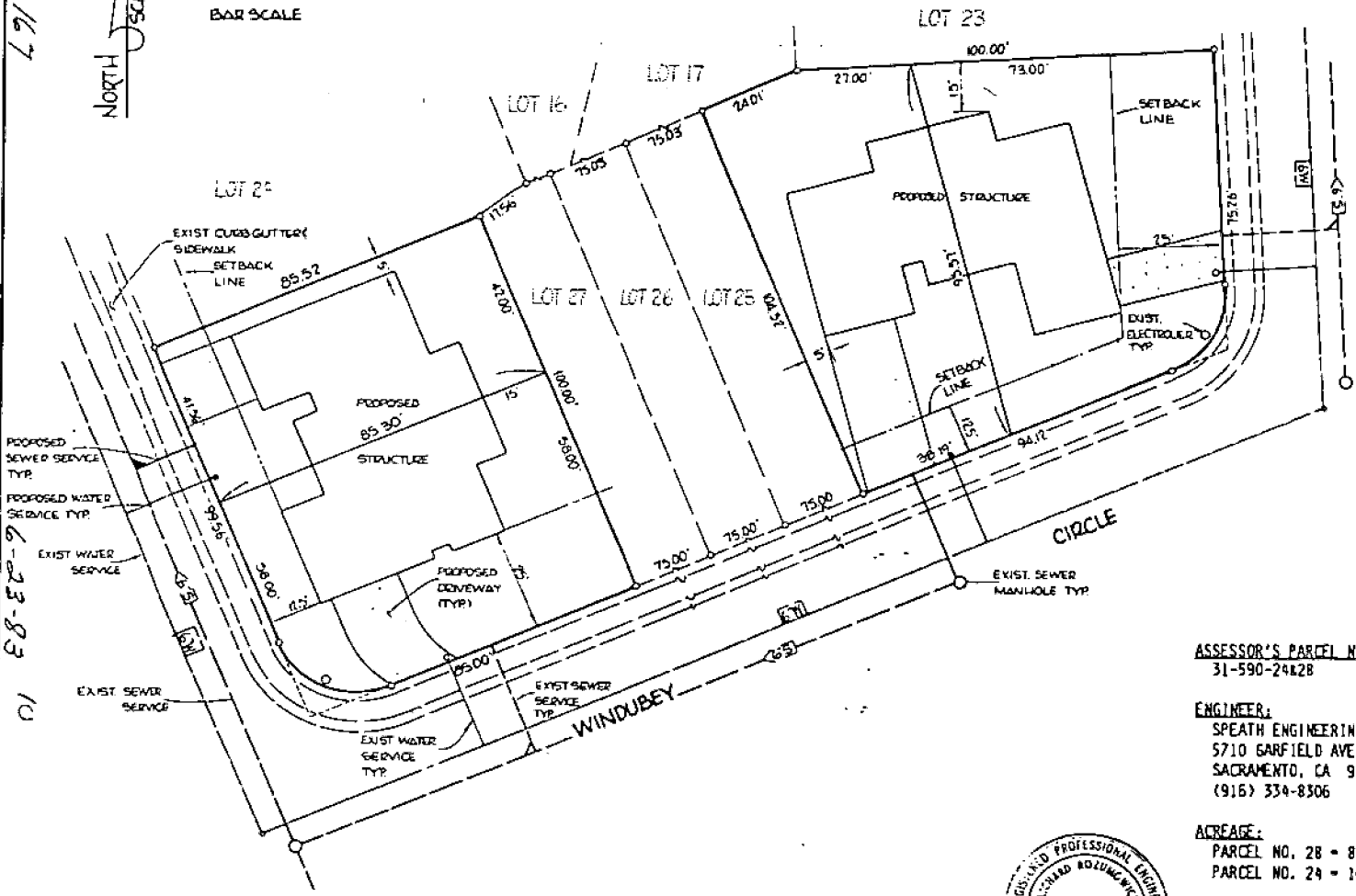
P 83-167



VICINITY MAP
 NO SCALE

6-23-83 10

No. 20



NOTE:
 UPON PAYMENT OF APPROPRIATE FEES
 SACRAMENTO CITY WILL MAKE WATER
 AND SEWER TAPS

ASSESSOR'S PARCEL NO.'S:
 31-590-24&28

OWNER:
 ROBERT A. ADAMS
 1074 S. ORANGE GROVE AVE.
 PASADENA, CA 91105

ENGINEER:
 SPEATH ENGINEERING, INC.
 5710 GARFIELD AVE., SUITE B
 SACRAMENTO, CA 95841
 (916) 334-8306

PRESENT USE & ZONING:
 VACANT, R-1

ACREAGE:
 PARCEL NO. 28 = 8462² S.F.
 PARCEL NO. 29 = 10,000² S.F.

PROPOSED USE & ZONING:
 HALF-PLEX. R-1A

SIZE OF LOTS:
 LOTS 1 & 2 = 4,230² S.F.
 LOTS 3 & 4 = 5,000² S.F.

NUMBER OF LOTS:
 2 EXISTING, 4 PROPOSED

SCHOOL DISTRICT:
 SACRAMENTO CITY

SOURCE OF WATER:
 SACRAMENTO CITY

SANITATION FACILITIES:
 SACRAMENTO CITY

DRAINAGE FACILITIES:
 SACRAMENTO CITY



Richard Rozumowicz
 RICHARD ROZUMOWICZ, REG. 25217 5/16/83

SPEATH ENGINEERING Civil Engineers	
5710 Garfield Ave. Suite "B" Sacramento, CA 95841 (916) 334-8306	

CITY PLANNING COMMISSION

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

26

APPLICANT	Speath Eng. Inc. - 5710 Garfield Avenue B, Sacramento, CA 95841				
OWNER	Bob Adams - 1074 S Orange Grove, Pasadena, CA 91105				
PLANS BY	Speath Eng. Inc. - 5710 Garfield Avenue B, Sacramento, CA 95841				
FILING DATE	5-20-83	50 DAY CPC ACTION DATE	6-23-83	REPORT BY:	SC:sg
NEGATIVE DEC	9-13-83	EIR		ASSESSOR'S PCL. NO.	031-590-24,28

- APPLICATION:
1. Environmental Determination
 2. Rezone from Single Family (R-1) to Townhouse (R-1A) zone
 3. Tentative Map to divide .42± acres consisting of two corner lots into four halfplex lots
 4. Special Permit to develop four halfplex units
 5. Subdivision Modification to waive sewer and water service connections

LOCATION: Lots 24 and 28 of Windubey Circle

PROPOSAL: The applicant is requesting entitlements necessary to develop four halfplex units on two corner lots.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1976 South Pocekt Community Plan Designation:	Low Density Residential
Existing Zoning of Site:	R-1
Existing Land Use of Site:	Vacant and under construction

Surrounding Land Use and Zoning:

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

Parking Required:	4
Parking Provided:	4
Property Dimensions:	Irregular
Property Area:	.42± acres
Density of Development:	9.5 units per acre
Square Footage of Lot(s):	Varied
Square Footage of Building(s):	Units approximately 1,100 sq. ft.
Height of Structure(s):	Single story
Topography:	Flat
Street Improvements:	Existing
Utilities:	To be installed
Exterior Building Colors:	Earth tone
Exterior Building Materials:	Wood & brick

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On June 8, 1983, by a vote of six ayes and three absent, the Subdivision Review Committee voted to recommend approval of the tentative map and subdivision modification subject to the following conditions:

APPLC. NO. P83-167

MEETING DATE June 23, 1983

CPC ITEM NO. 20

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. Place the following note on the final map: Water and sewer service connections for the halfplexes must be paid for and installed at the time of obtaining building permits;
2. Pay off the existing assessments or file the necessary segregation requests and fees to segregate existing assessments;
3. 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.
4. Prepay 1983-84 City/County taxes.

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

1. The subject site is located in an area that is presently being developed with single family and halfplex dwellings. As proposed this halfplex development will not alter the density of the area or change the character of the neighborhood since other halfplexes and duplexes are being developed on corner lots. The purpose of the halfplex development is to allow individual ownership of each unit in a duplex structure.
2. The halfplexes have been designed to provide separate street frontage for each unit which is consistent with the Pocket Plan design criteria for duplex development. This criteria was established to ensure that duplex or halfplex units would resemble the single family structures on neighboring lots.
3. The Planning and Community Services Departments have determined that 0.0448 acres of land are required for parkland dedication purposes and that fees are to be charged in lieu of the required dedication. The subdivider shall submit to the City an appraisal of the land to be subdivided. The appraisal shall be dated and submitted no more than 90 days prior to filing the final map.
4. Each halfplex must be provided with separate water and sewer facilities. The City Engineer recommends that the additional hookups be waived until building permits are obtained so that they can be correctly located.
5. The Traffic Engineer noted concern over the driveways since they are located near the corner radius. These driveways will require modification in order to address the Traffic Department's concerns.

STAFF RECOMMENDATION: Staff recommends the following actions:

1. Ratification of the Negative Declaration;
2. Approval of the Rezone from Single Family (R-1) to Townhouse (R-1A);

3. Approval of the Tentative Map subject to conditions which follow;
4. Approval of the Subdivision Modification to waive sewer and water connection;
5. Approval of the Special Permit subject to conditions and based on findings of fact to follow.

Conditions - 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:

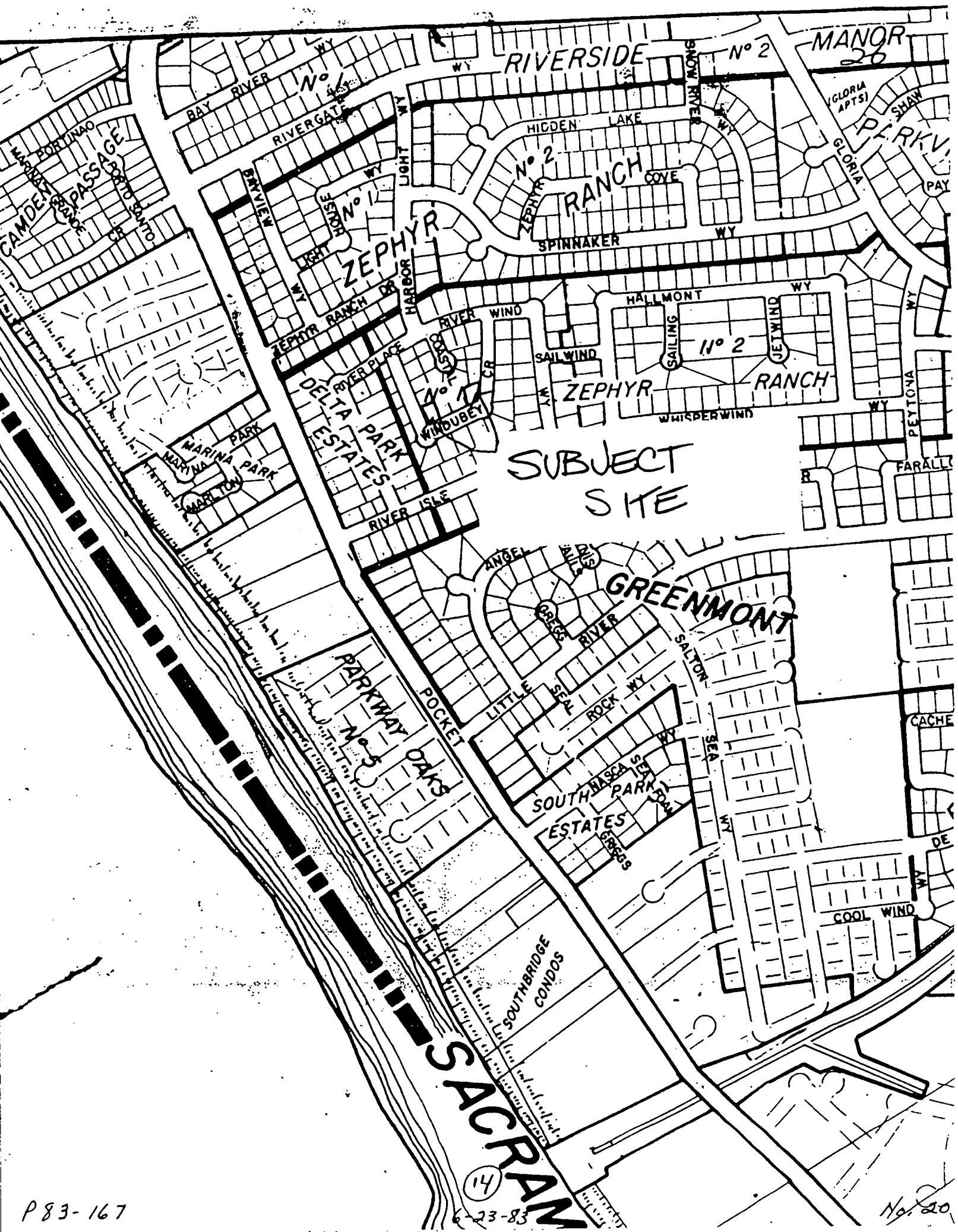
- a. Place the following note on the final map: Water and sewer service connections for the halfplexes must be paid for and installed at the time of obtaining building permits;
- b. Pay off the existing assessments or file the necessary segregation requests and fees to segregate existing assessments;
- 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.
- d. Prepay 1983-84 City/County taxes.

Conditions - Special Permit

- a. The site plan shall be redesigned to provide a minimum 20 foot setback from garage to property line.
- b. The driveways shall be relocated away from the corner radii as required by the City Traffic Engineer.

Findings of Fact - Special Permit

- a. As proposed, the halfplex development is based upon sound principles of land use in that the design of the halfplex structures will not alter the character of the neighborhood or change the density since duplex units are allowed on corner lots.
- b. The proposed halfplex development, as conditioned, will not be detrimental to the public health, safety or welfare or result in the creation of a nuisance in that the applicant will modify the driveway at the corner radius to ensure traffic safety and each unit will be provided separate street frontage.
- c. This proposed development is consistent with the General Plan and the Pocket Community Plan which designate the site for residential purposes.

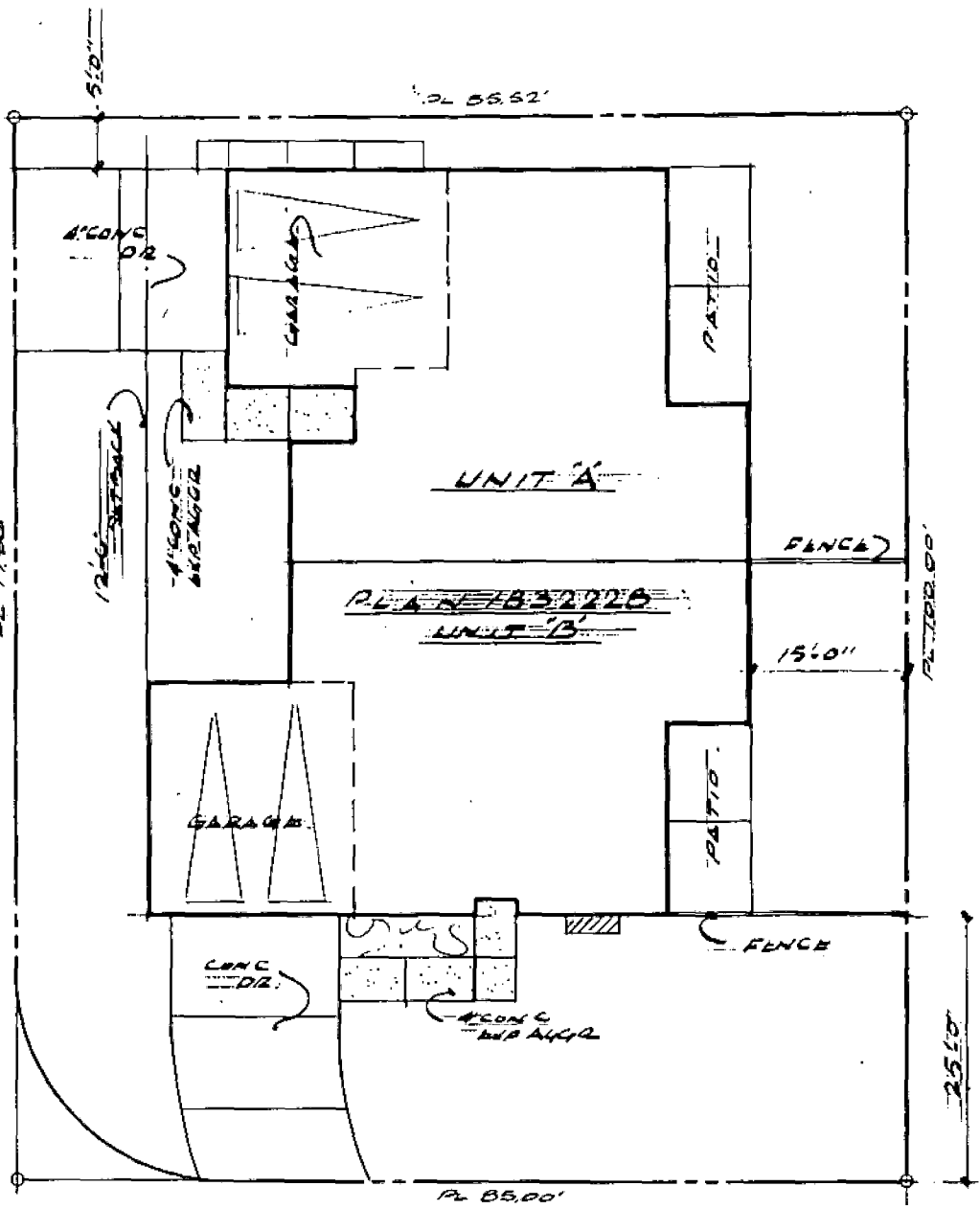


SUBJECT SITE

SACRAMENTO
14
23-83

P83-167

No 20

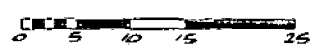


WINDSBLEY C.D.
44.0' RIGHT OF WAY

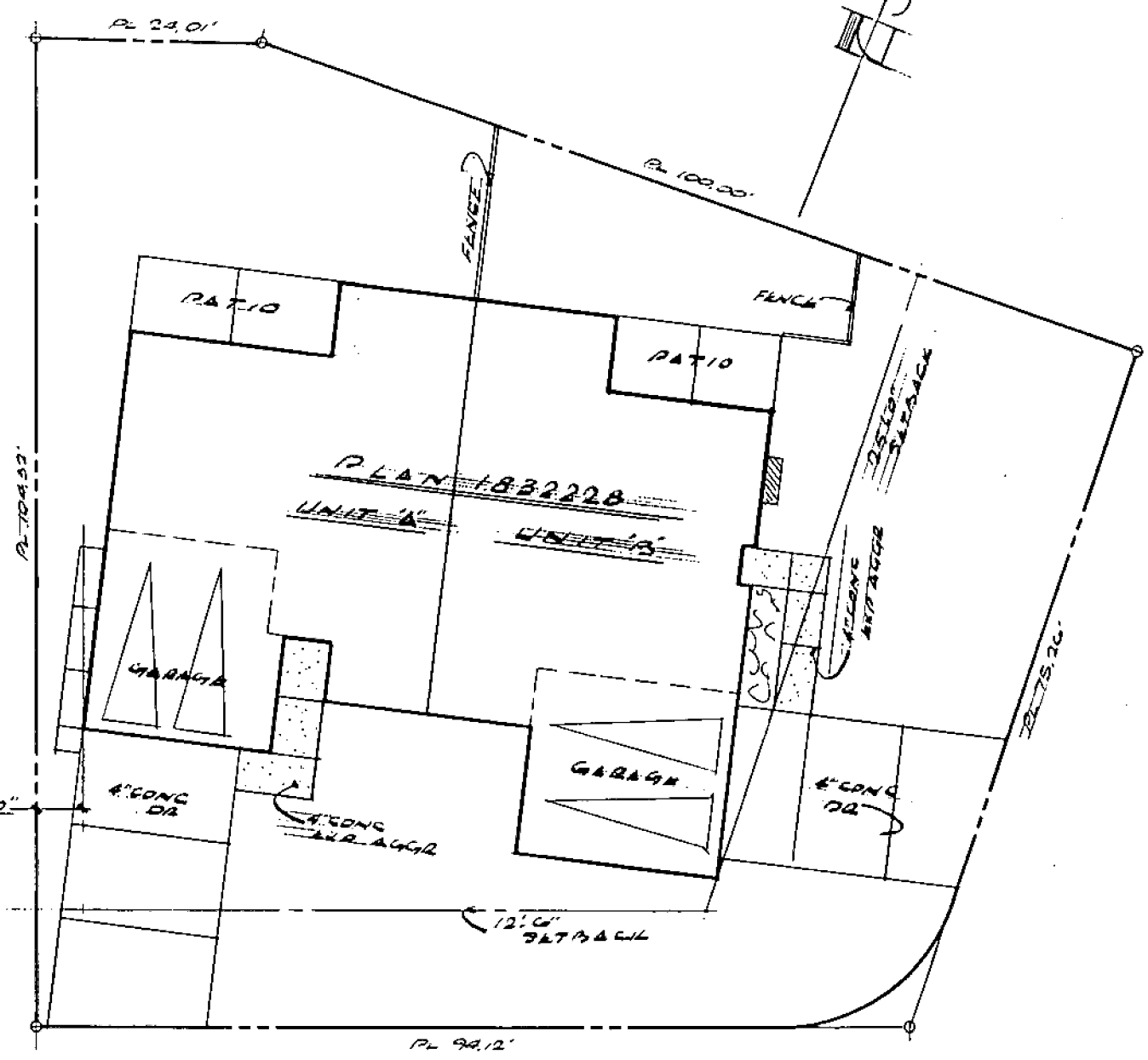
DESCRIPTION:
LOT #23
ZEPHYRUS RANCH ESTATES
UNIT NO. 1
CITY OF SACRAMENTO, CAL

SITE PLAN

SCALE 1/8" = 1'-0"



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W. F. NOBLE & B. BY C. T. A.

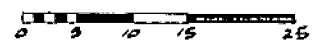
44' 0" RIGHT-OF-WAY

DESCRIPTION:

LOT 24
ZEPHYR RANCH ESTATES
UNIT NO. 1
CITY OF SACRAMENTO, CALIF.

SITE PLAN

S. C. & L. L. 1/8" = 11.0'

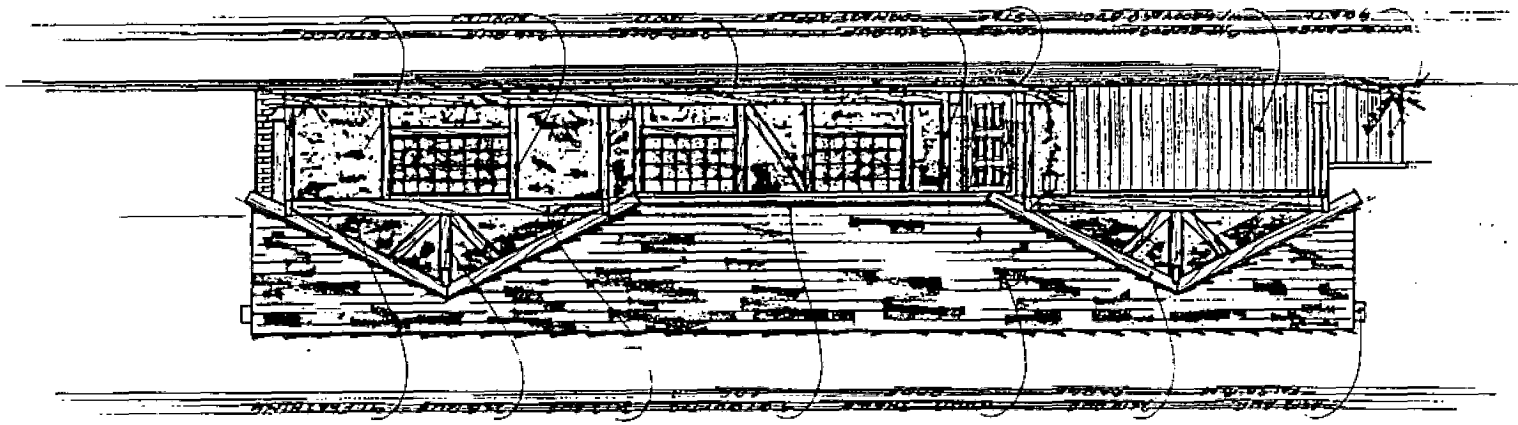


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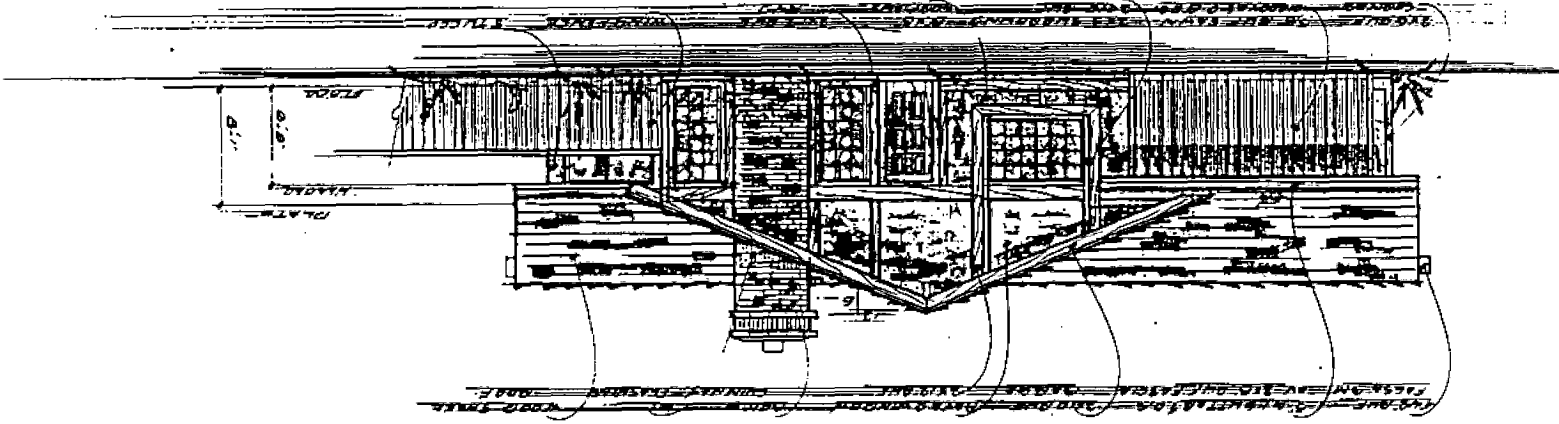
No. 20

ARCHITECTURAL DRAWING
SINGLE SHEET
DATE: 1983

1/4" = 1'-0"



SECTION (RIGHT)



17

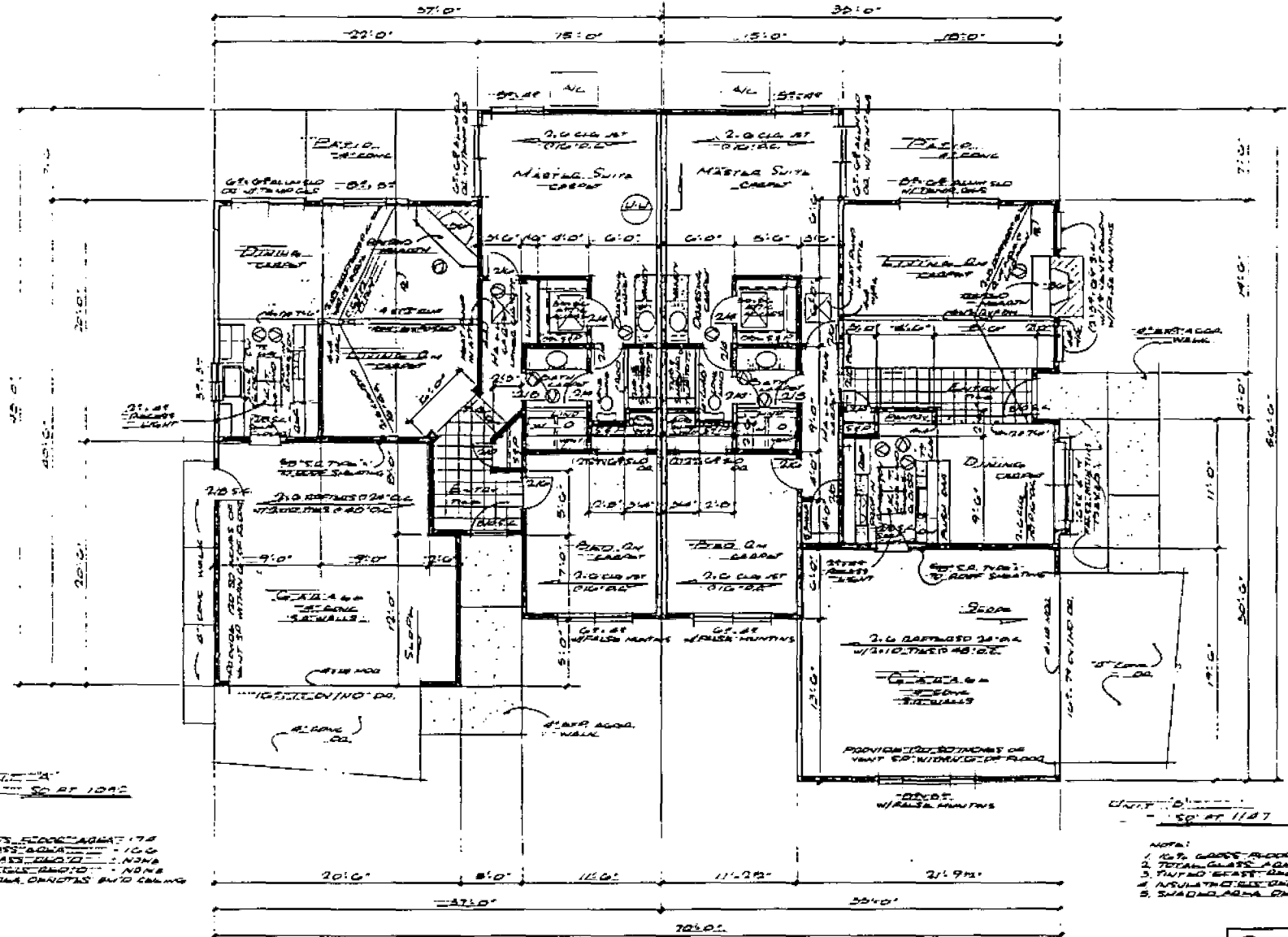
6-23-83

P83-167

P83-167

6-23-83

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- NOTES:
1. 1/2" GROSS FLOOR AREA = 178
 2. TOTAL GLASS AREA = 100
 3. FINISHED GLASS AREA = 50
 4. INSULATED GLASS UNITS = NONE
 5. SHADING AREA, DRAPES AND CURTAINS

- NOTES:
1. 1/2" GROSS FLOOR AREA = 100
 2. TOTAL GLASS AREA = 180
 3. FINISHED GLASS AREA = 90
 4. INSULATED GLASS UNITS = NONE
 5. SHADING AREA, DRAPES AND CURTAINS

Snapper's RESIDENTIAL PLANS
 No. 2-ADAMS
 DATE: 1/11/83

28

16-20



CITY OF SACRAMENTO

24
26

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

MARTY VAN DUYN
PLANNING DIRECTOR

July 12, 1983

PASSED FOR
PUBLICATION
& CONTINUED
TO 7-26-83

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: Rezone two vacant corner lots from R-1, Single Family to R-1A,
Townhouse zone

LOCATION: Lots 24 & 28 of Windubey Circle

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 July 26, 1983.

Respectfully submitted,


Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

MVD:cp
Attachment
P83-167

July 19, 1983
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 LOTS 24 &
28 OF WINDUBEY CIRCLE
 FROM THE R-1, SINGLE FAMILY ZONE(S)
 AND PLACING SAME IN THE R-1A, TOWNHOUSE ZONE(S)
 (FILE NO. P-83-167)(APN: 031-590-24 & 28)

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 zone(s),
 established by Ordinance No. 2550, Fourth Series, as amended, is hereby removed
 from said zone and placed in the R-1A, Townhouse
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 June 23, 1983, 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

P83-167

LEGAL DESCRIPTION - P83-167

LOTS 24 & 28 AS SHOWN ON THE PLAT OF ZEPHER RANCH ESTATES UNIT NO. 1,
RECORDED IN BOOK 134 OF MAPS, MAP NO. 10, CITY OF SACRAMENTO, SACRAMENTO
COUNTY.

July 27, 1983

Bob Adams
1074 S. Orange Grove
Pasadena, CA 91105

Dear Mr. Adams:

On July 26, 1983, the Sacramento City Council took the following action(s) for property located on Windubey Circle, lots 24 and 28:

Adopted Resolution No. 83-³⁷⁰~~369~~ adopting Findings of Fact and approving a subdivision modification for Tentative Map for Zepher Ranch Estates. Adopted Ordinance No. 83-087 amending the zone from R-1 to R-1A.

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

Sincerely,

Anne Mason
Assistant City Clerk

AM/km/26
Enclosure

cc: Planning Department
Speath Engineering, Inc.
Attn: Richard Rozumowicz