

CITY PLANNING COMMISSION

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

APPLICANT	Spink Corporation, P.O. Box 2511, Sacramento, CA 95811		
OWNER	Louie Pappas, 6545 Riverside Boulevard, Sacramento, CA 95831		
PLANS BY	Spink Corporation, P.O. Box 2511, Sacramento, CA 95811		
FILING DATE	11/9/84	50 DAY CPC ACTION DATE	REPORT BY: SC:bw
NEGATIVE DEC.	12/14/84	EIR	ASSESSOR'S PCL NO. 031-070-02,03,51,59 & 67

APPLICATION: A. Negative Declaration
B. South Pocket Community Plan Amendment
C. Rezone from R-1A (PUD) to R-1 and R-2B-R (Sec. 2-B-1)
D. Tentative Map (Sub. Ord.)

LOCATION: Southwest corner Land Park Drive; Greenhaven Drive extension

PROPOSAL: The applicant is requesting the necessary entitlements to create 137 single family lots and a 12.2± acre site for developing 252 apartment units.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1978 South Pocket Community Plan Designation:	Low Density Residential
Existing Zoning of Site:	R-1A PUD
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:

North: Single Family and Vacant; R-1; OB PUD
South: Vacant; Single Family; R-1A and A
East: Single Family and Vacant; R-1
West: Vacant and Single Family; R-1

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Parking Required:	Single Family - 137 spaces; Multi-Family - 378 spaces
Parking Provided:	Single Family - 137 spaces; Multi-Family - 378 spaces
Property Dimensions:	Irregular
Property Area:	46.2± gross ac., Single Family; 25± net ac. Multi-Family - 12.2 net acres
Density of Development:	Single Family - 5.3 du/net ac., Multi-Family - 20.6 du/net ac.
Square Footage of Buildings:	Single Family - unknown; Multi-Family - 625 sq. ft. to 881 sq. ft.
Height of Structures:	Single Family - 17' to 21'(1 & 2 story); Multi-Family - 35' (2-story)
Significant Feature of Site:	Existing trees
Topography:	Flat to sloping
Street Improvements/Utilities:	To be provided
Exterior Building Materials:	Single Family - unknown; Multi-Family - shiplap siding and shake roof

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On November 28, 1984, by a vote of four ayes, two noes and three absent, the Subdivision Review Committee recommended approval of the Tentative Map, subject to attached conditions.

APPLC. NO. P84-425

MEETING DATE January 10, 1985

CPC ITEM NO. 15

BACKGROUND INFORMATION: On March 13, 1980, the Planning Commission recommended approval of a request to establish a PUD and rezone the site to the Townhouse (R-1A) PUD zone. As originally proposed, the site was to be developed with 108 single family cluster housing units, 240 condominiums and 52 zero lot line units (P-8950).

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

A. Land Use: The subject site consists of 46.2+ acres of vacant land which is located in the South Pocket Community Plan area. The property surrounding the site is currently being developed with single and multiple family uses. An office park has been approved for property located on the northwest corner of Land Park Drive and Greenhaven Drive. The applicant is proposing to create 137 single family lots on the west side of the site. The northeast side of the site is to be developed with 252 apartment units.

1. Single Family site: The proposed single family site consists of 25+ net acres. The property adjacent to the single family site is designated for low density residential use and some of the surrounding property is already developed with single family residences. The applicant's proposal for single family residential development is consistent with the plan designation and with surrounding uses; therefore, staff supports the applicant's request.

2. Multiple-Family site: The proposed multiple family site consists of 12.2+ net acres and is located on the east side of the subject site. A proposed office park is located north of the multiple family site. The apartment site is bounded on the north and east sides by South Land Park Drive and Greenhaven Drive, respectively. Although the proposed apartment development will be located adjacent to single family uses, on the south and west sides of the site, it is not expected that the more intense use will adversely effect the adjacent development since a 50-foot landscape setback will be provided along these property boundaries. A six-foot solid masonry wall will also be required along the property lines adjacent to the single family uses.

The proposed density of the apartment site is 20.6 units per net acre which is greater than the existing community plan and zoning allowed. Staff does, however, support the request since the overall density of the proposed single and multiple family site does not exceed the density of the project previously approved on this property.

B. Site Design - Multiple Family site: As indicated in the site plan, the applicant has utilized a curved drive through the complex which connects with South Land Park Drive on the north and Greenhaven Drive on the east. The buildings have been arranged in clusters using 26 eight-unit structures, two 16-unit structures and a 12-unit building near the recreation room. The use of different building sizes creates interest and provides variety in the site design.

In an effort to discourage parking along the public street by tenants and their guests, the applicant has used the smaller structures along the street frontages. These smaller buildings provide a more direct access to the on-site parking from the units.

The applicant will also be providing a minimum 25-foot building setback along street frontages with greater setbacks provided for those structures with units fronting on public streets. Staff recommends that all street setback areas be developed with a minimum four-foot berm which should be heavily landscaped with evergreen trees and low shrubs and ground cover. All other setback areas which are adjacent to the single family uses should be heavily landscaped with evergreen trees and ground cover or low shrubs. All landscaping, trash enclosures, bicycle parking and parking lots shall conform to the attached Exhibit A (Residential Design Criteria).

- C. Building Design - Multiple Family: The building elevations indicate that shiplap board siding will be used on the exterior of the structures. The roof lines are varied to provide interest and will be covered with a shake material.

The unit sizes range from 625 square feet to 881 square feet. Each unit will be provided with a fireplace and the two-bedroom units will have a washer and dryer.

- D. The Community Services Departments reviewed the applicant's plans and performed a survey of the existing trees on the site. At the present time, there are 44 trees located on the western portion of the site. A condition has been placed on the map and mitigation measures have been included in the Negative Declaration to ensure that all healthy and significant trees will be retained to the satisfaction of the City Arborist.
- E. The planning and Community Services Divisions have determined that parkland dedication in-lieu fees are appropriate. Fees shall be based upon 4.2589 acres of land multiplied by the per acre value established by the applicant's appraiser prior to filing the final map.
- F. Since the site is located in an area where recent discoveries have determined that cultural artifacts may be present, the Environmental Coordinator has filed a Negative Declaration with mitigation measures to ensure that such finds will not be destroyed during construction.
- G. Regional Transit has indicated that Greenhaven Drive is a planned bus route and that easements and funding for a bus shelter will be required on Greenhaven Drive south of the intersection.
- H. The Public Works Department has indicated concern over requests for increased densities in the Pocket area due to the design of the existing sewer systems which were sized for four units per acre. The Public Works Department voted against the tentative map on this project during the November 28th Subdivision Review Committee meeting, due to concerns over the sewer capacity in this area. Public Works has subsequently indicated that they will no longer actively oppose the request since the overall density of the site is not greater than the previous project approved for this site and due to other factors which may increase the capacity of the existing system.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has reviewed the proposed project and has filed a Negative Declaration, based upon compliance with the following mitigation measures:

1. Retain trees to the satisfaction of the City Arborist;
2. If unusual amounts of bone, stone or artifacts are uncovered, work within 50 meters of the area will cease immediately and a qualified archaeologist shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less than significant effect before construction resumes.

RECOMMENDATION: Staff recommends the following:

- A. Ratification of the Negative Declaration with mitigation measures;
- B. Recommend approval of the South Pocket Community Plan Amendment;
- C. Recommend approval of the Rezone from R-1A PUD to R-1 and R2B-R;
- D. Recommend approval of the Tentative Map, subject to the following conditions:

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:

1. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code, including a 12-foot lane on the north side of South Land Park Drive to Greenhaven Drive and two 12-foot lanes east from the site to I-5 (City will condemn off-site right-of-way at developer's expense, if necessary);
2. Prepare a sewer and drainage study for the review and approval of the City Engineer;
3. Pay off assessments, or file the necessary segregation requests and fees to segregate existing assessments;
4. 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;
5. Pursuant to City Code Section 40.319-1, the applicant shall indicate easements on the final map to allow for the placement of centralized mail delivery units. The specific locations for such easements shall be subject to review and approval of the City Engineer after consultation with the U.S. Postal Service;
6. The applicant/developer shall designate and place on the final map those structures and/or lots which will meet the required 80 percent south orientation (including solar access) to the satisfaction of the Planning Director, or comply with Title 24 requirements of the Uniform Building Code;

7. Provide easements and funding for a bus shelter and turnout at the southwest corner of Greenhaven Drive and South Land Park Drive to the satisfaction of Regional Transit;
8. Pay Pocket Bridge fees;
9. Minimum lot pad = +3.5 feet; minimum gutter = +2.0 feet;
10. Provide the following to the satisfaction of the City Traffic Engineer:
 - a. expanded intersection at South Land Park Drive and Greenhaven Drive;
 - b. 64-foot right-of-way on South Land Park Drive;
 - c. 45-foot right-of-way one-half section on Greenhaven Drive, north of South Land Park Drive;
 - d. 40-foot right-of-way one-half section on Greenhaven Drive, south of South Land Park Drive;
 - e. 50-foot right-of-way for main north/south streets;
 - f. stub to Rush River Drive from southernmost east/west street.
11. Contact the City Arborist prior to grading or other changes under the dripline of existing Oaks. Place a note referencing this condition on final improvement plans;
12. A seepage study shall be required by a registered engineer; study shall identify and recommend solutions for groundwater related problems which may occur within both the subdivision lots and public right-of-way. Appropriate facilities shall be constructed to alleviate these problems;
13. Street sections shall be designed to provide for stabilized subgrades and pavement sections under high ground water conditions;
14. If unusual amounts of bone, stone or artifacts are uncovered, work within 50 meters of the area will cease immediately and a qualified archaeologist shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less than significant effect before construction resumes. A note shall be placed on the final improvement plans referencing this condition.

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3. Building numbers and addresses shall be clearly visible from public and/or private access streets. All street numbers will be attached to the residence immediately adjacent to a light source which is capable of illuminating the numbers. There shall be positioned at each entrance of the complex an illuminated diagrammatic representation of the location of the viewed and the unit designations within the complex. Where multiple dwellings are serviced by vehicular access to the rear through any driveway, alleyway, or parking lot, they shall also display the same numbers on the rear of the building.
4. Smoke detectors.
5. Solid core doors.
6. Separate attic space shall be accessible only from individual units.
7. Protection of roof openings.
8. Entry Vision. All main or front entry doors to dwelling units shall be arranged so that the occupant has a view of the area immediately outside the door without opening the door. Except for doors requiring a fire protection rating which prohibits them, such view may be provided by a door viewer having a field of view of not less than 180 degrees or through windows or view ports. Mounting height shall not exceed fifty-four (54) inches from the floor.

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RESIDENTIAL DESIGN CRITERIA

A. GENERAL BUILDING DESIGN AND ORIENTATION

1. The monotony of straight building lines of all units shall be remedied through limiting the size of individual buildings or units, staggering of units, variation of exterior building materials on adjacent units, use of intensive landscaping, or other methods.
2. All mechanical equipment (including public utility boxes and particularly exterior wall mounted air conditioning units) shall be attractively screened.
3. Buildings shall be designed and oriented to reduce overview of private areas and windows from second story units.
4. Accessory structures shall be compatible in design and materials with main building.
5. Communal facilities shall be centrally located.
6. Recreational facilities shall be located and/or designed so as not to impact adjacent properties.
7. Roofing materials shall be medium wood shake or equivalent aluminum, concrete, or other imitation shakes or tile, subject to Planning Director approval.
8. The location of second story end unit windows shall be varied from the typical plan when appropriate to reduce the incidence of overview into private first floor open space and parking areas, and top provide variety in exterior unit detailing.

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B. MULTIPLE FAMILY DESIGN CRITERIA

1. OFFSTREET PARKING - Offstreet parking shall be provided at a ratio that adequately serves the needs of tenants and guests. The minimum ratio shall be 1.5 to 1 (this ratio may be reduced for projects designed strictly for the elderly). Six foot masonry walls are required on interior property lines between parking lot areas and existing or proposed residential development.
2. To discourage parking on the street and along private on-site drives, physical barriers such as landscaping, berming, or wall segments shall be incorporated into the project design.
3. Off-street parking shall be screened from the street by undulating landscaped berming with a minimum four foot height (as measured from either the parking surface or street sidewalk, whichever is higher).
4. Parking shall be screened from second story units by trees.

5. The project shall comply with the 50% shading of surfaced areas requirement of the Zoning Ordinance.
6. The setback from interior side and rear property lines shall be 10 feet for open stalls and 15 feet for carports. If adjacent to non-residential development, the setback area shall be planted with large growing evergreen trees to screen adjacent use.
7. Evergreen trees shall be used for screening purposes along the perimeter of the parking areas.
8. Particularly within large open lots, deciduous trees should be utilized to provide summer shading and winter sun.
9. Within open parking areas, there shall be at least one tree for every five parking spaces.
10. To visually break up the long rows of parking, a landscaped planter with evergreen trees and a minimum width of five feet shall also be located after every tenth parking stall.
11. The parking stall depth shall be reduced by two feet.
 - a. The two feet gained shall be incorporated into adjacent landscaping or walkways.
 - b. For angled parking the triangular space at the head of each stall shall be landscaped (as a planter when abutting a sidewalk or incorporated into adjacent landscaped strips).
12. The more efficient 90 degree parking arrangement shall be utilized when possible, so as to minimize parking lot size.
13. For the most part, double-loading of parking aisles should be utilized to minimize surfacing devoted to maneuvering area.
14. A minimum setback of 50 feet shall be utilized on multiple family projects from interior property lines abutting existing developments, where two story structures are proposed. A minimum setback of 20 feet shall be required where single story structures in multiple family projects abut existing developments.

C. ON-SITE CIRCULATION

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1. Minimum pedestrian/vehicular traffic conflict should be sought on driveway/walkway system design.
2. A display and unit location map shall be installed at each major driveway entrance and any major walkway entrance to the project as an aid to emergency personnel and a convenience to visitors. An auto turnout lane shall be provided adjacent to directory map to eliminate blocking of driveway entrance.

3. Walkway location shall assure convenient access between parking and dwelling units.
4. Central pedestrian/bikepaths shall provide convenient access to bus stops, green belts and public facilities.
5. Pedestrian crossings shall be provided at appropriate locations along main drives and shall be accentuated by a change in surface textures.

D. BICYCLE STORAGE

1. One bicycle parking facility is required for every ten (10) off-street parking required, excluding developments which provide individual enclosed garages.
2. Fifty percent (50%) of the required bicycle parking facilities shall be Class I. The remaining facilities may be Class I, Class II or Class III.
3. Bicycle racks and lockers shall be provided throughout the development.

E. LANDSCAPING AND OPEN SPACE

1. Landscape materials selected shall be:
 - a. Compatible with one another and with existing material on the adjacent site.
 - b. Complimentary to building design and architectural theme.
 - c. Varied in size (one and five gallon shrubs, five and 15 gallon, and 24 inch box trees).
2. Landscape treatment shall include: 003152
 - a. Lawn areas shall be established by sodding or hydromulching when conditions such as excessive gradient, anticipated seasonal rain, etc., may result in erosion or other problems.
 - b. Larger specimens of shrubs and trees along the site periphery, particularly along setback areas adjacent to public streets.
 - c. Greater intensity of landscaping at the end of buildings when those elevations lack window and door openings or other details that provide adequate visual interest. This is especially significant at the street frontage and interior side and rear property lines and for two story structures.
 - d. Consistency with energy conservation efforts.
 - e. Trees located so as to screen parking areas and private first floor areas and windows from second story units.

- f. Undulating landscaped berms located along street frontage and achieving a minimum height of four feet measured off of the street sidewalk or the adjacent building pad or parking lot, whichever is higher.
 - g. Deciduous trees shall be utilized along the south and west facing building walls to allow solar access during the winter.
3. Landscaping of parking areas is discussed in Section B.

F. TRASH ENCLOSURES

- 1. The walls of the trash enclosure structure shall be constructed of solid masonry material and the exterior surface finished in a manner compatible with the main residential structures.
- 2. The trash enclosure structure shall have heavy gauge metal gates and designed with cane bolts on the doors to secure the gates when in the open position.
- 3. The trash enclosure facility shall be designed to allow walk-in access by tenants without having to open the main enclosure gates.
- 4. The walls shall be a minimum six feet in height, more if necessary for adequate screening.
- 5. The perimeter of the trash enclosure structure shall be screened with landscaping, including a combination of shrubs and/or climbing evergreen vines.
- 6. The enclosures shall be adequate in capacity, number, and distribution.

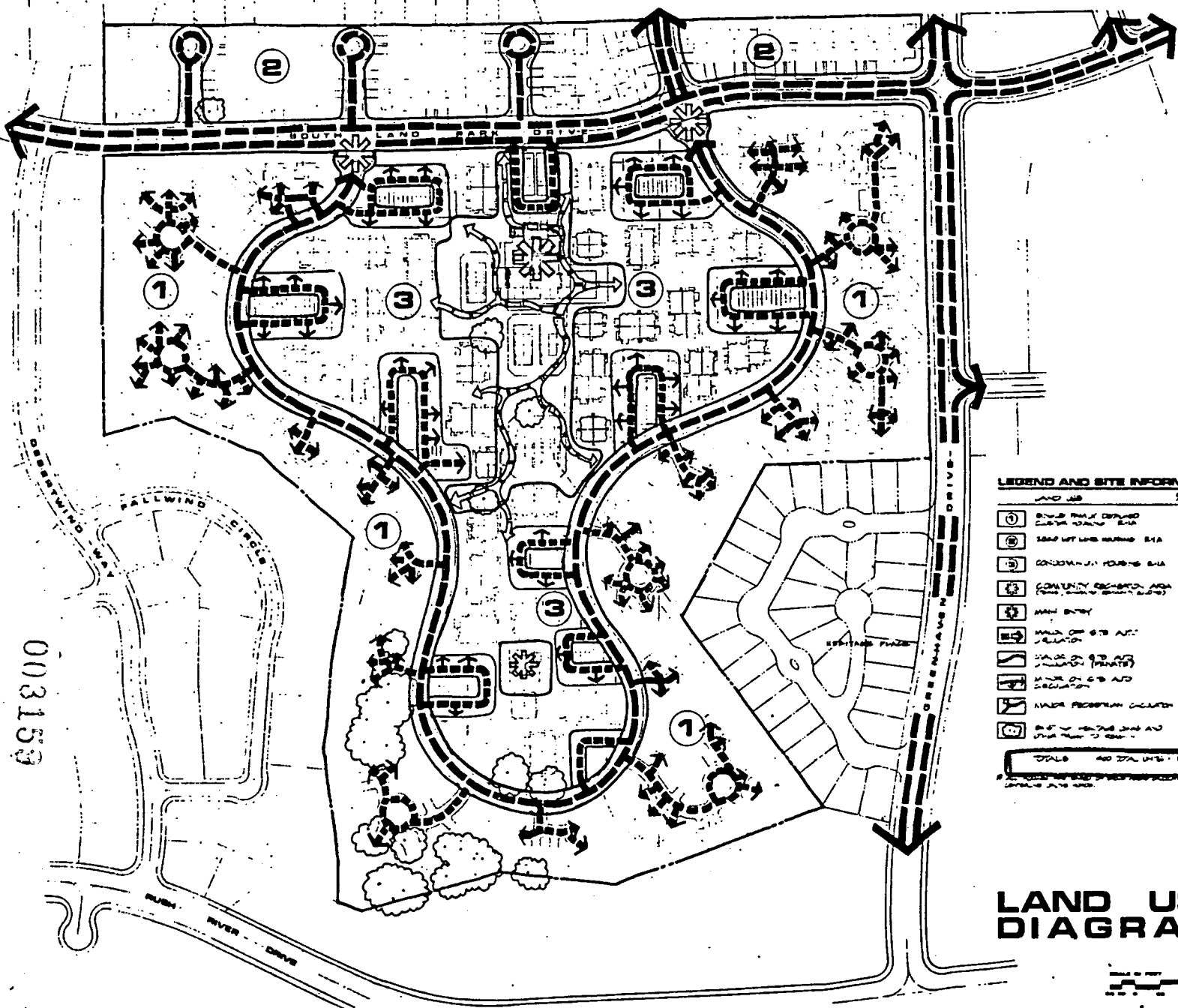
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G. PERSONAL SAFETY DESIGN CRITERIA

- 1. Dead Bolt Locks. The following shall be minimum requirements for deadbolt locks: 1) bolt shall have a throw of at least one (1) inch, 2) bolt shall be constructed so as to repel cutting tool, and 3) any additional requirements as required in the Uniform Building Code.
- 2. Adequate indoor and outdoor lighting systems. Open parking lots and carports shall be provided with a maintained minimum of one (1) foot candle of light on the parking surface from one-half hour before sunset until one-half hour after sunrise. Lighting devices shall be protected by weather and vandalism-resistant covers. Lighting shall be engineered so as not to produce direct glare or 'stray light' on adjacent properties.

Aisles, passageways and recesses related to and within the building complex shall be illuminated with an intensity of at least twenty-five one-hundredths (.25) minimum maintained footcandle of light as measured at ground level during the hours of darkness. These lighting devices shall be protected by weather and vandal resistant covers.

SOUTH POCKET PUD



LEGEND AND SITE INFORMATION

- | NO. | DESCRIPTION | AREA (SQ. FT.) |
|-----|---|----------------|
| 1 | RESIDENTIAL DEVELOPMENT (SINGLE-FAMILY HOMES) | 60,000 |
| 2 | COMMERCIAL DEVELOPMENT (RETAIL) | 10,000 |
| 3 | COMMUNITY HOUSING (MULTI-FAMILY) | 20,000 |
| 4 | COMMUNITY CENTER (RECREATION) | 5,000 |
| 5 | PARK | 10,000 |
| 6 | PAVING (6 TO 8 FT. WALKWAY) | 10,000 |
| 7 | PAVING (8 TO 10 FT. WALKWAY) | 10,000 |
| 8 | PAVING (10 TO 12 FT. WALKWAY) | 10,000 |
| 9 | PAVING (PROGRAM DEVELOPMENT) | 10,000 |
| 10 | PAVING (TOTAL DRIVE AND DRIVEWAY) | 10,000 |

TOTAL 400,000 SQ. FT. (9.08 AC.)
 1. ALL DEVELOPMENT TO BE COMPLETED BY 1985.
 2. ALL DEVELOPMENT TO BE COMPLETED BY 1985.

LAND USE DIAGRAM



DARMA DEVELOPERS
 (CALIFORNIA) INC.
 DEVELOPER
 200 SOUTH STREET, SACRAMENTO, CALIF. 95804

THE SPARK CORPORATION
 ENGINEERS
 1001 J STREET, SACRAMENTO, CALIF. 95811

ANTHONY M. GUZZARDO
 AND ASSOCIATES INC.
 LANDSCAPE ARCHITECTS
 LAND PLANNERS
 1001 J STREET, SACRAMENTO, CALIF. 95811

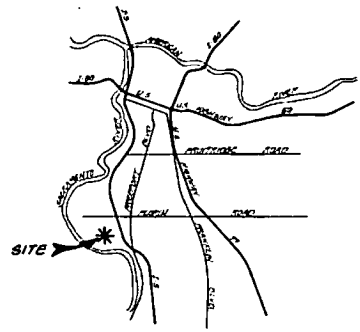
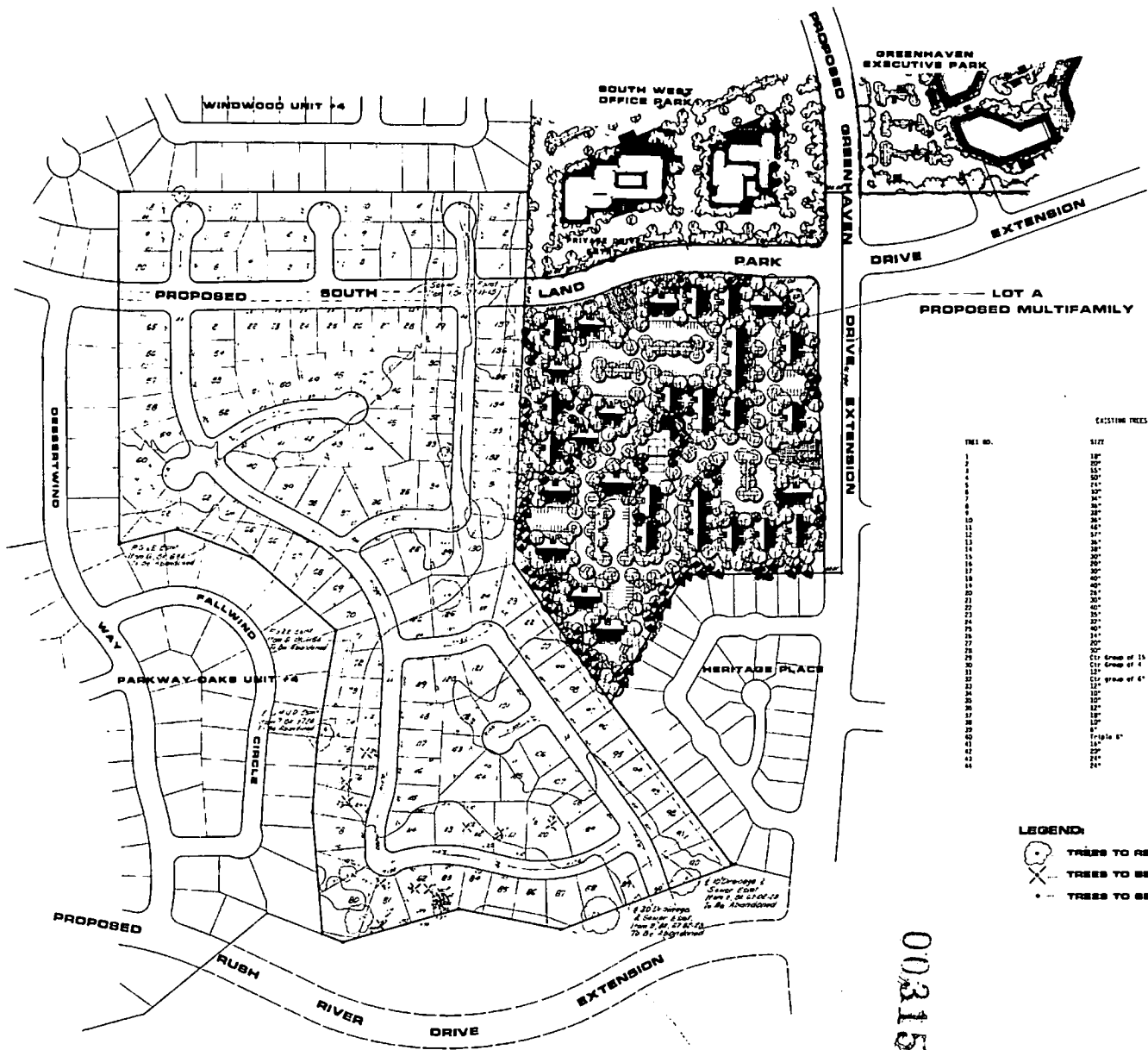


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No. 15



SITE LOCATION MAP

TRE ID.	SIZE	TYPE	SPREAD
1	15'	Oak	15'
2	22'	Oak	22'
3	15'	Oak	15'
4	40'	Oak	40'
5	14'	Oak	14'
6	14'	Oak	14'
7	35'	English Walnut	35'
8	35'	English Walnut	35'
9	35'	English Walnut	35'
10	35'	English Walnut	35'
11	35'	English Walnut	35'
12	35'	English Walnut	35'
13	35'	English Walnut	35'
14	35'	English Walnut	35'
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27	35'	English Walnut	35'
28	35'	English Walnut	35'
29	35'	English Walnut	35'
30	35'	English Walnut	35'
31	35'	Oak	35'
32	35'	Oak	35'
33	35'	Oak	35'
34	35'	Oak	35'
35	35'	Oak	35'
36	35'	Oak	35'
37	35'	Oak	35'
38	35'	Oak	35'
39	35'	Oak	35'
40	35'	Oak	35'
41	35'	Oak	35'
42	35'	Oak	35'
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44	35'	Oak	35'
45	35'	Oak	35'
46	35'	Oak	35'
47	35'	Oak	35'
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91	35'	Oak	35'
92	35'	Oak	35'
93	35'	Oak	35'
94	35'	Oak	35'
95	35'	Oak	35'
96	35'	Oak	35'
97	35'	Oak	35'
98	35'	Oak	35'
99	35'	Oak	35'
100	35'	Oak	35'

LEGEND:

 TREES TO REMAIN
 TREES TO BE REMOVED
 TREES TO BE SAVED IF POSSIBLE

OWNER:
 LOUIE PAPPAS
 6545 RIVERSIDE BOULEVARD
 SACRAMENTO, CALIFORNIA 95831

ARCHITECT:
 CITATION BUILDERS
 530 BERKEIT DRIVE, SUITE 207
 SACRAMENTO, CALIFORNIA 95814

EXISTING ZONING:
 R-1A P. U. D.

PROPOSED ZONING:
 R-1 AND R-2E2 P. U. D.

EXISTING USE:
 VACANT

PROPOSED USE:
 157 SINGLE FAMILY AND
 252 FUTURE MULTI-FAMILY DWELLING UNITS
 589 TOTAL DWELLING UNITS

ACREAGE:
 46.2[±] AC. - GROSS
 SINGLE FAMILY - 32.0[±] GROSS
 MULTI-FAMILY - 14.2[±] GROSS
 12.2[±] NET

DENSITY:
 SINGLE FAMILY - 4.3 D.U. PER GROSS ACRE
 MULTI-FAMILY - 20.6 D.U. PER NET ACRE
 OVERALL - 8.4 D.U. PER GROSS ACRE

WATER SUPPLY:
 PUBLIC UTILITIES

SEWER DISPOSAL:
 PUBLIC SEWERS

PROPOSED IMPROVEMENTS:
 SACRAMENTO CITY STANDARDS

ASSESSORS PARCEL NUMBER:
 31-070-02, 31-070-04, 31-070-67, 31-070-57
 AND 31-070-59

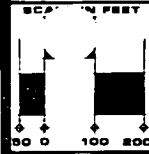
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TENTATIVE MAP

a single and multiple family development CALIFORNIA

LOCKE RANCH

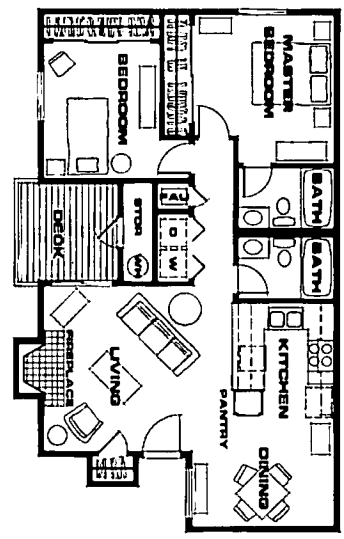
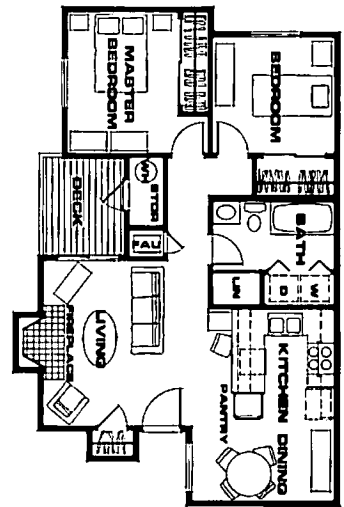
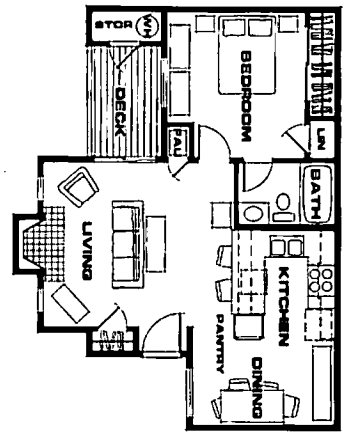
CITY OF SACRAMENTO



NOV 84



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TYPICAL ELEVATION · BLDG 1 (8 UNITS)

TYPICAL ELEVATION · BLDG 2 (16 UNITS)

TYPICAL UNIT PLANS

a multiple family development
CALIFORNIA

LOCKE RANCH

CITY OF SACRAMENTO



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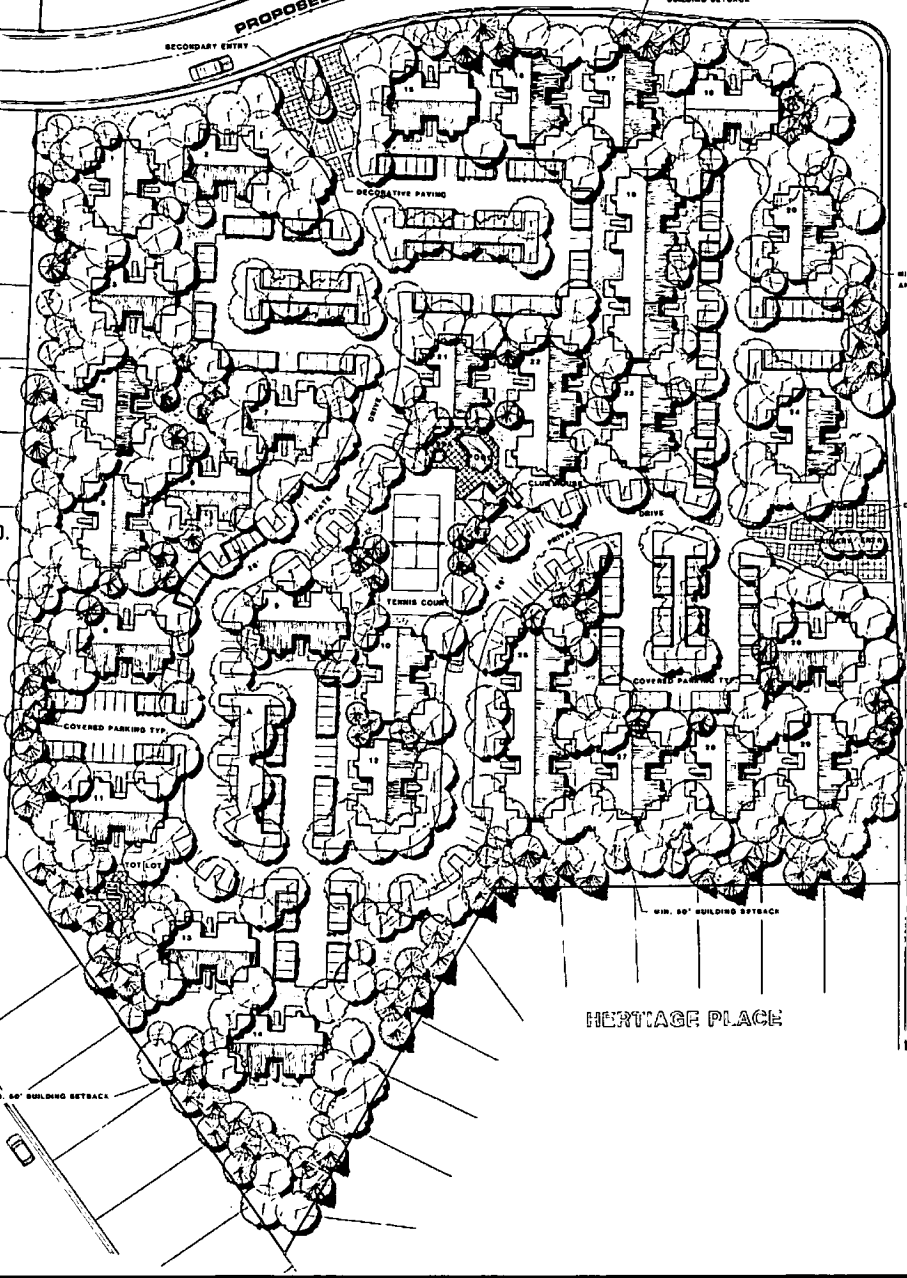
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No. 15

PROPOSED LOCKE RANCH P.U.D.
SINGLE FAMILY DEVELOPMENT
(SEE TENTATIVE MAP)

PROPOSED LOCKE RANCH P.U.D.
SINGLE FAMILY DEVELOPMENT
(SEE TENTATIVE MAP)



SCHEMATIC PLAN SUMMARY

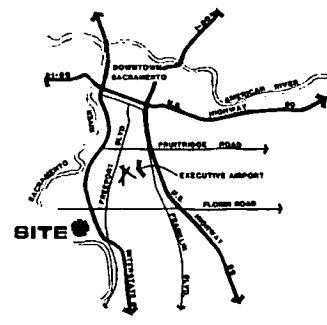
- NET ACRES 12.2
- DWELLING UNITS 252
- NET DENSITY 20.8 DU/AC
- PARKING PROVIDED 378
 - COVERED STALLS 252
 - OPEN STALLS 126
- PROPOSED RECREATIONAL FACILITIES
 - CLUB HOUSE
 - SWIMMING POOL
 - SPA
 - TOT LOT
- EXISTING ZONING R-1A P.U.D.
- PROPOSED ZONING R-2BR P.U.D.
- PRIOR APPROVAL P-8980

PARKING HAS BEEN PROVIDED AT 1.5 STALLS PER DWELLING UNIT.

VACANT

VACANT

003160



SITE LOCATION MAP

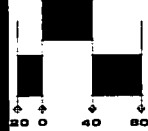
SCHEMATIC
SITE
PLAN

LOCKE RANCH P.U.D.

CALIFORNIA

CITY OF SACRAMENTO

SCALE IN FEET



NOV
84

