

City Planning Commission  
Sacramento, California

Members in Session:

Subject: Various requests for Ely. side of Pocket Road  
200±' S of Nasca Way (P84-214)

The staff report on this item is being prepared  
and will be forwarded to you at the earliest possible  
time.

Respectfully submitted,

*Suzanne Glimstad*

Suzanne Glimstad,  
Sec. to Commission

3. A variable front setback from 20 feet to 30 feet shall be provided;
4. A revised overall development plan, indicating the building footprints, curved driveways and variable setbacks shall be submitted to staff for review and approval prior to issuance of building permits.

Findings of Fact - Special Permit

1. As proposed, the project is based upon sound principles of land use in that:
  - a. adequate space is available on the site to accommodate the type and density of the proposed project;
  - b. the project is compatible with the surrounding land uses which consist of single family uses.
2. The project, as provided, will not be detrimental to the public health, safety or welfare, nor result in the creation of a nuisance in that the project will adhere to the Townhouse development standards which stipulate design and density criteria;
3. The project is consistent with the land use element of the General Plan to:  
"Allocate residential, commercial, industrial and other land uses in such a manner as to result in a desirable urban environment which satisfies the needs of the total community; and  
"Provide safe, stable and attractive residential areas in which to live";
4. The project is consistent with the goal of the Pocket Area Community Plan to:  
"Provide for a wide range of residential styles and densities which are compatible with each other."
5. The project is consistent with the Pocket Area Community Plan and the General Plan which designate the site for residential purposes.

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

STAFF DECLARATION: Staff recommends the following actions:

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

Conditions - Tentative Map

The applicant must satisfy each of the following conditions prior to filing the final map unless a different time for compliance is specifically noted:

- 1. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code;
- 2. Prepare a sewer and drainage study for the review and approval of the City Engineer;
- 3. Pay off existing 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. Pay Pocket Bridge fees;
- 7. Minimum lot pad elevation +3.5 feet; minimum gutter grade 2.0 feet;
- 8. Dedicate and improve Oceanic Way to a 50-foot right-of-way from Pocket Road to Griggs Way;
- 9. 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;
- 10. Prepare a right-of-way study and dedicate Pocket Road as required (majority of right-of-way to be taken from north side in order to save trees on the south side - may affect lot layout).

Conditions - Special Permit

- 1. The proposed dwellings shall be constructed per the submitted elevations and floor plans;
- 2. The exterior materials shall consist of verticle and horizontal wood siding with masonry accent and roofing material shall be wood shake;

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9. Dedicate and improve Oceanic Way to a 50-foot right-of-way from Pocket Road to Griggs Way.

STAFF EVALUATION: Staff has the following comments and concerns regarding this project:

1. The subject site is a vacant 12± acre parcel which is currently zoned Agriculture (A). The General Plan and the Community Plan designate the site for residential and low density residential, respectively.
2. The requested rezoning to Townhouse (R-1A) and the special permit are necessary for the zero lot line development. The applicant's plan indicates that lots will be developed with single family residences. A similar zero lot line development (Mariner Point) is located to the east of the subject site.
3. The applicant's plan, which consists of three elevations and three floor plans, indicate that the proposed residences will range in size from 1,500 to 2,100 square feet. Lots 43-50 will be front-on lots; however, the proposed building plans indicate a curved driveway which would permit a car turnaround on the property thus eliminating backing out onto Pocket Road. Since adequate space is available on site for a turnaround, staff does not oppose the concept of the curved driveway and front-on lots along Pocket Road (Lots 43-50).
4. The tentative map proposes a lot design which would provide a more harmonious transition between the South Park Estates subdivision located along the northwest property line adjacent to the subject site. South Park Estates is a more traditional single family subdivision with 70-foot width lots. The proposed lot design would locate larger lots (60 feet in width) adjacent to South Park Estates, while smaller lots (45 to 55 foot widths) would be located in the remainder of the proposed subdivision. Staff recommends and supports the concept of locating larger lots adjacent to South Park Estates to provide a transitional area between the two subdivisions.

# CITY PLANNING COMMISSION

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

APPLICANT	Spink Corporation, P.O. Box 2511, Sacramento, CA 95811		
OWNER	Ahmad & Kwawla Rashid, 4321 Ashton Drive, Sacramento, CA 95825		
PLANS BY	Spink Corporation, P.O. Box 2511, Sacramento, CA 95811		
FILING DATE	5/25/84	50 DAY CPC ACTION DATE	REPORT BY: FG:bw
NEGATIVE DEC	6/6/84	EIR	ASSESSOR'S PCL NO. 031-030-43,03

- APPLICATION:
- A. Negative Declaration
  - B. Rezone 12± vacant acres from A (Agriculture) to R-1A (Townhouse)
  - C. Tentative Subdivision Map
  - D. Special Permit to develop 60 zero lot line single family homes

LOCATION: Easterly side of Pocket Road, approximately 200± feet south of Nasca Way

PROPOSAL: The applicant is requesting the necessary entitlements to develop 12± vacant acres into 60 lots for zero lot line single family residences.

PROJECT INFORMATION:

1974 General Plan Designation: Residential  
1976 South Pocket Community Plan Designation: Low Density Residential  
Existing Zoning of Site: A  
Existing Land Use of Site: Vacant  
Surrounding Land Use and Zoning:  
North: Vacant and Single Family Residences; R-1 and R-1A  
South: Drainage canal  
East: Single Family Residence; R-1A  
West: Vacant and Single Family; A

Parking Required: 1 space/du  
Parking Provided: 1 space/du  
Property Dimensions: Irregular  
Property Area: 12± acres  
Density of Development: 5 du/ac  
Square Footage of Buildings: 1,500 - 2,100  
Height of Structures: One and two stories  
Topography: Flat  
Street Improvements: To be provided  
Utilities: Available to site  
Exterior Building Colors: Soft pastels  
Exterior Building Materials: Wood siding with brick accent; medium shake roofs

*amended staff report*

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On June 13, 1984, by a vote of six ayes two absent and one abstention, the Subdivision Review Committee recommended approval of the 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;
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10. Prepare a right-of-way study and dedicate Pocket Road as required (majority of right-of-way to be taken from north side in order to save trees on the south side - may affect lot layout).

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REPORT AMENDED BY STAFF 6-27-84  
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Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:

North: Vacant and Single Family Residences; R-1 and R-1A

South: Drainage canal

East: Single Family Residence; R-1A

West: Vacant and Single Family; A

Parking Required: 1 space/du

Parking Provided: 1 space/du

Property Dimensions: Irregular

Property Area: 12± acres

Density of Development: 5 du/ac

Square Footage of Buildings: 1,500 - 2,100

Height of Structures: One and two story

Topography: Flat

Street Improvements: To be provided

Utilities: Available to site

Exterior Building Colors: Soft pastels

Exterior Building Materials: Wood siding with brick accent; medium shake roofs

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