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# CITY OF SACRAMENTO

## 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

December 17, 1986

City Council  
Sacramento, California

Honorable Members in Session:

**APPROVED**  
BY THE CITY COUNCIL

**DEC 23 1986**

OFFICE OF THE  
CITY CLERK

- SUBJECT:
1. Environmental Determination
  2. Rezone from Single Family (Planned Unit Development), R-1 (PUD) to Townhouse (Planned Unit Development), R-1A (PUD)
  3. Tentative Map (P86-397)

LOCATION: North and south sides of Lake Front Drive, and the south side of Pocket Road, west of Greenhaven Drive.

### SUMMARY

This application is a request to create 136 halfplex lots on 68 corners in three previously approved subdivisions in the LPPT PUD. The Planning Commission and staff recommend approval of the request with conditions.

### BACKGROUND INFORMATION

In 1985 and 1986, the City Council approved Tentative Maps for three single family subdivisions in the LPPT PUD: Dutra Bend (138 lots); Cobble Shores (165 lots); and Handover Bend (101 lots). The applicant is now requesting to rezone the 68 corners in these three subdivisions from Single Family, R-1 to Townhouse, R-1A and subdivide the corner lots for future custom halfplex development. The rezoning to Townhouse, R-1A is proposed as the future halfplex units may not met all the requirements for halfplexes in the Single Family, R-1 zone and the applicant desires the opportunity to take advantage of the design flexibility allowed in the Townhouse, R-1A zone, if needed. The proposal is consistent with the LPPT PUD Schematic Plan and the 1976 South Pocket Community Plan which designates the site for Low Density Residential uses.

VOTE OF THE PLANNING COMMISSION

On November 13, 1986, the Planning Commission voted eight ayes and one absent, to recommend approval of the request.

RECOMMENDATION

The Planning Commission and staff recommend the following actions by the City Council:

1. Ratify the Negative Declaration;
2. Adopt the attached Ordinance rezoning from Single Family (Planned Unit Development), R-1 (PUD) to Townhouse (Planned Unit Development), R-1A (PUD); and
3. Adopt the attached Resolution adopting Findings of Fact and approving the Tentative Map with conditions.

Respectfully submitted,

*Art Goe for*

Marty Van Duyn  
Planning Director

FOR CITY COUNCIL INFORMATION  
WALTER J. SLIPE  
CITY MANAGER

JP:lao  
attachments  
P86-397

December 23, 1986  
District No. 8

Sacramento City Planning Commission  
VOTING RECORD

MEETING DATE  
11-13-86

ITEM NUMBER  
18B

PERMIT NUMBER  
P-86-397

ENTITLEMENTS

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

STAFF RECOMENDATION  
 Favorable  Unfavorable

Correspondence  
 Petition

LOCATION  
various corner lots in the Cobble-shores Hardware Bend of Dutra Bend Subdivisions inc. on the N & S sides of Lake Front Dr. & S side Pocket Rd.

PROPOSALS

NAME	ADDRESS

OPPOSITIONS

NAME	ADDRESS

MOTION# \_\_\_\_\_  
YES NO MOTION SECOND

Chinn	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ferris	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Goodin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hollick	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Holloway	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Otto	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Ramirez	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Walton	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ishmael	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- 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. *P6-121*

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 IN THE COBBLE SHORES HANDOVER BEND AND DUTRA BEND SUBDIVISIONS, LOCATED ON THE NORTH AND SOUTH SIDES OF LAKE FRONT DRIVE, SOUTH SIDE OF POCKET ROAD, WEST OF GREENHAVEN DRIVE FROM THE SINGLE FAMILY (PLANNED UNIT DEVELOPMENT), R-1 (PUD) ZONE(S) AND PLACING THE SAME IN THE TOWNHOUSE (PLANNED UNIT DEVELOPMENT), R-1A (PUD) ZONE(S) (P86-397)

(APN: portion of 031-1030-002, 003, 004, 007, 008, 011, 012; 031-0112-006, 008, 011, 012)

**APPROVED**  
BY THE CITY COUNCIL

DEC 23 1986

OFFICE OF THE  
CITY CLERK

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 (Planned Unit Development), R-1 (PUD) zone(s), established by Ordinance No. 2550, Fourth Series, as amended, is hereby removed from said zone and placed in the Townhouse (Planned Unit Development), R-1A (PUD) 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 November 13, 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.

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

P86-397

LEGAL DESCRIPTION

CORNER LOTS OF DUTRA BEND, COBBLE SHORES, HANDOVER BEND.

# RESOLUTION No. 86-972

**Adopted by The Sacramento City Council on date of**

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING A TENTATIVE MAP FOR PROPERTY LOCATED NORTH AND SOUTH SIDES OF LAKE FRONT DRIVE, AND THE SOUTH SIDE OF POCKET ROAD, WEST OF GREENHAVEN DRIVE.

(P86-397) (APN: portion of 031-1030-002, 003, 004, 007, 008, 011, 012; 031-0112-006, 008, 011, 012)

WHEREAS, the City Council on December 23, 1986, held a public hearing on the request for approval of a tentative map for property located north and south sides of Lake Front Drive, and the south side of Pocket Road, west of Greenhaven Drive;

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 balances 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 herein.
2. None of the conditions described in Government Code Section 66474, subsections (a) through (g) inclusive, exist with respect to the proposed subdivision.

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 1976 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 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. The tentative map for the proposed subdivision is hereby approved, subject to the following conditions which must be satisfied prior to filing of the final map unless a different time for compliance is specifically noted:
  - a. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code.
  - b. Place the following note on the final map: "Water and sewer service connections must be paid for and installed at the time of obtaining building permits".
  - c. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments.
  - d. Locate existing sewer and water services.
  - e. Comply with the CC&R's as approved on the various subdivisions.

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MAYOR

ATTEST:

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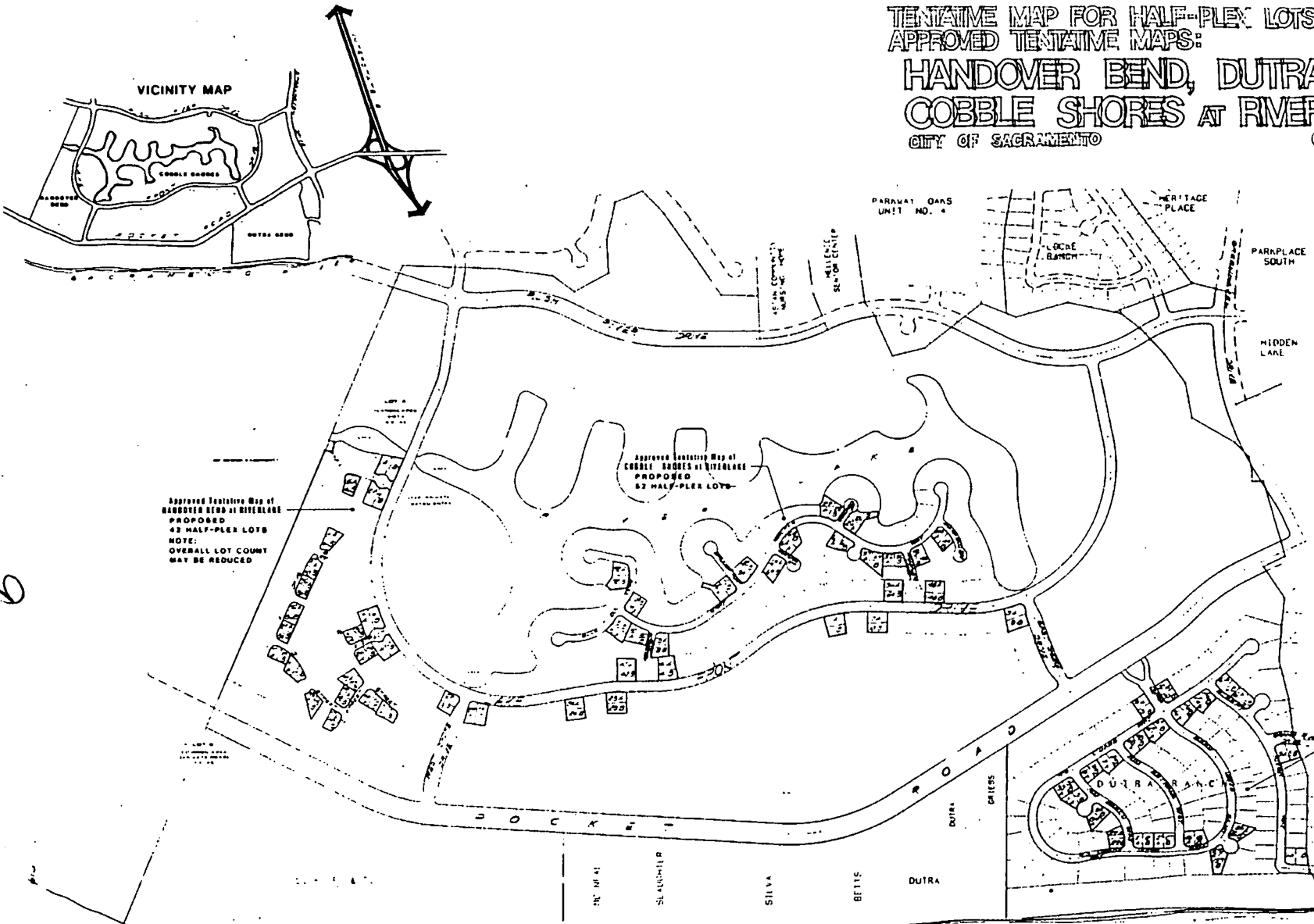
CITY CLERK

P86-397



TENTATIVE MAP FOR HALF-PLEX LOTS FOR  
APPROVED TENTATIVE MAPS:

**HANDOVER BEND, DUTRA BEND &  
COBBLE SHORES AT RIVERLAKE**  
CITY OF SACRAMENTO CALIFORNIA



Approved Tentative Map of  
HANDOVER BEND at RIVERLAKE  
PROPOSED  
42 HALF-PLEX LOTS  
NOTE:  
OVERALL LOT COUNT  
MAY BE REDUCED

Approved Tentative Map of  
COBBLE SHORES at RIVERLAKE  
PROPOSED  
42 HALF-PLEX LOTS

**OWNER:** THE SPRIN CORPORATION  
100 W. 11th STREET  
SACRAMENTO, CALIFORNIA 95811

**PREPARED BY:** THE SPRIN CORPORATION  
100 W. 11th STREET  
SACRAMENTO, CALIFORNIA 95811

**DATE:** 02-14-80

**SCALE:** 1" = 40'

**LEGEND:**  
- - - - - EXISTING LOT LINES  
- - - - - EXISTING STREETS  
- - - - - EXISTING UTILITIES  
- - - - - EXISTING CURBS

**NOTES:**  
1. ALL LOTS SHALL BE 1/2 ACRES OR MORE.  
2. ALL LOTS SHALL BE 1/2 ACRES OR MORE.  
3. ALL LOTS SHALL BE 1/2 ACRES OR MORE.

Approved Tentative Map of  
DUTRA BEND at RIVERLAKE  
PROPOSED  
42 HALF-PLEX LOTS

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PS 86397

**NOTES:**  
• SUBDIVIDER PROPOSES VARIABLE FRONT YARD SETBACKS  
• APPLICANT REQUESTS THAT ANY SINGLE FAMILY UNIT BUILT ON A CORNER LOT BE EXEMPT FROM SPECIAL PERMIT REVIEW

THE SPRIN CORPORATION  
700 P STREET  
SACRAMENTO, CA 95814  
(916) 444-1700

OCTOBER 1980

**RESOLUTION No.** 86-972

**Adopted by The Sacramento City Council on date of**

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING A TENTATIVE MAP FOR PROPERTY LOCATED NORTH AND SOUTH SIDES OF LAKE FRONT DRIVE, AND THE SOUTH SIDE OF POCKET ROAD, WEST OF GREENHAVEN DRIVE.

(P86-397) (APN: portion of 031-1030-002, 003, 004, 007, 008, 011, 012; 031-0112-006, 008, 011, 012)

**APPROVED**  
BY THE CITY COUNCIL

DEC 23 1986

OFFICE OF THE  
CITY CLERK

WHEREAS, the City Council on December 23, 1986, held a public hearing on the request for approval of a tentative map for property located north and south sides of Lake Front Drive, and the south side of Pocket Road, west of Greenhaven Drive;

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 balances 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 herein.
2. None of the conditions described in Government Code Section 66474, subsections (a) through (g) inclusive, exist with respect to the proposed subdivision.

- 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 1976 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 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. The tentative map for the proposed subdivision is hereby approved, subject to the following conditions which must be satisfied prior to filing of the final map unless a different time for compliance is specifically noted:
  - a. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code.
  - b. Place the following note on the final map: "Water and sewer service connections must be paid for and installed at the time of obtaining building permits".
  - c. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments.
  - d. Locate existing sewer and water services.
  - e. Comply with the CC&R's as approved on the various subdivisions.

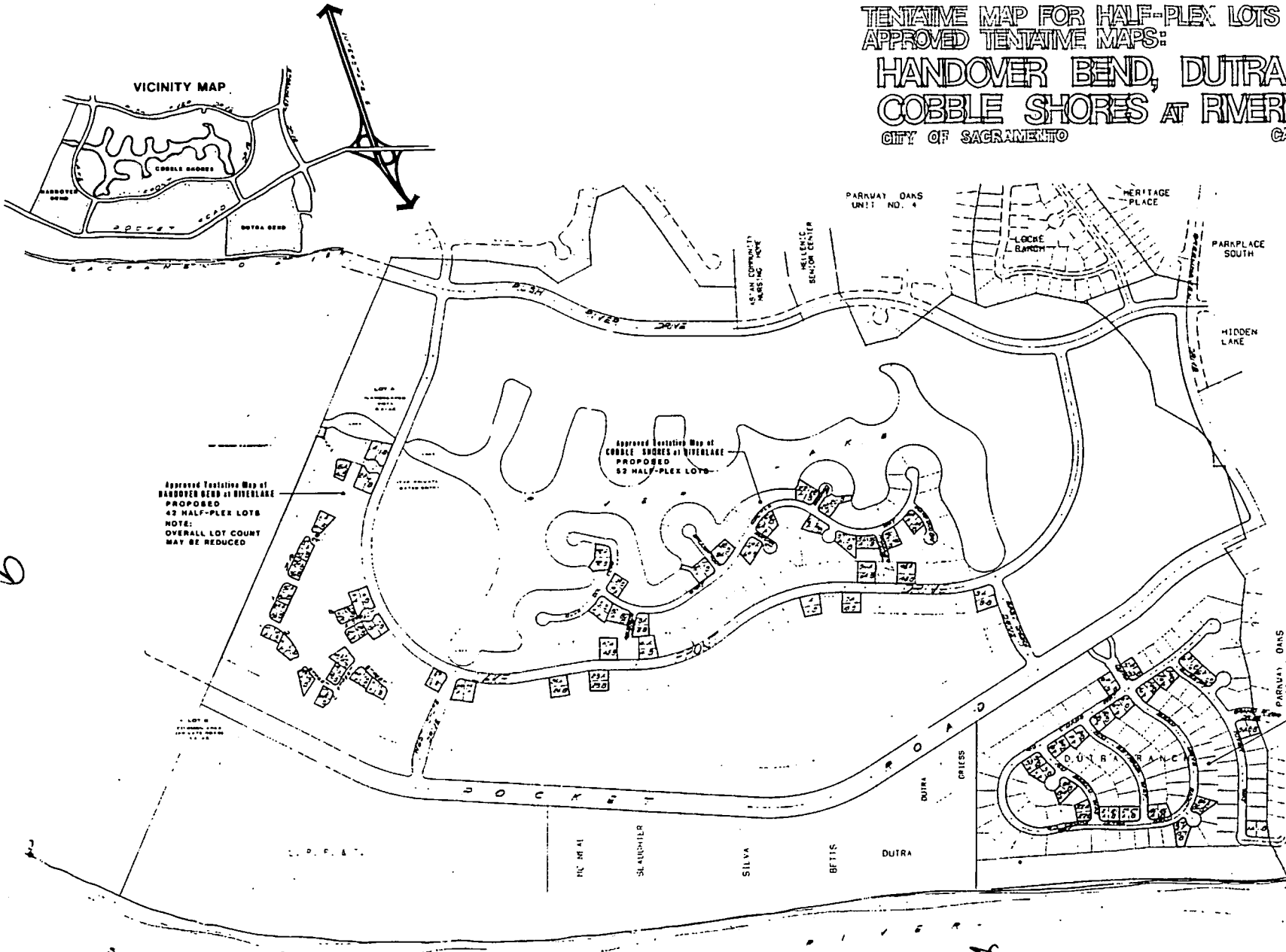
\_\_\_\_\_  
MAYOR

ATTEST:

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

TENTATIVE MAP FOR HALF-PLEX LOTS FOR  
APPROVED TENTATIVE MAPS:

HANDOVER BEND, DUTRA BEND &  
COBBLE SHORES AT RIVERLAKE  
CITY OF SACRAMENTO CALIFORNIA



Approved Tentative Map of  
HANDOVER BEND at RIVERLAKE  
PROPOSED  
42 HALF-PLEX LOTS  
NOTE:  
OVERALL LOT COUNT  
MAY BE REDUCED

Approved Tentative Map of  
COBBLE SHORES at RIVERLAKE  
PROPOSED  
53 HALF-PLEX LOTS

Approved Tentative Map  
of DUTRA BEND at RIVERLAKE  
PROPOSED  
42 HALF-PLEX LOTS

- OWNER AND DEVELOPER:**  
L&P - SACRAMENTO  
1400 HERITAGE PLACE, SUITE 100  
SACRAMENTO, CALIFORNIA 95811
- AGENT:**  
THE SPARK CORPORATION  
POST OFFICE BOX 2511  
SACRAMENTO, CALIFORNIA 95821
- SCALE:**  
8 1/2" = 100'-000', 8 1/2" = 1000'-000' & 8 1/2"  
8 1/2" = 10000'-000', 8 1/2" = 100,000' & 8 1/2"
- DATE:**  
11-8-82
- EXHIBIT NO. & SHEET:**  
1-3 & 10-11
- PROJECT NO. & SHEET:**  
44-0114-001-Plan, Lot, Unit, Easement
- LEGAL DESCRIPTION:**  
PUBLIC UTILITIES  
PUBLIC IMPROVEMENT  
PUBLIC USE  
PUBLIC PURPOSE  
SACRAMENTO CITY STREETS
- FILE NUMBER:**  
PP 80-008, PP 80-145, PP 80-425,  
& PP 80-270

- NOTES:**
- \* SUBDIVIDER PROPOSES VARIABLE FRONT YARD SETBACKS
  - \* APPLICANT REQUESTS THAT ANY SINGLE FAMILY UNIT BUILT ON A R-1-A CORNER LOT BE EXEMPT FROM SPECIAL PERMIT REVIEW



OCTOBER 1982

PS 6397

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# CITY PLANNING COMMISSION

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

APPLICANT	The Spink Corporation, P.O. Box 2511, Sacramento, CA 95831		
OWNER	L & P - Pacific Teichert, 6355 Riverside Blvd., Ste. 6, Sacramento, CA 95831		
PLANS BY	The Spink Corporation, P.O. Box 2511, Sacramento, CA 95831		
FILING DATE	10-9-86	ENVIR. DET.	Neg Dec 11-3-86
ASSESSOR'S-PCL. NO.	Portion of 031-0103-002,003,004,007,008,011,012; 031-0112-006,008,011,012		
REPORT BY	JP:ldc		

- APPLICATION:
- A. Negative Declaration
  - B. Rezone from R-1-PUD to R-1A-PUD
  - C. Tentative Map for 136 halfplex lots
  - D. Special Permit to develop halfplex units (withdrawn)

LOCATION: Various corner lots in the Cobble Shores, Handover Bend and Dutra Bend Subdivisions, located on the north and south sides of Lake Front Drive and the south side of Pocket Road, west of Greenhaven Drive.

PROPOSAL: The applicant is requesting the necessary entitlements to create 136 halfplex lots on 68 corners in the LPPT PUD.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1976 South Pocket Community Plan Designation:	Low Density Residential - LPPT PUD
Existing Zoning of Site:	R-1
Existing Lane Use of Site:	Vacant

Surrounding Land Use and Zoning:

North: Lake, Vacant; R-1, R-1A-PUD  
 South: Vacant, Single Family, River: A  
 East: Single Family, Vacant; R-1, R-1A-PUD  
 West: Vacant; R-1

Property Dimensions:	Irregular
Property Area:	14± acres
Topography:	Flat
Street Improvements & Utilities:	Existing and under construction

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On October 29, 1986, by a vote of six ayes, three absent, the Subdivision Review Committee voted to recommend approval of the Tentative Map subject to the attached conditions.

BACKGROUND INFORMATION: The subject corner lots are located in three previously approved subdivisions in the LPPT Planned Unit Development (P85-165). On June 11, 1985 the City Council approved a tentative map to subdivide 42.5± acres into 138 single family lots known as Dutra Bend (P85-164); on December 23, 1985, the Council approved a tentative map to subdivide 73.5± acres into 165 single family lots known as Cobble Shores (P85-420); and on September 30, 1986, the Council approved a tentative map to divide 23 acres into 101 single

APPLC. NO. P86-397 MEETING DATE November 13, 1986 ITEM NO. 18

family lots to be known as Handover Bend (P86-299). The applicant is currently working on infrastructure improvements for the three single family developments. None of the three maps have yet been recorded.

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

A. Land Use and Zoning:

The subject site consists of 68 corner lots totaling 14+ vacant acres in three previously approved single family subdivisions located in the LPPT PUD. All sites are currently zoned Single Family (R-1-PUD). Surrounding land uses are vacant land to the north and west and single family residential to the south and east. The lots are designated for Low Density Residential uses in the 1976 South Pocket Community Plan.

The applicant proposes to rezone the lots from Single Family to Townhouse (R-1A-PUD) zone and subdivide the corners into 132 lots for future halfplex development. The applicant is requesting the rezoning to R-1A as the proposed halfplex units may not meet all the requirements for halfplexes in the R-1 zone and the applicant desires the opportunity to take advantage of the design flexibility allowed in the R-1A zone, if needed. The proposed land use is consistent with the South Pocket Community Plan designation and the LPPT PUD Guidelines.

B. Design:

The applicant proposes custom halfplex units on the 68 corners of the three subdivisions. Site plans, floor plans or elevations have not been submitted for the lots at this time. The applicant is currently meeting with Planning staff to develop a set of development standards for halfplexes on corner lots in the LPPT PUD area. The applicant is applying for a separate special permit for development of halfplex units in the PUD which will be heard by the Planning Commission at a later date.

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

RECOMMENDATION: Staff recommends the following actions:

1. Ratification of the Negative Declaration;
2. Recommend approval of the rezoning from R-1-PUD to R-1A-PUD; and
3. Recommend approval of the Tentative Map for 136 halfplex lots, subject to conditions which 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. Provide standard subdivision improvements pursuant to Section 40.811 of the

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City Code;

- b. Place the following note on the final map: Water and sewer service connections must be paid for and installed at the time of obtaining building permits;
- c. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments;
- d. Locate existing sewer and water services;
- e. Comply with the C.C. and R's as approved on the various subdivisions.

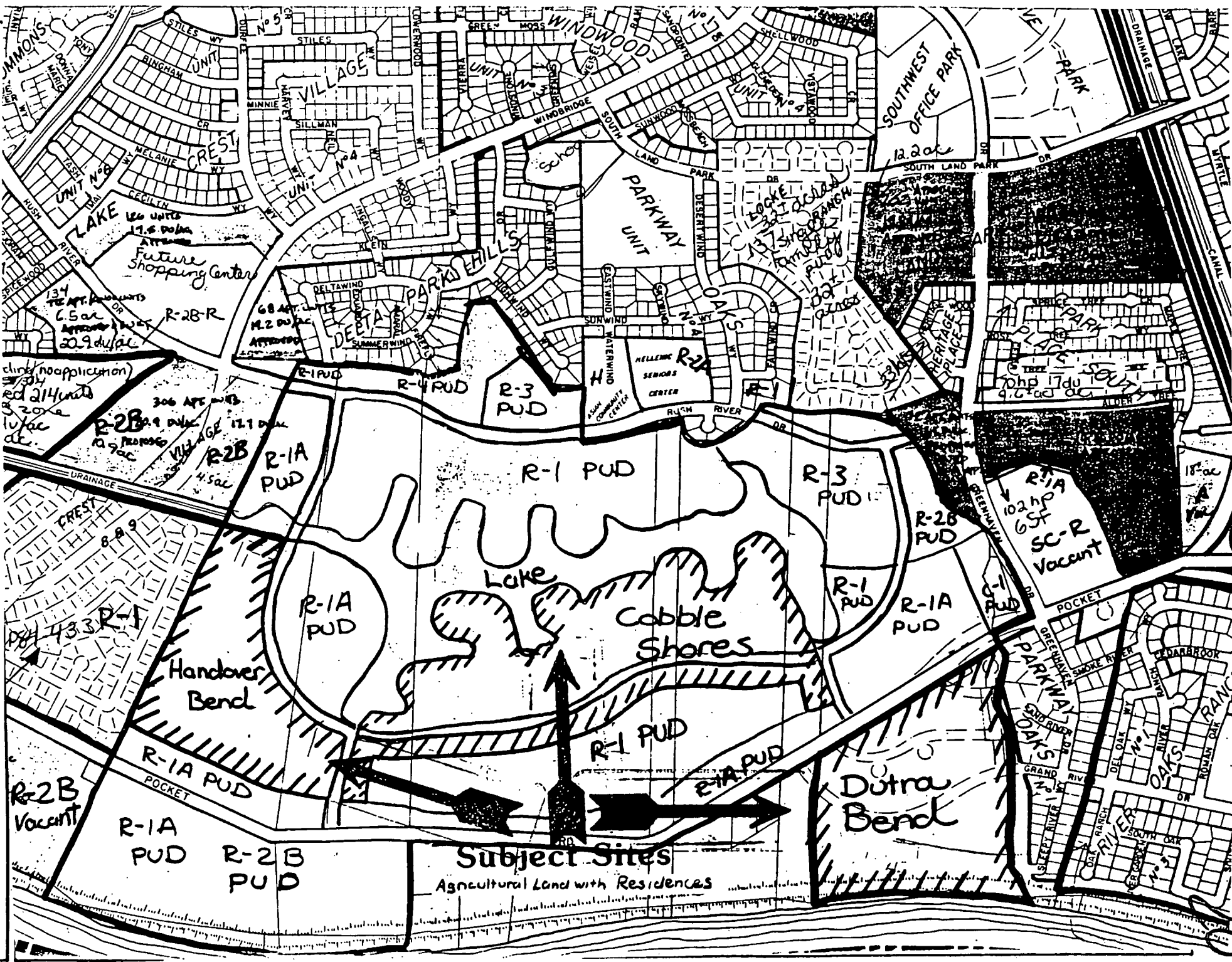
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P26-397

13 11-13-86

Item 18

# VICINITY MAP



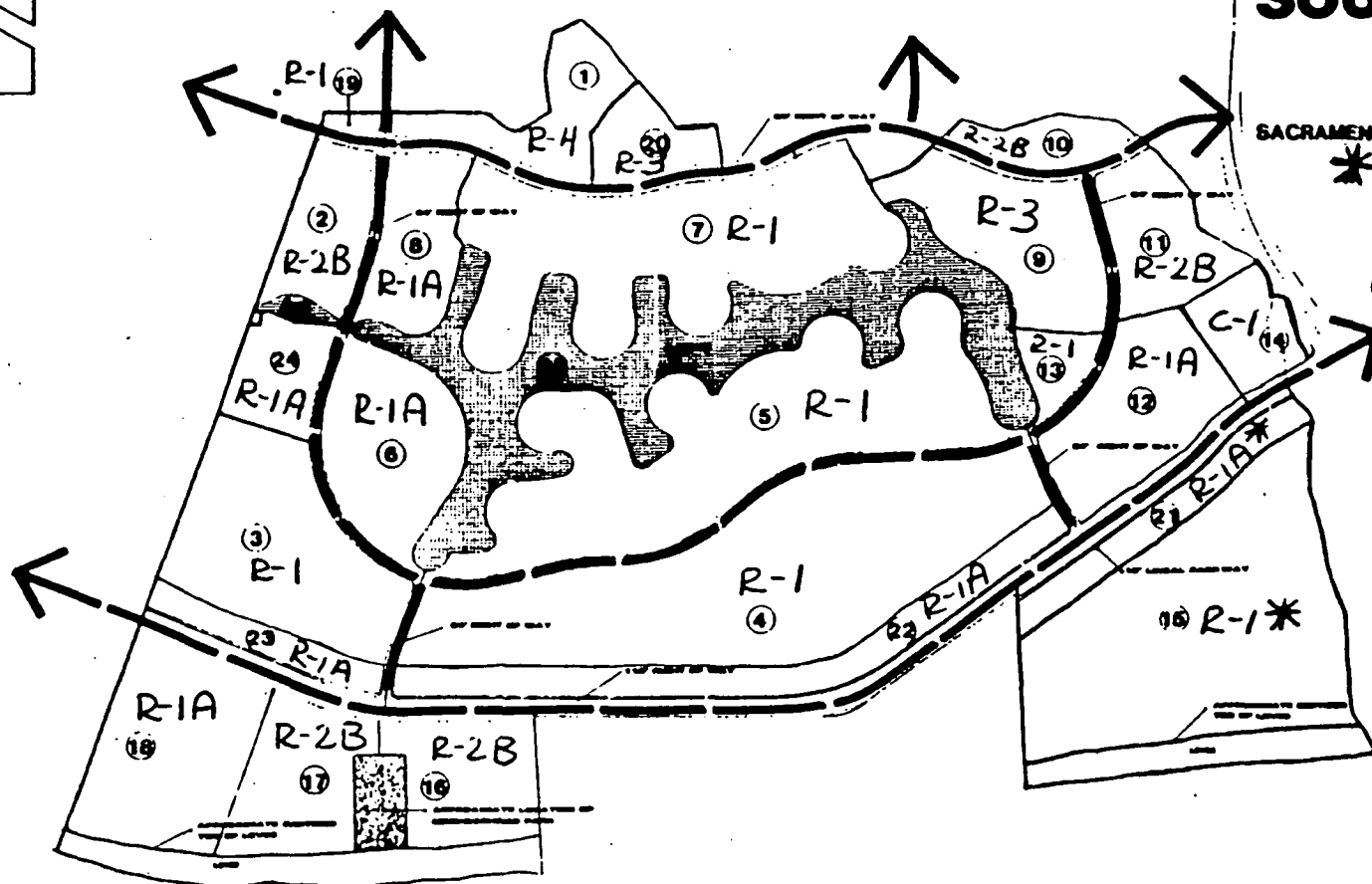
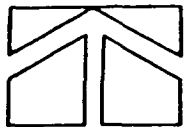
**Subject Sites**  
 Agricultural Land with Residences



P85-207

11-13-86

H 1023 18



# SOUTH POCKET L.P.P.T.

SACRAMENTO CALIFORNIA

\*Zoning for sites 15 and 21 have previously been approved under P85-164 (Dutra Ranch)

71-

## SCHEMATIC PLAN LAND USE EXHIBIT

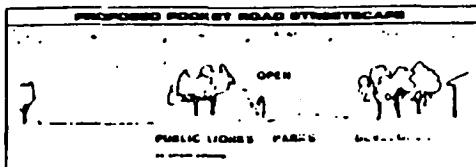
DESIGNED BY



LAND PLANNED BY

ANTHONY M. GUZZARDO  
AND ASSOCIATES INC

200 HUNTINGTON STREET  
SAN FRANCISCO, CALIFORNIA



### SITE INFORMATION

NO.	ACRES	AREA	PERCENT
1	0.10	0.10	0.10
2	0.10	0.10	0.10
3	0.10	0.10	0.10
4	0.10	0.10	0.10
5	0.10	0.10	0.10
6	0.10	0.10	0.10
7	0.10	0.10	0.10
8	0.10	0.10	0.10
9	0.10	0.10	0.10
10	0.10	0.10	0.10
11	0.10	0.10	0.10
12	0.10	0.10	0.10
13	0.10	0.10	0.10
14	0.10	0.10	0.10
15	0.10	0.10	0.10
16	0.10	0.10	0.10
17	0.10	0.10	0.10
18	0.10	0.10	0.10
19	0.10	0.10	0.10
20	0.10	0.10	0.10
21	0.10	0.10	0.10
<b>SUBTOTAL</b>	<b>2.10</b>	<b>2.10</b>	<b>100.00</b>
<b>TOTAL</b>	<b>2.10</b>	<b>2.10</b>	<b>100.00</b>

LPPT PUD Schematic Plan

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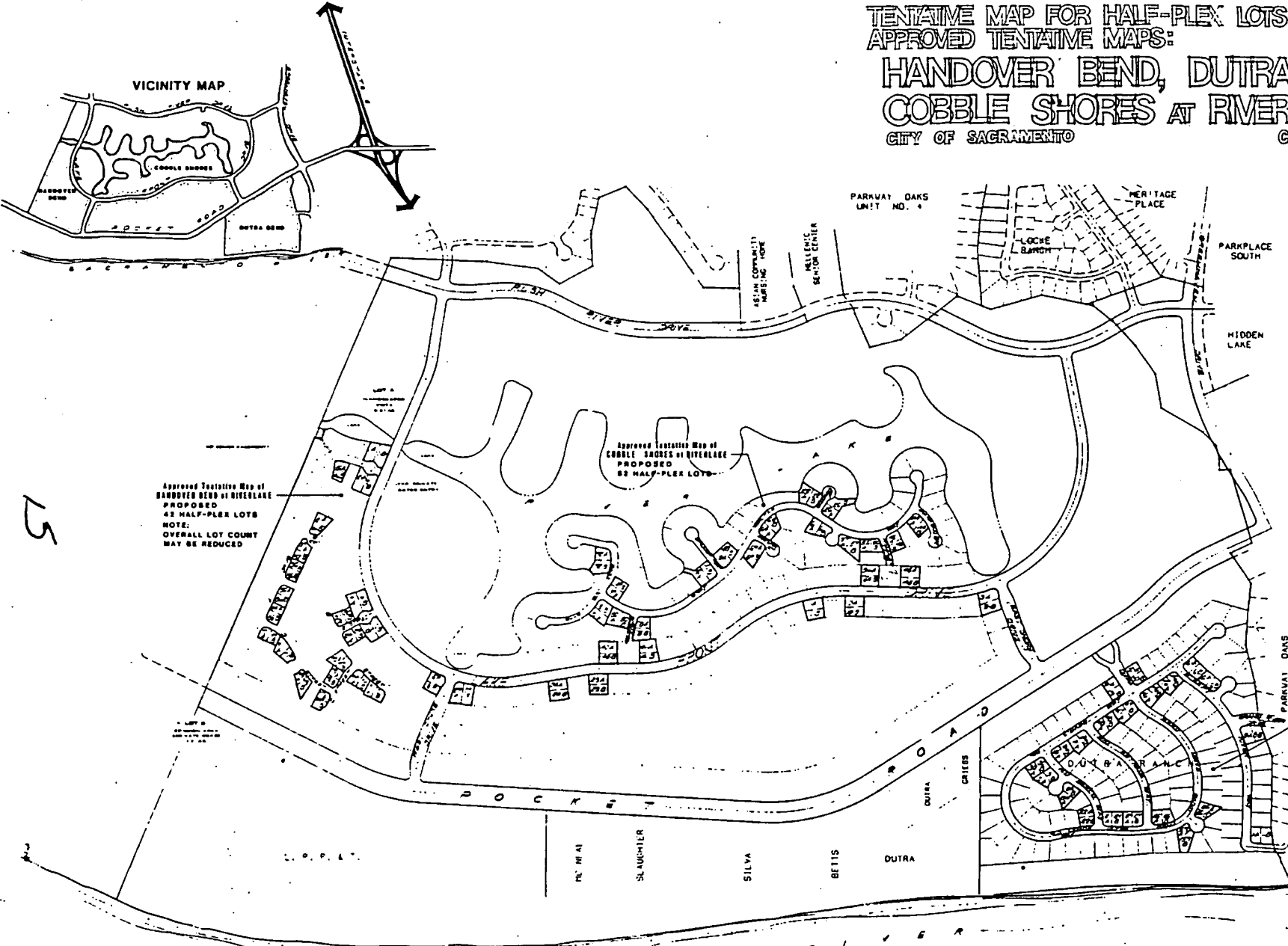
P86-397

11-13-86

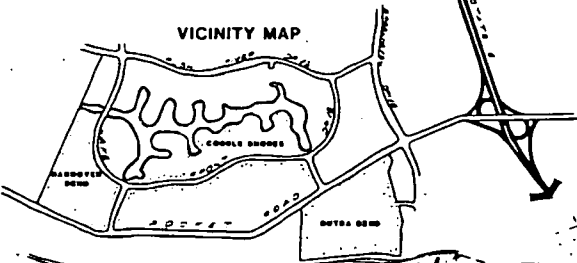
Item 18

# TENTATIVE MAP FOR HALF-PLEX LOTS FOR APPROVED TENTATIVE MAPS:

## HANDOVER BEND, DUTRA BEND & COBBLE SHORES AT RIVERLAKE CITY OF SACRAMENTO CALIFORNIA



VICINITY MAP



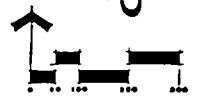
Approved Tentative Map of  
HANDOVER BEND at RIVERLAKE  
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42 HALF-PLEX LOTS  
NOTE:  
OVERALL LOT COUNT  
MAY BE REDUCED

Approved Tentative Map of  
COBBLE SHORES at RIVERLAKE  
PROPOSED  
82 HALF-PLEX LOTS

Approved Tentative Map of  
DUTRA BEND at RIVERLAKE  
PROPOSED  
42 HALF-PLEX LOTS

- GENERAL NOTES AND PERMITS:**
- LAP - REPLICATION OF
  - THE CITY OF SACRAMENTO
  - PLANNING DEPARTMENT
  - 1500 J STREET
  - SACRAMENTO, CALIFORNIA 95811
- PROJECT:**
- THE DEVELOPER
  - PROPOSED 42 HALF-PLEX LOTS
  - LOCATED ON, OR NEAR, THE
- APPLICANT:**
- 021-1000-001, 021-1000-002 & 003
  - 021-0012-000, 001, 002, & 003
- OWNER:**
- M. S. & M.
- DESIGNER:**
- 1010 N. MARKET
- ENGINEER:**
- 600 N. 14th STREET, SUITE 100, SACRAMENTO, CA 95811
- UTILITIES:**
- PUBLIC UTILITIES
  - PUBLIC WATER
  - PUBLIC SEWER
- APPROVED JURISDICTIONS:**
- SACRAMENTO CITY ENGINEER
- DATE APPROVED:**
- ON 10/26/86, BY 021-1000-001, 002, & 003

- NOTES:**
- SUBDIVIDER PROPOSES VARIABLE FRONT YARD SETBACKS
  - APPLICANT REQUESTS THAT ANY SINGLE FAMILY UNIT BUILT ON AN R-1-A CORNER LOT BE SUBJECT FROM SPECIAL PERMIT REVIEW



THE DEVELOPER  
720 P STREET  
SACRAMENTO, CA 95811  
021-1000-001

LANDMARK ARCHITECTURE/PLANNING  
1500 J STREET, SUITE 100  
SACRAMENTO, CALIFORNIA 95811

OCTOBER 1986

# EXHIBIT A TENTATIVE MAP

20



# CITY OF SACRAMENTO

20 (3) 86

## DEPARTMENT OF PLANNING AND DEVELOPMENT

1231 "I" Street

Sacramento, Ca. 95814

December 5, 1986

City Council  
Sacramento, California

Honorable Members in Session:

**SUBJECT:** Rezone from Single Family (Planned Unit Development), R-1 (PUD) to Townhouse (Planned Unit Development), R-1A (PUD) zone.

**LOCATION:** Various corner lots in the Cobble Shores Handover Bend and Dutra Bend Subdivisions, located on the north and south sides of Lake Front Drive, south side of Pocket Road, west of Greenhaven 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 December 23, 1986.

Respectfully submitted.

Marty Van Duyn  
Planning Director

FOR CITY COUNCIL INFORMATION  
WALTER J. SLIPE  
CITY MANAGER

MVD:lao  
attachments  
P86-397

December 16, 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 IN THE COBBLE SHORES HANDOVER BEND AND DUTRA BEND SUBDIVISIONS, LOCATED ON THE NORTH AND SOUTH SIDES OF LAKE FRONT DRIVE, SOUTH SIDE OF POCKET ROAD, WEST OF GREENHAVEN DRIVE FROM THE SINGLE FAMILY (PLANNED UNIT DEVELOPMENT), R-1 (PUD) ZONE(S) AND PLACING THE SAME IN THE TOWNHOUSE (PLANNED UNIT DEVELOPMENT), R-1A (PUD) ZONE(S) (P86-397)  
 (APN: portion of 031-1030-002, 003, 004, 007, 008, 011, 012; 031-0112-006, 008, 011, 012)

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 (Planned Unit Development), R-1 (PUD) zone(s), established by Ordinance No. 2550, Fourth Series, as amended, is hereby removed from said zone and placed in the Townhouse (Planned Unit Development), R-1A (PUD) 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 November 13, 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.

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

P86-397

3

LEGAL DESCRIPTION

CORNER LOTS OF DUTRA BEND, COBBLE SHORES, HANDOVER BEND.

P86-397

4

December 30, 1986

L and P-Pacific Teichert  
6355 Riverside Blvd., Suite C  
Sacramento, CA 95831

Dear Sir:

On December 23, 1986, the Sacramento City Council took the following action(s) for property located on the north and south sides of Lake Front Drive, south side of Pocket Road, west of Greenhaven Drive: (P-86397)

Adopted Ordinance No. 86-121 to rezone 14.0± vacant acres from Single Family (Planned Unit Development), R-1 (PUD) to Townhouse (Planned Unit Development), R-1A (PUD) zone for halfplex development

Adopted Resolution No. 86-972 adopting Findings of Fact and approving tentative map to divide 14± vacant acres into 136 halfplex lots.

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

Sincerely,



Lorraine Magana  
City Clerk

LM/1w/20

Enclosure

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

January 23, 1987

L and P-Pacific Teichert  
6355 Riverside Blvd., Suite C  
Sacramento, CA 95831

Dear Gentlemen:

On December 23, 1986, the Sacramento City Council adopted Resolution No. 86-972 adopting Findings of Fact and approving tentative map to divide 14+ vacant acres into 136 halfplex lots.

Enclosed, for your records, is one fully certified copy of the corrected resolution.

Sincerely,

LORRAINE MAGANA, CITY CLERK

Janice Beaman  
Deputy City Clerk

JB/dah/20

Enclosure

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