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# CITY OF SACRAMENTO

**CITY PLANNING DEPARTMENT**  
815 H STREET  
CITY HALL ROOM 307

SACRAMENTO CALIF 95811  
TELEPHONE (916) 435-5600

Marty Van Duyen

~~██████████~~  
PLANNING DIRECTOR

February 7, 1980

CITY PLANNING DEPARTMENT  
**RECEIVED**  
FEB 8 1980

City of Sacramento,  
Sacramento, California

Honorable Members in Session:

**SUBJECT:** Application for:

1. Zones from A to F-1
2. Subdivision Modification to create lots less than 100 feet deep
3. Tentative Map (P-8873)

*Cont to  
2-19-80*

**FILED**  
BY THE CITY COUNCIL  
*CONT. TO 2-26-80*  
FEB 19 1980

**LOCATION:** 7452 Pocket Road

FEB 12 1980

OFFICE OF THE  
CITY CLERK

SUMMARY

The request involves the division of 3.45+ vacant acres into eight (8) single family lots and a Lot A to be dedicated to the City as a portion of the Sacramento River Parkway. The City Planning Commission recommended approval of the Tentative Map as illustrated on Exhibit A and subject to conditions.

BACKGROUND

The proposed site abuts the Sacramento River and is located in an area developing with single family residences.

Staff has several concerns regarding the proposed site design (Exhibit A) which was recommended by the Planning Commission. Among these concerns are the creation of eight lots that are substandard in depth by 17 feet and consideration for future development of the parcels to the north.

Staff has provided an alternate site design (Exhibit B) which provides for an equal number of lots (8), containing comparable square footage, with only one substandard lot (a deep lot). This design also provides for a stub street to the north and would allow the development of the adjacent parcel with a minimal amount of substandard lots as shown on Exhibit C. If Exhibit A is approved, it would encourage the development of the adjacent parcel to the north with a similar design with a cul-de-sac and substandard depth lots.

February 7, 1980

VOTE OF COMMISSION

At their regular meeting of January 10, 1980, the Planning Commission recommended approval of the Tentative Map as proposed by the applicant by a vote of seven ayes, one no, one absent.

RECOMMENDATION

The staff recommends that the Tentative Map as shown on Exhibit B be approved subject to the conditions listed in the attached staff report and that a Subdivision Modification to create one deep lot be granted.

The City Planning Commission recommends approval of Exhibit A subject to the conditions listed on the attached Tentative Map Resolution. In addition, the Planning Commission recommends granting the Subdivision Modification to create lots substandard in depth.

Both staff and the Planning Commission recommend granting the request to rezone to single family residential.

If the City Council concurs with the Planning Commission, the proper action would be to adopt the attached Tentative Map Resolution for Exhibit A and the Rezoning Ordinance.

If the City Council concurs with staff's recommendation, the proper action would be to adopt the attached Tentative Map Resolution for Exhibit B and the Rezoning Ordinance.

Respectfully submitted,



Marty Van Duyn  
Planning Director

FOR TRANSMITTAL TO COUNCIL:



Walter J. Slipe, City Manager

MVD:DP:jm  
Attachments  
P-8873

February 12, 1980  
District No. 9



JANUARY 10 80

ITEM NO. 24

RIVER

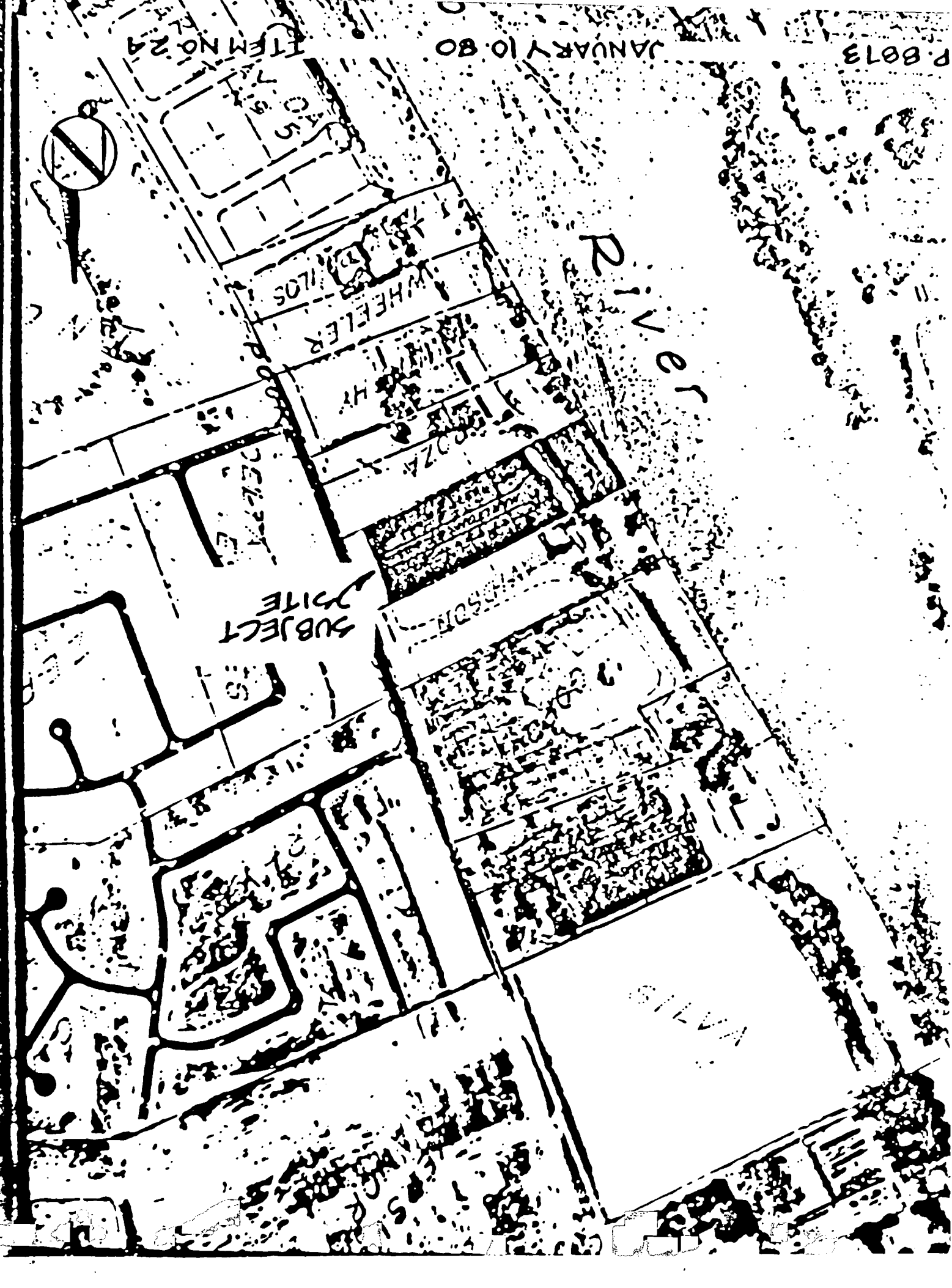
WHEELER

HY

024

SUBJECT SITE

024





# CITY OF SACRAMENTO

## OFFICE OF THE CITY CLERK

915 I STREET

CITY HALL ROOM 203

SACRAMENTO, CALIFORNIA 95814

TELEPHONE (916) 448-6438

LORRAINE MAGANA  
CITY CLERK

January 22, 1980

Louie Fon Yuen  
3112 O Street, Suite 10  
Sacramento, CA 95816

Dear Mr. Yuen:

Notice is hereby given that a hearing date of February 12, 1980 has been set in the matter of REZONE from A to R-1; TENTATIVE MAP to divide 3 acres into 8 single family lots; and SUBDIVISION MODIFICATION to create lots less than 100 feet deep, requests for property located at 7452 Pocket Road. (P-8873)

The hearing will be held at 7:30 p.m., Council Chamber, second floor, 915 I Street, Sacramento, CA.

Pursuant to Council Rules of Procedure 4.5, continuance of the above matter may be obtained only if a written request is delivered to this office no later than 12:00 Noon the Monday before the meeting when the hearing is scheduled. If written request is not delivered to this office as specified herein, you may obtain continuance only by appearing before the City Council at the time the hearing is scheduled and requesting the co

Sincerely,

  
Lorraine Magana  
City Clerk

LM:HO'

cc: The Spink Corporation (L. Ong)  
Robert Davidson  
Planning Department  
P-8873 Mailing List (5)

Zephyr Investment Corp., Etal  
5042 Romera Way  
Fair Oaks, CA 95628

7-8873-2-12-80  
ZEP 42 14242001 01/22/80

RETURN TO SENDER  
NOT DELIVERABLE TO ADDRESSEE  
UNABLE TO LOCATE

STAFF REPORT AMENDED 1-10-80  
CITY PLANNING COMMISSION

815 "I" STREET - SACRAMENTO, CALIFORNIA 95814

APPLICANT Spink Corp., P.O. Box 2511 Sacramento, CA 95821  
OWNER Louis For Yeun, 3112 O Street, Suite 10, Sacramento, CA 95821  
PLANS BY Spink Corp., P.O. Box 2511 Sacramento, CA 95821  
FILING DATE 11-21-79 60 DAY CPC ACTION DATE 2-21-80 REPORT BY \_\_\_\_\_  
NEGATIVE DEC. 12-1-79 EIR \_\_\_\_\_ ASSESSOR'S PCL NO 63-020-21

- APPLICATION:
1. Environmental Determination:
  2. Change from Agriculture (A) to Single-family 1-
  3. Variance/Subdivision Modification to create lots less than 100 feet
  4. Tentative Map (1-5-80)

LOCATION: 2412 Pocket Road

REASON: The applicant is requesting the necessary entitlement to divide 3.45 acres into eight (8) single-family lots, and lot A to be dedicated to the City.

GENERAL PLAN DESIGNATION:

General Plan Designation:	Residential: Major Recreational or Open Space
South Pocket Community Plan Designation:	Low density residential: Single-Family Open Space
Existing Zoning of Site:	Agriculture (A)
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:

North: Agricultural/Residential; and A  
South: Agricultural/Residential; and A  
East: Residential; and R-1  
West: Sacramento River

Property Dimensions: 3.45+ acres

Density of Development: 3 du/ac

North/South Orientation: 6 to 8

Topography: Flat

Street Improvements: To be provided

Utilities: Available to site

School District: Sacramento City Unified School District

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION:

On December 20, 1979, by a vote of 8 ayes, 1 abstention, the Subdivision Review Committee recommended approval of the subdivision modification to allow lots less than 100 feet in depth and of the tentative map subject to the following conditions:

1. The applicant shall dedicate proposed Lot A to the City.

2. The applicant shall dedicate a 10' wide easement from the levee eastward to the State Reclamation Board.
3. The applicant shall name the Cul de Sac a "Court".
4. The applicant shall prepare a sewer and drainage study for the review and approval of the City Engineer.
5. The applicant shall provide standard subdivision improvements, including street lights, pursuant to Section 40.811 of the subdivision Ordinance.
6. The applicant shall provide an off-site right-of-way for the transition along Pocket Road.
7. The applicant shall file the necessary segregation request and fee on existing assessments.
8. The Cul de Sac shall not intrude more than 20' into the larger lot pursuant to Resolution 77-100.

STAFF EVALUATION:

The subject site is located in an area developing with single-family residences. In accordance with the residential designation of the 1964 General Plan and the South Pocket Community Plan, staff recommends the request to rezone from Agriculture (A) to Single-family Residential (R-1) be granted.

Staff has several concerns regarding the site design. Foremost among our concerns are the substandard in depth lots (S) that are proposed and considered for future development of the parcels to the north and the south. As an alternative to the applicant's proposal, staff recommends the site design shown on Exhibit "B" for the following reasons:

1. The design provides for 8 lots, only one of which is substandard.
2. The design allows for the parcel to the north to be designed with a minimum of substandard lots (see Exhibit "C").
3. The design allows for more variety in housing types by increasing the number of corner lots.

In light of the alternative lot design, staff finds it difficult to find hardship to recommend the granting of a variance to create eight lots substandard in depth. Staff recommends that instead, one variance to create a deep lot (lot 3) be granted.

The Sacramento City Unified School District has reviewed the proposed projects and anticipates a maximum yield of three (3) elementary, one (1) junior high, and two (2) senior high school students. The District has indicated that additional portable classrooms will be provided should enrollment increase beyond current physical capacity.

As a point of information, Regional Transit has indicated that an express bus stop by lot 8 may be installed in the future depending upon the planning along the extent of the route.

STAFF RECOMMENDATIONS:

Staff recommend that:

1. The tentative declaration be ratified.
2. The rezoning from Agriculture (A) to Single-family Residential (R-1) be approved.
3. The variance to create lots substandard in depth be approved.
4. The variance to create a deep lot be approved.
5. The tentative plan as shown on Exhibit "B" be approved, subject to the following conditions: (ZFC amended to allow shall be added)
  - a. The applicant shall dedicate proposed lot 4 to the City.
  - b. The applicant shall dedicate a 10' wide easement from the levee eastward to the State Reclamation Board.
  - c. The applicant shall name the Cul de Sac a "Court".
  - d. The applicant shall prepare a sewer and drainage study for the review and approval of the City Engineer.
  - e. The applicant shall provide standard subdivision improvements, including street lights, pursuant to Section 40.811 of the Subdivision Ordinance.
  - f. The applicant shall provide an off-site right-of-way for the transition along Rocket Road.
  - g. The applicant shall file the necessary segregation request and fee on existing assessments.
  - h. The Cul de Sac shall not intrude more than 20' into the property pursuant to Resolution 77-165.

Findings of Fact - Variance to create lots substandard in depth:

1. The granting of the variance would constitute a special privilege since an alternative site design without lots substandard in depth is available.
2. While the use of the parcel for single-family residential lots is allowed under the General and Community Plan designations, creating substandard depth lots is not justifiable.



3. The project as proposed by the applicant is potentially injurious to public health, safety and welfare as the substandard depth lots allow for a minimum of open space in the side and rear yard.
4. The land use as proposed by the applicant is not consistent with the General Plan in that it does not offer the best design for present and future development.

Findings of Fact - Variance to create a deep lot

1. The granting of the variance will not constitute a special privilege in that the subject property is surrounded by deep lots.
2. The variance will not be a use variance in that single-family dwellings are permitted in the F-1 zone.
3. The project will not be injurious to public welfare or to property in the vicinity because it will not significantly alter the characteristics of the area.
4. The variance is in harmony with the General Plan in that the area is designated for single-family dwellings.

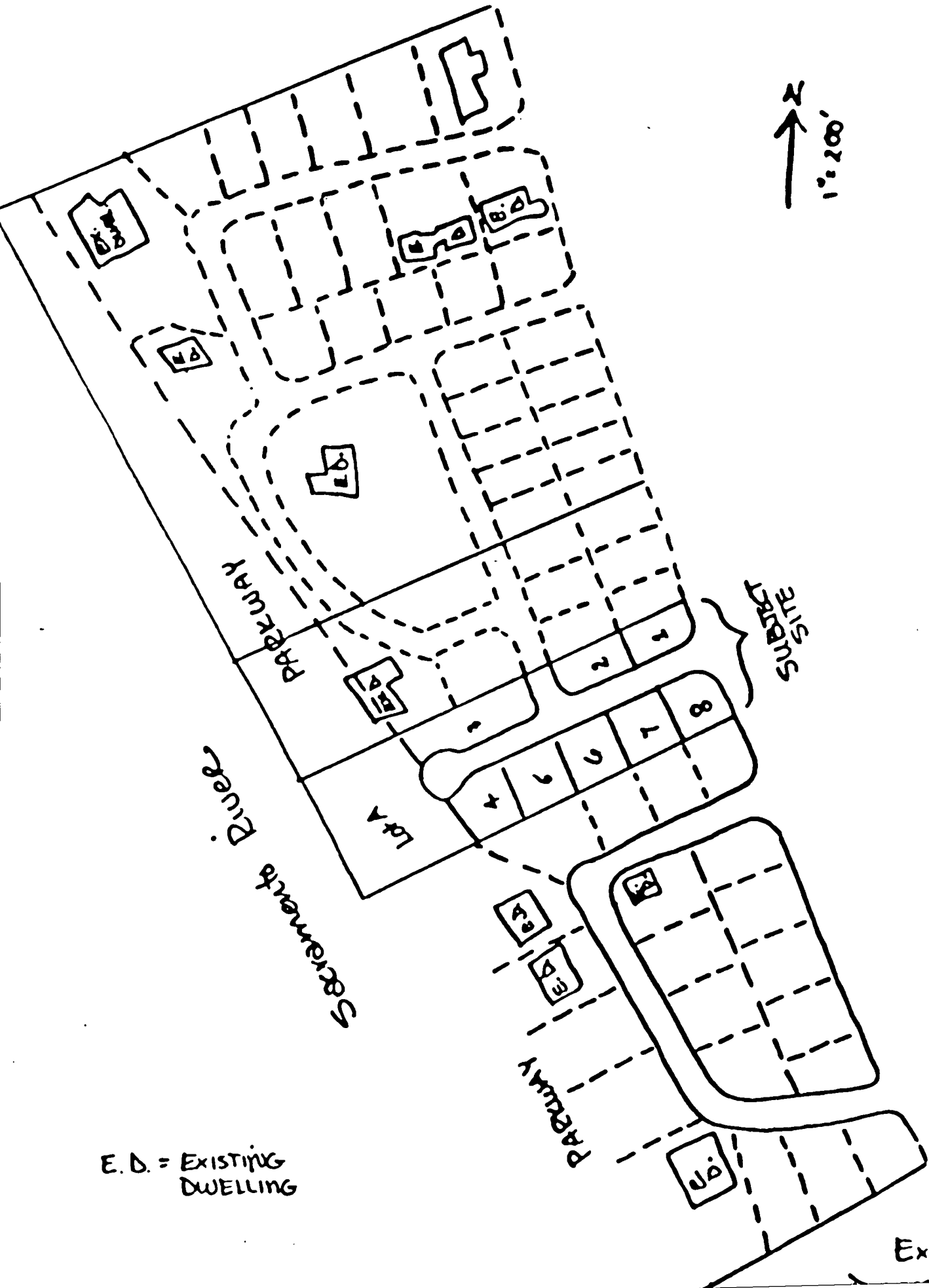


Exhibit "C"

E. D. = EXISTING DWELLING

Exhibit "C"

In the matter of the decision of the )  
Planning Commission on application )  
P-8873 for a Variance to create lots )  
less than 100' deep at 7452 Pocket Rd.)

FINDINGS OF FACT

On January 10, 1980 the City Planning Commission indicated an intent to approve the Variance subject to conditions in amended staff report and based on findings of fact due January 24, 1980.

Based on documentary and oral evidence submitted at the public hearing on January 10, 1980, the Planning Commission approved the variance with conditions and hereby finds:

1. The granting of the variance will not constitute a special privilege in that there are similar lots in the area.
2. The variance will not be a use variance in that single family dwellings are permitted in the R-1 zone.
3. The project will not be injurious to public welfare or to property in the vicinity because it will not significantly alter the characteristics of the area.
4. The variance is in harmony with the General Plan in that the area is designated for single family dwellings.

Approved by the Commission  
Approved by the Commission on  
January 24, 1980 for the  
January 10, 1980 Planning  
Commission meeting.

  
Chairman,  
City Planning Commission

1.

ORDINANCE NO.

, FOURTH SERIES

ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, BY REMOVING PROPERTY LOCATED AT 7452 Pocket Road

FROM THE A Agricultural

AND PLACING SAME IN THE F-1 Single Family

ZONE (FILE NO. P-8873 ) (APN. 091-025-011)

BE IT ENACTED BY THE COUNCIL OF THE CITY OF SACRAMENTO

SECTION 1.

The territory described in the attached exhibit(s) which is

A Agricultural

established by Ordinance No. 2550, Fourth Series, as amended,

hereby removed from said zone(s) and placed in the

F-1 Single Family

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) to 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

P-8873

Order No. 407249

EXHIBIT "A"

All that portion of the following described property lying Southwesterly of the centerline of that certain County road, as said County road is shown and delineated on that certain plat of resurvey and subdivision of Swamp Land Survey 147, filed in the office of the County Recorder of Sacramento County on December 26, 1905, in Book 6 of Maps, Map No. 36, described as follows:

That portion of Swamp Land Survey No. 147, Sacramento County Surveys, described as follows:

Beginning at a point on the centerline of said Road 461.40 feet Northwesterly from the intersection of the centerline of said road and the South line of said Swamp Land Survey 147; thence along said centerline 210.70 feet to a point; thence South  $60^{\circ} 32' 30''$  West 743.40 feet more or less to a point on the left or Easterly bank of the Sacramento River; thence downstream along said River bank South  $32^{\circ} 45'$  East a distance of 204.28 feet more or less to a point in a line extended Southwesterly which bears South  $60^{\circ} 59'$  West from the point of beginning; thence North  $60^{\circ} 59'$  East 708.44 feet to the point of beginning.

## RESOLUTION NO.

Adopted by The Sacramento City Council on date of

FEBRUARY 17, 1980

ADOPTING FINDINGS OF FACT, APPROVING A REQUEST  
FOR SUBDIVISION MODIFICATION AND TENTATIVE MAP  
FOR PARKSIDE ESTATES. (APH: 031-070-71) (F-8873)

WHEREAS, the Planning Commission has submitted to the City Council its report and recommendations concerning the request for a tentative map for Parkside Estates, located at 7452 Pocket Road (hereinafter referred to as the proposed subdivision).

WHEREAS, the Council of the City of Sacramento, based on testimony submitted at a public hearing conducted on February 17, 1980 hereby finds and determines as follows:

- A. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City General Plan and the South Pocket Community Plan in that both plans designate the subject site for residential uses. Also, any required improvements are to be designed and constructed within the provisions of the Subdivision Regulations which, by Section 40.102 of said regulations, is designated as a Specific Plan of the City of Sacramento.
- B. The site is physically suitable for the type and proposed density of development in that the subject site is flat with no significant erosional, soil expansion or other similar problems.
- C. The design of the subdivision or proposed improvements are not likely to cause substantial environmental damage, and will not substantially and avoidably injure fish or wildlife or their habitat. The proposed project has been reviewed and assessed by the Environmental Coordinator, who has filed a Negative Declaration, with the City Clerk. By virtue of the Negative Declaration, the proposed project will not cause individual or cumulative adverse effects on the natural and social-physical environment nor substantially and avoidably injure fish, wildlife or their habitat.
- D. The design of the subdivision or the type of improvements are not likely to cause serious public health problems in that community water and sewer systems exist at the site. The site is not within an established floodplain or over a known seismic fault.
- E. The design of the subdivision or the type of improvements will not conflict with easements acquired by the public for access through, or use of, the property within the proposed subdivision, in that there are no access easements for use by the public at large on the subject site.
- F. The discharge of waste from the proposed subdivision into the community sewer system servicing the proposed subdivision will not result in or add to a violation of the waste discharge requirements applicable to said sewer system which were prescribed by the California Regional Water Quality Control Board, Central Valley Region, in that the existing City of Sacramento treatment plants have a design capacity of 75 mgd and that actual treated discharge averages 56 mgd. The discharge from the proposed project will not create a condition exceeding the design capacity.

G. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities in the proposed subdivision, taking into consideration the local climate, the contour and configuration of the parcel to be divided, and such other design and improvement requirements applicable to the proposed subdivision.

H. In the matter of the requested subdivision modification, the Council determines as follows:

a. That the property to be divided is of such size or shape, or is affected by such topographic conditions, or that there are such special circumstances or conditions affecting the property that it is impossible, impracticable or undesirable in the particular case to conform to the strict application of these regulations.

Fact: The site is a long and narrow strip of land which makes it difficult to meet all requirements of the Subdivision Ordinance.

b. That cost to the subdivider of strict or literal compliance with the regulation is not the sole reason for granting the modification.

Fact: The design of the subdivision is subject to the physical constraints of the site.

c. That the modification will not be detrimental to the public health, safety, or welfare or be injurious to other properties in the vicinity.

Fact: The lots being created are typical to the area in size.

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.

Fact: The development is consistent with the South Pocket Community Plan and the General Plan which designate the site for residential uses.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Lancaster as follows:

- A. The Negative Declaration be ratified;
- B. The Tentative Map as shown on Exhibit A and Subdivision Map 10000 be approved subject to the following conditions:
  1. The applicant shall dedicate proposed Lot A to the City.
  2. The applicant shall dedicate a 10-foot wide easement from the centerline eastward to the State Reclamation Board.
  3. The applicant shall name the cul-de-sac a "Court".
  4. The applicant shall prepare a sewer and drainage plan for the review and approval of the City Engineer.
  5. The applicant shall provide standard subdivision improvements including street lights, pursuant to Section 10.511 of the Subdivision Ordinance.
  6. The applicant shall provide an off-site right-of-way for the transition along Pocket Road.
  7. The applicant shall file the necessary segregation request and fee on existing assessments.
  8. The cul-de-sac shall not intrude more than 10 feet into the Parkway pursuant to Resolution 77-165.

\_\_\_\_\_  
MAYOR

ATTEST:

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

P-8873





## RESOLUTION NO.

Adopted by The Sacramento City Council on date of

FEBRUARY 17, 1980

ADOPTING FINDINGS OF FACT, APPROVING A RESOLUTION  
FOR SUBDIVISION MODIFICATION AND TENTATIVE PLAN  
FOR PARKSIDE ESTATES. (APN: 031-020-01) (P-1)

WHEREAS, the Planning Commission has submitted to the City Council, its report and recommendations concerning the request for a tentative map for Parkside Estates, located at 7452 Pocket Road (hereinafter referred to as the proposed subdivision);

WHEREAS, the Council of the City of Sacramento, based on testimony submitted at a public hearing conducted on February 17, 1980 hereby finds and determines as follows:

- A. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City General Plan and the South Pocket Community Plan in that both plans designate the subject site for residential uses. Also, any required improvements are to be designed and constructed within the provisions of the Subdivision Regulations which, by Section 40.102 of said regulations, is designated as a Specific Plan of the City of Sacramento.
- B. The site is physically suitable for the type and proposed density of development in that the subject site is flat with no significant erosional, soil expansion or other similar problems.
- C. The design of the subdivision or proposed improvements are not likely to cause substantial environmental damage, and will not substantially and avoidably injure fish or wildlife or their habitat. The proposed project has been reviewed and assessed by the Environmental Coordinator who has filed a Negative Declaration, with the City Clerk. By virtue of the Negative Declaration, the proposed project will not cause individual or cumulative adverse effects on the natural and social-physical environment nor substantially and avoidably injure fish, wildlife or their habitat.
- D. The design of the subdivision or the type of improvements are not likely to cause serious public health problems in that community water and sewer systems exist at the site. The site is not within an established floodplain or over a known seismic fault.
- E. The design of the subdivision or the type of improvements will not conflict with easements acquired by the public for access through, or use of, the property within the proposed subdivision, in that there are no access easements for use by the public at large on the subject site.
- F. The discharge of waste from the proposed subdivision into the community sewer system servicing the proposed subdivision will not result in or add to a violation of the waste discharge requirements applicable to said sewer system which were prescribed by the California Regional Water Quality Control Board, Central Valley Region, in that the existing City of Sacramento treatment plants have a design capacity of 75 mgd and that actual treated discharge averages 56 mgd. The discharge from the proposed project will not create a condition exceeding the design capacity.

**FILED**

BY THE CITY COUNCIL

CONT. TO 2-26-80  
FEB 19 1980

OFFICE OF THE  
CITY CLERK

G. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities in the proposed subdivision, taking into consideration the local climate, the contour and configuration of the parcel to be divided, and such other design and improvement requirements applicable to the proposed subdivision.

H. In the matter of the requested subdivision modification, the Council determines as follows:

a. That the property to be divided is of such size or shape, or is affected by such topographic conditions, or that there are such special circumstances or conditions affecting the property that it is impossible, impracticable or undesirable in the particular case to conform to the strict application of these regulations.

Fact: The site is a long and narrow strip of land which makes it difficult to meet all requirements of the Subdivision Ordinance.

b. That cost to the subdivider of strict or literal compliance with the regulation is not the sole reason for granting the modification.

Fact: The design of the subdivision is subject to the physical constraints of the site.

c. That the modification will not be detrimental to the public health, safety, or welfare or be injurious to other properties in the vicinity.

Fact: The lots being created are typical to the area in which the subdivision is located.

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.

Fact: The development is consistent with the South Eastern Community Plan and the General Plan which designate the site for residential uses.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Berkeley as follows:

- A. The Negative Declaration be ratified.
- B. The Tentative Map as shown on Exhibit B and Subdivision Map Sheet, be approved subject to the following conditions:
  - 1. The applicant shall dedicate proposed Lot A to the City.
  - 2. The applicant shall dedicate a 10-foot wide easement from the levee eastward to the State Reclamation Board.
  - 3. The applicant shall prepare a sewer and drainage study for the review and approval of the City Engineer.
  - 4. The applicant shall provide standard subdivision improvements, including street lights, pursuant to Section 40.801 of the Subdivision Ordinance.
  - 5. The applicant shall provide an off-site right-of-way for the transition along Pocket Road.
  - 6. The applicant shall file the necessary segregation request and fee on existing assessments.
  - 7. The cul-de-sac shall not intrude more than 20 feet into the Parkway pursuant to Resolution 77-165.

\_\_\_\_\_  
MAYOR

ATTEST:

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

P-8873

Alternative Design  
by Staff  
EXHIBIT "B"

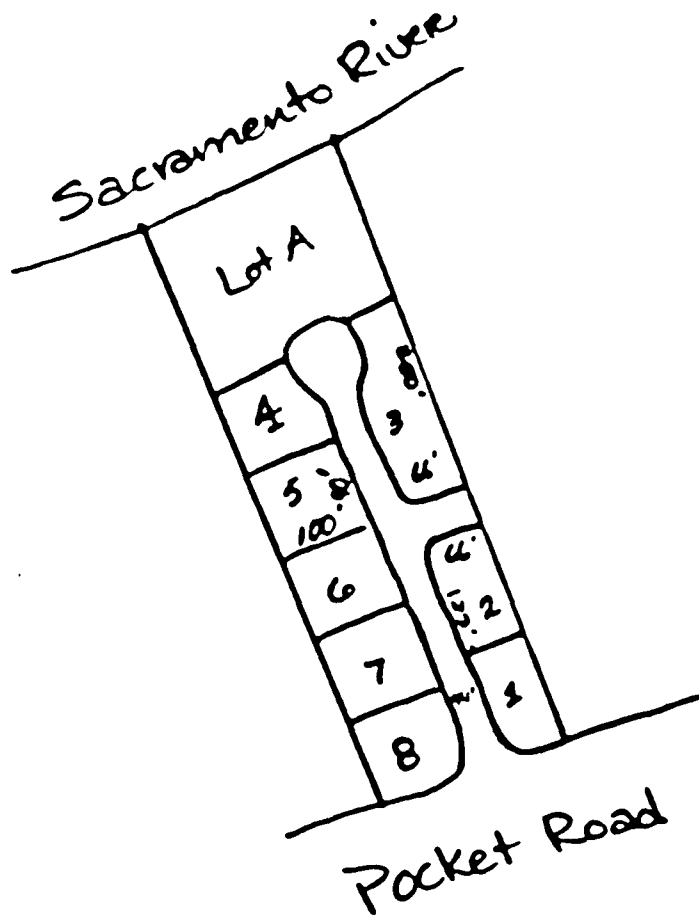


Exhibit "B"