

AMENDED BY STAFF 11-13-86
CITY PLANNING COMMISSION

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

APPLICANT	The Spink Corporation, P.O. Box 2511, Sacramento, CA 95811
OWNER	L & P Pacific/Teichert, 6355 Riverside Blvd., Sacramento, CA 95831
PLANS BY	Spink Corporation, P.O. Box 2511, Sacramento, CA 95811
FILING DATE	10-9-86
ENVIR. DET.	11-3-86
REPORT BY	SD:ldc
ASSESSOR'S-PCL. NO.	portion of 031-0103-001,005,009 and 010

- APPLICATION:
- A. Negative Declaration
 - B. Rezone 5² vacant acres from Single Family (R-1-PUD) to Townhouse (R-1A-PUD)
 - C. Tentative Map (P86-396)
 - D. Special Permit for halfplex development (WITHDRAWN)
 - E. Subdivision Modification to modify street improvements and lighting

LOCATION: South side of Rush River, east of Lake Front Drive

PROPOSAL: The applicant is requesting the necessary entitlements to subdivide 36 acres into 101 single family lots and 56 halfplex lots known as Stillwater Cove.

PROJECT INFORMATION:

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

Surrounding Land Use and Zoning:

North: Vacant, Multi-Family, Nursing Home; R-2A, R-3, R-4
 South: Lake; A-OS
 East: Vacant; R-1, R-3-PUD
 West: Vacant; R-2B-PUD

Property Dimensions:	Irregular
Property Area:	36 ² acres
Density of Development:	4.3 d.u. per acre
Topography:	Flat
Street Improvements & Utilities:	To be provided

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

BACKGROUND INFORMATION: The subject site is a portion of the LPPT planned unit development which was approved by the City Council on August 27, 1985 (P85-165)(see Exhibit B). The PUD was approved for a mixture of residential densities and housing types, a private lake and neighborhood commercial.

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PROJECT EVALUATION:

A. Land Use

The site is designated for residential uses in the 1974 General Plan and Light Density residential uses in the 1976 South Pocket Community Plan. The northwest seven acres of the site are currently designated for Townhouse uses with the remainder designated for Standard single family residential uses in the LPPT schematic plan. The site is surrounded by LPPT residential property to the north, east and south. Property to the west is also approved for single family uses.

The entire 36 acres are proposed for 101 single family residences and 54 halfplexes. As proposed, the northern portion is not consistent with the current zoning or schematic plan designation of Townhouse. The applicant's purpose is to retain options in the development of his property. He has, therefore, offered to process the necessary entitlements for plan consistency prior to map recordation. Since the density would be less than what has been approved, staff has no objection to the proposed tentative map subject to processing the plan amendments.

Corner lots are proposed for custom halfplex development. Since the applicant does not know the specific plans at this time, a request for R-1A zoning has been made. This will allow a builder flexibility when designing a unit. The applicant has submitted, under a separate application, a request for a special permit which will establish design guidelines for halfplexes within the LPPT project.

B. Design

In order to provide a distinctive character to the project, and to provide residents with privacy and security, the applicant proposes a system of private streets. This has been approved for previous LPPT projects. A Subdivision Modification has been requested to allow 36 foot wide streets. This will provide 33 feet of paving and 1.5 feet of curb and gutter on each side. No sidewalks are proposed. The applicant proposes C.C. and R's which will make a homeowners' association responsible for maintenance of the private streets. This is part of the overall LPPT development agreement. In addition, the C.C. and R's will prohibit residents from putting lawn cuttings on the streets for rubbish collection. These items will eliminate the City's liability with regard to streets and maintenance.

A Subdivision Modification has also been requested to design street lights which will reflect the distinctive character of the subdivision. The street lights will be compatible with the remainder of LPPT property. Final lighting plans are subject to the review and approval of the Public Works Department. The overall private street plan will be subject to review and approval of the Public Works Department to assure adequate access for emergency vehicles, trash collection vehicles and general public safety. Street names must be approved by the Planning Director prior to map recordation.

Lots A and B are proposed as landscaped vistas overlooking the lake. The decorative design enclosure along the public street frontage will consist of a wall along the property line and landscaping the treatment of this area shall be approved by the

Planning Director. Installation and maintenance shall be the responsibility of the homeowners' association. Improvement and maintenance of this lot shall be the responsibility of the homeowners' association and addressed in the C.C. and R's.

* PUBLIC WORKS HAS PLACED A CONDITION ON THE MAP WHICH REQUIRES THE APPLICANT TO ASSUME OWNERSHIP AND MAINTENANCE OF UTILITIES WITHIN THE PROJECT (SATE SEWER, WATER AND DRAINAGE FACILITIES). THE APPLICANT OBJECTS TO THIS AS AN UNWORKABLE SITUATION. THE APPLICANT IS MEETING WITH REPRESENTATIVES OF THE PUBLIC WORKS DEPARTMENT TO WORK OUT A MUTUALLY AGREEABLE ARRANGEMENT. THIS ISSUE WILL BE RESOLVED PRIOR TO CITY COUNCIL CONSIDERATION OF THE PROJECT.

C. Bus Shelter

In order to prepare for expansion of bus routes in the near future, Regional Transit requests a bus shelter at the southeast corner of "The Way" and Rush River Drive.

D. Parkland Dedication

Parkland Dedication requirements have been addressed in the LPPT development agreement.

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

RECOMMENDATION: Staff recommends that the Commission:

1. Ratify the Negative Declaration.
2. Recommend approval of the rezone from Single Family (R-1-PUD) to Townhouse (R-1A-PUD).
3. Recommend approval of the Tentative Map subject to conditions which follow.
4. Recommend approval of the Subdivision Modification to modify street improvements and street lights.

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. Prepare a sewer and drainage study for the review and approval of the City Engineer;
- b. Name the streets to the satisfaction of the Planning Director;
- c. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments;
- d. 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

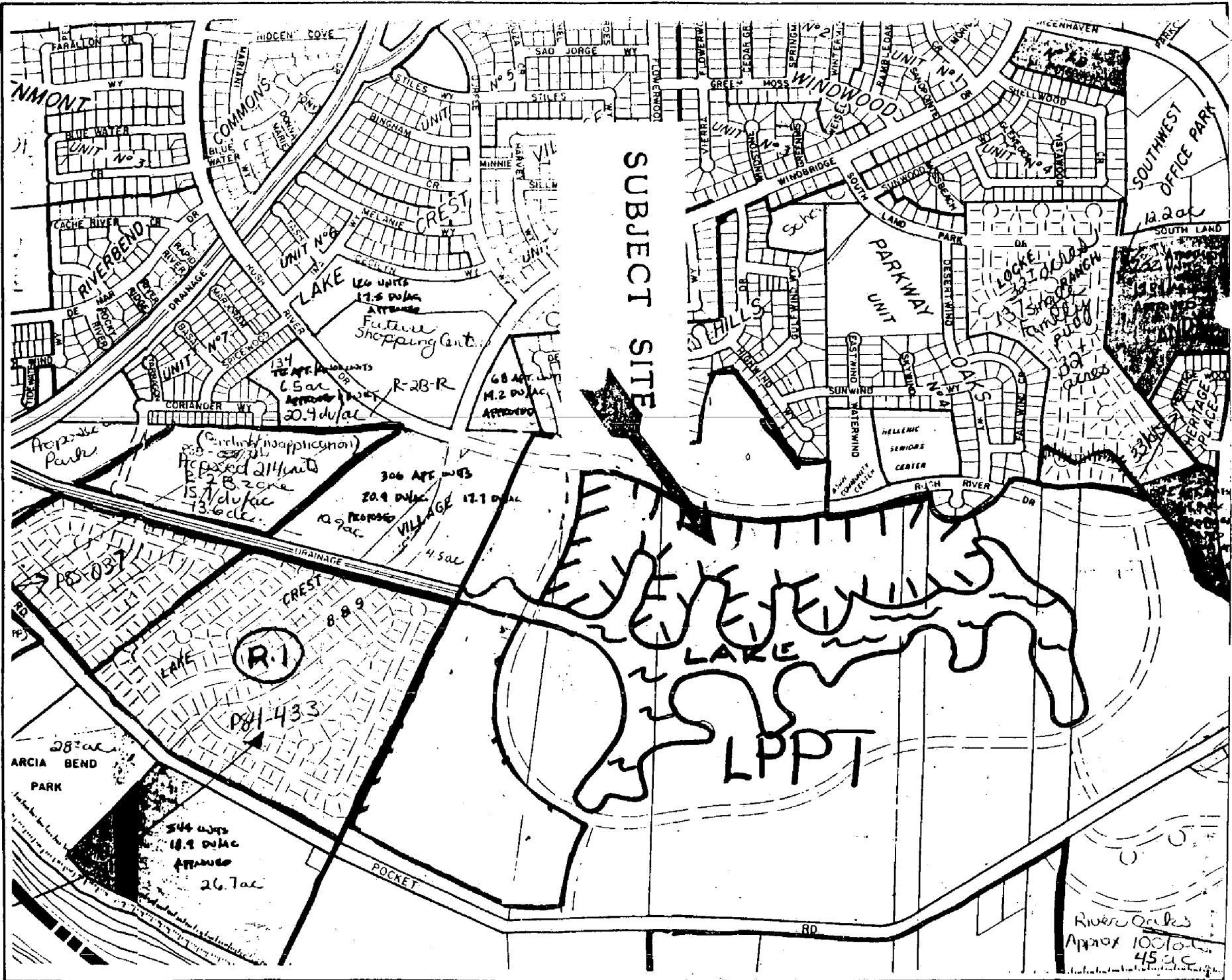
delivery units. The specific locations for such easements shall be subject to review and approval of the City Engineer after consultation with the U.S. Postal Service;

- e. 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;
- f. 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;
- g. Submit a soils test prepared by a registered engineer to be used in street design;
- h. Pay Pocket Bridge fees;
- i. Minimum lot pad grade = 4.0 feet and minimum gutter grade = -2.5 feet;
- j. A homeowners' association shall be formed and covenant's conditions, and restrictions shall be approved by the City assuring ^{installation and} maintenance of private ~~roads~~ landscaping;
- * k. ~~XXX/ public/ and/ private/ improvement/ drawings/ shall/ be/ subject/ to/ the/ review/ and/ approval/ of/ the/ City/ Engineer/ Department/~~
- * l. ~~XXX/ private/ and/ public/ roads/ shall/ be/ subject/ to/ the/ review/ and/ approval/ of/ the/ City/ Engineer/ Department/~~
- m. Lots A, B and the decorative designed enclosures shall be installed and maintained by the Homeowners' Association. Landscape and irrigation plans for the decorative design enclosure shall be reviewed and approved by staff;
- n. Private roadway shall be designated as public utility easement;
- o. Trash collection shall be addressed in the C.C. and R's and approved by the City Attorney;
- p. Dedicate standard 12.5 foot P.U.E. along lot frontage for underground electrical facilities and appurtenances;
- q. Abandon and fill in drainage ditch;
- r. Concurrent with submission for final map approval to the City Public Works Department, the applicant shall apply to the City Planning Division for a rezoning from R-1A to R-1 and a schematic plan amendment from Townhouse to

Single Family designation for site 8 of the Schematic Plan. Recordation of the final map may occur prior to final action of the City Planning Commission and City Council on the rezoning and plan amendment.

- s. Install a bus shelter at the southeast corner of "The Way" and Rush River Drive to the satisfaction of Regional Transit.
- t. *Provide standard subdivision improvements pursuant to Section 40.811 of the City Code; private roadways shall be designed and inspected to the satisfaction of the Public Works Director.*
- u. *A homeowners association shall be formed and C.C. and R's shall be approved by the City assuring maintainance of the private roadways. The City shall maintain underground utilities, including restoration of streets to City Standards. A homeowners association shall maintain all surface improvements, street lights and drop inlets. The above is pursuant to a letter agreement between the developer and the City.*

VICINITY - LAND USE - ZONING



56-377
P86-396

19
8-28-86
1413-87

17
JAN 11

Riverside
Approx 100 to
45 ac

100

25-2-1-11

617

DELTA PARK HILLS

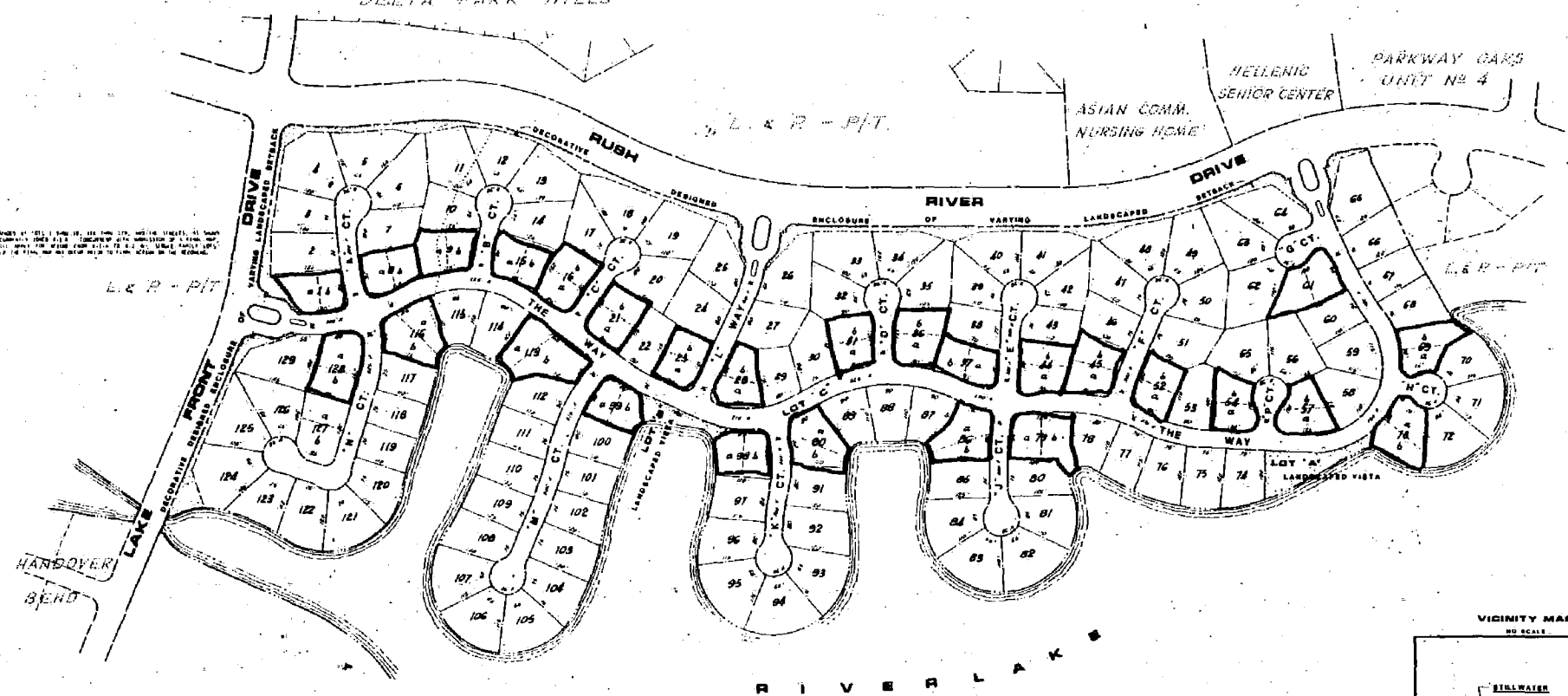
L & P - PIT

ASIAN COMM. NURSING HOME

HELLENIC SENIOR CENTER

PARKWAY GARS UNIT # 4

THE AREA SHOWN ON THIS MAP IS SUBJECT TO THE CITY OF SACRAMENTO'S ZONING ORDINANCES AND THE CITY ENGINEER'S REVIEW OF THIS MAP. THE CITY ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE MAP AND DOES NOT CONSTITUTE AN ENDORSEMENT OF THE PROJECT OR A GUARANTEE OF THE ACCURACY OF THE INFORMATION THEREON.



TENTATIVE SUBDIVISION MAP

STILLWATER

AT RIVERLAKE

CITY OF SACRAMENTO, CALIFORNIA
OCTOBER, 1988

NOTES:

1. LOTTERIES IN THIS MAP ARE SUBJECT TO PUBLIC REGULATION.
2. LANDSCAPED PROPERTY IS SUBJECT TO PUBLIC REGULATION.
3. LANDSCAPED PROPERTY IS SUBJECT TO PUBLIC REGULATION.
4. LANDSCAPED PROPERTY IS SUBJECT TO PUBLIC REGULATION.
5. LANDSCAPED PROPERTY IS SUBJECT TO PUBLIC REGULATION.
6. LANDSCAPED PROPERTY IS SUBJECT TO PUBLIC REGULATION.

GENERAL INFORMATION:

MAP PREPARED BY:
CITY ENGINEER, SACRAMENTO, CALIFORNIA

DATE:
OCTOBER, 1988

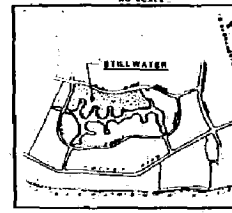
SCALE:
AS SHOWN

REVISIONS:
NONE

LEGEND:

- LOT: 1-129, 130-135, 136-140
- STREET: 1-129, 130-135, 136-140
- LANDSCAPED: 1-129, 130-135, 136-140
- ENCLOSURE: 1-129, 130-135, 136-140
- RETRACT: 1-129, 130-135, 136-140
- VISTA: 1-129, 130-135, 136-140

VICINITY MAP
NO SCALE



THIS MAP IS SUBJECT TO THE CITY ENGINEER'S REVIEW AND IS NOT A GUARANTEE OF THE ACCURACY OF THE INFORMATION THEREON.

EXHIBIT A

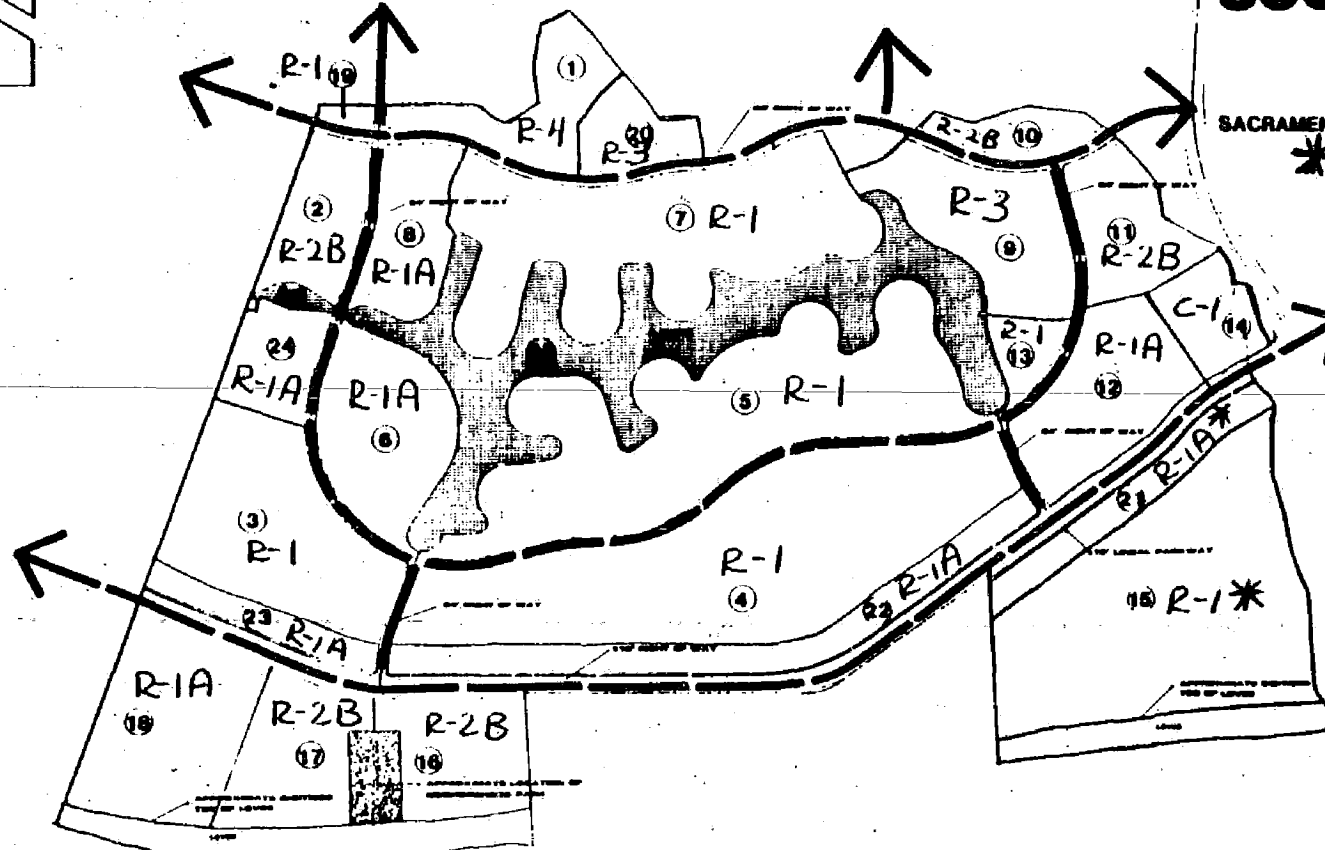
#17



SOUTH POCKET L.P.P.T.

SACRAMENTO CALIFORNIA

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

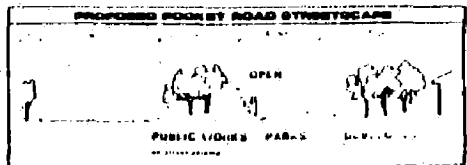


SCHEMATIC PLAN LAND USE EXHIBIT

SITE INFORMATION

NO.	AREA	ACRES	AREA	ACRES	AREA	ACRES
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
SUBTOTAL		1000.00	AC			
PARKWAY		10.71	AC			
TOTAL		1010.71	AC			

NOTES:
1. APPROXIMATE TOTAL NUMBER OF UNITS...
2. APPROXIMATE NUMBER OF UNITS...
3. APPROXIMATE NUMBER OF UNITS...



LAND PLANNER
**ANTHONY M. GUZZARDO
AND ASSOCIATES INC**
200 WASHINGTON STREET
SAN FRANCISCO, CALIFORNIA

EXHIBIT B

11-13-86

25-980

25-980-3

25-980