

CITY PLANNING COMMISSION

1231 I STREET, ROOM 200, SACRAMENTO, CALIFORNIA 95814

APPLICANT	Peter Macaluso, 3345 Arden Way, Sacramento, CA. 95825		
OWNER	Ahmad & Kwawla Rashad, 4321 Ashton Drive, Sacramento, CA. 95825		
PLANS BY	David Williams & Associates, 7714 Fair Oaks Blvd., Carmichael, CA. 95608		
FILING DATE	8/22/85	50 DAY CPC ACTION DATE	REPORT BY: FG:qv
NEGATIVE DEC	Ex 15305	EIR	ASSESSOR'S PCL NO. 031-030-03, 43

APPLICATION: Major modification of special permit to change building elevation and building size for 60 lots located in the River Village Subdivision (P84-214).

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

PROPOSAL: The applicant is requesting the necessary entitlements to change building size and elevation.

PROJECT INFORMATION:

1974 General Plan Designation: Residential
1976 South Pocket Community
Plan Designation: Low density residential
Existing Zoning of Site: R-1A
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:

North: Vacant, residential; R-1, R-1A
South: Drainage canal; R-1A
East: Residential; R-1A
West: Vacant, residential; A

Setbacks:	Required	Provided
Front:		20' - 24'
Side(Int):		0 - 10'
Side(St):		12 1/2
Rear:		15'

Parking Required: 1 space/d.u.
Parking Provided: 1 space/d.u.
Property Dimensions: Irregular
Property Area: 12± acres
Density of Development: 5 d.u. per acre
Square Footage of Building: 1,334, 1,205, 1,240
Height of Building: Two-Story
Topography: Flat
Street Improvements: To be provided
Utilities: To be provided
Exterior Building Materials: Wood Siding
Roof Material: Wood Shakes

001534

BACKGROUND: On September 18, 1984, the City Council approved the zone change from A (Agriculture) to R-1A (Townhouse) and the Tentative Map for the subject site (P84-214) in order to develop 60 zero lot line single family residences.

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

- A. The applicant has previously received approval for the development of the subject site. A copy of the previous staff report is attached (see exhibit D). The applicant is now requesting a modification of the Special Permit to change the approved house plans (size and elevations - see exhibits A, B, & C).
- B. The square footage of the proposed units would be reduced from 1,500 -2,100 square feet to 1,205 - 1,334 square feet. This is a significant reduction from the previously approved house plans, however staff has reviewed two other zero lot line subdivisions (Mariner Point and Lakecrest Village #7) which are located adjacent to the proposed River Village development. Both Mariner Point and Lakecrest Village #7 were approved with units ranging in size from 906 to 1,274 square feet. The proposed reduction in the size of the units would be consistent with previously approved projects in the area.
- C. The proposed building elevations will remain single story for two of the house types with the third type being a two-story unit. The units would be somewhat similar to the zero lot line homes approved in the Mariner Point and Lakecrest #7 Subdivisions, that is, wood siding (horizontal and vertical) with wood shingle or shake roofs. Since the proposed elevations would be compatible with existing and proposed residential development in the area, staff has no opposition to the proposed changes.
- D. Staff also recommend that the conditions of approval for the original special permit be included as part of this modification.

ENVIRONMENTAL DETERMINATION: This project is exempt from environmental review pursuant to the State EIR Guidelines (CEQA, Section 15305).

RECOMMENDATION: Staff recommends the following action:

Approval of the special permit modification subject to conditions and based upon findings of fact which follow:

CONDITIONS:

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

001535

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

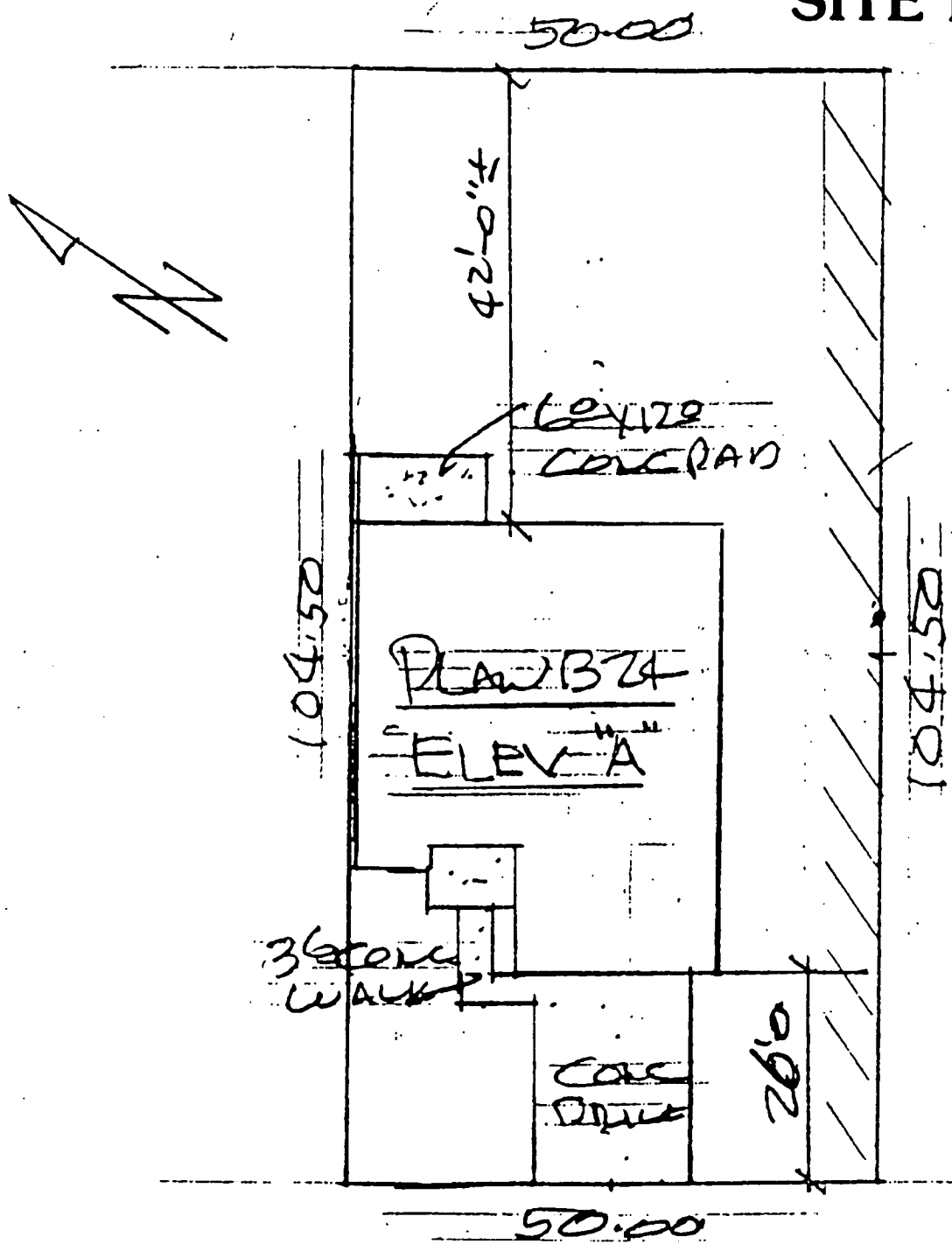
"Provide safe, stable and attractive residential areas in which to live";
4. The project is consistent with the goal of the Pocket Area Community Plan to:

"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.

001536

SITE PLAN

NEW PLAN



001547

POCKET ROAD

SITE PLAN SCALE 1" = 16'-0"

RIVER VILLAGE - LOT 8

MARMAAC CONSTRUCTION

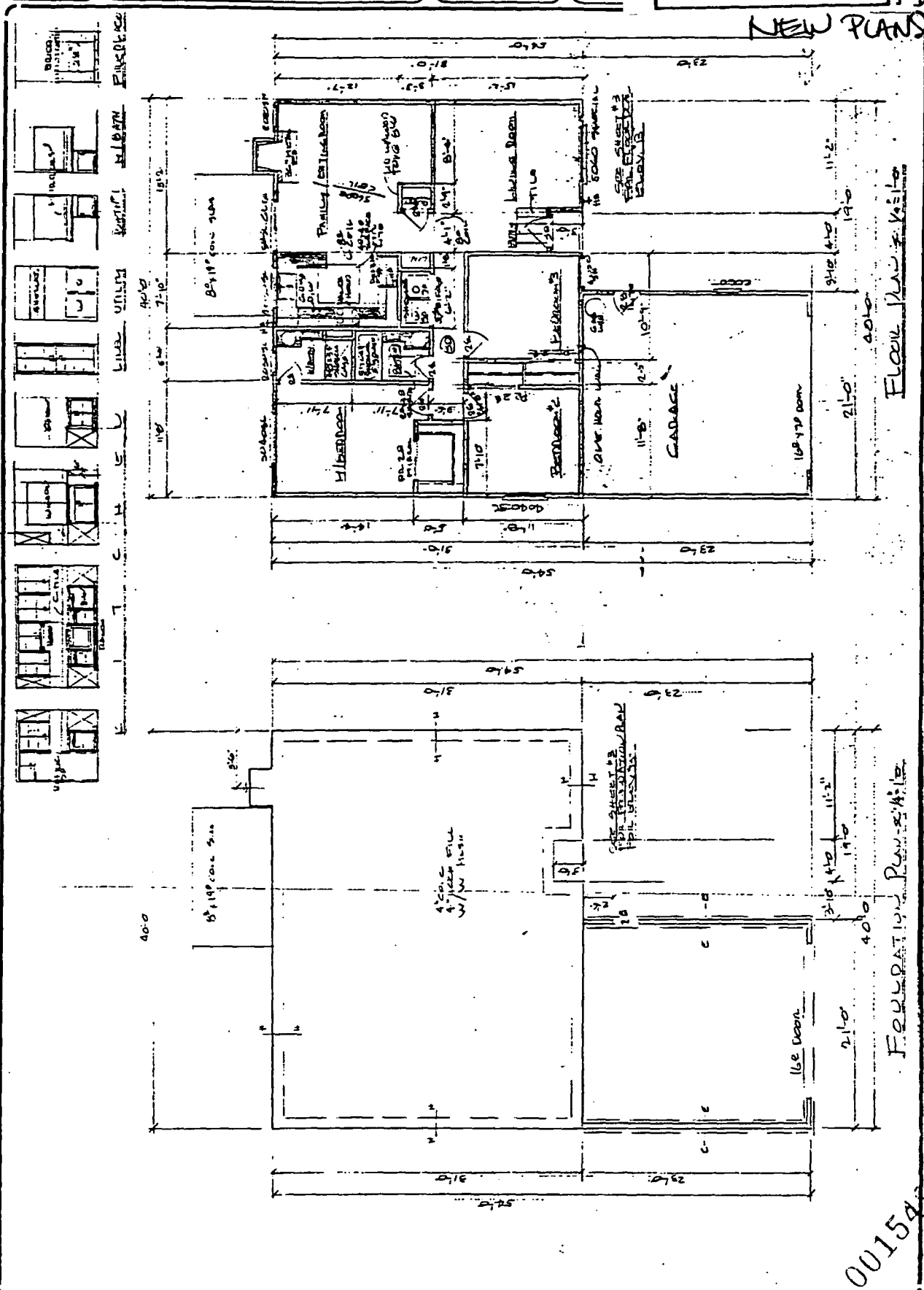
FLOOR PLANS

EXHIBIT B

DAVID G. WILLIAMS & ASSOC.
BUILDING DESIGNERS - PLANNERS
(909) 444-2200
7777 FARM OAKS BLVD.
CARLSBAD, CALIFORNIA 92008

Plan 121c

NEW PLANS

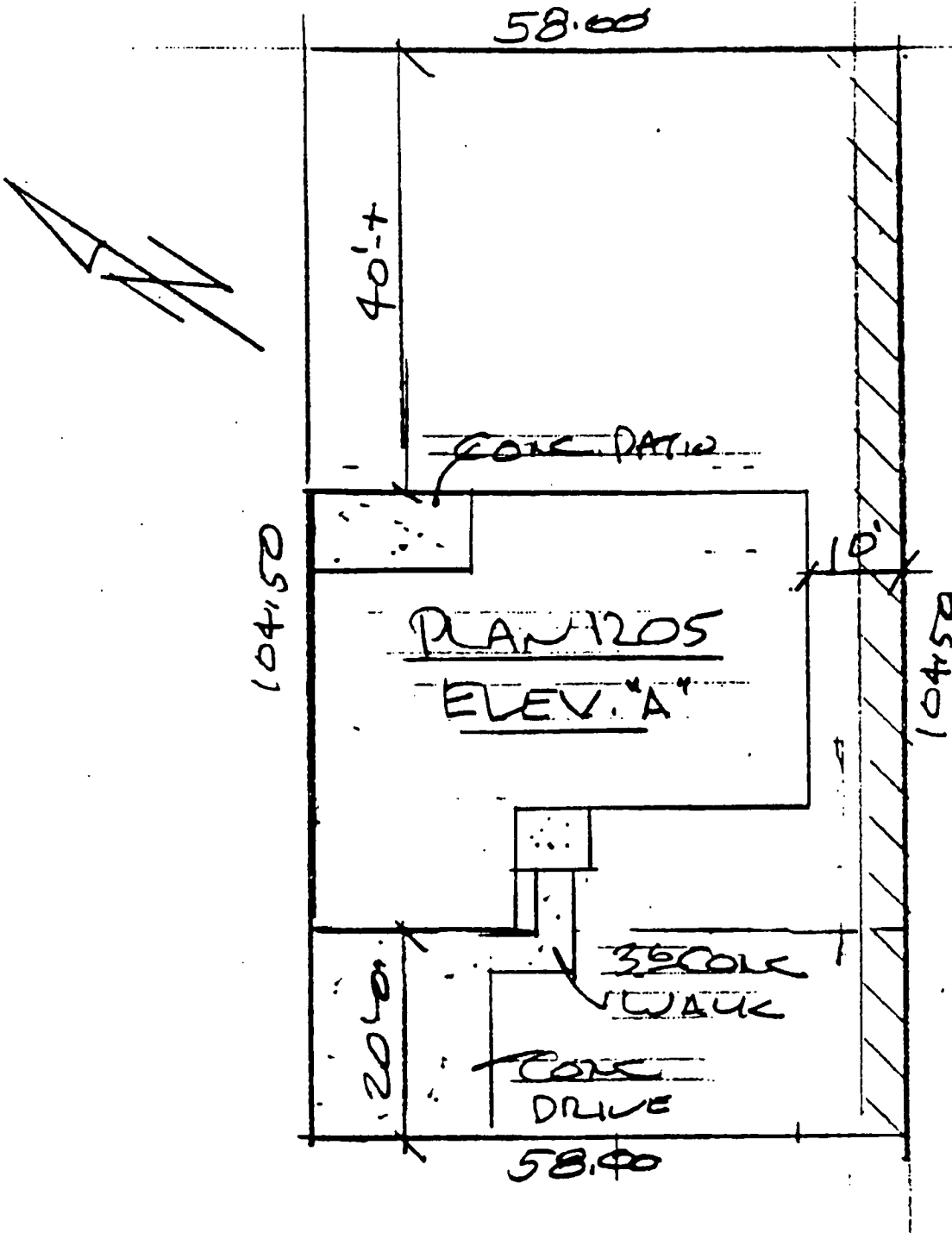


FOUNDATION PLAN 121b

001543

SITE PLAN

NEW PLAN



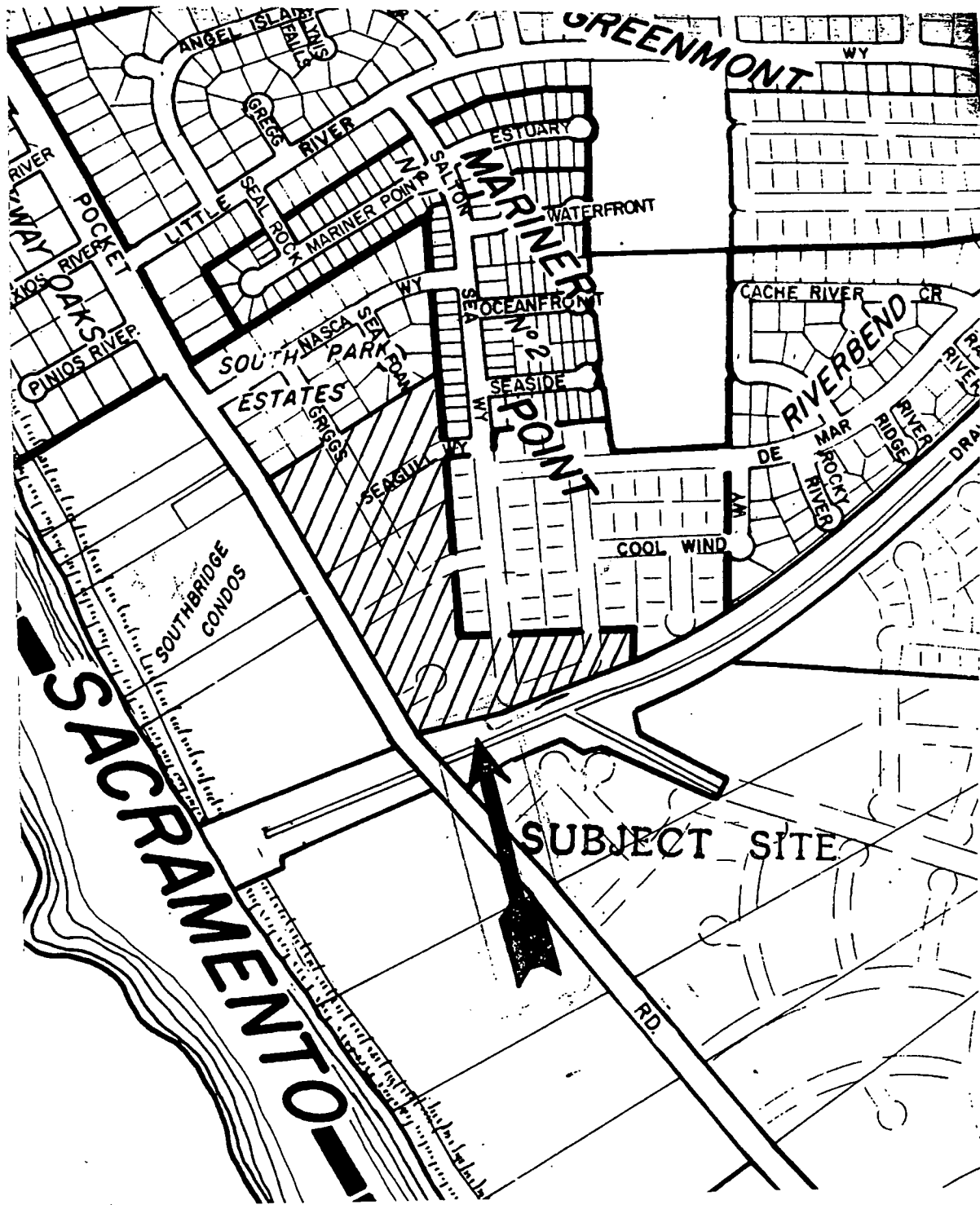
DOCKET ROAD

001544

SITE PLAN - S.C. 1" = 16' 0"

RICER VILLAGE - LOT 7

MAR MAC CONSTRUCTION



001542

VICINITY MAP

REPORT AMENDED BY STAFF 6-27-84
CITY PLANNING COMMISSION

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

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

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;
2. Prepare a sewer and drainage study for the review and approval of the City Engineer;

APPLC. NO. P84-214

MEETING DATE June 28, 1984

001537

CPC ITEM NO. 16

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. 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 (amended by staff)*
7. 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);
8. Minimum lot pad elevation +3.5 feet; minimum gutter grade 2.0 feet;
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.

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; *or comply with Title 24 of the Uniform Building Code. (amended by staff)*
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

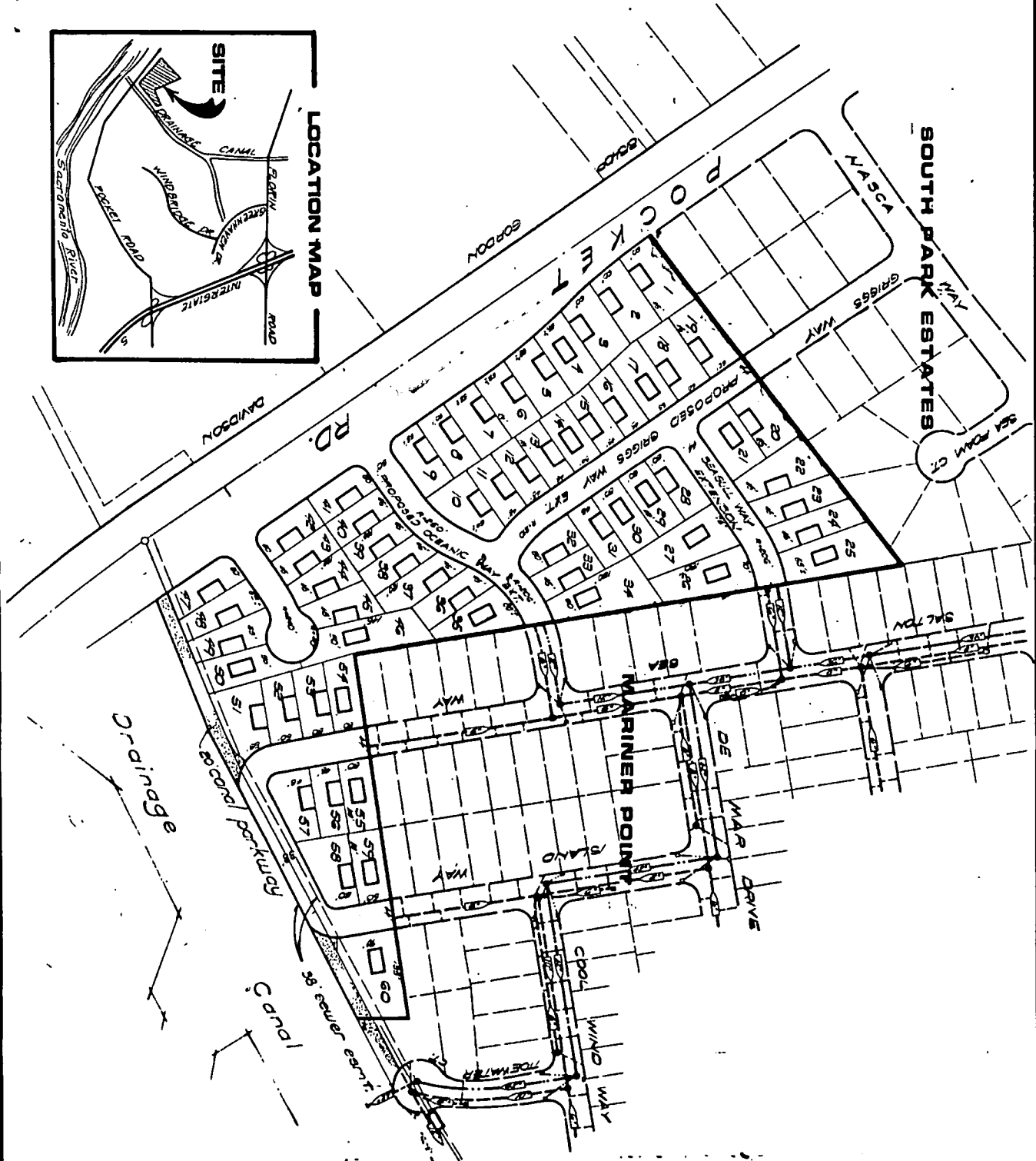
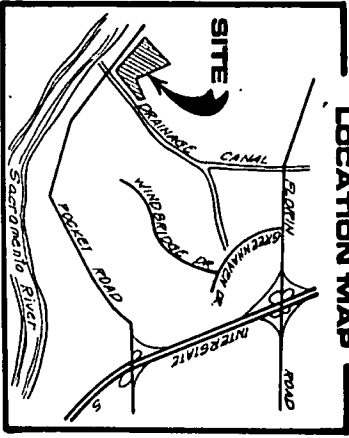
1. The proposed dwellings shall be constructed per the submitted elevations and floor plans;
2. The exterior materials shall consist of verticle and horizontal wood siding with masonry accent and roofing material shall be wood shake;

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.

001540



RECORD OWNER AND SUBDIVIDER:
 AHUJA AND KHAKHA PARTNERS
 4321 ASHTON DRIVE
 SACRAMENTO, CALIFORNIA 95825

EXISTING ZONING
 R-1A

PROPOSED ZONING
 R-1A

EXISTING USE
 VACANT

PROPOSED USE
 60 TD'S

AREAS
 12.71 ACRES

DENSITY
 5 DWELLING UNITS PER ACRE

WATER SUPPLY
 PUBLIC UTILITIES

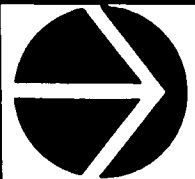
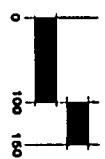
SEWER DISPOSAL
 PUBLIC SEWERS

PROPOSED IMPROVEMENTS
 SACRAMENTO CITY STANDARDS

ASSESSOR'S PARCEL NUMBER
 30-030-43 AND 03

TENTATIVE MAP

RIVER VILLAGE
 SACRAMENTO, CALIFORNIA



MAY 1984

001543

No. 16

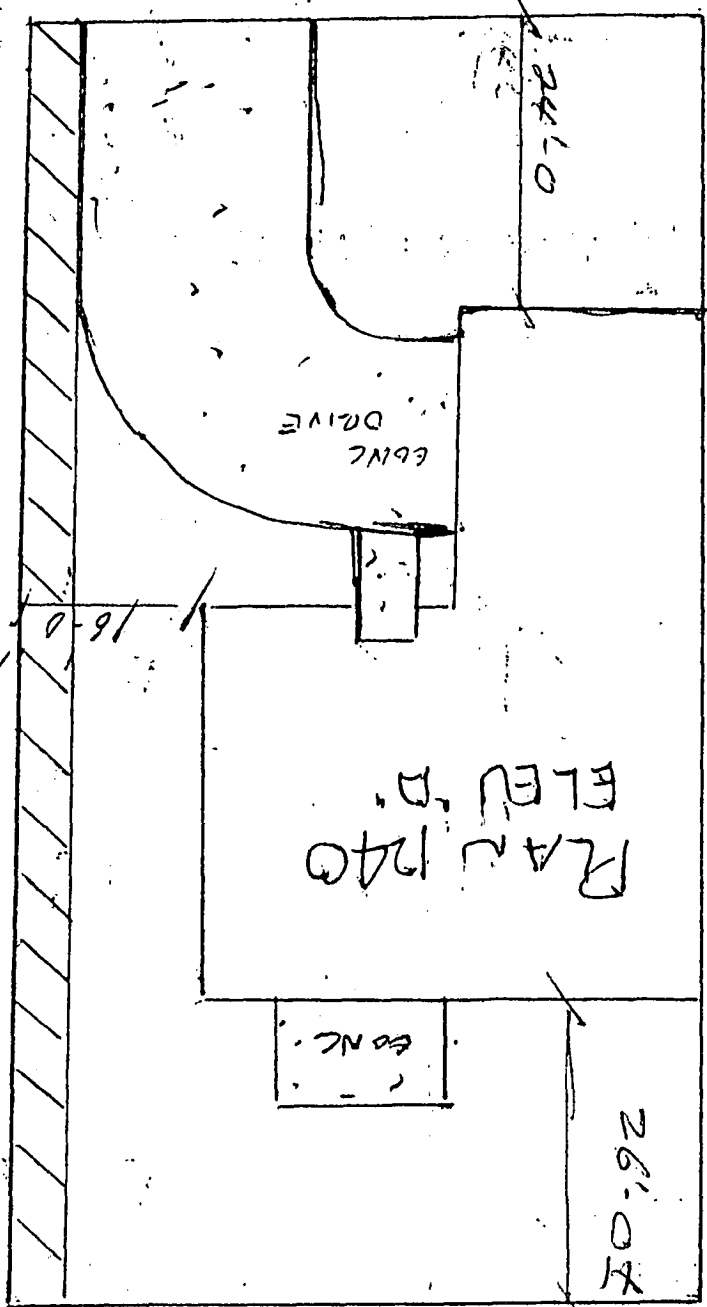
THAMAC CONSTR

RIVER VILLAGE LOT 6

SITE PLAN SC. 1" = 16'-0"

POCKET ROAD

55.23'

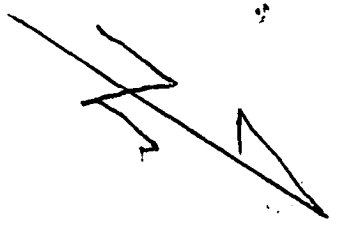


104.58'

105.95'

26'-0"

58.68'



MALMAC CONSTRUCTION

RIVER VILLAGE - LOT 9

SITE PLAN - 1" = 10'

DOCKET ROAD

001546

35.00

20'0"

CONC
DRIVE

36" CONC
URVE

1265

PANTRY
FRIDGE

104.58

55.77

OCEANIC WAY

12'6"

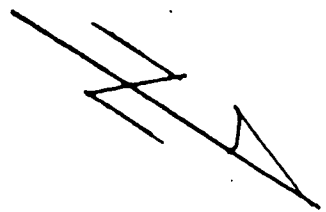
BEHIND
FRIDGE

30'0"

28.79

53.14

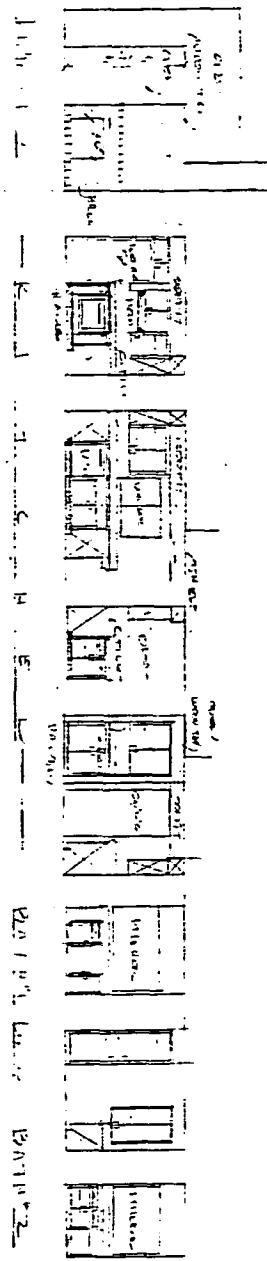
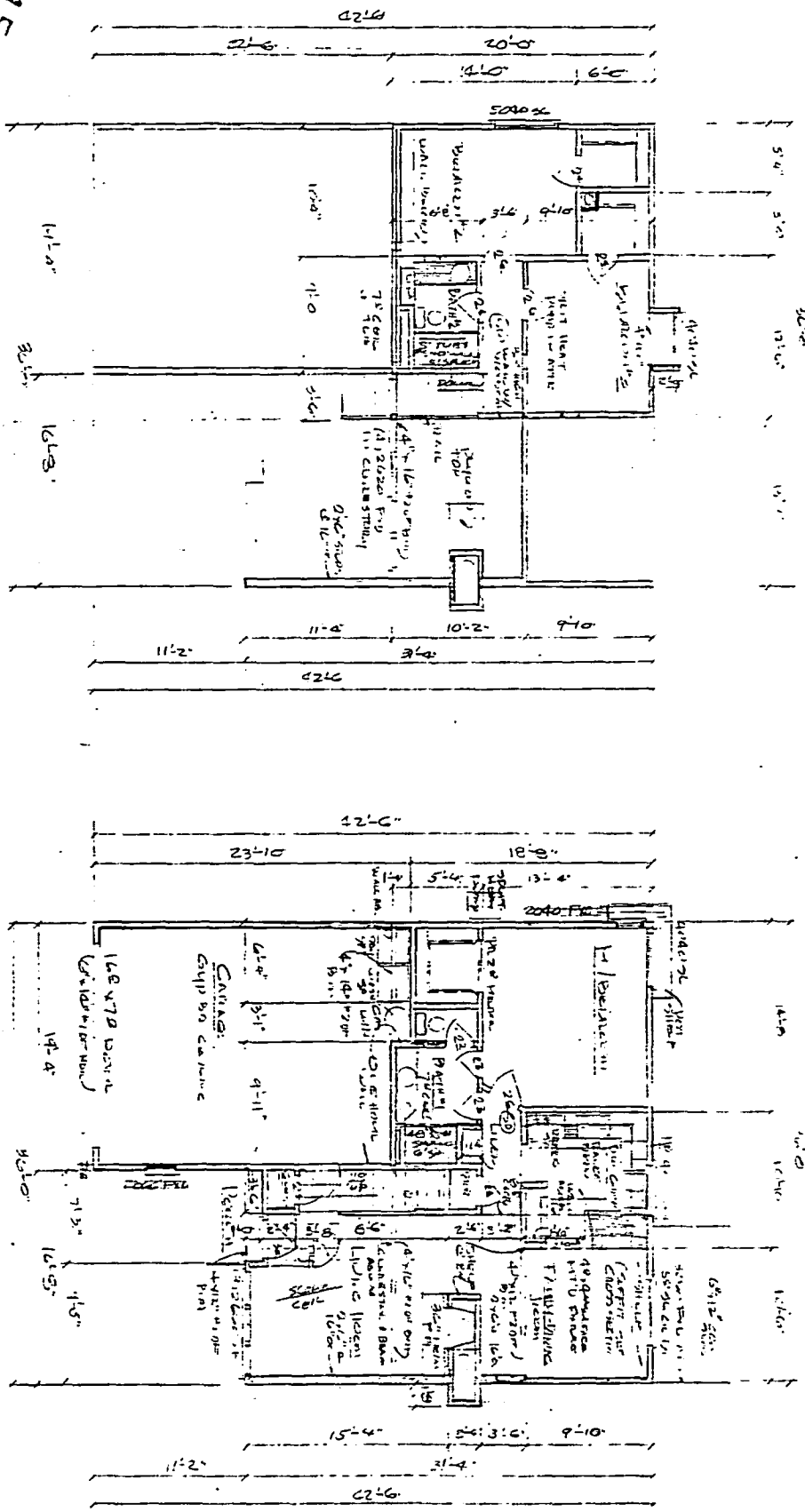
P. 84-214



001548

SECTION ELEVATION PLAN

FIRST FLOOR PLAN



DATE	1
PROJECT	
NO.	1548

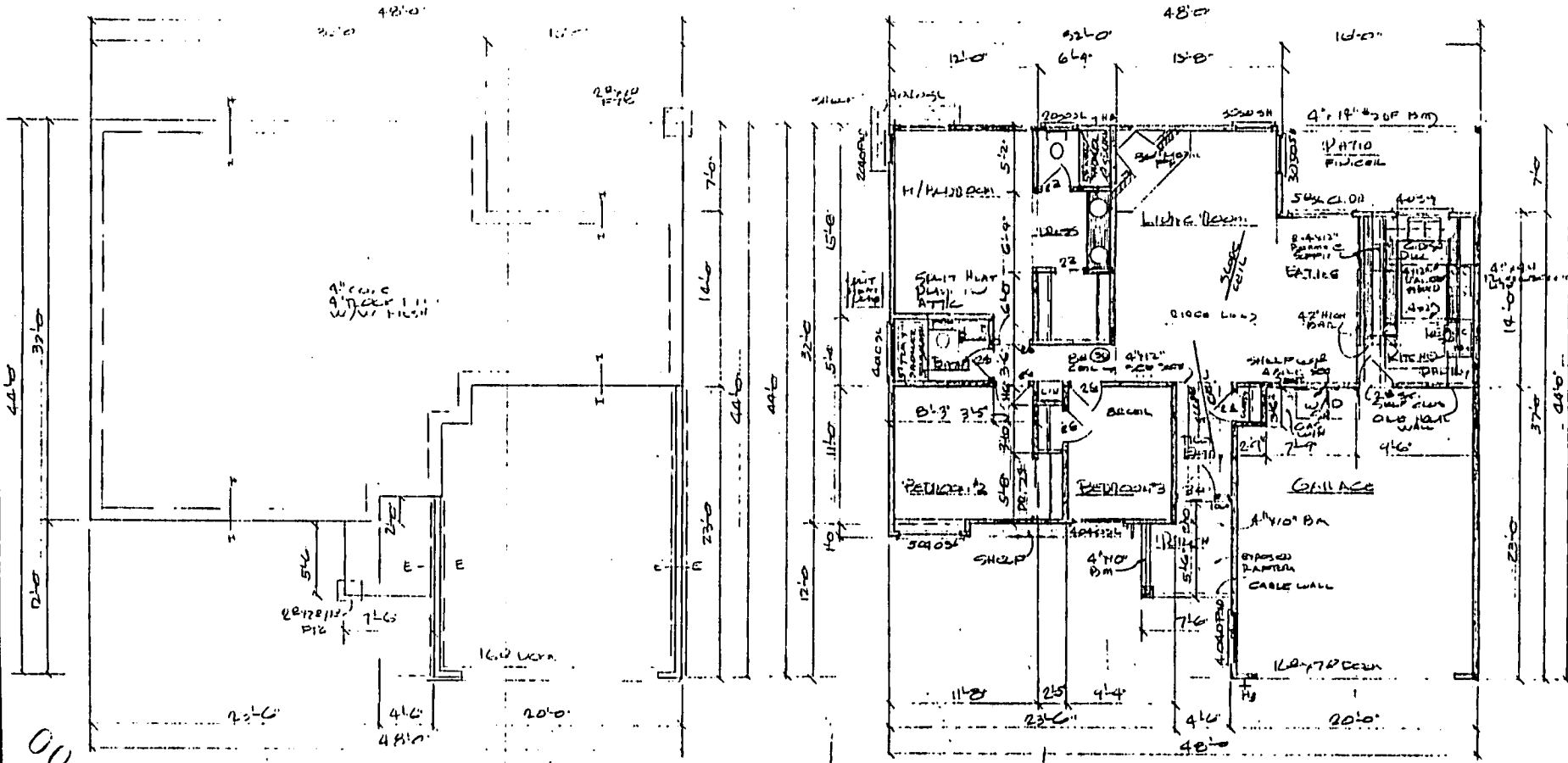
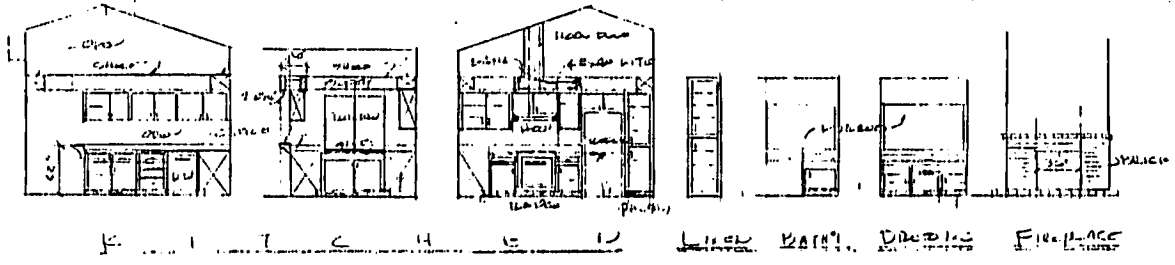
MARMAZ CONSTRUCTION
428-4555



DAVID G. WILLIAMS & ASSOCS.
BUILDING DESIGNERS - PLANNERS
7714 FAIR OAKS BLVD.
CARMICHAEL
(916) 844-3201
CALIFORNIA 95609

DATE	
PROJECT	
NO.	

P. 84. 214



FLOOR PLAN 1/4" = 1'-0"

FLOOR PLAN 1/4" = 1'-0"

001554

DATE	7-0-65

DAVID G. WILLIAMS & ASSOCS.
 ARCHITECTS - PLANNERS
 7114 FAIR OAK BLVD.
 CARLSBAD, CALIFORNIA 92008
 (619) 944-2207

NAEMAC COLLECTION
 428-4555

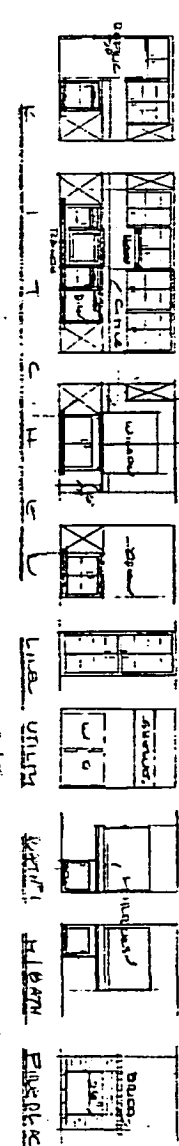
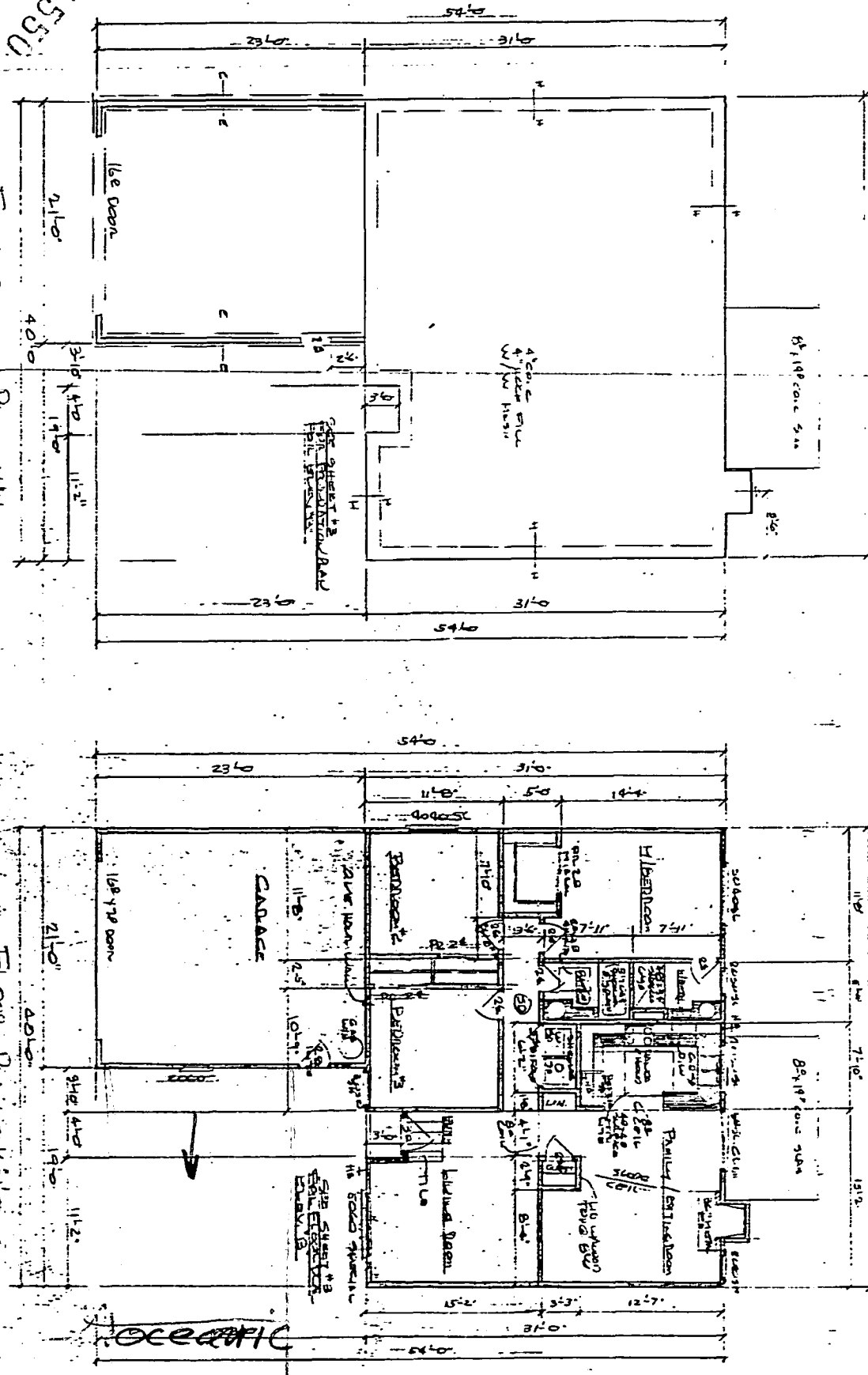
NAEMAC COLLECTION
 428-4555

DATE	7-0-65

001550

FLOOR PLAN

FLOOR PLAN



00000000

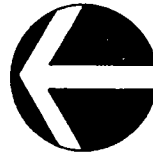
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MAC MAC CONSTRUCTION
 428-9558

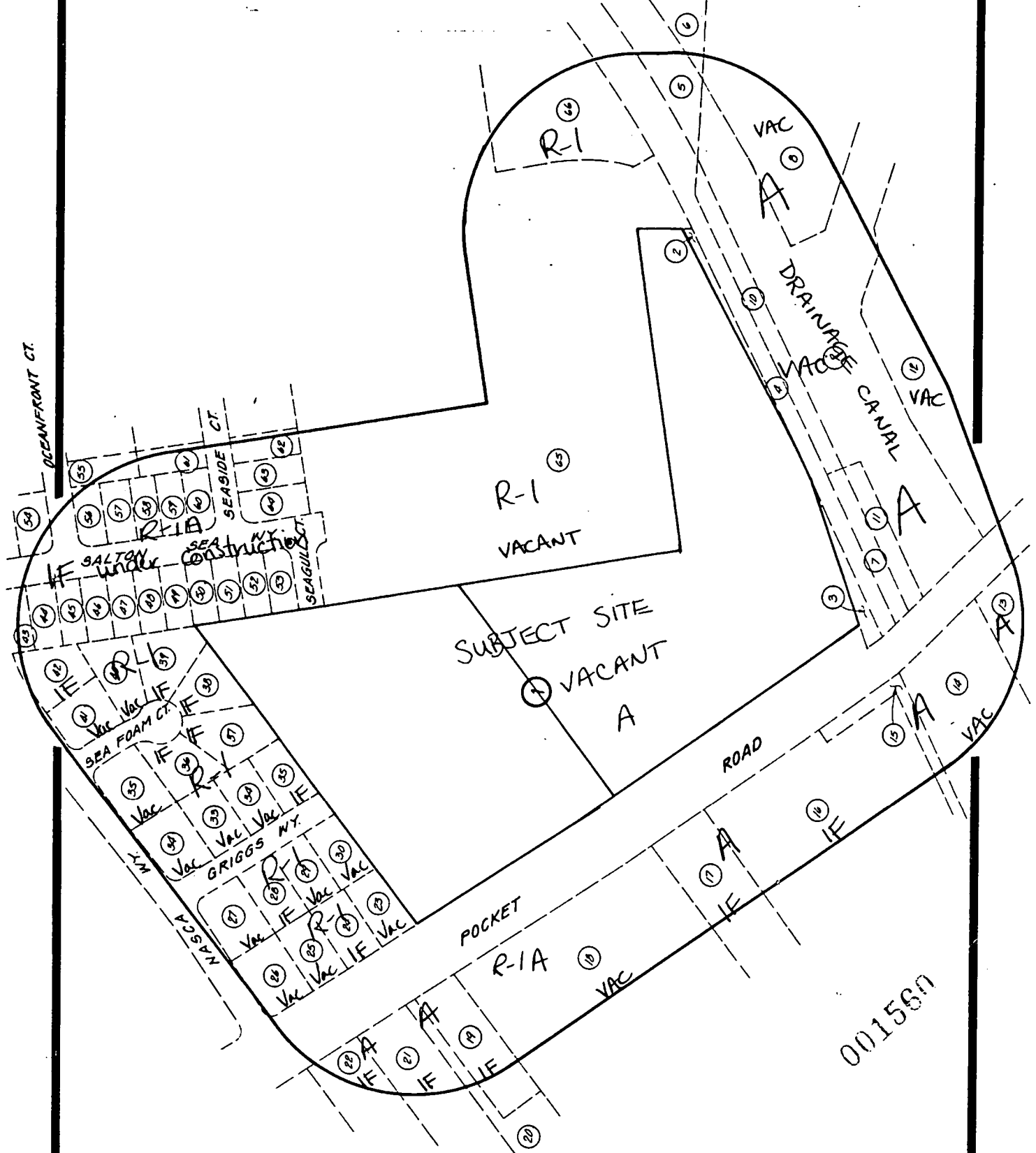
DAVID G. WILLIAMS & ASSOCS.

DAVID G. WILLIAMS & ASSOCS.
 BUILDING DESIGNERS - PLANNERS
 7774 FAIR OAKS BLVD.
 CARLSBAD, CALIFORNIA 92008
 (619) 944-3201

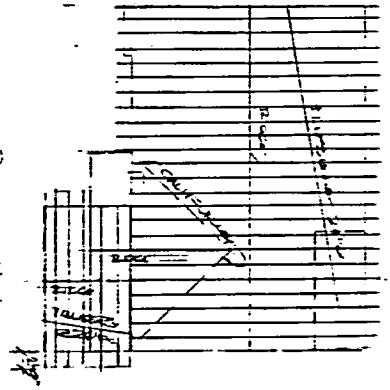
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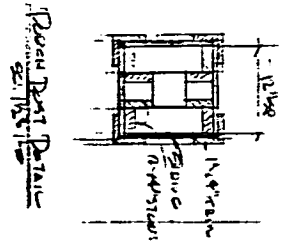
LAND USE AND ZONING



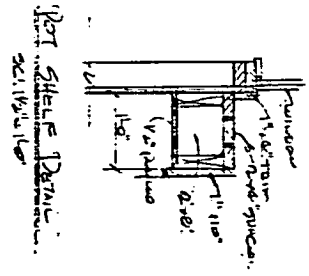
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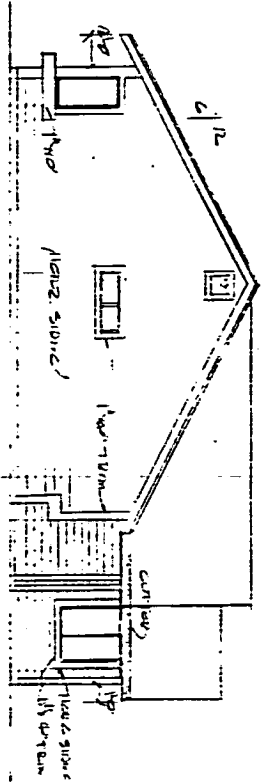
TIFFIN Pan-tilt-blinds



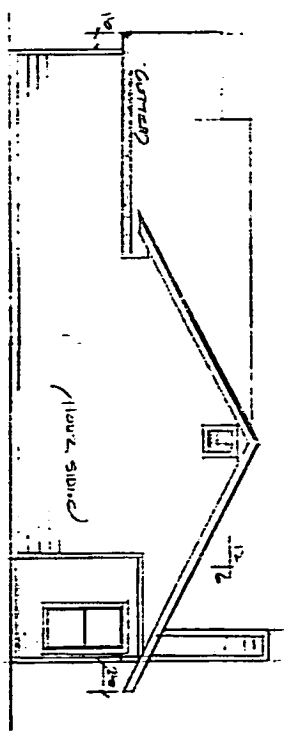
Room Part Detail
SCALE 3/16"=1'-0"



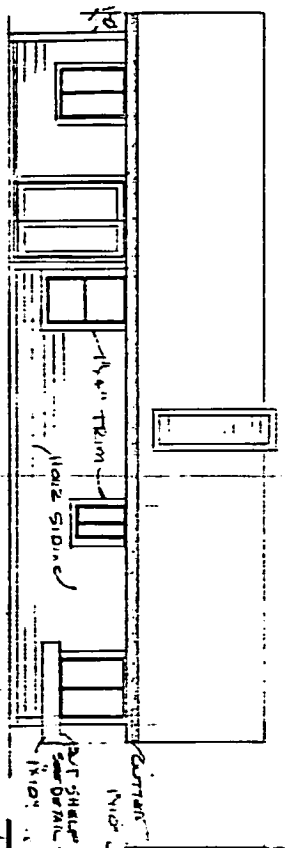
Port. Steel Detail
SCALE 3/16"=1'-0"



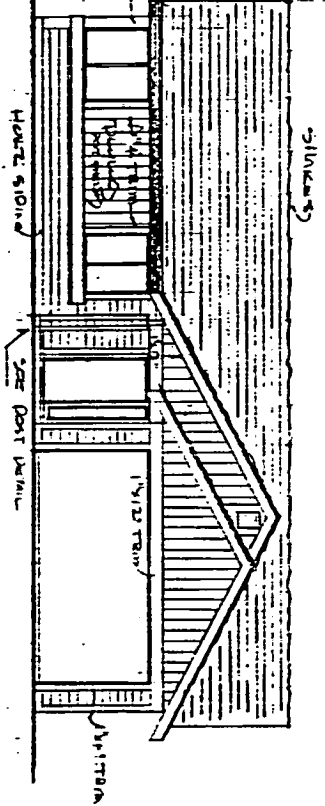
LEFT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



FRONT ELEVATION
SCALE 3/16"=1'-0"

001558

DATE	
BY	
CHECKED	
SCALE	2

DAVID G. WILLIAMS & ASSOCS.
 BUILDING DESIGNERS - PLANNERS
 2776 PINE OAKS BLVD. (916) 844-3201
 CARLSBAD, CALIFORNIA 92008

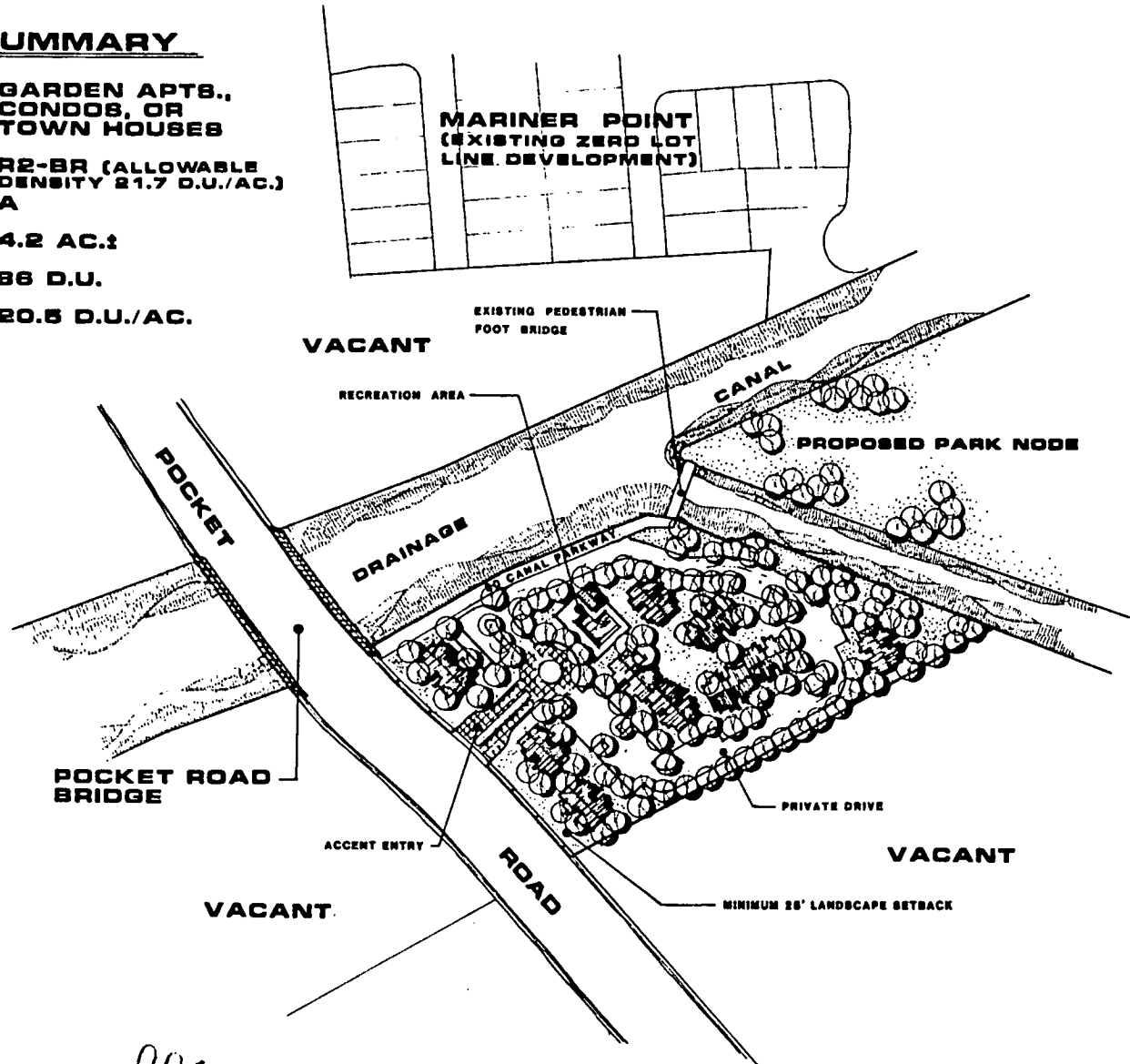
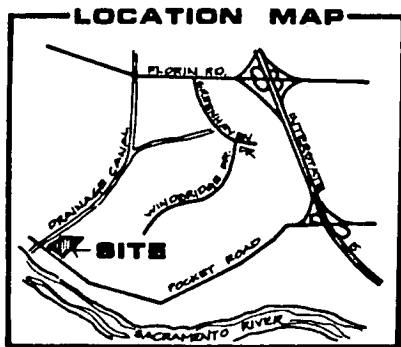
P
84158

SCHEMATIC PLAN SUMMARY

- PROPOSED USE GARDEN APTS., CONDOS, OR TOWN HOUSES
- PROPOSED ZONING R2-BR (ALLOWABLE DENSITY 21.7 D.U./AC.)
- EXISTING ZONING A
- NET ACREAGE 4.2 AC.±
- NUMBER OF D.U. 86 D.U.
- NET DENSITY 20.5 D.U./AC.

• TOTAL NET LAND AREA
4.2 AC.± (EXCLUDES CANAL
PARKWAY AND FUTURE
POCKET ROAD R.O.W.)

• APN# 031-030-35



001559

SCHEMATIC
SITE PLAN

POCKET 4
SACRAMENTO, CALIFORNIA



©7342-003