

CITY PLANNING COMMISSION

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

APPLICANT	The Spink Corporation, 2590 Venture Oaks, Sacramento, CA 95833				
OWNER	Ahmad Rashid, P O Box 2511, Sacraemnto, CA 93811				
PLANS BY	Spink Corporation, 2590 Venture Oaks, Sacramento, CA 95833				
FILING DATE	4/17/87	ENVIR. DET.	5/18/87	REPORT BY	SD/vf
ASSESSOR'S-PCL. NO.	031-0030-035				

- APPLICATION:
- A. Negative Declaration
 - B. Amend the 1976 South Pocket Community Plan from Light Density Multiple Family to Low Density Residential.
 - C. Rezone a 5+ vacant acre from Single Family Alternative (R-1A) to Standard Single Family (R-1).
 - D. Tentative Map (P87-206)
 - E. Subdivision Modification to create a lot in excess of 160' deep.

LOCATION: East side of Pocket Road adjacent to drainage canal.

PROPOSAL: The applicant is requesting the necessary entitlements to subdivide 5+ vacant acres into 18 single family lots and 3 corner halfplexes in the Single Family (R-1) zone.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1976 South Pocket Community Plan Designation:	Light Density Residential
Existing zoning of Site:	R-1-A
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:

North: Single Family and drainage canal; R-1 and A
South: Single Family and drainage canal; R-1 and A
East : Single Family and drainage canal and park node; R-1 and A
West : Vacant; R-1A

Property Dimensions:	Irregular
Property Area:	5+ acres
Density of Development:	6 d. u. per acre net
Topography:	Flat
Street Improvements:	To be provided
Utilities:	To be provided

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On May 13, 1987, by a vote of 5 ayes, 4 absent, the Subdivision Review committee voted to recommend approval of the Tentative Map and Subdivision Modification subject to the attached conditions.

003115

BACKGROUND INFORMATION: On February 4, 1986, the City Council approved the necessary entitlements to develop a 34 unit townhouse project on the subject site. This project, however, was never constructed.

PROJECT EVALUATION: Staff has made the following findings:

A. Land Use

The subject site is designated for residential uses in the 1974 General Plan. It is designated for light density multiple family uses in the 1976 South Pocket community Plan. The site is currently zoned R-1A, Single Family Alternative. The site is surrounded by residential uses, vacant land designated for residential uses, a drainage canal and a park node.

As was previously stated, the preceding applications rezoned the site for 34 townhouses which necessitates a Community Plan Amendment. The previous applicant indicated that the site's proximity to the drainage canal and irregular shape made standard single family development infeasible. The current application involves the necessary rezoning and plan amendment to develop single family residences. Staff has no objection to the request since it entails fewer units than the preceding approval. In addition, staff believes the single family development is more compatible with existing development in the vicinity.

B. Design

The subject site is a slightly irregular shaped parcel that backs up to drainage canals on the north and east. The map to the south (River Village No. 2) provides no stub streets to the subject site because the map was based upon townhouses being located on the subject site. Therefore, existing development and the physical constraint of the canals make standard lot dimensions difficult for each proposed lot. Lot 7 exceeds 160 feet in depth. Staff has no objection provided no deep lot development occur on Lot 7.

C. Cultural Deposits

The subject site is located in an area known to contain cultural deposits. The map has been conditioned so that should any cultural deposits be unearthed during construction, work will cease immediately and a qualified archeologist be contacted to survey the site.

D. Parkland Dedication

The Planning and Community Services Divisions have determined that Parkland Dedication in lieu fees are appropriate. Fees will be based upon .3129 acres of land multiplied by the per acre value established

by the applicant's appraiser.

E. Application Processing

The application was received at the public counter on April 17, 1987. It was subsequently determined that a Community Plan amendment was necessary. The applicant, therefore, agreed to continue the project until the General Plan update was completed.

ENVIRONMENTAL DETERMINATION

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

RECOMMENDATION: Staff recommends the following actions by the Planning Commission:

- A. Ratify the Negative Declaration.
- B. Recommend approval of the 1976 South Pocket Community Plan Amendment from Light Density Multiple Family to Low Density Residential.
- C. Recommend approval of the rezoning of 5± acres from Single Family Alternative (R-1A) to Standard Single Family (R-1).
- D. Recommend approval of the Tentative Map subject to conditions which follow.
- E. Recommend approval of the Subdivision Modification to create a lot in excess of 160 ft. deep.

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:

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 if any, 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.
7. 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.
8. Submit a soils test prepared by a registered engineer to be used in street design.
9. Submit a soils test prepared by a registered engineer which identifies and recommends solutions for ground water related problems which may occur in both the subdivision lots and the public right-of-way; appropriate facilities shall be constructed to alleviate those problems.
10. Street sections shall be design to provide for stabilized subgrades and pavement under high ground water conditions.
11. Remove all concrete, asphalt and trash to an approved dump site to the satisfaction of City/County Health Department and the City Planning Director.
12. Minimum lot pad grade = 4.0 feet; minimum gutter grade = 2.5 feet.
13. Dedicate Pocket Road to a 110 feet right-of-way as per study on file with the City.
14. Prepare detour and striping plans for access to existing bridge alignment if plans designed prior to construction of bridge widening.
15. Pay Pocket Bridge fees.

P87-206

~~December 17, 1987~~
January 14, 1988

Item # *2/12*

003118

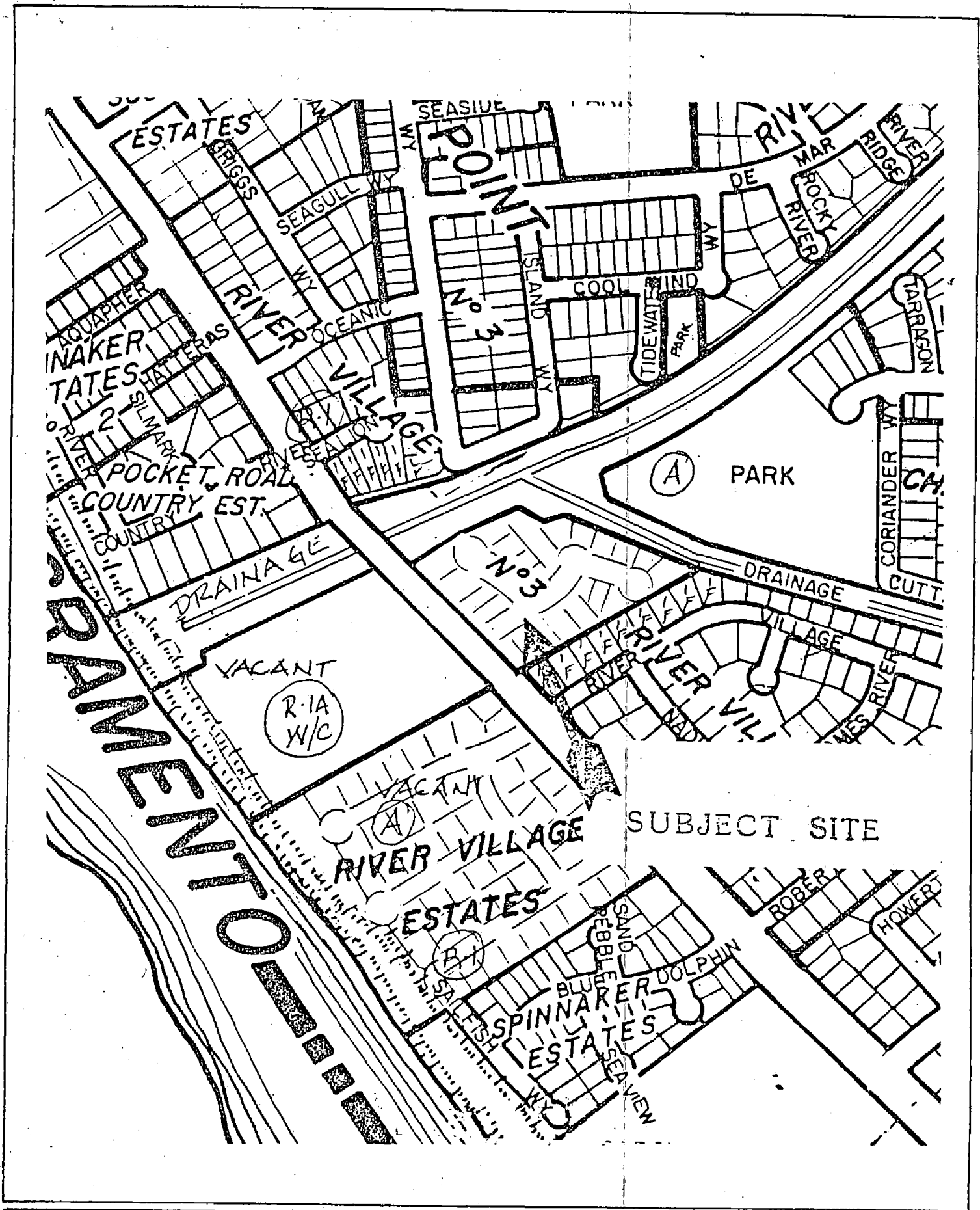
16. Minimum 20 foot tangent required between curves.
17. Dedicate canal parkway to the City.
18. Place a note on the final map indicating that no deep lot development shall occur on Lot 7.

P87-206

~~December 17, 1987~~
January 14, 1988

003119

Item # *712*



LAND USE & ZONING MAP

207-201

19-11-87 1-14-88

T. TERRY A.

RECORD OWNER AND SUBDIVIDER

AHMAD RASHTO
3349 ADDEN WAY
SACRAMENTO, CALIFORNIA 95825

EXISTING USE

VACANT

PROPOSED USE

15 SINGLE-FAMILY LOTS
6 HALF-PLEX LOTS
1 LOT A (FUTURE CANAL PARKWAY)

22 TOTAL LOTS

EXISTING ZONING

R-1A

PROPOSED ZONING

R-1

WATER SUPPLY

CITY IN SACRAMENTO

SEWAGE DISPOSAL

CITY OF SACRAMENTO

ACREAGE

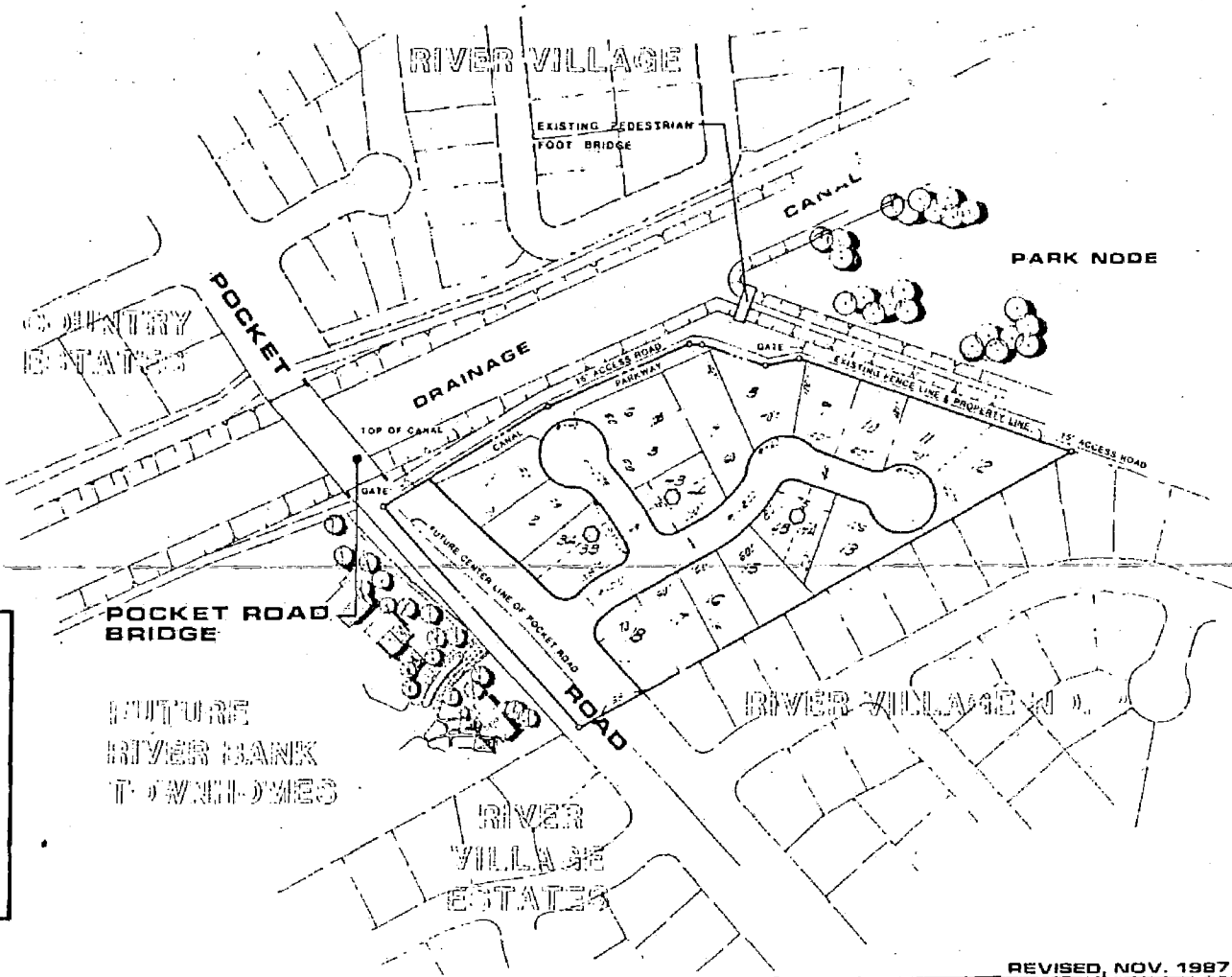
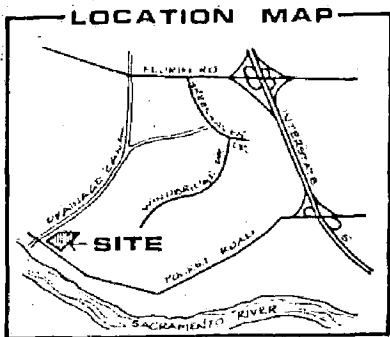
52 ACRES

ASSASSON'S PARCEL NUMBER

031-0030-035

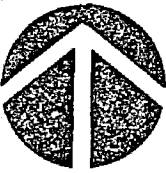
003122

0 FUTURE HALF PLEX LOTS



TENTATIVE
MAP

RIVER VILLAGE UNIT NO. 3
VILLAGE



REVISED, NOV. 1987