

City Planning Commission
Sacramento, CA

Members in Session:

SUBJECT: A. Negative Declaration

B. Special Permit Time Extension to allow 90 Unit townhouses on 11.2+ vacant acres in the R-1A (PUD) (LPPT-PUD) Zone (P-87-129).

LOCATION: North Side of Pocket Road between East Shore Drive and West Shore Drive

SUMMARY:

This is a request to extend for a period of one year a special permit to develop a 90 unit townhouse project on Parcel 22 at Riverlake in the LPPT PUD. The City Council will consider the request for Tentative Map time extension at a later date. The Special Permit requires Planning Commission approval only.

BACKGROUND INFORMATION:

On May 12, 1987, the City Council approved a tentative map to establish a 90 unit townhouse with one common lot in the R-1A (PUD) Zone. On April 9, 1987, the City Planning Commission approved a special permit to develop 90 town house units (P-87-129). No changes are proposed since the previous approval.

EVALUATION:

Staff supports the requested one year time extension for the Special Permit subject to the same conditions as previously stated. The only modification to the original report is to reflect the adoption of the 1988 City General Plan and 1988 Revised Pocket Community Plan in the findings of fact for approval of the Special Permit.

RECOMMENDATION: Staff recommends the Commission take the following actions:

A. Ratify the Negative Declaration

B. Approve the Special Permit subject to the conditions in the attached staff report and based upon the following amended findings of fact:

Findings of Fact:

1. The project, as conditioned, is based upon sound principles of land use in that the proposed cluster home/townhouse development is compatible with the proposed single family and multiple family development for the area.
2. The project, as conditioned, will not be detrimental to the public health, safety, or welfare, nor result in the creation of a nuisance in that adequate parking, landscaping, and building setbacks will be provided.
3. The proposed project is consistent with the 1988 General Plan and the 1988 Pocket Community Plan in that the site is designated residential and low density residential respectively.

Respectfully submitted,


Will Weitman
Senior Planner

WW/DH/kjr



LAND & DEVELOPMENT INC.

March 10, 1989

City of Sacramento
Planning Department
1231 I Street
Sacramento, CA 95814

ATTN: Will Weitman
Senior Planner

RE: P87-129
Parcel 22 at Riverlake

Dear Mr. Weitman:

It is my understanding the tentative map for Parcel 22 at Riverlake, resolution number 87-360, expires May 12, 1989 and the special permit to allow 90 townhouses in the R-1A zone expires April 9, 1989. I would like to obtain a one year extension on the tentative map and the special permit.

I have enclosed a 300' radius map, mailing labels for current property owners within 300 feet of the property, a copy of the resolution for the tentative map, and a check for filing fees in the amount of \$1070.00.

Please give this matter your immediate attention to avoid expiration of the tentative map on May 12, 1989. If you have any questions, please contact our office.

Sincerely,

Florence Tanner

Florence Tanner
Developer's Assistant

FMT

Enclosures

P 87129

CITY PLANNING COMMISSION

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

APPLICANT Donald Joseph, Inc. - 2210 16th Street, Sacramento, CA 95818
OWNER L & P - Pacific Teichert - 255 Riverside Blvd., Ste. C, Sacramento 95831
PLANS BY Donald Joseph, Inc. - 2210 16th Street, Sacramento, CA 95818
FILING DATE 3-9-87 ENVIR. DET. Neg. Dec. 3-30-87 REPORT BY JP:sg
ASSESSOR'S PCL. NO. 031-103-015 & 031

APPLICATION: A. Negative Declaration

B. Tentative Map to divide 11.2+ net acres into 90 townhouse lots and one common lot

C. Special Permit for a 90 unit townhouse development

LOCATION: North side of Pocket Road between East Shore Drive and West Shore Drive

PROPOSAL: The applicant is requesting the necessary entitlements to develop a 90 unit residential development adjacent to the linear parkway in the LPPT(PUD) (Site 22, LPPT Schematic Plan).

PROJECT INFORMATION:

1974 General Plan Designation: Residential

1976 South Pocket Community

Plan Designation: Low Density Residential - LPPT(PUD)

LPPT(PUD) Schematic Plan

Designation: Site 22 - Townhouse - 8 d.u./ac. maximum

Existing Zoning of Site: R-1A(PUD)

Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:

North: Vacant; R-1(PUD)

South: Single family, vacant; A, R-2B

East: Vacant; R-1A(PUD)

West: Vacant; R-1A(PUD)

Parking Required: 141 spaces
Parking Provided: 90 two-car garages (180 spaces); 79 guest spaces
Property Dimensions: Irregular
Property Area: 11.2+ acres
Density of Development: 8 d.u. per acre
Square Footage of Building: Unit 1 - 17,791 sq. ft.;
Unit 2 - 1,408 sq. ft.;
Unit 3 - 1,696 sq. ft.
Topography: Flat
Street Improvements: Existing
Utilities: Existing
Exterior Building Materials: Brick, stucco
Exterior Building Colors: Earth tones, red brick

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On March 25, 1987, by a vote of five ayes, four absent, the Subdivision Review Committee voted to recommend approval of the tentative map, subject to conditions.

APPLC. NO. P87-129 MEETING DATE April 8, 1987 ITEM NO. 20

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

A. Land Use and Zoning

The subject site consists of two vacant lots totaling 11.2+ net acres located in the Townhouse (R-1A) zone and the LPPT(PUD). Surrounding land uses include vacant land approved for single family residences to the north (Lot 4 of Riverlake), vacant lands zoned R-1A(PUD) to the east and west, and farm land with single family residences zoned Agricultural (A) to the south. The site is designated for low density residential uses by the 1976 South Pocket Community Plan.

As noted, the site is located in the LPPT(PUD). The original PUD approval indicated that on sites 21,22 and 23 a 40 to 50 foot wide linear parkway would be created along Pocket Road in conjunction with future residential development (Exhibit A). An additional 20 feet of curb, gutter, meandering sidewalk and landscaping would occur within the public right-of-way adjacent to Pocket Road. Staff was supportive of this design concept as it would discourage on-street parking along Pocket Road, develop an attractive frontage along Pocket Road and eliminate the need for a buffer wall between the street and proposed residential uses. The linear parkway concept was approved, the three sites zoned R-1A(PUD), and landscaping with the public right-of-way has been completed.

The applicant is requesting a tentative map and special permit to develop 90 residential units allowing for individual ownership and one common lot on Site 22 of the LPPT(PUD) (Exhibits B-E). The proposed density is eight units per acre. This proposed land use is consistent with the community plan designation and the LPPT(PUD) schematic plan designation for the site.

B. Site Plan Design

The project is designed so that the residences are in three-unit clusters of one single-story unit and two two-story units. The three units are set at an angle to Pocket Road to diminish the "row effect" often associated with linear townhouse developments. The three unit clusters are designed to share a motor court cul-de-sac with another cluster. These motor courts are placed behind the residences. The intent of the applicant is to provide a view from Pocket Road which emphasizes the linear parkway, landscaped common areas and the residential units, and which screens the motor court areas from Pocket Road.

Overall, Planning staff finds the site plan to be innovative and well-designed. Staff recommends that a minimum five foot landscaped setback, 10 foot building setback, and six foot high solid fence be provided along the north property line to provide privacy to future residents of the adjacent single family subdivision. A minimum of 10 feet between the one-story portion of the building clusters shall be provided in order to provide adequate access to the units and prevent a canyon effect from occurring between clusters. Twenty feet between the main entrances to units across from one-another shall also be provided (Exhibit F).

The LPPT Development Agreement indicates that the developer is responsible for the development and maintenance of the linear park. The CC & R's for the

development will obligate the owners' association to provide for the maintenance of the linear park. Planning staff recommends that landscape plans for the linear park be reviewed by the Planning Director and Director of Community Services prior to issuance of building permits.

Several of the private patios for the residential units are indicated in the linear parkway (Exhibit C). These patio areas and any patio walls or fences must be located out of this required landscaped setback area.

Walkways are also indicated leading from residential units to the public right-of-way (East and West Shore Drives). Staff recommends that any private walkway crossing the linear parkway or a required landscaped setback and connecting a residential unit with the public right-of-way be prohibited as the walkway would encourage on-street parking.

C. Circulation and Parking

The applicant has indicated two forms of entrance to the development: six driveway entrances off of East Shore Drive (1), West Shore Drive (1) and Pocket Road (4); and entrances off of five cul-de-sacs in the Lot 4 of Riverlake subdivision. Planning staff was concerned that several of the private driveways in the proposed development connect Pocket Road with the single family subdivision to the north and that these driveways may be used as a short-cut by residents who will live in the subdivision. The applicant has indicated that the site plan will be revised so that the Pocket Road entrances and cul-de-sac entrances do not connect.

One-hundred-forty-one (141) parking spaces are required for the proposed development. The applicant is providing 90 two-car garages (180 spaces) and 79 guest parking spaces which exceed the minimum required. Sixteen of guest parking spaces are located in the linear parkway and two of the guest spaces do not meet City standards for maneuvering (Exhibit C). These 18 spaces will need to be relocated or removed.

D. Building Design

As noted above, the proposed residences are in three unit clusters of one single-story unit and two two-story units. All three units have one-story garages. The two-story/one-story mix provides a variety of movement to the elevations and the building cluster takes on a different appearance when viewed from one of its four sides (Exhibit D). Proposed building materials are wood brick and stucco and proposed colors are earth tones. Staff finds the proposed elevations to be unique and well-designed and has determined that the residential units will be compatible with the single family residences that will be constructed in the adjacent subdivision.

E. Other Agency Comments

The project site plan has been reviewed by the City Fire, Police, Engineering and Traffic Engineering Divisions. The following comments were received:

1. Fire Department

- All entrances to residences shall be within 150 feet of the street.
- Fire hydrant spacing shall be 300 feet apart.
- Plan must provide turn-around areas for fire trucks for driveways over 150 feet long. Turn-around needs a 35 foot inside radius.

2. Police Department

- Access to the site to be approved by Police and Fire Departments.

3. Engineering Division

- Comply with the requirements of the LPPT Development Agreement and follow the improvements for Lot 4 of Riverlake.

4. Traffic Engineering Division

- Provide a circulation plan for the cul-de-sac entrances.
- Driveway entrances to meet requirements of Traffic Engineering Division.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the proposed project will not have a significant adverse effect on the environment and has filed a negative declaration, subject to the following mitigation measure:

The project is located in an area of potential archaeological sensitivity, consequently, the applicant shall comply with the following:

If unusual amounts of bone, shell, or artifacts are uncovered, work within 50 meters of the area will stop immediately and a qualified archaeologist will be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impacts to a less than significant level before construction continues.

RECOMMENDATION: Staff recommends the following actions:

- A. Ratification of the negative declaration;
- B. Recommend approval of the tentative map, subject to conditions; and
- C. Approve the special permit for a 90 unit townhouse development, subject to conditions and based upon findings of fact 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:

1. Prepare a sewer and drainage study for the review and approval of the City Engineer.
2. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments.
3. 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.
4. The applicant/developer shall designate and place on the final map those structures and/or lots which will meet the required 80% south orientation (including solar access) to the satisfaction of the Planning Director, or comply with Title 24 requirements of the Uniform Building Code.
5. 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.
6. Submit a soils test prepared by a registered engineer to be used in street design.
7. Street sections shall be designed to provide for stabilized subgrades and pavement under high ground water conditions.
8. Minimum lot pad grade = 4.0 feet; minimum gutter grade - 2.5 feet.
9. Show reciprocal access, sewer, water and drainage easements on final map.
10. Comply with provisions of development agreement between LPPT and City of Sacramento.
11. Driveway locations and entrances shall be to the satisfaction of the City Engineer.
12. Dedicate Lot A as a public utility easement, including underground electrical facilities and appurtenances excepting therefrom any building locations.
13. Pay Pocket Bridge fees.
14. Cannot file map until Lot 4 is under construction and map is filed.

15. The applicant shall enter into an agreement with the Regional Transit District to provide a bus shelter on Pocket Road.

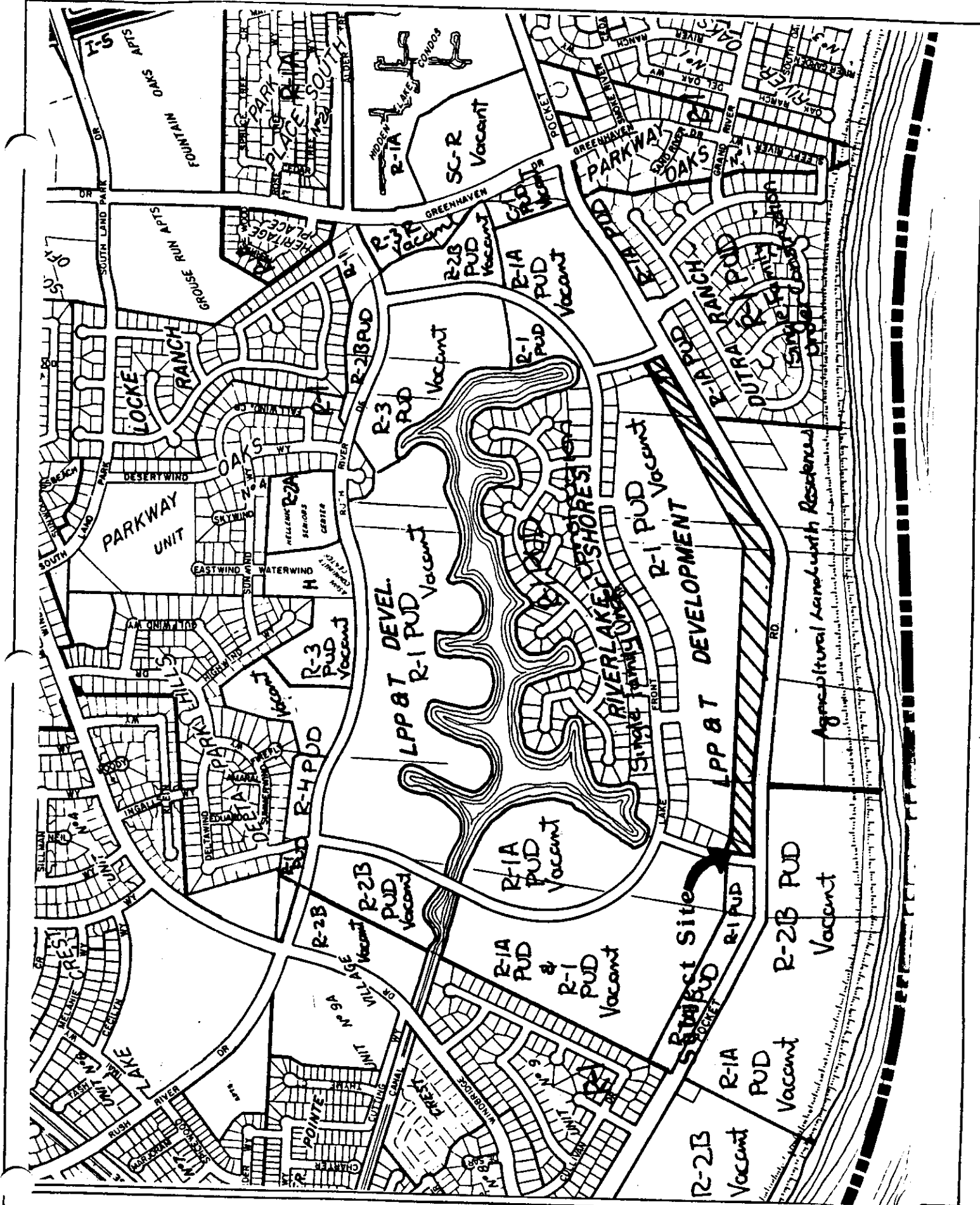
Conditions - Special Permit

1. A revised site plan indicating the following modifications shall be submitted for Planning Director review and approval prior to issuance of building permits.
 - a. All parking spaces, patios, patio walls and/or fences and walkways connecting the residential units with the public right-of-way shall be relocated outside of the linear parkway and any required landscape setback or eliminated from the site plan.
 - b. Driveways shall not connect Pocket Road with the adjacent single family subdivision to the north.
 - c. A minimum 25 foot landscaped setback shall be provided adjacent to East Shore Drive and West Shore Drive, and a minimum five foot landscaped setback shall be provided adjacent to the north property line.
 - d. A minimum 10 foot building setback shall be provided adjacent to the north property line.
 - e. A minimum of 10 feet shall be provided between the one-story portion of the building clusters and a minimum of 20 feet between the main entrances to units across from one-another shall be provided as shown in Exhibit F.
2. Landscape and irrigation plans for the linear parkway, required setback areas, and common areas shall be submitted for the review and approval of the Planning Director and Director of Community Services prior to issuance of building permits.
3. A six foot high solid fence shall be provided adjacent to the north property line.
4. All parking spaces shall meet the width, depth and maneuvering requirements of the City Zoning Ordinance.
5. The project shall meet the access requirements of the City Fire and Police Departments.
6. The project shall meet the driveway requirements of the City Traffic Engineering Division.
7. Any proposed project identification signs shall be subject to Planning Director review and approval prior to issuance of sign permits.

8. The project shall comply with all applicable regulations of the LPPT(PUD) Guidelines and LPPT(PUD) Development Agreement.
9. Prior to approval of the final inspection of the project by the City Building Division, the Planning Director shall inspect the project for compliance with all conditions of the special permit.

Findings of Fact

1. The project, as conditioned, is based upon sound principles of land use in that the proposed cluster home/townhouse development is compatible with the proposed single family and multiple family development for the area.
2. The project, as conditioned, will not be detrimental to the public health, safety or welfare, nor result in the creation of a nuisance in that adequate parking, landscaping and building setbacks will be provided.
3. The proposed project is consistent with the City's Discretionary Interim Land Use Policy in that the site is designated for low density residential use by the 1976 South Pocket Community Plan and the proposed cluster home/townhouse use conforms with the plan designation.



P87-129

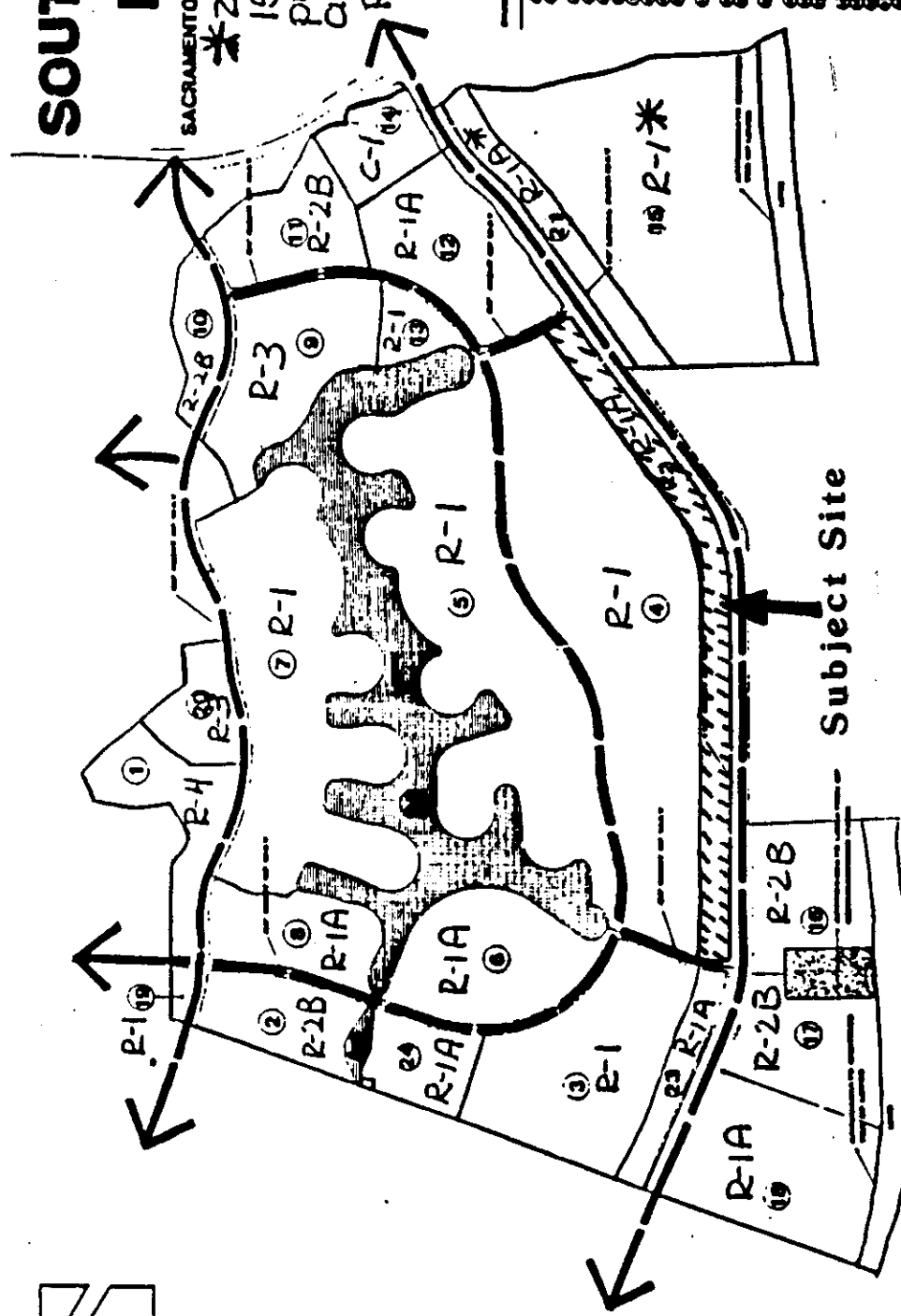
VICINITY - LAND USE - ZONING

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Item 20

SOUTH POCKET L.P.P.T.

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



DATE REVISION

NO.	DATE	REVISION
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SCHEMATIC PLAN LAND USE EXHIBIT

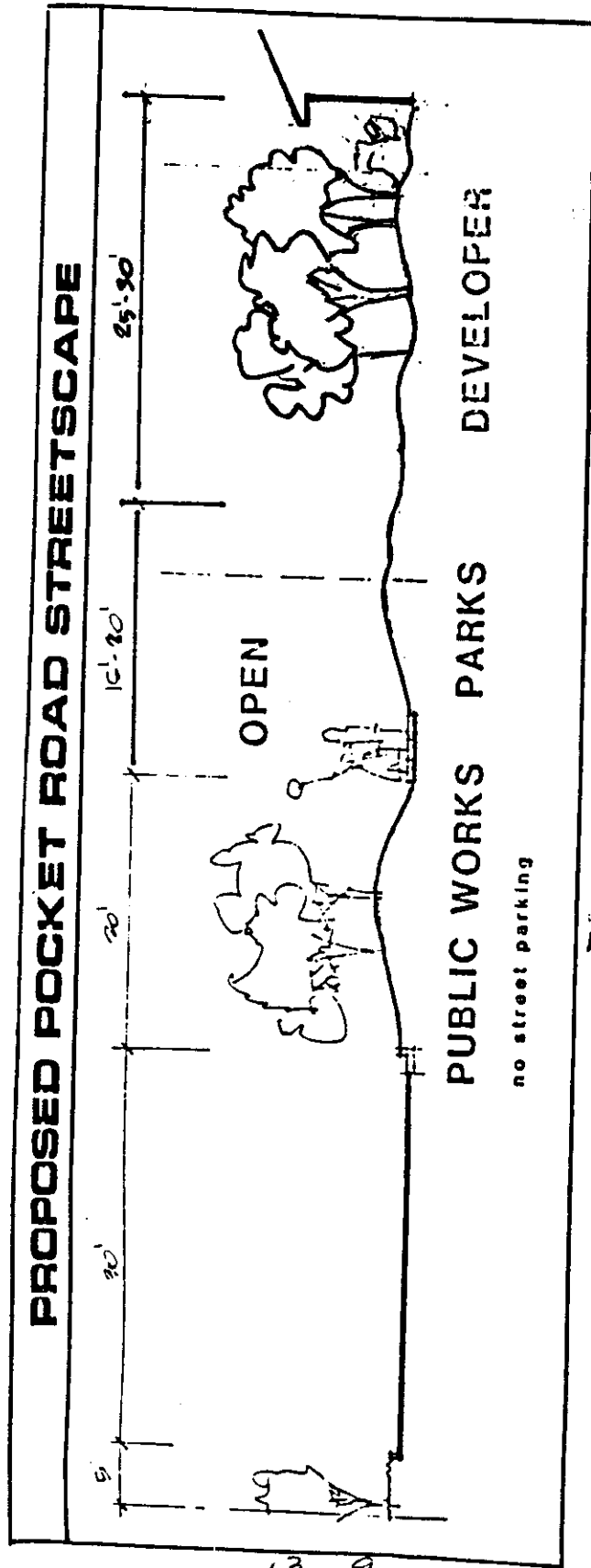
LAND ISLAMER
 ARTHUR M. BUEZARD
 AND ASSOCIATES INC.
 PUBLIC UTILITIES ENGINEERS
 1000 14th St. Sacramento, CA 95811
 916/441-9991

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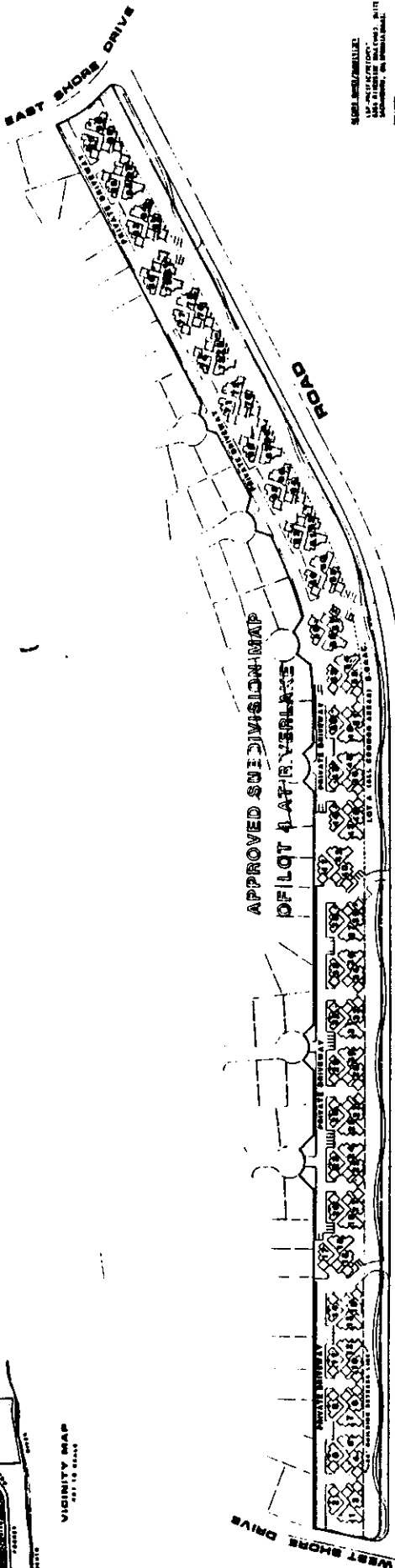
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Item 18
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**TENTATIVE SUBDIVISION MAP
LOT 22 OF PARCEL 4
AT RIVERLAKE**

**CITY OF SACRAMENTO, CALIFORNIA
MARCH, 1987**



LEGAL DESCRIPTION:
LOT 22 OF PARCEL 4, AS SHOWN ON THE TENTATIVE SUBDIVISION MAP, WITH A CORRECTION OF THE BOUNDARIES, AS SHOWN ON THE TENTATIVE MAP.

OWNER:
THE CITY OF SACRAMENTO, CALIFORNIA
SACRAMENTO, CALIFORNIA 95811

PREPARED BY:
CITY ENGINEER
SACRAMENTO, CALIFORNIA 95811

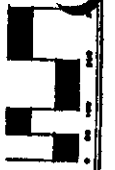
DATE:
MARCH 1987

SCALE:
AS SHOWN ON THE TENTATIVE MAP

EXHIBIT B

EXHIBIT B

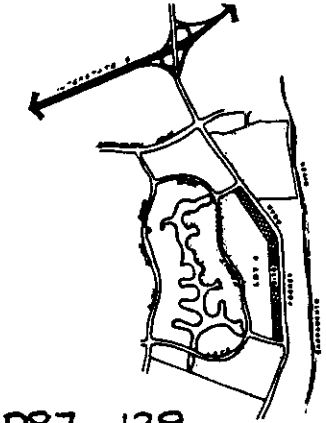
SCALE: 1" = 100'



**APPROVED SUBDIVISION MAP
OF LOT 4 AT RIVERLAKE**

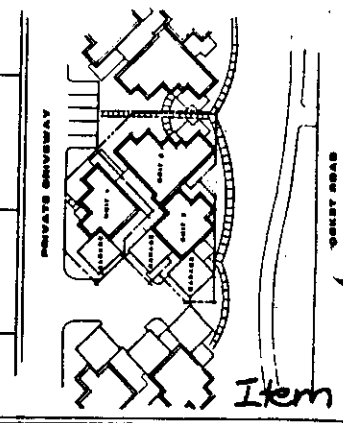
POCKET

- NOTES:**
1. THIS MAP IS SUBJECT TO THE CITY OF SACRAMENTO'S ZONING ORDINANCES AND ALL OTHER APPLICABLE ORDINANCES.
 2. THIS MAP IS SUBJECT TO THE CITY OF SACRAMENTO'S SUBDIVISION MAP ACT AND ALL OTHER APPLICABLE ORDINANCES.
 3. THIS MAP IS SUBJECT TO THE CITY OF SACRAMENTO'S PLANNING DEPARTMENT'S PLANNING AND ZONING COMMISSION'S REVIEW AND APPROVAL.
 4. THIS MAP IS SUBJECT TO THE CITY OF SACRAMENTO'S PLANNING DEPARTMENT'S REVIEW AND APPROVAL.
 5. THIS MAP IS SUBJECT TO THE CITY OF SACRAMENTO'S PLANNING DEPARTMENT'S REVIEW AND APPROVAL.



**VICINITY MAP
SEE LEGEND**

TYPICAL BUILDING CLUSTER
SCALE: 1" = 80'
EACH UNIT CLUSTER CONTAINS 4-600 SQ. FT. OF BUILDING AREA.



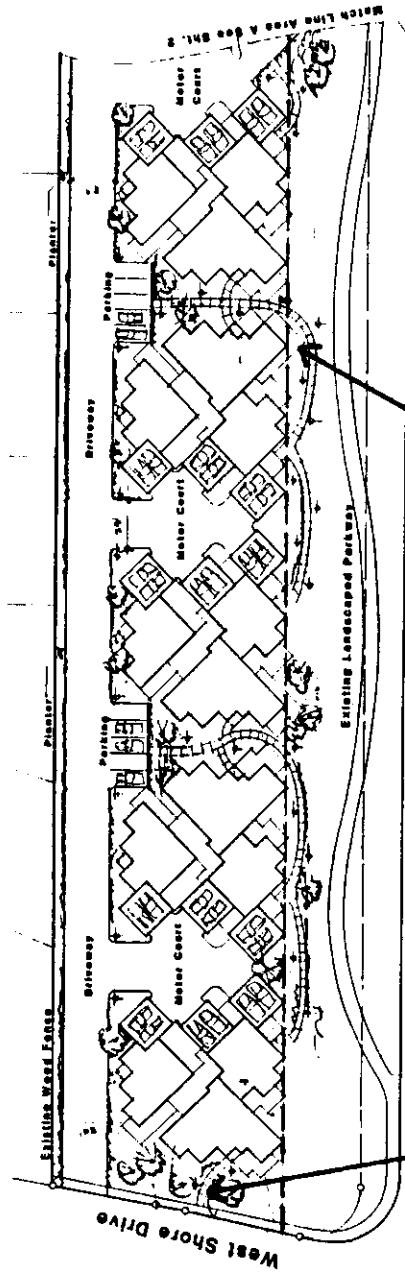
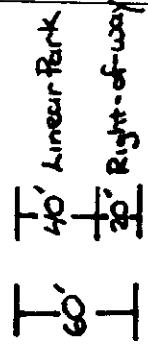
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Item 20

EXHIBIT C

C-1



Remove all patio areas from linear parkway (example)

Remove all private walks leading to public right-of-way from landscaped setback (example)

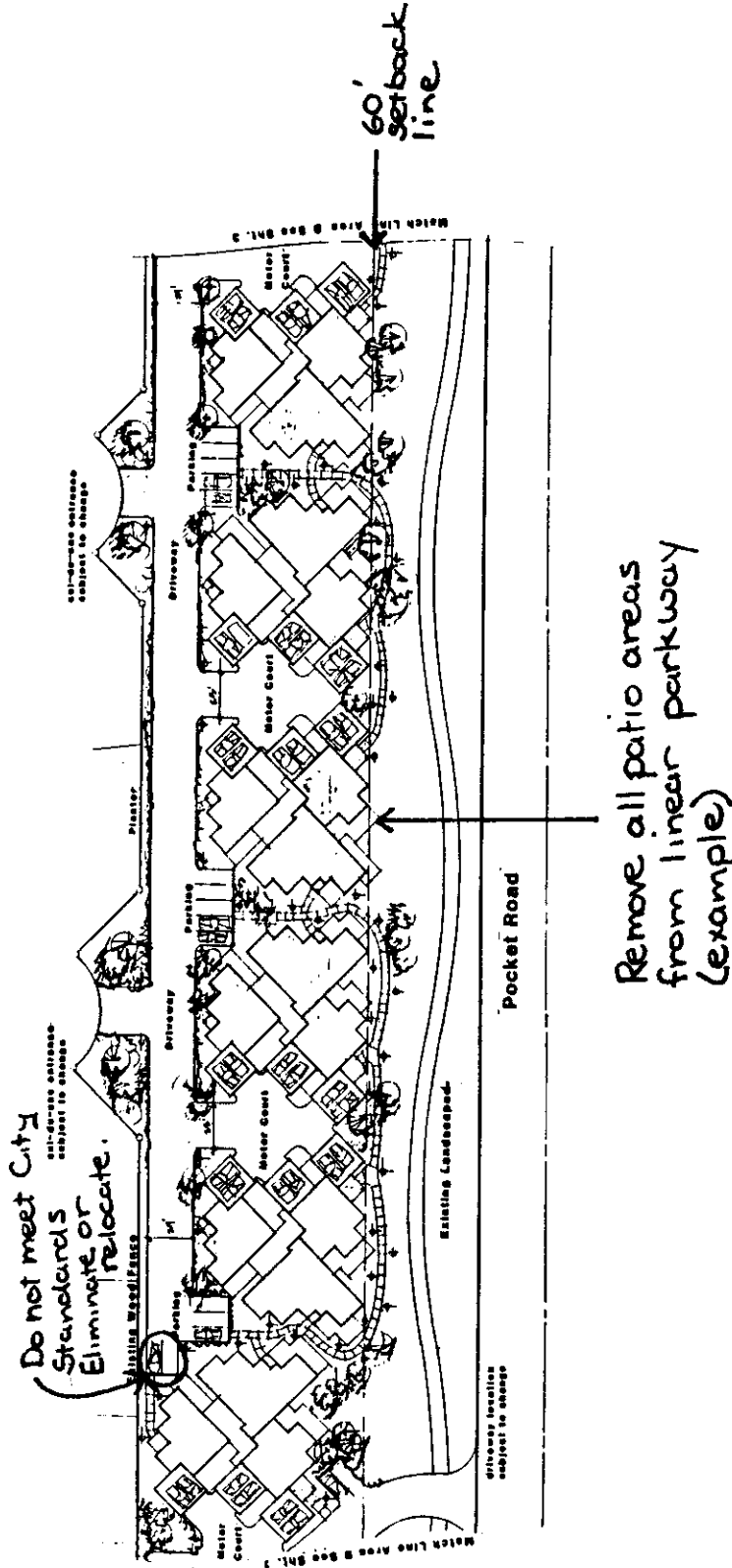
Partial Site Plan
 LOT 22 of Parcel 4 at Riverlake
 Scale 1"=30'

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Item 18
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C-2



Partial Site Plan
LOT 22 of Parcel 4 at Riverlake
 Scale 1"=30'

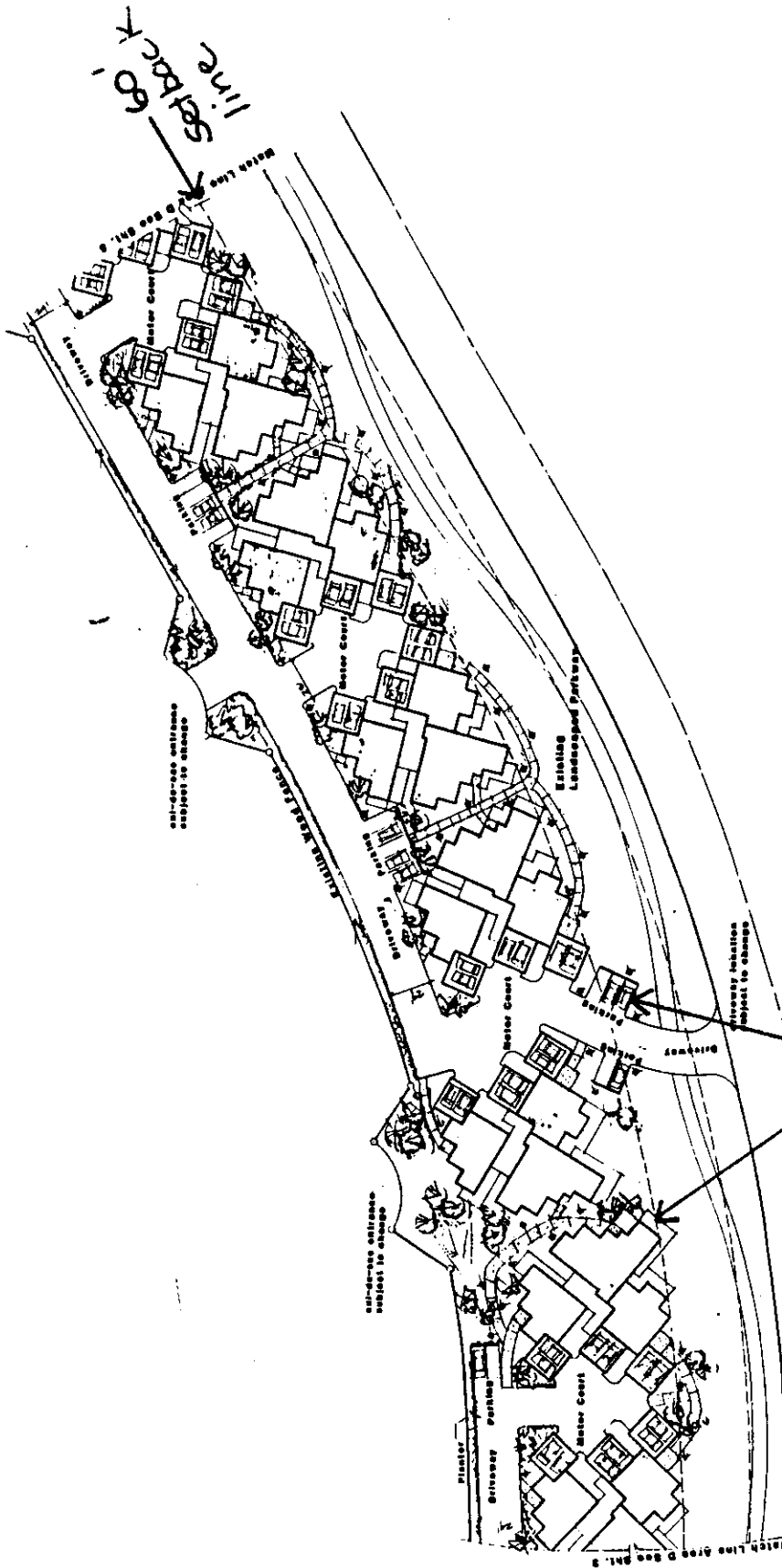


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Item 18
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C-4



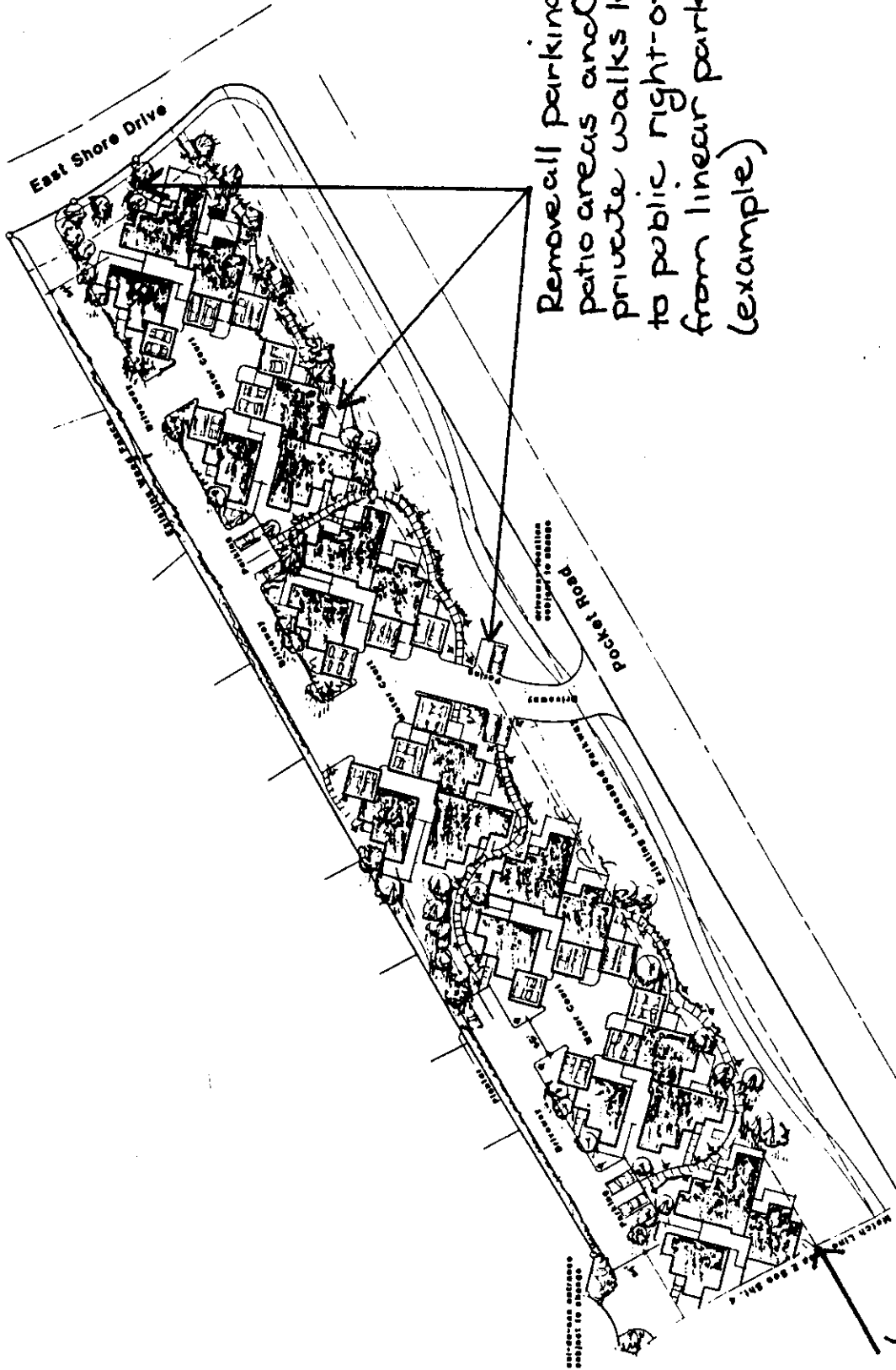
Remove all parking and patio areas from linear parkway (example)

Partial Site Plan
 LOT 22 of Parcel 4 at Riverlake
 Scale 1"=30'

P87-129

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Item 18
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CS

Partial Site Plan
 LOT 22 of Parcel 4 at Riverlake
 Scale 1"=30'

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Item 20 18

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or design studio

DONALD JOSEPH CO

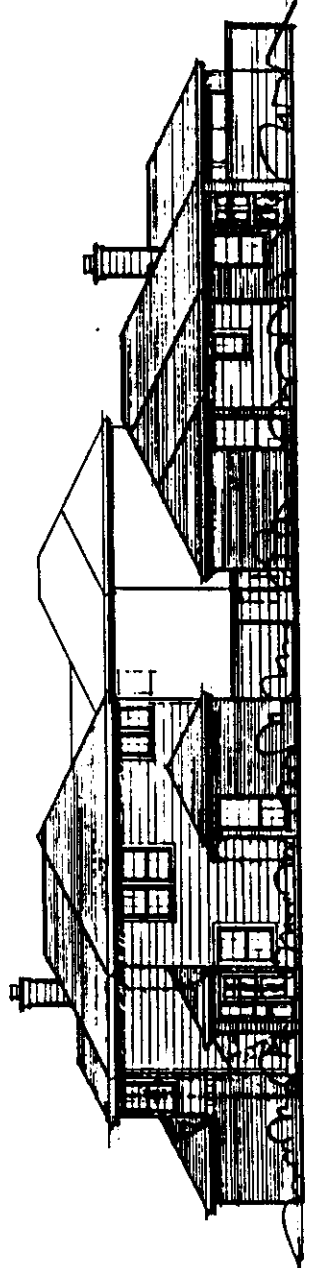
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ELEVATION UNIT 1 & 2

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EXHIBIT D

D-1



ELEVATION UNIT 1 & 2

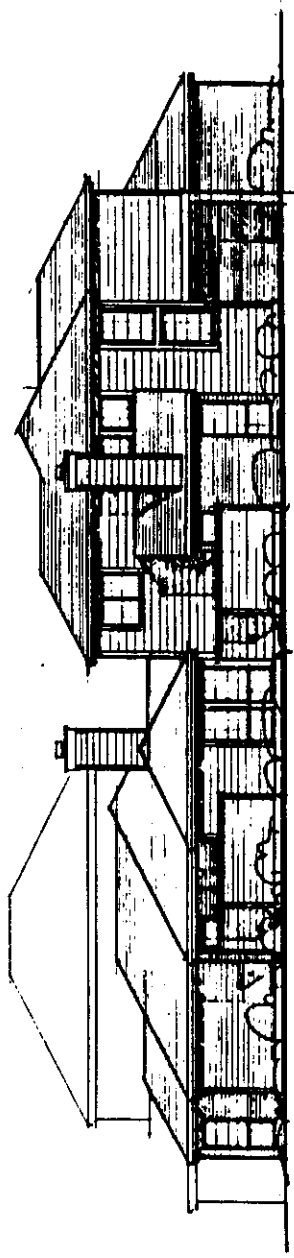
done 1/25/87

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Item 20

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ELEVATION UNIT 2 & 3
SCALE: 1/4" = 1'-0"

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Item 18
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2310 1014 ST. CLEVELAND OH 44115-0949

or other items

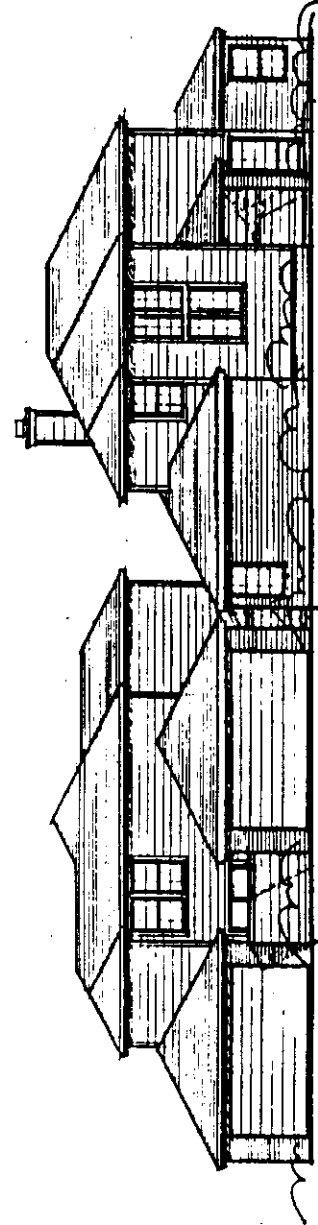
DONALD JOSEPH CO

REVISIONS:
DATE
BY

ELEVATION UNIT 3 & 1

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D-3



ELEVATION UNIT 3 & 1

SCALE: 1/8" = 1'-0"

P87-129

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18
Item 20

DONALD JOSEPH CO

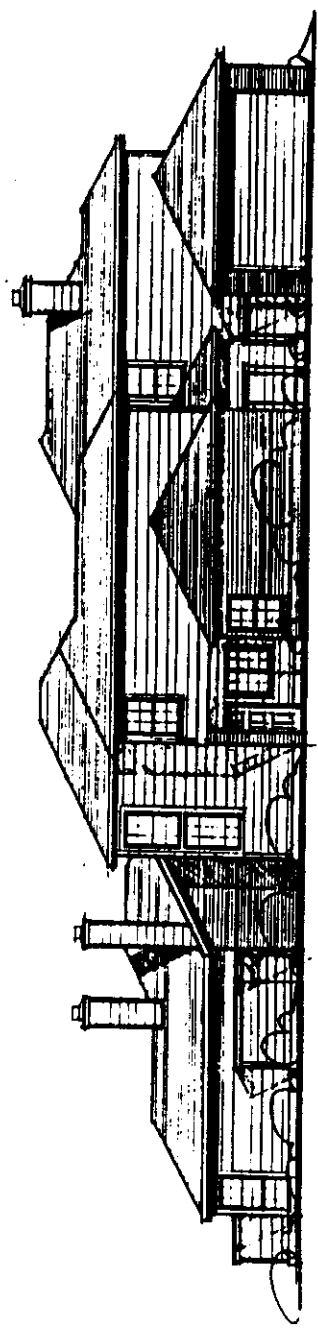
or other in space

3210 1818 ST. COLUMBIA, MO 65203

ELEVATION UNIT 2, 3 & 1

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D-4



ELEVATION UNIT 2, 3 & 1

2 1/2" x 11" 0"

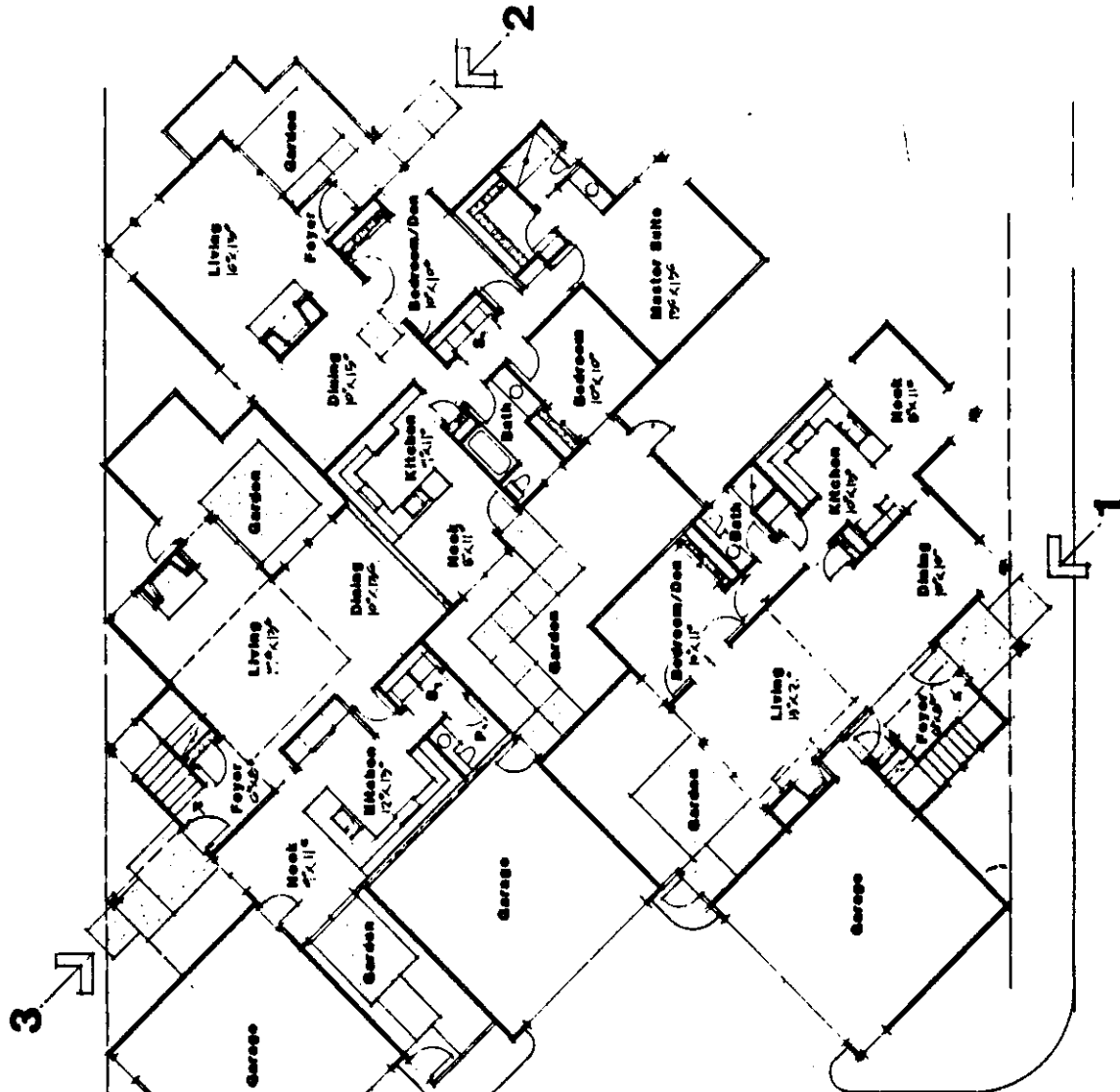
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18
Item 20

EXHIBIT E

E-1



- Unit 1 1791 s.f.
4 Bedroom
3 Bath
- Unit 2 1408 s.f.
3 Bedroom
2 Bath
- Unit 3 1686 s.f.
3 Bedroom
2.5 Bath

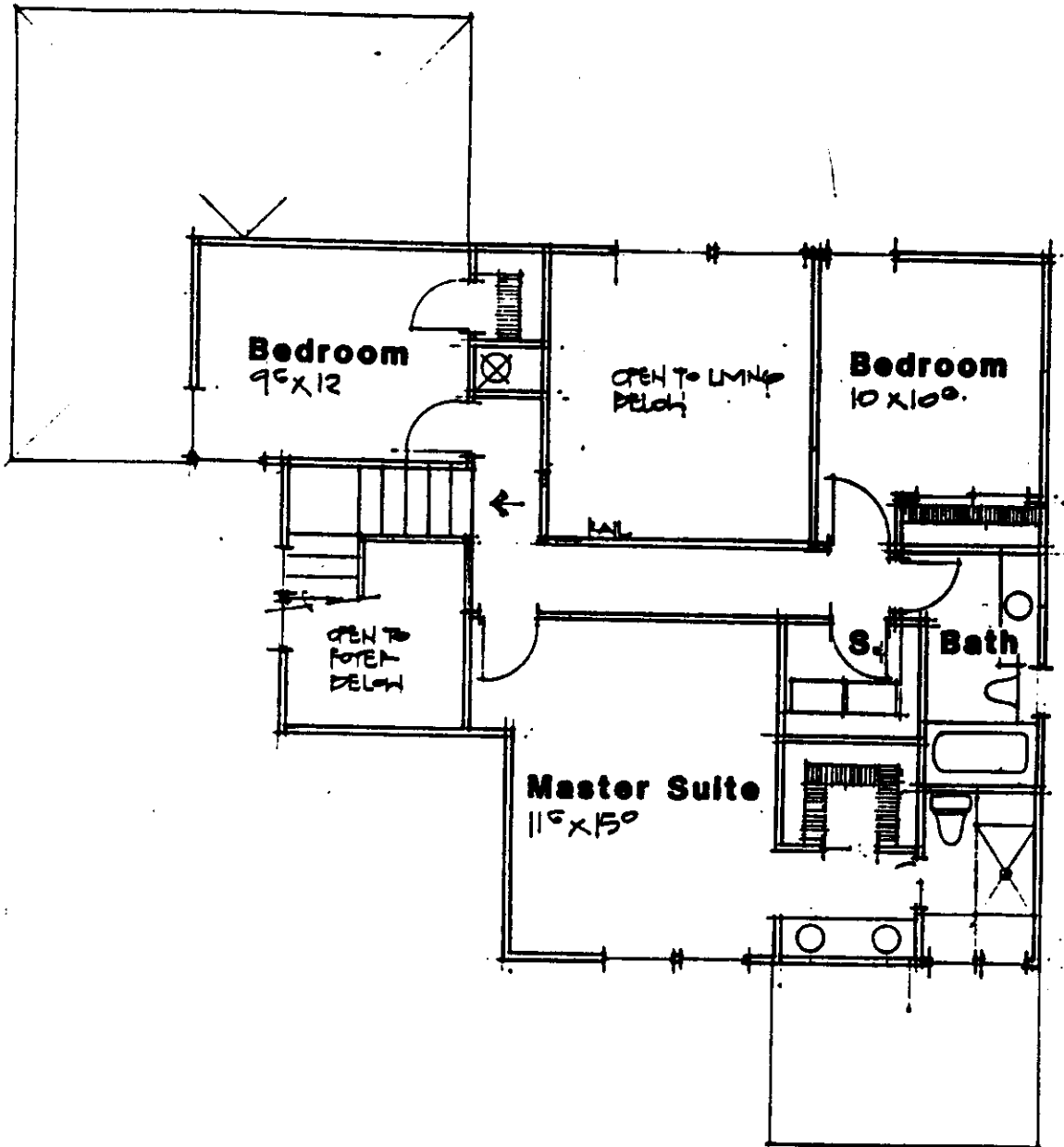
GROUND FLOOR PLAN

SCALE: 1/8" = 1'-0"
DATE: 10/87

P87-129

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Item 20



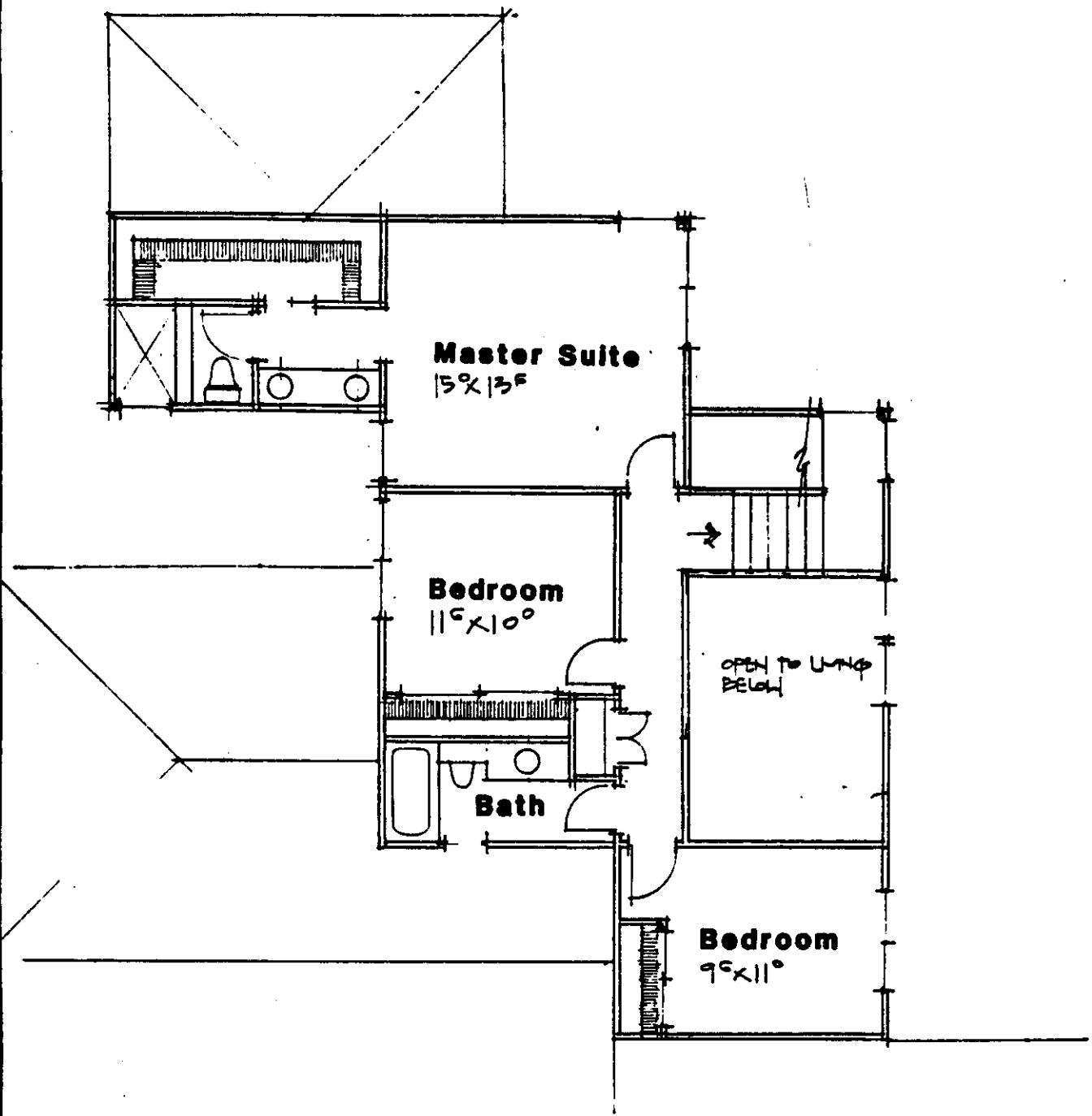
SECOND FLOOR PLAN 1

SCALE: 1/8" = 1'-0"
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P87-129

13 9
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Item 20



SECOND FLOOR PLAN 3

SCALE: 1/8" = 1'-0"
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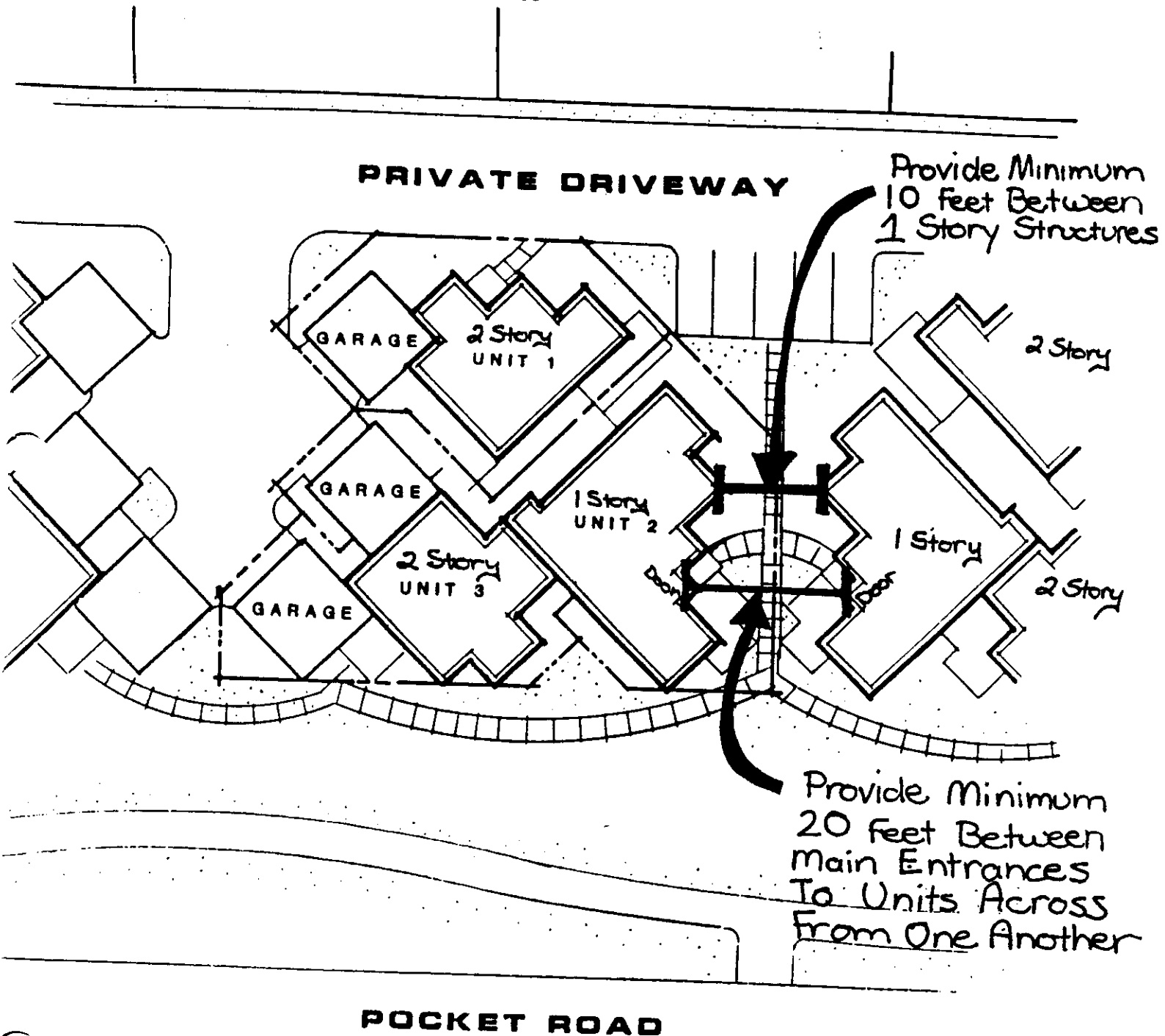
P87-129

18
Item 20

TYPICAL BUILDING CLUSTER

SCALE: 1" = 30'

EACH 3 UNIT CLUSTER CONTAINS 4,488 SQ. FT. OF BUILDING AREA.



POCKET ROAD