



CITY OF SACRAMENTO

CITY PLANNING DEPARTMENT

725 "J" STREET

SACRAMENTO, CALIF. 95814

TELEPHONE (916) 449-5604

MARTY VAN DUYN

PLANNING DIRECTOR

April 21, 1981

City Council  
Sacramento, California

Honorable Members in Session:

SUBJECT: Tentative Map (P-9328)

LOCATION: Northwest and southwest corners of Marina Park Way and Pocket Road; southeast corner of Marina Park Way and Marlton Court; southeast corner of the terminus of Marina Park Way

SUMMARY

The applicant is requesting the necessary entitlements to develop eight halfplex units on four corner lots located in the R-1A Zone. The staff and Planning Commission recommend approval of the Tentative Map subject to conditions. The Planning Commission also approved a Special Permit to allow the halfplex units.

BACKGROUND INFORMATION

The Planning Commission and City Council approved a rezoning to R-1A and Tentative Map to create the four corner lots approximately one year ago. The applicant is now requesting approval to divide the parcels for halfplex development. The staff and Planning Commission have no objection to the proposed halfplex development because they are compatible with adjacent single family development and do not represent a higher density than what is permitted in a normal single family subdivision.

VOTE OF COMMISSION

On March 26, 1981, the Planning Commission, by a vote of nine ayes, recommended approval of the Tentative Map subject to conditions.

**APPROVED**  
BY THE CITY COUNCIL

APR 28 1981

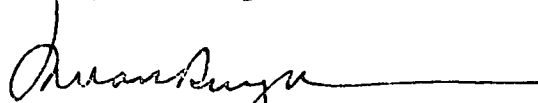
OFFICE OF THE  
CITY CLERK

April 21, 1981

RECOMMENDATION

The staff and Planning Commission recommend that the City Council approve and adopt the attached Tentative Map Resolution containing conditions.

Respectfully submitted,

  
Marty Van Dorn  
Planning Director

FOR CITY COUNCIL INFORMATION  
WALTER J. SLIPE  
CITY MANAGER

MVD:HY:jm  
Attachments  
P-9328

April 28, 1981  
District No. 8

# RESOLUTION No. 81-301

Adopted by The Sacramento City Council on date of

APRIL 28, 1981

A RESOLUTION ADOPTING FINDINGS OF FACT, APPROVING  
A REQUEST FOR TENTATIVE MAP FOR MARINA PARK  
SUBDIVISION (APN: 031-020-21 & 22) (P-9328)

WHEREAS, the Planning Commission has submitted to the City Council its report and recommendations concerning the request for a Tentative Map for Marina Park Subdivision, located at the northwest and southwest corners of Marina Park Way and Pocket Road; southeast corner of Marina Park Way and Marlton Court; southeast corner of the terminus of Marina Park Way (hereinafter referred to as the proposed subdivision).

WHEREAS, the Council of the City of Sacramento, based on testimony submitted at public hearing(s) conducted on April 28, 1981, 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.

**APPROVED**  
BY THE CITY COUNCIL

APR 28 1981

OFFICE OF THE  
CITY CLERK

- 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.

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

- A. The Negative Declaration be ratified;
- B. The Tentative Map be approved subject to the following conditions:
  - 1. The applicant shall provide standard subdivision improvements pursuant to Section 40.811 of the Subdivision Ordinance prior to filing the final map.
  - 2. The applicant shall prepare a sewer and drainage study for the review and approval of the City Engineer prior to filing the final map.
  - 3. Lot "A" shall be dedicated to the City of Sacramento prior to recordation of the final map.
  - 4. Separate water and sewer services shall be provided to each dwelling prior to filing the final map.

5. The applicant shall pay Pocket Bridge Fee District fees prior to filing the final map.
6. Marina Park Subdivision (P-8952) shall be recorded prior to recordation of final map.

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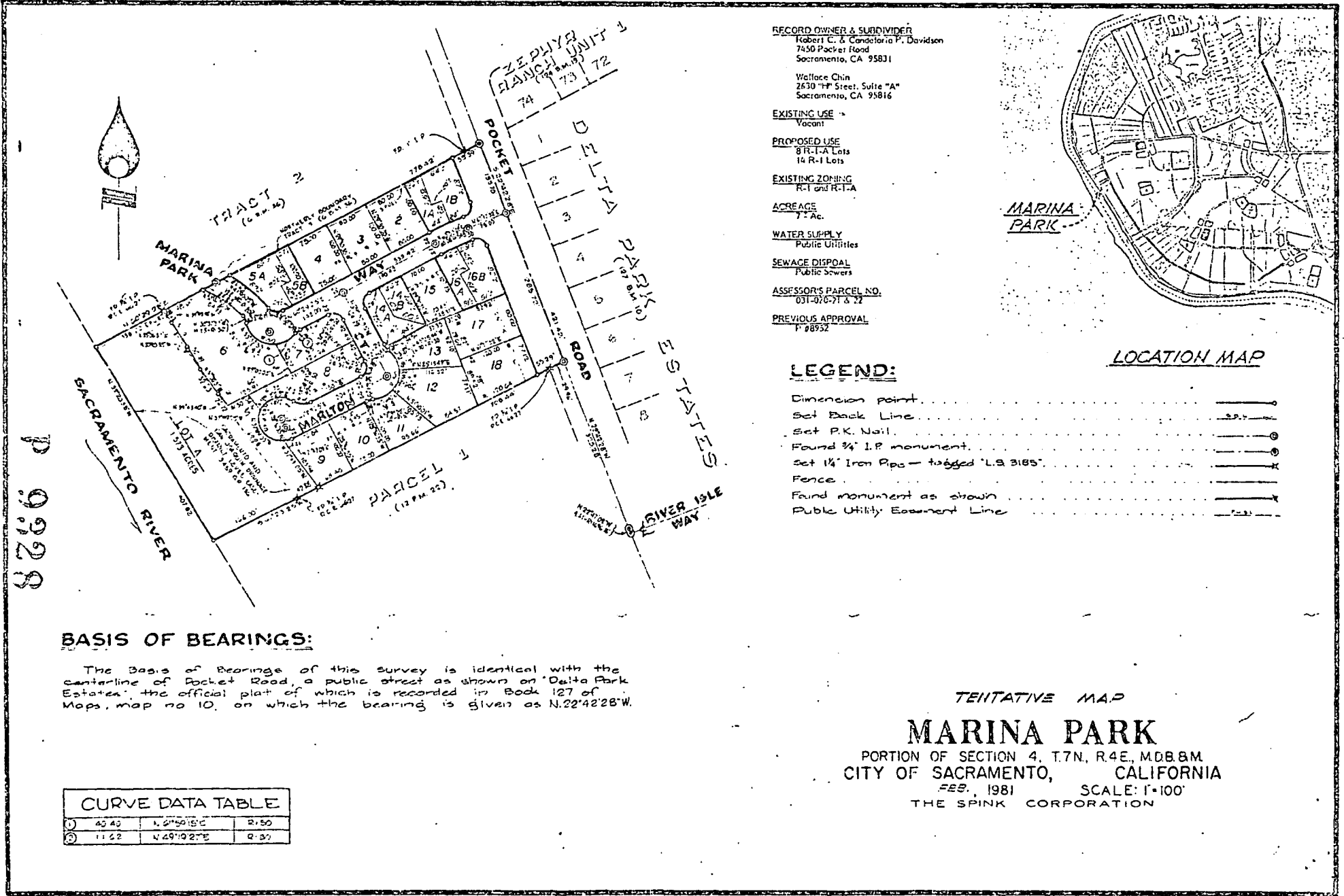
MAYOR

ATTEST:

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CITY CLERK

P-9328



6  
 P  
 9928

**RECORD OWNER & SUBDIVIDER**  
 Robert C. & Candorina P. Davidson  
 7450 Pocket Road  
 Sacramento, CA 95831

Wallace Chin  
 2630 "H" Street, Suite "A"  
 Sacramento, CA 95816

**EXISTING USE**  
 Vacant

**PROPOSED USE**  
 8 R-1-A Lots  
 14 R-I Lots

**EXISTING ZONING**  
 R-1 and R-1-A

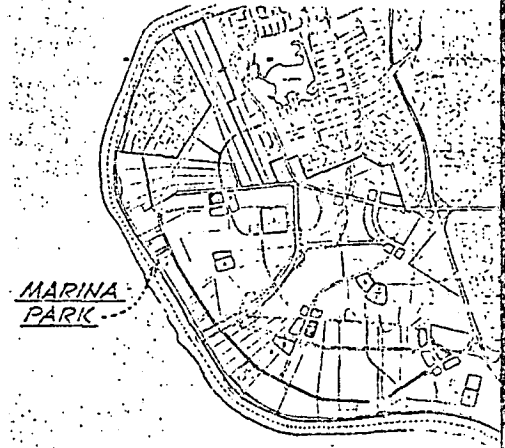
**ACREAGE**  
 7.2 Ac.

**WATER SUPPLY**  
 Public Utilities

**SEWAGE DISPOSAL**  
 Public Sewers

**ASSESSOR'S PARCEL NO.**  
 031-076-71 & 72

**PREVIOUS APPROVAL**  
 P 98932



LOCATION MAP

**LEGEND:**

- Dimension point .....
- Set Back Line .....
- Set P.K. Nail .....
- Found 3/4" I.P. monument .....
- Set 1/4" Iron Pipe - tagged "L.S. 3185" .....
- Fence .....
- Found monument as shown .....
- Public Utility Easement Line .....

**BASIS OF BEARINGS:**

The Basis of Bearings of this survey is identical with the centerline of Pocket Road, a public street as shown on "Delta Park Estates", the official plat of which is recorded in Book 127 of Maps, map no 10, on which the bearing is given as N.22°42'28"W.

CURVE DATA TABLE		
①	40.40	R. 50
②	11.22	R. 30

TEHNTATIVE MAP

**MARINA PARK**

PORTION OF SECTION 4, T.7N, R.4E, M.D.B.8M  
 CITY OF SACRAMENTO, CALIFORNIA  
 FEB. 1981 SCALE: 1"=100'  
 THE SPINK CORPORATION

SACRAMENTO CITY PLANNING COMMISSION

MEETING DATE March 26, 1981  
 ITEM NO. 90 FILE NO. P- 9328  
 H-

- GENERAL PLAN AMENDMENT  TENTATIVE MAP   
 COMMUNITY PLAN AMENDMENT  SUBDIVISION MODIFICATION   
 REZONING  EIR DETERMINATION   
 SPECIAL PERMIT  OTHER \_\_\_\_\_  
 VARIANCE  \_\_\_\_\_

Recommendation:

- Favorable  
 Unfavorable  Petition  Correspondence

LOCATION: Various Council Lots on Marina Park  
Way on N. side of ROBERT ST.

PROPOSERS

NAME

ADDRESS

OPPOSERS

NAME

ADDRESS

MOTION NO. \_\_\_\_\_

MOTION:

	YES	NO	MOTION	END
Augusta	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
Fong	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	
Goodin	<input checked="" type="checkbox"/>			
Holloway	<input checked="" type="checkbox"/>			
Hunter	<input checked="" type="checkbox"/>			
Larson	<input checked="" type="checkbox"/>			
Muraki	<input checked="" type="checkbox"/>			
Silva	<input checked="" type="checkbox"/>			
Stepson	<input checked="" type="checkbox"/>			

- TO APPROVE  
 TO DENY  
 TO APPROVE SUBJECT TO COND. & BASED ON FINDINGS OF FACT IN STAFF REPORT  
 INTENT TO APPROVE SUBJ. TO COND. & BASED ON FINDINGS OF FACT DUE \_\_\_\_\_  
 TO RECOMMEND APPROVAL \_\_\_\_\_ & FORWARD TO CITY COUNCIL.  
 TO RATIFY NEGATIVE DECLARATION  
 TO CONTINUE TO \_\_\_\_\_ MEETING  
 OTHER \_\_\_\_\_

# CITY PLANNING COMMISSION

915 "I" STREET - SACRAMENTO, CALIFORNIA 95814

APPLICANT/Wallace and Diana Chin, 3112 "O" Street, Sacramento, CA 95816 and
OWNERS Robert and Candelaria Davidson, 7450 Pocket Road, Sacramento, CA 95831
PLANS BY Spink Corporation, 720 "F" Street, Sacramento, CA 95814
FILING DATE 2/20/81 50 DAY CPC ACTION DATE REPORT BY: TM:bw
NEGATIVE DEC. 3/13/81 EIR ASSESSOR'S PCL. NO. 031-020-21 & 22

- APPLICATION:
1. Negative Declaration
  2. Special Permit to develop eight halfplex units
  3. Tentative Map (P-9328)

LOCATION: Northwest and southwest corners of Marina Park Way and Pocket Road; southeast corner of Marina Park Way and Marlton Court; southeast corner of the terminus of Marina Park Way

PROPOSAL: The applicant is requesting the necessary entitlements to develop eight halfplex units on four corner lots.

### PROJECT INFORMATION

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

#### Surrounding Land Use and Zoning:

North: Residence; A  
South: Residence; A  
East: Zephyr Ranch Subdivision; R-1  
West: Sacramento River; F

Property Area: .83 acres  
Average lot size: 4,500 square feet (per halfplex lot)  
Utilities: Available to site  
School District: Sacramento Unified

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On March 11, 1980, by a vote of 7 ayes, 1 absent, and 1 abstention, the Subdivision Review Committee recommended approval of the tentative map subject to the following conditions:

1. The applicant shall provide standard subdivision improvements pursuant to Section 40.811 of the Subdivision Ordinance prior to filing the final map.
2. The applicant shall prepare a sewer and drainage study for the reievew and approval of the City Engineer prior to filing the final map.
3. Lot "A" shall be dedicated to the City of Sacramento prior to recordation of the final map.
4. Separate water and sewer services shall be provided to each dwelling prior to filing the final map.

APPLC. NO. P-9328

MEETING DATE March 26, 1981

CPC ITEM NO. 9



5. The applicant shall pay Pocket Bridge Fee District fees prior to filing the final map.

BACKGROUND INFORMATION: On April 10, 1980 the Planning Commission recommended to the City Council approval to rezone the four corner lots to Townhouse (R-1A) (P-8952). The Council concurred with the Commission's recommendation. The applicant is presently requesting the necessary entitlements to construct the halfplex units.

STAFF EVALUATION: Staff has the following concerns and comments regarding this proposal:

1. The proposed halfplexes will be constructed on various corner lots located throughout the subdivision. Staff finds that the halfplexes do not represent a more intense land use than currently permitted. In addition, the halfplexes will provide for an alternative housing type in the community.
2. Two district designs are proposed. The units will be constructed as one and two-story structures ranging from 1,500 to 2,300 square feet in size. A variation in exterior elevations has been provided.
3. Staff notes that the tentative map exhibit for lots 14A and 14B indicate that this lot is 84' x 100', whereas the site plan indicates that this lot is 90' x 100'. Staff requests that the applicant revise the site plan in accordance with the tentative map and that the revised plan be submitted to staff for review and approval prior to issuance of building permits.

STAFF RECOMMENDATION: Staff recommends the following actions:

1. Ratification of the Negative Declaration.
2. Approval of the Special Permit subject to the conditions and findings of fact which follow.
3. Approval of the tentative map subject to the following conditions:
  - a. The applicant shall provide standard subdivision improvements pursuant to Section 40.811 of the Subdivision Ordinance prior to filing the final map;
  - b. The applicant shall prepare a sewer and drainage study for the review and approval of the City Engineer prior to filing the final map;
  - c. Lot "A" shall be dedicated to the City of Sacramento prior to recordation of the final map;
  - d. Separate water and sewer services shall be provided to each dwelling prior to filing the final map;

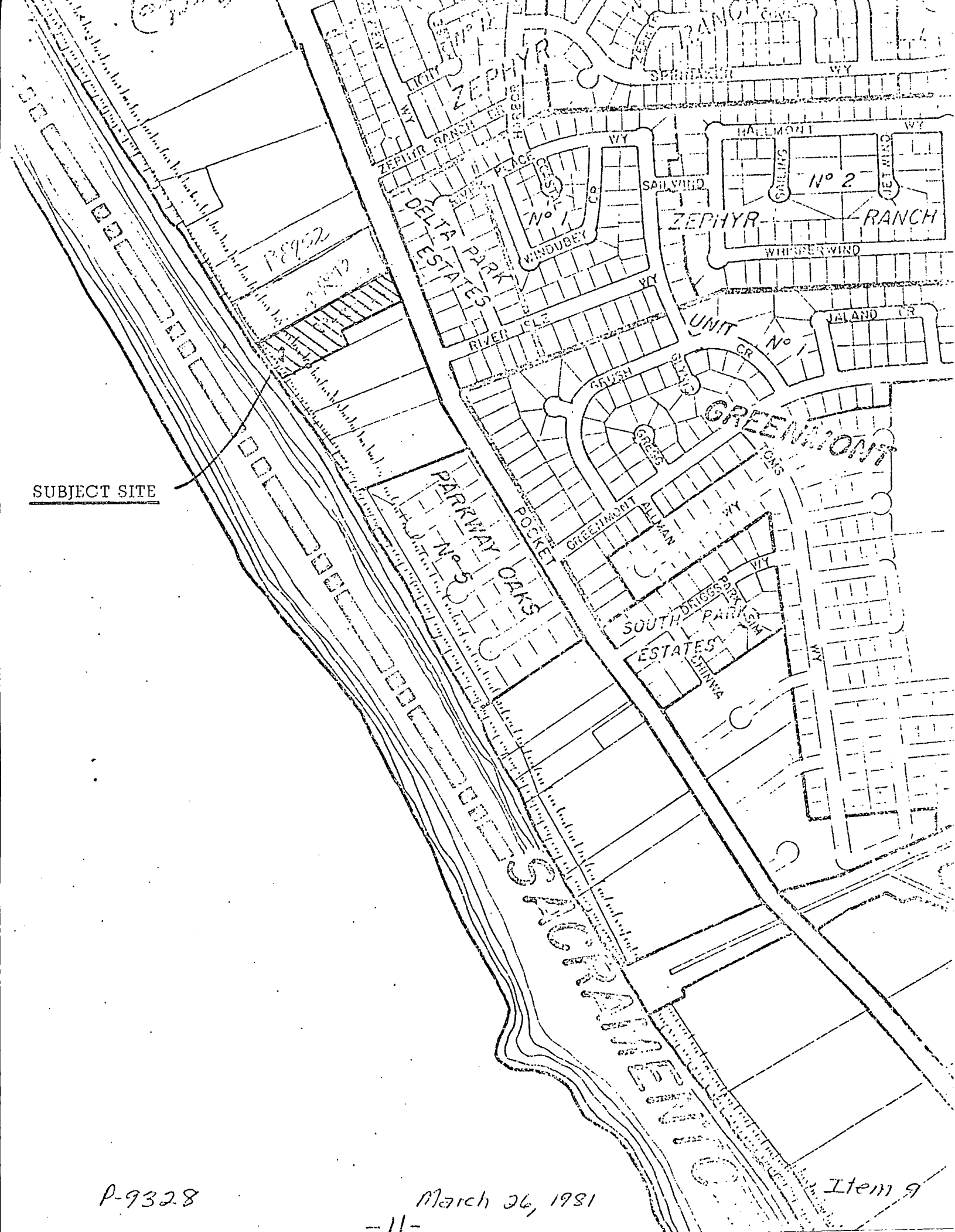
- e. The applicant shall pay Pocket Bridge Fee District fees prior to filing the final map;
- f. Marina Park Subdivision (P-8952) shall be recorded prior to recordation of final map.

Condition - Special Permit

The applicant shall submit a revised site plan for Lots 14A and 14B for staff review and approval prior to issuance of building permits. Such plans shall maintain the setbacks as shown on the site development plan for Mr. Chin's property.

Findings of Fact

1. The project is based upon sound principles of land use in that the proposed halfplexes do not represent a more intense land use than currently permitted.
2. The project, as conditioned, will not be injurious to the public welfare in that the halfplexes must comply with building and fire code requirements and they must have separate utility services. Also, they are compatible with future surrounding single family development.
3. The project, as conditioned, complies with the objective of the General Plan to provide safe and healthful development without over development and adverse community impacts.



SUBJECT SITE

P-9328

March 26, 1981

Item 9



# CITY OF SACRAMENTO

## CITY PLANNING DEPARTMENT

725 "J" STREET

SACRAMENTO, CALIF. 95814

TELEPHONE (916) 449-5604

MARTY VAN DUYN

PLANNING DIRECTOR

April 21, 1981

City Council  
Sacramento, California

Honorable Members in Session:

SUBJECT: Tentative Map (P-9328)

LOCATION: Northwest and southwest corners of Marina Park Way and Pocket Road; southeast corner of Marina Park Way and Marlton Court; southeast corner of the terminus of Marina Park Way

### SUMMARY

The applicant is requesting the necessary entitlements to develop eight halfplex units on four corner lots located in the R-1A Zone. The staff and Planning Commission recommend approval of the Tentative Map subject to conditions. The Planning Commission also approved a Special Permit to allow the halfplex units.

### BACKGROUND INFORMATION

The Planning Commission and City Council approved a rezoning to R-1A and Tentative Map to create the four corner lots approximately one year ago. The applicant is now requesting approval to divide the parcels for halfplex development. The staff and Planning Commission have no objection to the proposed halfplex development because they are compatible with adjacent single family development and do not represent a higher density than what is permitted in a normal single family subdivision.

### VOTE OF COMMISSION

On March 26, 1981, the Planning Commission, by a vote of nine ayes, recommended approval of the Tentative Map subject to conditions.

April 21, 1981

RECOMMENDATION

The staff and Planning Commission recommend that the City Council approve and adopt the attached Tentative Map Resolution containing conditions.

Respectfully submitted,

  
Marty Van Dorn  
Planning Director

FOR CITY COUNCIL INFORMATION  
WALTER J. SLIPE  
CITY MANAGER

MVD:HY:jm  
Attachments  
P-9328

April 28, 1981  
District No. 8

## RESOLUTION No.

Adopted by The Sacramento City Council on date of

APRIL 28, 1981

A RESOLUTION ADOPTING FINDINGS OF FACT, APPROVING  
A REQUEST FOR TENTATIVE MAP FOR MARINA PARK  
SUBDIVISION (APN: 031-020-21 & 22) (P-9328)

WHEREAS, the Planning Commission has submitted to the City Council its report and recommendations concerning the request for a Tentative Map for Marina Park Subdivision, located at the northwest and southwest corners of Marina Park Way and Pocket Road; southeast corner of Marina Park Way and Marlton Court; southeast corner of the terminus of Marina Park Way (hereinafter referred to as the proposed subdivision).

WHEREAS, the Council of the City of Sacramento, based on testimony submitted at public hearing(s) conducted on April 28, 1981, 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.

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

- A. The Negative Declaration be ratified;
- B. The Tentative Map be approved subject to the following conditions:
  - 1. The applicant shall provide standard subdivision improvements pursuant to Section 40.811 of the Subdivision Ordinance prior to filing the final map.
  - 2. The applicant shall prepare a sewer and drainage study for the review and approval of the City Engineer prior to filing the final map.
  - 3. Lot "A" shall be dedicated to the City of Sacramento prior to recordation of the final map.
  - 4. Separate water and sewer services shall be provided to each dwelling prior to filing the final map.

5. The applicant shall pay Pocket Bridge Fee District fees prior to filing the final map.
6. Marina Park Subdivision (P-8952) shall be recorded prior to recordation of final map.

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MAYOR

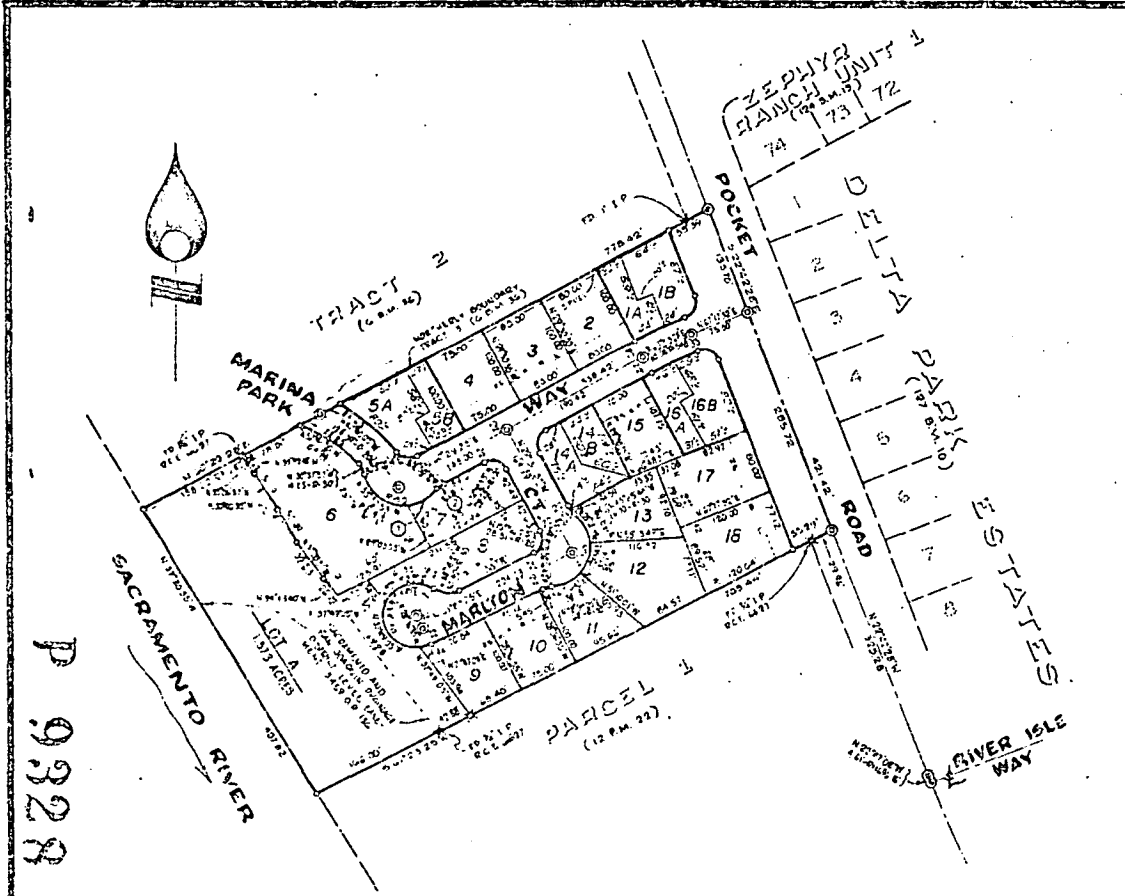
ATTEST:

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CITY CLERK

P-9328





P 9328

**RECORD OWNER & SUBDIVIDER**  
 Robert C. & Condalaria P. Davidson  
 7450 Pocket Road  
 Sacramento, CA 95831

Wallace Chin  
 2630 "H" Street, Suite "A"  
 Sacramento, CA 95816

**EXISTING USE**  
 Vacant

**PROPOSED USE**  
 8 R-1-A Lots  
 14 R-1 Lots

**EXISTING ZONING**  
 R-1 and R-1-A

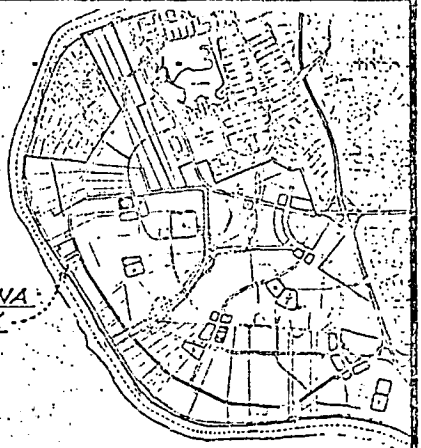
**ACREAGE**  
 7.2 Ac.

**WATER SUPPLY**  
 Public Utilities

**SEWAGE DISPOSAL**  
 Public Sewers

**ASSESSOR'S PARCEL NO.**  
 031-020-21 & 22

**PREVIOUS APPROVAL**  
 P #8952



LOCATION MAP

**LEGEND:**

- Dimension point
- Set Back Line
- Set P.K. Nail
- Found 3/4" I.P. monument
- Set 1/4" Iron Pipe - tagged "L.B. 3185"
- Fence
- Found monument as shown
- Public Utility Easement Line

**BASIS OF BEARINGS:**

The Basis of Bearings of this survey is identical with the centerline of Pocket Road, a public street as shown on "Delta Park Estates", the official plat of which is recorded in Book 127 of Maps, map no 10, on which the bearing is given as N.22°42'28"W.

①	49.42	N.61°59'15"E	R.150
②	11.62	N.49°02'E	R.30

TENTATIVE MAP

**MARINA PARK**  
 PORTION OF SECTION 4, T.7N., R.4E., MDB & M  
 CITY OF SACRAMENTO, CALIFORNIA  
 FEB., 1981 SCALE: 1"=100'  
 THE SPINK CORPORATION

SACRAMENTO CITY PLANNING COMMISSION

MEETING DATE March 26, 1981  
 ITEM NO. 90 FILE NO. P- 93,28  
 M-

- GENERAL PLAN AMENDMENT  TENTATIVE MAP   
 COMMUNITY PLAN AMENDMENT  SUBDIVISION MODIFICATION   
 REZONING  EIR DETERMINATION   
 SPECIAL PERMIT  OTHER \_\_\_\_\_  
 VARIANCE

Recommendation:

- Favorable  Unfavorable  Petition  Correspondence

LOCATION: Various corner lots on Marina Park  
Way on W. side of Pocket Rd.

PROPOSERS		
<u>NAME</u>	<u>ADDRESS</u>	

OPPONENTS		
<u>NAME</u>	<u>ADDRESS</u>	

MOTION NO. \_\_\_\_\_

MOTION:

	YES	NO	MOTION	2ND
Augusta	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input checked="" type="checkbox"/>
Fong	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Goodin	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Holloway	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Hunter	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Larson	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Muraki	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Silva	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Simpson	<input checked="" type="checkbox"/>	<input type="checkbox"/>		

- TO APPROVE  
 TO DENY  
 TO APPROVE SUBJECT TO COND. & BASED ON FINDINGS OF FACT IN STAFF REPORT  
 INTENT TO APPROVE SUBJ. TO COND. & BASED ON FINDINGS OF FACT DUE \_\_\_\_\_  
 TO RECOMMEND APPROVAL \_\_\_\_\_ & FORWARD TO CITY COUNCIL  
 TO SATISFY NEGATIVE DECLARATION  
 TO CONTINUE TO \_\_\_\_\_ MEETING  
 OTHER \_\_\_\_\_

# CITY PLANNING COMMISSION

915 "I" STREET - SACRAMENTO, CALIFORNIA 95814

APPLICANT/Wallace and Diana Chin, 3112 "O" Street, Sacramento, CA 95816 and
OWNERS Robert and Candelaria Davidson, 7450 Pocket Road, Sacramento, CA 95831
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FILING DATE 2/20/81 50 DAY CPC ACTION DATE REPORT BY:TM:bw
NEGATIVE DEC. 3/13/81 EIR ASSESSOR'S PCL. NO. 031-020-21 & 22

APPLICATION:

1. Negative Declaration
2. Special Permit to develop eight halfplex units
3. Tentative Map (P-9328)

LOCATION: Northwest and southwest corners of Marina Park Way and Pocket Road; southeast corner of Marina Park Way and Marlton Court; southeast corner of the terminus of Marina Park Way

PROPOSAL: The applicant is requesting the necessary entitlements to develop eight halfplex units on four corner lots.

## PROJECT INFORMATION

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

### Surrounding Land Use and Zoning:

North: Residence; A  
South: Residence; A  
East: Zephyr Ranch Subdivision; R-1  
West: Sacramento River; F

Property Area: .83 acres  
Average lot size: 4,500 square feet (per halfplex lot)  
Utilities: Available to site  
School District: Sacramento Unified

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On March 11, 1980, by a vote of 7 ayes, 1 absent, and 1 abstention, the Subdivision Review Committee recommended approval of the tentative map subject to the following conditions:

1. The applicant shall provide standard subdivision improvements pursuant to Section 40.811 of the Subdivision Ordinance prior to filing the final map.
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APPLIC. NO. P-9328

MEETING DATE March 26, 1981

CPC ITEM NO. 9

5. The applicant shall pay Pocket Bridge Fee District fees prior to filing the final map.

BACKGROUND INFORMATION: On April 10, 1980 the Planning Commission recommended to the City Council approval to rezone the four corner lots to Townhouse (R-1A) (P-8952). The Council concurred with the Commission's recommendation. The applicant is presently requesting the necessary entitlements to construct the halfplex units.

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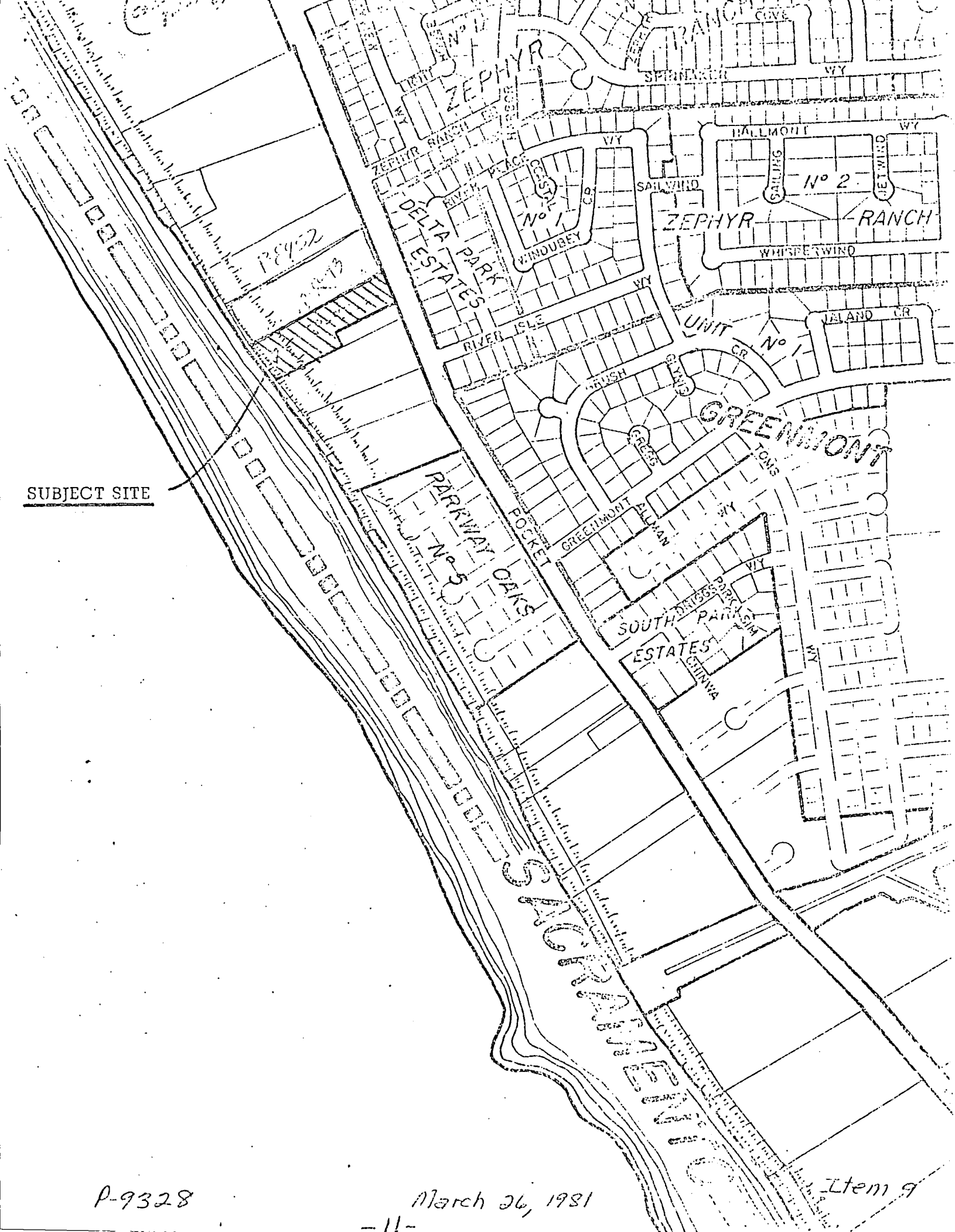
- e. The applicant shall pay Pocket Bridge Fee District fees prior to filing the final map;
- f. Marina Park Subdivision (P-8952) shall be recorded prior to recordation of final map.

Condition - Special Permit

The applicant shall submit a revised site plan for Lots 14A and 14B for staff review and approval prior to issuance of building permits. Such plans shall maintain the setbacks as shown on the site development plan for Mr. Chin's property.

Findings of Fact

1. The project is based upon sound principles of land use in that the proposed halfplexes do not represent a more intense land use than currently permitted.
2. The project, as conditioned, will not be injurious to the public welfare in that the halfplexes must comply with building and fire code requirements and they must have separate utility services. Also, they are compatible with future surrounding single family development.
3. The project, as conditioned, complies with the objective of the General Plan to provide safe and healthful development without over development and adverse community impacts.



SUBJECT SITE

P-9328

March 26, 1981

Item 9



# CITY OF SACRAMENTO

## OFFICE OF THE CITY CLERK

915 I STREET  
CITY HALL ROOM 203

SACRAMENTO, CALIFORNIA 95814  
TELEPHONE (916) 449-5426

LORRAINE MAGANA  
CITY CLERK

April 29, 1981

Robert and Candelaria Davidson  
7450 Pocket Road  
Sacramento, CA 95831

Dear Mr. and Mrs. Davidson:

On April 28, 1981, the City Council approved the following for property located at the Northwest and Southwest corners of Marina Park Way and Pocket Road; Southeast corner Marina Park Way and Marlton Court; Southeast corner of terminus of Marina Park Way: (P-9328)

Tentative map to divide four corner lots totaling  
0.8+ acre into eight halfplex lots.

The enclosed copy of certified resolution applies to the action taken on the above date.

Sincerely,

  
Lorraine Magana  
City Clerk

LM:sj  
Encl.

cc: Spink Corp.  
Planning