

STAFF REPORT AMENDED 5-26-83  
CITY PLANNING COMMISSION

927 - 10th Street, Suite 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Spink Corporation, P.O. Box 2511, Sacramento, CA 95811		
OWNER	Angelo Tsakopoulos, 7700 College Town Drive, Ste. 101, Sacramento, CA 95826		
PLANS BY	Spink Corporation, P.O. Box 2511, Sacramento, CA 95811		
FILING DATE	4-8-83	50 DAY CPC ACTION DATE	REPORT BY: SD:bw
NEGATIVE DEC.	5-1-83	EIR	ASSESSOR'S PCL. NO. 031-020-17

- APPLICATION:
1. Environmental Determination
  2. Rezone proposed corner lots from Single Family (R-1) to Townhouse (R-1A)
  3. Tentative Map

LOCATION: West of Pocket Road at Little River Drive

PROPOSAL: The applicant is requesting the necessary entitlements to divide 13.6± vacant acres into 24 single family lots and a 5± acre lot 'A'. The corner lots are to be zoned R-1A for future halfplex development.

PROJECT INFORMATION:

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

Surrounding Land Use and Zoning:

North: Residential; A  
South: Residential; A  
East: Residential; R-1  
West: Sacramento River; A

Property Area: 13.6± acres  
Density of Development: 2.8 du/ac. gr.; 3.4 du/ac. net  
Significant Feature of Site: Lot 'A', Sacramento River Parkway Corridor  
Topography: Flat to level  
Street Improvements/Utilities: To be provided

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: At the April 27, 1983 meeting, by a vote of seven ayes and two absent, the Subdivision Review Committee voted to recommend approval of the 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, including a 12-foot lane on the east side of Pocket Road;
2. Prepare a sewer and drainage study for the review and approval of the City Engineer;
3. Pay off any existing assessments, or file the necessary segregation requests and fees to segregate existing assessments;

002318

APPLC. NO. P83-107

MEETING DATE May <sup>26</sup> 12, 1983

CPC ITEM NO. 9

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 eighty percent south orientation (including solar access) to the satisfaction of the Planning Director;
7. Prepare a right-of-way study for Pocket Road; 55 foot half-section is required;
8. Minimum lot pad elevation shall be 3.5 feet;
9. Pay off Pocket Bridge fees;
10. The map shall be redrawn to include the adjacent parcel to the north. Lot 'A' shall include the 200 foot wide recreational strip adjacent to the river and shall be dedicated in fee to the City. The remnant parcel shall be merged with the parcel to the north.

BACKGROUND INFORMATION: On June 20, 1978 the City Council approved a tentative map to subdivide the subject site into 24 single family lots. Approval was conditioned upon dedication in fee of the parkway strip along the Sacramento River to the City.

STAFF EVALUATION: Staff has the following concerns and comments with regard to this project:

1. The applicant proposes to retain ownership of lot 'A' and merge it with the parcel to the north, which is also under his ownership. This would make the project inconsistent with design standards of the South Pocket Specific Plan regarding acquisition of land for the Sacramento River Parkway. Such land has been acquired by fee title in the past. Staff therefore requests that approval of the map be based on Exhibit 'B'. The triangular remnant is to be merged with Lot 'B'. Lot 'A' is to be dedicated in fee to the City.
2. A well, tank, switch box, irrigation riser and transformer which provides utilities to the existing house are located in the Parkway Corridor strip. In order for the applicant to retain ownership of this equipment, staff has drawn Lot 'B' to extend into the Parkway Corridor. In this case, it would be infeasible to require dedication in fee.
3. The Planning and Community Services Departments have determined that .358 acres of land are required for parkland dedication purposes, and that fees are to be charged in-lieu of the required dedication. The subdivider shall submit to the City an appraisal of the land to be subdivided. The appraisal shall be dated and submitted not more than 90 days prior to filing the final map.

4. The site contains a substantial number of trees near the southern property line. These trees should be retained if feasible. Staff has requested the City Arborist to inspect these trees. However, comments have not been received at time of writing this report.

To preserve the trees that are to be retained, staff recommends the following:

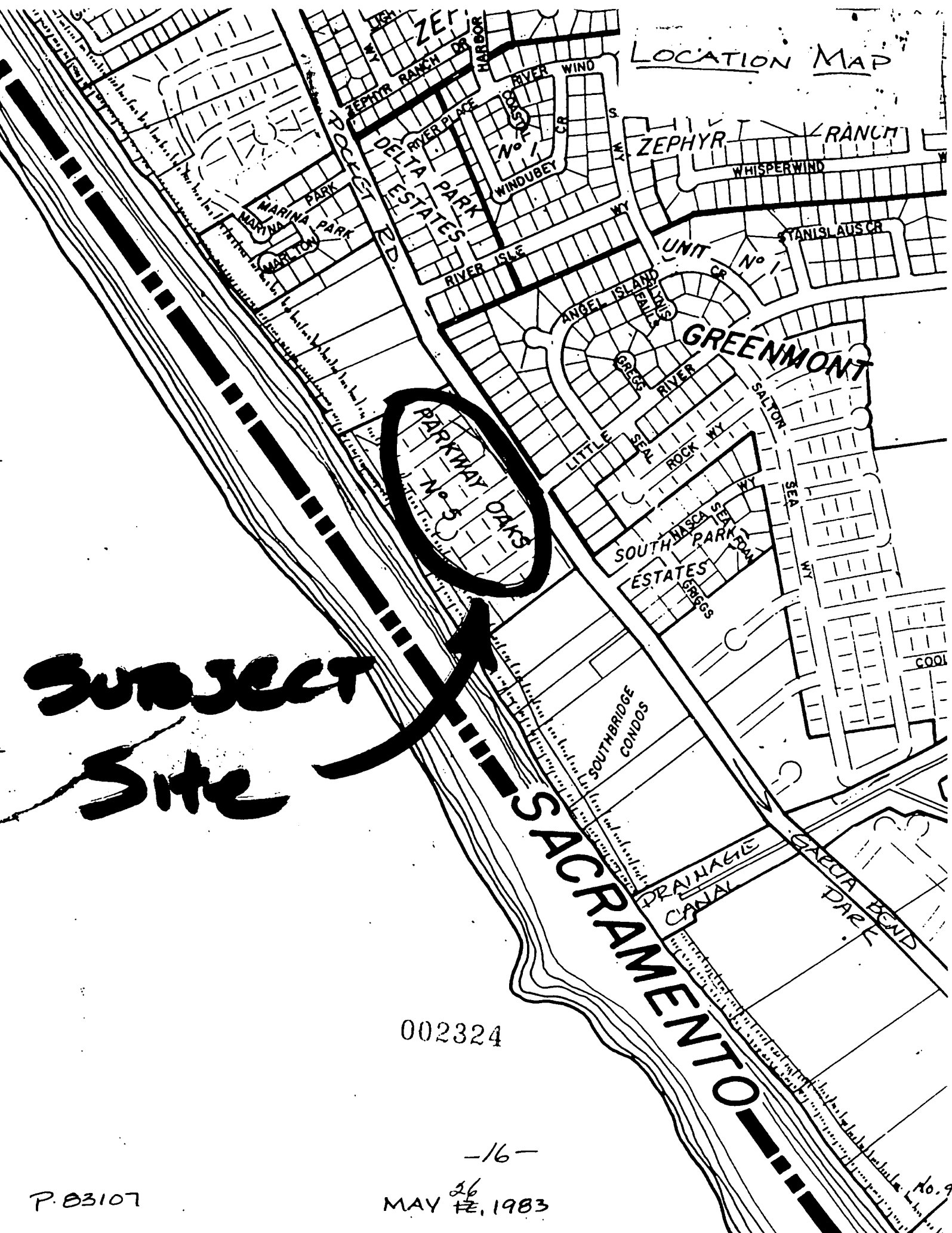
- a. The stacking of construction materials and the parking of equipment and vehicles within the tree dripline shall be prohibited;
  - b. Grading, trenching, cutting or filling within a tree dripline is prohibited.
5. The applicant is proposing to rezone the corner lots to R-1A for future halfplex development. Staff has no objection to the rezoning since it represents no increase in density over the R-1 zone. Specific plans for the halfplex will be reviewed when the special permit for halfplex development is submitted.
  6. The South Pocket Specific Plan requires cul-de-sacs to be perpendicular to levee and side-on toe immediately adjacent to the levee. The angle, dictated by the Pocket Plan, and size of the lots, make it infeasible to achieve north/south lot or unit orientation. Staff therefore requests condition 'f' be deleted from the Subdivision Review Committee recommendation. Compliance with Title 24 building requirements, however, is necessary.

STAFF RECOMMENDATION: Staff recommends the following actions:

1. Ratification of the Negative Declaration;
2. Approval of the Rezoning from Single Family (R-1) to Townhouse (R-1A) for proposed corner lots;
3. Approval of the Tentative Map, based on Staff's Exhibit B, subject to the following conditions to be satisfied prior to filing the final map unless a different time for compliance is specifically noted:
  - a. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code, including a 12-foot lane on the east side of Pocket Road;
  - b. Prepare a sewer and drainage study for the review and approval of the City Engineer;
  - c. Pay off any existing assessments, or file the necessary segregation requests and fees to segregate existing assessments;
  - d. 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;
  - e. 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;

- f. Prepare a right-of-way study for Pocket Road; 55 foot half-section is required;
- g. Minimum lot pad elevation shall be 3.5 feet;
- h. Pay off Pocket Bridge fees;
- i. The map shall be redrawn to include the adjacent parcel to the north and shall reflect staff's Exhibit 'B';
- j. Existing on-site trees shall be retained unless prior approval has been received by the Planning Director after consultation with the City Arborist;
- k. Stacking of construction materials and parking of equipment and vehicles within the tree dripline shall be prohibited;
- l. Grading, trenching, cutting or filling within a tree dripline is prohibited. *(CPC added: ...prohibited unless otherwise allowed by City Arborist.)*
- m. The map shall be redrawn to include the adjacent parcel to the north. Lot 'A' shall include the Parkway Corridor which is measured from the low mark of the Sacramento River to 10 feet east of the landward toe of the levee. Lot 'A' shall be dedicated in fee to the City. The remnant parcel shall be merged with the parcel to the north;
- n. Dedicate to the State Reclamation Board a 10-foot easement adjacent to the landside toe of the landside toe of the levee for maintenance purposes.

LOCATION MAP



**SUBJECT  
SITE**

002324

-16-

P.03107

MAY 26  
1983

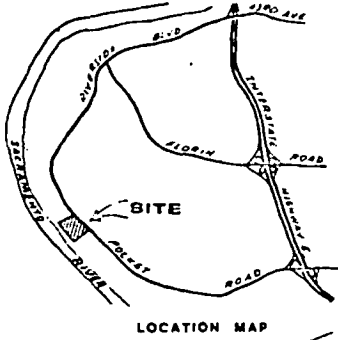
No. 9

REVISED 8-16-03

## TENTATIVE MAP

### PARKWAY OAKS UNIT NO. 5

CITY OF SACRAMENTO, CALIFORNIA



- TREE LEGEND:**
1. 12" ENGLISH WALNUT 22' SPREAD
  2. 4" CYPRESS HALL DEAD
  3. 20" ENGLISH WALNUT 35' SPREAD
  4. 18" ENGLISH WALNUT 30' SPREAD
  5. 30" BLACK WALNUT 50' SPREAD
  6. 24" BLACK WALNUT 50' SPREAD
  7. 30" BLACK WALNUT 50' SPREAD
  8. 30" BLACK WALNUT 50' SPREAD
  9. 30" BLACK WALNUT 50' SPREAD
  10. 30" BLACK WALNUT 50' SPREAD
  11. 3-7/8" TRUNK ON A 48" BASE BLACK WALNUT 50' SPREAD
  12. 1-18" AND 1-24" TRUNK ON A 30" BASE ENGLISH WALNUT 40' SPREAD
  13. 2-24" TRUNK ON A 36" BASE ENGLISH WALNUT 40' SPREAD
  14. FISH BUSH 30' SPREAD
  15. 30" ENGLISH WALNUT 50' SPREAD
  16. 2-15" TRUNK ON A 24" BASE ENGLISH WALNUT 50' SPREAD
  17. CLUMP OF 6"-8" ENGLISH WALNUT 20' SPREAD
  18. 8" BLACK WALNUT 20' SPREAD
  19. 24" BLACK WALNUT 36" SPREAD
  20. 1-20" AND 1-12" ON 36" BASE BLACK WALNUT 55' SPREAD
  21. 2-18" AND 1-12" ON 42" BASE COTTONWOOD 40' SPREAD
  22. 30" COTTONWOOD 40' SPREAD

**RECORDING & INSTRUMENTS:**  
 725 California Street, Suite 101  
 Sacramento, California 95816

**ENGINEER:**  
 The Spink Corporation  
 Post Office Box 2511  
 Sacramento, California 95811

**ASSIGNED PARCEL NO.:**  
 10-070177

**EXISTING ZONING:**  
 R-1

**PROPOSED ZONING:**  
 R-1 AND R-1A

**PROPOSED USE:**  
 6 Corner Lots - Half-plex  
 18 Interior Lots - Single family Detached  
 Lot A

**PROPOSED IMPROVEMENTS:**  
 SACRAMENTO CITY STANDARDS

**WATER SUPPLY:**  
 City of Sacramento

**SEWAGE DISPOSAL:**  
 City of Sacramento

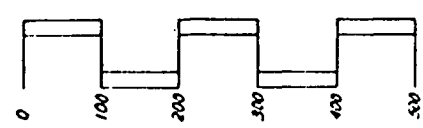
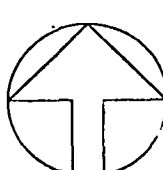
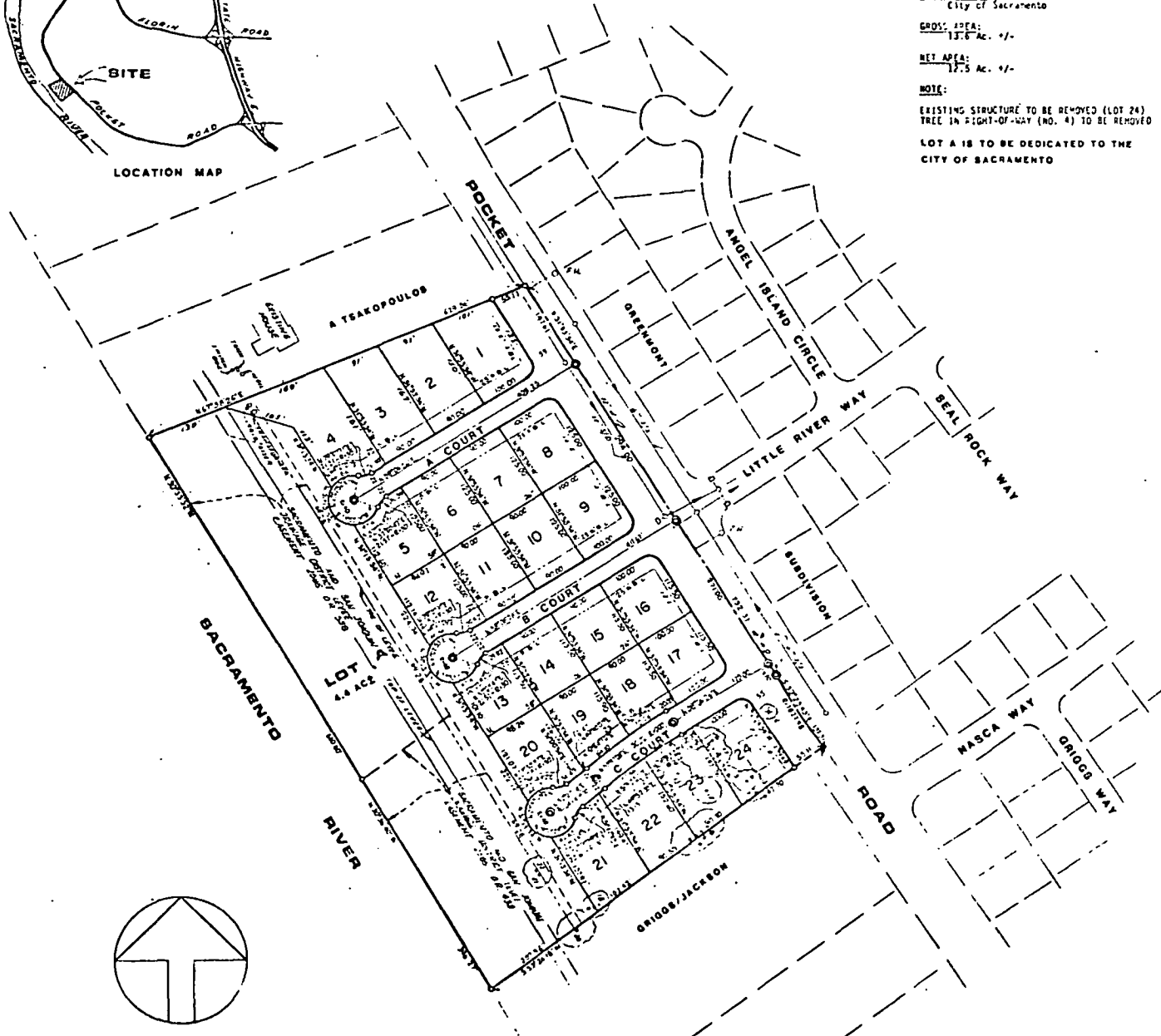
**GROSS AREA:**  
 13.6 Ac. +/-

**NET AREA:**  
 12.5 Ac. +/-

**NOTE:**

EXISTING STRUCTURE TO BE REMOVED (LOT 24)  
 TREE IN RIGHT-OF-WAY (NO. 4) TO BE REMOVED

LOT A IS TO BE DEDICATED TO THE  
 CITY OF SACRAMENTO



002326

REV. 8-15-03  
 APRIL, 1993

9048-048

**THE SPINK CORPORATION**  
 ENVIRONMENTAL PLANNING ENGINEERING  
 ARCHITECTURE SURVEYING MAPPING SYSTEMS  
 710 P STREET, SACRAMENTO, CALIFORNIA 95811 PHONE (916) 444-0400

# REZONING EXHIBIT

TENTATIVE MAP

PARKWAY OAKS UNIT NO. 5

CITY OF SACRAMENTO, CALIFORNIA

- TREE LEGEND:
- 12" ENGLISH WALNUT 22' SPREAD
  - 4" CIERUS HALF DEAD
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  - 30" BLACK WALNUT 50' SPREAD
  - 24" BLACK WALNUT 50' SPREAD
  - 30" BLACK WALNUT 50' SPREAD
  - 3-24" TRUNK ON A 48" BASE BLACK WALNUT 50' SPREAD
  - 1-18" AND 1-24" TRUNK ON A 30" BASE ENGLISH WALNUT 40' SPREAD
  - 2-24" TRUNK ON A 26" BASE ENGLISH WALNUT 40' SPREAD
  - FISH BUSH 30' SPREAD
  - 30" ENGLISH WALNUT 50' SPREAD
  - 2-15" TRUNK ON A 24" BASE ENGLISH WALNUT 50' SPREAD
  - CLUMP OF 6"-4" ENGLISH WALNUT 20' SPREAD
  - 8" BLACK WALNUT 20' SPREAD
  - 24" BLACK WALNUT 36" SPREAD
  - 1-20" AND 1-12" ON 36" BASE BLACK WALNUT 55' SPREAD
  - 2-18" AND 1-12" ON 42" BASE COTTONWOOD 40' SPREAD
  - 30" COTTONWOOD 40' SPREAD

RECORD OWNER & SUBDIVIDER  
 Angelo Tsakopoulos  
 7700 College Town Drive, Suite 101  
 Sacramento, California 95826

ENGINEER:  
 The Spink Corporation  
 Post Office Box 2511  
 Sacramento, California 95811

ASSESSOR'S PARCEL NO.:  
 32-020-17

EXISTING ZONING:  
 R-1

PROPOSED ZONING:  
 R-1 and R-1A

PROPOSED USE:  
 6 Corner Lots - Half-acre  
 18 Interior Lots - Single-family Detached  
 Lot A - Merge with Adjacent Parcel

PROPOSED IMPROVEMENTS:  
 SACRAMENTO CITY Standards

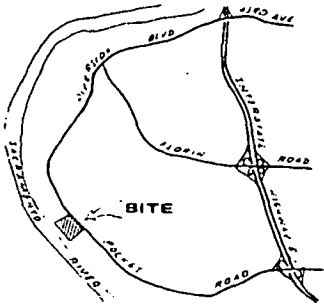
WATER SUPPLY:  
 City of Sacramento

SEWAGE DISPOSAL:  
 City of Sacramento

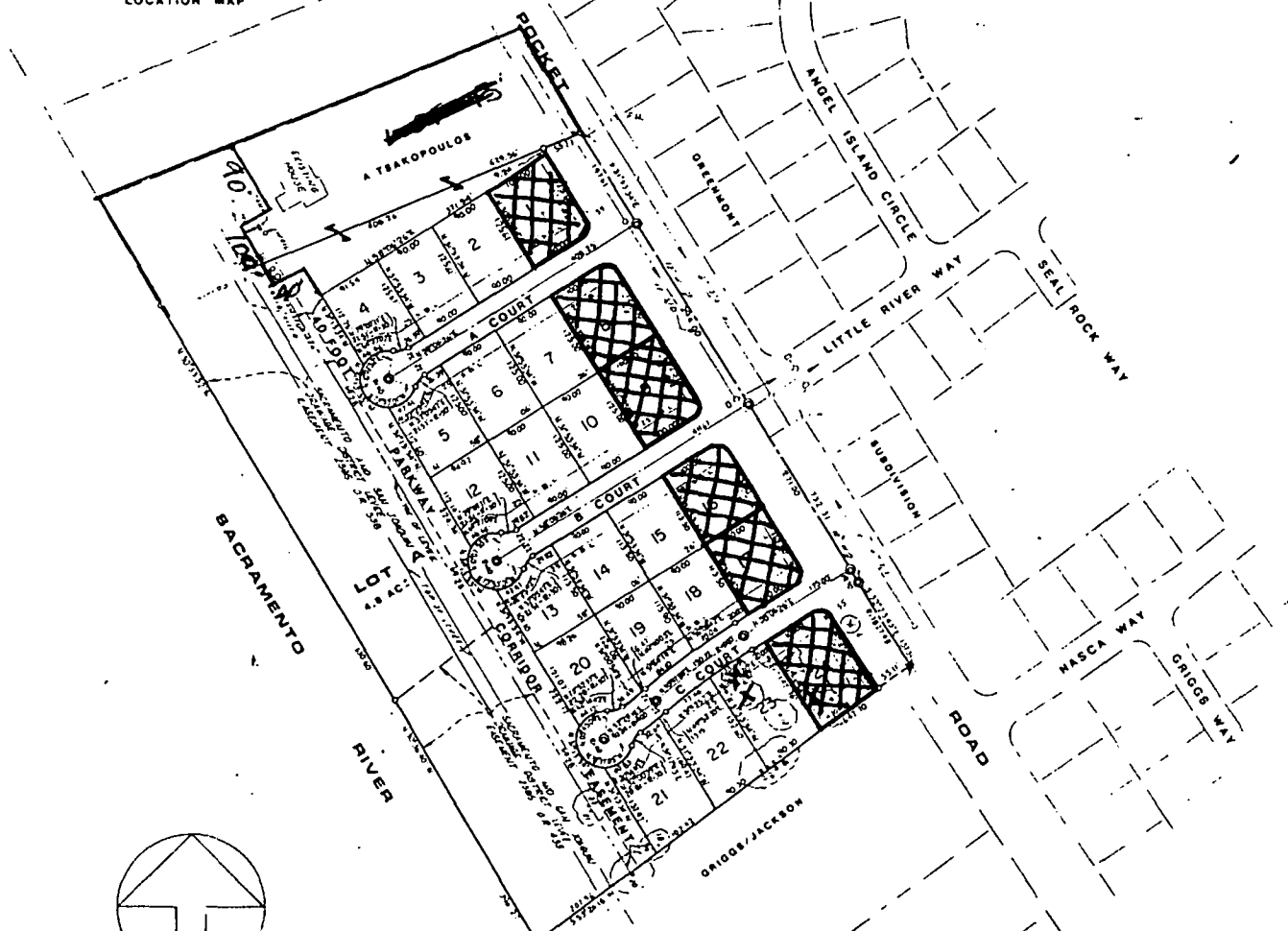
GROSS AREA:  
 17.6 AC. +/-

NET AREA:  
 12.5 AC. +/-

NOTE:  
 EXISTING STRUCTURE TO BE REMOVED (LOT 24)  
 TREE IN RIGHT-OF-WAY (NO. 4) TO BE REMOVED



LOCATION MAP



PROPERTIES TO BE  
 REZONED R-1A

002328

9048-048 APRIL, 1983

**THE SPINK CORPORATION**  
 ENVIRONMENTAL PLANNING ENGINEERING  
 ARCHITECTURE SURVEYING MAPPING SYSTEMS  
 710 F STREET - SACRAMENTO, CALIFORNIA 95811 PHONE (916) 431-6170

P. 83101

MAY 26 1983

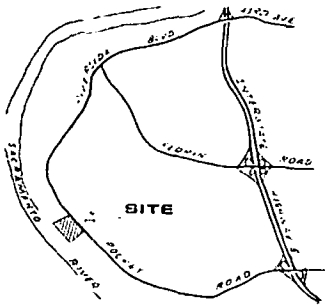
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# EXHIBIT "A-A"

## TENTATIVE MAP

### PARKWAY OAKS UNIT NO. 5

CITY OF SACRAMENTO, CALIFORNIA



LOCATION MAP

- TREE LEGEND:**
1. 12" ENGLISH WALNUT 22" SPREAD
  2. 4" CITRUS HALF LEAD
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  4. 18" ENGLISH WALNUT 30" SPREAD
  5. 30" BLACK WALNUT 50" SPREAD
  6. 24" BLACK WALNUT 50" SPREAD
  7. 30" BLACK WALNUT 50" SPREAD
  8. 3-24" TRUNK ON 4-4" BASE
  9. BLACK WALNUT 50" SPREAD
  10. 1-18" AND 1-12" TRUNK ON 4-4" BASE
  11. ENGLISH WALNUT 21 1/2" SPREAD
  12. 2-24" TRUNK ON 4-4" BASE
  13. ENGLISH WALNUT 40" SPREAD
  14. FISH BUSH 30" SPREAD
  15. 30" ENGLISH WALNUT 50" SPREAD
  16. 2-15" TRUNK ON 4-4" BASE
  17. ENGLISH WALNUT 50" SPREAD
  18. CLUMP OF 6-4" ENGLISH WALNUT 20" SPREAD
  19. 8" BLACK WALNUT 20" SPREAD
  20. 24" BLACK WALNUT 36" SPREAD
  21. 1-20" AND 1-12" ON 36" BASE BLACK WALNUT 55" SPREAD
  22. 2-18" AND 1-12" ON 42" BASE COTTONGWOOD 40" SPREAD
  23. 30" COTTONGWOOD 40" SPREAD

RECORDS UNIT 2 & 3 (CITY OF SACRAMENTO)  
 Angela Tsakopoulos  
 7700 College 13th Drive, Suite 121  
 Sacramento, California 95826

**ENGINEER:**  
 The Spink Corporation  
 Post Office Box 7911  
 Sacramento, California 95811

**ASSESSOR'S PARCEL NO.:**  
 32-020-17

**EXISTING ZONING:**  
 R-1

**PROPOSED ZONING:**  
 R-1 and R-1A

**PROPOSED USE:**  
 6 Corner Lots - Half-plex  
 18 Interior Lots - Single-family Detached  
 Lot A - Merge with Adjacent Parcel

**PROPOSED IMPROVEMENTS:**  
 Sacramento City Standards

**WATER SUPPLY:**  
 City of Sacramento

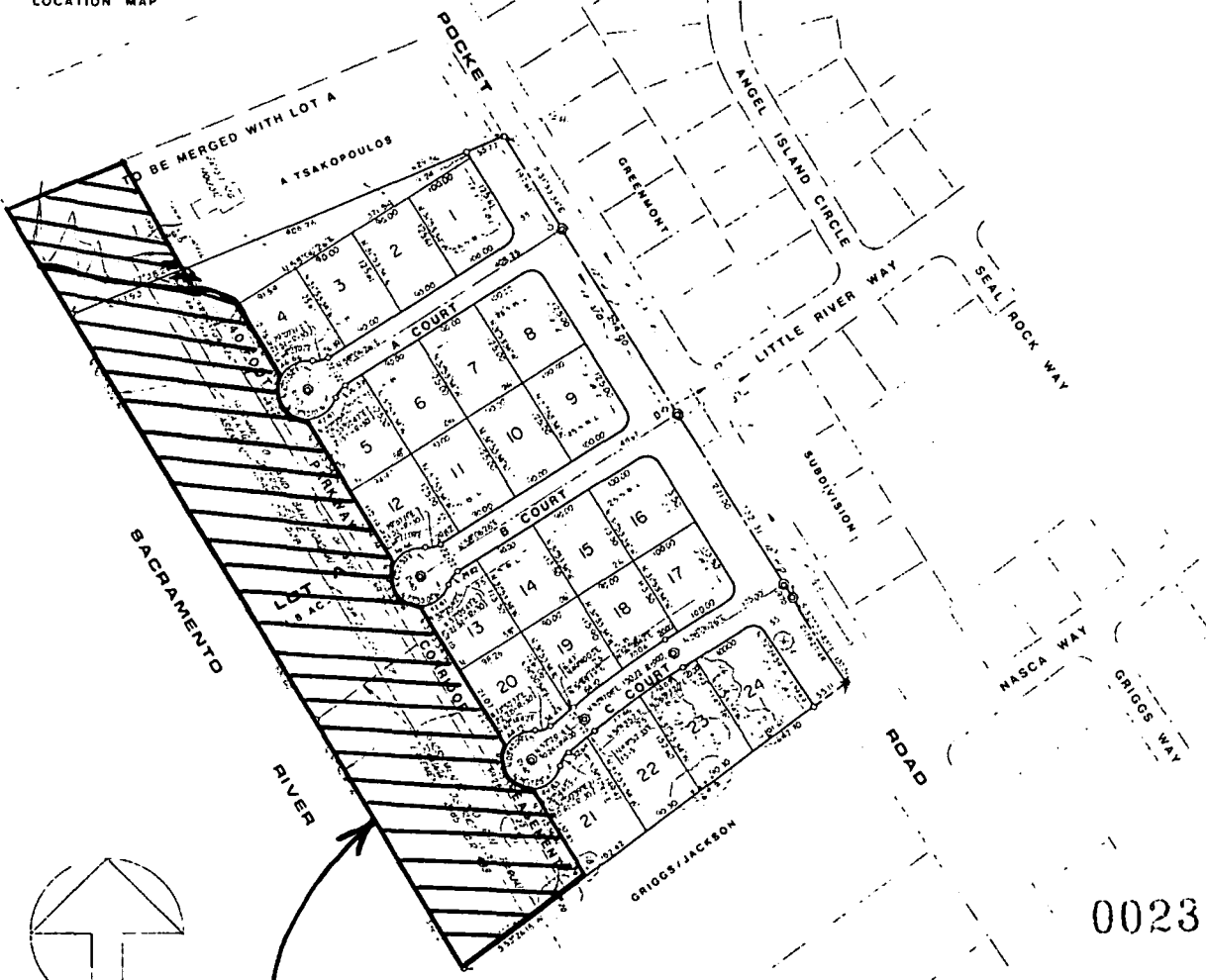
**SEWAGE DISPOSAL:**  
 City of Sacramento

**GROSS AREA:**  
 13.6 Ac. +/-

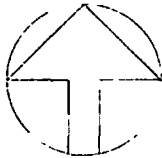
**NET AREA:**  
 12.5 Ac. +/-

**NOTE:**

EXISTING STRUCTURE TO BE REMOVED (LOT 24)  
 TREE IN RIGHT-OF-WAY (NO. 4) TO BE REMOVED



super seded



**DEDICATE EASEMENT (RECREATIONAL)  
 FOR THIS AREA**

002327

9048-048 APRIL, 1983

**THE SPINK CORPORATION**  
 ENVIRONMENTAL PLANNING, ENGINEERING,  
 ARCHITECTURE, SURVEYING, MAPPING, SYSTEMS  
 1207 STREET SACRAMENTO, CALIFORNIA 95811

P83107

MAY 26 12, 1983 -10-

No. 9



**PROPOSED  
POST SUBDIVISION MODIFICATION  
PARKWAY OAKS UNIT NO. 5  
CITY OF SACRAMENTO, CALIFORNIA**

- TREE LEGEND:**
4. 12" ENGLISH WALNUT 22' SPREAD
  5. 4" CITRUS HALF DEAD
  6. 20" ENGLISH WALNUT 35' SPREAD
  7. 18" ENGLISH WALNUT 30' SPREAD
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  11. 3-24" TRUNK ON A 42" BASE BLACK WALNUT 50' SPREAD
  12. 1-18" AND 1-24" TRUNK ON A 30" BASE ENGLISH WALNUT 40' SPREAD
  13. 2-24" TRUNK ON A 36" BASE ENGLISH WALNUT 40' SPREAD
  14. FISH BUSH 30' SPREAD
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  22. 30" COTTONWOOD 40' SPREAD

**RECORD OWNER & SUBDIVIDER:**  
 Angelo Tsakopoulos  
 7700 College Town Drive, Suite 101  
 Sacramento, California 95826

**ENGINEER:**  
 The Spink Corporation  
 Post Office Box 2511  
 Sacramento, California 95811

**ASSESSOR'S PARCEL NO.:**  
 32-020-17

**EXISTING ZONING:**  
 R-1

**PROPOSED ZONING:**  
 R-1 and R-1A

**PROPOSED USE:**  
 6 Corner Lots - Half-plex  
 18 Interior Lots - Single-family Detached Lot A

**PROPOSED IMPROVEMENTS:**  
 Sacramento City Standards

**WATER SUPPLY:**  
 City of Sacramento

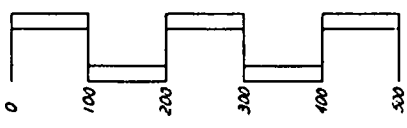
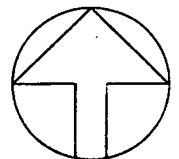
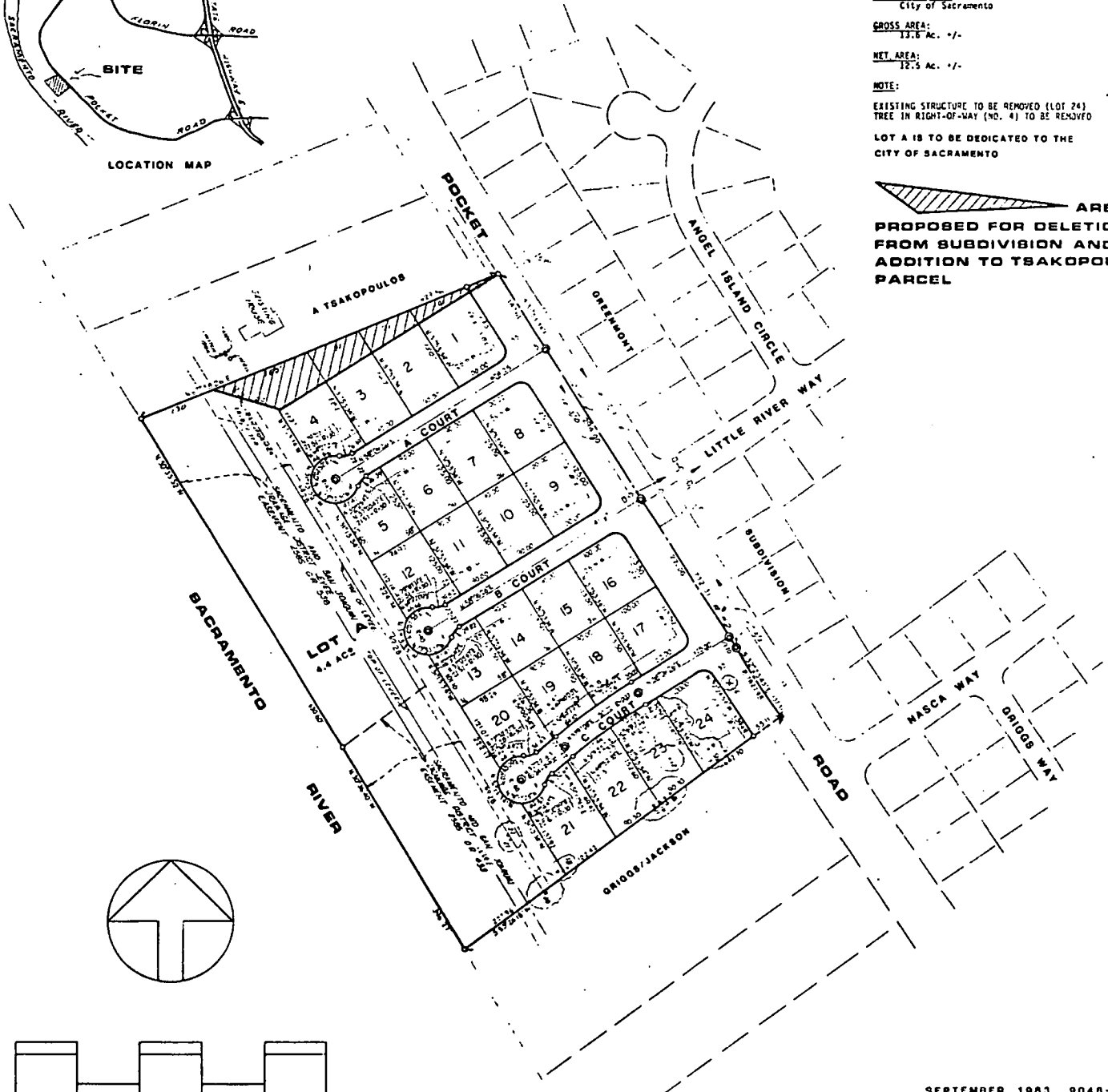
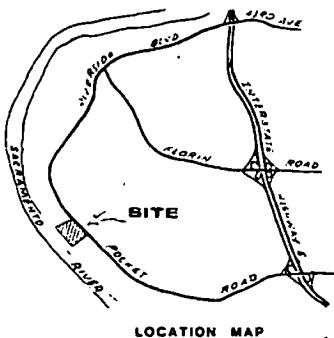
**SEWAGE DISPOSAL:**  
 City of Sacramento

**GROSS AREA:**  
 13.6 Ac. +/-

**NET AREA:**  
 12.9 Ac. +/-

**NOTE:**  
 EXISTING STRUCTURE TO BE REMOVED (LOT 24)  
 TREE IN RIGHT-OF-WAY (NO. 4) TO BE REMOVED  
 LOT A IS TO BE DEDICATED TO THE  
 CITY OF SACRAMENTO

 **AREA  
PROPOSED FOR DELETION  
FROM SUBDIVISION AND  
ADDITION TO TSAKOPoulos  
PARCEL**



002329

SEPTEMBER, 1983 9048-034

**THE SPINK CORPORATION**  
 ENVIRONMENTAL PLANNING · ENGINEERING  
 ARCHITECTURE · SURVEYING · MAPPING · SYSTEMS

710 F STREET, SAN FRANCISCO, CALIFORNIA 94101 PHONE (415) 774-1100