

City Planning Commission  
Sacramento, CA

Members in Session:

- SUBJECT:
- A. Negative Declaration
  - B. Special Permit Time Extension to allow a 31 unit townhouse on 3.9+ net acres in the R-1A (PUD) (LPPT-PUD) Zone (P-87-131)

LOCATION: Northwest corner of Pocket Road and West Shore Drive

SUMMARY:

This is a request to extend for a period of one year a special permit to develop a 31 unit townhouse project on Parcel 23 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 31 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 31 townhouse units (P-87-131). No changes are proposed since the previous approval.

STAFF 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 or 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 subject site is designated residential and low density residential respectively.

Respectfully submitted,

  
Will Weitman  
Senior Planner

WW/DH/kjr



LAND & DEVELOPMENT INC.

P 87131-790 <sup>400</sup>

March 10, 1989

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

ATTN: Will Weitman  
Senior Planner

RE: P87-131  
Parcel 23 at Riverlake

Dear Mr. Weitman:

It is my understanding the tentative map for Parcel 23 at Riverlake, resolution number 87-362, expires May 12, 1989 and the special permit to allow 31 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

# 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, 6355 Riverside Blvd., Suite C, Sacramento, CA 95831  
PLANS BY Donald Joseph, Inc., and Spink Corporation, P.O. Box 1311, Sacramento, CA  
FILING DATE 3/9/87 ENVIR. DET Neg. Dec. 3/30/87 REPORT BY JP:kh  
ASSESSOR'S-PCL. NO. 031-1030-036

APPLICATION: A. Negative Declaration

B. Tentative Map to divide 3.9+ net acres into 31 townhouse lots and one common lot

C. Special Permit for a 31 unit townhouse development

LOCATION: Northwest corner of Pocket Road and West Shore Drive

PROPOSAL: The applicant is requesting the necessary entitlements to develop a 31 unit residential development adjacent to the linear parkway in the LPPT-PUD (Site 23 LPPT Schematic Plan)

PROJECT EVALUATION:

1974 General Plan Designation: Residential  
1976 South Pocket Community  
Plan Designation: Low-Density Residential LPPT-PUD  
LPPT-PUD Schematic Plan  
Designation: Site 23 - Townhouse - 8 du/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: Vacant; Single Family; A  
East: Vacant; R-1A PUD  
West: Single Family; R-1

Parking Required: 50 spaces  
Parking Provided: 31 2-car garage (62 spaces); 26 guest spaces  
Property Dimensions: Irregular  
Property Area: 3.9+ acres  
Density of Development: 8 du per acre  
Square Footage of Building: Unit 1: 1,791 sq. ft.; Unit 2: 1,408 sq. ft.  
Unit 3: 1,696 sq. ft.  
Height of Building: 28'  
Exterior Building Materials: Wood, 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.

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

APPLC. NO. P87-131 MEETING DATE April 13 9 1987 ITEM NO. 20  
82

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 Bridgeview at Riverlake.
4. Traffic Engineering Division - Provide a circulation plan for the cul-de-sac entrances; and driveway entrances to meet City standards and be located to the satisfaction of the City Traffic Engineer.

**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 31-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 percent 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. All driveways and entrances shall be to the satisfaction of the City Traffic Engineer.
7. Minimum lot pad grade = 4.0 feet; Minimum gutter grade = 2.5 feet.
8. Show reciprocal access, sewer, water and drainage easements on final map.
9. Cannot file final map until Bridgeview Subdivision is under construction and filed.
10. Pay Pocket Bridge fees.
11. Comply with provisions of development agreement between LPPT and City of Sacramento.
12. Driveways and entrances shall be to the satisfaction of the City Traffic Engineer.
13. Dedicate Lot A as a PUE including underground electrical facilities and appurtenances excepting therefrom any building pads.
14. The applicant shall enter into an agreement with the Regional Transit District to provide a bus shelter on Pocket Road.

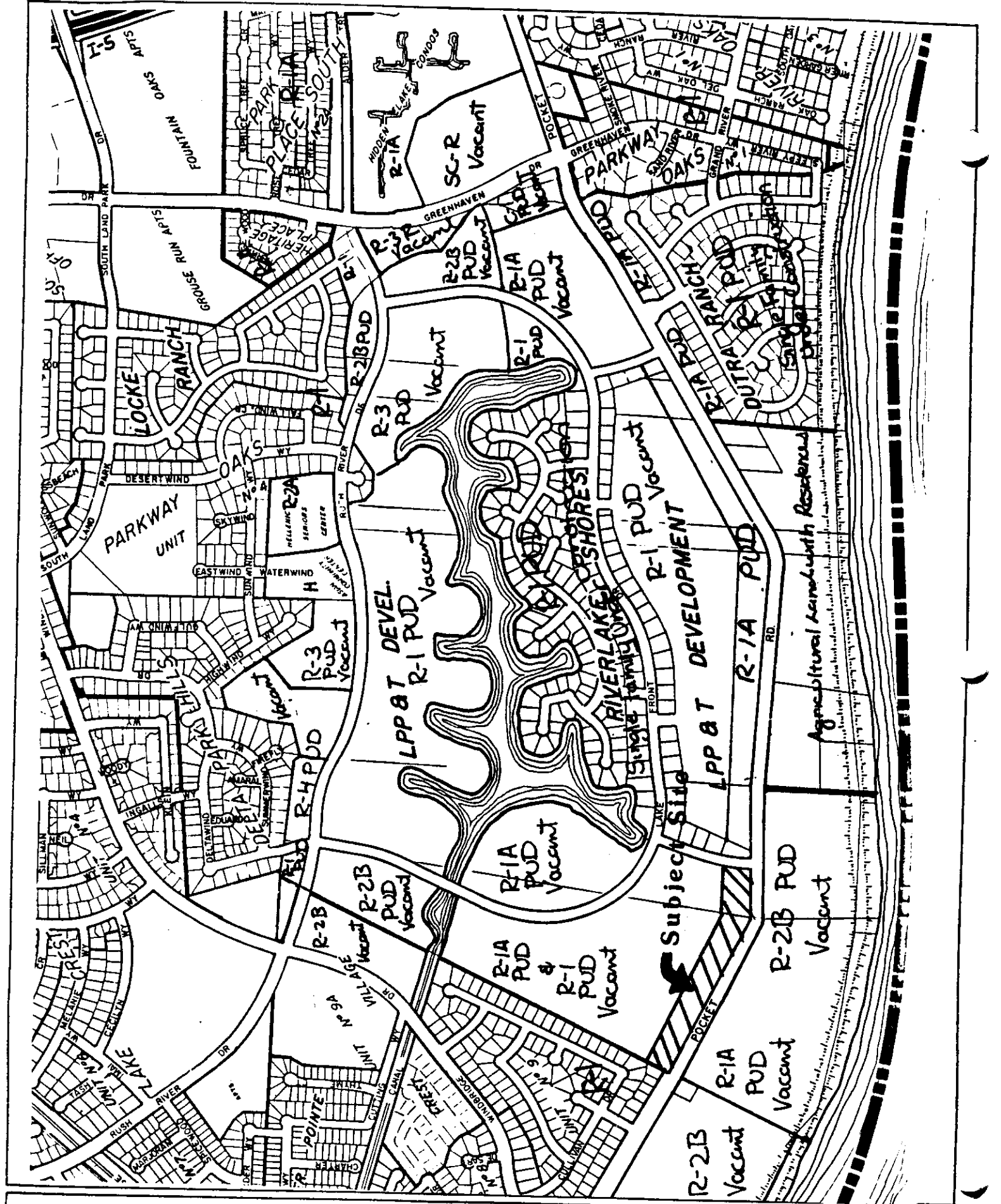
Conditions - Special Permit

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 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 West Shore Drive and a minimum five-foot landscaped setback shall be provided adjacent to the north property line.
  - d. A minimum of 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. Site plan, floor plans and elevations for the one-unit structure on the western portion of the site shall be submitted for Planning Director's review and approval prior to issuance of building permits. The unit shall be a minimum of 10 feet from the north and west property lines and from the adjacent three-unit cluster.
3. 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.
4. A six-foot high solid fence shall be provided adjacent to the north property line.
5. All parking spaces shall meet the width, depth and maneuvering requirements of the City Zoning Ordinance.
6. The project shall meet the access requirements of the City Fire and Police Departments.
7. The project shall meet the driveway requirements of the City Traffic Engineering Division.
8. Any proposed project identification signs shall be subject to Planning Director review and approval prior to issuance of sign permits.
9. The project shall comply with all applicable regulations of the LPPT-PUD Guidelines and LPPT-PUD Development Agreement.
10. 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 or 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.



P87-13/ VICINITY - LAND USE - ZONING Item 22

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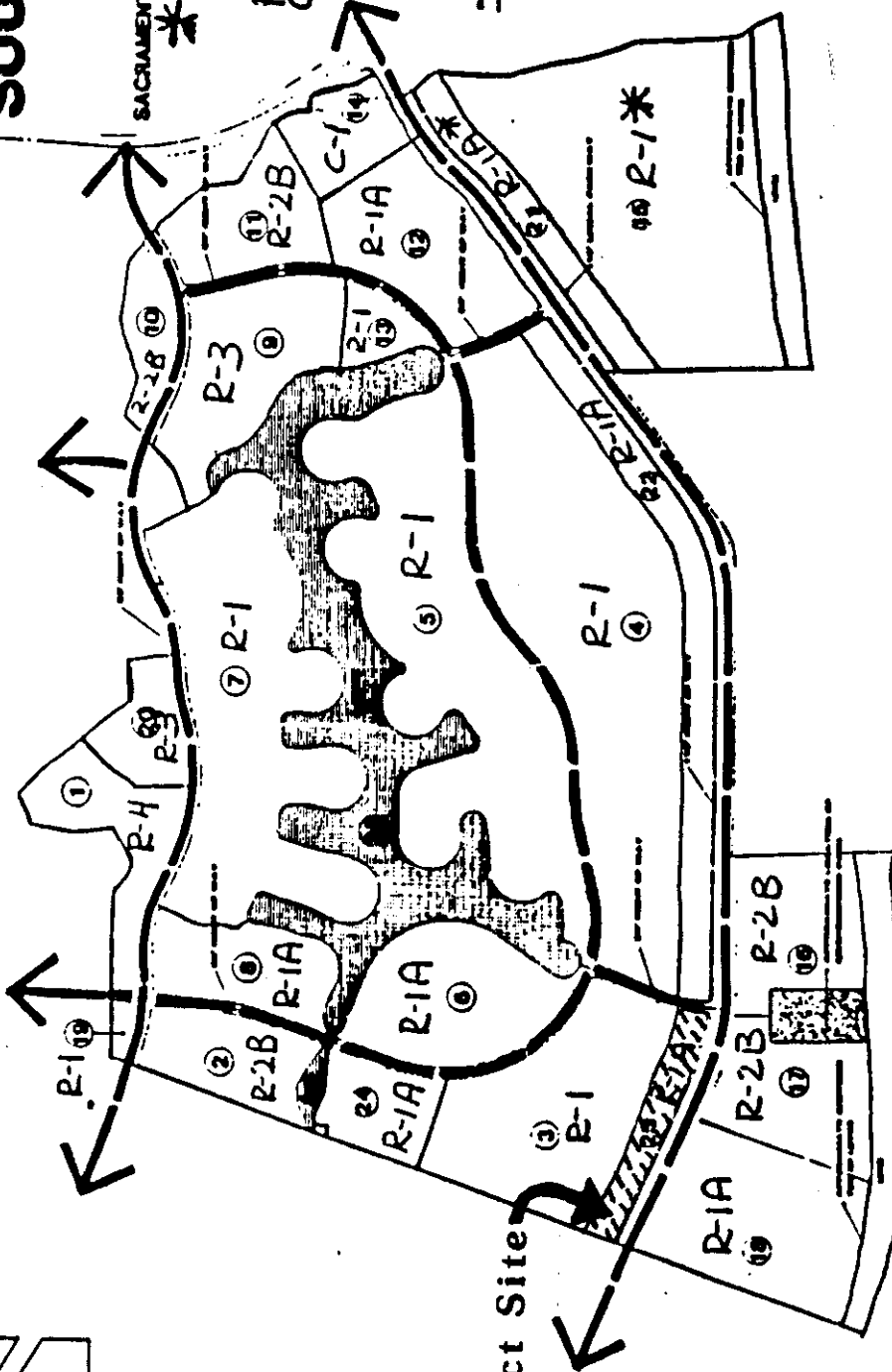


# SOUTH POCKET

## L.P.P.T.

SACRAMENTO CALIFORNIA

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



# SCHEMATIC PLAN LAND USE EXHIBIT

LAND PLANNERS  
ANTHONY M. GUZZARDO  
AND ASSOCIATES INC.



7  
1999  
644  
PUBLIC WORKS DEPARTMENT  
CITY OF SACRAMENTO

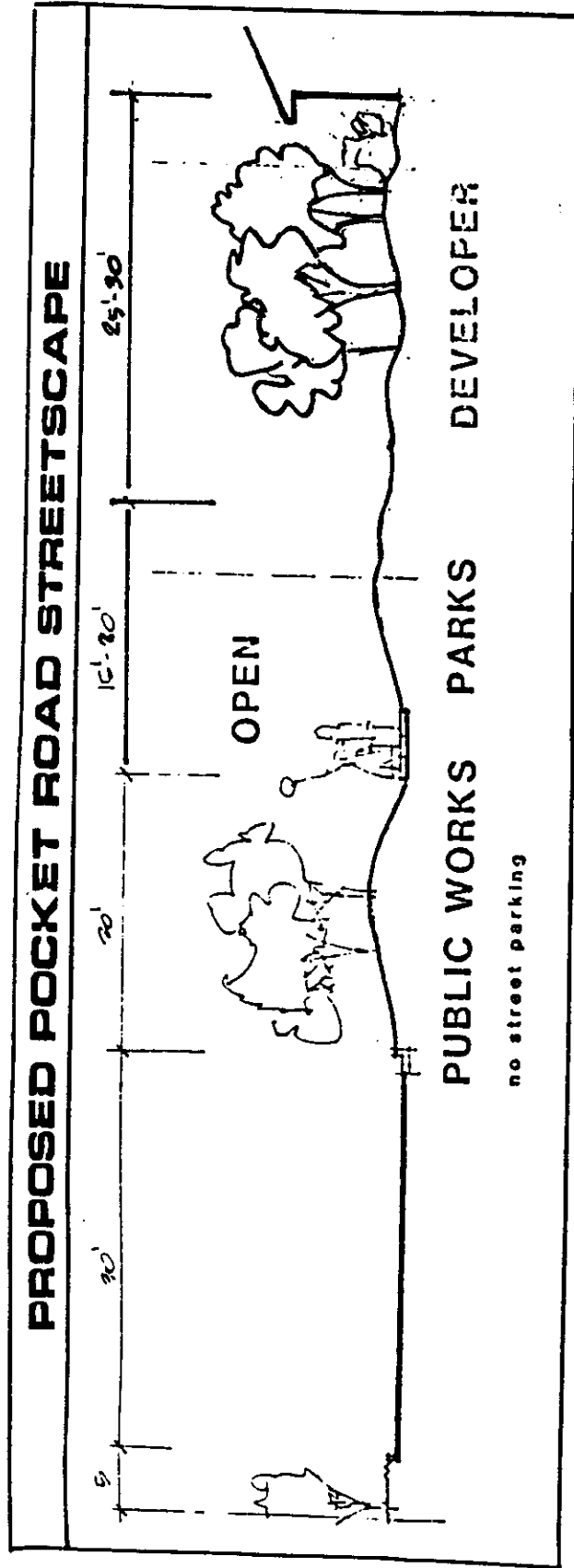
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Item 22

SOIL INFORMATION

NO.	DESCRIPTION	DATE
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Item 20  
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**TENTATIVE SUBDIVISION MAP  
LOT 23 OF BRIDGEVIEW  
AT RIVERLAKE**

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

**EXHIBIT B**

**RECORD OWNER/SUBDIVIDER:**  
155 WEST 10TH STREET  
SACRAMENTO, CALIFORNIA 95811

**ENGINEER:**  
THE GUYE CORPORATION  
POST OFFICE BOX 2511  
SACRAMENTO, CALIFORNIA 95811

**ARCHITECT:**  
DONALD JOSEPH COMPANY  
2210 JURY STREET  
SACRAMENTO, CALIFORNIA 95818

**ASSESSOR'S PARCEL NUMBER:**  
031-1000-36

**ADDITIONAL:**  
4.42 AC (GROSS)  
3.12 AC (NET)

**EXISTING USE AND ZONE:**  
VICINITY, R-1A

**PROPOSED USE AND ZONE:**  
31. THOUSAND UNITS/AC; R-1A  
LOT 4 - ALL OTHER UNITS

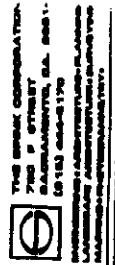
**REZONING:**  
7.45 AC (NET)

**WATER SUPPLY:**  
PUBLIC UTILITIES

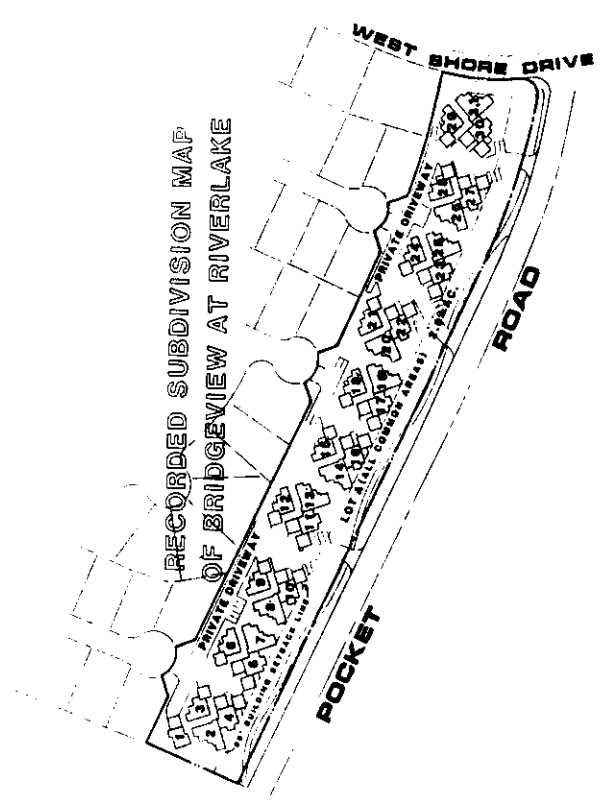
**SEWER DISPOSAL:**  
PUBLIC SERVICES

**DISPOSER IMPROVEMENTS:**  
SACRAMENTO CITY STANDARDS

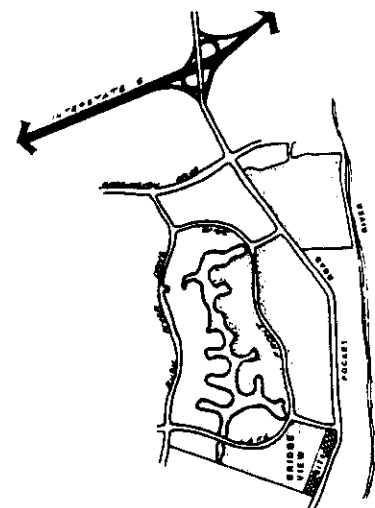
**PERMITS APPROVALS:**  
PP 86-088, 86-104, 86-128



SCALE: 1"=100'



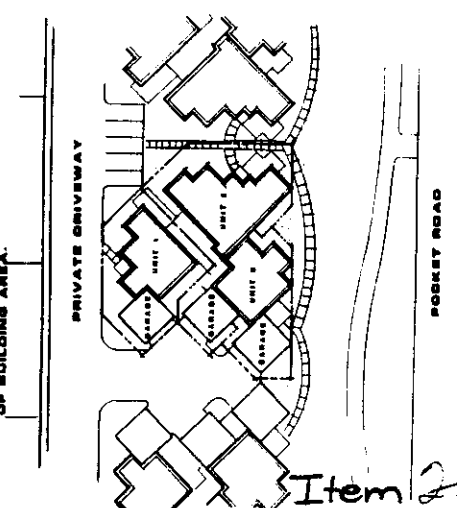
- NOTES:**
1. SURVEYOR RESERVES THE RIGHT TO MODIFY PROPOSED ACCESS LOCATIONS AND DRIVEWAY LOCATIONS TO ACCOMMODATE FINAL DESIGN OF THOUSANDS DEVELOPMENT AND SUBSEQUENT SINGLE FAMILY SUBDIVISIONS.
  2. SURVEYOR RESERVES THE RIGHT TO ENLARGE ADDITIONAL THOUSANDS LOTS ON THE FINAL MAP TO INCLUDE AREAS AROUND THE BUILDING PAD.
  3. 15' LINEN AREA TO BE RELAYED TO THE CITY OF SACRAMENTO.
  4. COMMON AREA INCLUDES 15' LINEN AREA RELAYED TO THE CITY.
  5. SURVEYOR RESERVES THE RIGHT TO MAKE REELEMMENT.



**VICINITY MAP  
NOT TO SCALE**

**TYPICAL BUILDING CLUSTER  
SCALE: 1"=250'**

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



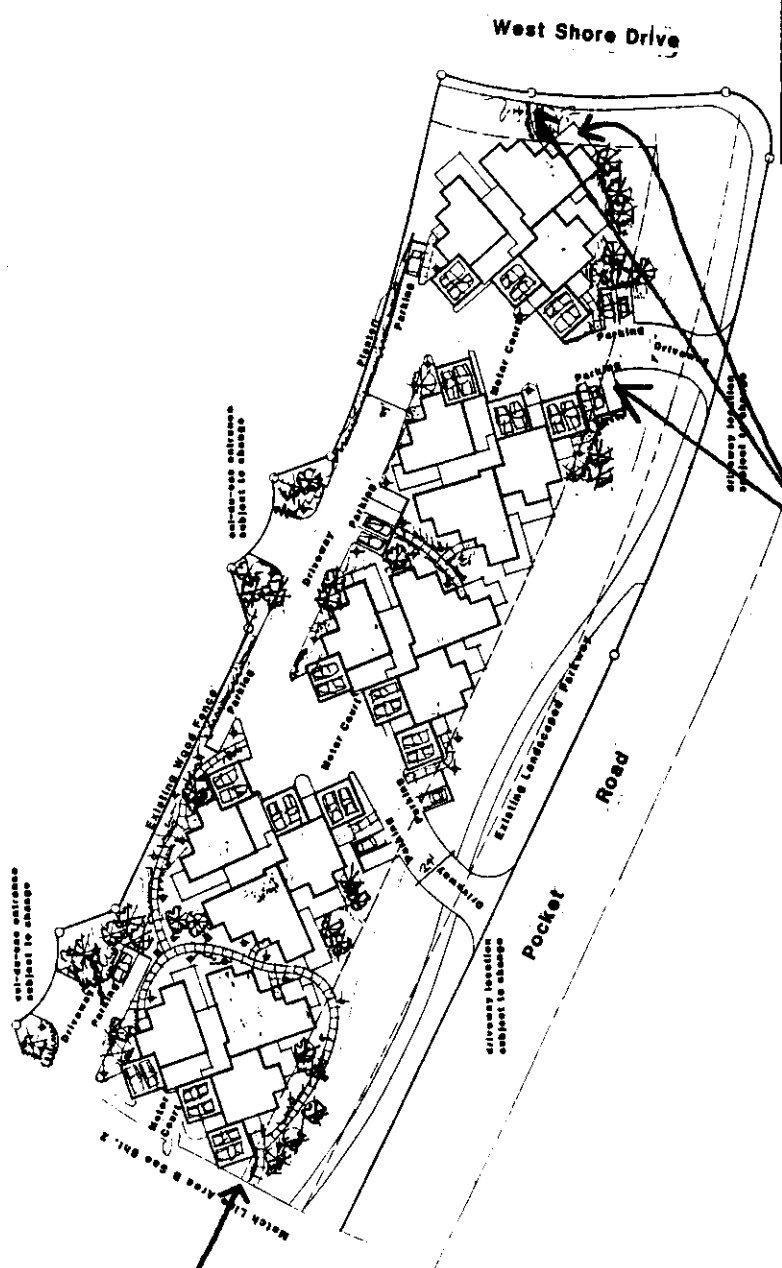
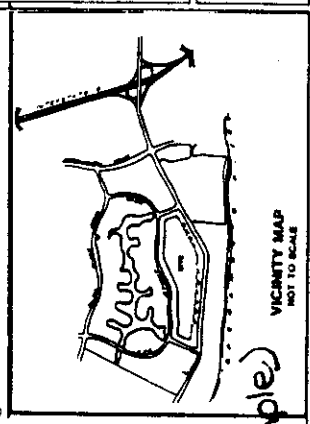
P87-131

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4-9-87

Item 2

# EXHIBIT C

## C-1



Remove all parking, patio areas and private walks leading to public right-of-way from linear parkway and landscaped setbacks (example)

60' Setback Line

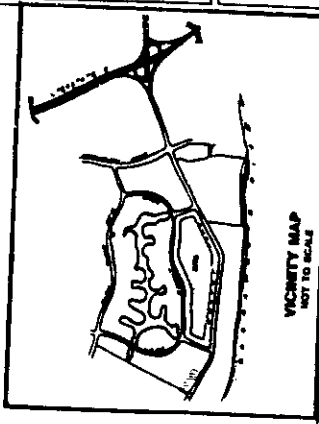
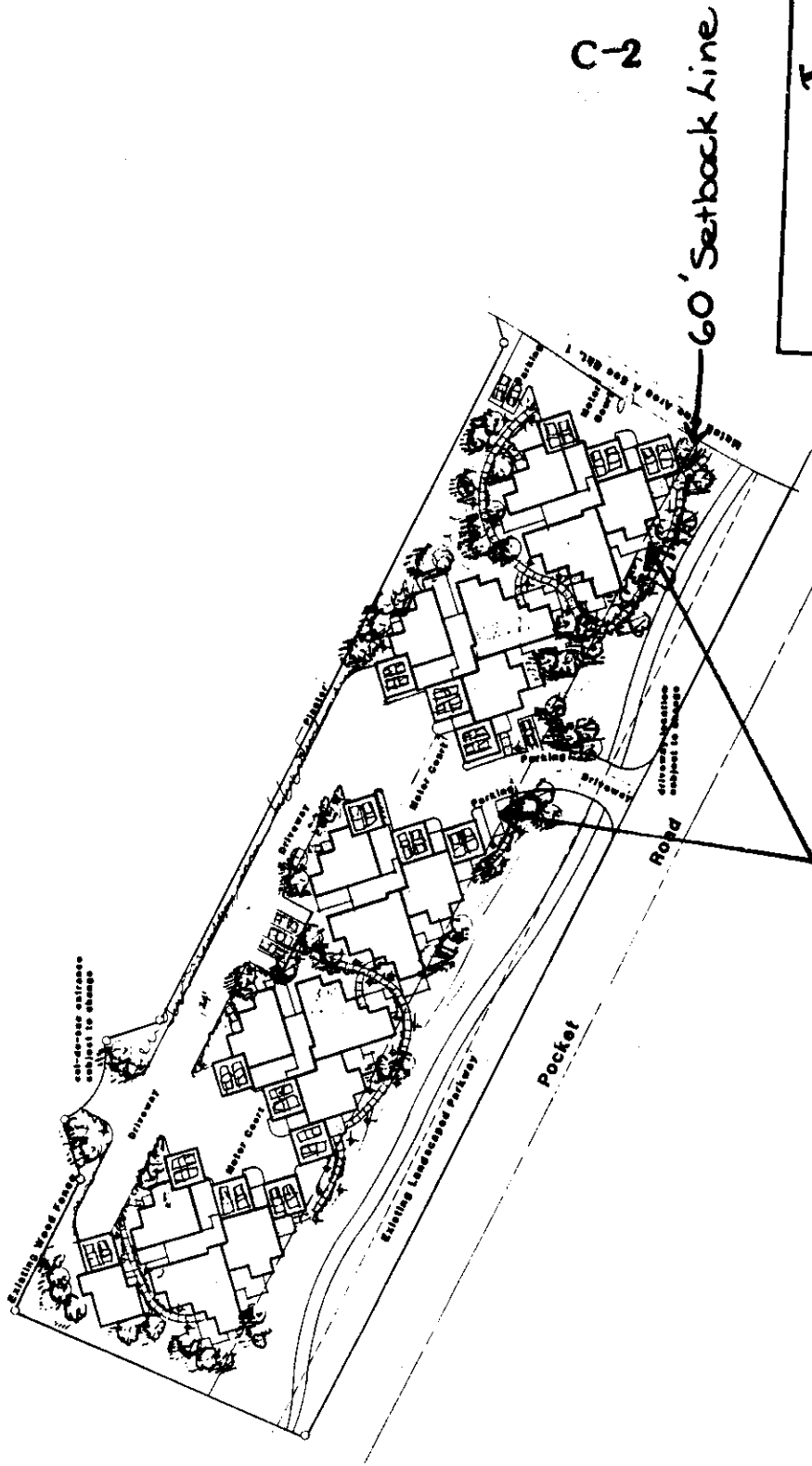
Partial Site Plan  
LOT 23 of Bridgeview at Riverlake  
Scale 1"=30'

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4-9-87

Item

22  
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Remove all parking and patio areas from linear parkway (example)

Partial Site Plan  
 LOT 23 of Bridgeview at Riverlake  
 Scale 1"=30'



DONALD JOSEPH CO

an design studio

2310 18th St  
Seattle WA 98148

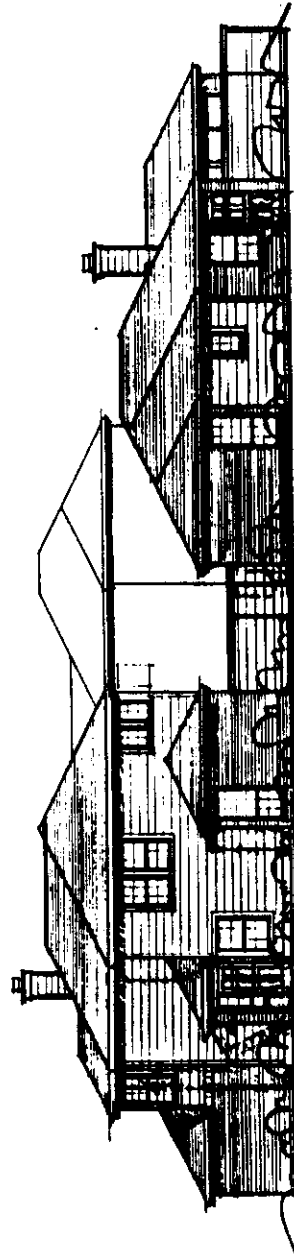
DATE  
SCALE  
SHEET NO.

ELEVATION UNIT 1 & 2

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# EXHIBIT D

## D-1



ELEVATION UNIT 1 & 2

DATE: 4-9-87

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DONALD JOSEPH CO

as shown on drawings

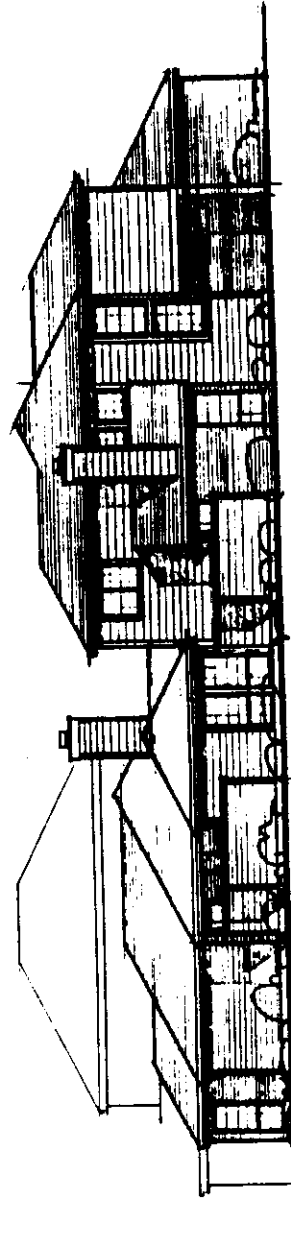
400 - 8888  
2210 1815 ST. SE  
DALLAS, TEXAS 75216

REVISIONS:  
DATE  
BY

ELEVATION UNIT 2 & 3

2.

D-2



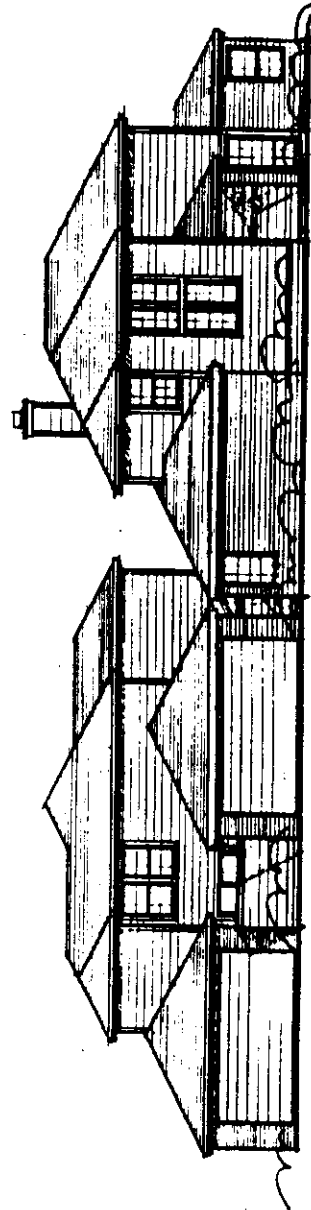
ELEVATION UNIT 2 & 3  
scale: 1/4" = 1'-0"

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Item 22  
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ELEVATION UNIT 3 & 1

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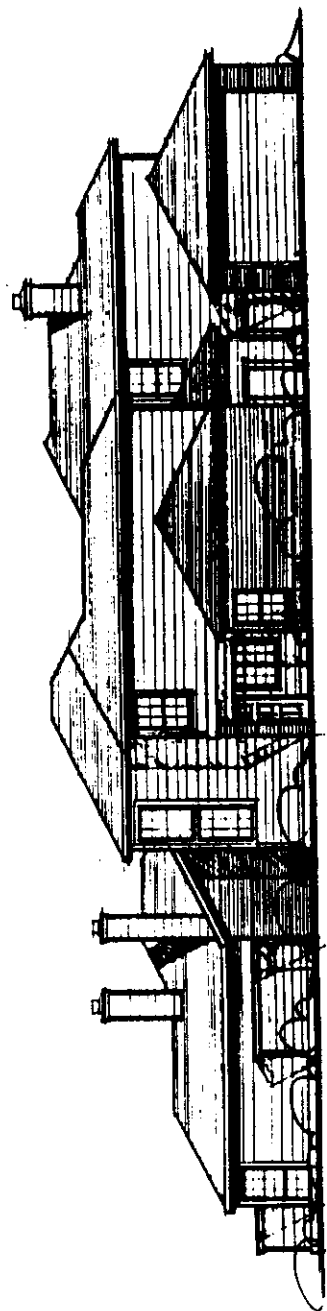
4

ELEVATION UNIT  
2, 3 & 1

REVISIONS:  
NO. DATE BY

DONALD JOSEPH CO  
in design phase  
2310 18th St. Richmond, VA

D-4

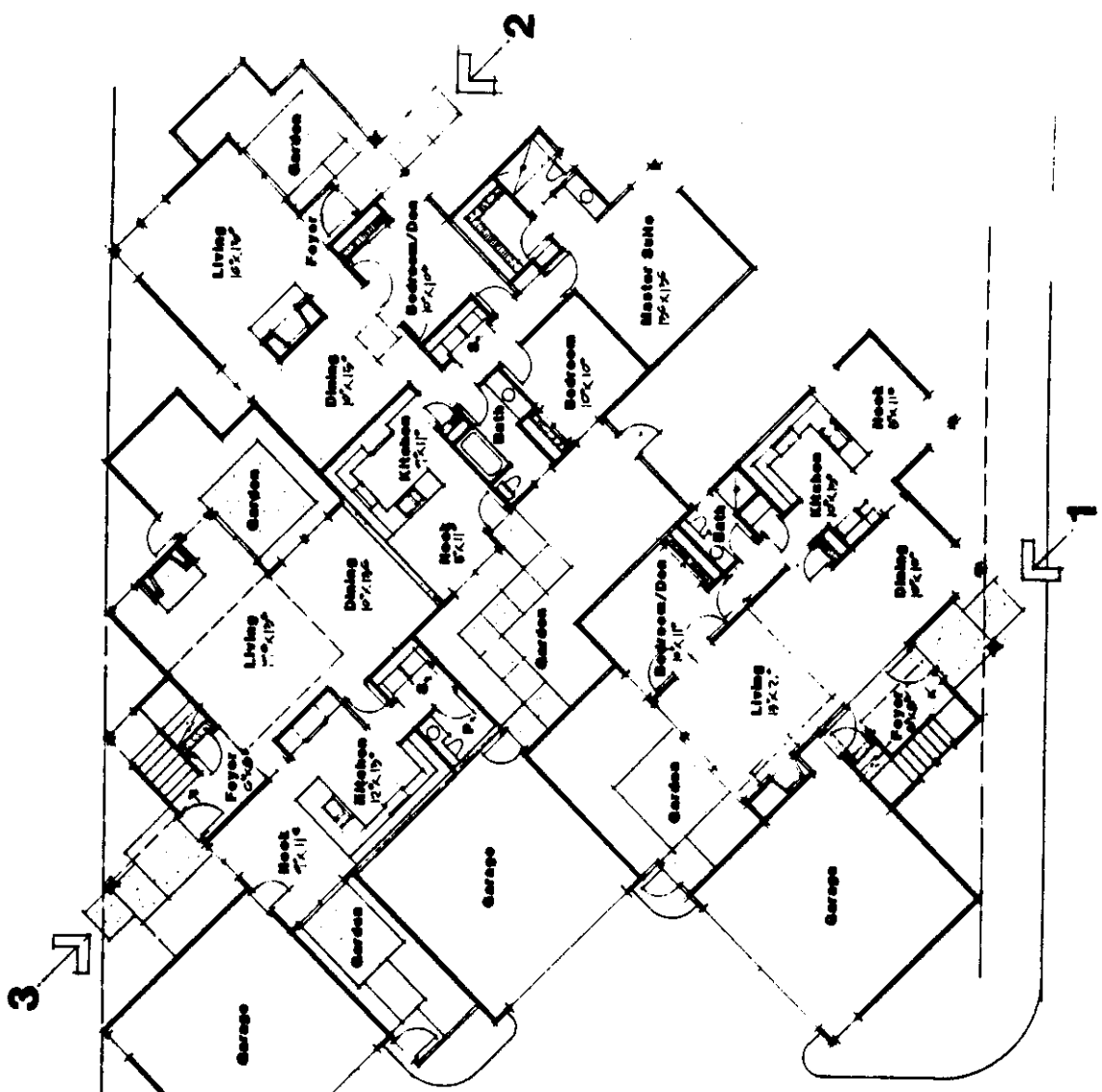


ELEVATION UNIT 2, 3 & 1  
DATE: 10/1/80

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- Unit 1 1791 s.f.  
4 Bedroom  
3 Bath
- Unit 2 1408 s.f.  
3 Bedroom  
2 Bath
- Unit 3 1696 s.f.  
3 Bedroom  
2.5 Bath

**GROUND FLOOR PLAN**

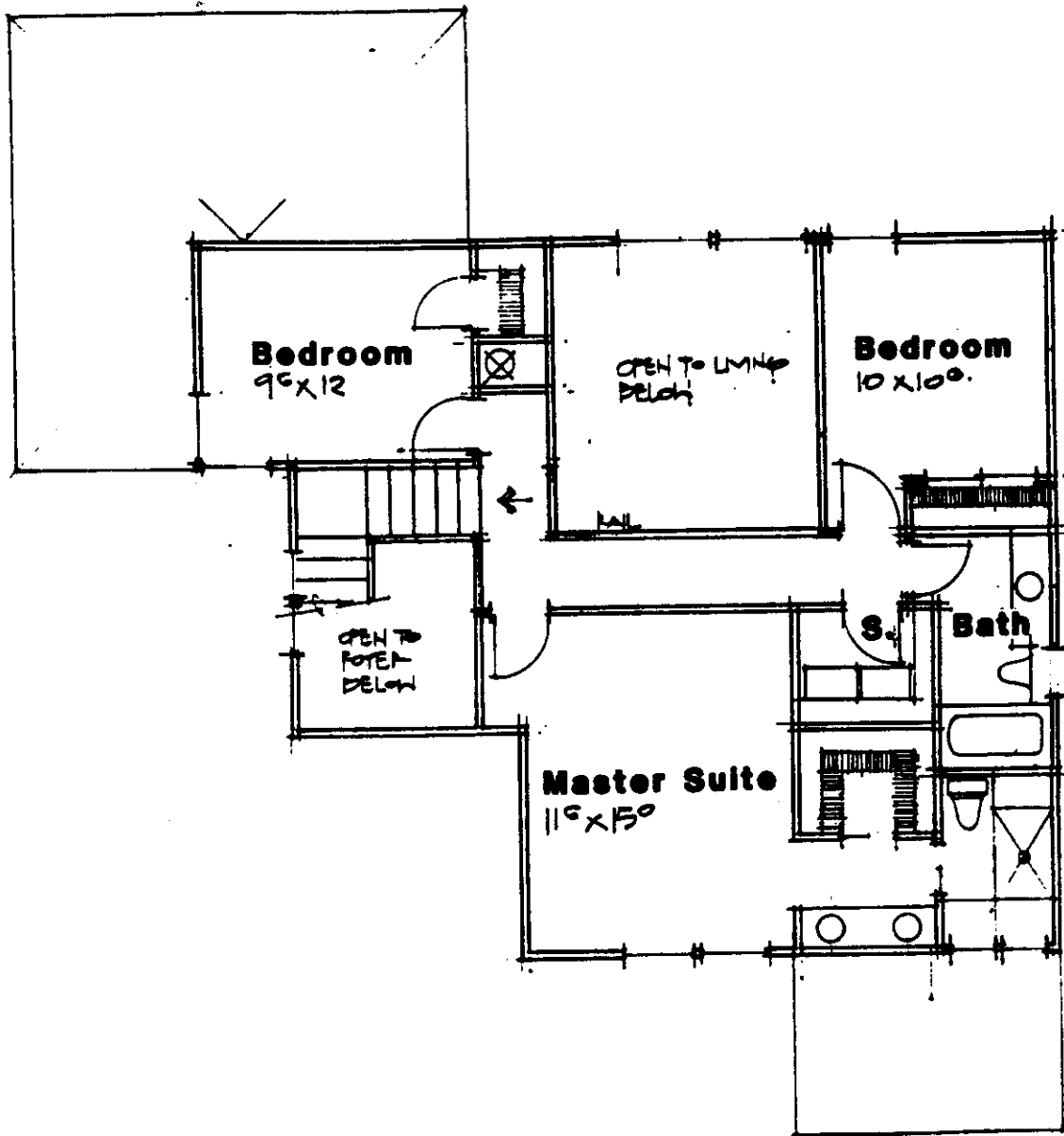
SCALE: 1/4" = 1'-0"  
DATE: 11-87

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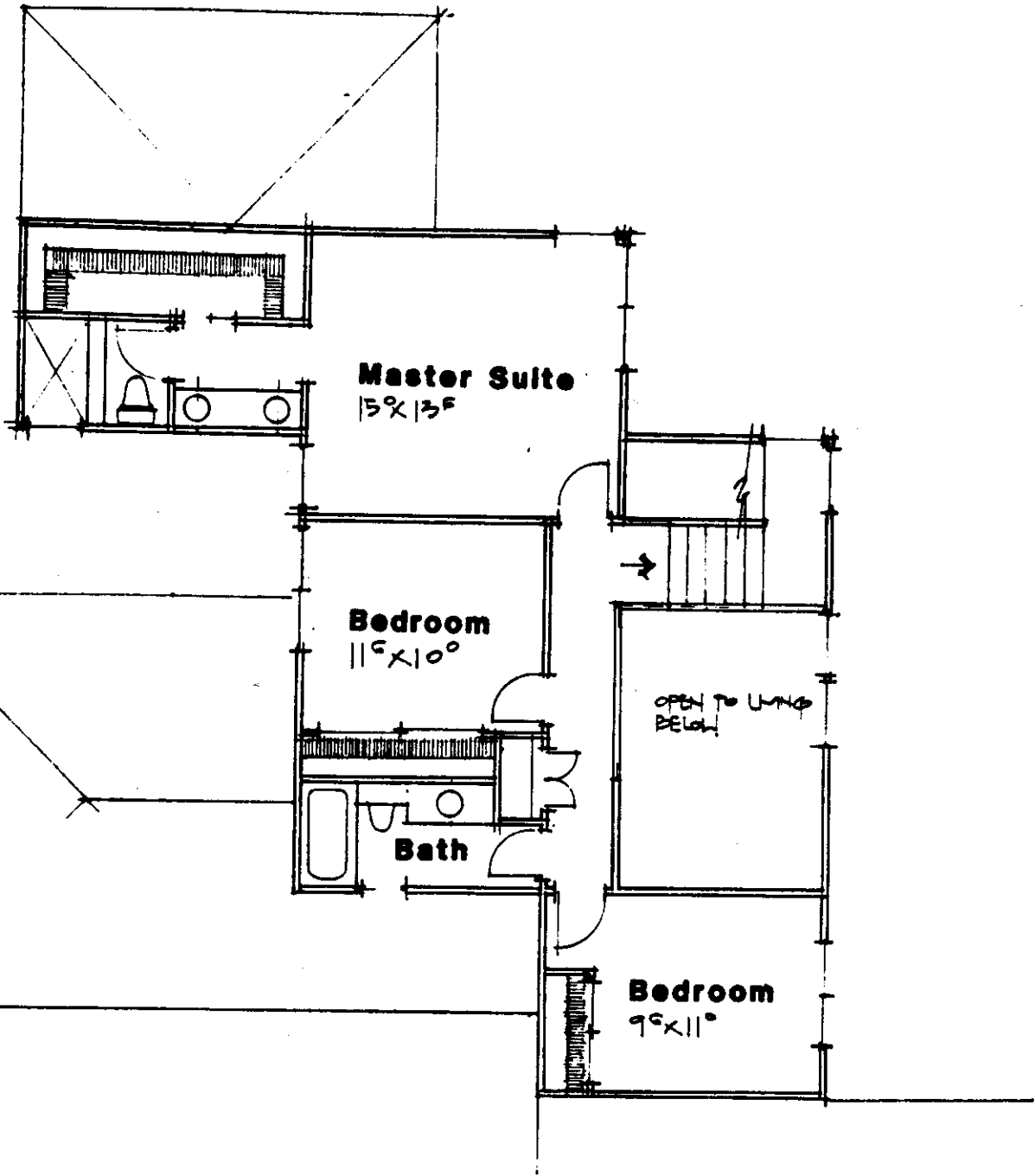


# SECOND FLOOR PLAN 1

SCALE: 1/8" = 1'-0"  
DATE: 1-20-87  
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Item 20



# SECOND FLOOR PLAN 3

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

DEL 1-20-87

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4-9-87

Item 20

# TYPICAL BUILDING CLUSTER

SCALE: 1" = 30'

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

