

CITY PLANNING COMMISSION

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

APPLICANT	The Spink Corporation, Box 2511, Sacramento, CA 95811		
OWNER	Crocker Homes, P.O. Box 2516, Dublin, CA		
PLANS BY	The Spink Corporation, Box 2511, Sacramento, CA 94811		
FILING DATE	5-20-83	50 DAY CPC ACTION DATE	REPORT BY: TM:bw
NEGATIVE DEC.	6-13-83	EIR	ASSESSOR'S PCL NO. 031-020-41 & 80

- APPLICATION:
1. Environmental Determination
 2. Amendment of the South Pocket Specific Plan from Low Density Residential to Low Density Multiple Family, and to delete the 20 ft. canal parkway and park node
 3. Rezone 18.9± acres from Agricultural (A) to Garden Apartment-Review (R-2B-R)

LOCATION: Lot A of Lake Crest Village Unit No. 7, north of Pocket Road, west of Windbridge Drive and east of the drainage canal.

PROPOSAL: The applicant is requesting the necessary entitlements to allow a multiple family development for 380 units and to delete portions of the Pocket Plan Parkway system.

PROJECT INFORMATION:

1974 General Plan Designation: Residential
1976 South Pocket Community
Plan Designation: Low Density Residential with park and open space
Existing Zoning of Site: A
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:

North: Single Family; R-1
South: Vacant; A
East: Vacant; R-2B
West: Single Family; R-1

Property Dimensions: Irregular
Property Area: 18.9± net acres
Density of Development: 18.9 units per acre
Square Footage of Building(s): Unknown
Height of Structure(s): Unknown
Topography: Flat
Street Improvements/Utilities: To be required
Exterior Building Colors: Unknown
Exterior Building Materials: Unknown

BACKGROUND INFORMATION: The subject site is a portion of an original subdivision of 132 acres approved by this City Council on April 17, 1979 (P-8499). When this previous project was approved, the Council required Lot 'A' be set aside for an alternative housing type. This was required because the Council was concerned about the repetitive pattern of single family lots throughout the Pocket area, and, in particular, this subdivision.

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APPLC. NO. P83-166

MEETING DATE June 23, 1983

CPC ITEM NO. 19-10 9

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STAFF EVALUATION: Staff has the following comments relative to this proposal:

- I. The South Pocket Specific Plan sets forth the following criteria to guide the location of apartment developments within the Pocket Community Plan area:
 - A. Conventional and garden apartments should be allowed only in designated areas as shown on the plan map, and should not exceed an average density of 21 units per net acre.
 - B. Garden Apartments within the 400 foot freeway noise impacted area should not exceed a maximum density of 17.4 units per net acre.
 - C. Apartment developments should be compatible with and not adversely affect the existing or proposed development on surrounding parcels.
 - D. Multiple family developments should require one and one-half parking spaces per unit.
 - E. Apartment developments adjacent to Interstate 5 noise sources should be approved in accordance with noise standards and criteria established in the noise section of this plan.
 - F. Apartment developments located adjacent to the canal-parkway should conform with the generalized design concepts expressed in the Parks and Open Space Section of this plan.

Staff finds the applicant's proposal inconsistent with items A and F of the above criteria.

The South Pocket Specific Plan and the previous subdivision indicates that the designated multiple family sites in this area lie to the east; therefore, the requested rezoning and plan amendment is inconsistent with the plan's criteria to allow apartment uses only within currently designated areas.

The apartment development criteria (Item F) also indicates that apartment developments in the Pocket area should conform to the design concepts of the plan. The applicant proposes to delete both the parkway and park node adjacent to this development.

Therefore, due to inconsistency with these requirements of the South Pocket Specific Plan, staff has no option but to recommend denial of this request.

- II. The South Pocket Specific Plan indicates a park node and canal parkway within the project site. The design concepts for the parkway indicate a 20 foot to 40 foot parkway strip. The parkway plan also indicates a parkway node at the southeast corner of the site (See Exhibit 1).

The City Council, on May 31, 1983, approved certain modifications of the park canal system, but did not delete or alter these designated areas from the plan.

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Item No. 19 ¹⁰/₉

III. When the Council approved the original subdivision of the Lake Crest Units, this Lot 'A' was set aside for an alternative housing type. The alternative housing type was for something other than the typical single family, four to five unit per acre, subdivision.

Since that time, the Pocket area has experienced an influx of patio homes, halfplexes and related developments. Staff could support a patio home or similar development not to exceed eight units per acre for this site, but not the higher density of 21 units per acre as proposed.

IV. The subject site consists of a triangular property somewhat irregular in shape. However, it is possible to develop the site with single family or patio home type lots (See Exhibit 3).

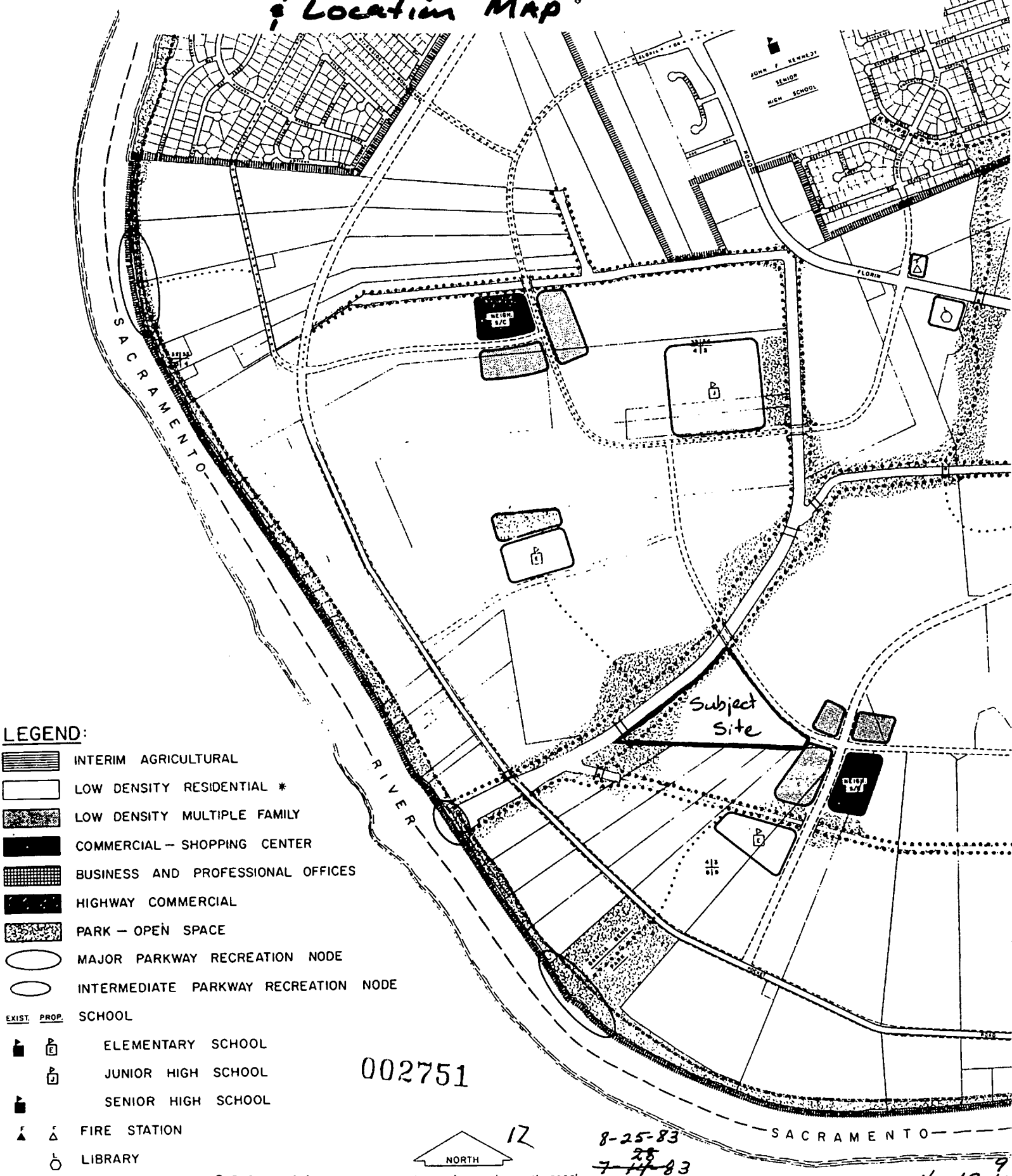
V. There currently exists 33.5± vacant acres of multiple family designated sites within Pocket assessment districts. Due to the availability of these other sites for the type of development proposed, staff cannot find justification for this project.

STAFF RECOMMENDATION: The staff recommends the following actions:

1. Ratification of the Negative Declaration;
2. Denial of the Rezoning from Agricultural (A) to Garden Apartment-Review (R-2B-R);
3. Denial of the amendment of the South Pocket Specific Plan from Low Density Residential to Low Density Multiple Family and to delete the 20-foot canal parkway and park node.

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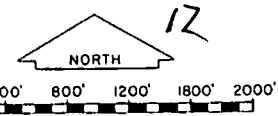
Exhibit 1 - Community Plan Designations & Location Map



LEGEND:

- INTERIM AGRICULTURAL
- LOW DENSITY RESIDENTIAL *
- LOW DENSITY MULTIPLE FAMILY
- COMMERCIAL - SHOPPING CENTER
- BUSINESS AND PROFESSIONAL OFFICES
- HIGHWAY COMMERCIAL
- PARK - OPEN SPACE
- MAJOR PARKWAY RECREATION NODE
- INTERMEDIATE PARKWAY RECREATION NODE
- SCHOOL**
- EXIST. ELEMENTARY SCHOOL
- PROP. JUNIOR HIGH SCHOOL
- PROP. SENIOR HIGH SCHOOL
- FIRE STATION
- LIBRARY
- MAJOR STREET *P83-166*

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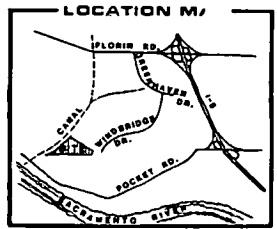
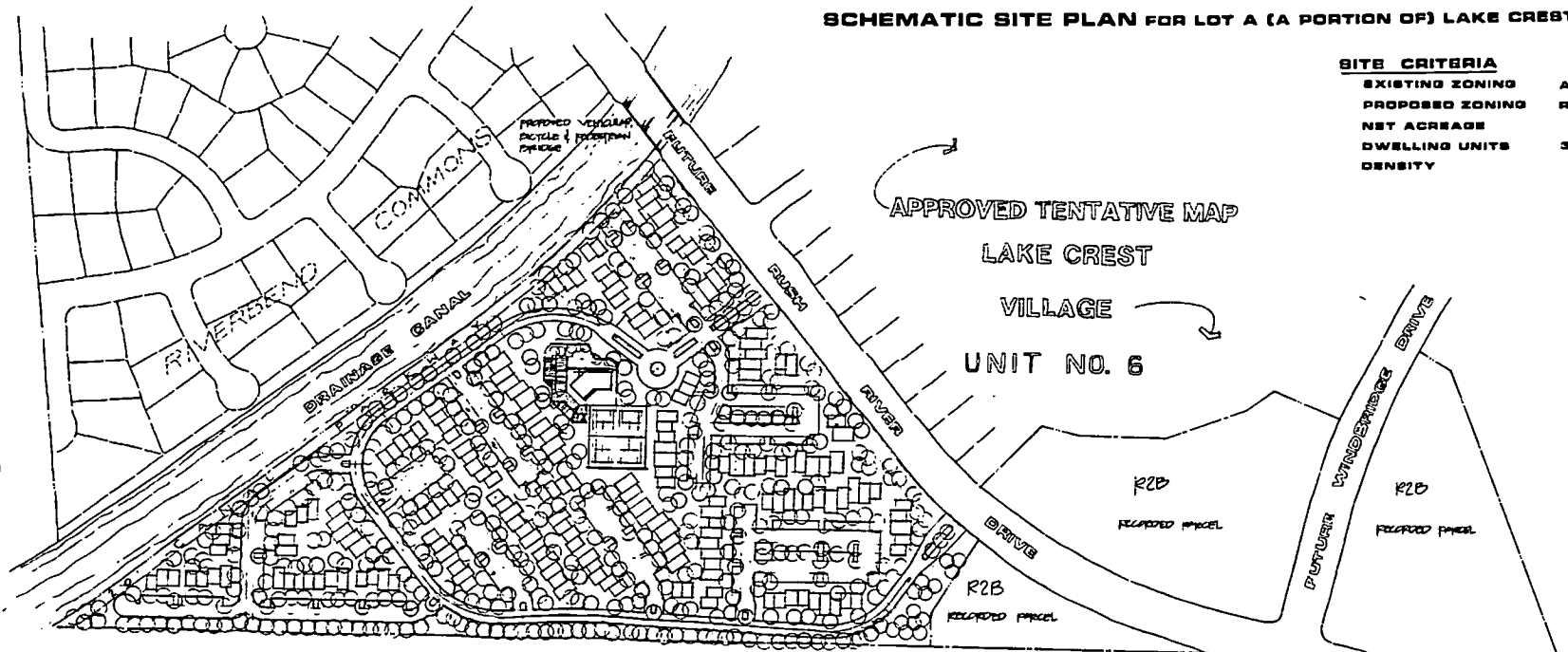
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SCHEMATIC SITE PLAN FOR LOT A (A PORTION OF) LAKE CREST VILLAGE UNIT NO. 7

SITE CRITERIA	
EXISTING ZONING	A
PROPOSED ZONING	R2B
NET ACRES	19
DWELLING UNITS	380
DENSITY	20.0 DU/AC

APPROVED TENTATIVE MAP
LAKE CREST
VILLAGE
UNIT NO. 6



380 UNITS
18.9 ac.
DENSITY 20.1 du/ac.

Exhibit 2 - Appendix Proposed

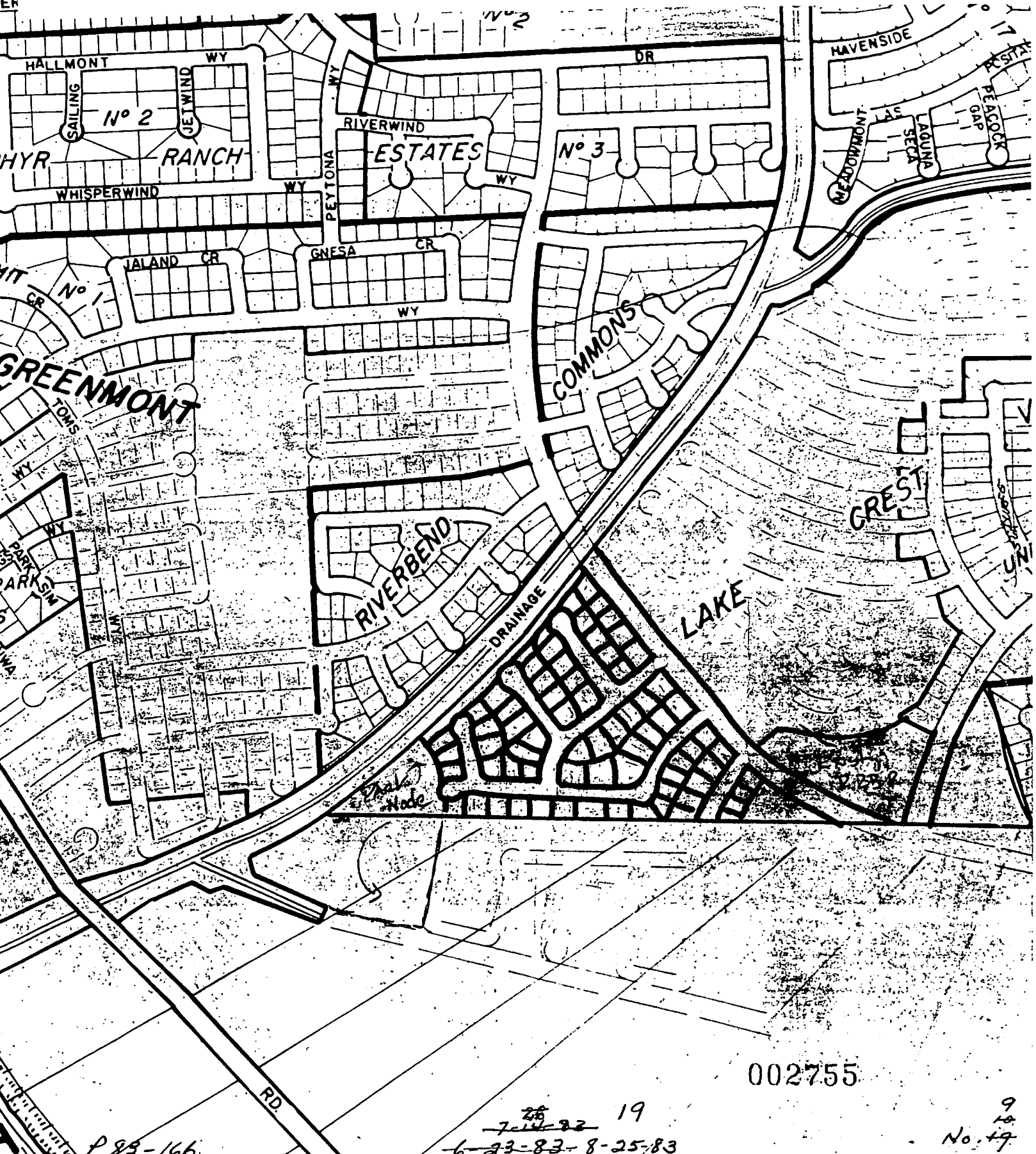


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Exhibit 3 - Development Under Existing Designation



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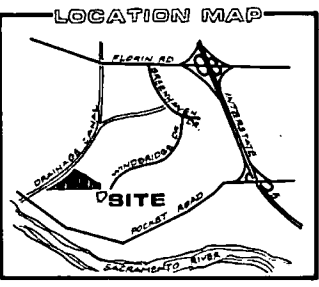
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Exhibit "A"

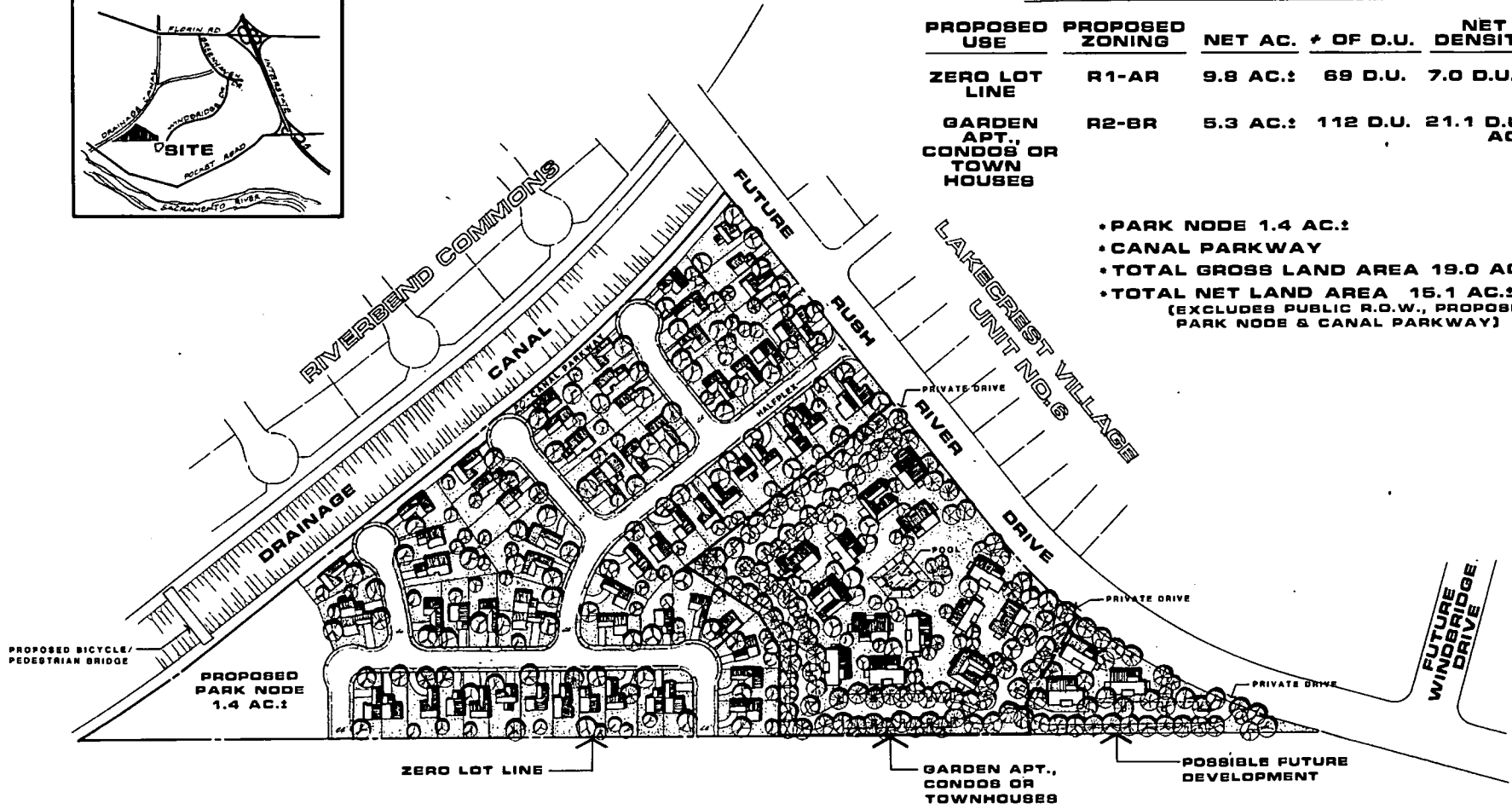
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SCHEMATIC PLAN SUMMARY

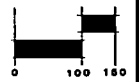
PROPOSED USE	PROPOSED ZONING	NET AC. ±	OF D.U.	NET DENSITY
ZERO LOT LINE	R1-AR	9.8 AC.±	69 D.U.	7.0 D.U./AC.
GARDEN APT., CONDOS OR TOWNHOUSES	R2-BR	5.3 AC.±	112 D.U.	21.1 D.U./AC.

- PARK NODE 1.4 AC.±
- CANAL PARKWAY
- TOTAL GROSS LAND AREA 19.0 AC.±
- TOTAL NET LAND AREA 15.1 AC.±
(EXCLUDES PUBLIC R.O.W., PROPOSED PARK NODE & CANAL PARKWAY)



SCHEMATIC SITE PLAN

LOT 'A'
OF LAKECREST VILLAGE UNIT #7



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SCHEMATIC SITE PLAN

LOT 'A' OF LAKECREST VILLAGE UNIT #7

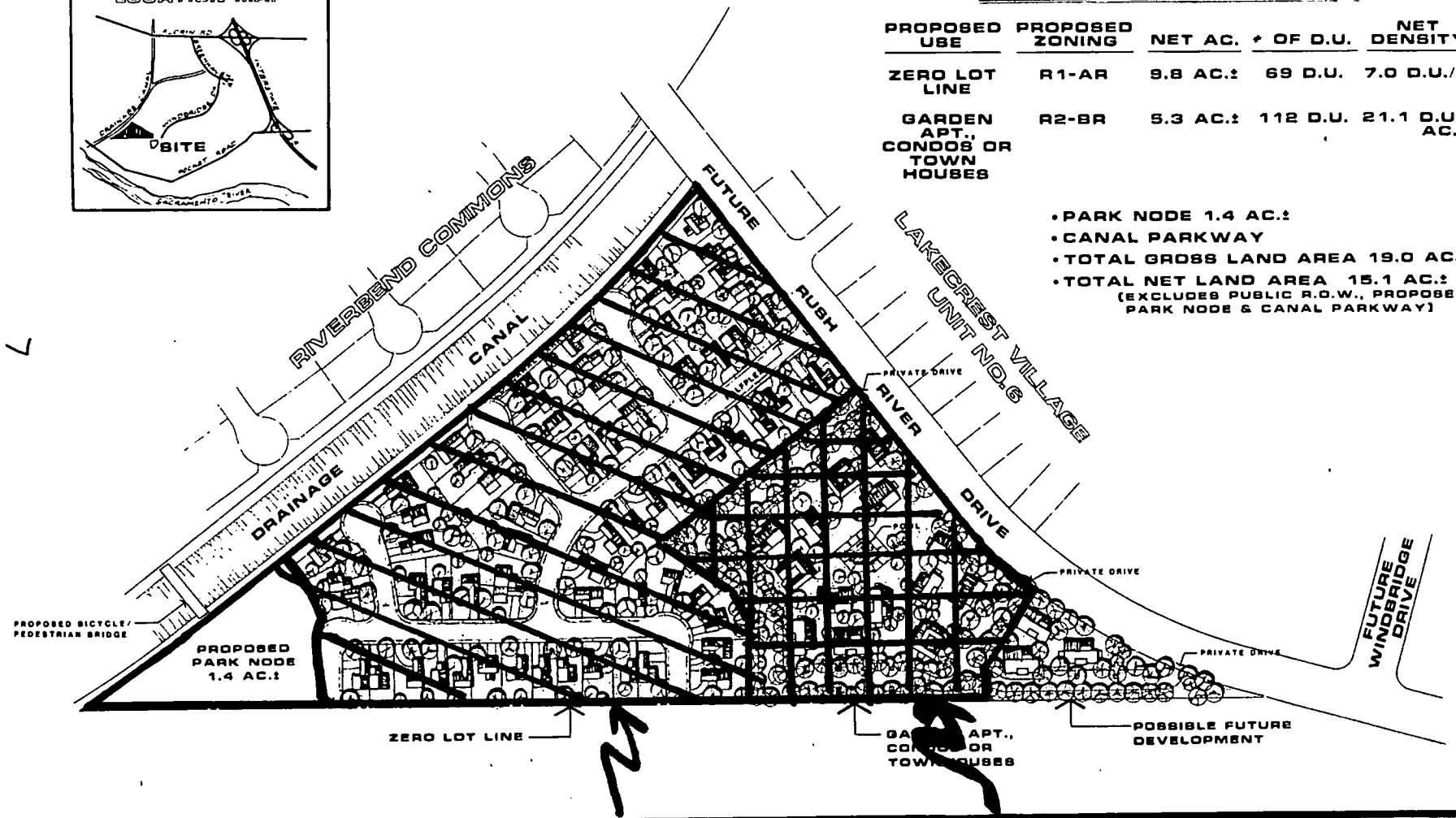
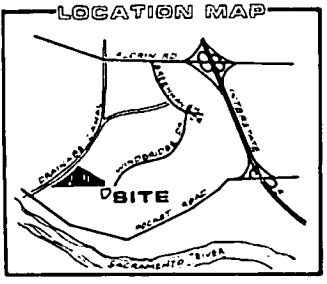


EXHIBIT "A-A"

SCHEMATIC PLAN SUMMARY

PROPOSED USE	PROPOSED ZONING	NET AC. ±	# OF D.U.	NET DENSITY
ZERO LOT LINE	R1-AR	9.8 AC.±	69 D.U.	7.0 D.U./AC.
GARDEN APT., CONDOS OR TOWN HOUSES	R2-BR	5.3 AC.±	112 D.U.	21.1 D.U./AC.

- PARK NODE 1.4 AC.±
- CANAL PARKWAY
- TOTAL GROSS LAND AREA 19.0 AC.±
- TOTAL NET LAND AREA 15.1 AC.± (EXCLUDES PUBLIC R.O.W., PROPOSED PARK NODE & CANAL PARKWAY)



AREA PROPOSED FOR R-2-B-R ZONING & TO BE DESIGNATED AS LOW DENSITY MULTIPLE FAMILY AREA PROPOSED FOR R-1-A ZONING

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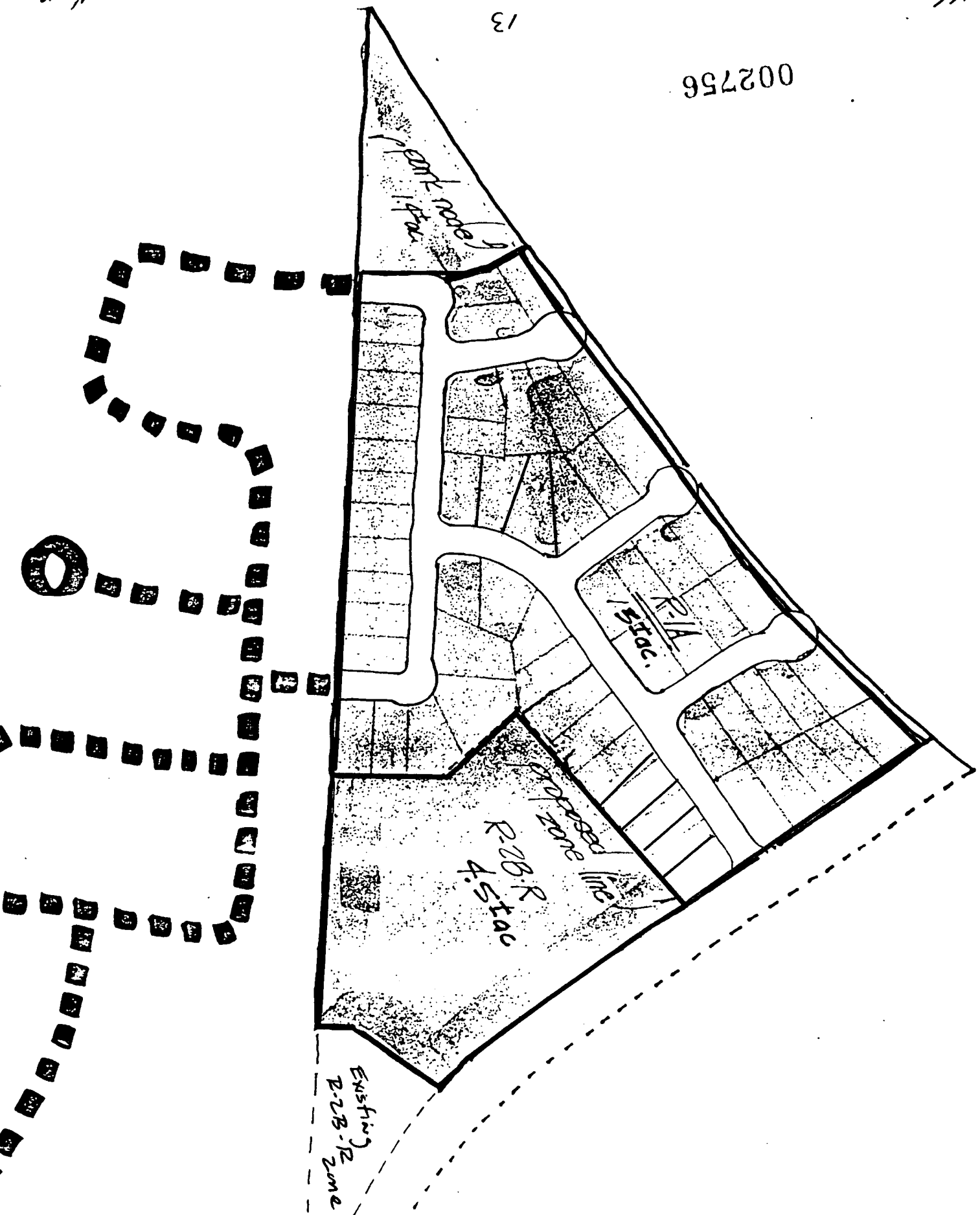


Exhibit "A" - 4.5± acres Garden Apartment
 13.0± acres Park home

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