

# CITY PLANNING COMMISSION

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

APPLICANT The Spink Corporation - 2590 Venture Oaks Way, Sacramento, CA 95833  
OWNER L & P Pacific Teichert - 6355 Riverside Blvd., Ste. C, Sacramento 95831  
ANS BY The Spink Corporation - 2590 Venture Oaks Way, Sacramento, CA 95833  
FILING DATE 2-10-89 ENVIR. DET. Negative Declaration REPORT BY JP:sg  
ASSESSOR'S PCL. NO. 031-1030-035

APPLICATION:

- A. Negative Declaration
- B. Amend Pocket Community Plan for 13.0+ vacant acres from Low Density Residential (7-15 du/ac) to Low Density Residential (3-6 du/ac)
- C. Rezone 13.0+ vacant acres from R-1A(PUD) to R-1(PUD)
- D. Tentative Map to divide 15.0+ vacant acres into 44 single family lots, 10 halfplex lots and one lot for a private roadway, 2 lots for the Pocket Road Parkway & one lot for the Sacramento River Parkway
- E. Special Permit to develop 20 halfplex units
- F. LPPT PUD Schematic Plan Amendment for single family development
- G. Subdivision Modification to modify standard sidewalk and street light construction

LOCATION: South side of Pocket Road, 450+ feet west of West Shore Drive

PROPOSAL: The applicant is requesting the necessary entitlements to divide 15.0+ acres into 58 lots in two phases for single family and halfplex development to be known as Oak Shore at Riverlake.

PROJECT INFORMATION:

General Plan Designation: Low Density Residential (4-15 du/na)  
Pocket Community  
Plan Designation: Low Density Residential (7-15 du/na)  
Existing Zoning of Site: R-1A(PUD)  
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:

North: Vacant, single family; R-1A(PUD), R-1(PUD)  
South: Sacramento River; F  
East: Apartments; R-2B(PUD)  
West: Single family; R-1

Property Dimensions: Irregular  
Property Area: 15.0+ vacant acres  
Density of Development: 4.2 d.u. per acre  
Topography: Flat  
Street Improvements: Existing and to be improved  
Utilities: Available

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On March 8, 1989, by a vote of six ayes and three absent, the Subdivision Review Committee voted to recommend approval of the tentative map subject to the attached conditions.

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site is a 15.0+ acre vacant interior lot located in the R-1A(PUD) zone. The site is also located in the LPPT Planned Unit Development and is designated for townhouse/single family alternative at a maximum density of 10 units per acre (150 units). Surrounding land uses are: vacant land and single family residences under construction to the north in the R-1A(PUD) and R-1(PUD) zones; an apartment complex in the Multi-family (R-2B{PUD}) zone to the east; the Sacramento River to the south; and a new single family subdivision under construction in the R-1 zone to the west. The site is designated for Low Density Residential (4-15 dwelling units per acre) by the General Plan and Low Density (7-15 dwelling units per acre) by the Pocket Community Plan.

B. Applicant's Proposal

As noted above the subject site is zoned R-1A and is designated for a 150 unit townhouse/single family alternative development. As an alternative to this type of development, the applicant is proposing to subdivide the site into 44 single family lots and 10 corner halfplex lots. The map would be in two phases: 24 single family lots and seven halfplex lots in phase 1 and 20 single family lots and three halfplex lots in phase 2. The purpose of phasing the map is to give the applicant three options for development for the subject site:

1. 150 unit townhouse/single family alternative development (R-1A zone) (allowed under existing plan if final map is not recorded)
2. 44 single family custom lots (R-1 zone) and 10 halfplex lots (R-1A zone) (phase 1 and 2 built)
3. 24 single family custom home lots (R-1 zone) and seven halfplex lots (R-1A zone) in the 7.75+ Phase 1 area and a 99+ unit townhouse/single family alternative development at a density of 15 units per acre in the 6.6+ acre Phase 2 area.

In order to allow these alternatives the applicant is requesting that the effective date of the rezoning of the single family lots to R-1, the Pocket Community Plan Amendment to Low Density Residential (3-6 du/ac) and the LPPT PUD Schematic Plan Amendment to Single Family be delayed until recordation of the final map for the project.

Planning staff has no objections to the applicant's request as the three alternatives either maintain or lower the existing approved density of 150 units for the subject site. Planning staff and the Planning Commission will have the opportunity to review any proposed development for the R-1A sites if alternative 1 or 3 is selected, as a tentative map and special permit for townhouse/single

family alternative development will be required. The City Attorney has reviewed the applicant's request to delay the rezoning and plan amendments to the date the final map is recorded, if the map is recorded. The City Attorney has indicated that it is possible to delay these entitlements and is working on the appropriate conditions.

C. Special Permit - Halfplex Units

The corner lots in the proposed single family subdivision are anticipated to be developed with custom halfplex units. The applicant has requested that the corner halfplex lots remain zoned R-1A as the custom units may not meet all the requirements for halfplex units in the R-1 zone and the applicant desires the opportunity to take advantage of the design flexibility allowed in the R-1A zone. The applicant has developed minimum setback standards and minimum usable yard area standards for custom halfplexes for five other single family subdivisions in the LPPT PUD (P86-432) and is requesting that these standards also apply to the corner lots in the proposed subdivision. Planning staff has found these standards to be workable in the other subdivisions found in the planned unit development and has no objections to this request. Each halfplex unit will be subject to Planning staff review and approval to assure that the appropriate setbacks are met and that the design and materials of the unit are compatible with adjacent single family uses.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the proposed project, as proposed, will not have a significant impact on the environment and has filed a negative declaration.

STAFF RECOMMENDATION: Staff recommends the Commission take the following actions:

- A. Ratify the negative declaration;
- B. Recommend approval of the Pocket Community Plan Amendment to Low Density Residential (3-6 du/ac) and forward to the City Council;
- C. Recommend approval of the rezone of 13+ acres from R-1A(PUD) to R-1(PUD) and forward to the City Council;
- D. Recommend approval of the tentative map for 15+ acres, subject to conditions and forward to City Council;
- E. Approve the special permit to develop 20 halfplex units, subject to conditions and based upon findings of fact which follow;
- F. Recommend approval of the LPPT PUD schematic plan amendment for single family development and forward to the City Council; and
- G. Recommend approval of the subdivision modification to modify standard sidewalk and street light construction and forward to City Council.

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. Trees shall be protected as required by the City Arborist.
2. Dedicate the private ways as public utility easement for underground electrical and public utility facilities and appurtenances;
3. Dedicate a standard 12.5-foot public utility easement for underground public utility and electrical facilities and appurtenances adjacent to all public and private ways;
4. The pump house and any pipelines through the Sacramento River levee shall be abandoned and capped to the satisfaction of the Public Health Department;
5. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code along Pocket Road;
6. Prepare a sewer and drainage study for the review and approval of the City Engineer;
7. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments;
8. 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;
9. 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;
10. 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 an archaeological impact to a less than significant effect before construction resumes. A note shall be placed on the final improvement plans referencing this condition;
11. Submit a soils test prepared by a registered engineer to be used in street design;
12. Minimum lot pad grade 4.0 feet, minimum gutter grade + 2.5 feet;

13. Submit a soils test prepared by a registered engineer which identifies and recommends solutions for ground water related problems which may occur in both the subdivision lots and the public right-of-way; appropriate facilities shall be constructed to alleviate those problems;
14. Street sections shall be designed to provide for stabilized subgrades and pavement under high ground water conditions;
15. Pay Pocket Bridge fees;
16. For Lot A, B, C, D, a homeowners' association shall be formed and C.C. & R's shall be approved by the City assuring maintenance of private roadway. The City shall maintain

- b. The minimum rear yard setback shall be 7.5 feet for the first floor and 15 feet for the second floor;
- c. The minimum side yard setback shall be 5 feet for the first and second floor;
- d. Each halfplex unit shall maintain one outdoor patio of not less than 140 square feet (open to air) behind its minimum rear yard setback directly adjacent to its main indoor living space. The minimum depth of the outdoor living patio shall be 15 feet measured from the rear property line;
- e. Minimum front yard setback may be reduced to 20 feet;
- f. Minimum street side yard setback shall be 12.5 feet;
- g. Minimum driveway length requirement shall be 20 feet;

b. adequate outdoor living area will be provided for each halfplex unit.

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:

a. adequate building setbacks will be provided; and



SUBJECT SITE

# VICINITY MAP





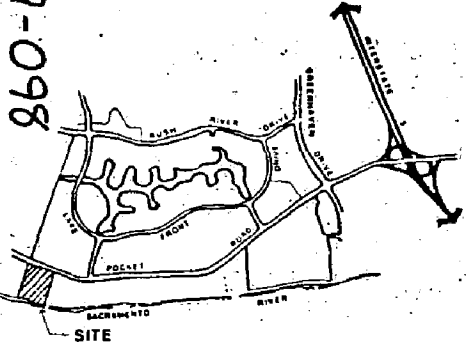
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Single Family Lots To Be Rezoned  
R-1 PUD At Time Of Recordation  
Of Final Map  
Corner Halfplex Lots To Remain  
Zoned R-1A PUD

TENTATIVE SUBDIVISION MAP  
**OAK SHORE** at **RIVERLAKE**  
City of Sacramento, California



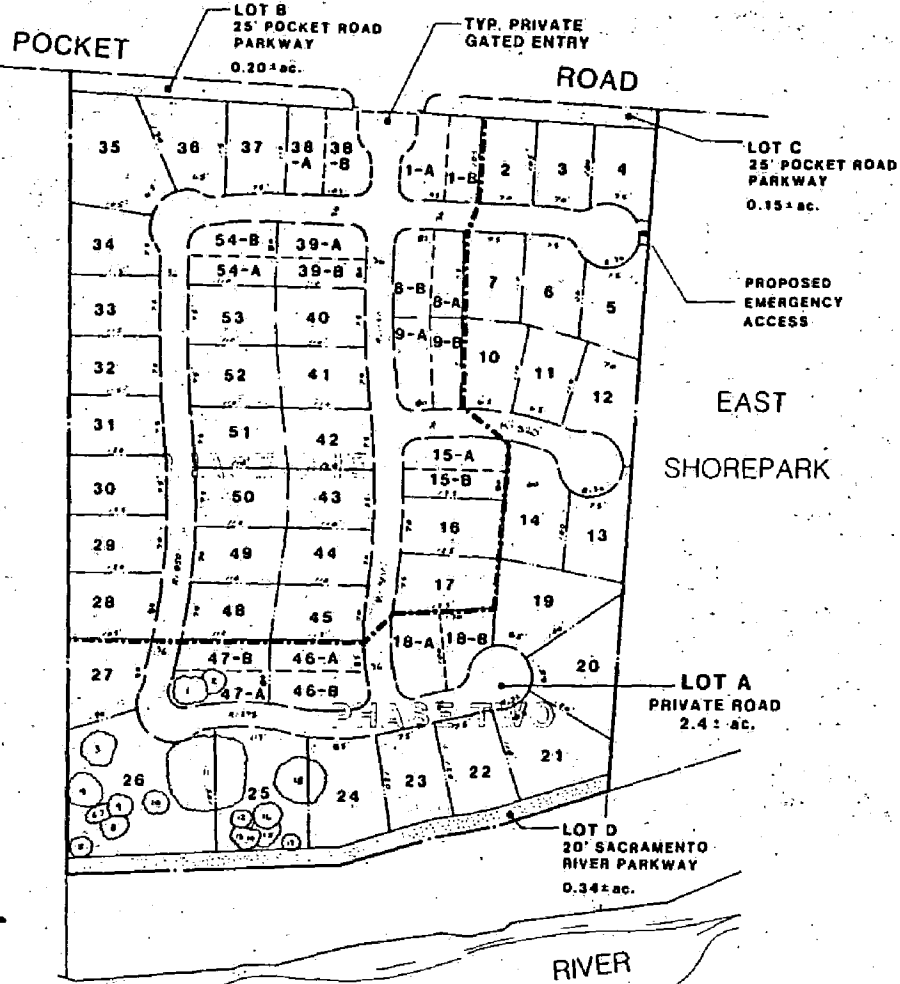
VICINITY MAP

LINKWAY INVESTMENT  
COMPANY INC.

TREE LEGEND

SIZE	TYPE	SPREAD
1. 1-18" x 1-18"	OAK	30'
2. 1-4" x 1-6"	OAK	18'
3. 1-10" x 1-6"	OAK	30'
4. 2-10"	APPLE	30'
5. 1-14" x 1-16"	OAK	30'
6. 10"	OAK	25'
7. 10"	OAK	25'
8. 10"	OAK	25'
9. 8"	OAK	25'
10. 10"	OAK	30'
11. 20"	OAK	100'
12. 2-10"	ORANGE	10'
13. 8"	ORANGE	10'
14. 10"	BLACK WALNUT	30'
15. 18"	OAK	45'
16. 2-10"	BLACK WALNUT	35'
17. 8"	BLACK WALNUT	25'
18. 3-14" x 1-20"	BLACK WALNUT	60'

ALL TREES SHOWN TO REMAIN



RECORD OWNER AND SUBDIVIDER:  
B.P. PACIFIC/TECHERT  
6355 RIVERSIDE BOULEVARD, SUITE C  
SACRAMENTO, CALIFORNIA 95831

ENGINEER:  
THE SPINK CORPORATION  
2580 VENTURE GARDEN WAY  
SACRAMENTO, CALIFORNIA 95833

EXISTING USE AND ZONE:  
VACANT, R-1A (PUD)

PROPOSED USE AND ZONE:  
44 SINGLE FAMILY CUSTOM LOTS, R-1A (PUD)  
10 HALF-PLEX LOTS (20 dwelling units), R-1A (PUD)  
LOT A: PRIVATE ROAD, R-1A (PUD)  
LOT B: POCKET ROAD PARKWAY, R-1A (PUD)  
LOT C: POCKET ROAD PARKWAY, R-1A (PUD)  
LOT D: SACRAMENTO RIVER PARKWAY, R-1A (PUD)

ACREAGE:  
15.0 ± AC (Overall)

DENSITY:  
4.22 D.U./ACRE

PUBLIC SERVICES:  
SEWER: CITY OF SACRAMENTO  
WATER: CITY OF SACRAMENTO  
DRAINAGE: CITY OF SACRAMENTO  
GAS: PG&E  
ELECTRICITY: SMUD  
SCHOOL: SACRAMENTO UNIFIED SCHOOL DISTRICT  
PARK: CITY OF SACRAMENTO  
TELEPHONE: PACIFIC BELL

A.P.N.:  
31-1030-025

NOTES

- SUBDIVIDER RESERVES THE RIGHT TO PHASE DEVELOPMENT.
- SUBDIVIDER PROPOSES VARIABLE FRONT-YARD SETBACKS.
- PROPOSED 36-FOOT PRIVATE STREETS. PROPOSED STREET DESIGN SUBJECT TO APPROVAL BY THE PUBLIC WORKS DEPARTMENT.
- STREETLIGHTING DESIGN FOR PRIVATE STREETS SUBJECT TO APPROVAL OF THE PUBLIC WORKS DEPARTMENT.
- SUBDIVIDER RESERVES THE RIGHT TO DECREASE DWELLING UNIT DENSITY AT FINAL MAP STAGE.

FEBRUARY, 1989



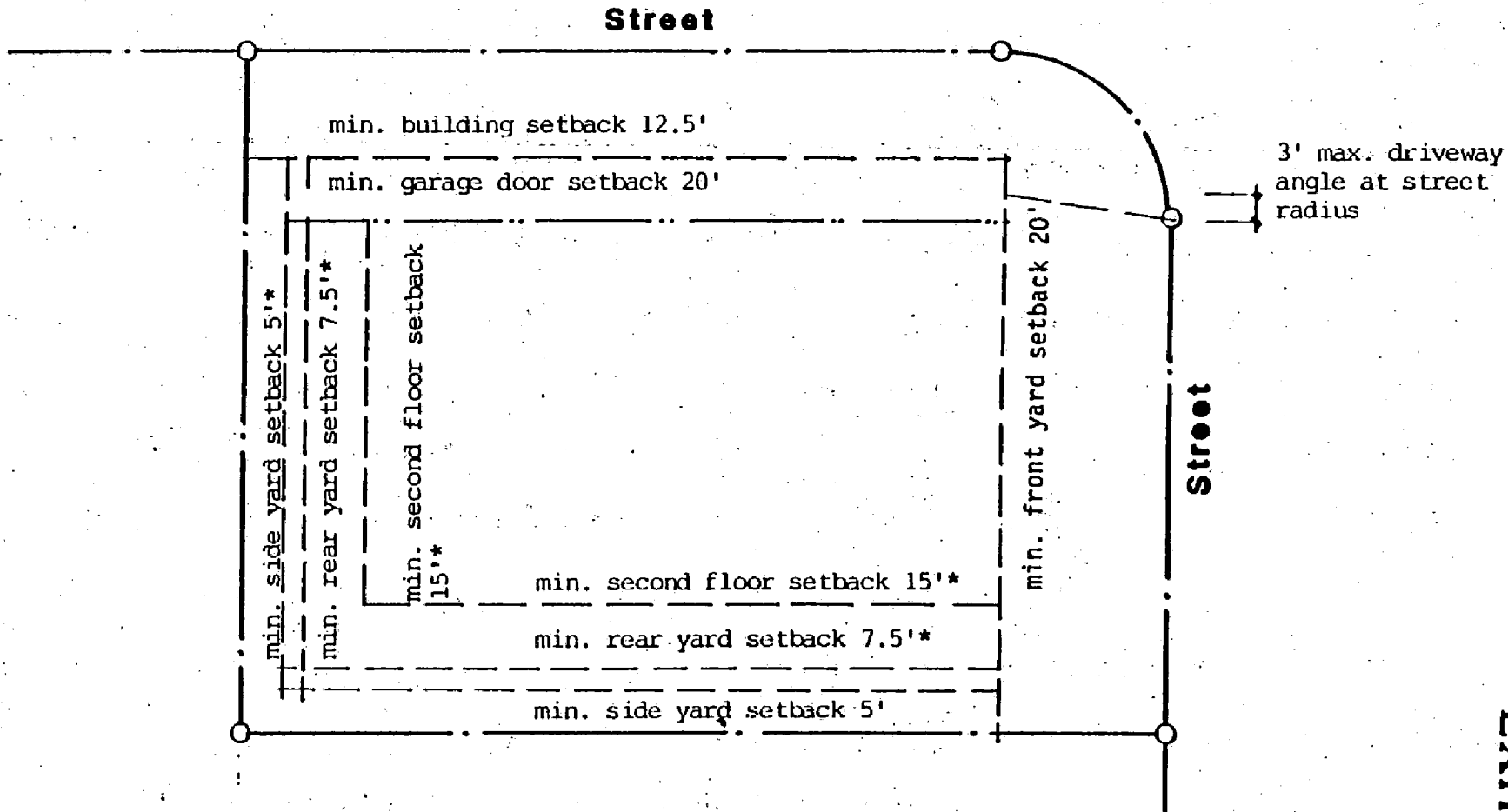
**Spink**  
THE SPINK CORPORATION  
2580 VENTURE GARDEN WAY  
SACRAMENTO, CALIFORNIA 95833

EXHIBIT A

# Corner Lot Setbacks

R-1A Zone LP/P/T (Riverlake) PUD

Valid for: Dutra Bend      Riverlake Lot 4      Stillwater  
Cobble Shores      Handover Bend



\* Minimum when the residence faces main indoor living space parallel to property line.

Each property shall maintain (1) outdoor living patio of not less than 140 square feet (open to air) behind its minimum rear yard setback directly adjacent to its main indoor living space. The minimum depth of the outdoor living patio shall be 15' from the property line.

For these corner lots the rear yard shall be defined as the yard between the structure and the property line where the main indoor living space is parallel to the property line.

Maximum lot coverage is 40%

EXHIBIT B

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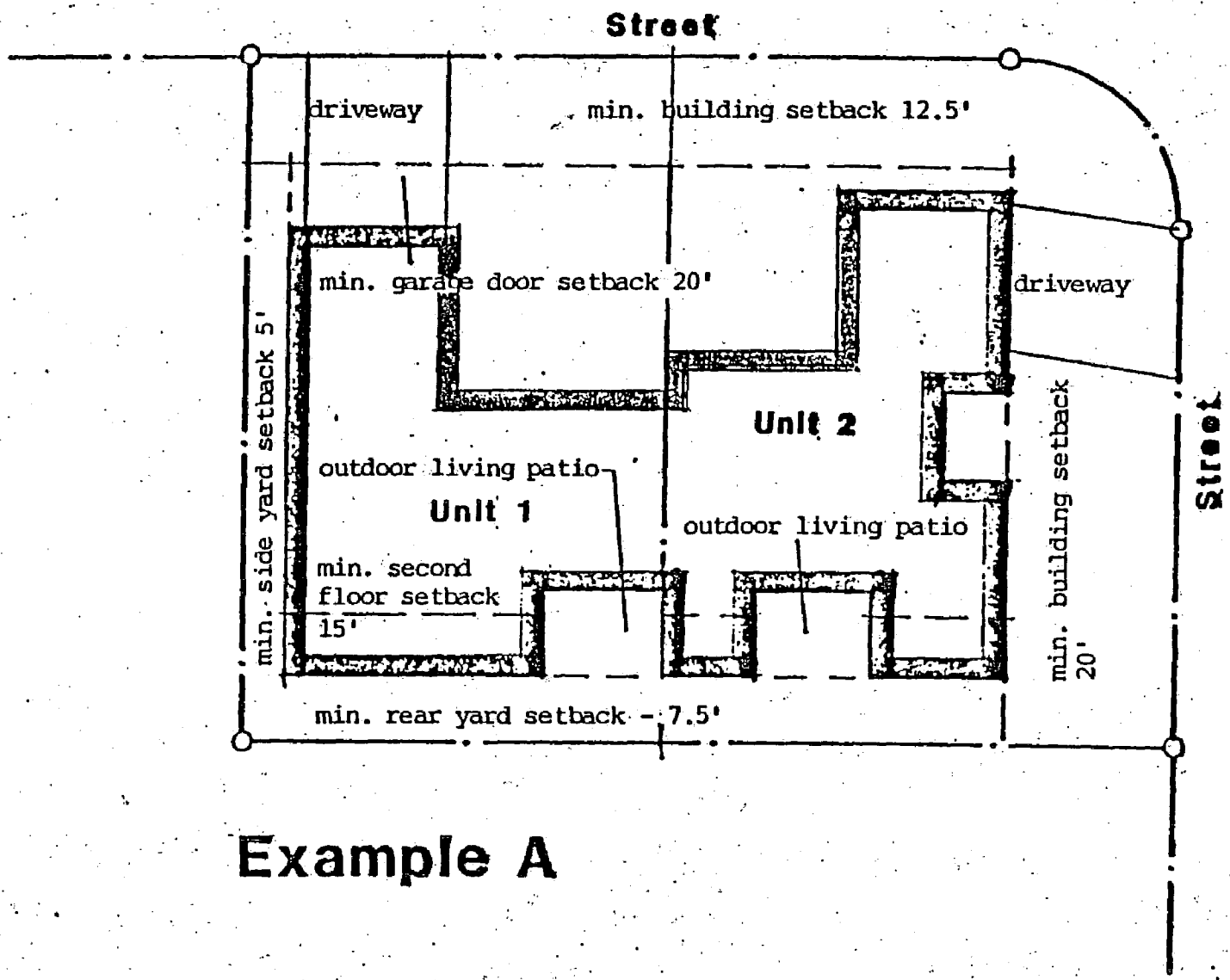
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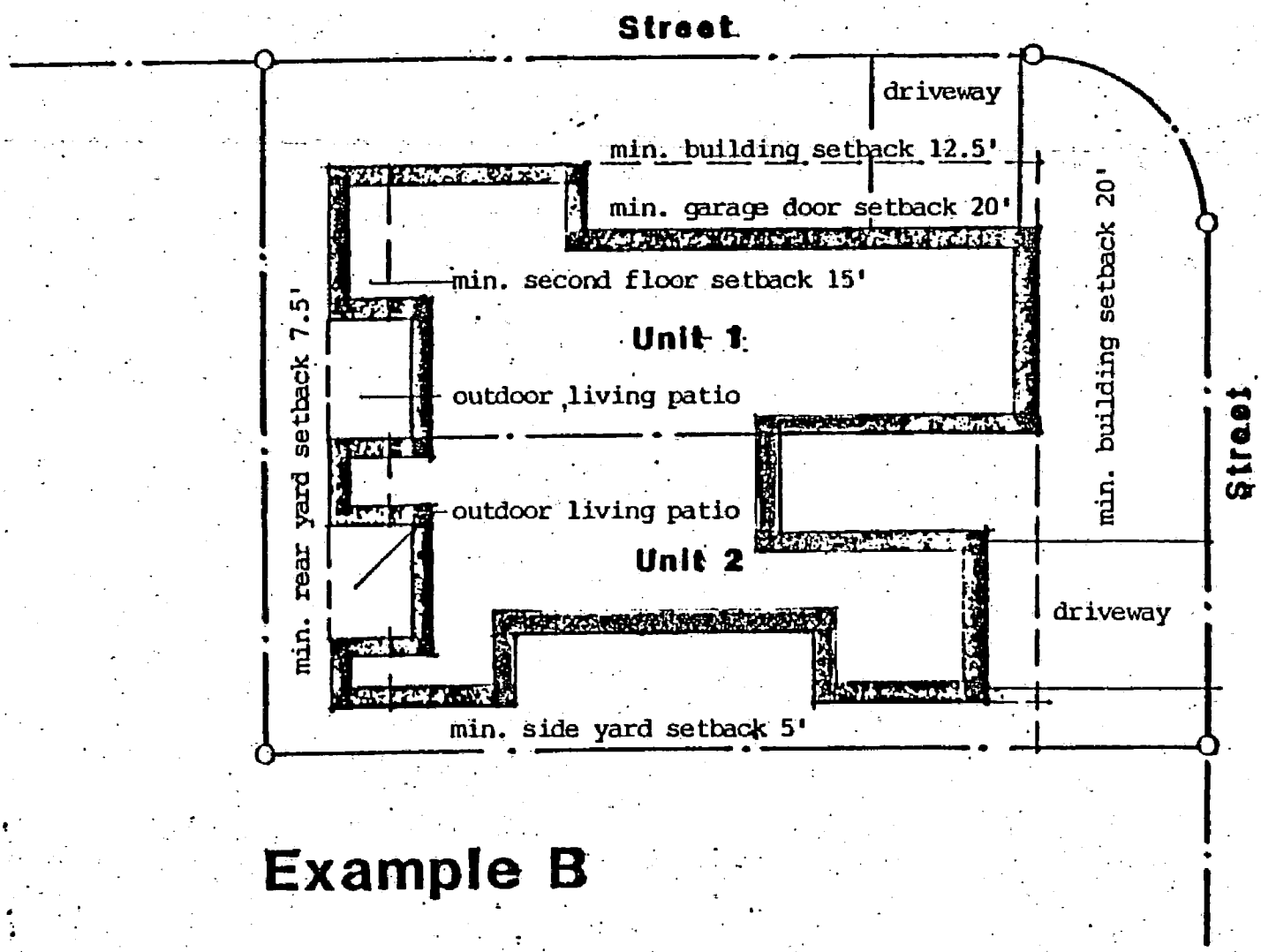


**Example A**

EXHIBIT C

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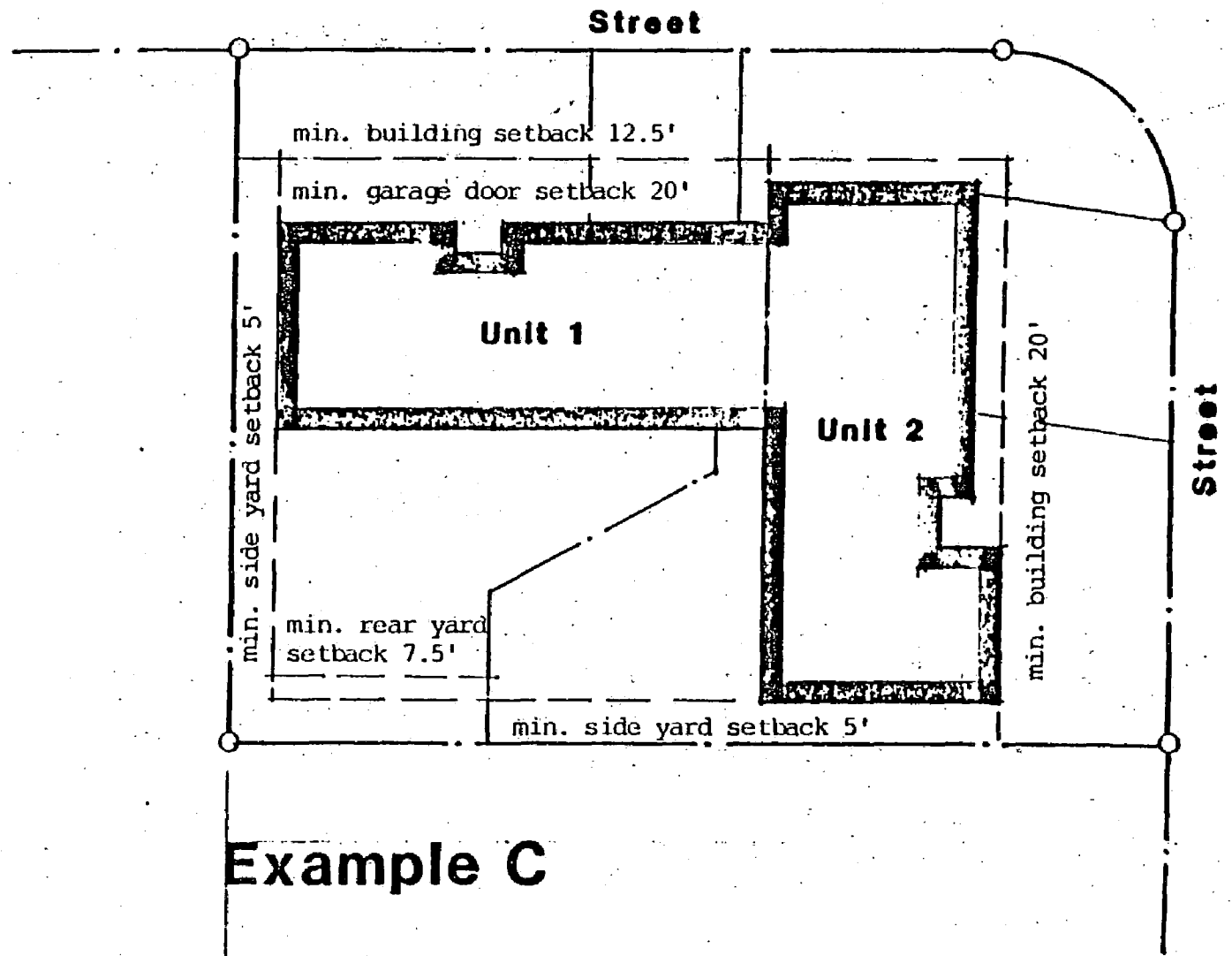


**Example B**

EXHIBIT D

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**Example C**

**EXHIBIT E**

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