

City Planning Commission
Sacramento, CA

Members in Session:

SUBJECT: A. Negative Declaration

 B. Special Permit Time Extension to allow 34 townhouse lots on 4.3± net acres in the R-1A (PUD) (LPPT-PUD) Zone (P-87-130).

LOCATION: South side of Pocket Road, east and west sides of Dutra Bend Drive

SUMMARY:

This is a request to extend for a period of one year a special permit to develop a 34 unit townhouse project on Parcel 21 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 34 unit townhouse with two common lots and one remainder lot in the R-1A(PUD) Zone. On April 9, 1987, the City Planning Commission approved a special permit to develop 34 townhouse units (P-87-130). 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.

March 10, 1989

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

ATTN: Will Weitman
Senior Planner

RE: P87-130
Parcel 21 at Riverlake

Dear Mr. Weitman:

It is my understanding the tentative map for Parcel 21 at Riverlake, resolution number 87-361, expires May 12, 1989 and the special permit to allow 34 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

1291 '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., Ste. C, Sacramento 95831				
PLANS BY	Donald Joseph, Inc. & Spink Coporation - P.O. Box 1311, Sacramento				
FILING DATE	3-9-87	ENVIR. DET. Neg. Dec.	3-30-87	REPORT BY	JP:sg
ASSESSOR'S-PCL. NO.	031-1210-002 and 003; 031-1200-039				

- APPLICATION:**
- A. Negative Declaration
 - B. Tentative Map to divide 4.3± net acres into 34 townhouse lots, 2 common lots and one remainder lot
 - C. Special Permit for a 34 unit townhouse development

LOCATION: South side of Pocket Road, east and west sides of Dutra Bend Drive

PROPOSAL: The applicant is requesting the necessary entitlements to develop a 34 unit residential development adjacent to the linear parkway in the LPPT(PUD) (Site 21 LPPT(PUD) Schematic Plan).

PROJECT INFORMATION:

1974 General Plan Designation: Residential
1976 South Pocket Community
Plan Designation: Low Density Residential - LPPT(PUD)
LPPT PUD Schematic Plan
Designation: Site 21 - Townhouse - 8 d.u./ac. maximum
Existing Zoning of Site: R-1A(PUD)
Existing Land Use of Site: Vacant and remodeled farmhouse

Surrounding Land Use and Zoning:

North: Vacant; C-1(PUD), R-1A(PUD)
South: Vacant, single family; R-1(PUD)
East: Single family; R-1
West: Vacant, single family; A

Parking Required: 54 spaces
Parking Provided: 34 two-car garages (68 spaces); 29 guest spaces
Property Dimensions: Irregular
Property Area: 4.3± acres
Density of Development: 8 d.u. 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 ft.
Topography: Flat
Street Improvements: Existing
Utilities: Existing
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 conditions.

APPLIC. NO. P87-130 **MEETING DATE** April 9, 1987 **ITEM NO** 21

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

A. Land Use and Zoning

The subject site consists of three lots totaling 4.3₊ net acres located in the Townhouse (R-1A) zone and the LPPT(PUD). Two of the lots located, on the west side of Dutra Bend Drive, are vacant except for the recently restored Dutra farmhouse. The farmhouse structure is currently used as a subdivision sales office.

Surrounding land uses are: vacant lands zoned R-1A(PUD) and C-1(PUD) to the north; the Dutra Bend single family subdivision, currently under development and zoned R-1(PUD), to the south; single family residential zoned R-1 to the east; and farm land with single family residences zoned Agricultural (A) to the west. The site is designated for low density residential uses by the 1976 South Pocket Community Plan.

As noted, the site is located in the LPPT(PUD). The original PUD approval indicated that on sites 21, 22 and 23 a 40 to 50 foot wide linear parkway would be created along Pocket Road in conjunction with future residential development (Exhibit A). An additional 20 feet of curb, gutter, meandering sidewalk and landscaping would occur within the public right-of-way adjacent to Pocket Road. Staff was supportive of this design concept as it would discourage on-street parking along Pocket Road, develop and attractive frontage along Pocket Road and eliminate the need for a buffer wall between the street and proposed residential uses. The linear parkway concept was approved, the three sites zoned R-1A(PUD) and landscaping within the public right-of-way has been completed.

The applicant is requesting a tentative map and special permit to develop 34 residential units allowing for individual ownership, one common lot and one remainder lot for the Dutra farmhouse on Site 21 of the LPPT(PUD) (Exhibits B-E). The proposed density is eight units per acre. This proposed land use is consistent with the community plan designation and the LPPT(PUD) schematic plan designation for the site.

B. Site Plan Design

The project is designed so that the residences are in three-unit clusters of one single story unit and two two-story units. The three units are set at an angle to Pocket Road to diminish the "row effect" often associated with linear townhouse developments. The three-unit clusters are designed to share a motor court cul-de-sac with another cluster. These motor courts are placed behind the residences. The intent of the applicant is to provide a view from Pocket Road which emphasizes the linear parkway, landscaped common areas and the residential units and which screens the motor court areas from Pocket Road.

Planning staff finds the site plan to be innovative, well-designed and sensitive to the needs of the Dutra farmhouse and adjacent single family subdivision. Staff recommends that a minimum five foot landscaped setback and 10 foot building setback be provided along the south property line to provide privacy to future residents of the adjacent single family subdivision. (The developer has already constructed a six foot high solid fence along the south

property line to separate the subject site from the adjacent single family subdivision.) A minimum of 10 feet between the one-story portion of the building clusters should also be provided in order to provide adequate access to the units and prevent a canyon effect from occurring between clusters. Twenty feet between the main entrances to units across from one another should also be provided (Exhibit F).

The applicant has also indicated on the site plan two two-unit clusters in order to allow the maximum number of units to be constructed on the site. Plans for these units have not been finalized. Staff recommends that plans for the two-unit clusters be subject to Planning Director review and approval prior to issuance of building permits to insure design compatibility with the remainder of the site.

The LPPT Development Agreement indicates that the developer is responsible for the development and maintenance of the linear park. The CC & R's for the development will obligate the owners' association to provide for the maintenance of the linear park. Planning staff recommends that landscape plans for the linear park be reviewed by the Planning Director and Director of Community Services prior to issuance of building permits.

C. Circulation and Parking

For the eastern portion of the site the applicant has indicated one driveway off of Dutra Bend Drive. A driveway off of Pocket Road and one off of Dutra Bend Drive are provided for the western portion of the site. The traffic Engineering Division recommends that the Pocket Road driveway approach the street at a 90 degree angle. The Fire Department requires that the project provide adequate vehicle turn-around area for emergency vehicles.

Fifty-four (54) parking spaces are required for the proposed development. The applicant is providing 34 two-car garages (68 spaces) and 29 guest parking spaces which exceeds the minimum required.

D. Building Design

As noted above, with the exception of four of the units, the proposed residences are in three-unit clusters consisting of one single-story unit and two two-story units. All three units have one-story garages. The two-story/one-story mix provides a variety of movement to the elevations and each building cluster takes on a different appearance when viewed from one of its four sides (Exhibit D). Proposed building materials are wood, brick and stucco and proposed colors are earth tones. Staff finds the proposed elevations to be unique and well-designed and has determined that the residential units will be compatible with the single family residences that will be constructed in the adjacent subdivision.

E. Other Agency Comments

The project site plan has been reviewed by the City Fire, Police, Engineering and Traffic Engineering Divisions. The following comments were received:

1. Fire Department

- All entrances to residences shall be within 150 feet of the street.
- Fire hydrant spacing shall be 300 feet apart.
- Motor courts must provide 35 foot inside radius for emergency vehicle turn-around.

2. Police Department

Any modification of access locations to be approved by Police and Fire.

3. Engineering Division

Developer to comply with the LPPT(PUD) Development Agreement.

4. Traffic Engineering Division

All driveways will 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 34 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% 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. Minimum lot pad grade = 4.0 feet; minimum gutter grade - 2.5 feet.
7. Show reciprocal access, sewer, water and drainage easements on final map.
8. Comply with provisions of development agreement between LPPT and City of Sacramento.
9. Driveway locations and entrances shall be to the satisfaction of the City Engineer.
10. Dedicate Lot A as a public utility easement, including underground electrical facilities and appurtenances excepting therefrom any building locations.
11. Pay Pocket Bridge fees.

Conditions - Special Permit

1. A revised site plan indicating a minimum 10 foot building setback from the south property line shall be submitted for Planning Director review and approval prior to issuance of building permits.
2. Site plan, floor plans and elevations for the two-unit building clusters shall be submitted for Planning Director review and approval prior to issuance of building permits. Any two-unit cluster shall be a minimum of 10 feet from any other cluster.
3. 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

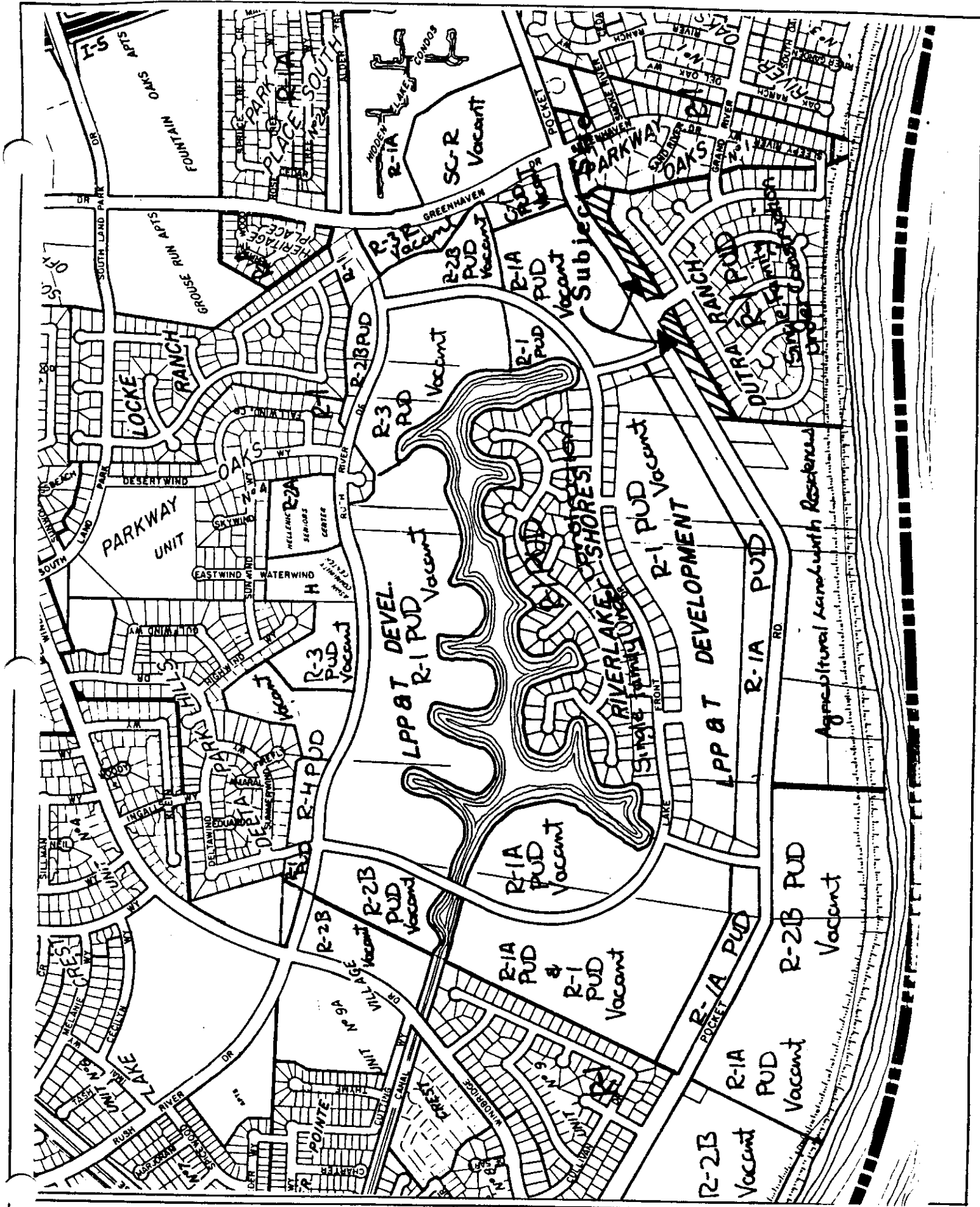
entrances to units across from one another shall be provided as shown in Exhibit F.

4. 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 the Director of Community Services prior to issuance of building permits.
 - a. Landscape plans shall indicate a minimum 25 foot landscaped setback along the east and west sides of Dutra Bend Drive and a minimum five foot landscaped setback along the south property line.
 - b. No parking spaces, patios, patio walls or fences, residential units or walkways connecting residential units with the public right-of-way are permitted in the linear parkway or any required landscaped setback.
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 Divisions.
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, nor 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.



P87-130 VICINITY - LAND USE - ZONING

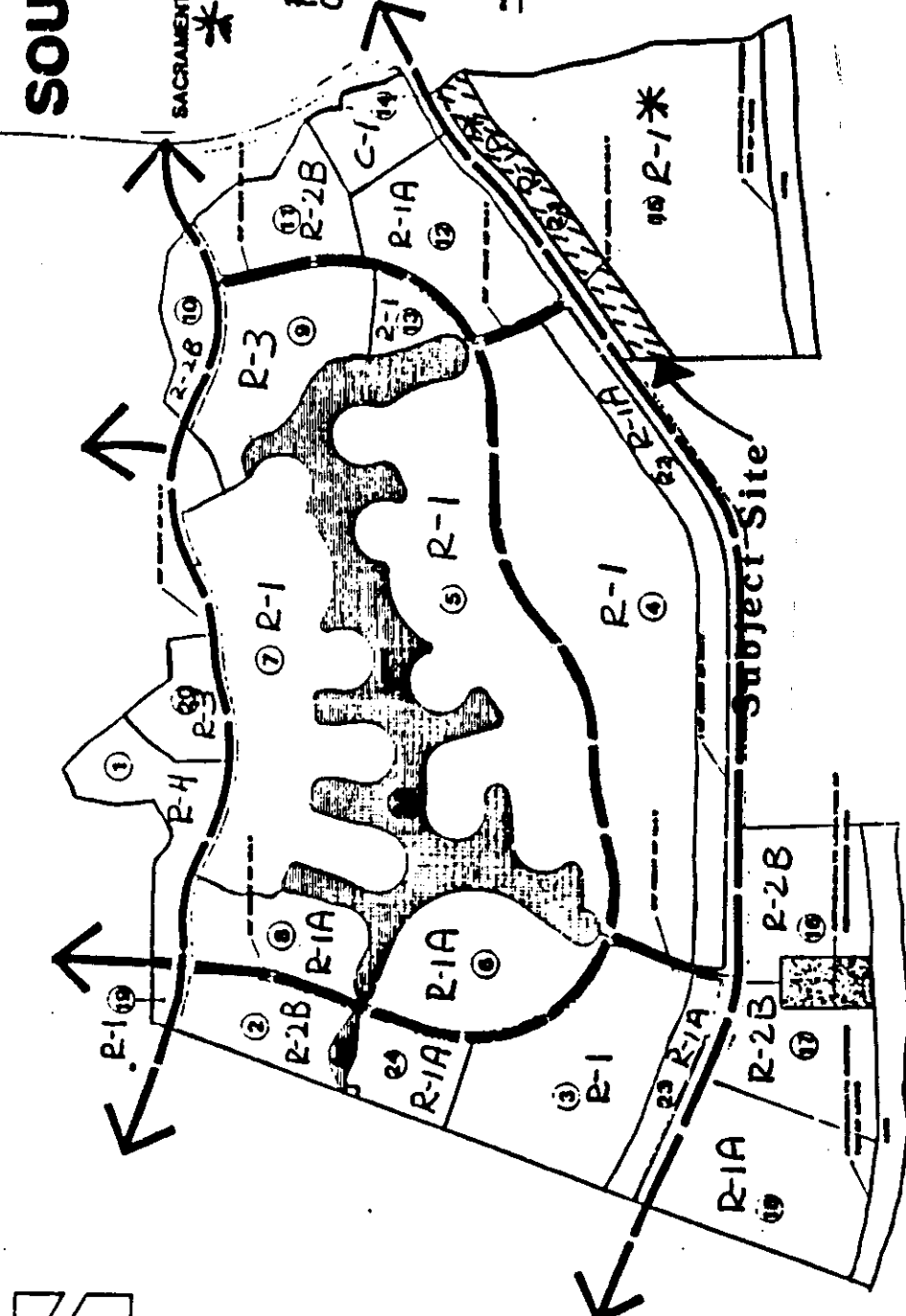
Item # 19

4-9-87
4-13-89

SOUTH POCKET

L.P.P.T.

SACRAMENTO CALIFORNIA
 *Zoning for sites 15 and 21 have previously been approved under P85-16H (Dutra Ranch)



NOT INFORMATION

1	2	3	4	5	6	7	8	9	10	11	12	13	14

**SCHMATIC PLAN
 LAND USE
 EXHIBIT**

PROPERTY MAP STATE OF CALIFORNIA
 PUBLIC LANDS FILE NO. 100-100-100-100
 7

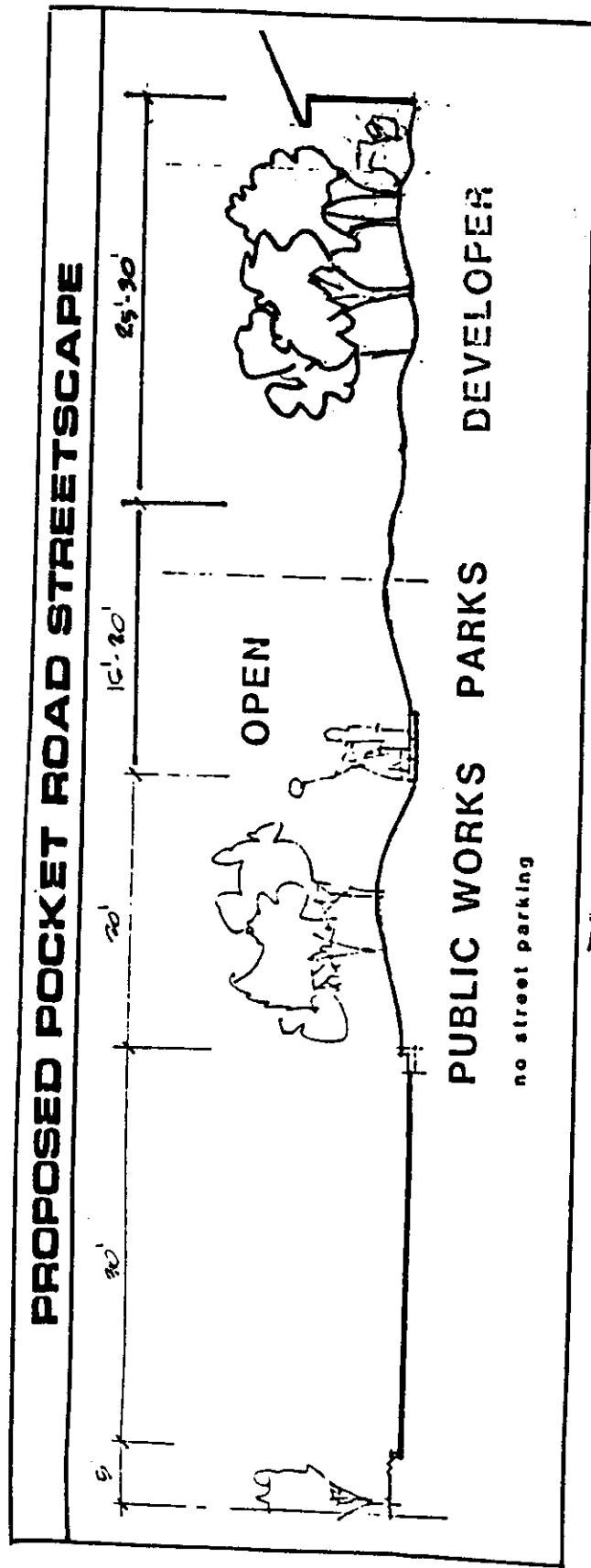
LAND PLANNERS
 ANTHONY M. GUZZARDI
 AND ASSOCIATES INC.

THE SPISK CORPORATION
 1000 ...

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Item 14
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Item # 19

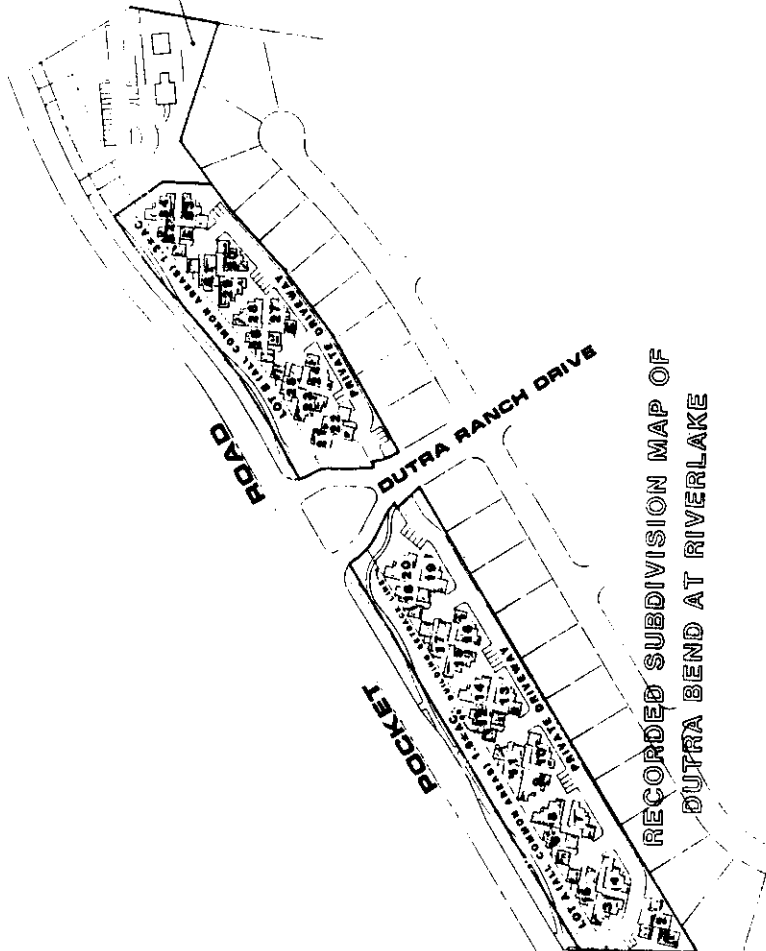
TENTATIVE SUBDIVISION MAP

LOT 21 OF DUTRA BEND
AT RIVERLAKE

CITY OF SACRAMENTO, CALIFORNIA

MARCH, 1987

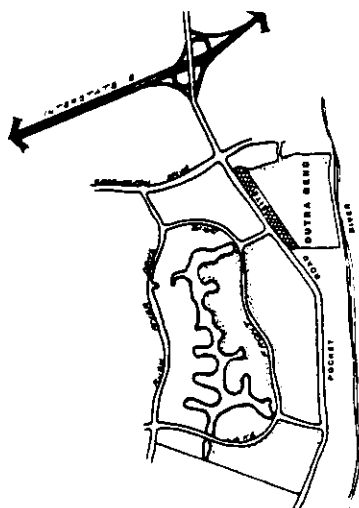
LOT C (REMAINDER)
1.1 ± AC. (GROSS)



RECORDED SUBDIVISION MAP OF
DUTRA BEND AT RIVERLAKE

NOTES:

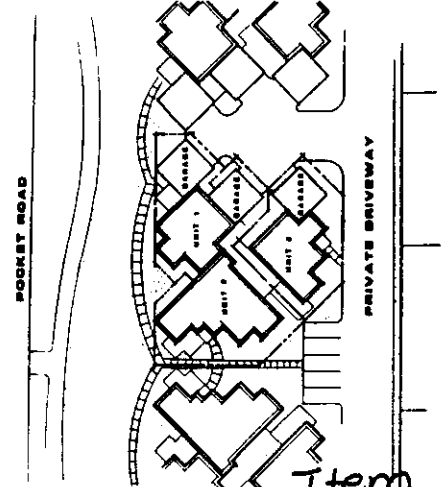
1. SUBDIVIDER RESERVES THE RIGHT TO MODIFY BUILDING ACCESS, LOCATIONS AND DIFFERENT LOCATIONS TO ACCOMMODATE FINAL DESIGN OF THORNTON DEVELOPMENT AND SURROUNDING SINGLE FAMILY SUBDIVISIONS.
2. SUBDIVIDER RESERVES THE RIGHT TO CHANGE ANY OTHER THORNTON LOTS ON THE FINAL MAP TO INCLUDE AREA WITHIN THE BUILDING FOOTPRINT.
3. 15' LINEAR FRONTAGE TO BE REDICATED TO THE CITY OF SACRAMENTO.
4. COMMON AREA AREAS EXCLUDES 10' LINEAR FRONTAGE REDICATED TO THE CITY.
5. SUBDIVIDER RESERVES THE RIGHT TO PHASE DEVELOPMENT.



VICINITY MAP
NOT TO SCALE

TYPICAL BUILDING CLUSTER

SCALE: 1"=20'
EACH 3 UNIT CLUSTER CONTAINS 4,488 SQ. FT.
OF BUILDING AREA



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RECORD OWNER/COMPLIANCE:
L.P. PROFFER/PROFFER
1515 RIVERSIDE BOULEVARD, SUITE C
SACRAMENTO, CALIFORNIA 95811

ENGINEER:
THE SPAIN CORPORATION
1017 OFFICE BLDG. #111
SACRAMENTO, CALIFORNIA 95811

ARCHITECT:
DONALD P. JOSEPH COMPANY
1017 OFFICE BLDG. #111
SACRAMENTO, CALIFORNIA 95811

ASSESSOR'S PARCEL NUMBER:
011-1210-2, 3

ACRES:
1.1 ± AC. (GROSS)
1.1 ± AC. (NET)

EXISTING USE AND ZONE:
UNCLASS. R-1A

PROPOSED USE AND ZONE:
R1 THORNTON UNITS/LOT 21, R-1A
LOT A - COMMON AREAS, LOT C - REMAINDER PARL.
LOT B - COMMON AREAS

RENDER:
T.B. BUSBY/AC (RST)

DATE MAP:
PUBLIC UTILITIES
SEWER BELONGS:
PUBLIC SERVICES
PROPOSED IMPROVEMENTS:
SACRAMENTO CITY STREETS
PLAZA APPROVALS:
77 84-001, 84-104, 84-106

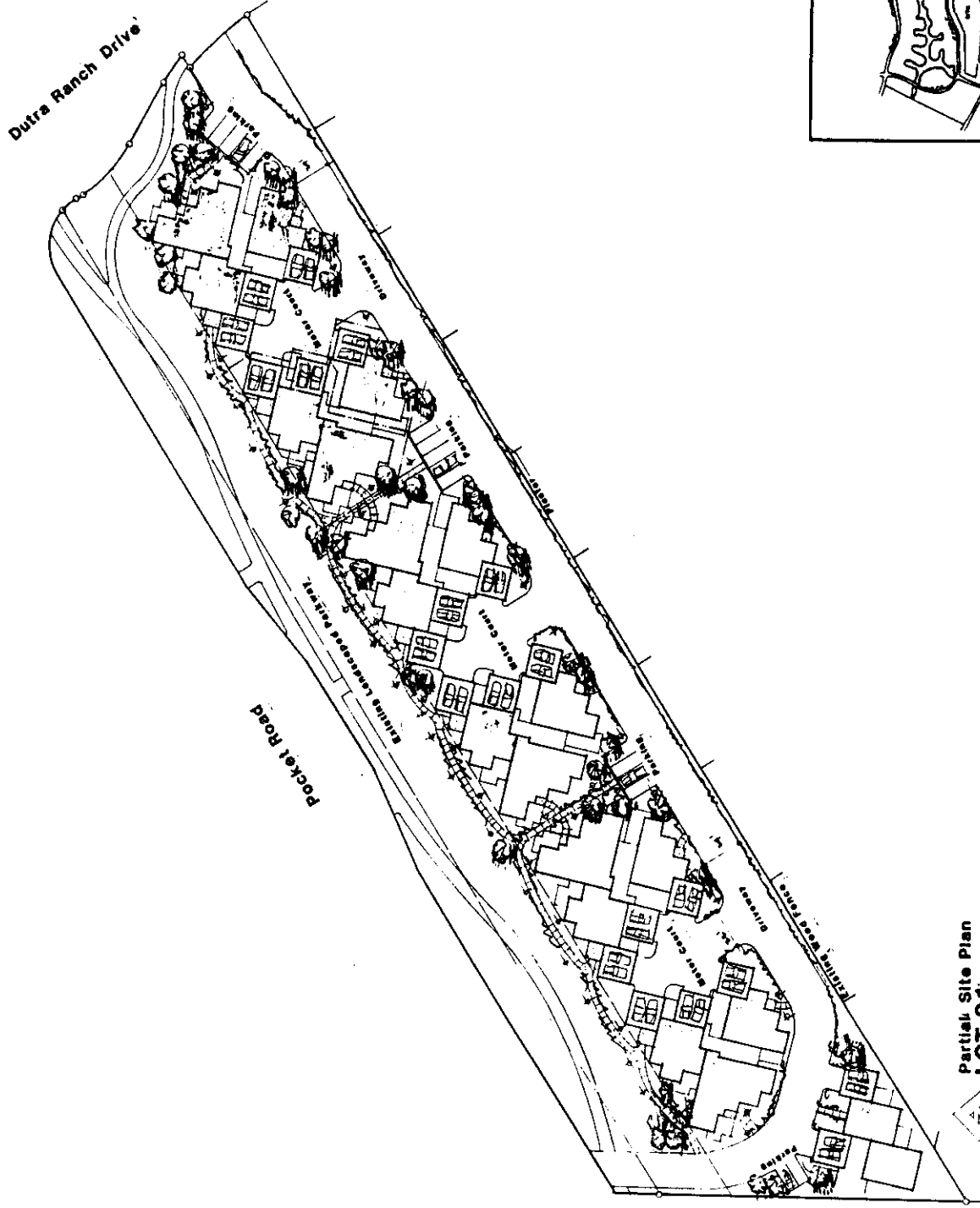
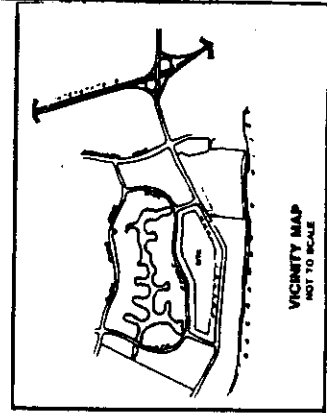
EXHIBIT B

SCALE: 1"=100'

THIS OFFICE REPRESENTS THE
CITY OF SACRAMENTO
SACRAMENTO, CALIFORNIA
DATE: 03-18-87

EXHIBIT C

C-1



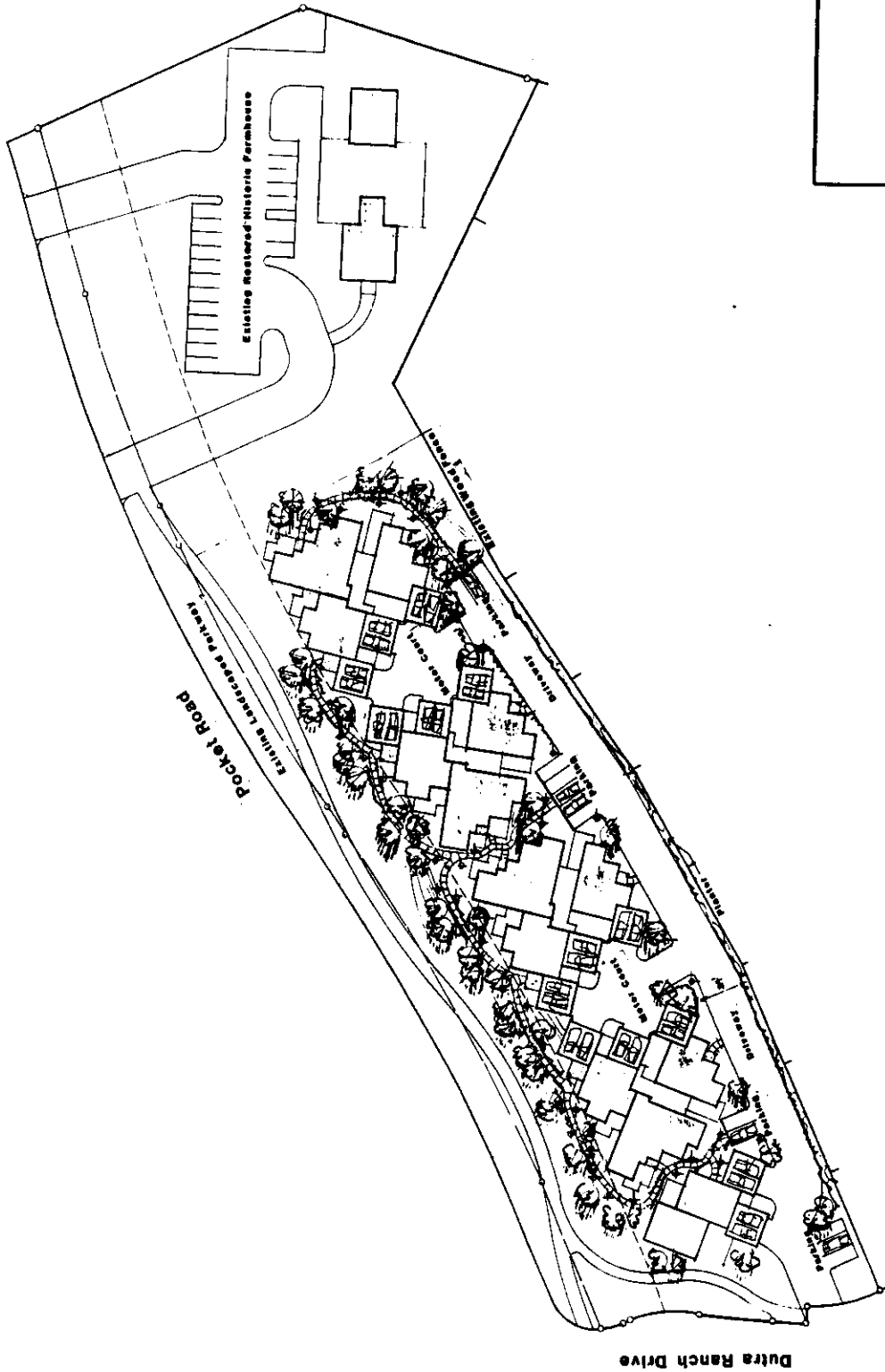
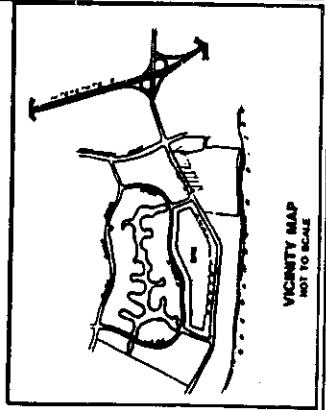
Partial Site Plan
LOT 21 of Dutra Bend at Riverlake
 Scale 1"=30'

P87-130

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21

C-2



Partial Site Plan
LOT 21 of Dutra Bend at Riverlake
 DATE 1-1-88



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Item 19

DONALD JOSEPH CO

as shown on plans

418 28th St
2210 16th St
ST. LOUIS, MO 63104

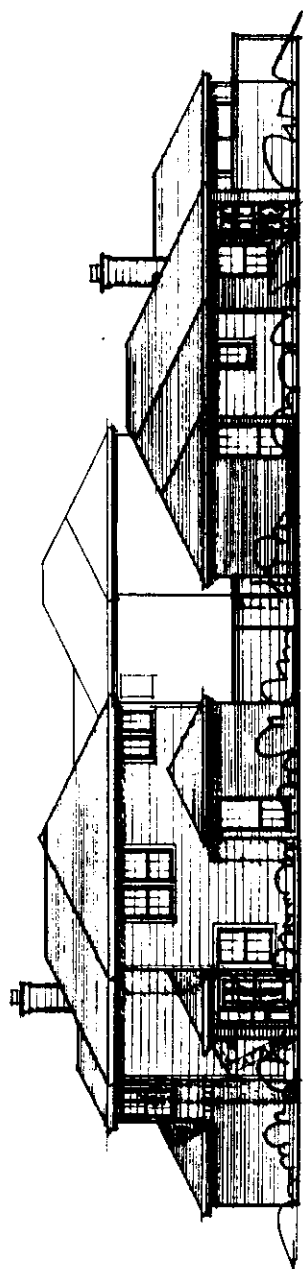
PROVISIONS
SIZES
NOTES

ELEVATION UNIT 1 & 2

1

EXHIBIT D

D-1



ELEVATION UNIT 1 & 2
SCALE: 1/8" = 1'-0"

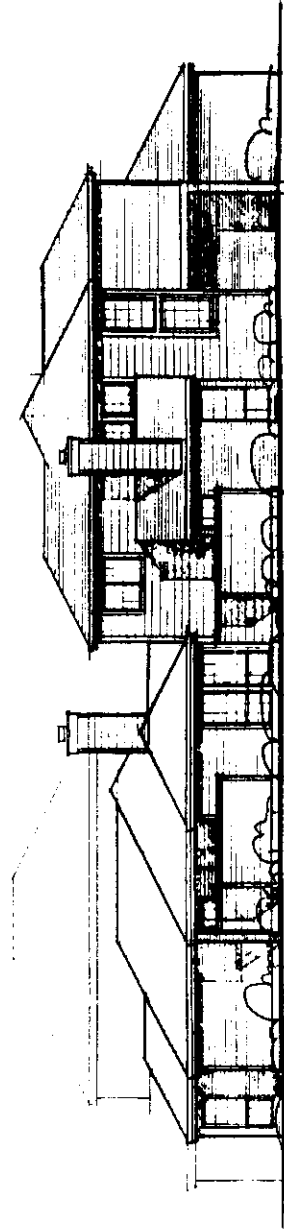
P87-130

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Item 21 19

NO	DATE	BY	REVISIONS

D-2



ELEVATION UNIT 2 & 3

Scale: 1/4" = 1'-0"

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Item 19
21

2310 18TH ST. BOSTON, MA 02116

in design studio

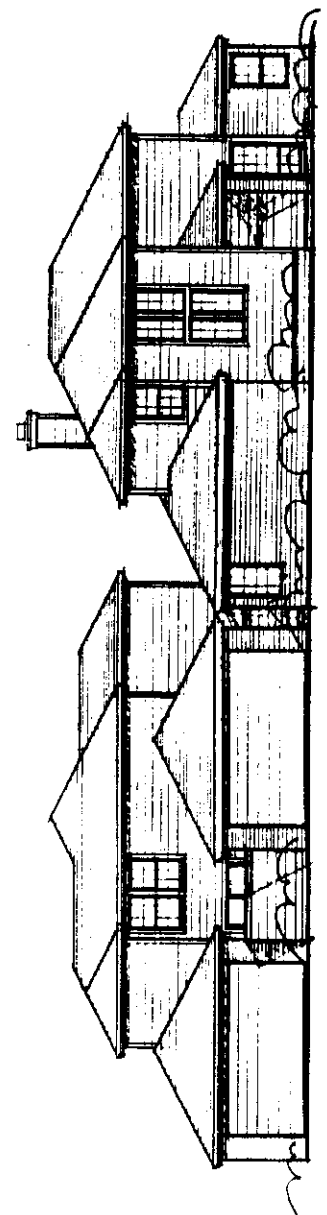
DONALD JOSEPH CO

NO. DATE DRAWN REVISIONS

ELEVATION UNIT 3 & 1

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D-3



ELEVATION UNIT 3 & 1

1/2" = 1'-0"

P87-130

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2210 1818 11 2222
448 2845
2845 2845

or design studio

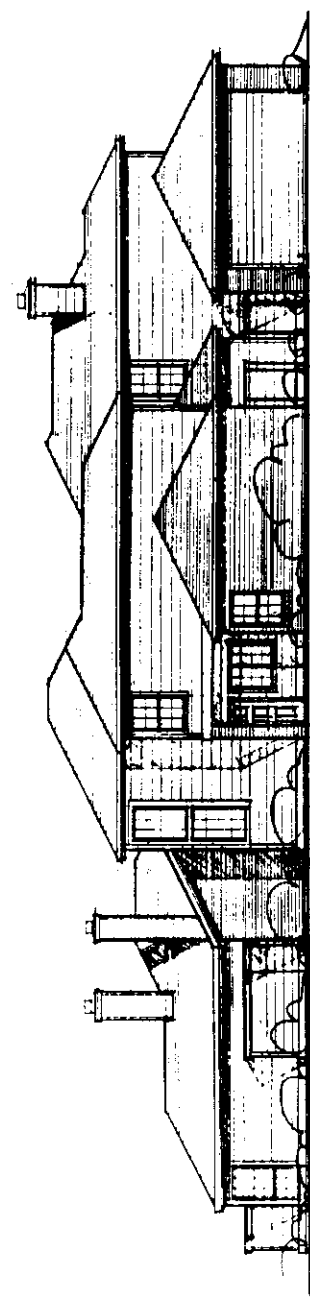
DONALD JOSEPH CO

DATE
DRAWN
REVISIONS

ELEVATION UNIT
2, 3 & 1

4

D-4



ELEVATION UNIT 2, 3 & 1
DATE 10-1-80

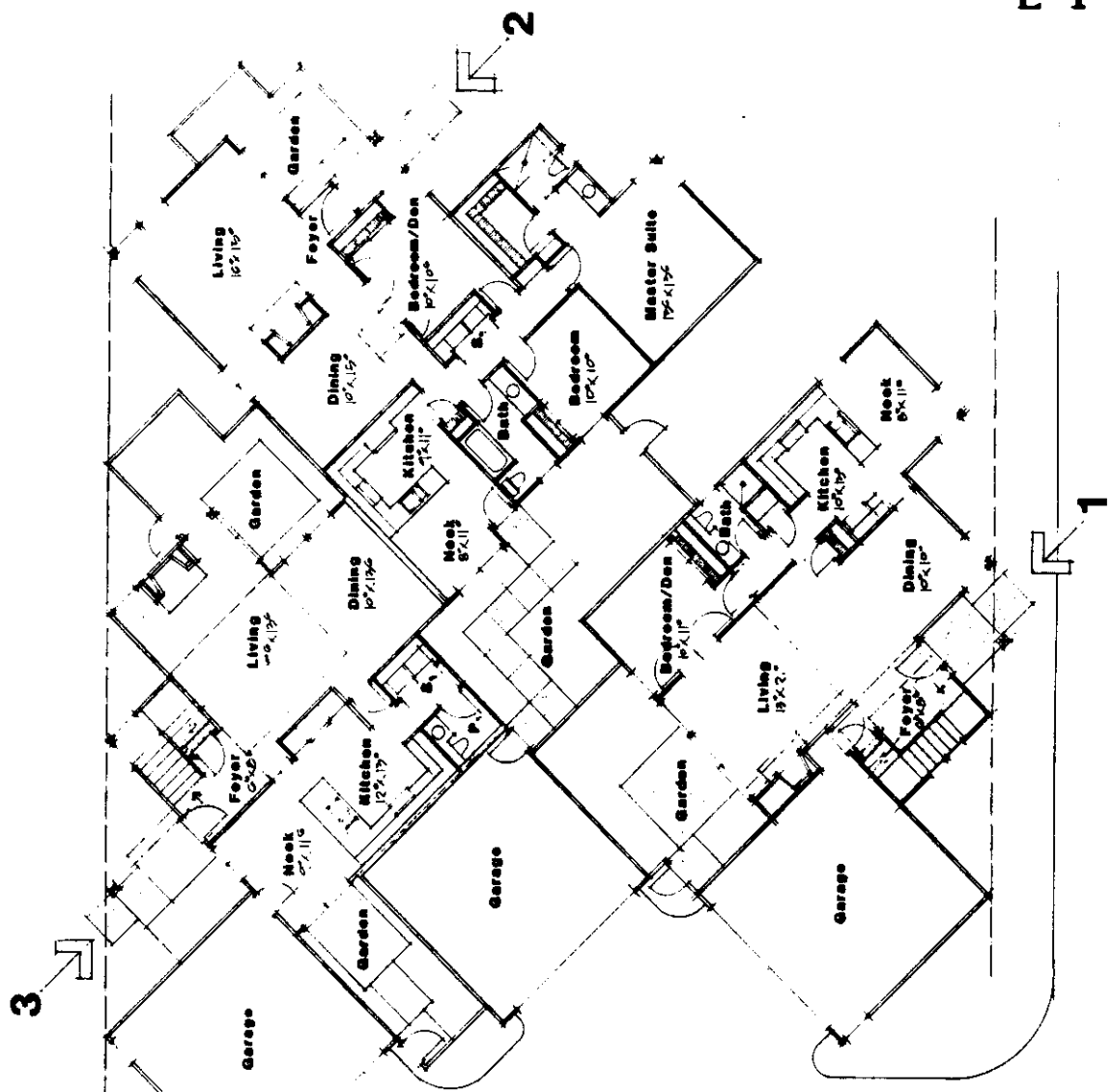
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Item 19

EXHIBIT E

E-1



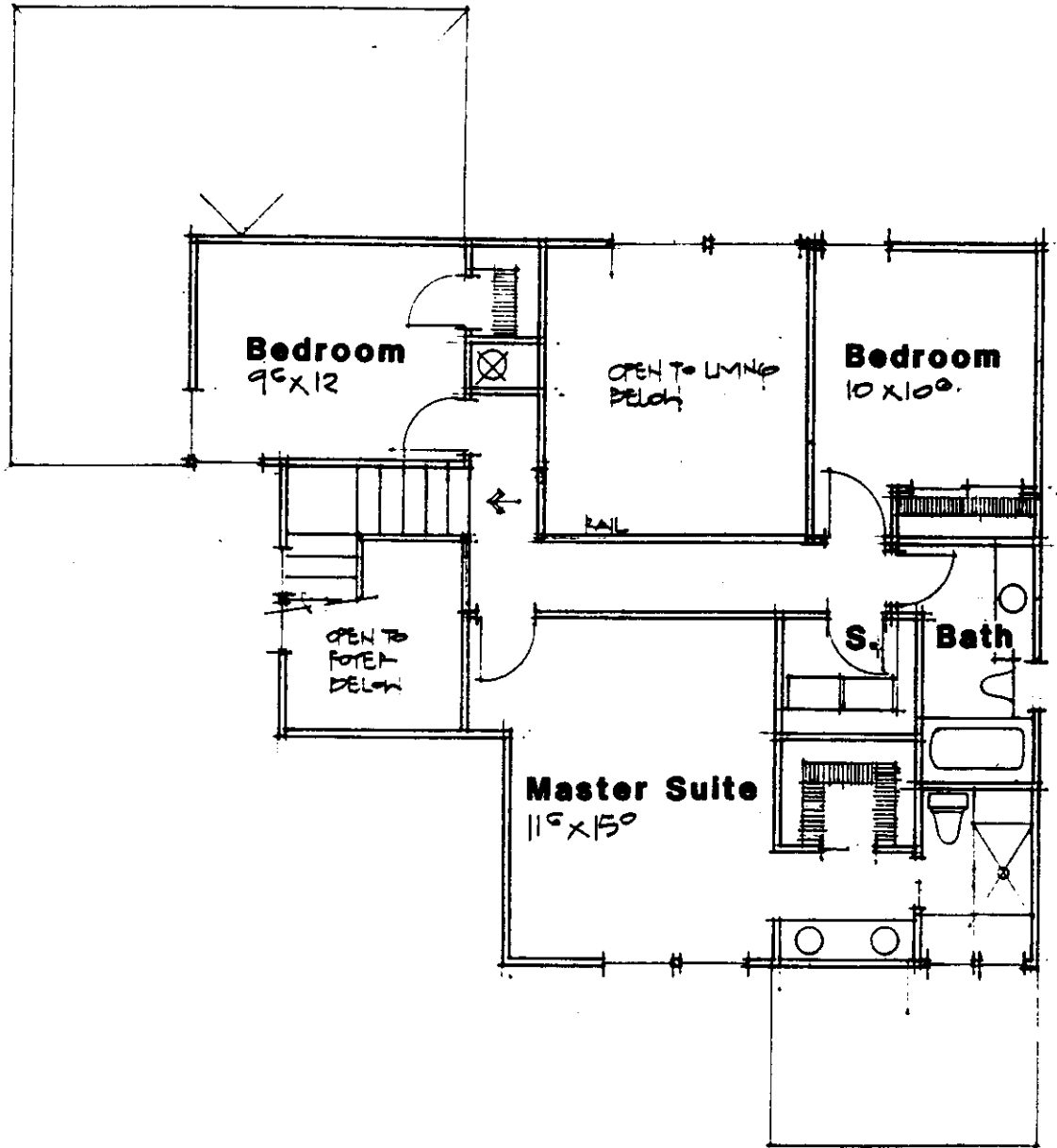
- Unit 1 1791 s.f.
 4 Bedroom
 3 Bath
- Unit 2 1408 s.f.
 3 Bedroom
 2 Bath
- Unit 3 1696 s.f.
 3 Bedroom
 2.5 Bath

GROUND FLOOR PLAN
 SCALE: 1/4" = 1'-0"
 12-87 86

P87-130

4-9-87

Item #



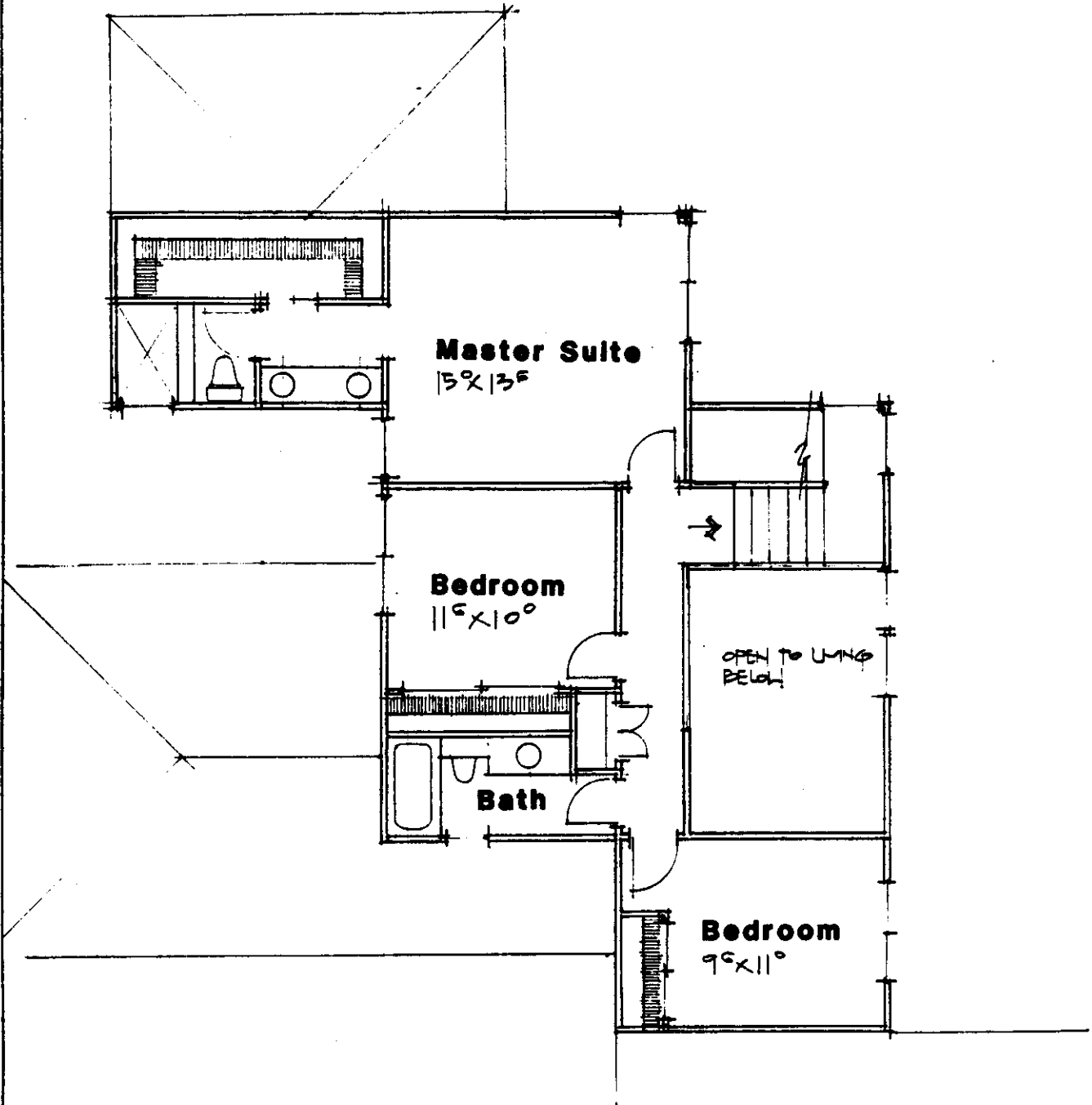
SECOND FLOOR PLAN 1

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

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13 9
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Item 21



SECOND FLOOR PLAN 3

SCALE: 1/8" = 1'-0"
DEL: 1-20-87
P87-130

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4-9-87

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Item 21

TYPICAL BUILDING CLUSTER

SCALE: 1" = 30'

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

