

CITY PLANNING COMMISSION

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

APPLICANT	Charles Gordon Co., Inc. 7360 Pocket Rd., Sacramento, CA 95831		
OWNER	Estate of L. Garcia, 1115 Alhambra Blvd., Sacramento, CA 95816		
PLANS BY	Haddox & Assoc., c/o C. Gordon, 7360 Pocket Rd., Sacramento, CA 95831		
FILING DATE	3/6/84	50 DAY CPC ACTION DATE	5/24/84
NEGATIVE DEC.	3/15/84	EIR	ASSESSOR'S PCL. NO. 031-040-12
		REPORT BY:	SC:bw

- APPLICATION:
1. Negative Declaration
 2. South Pocket Specific Plan Amendment to reduce a major parkway node to an intermediate node;
 3. Sacramento River Parkway Master Plan Amendment from high use area to a low use area;
 4. Rezone 13± vacant acres from A to R-1 and R-1A (Sec. 13);
 5. Tentative Map to divide 13.9± acres into 27 single family lots and 20 halfplex lots
 6. Special Permit to develop halfplex units on corner lots (Sec. 7).

LOCATION: Pocket Road, approximately 100 feet south of Arabella Way

PROPOSAL: The applicant is requesting the necessary entitlements to create 27 single family lots and 20 halfplexes on corner lots.

PROJECT INFORMATION:

1974 General Plan Designation: Residential
1978 South Pocket Community Plan Designation: Low Density Residential
Existing Zoning of Site: A
Existing Land Use of Site: Single Family structure with barn and accessory buildings

Surrounding Land Use and Zoning:

North: Single Family; R-1 and R-1A
South: Single Family; R-1
East: Single Family; R-1
West: Sacramento River; A

Parking Required: 1 space per unit
Parking Provided: 1+ space per unit
Property Dimensions: Irregular
Property Area: 13.9± acres
Density of Development: 4 du/ac.
Square Footage of Lots: Varied
Height of Structures: 28 feet
Significant Features of Site: Older house and barn with a number of mature trees
Topography: Flat to sloping
Street Improvements/Utilities: To be provided
Exterior Building Materials: Brick/stucco

APPLC. NO. P84-092

MEETING DATE May 24, 1984
6-14-84

CPC ITEM NO. 46

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On April 25, 1984, by a vote of seven ayes and two absent, the Subdivision Review Committee recommended approval of the 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. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code;
2. Prepare a sewer and drainage study for the review and approval of the City Engineer;
3. Pay off any existing assessments;
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/développeur 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;
7. Pay Pocket Bridge fees;
8. Minimum pad elevation +3.5 feet
9. Minimum gutter grade +2.0 feet
10. Dedicate Lot A to the City;
11. Preserve the Oak tree on Lot 27;
12. Submit a survey of the trees on site for the review and approval of the Community Services Director. Remove only those trees marked for removal on the approved survey map;
13. Complete the process of renaming one of the stubs of Eider Way.

BACKGROUND INFORMATION: The subject site is located in the South Pocket Community Plan area. The Community Plan designates this area as a major recreational park node. The property north and south of the site has been developed and the only large parcel of available land for park development is located on the western portion of the subject site. When the property on the north boundary of the site was subdivided it was anticipated that the western portion of the subject site would be used for park development and that parking was to be provided on the adjacent parcel just north of the site. When the final map was filed on the adjacent parcel, adequate provisions for parking and river access were not secured.

The applicant is proposing to develop the entire site with one and two family dwellings which will eliminate the possibility of developing a major recreational park in this location.

The Community Services Departments have indicated that adequate recreational facilities are available in the Pocket area already and, therefore, recommends the size and slope of the designated park node be reduced. The Community Services Departments do, however, intend to develop an intermediate park node with limited use and access along the river north of the subject site. At the present time this area is developed with a small marina with parking provided on an unimproved lot on top of the levee. Access to the marina is provided from a 20 foot wide road which has been designated as a public access easement. As proposed by Community Services, the park node will include the 20-foot access road onto the levee from Arabella, picnic facilities and a sandy beach area.

STAFF EVALUATION: Staff has the following comments regarding this request:

1. The area south of the subject site is developed with single family uses. The property on the north side of the site is currently being developed with halfplex units on the corner lots. The applicant is proposing to develop the subject site with single family dwellings with halfplexes on corner lots. Staff has no objections to this request since duplexes are allowed on corner lots, and the halfplex development will allow for the individual ownership of the corner lot units. As proposed, the halfplexes will be developed with separate street frontages which is consistent with the Pocket Plan design criteria which was developed to ensure that duplex-type units will be compatible with adjacent single family uses.
2. The applicant has submitted typical elevations of the halfplex structures to be developed on the corner lots. Although staff has no objections to the proposed elevations, the applicant only submitted one set of elevations and, therefore, staff is concerned that the development may become monotonous if the same elevation is used on all the halfplex structures. Staff, therefore, recommends that at least three different floor plans and elevations, with varied roof lines and siding materials, be used in this development. These alternate plans shall be submitted for staff review and approval prior to issuance of a building permit for the halfplex structures.
3. This request involves a community plan amendment and a Sacramento River Parkway Plan amendment to reduce the scale of the designated park in this area. The Community Services Departments have recommended the park be reduced in size and amenities since adequate recreational facilities are available in the Pocket area.
4. The Planning and Community Services Departments have determined that 0.7003 acres of land are required for parkland dedication purposes and that dedication and/or fees will 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 no more than 90 days prior to filing the final map.
5. The site presently contains a number of mature trees. In an effort to preserve as many of the healthy trees as possible, a note has been placed on the tentative map requiring the applicant to submit a survey of the trees to the Community Services Director for review. As conditioned, no trees shall be removed without first gaining the approval of the Community Services Director. The site is also developed with an old farm house, barn and other accessory buildings. These structures are proposed to be removed. Staff recommends that the applicant have these structures assessed for architectural or historical significance. If it is determined that the structures are significant, the applicant shall take the necessary actions to preserve the structures.

6. Due to a recent discovery of significant archaeological specimens in this area, staff has placed a note on the tentative map requiring the applicant to discontinue construction in the event that skeletal remains or artifacts are unearthed during development of the subject site. The environmental coordinator has also filed a conditional negative declaration to ensure the preservation of any archaeological remains on the site.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has reviewed the proposed project and has filed a Negative Declaration, based upon compliance with the following mitigation measures:

1. The applicant shall protect and retain the existing on-site Oak trees (*Quercus* sp.) and other trees as indicated on the tentative map to be retained to the satisfaction of the Planning Director after consultation with the City Arborist prior to issuance of building permit.
2. Place a temporary fence around the dripline of the trees designated for retention in areas of construction to prevent soil compaction resulting from stacked construction materials, parked equipment and vehicles. This fence shall be erected prior to issuance of building permit and shall stay installed until landscaping commences.
3. Do not grade, trench, cut or fill within the dripline of trees designated for retention.
4. 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.

STAFF RECOMMENDATION: Staff recommends the following actions:

1. Ratification of the Negative Declaration;
2. Approval of the South Pocket Specific Plan Amendment;
3. Approval of the Sacramento River Parkway Master Plan Amendment;
4. Approval of the Rezone from A to R-1 and R-1A;
5. Approval of the Tentative Map, subject to conditions to follow; and
6. Approval of the Special Permit, subject to the following conditions and based upon Findings of Fact to 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:

- a. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code;
- b. Prepare a sewer and drainage study for the review and approval of the City Engineer;
- c. Pay off any 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. 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;
- g. Pay Pocket Bridge fees;
- h. Minimum pad elevation +3.5 feet
- i. Minimum gutter grade +2.0 feet
- j. Dedicate Lot A to the City;
- k. Preserve the Oak tree on Lot 27;
- l. Submit a survey of the trees on site for the review and approval of the Community Services Director. Remove only those trees marked for removal on the approved survey map;
- m. Complete the process of renaming one of the stubs of Eider Way;
- n. 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.

Conditions - Special Permit

- a. The applicant shall submit at least three different floor plans and elevations, utilizing a variety of roof lines and exterior building materials. Alternate plans shall be submitted for Planning staff review and approval prior to issuance of building permit for the halfplex units;
- b. The applicant shall have an architectural/historical assessment made on the existing farm structures to determine whether these buildings are architecturally or historically significant. If the study determines these structures to be significant, the applicant shall make arrangements to have the structure(s) relocated to another site for preservation.

b. (cont'd.)

Relocation may be conducted by the applicant or by a second party. If, after a reasonable time, no person is found to move the structure(s) then a demolition permit may be issued. The assessment shall be completed prior to demolition or removal of the existing structures.

Findings of Fact - Special Permit

- a. The project, as conditioned, is based upon sound principles of land use in that:
 - 1) the design of the halfplex structures is compatible with surrounding single family structures and two-family structures; and
 - 2) two-family units are allowed on corner lots in the City.
- b. 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:
 - 1) each unit will be provided separate street frontage;
 - 2) the halfplex development will not alter the character of the surrounding neighborhood; and
 - 3) three different elevations and floor plans will be provided to improve the streetscape appearance.
- c. The project, as proposed, is consistent with the 1974 General Plan and the 1976 South Pocket Community Plan which designate the site for residential uses.

LONDON RIVER ESTATES
UNIT NO. 1
119 BM 6

AMENDED PLAN OF
DELTA OAKS
128 BM 18

LAND USE SUMMARY

LAND USE	AREA (SQ. FT.)	PERCENTAGE
RESIDENTIAL	1,234,567	85.00%
COMMERCIAL	123,456	8.50%
INDUSTRIAL	56,789	4.00%
OPEN SPACE	10,000	0.70%
TOTAL	1,424,712	100.00%

LEGEND

1	RESIDENTIAL
2	COMMERCIAL
3	INDUSTRIAL
4	OPEN SPACE
5	UNDEVELOPED
6	WATER
7	ROADS
8	UTILITIES
9	EXISTING BUILDINGS
10	PROPOSED BUILDINGS

PROPOSED SUBDIVISION MAP
DELTA OAKS
128 BM 18
APR. 10, 1968
CITY OF BOSTON

NO.	DATE	DESCRIPTION
1	10/1/67	PRELIMINARY PLAN
2	11/1/67	AMENDED PLAN

REVISION	DATE	DESCRIPTION
1	10/1/67	PRELIMINARY PLAN
2	11/1/67	AMENDED PLAN

HADDOX & ASSOCIATES, INC.
CIVIL ENGINEERS LAND SURVEYORS
100 STATE STREET, BOSTON, MASS. 02109

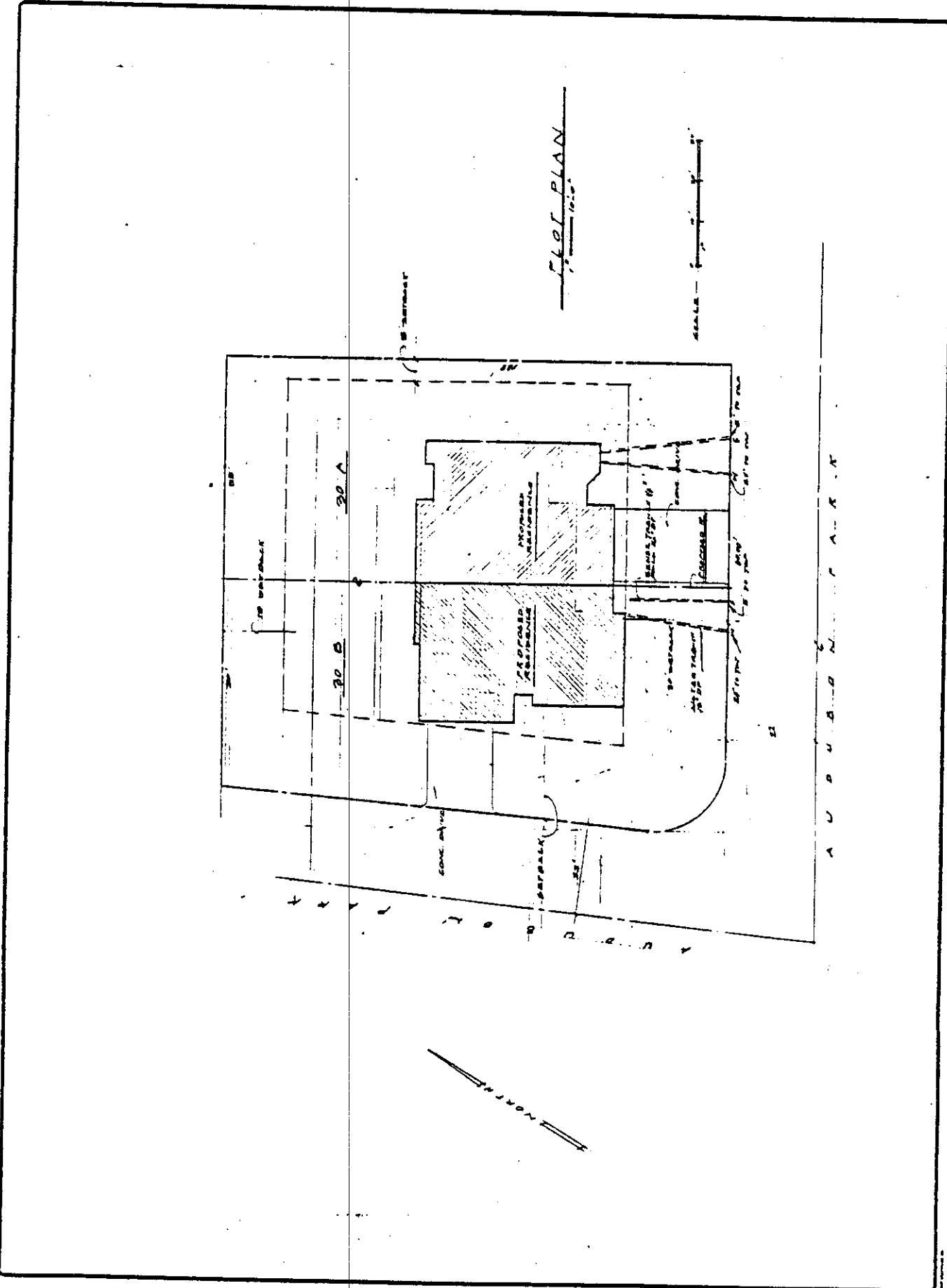
RECORDING FEE - \$150
FILE NO. 128-18-1
DATE RECORDED - 11/1/68

091-100

6-14-84

No. 7

CHARLES GORDON
 ARCHITECT
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 685-2888
Michael Design
 Architects
 685-2888



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No. 6

