

CITY PLANNING COMMISSION

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

APPLICANT	Spink Corporation, P.O. Box 2511, Sacramento, CA 95811		
OWNER	L. & P. Pacific Tiechert, 6356 Riverside Blvd., Sacramento, CA 95831		
PLANS BY	Spink Corporation, P.O. Box 2511, Sacramento, CA 95811		
FILING DATE	10/9/86	ENVIR. DET.	11/3/86
ASSESSOR'S PCL. NO.	031-103-03,07,08,11,12		
		REPORT BY	SD:tc

- APPLICATION:**
- A. Negative Declaration
 - B. Rezone 4+ acre from Single Family (R-1 PUD) to Townhouse (R-1A PUD)
 - C. Tentative Map (P86-395)
 - D. Special Permit for halfplex development (Withdrawn)
 - E. • Subdivision Modification to modify subdivision improvements for sidewalks and street lights.

LOCATION: North side of Pocket Road, south of Lake Front Drive between East and West Shore Drive.

PROPOSAL: The applicant is requesting the necessary entitlements to subdivide 30+ vacant acres into 117 single family lots and 44 halfplex lots for custom residential development to be known as Riverlake.

PROJECT INFORMATION:

1974 General Plan Designation: Residential, LPPT PUD
1976 South Pocket Community
Plan Designation: Low Density Residential, LPPT PUD
Existing Zoning of Site: R-1, PUD
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:

North: Vacant; R-1 PUD
South: Single family and vacant, R-1 and R-2B PUD, A
East: Vacant; R-1 and R-1A PUD
West: Vacant; R-1 PUD

Property Dimensions: Irregular
Property Area: 30+ acres
Density of Development: 5.5 d.u. per acre
Topography: Flat
Street Improvements/ Utilities: To be provided

Subdivision Review Committee Recommendation

On October 29, 1986, by a vote of six ayes, three absent, the Subdivision Review Committee voted to recommend approval of the Tentative Map and Subdivision Modifications subject to the attached conditions.

APPLC. NO. P86-395 MEETING DATE November 13, 1986 ITEM NO 16

Background Information

The subject site is a portion of the LPPTplanned unit development which was approved by the City Council on August 27, 1985, (P85-165) (See Exhibit B). The PUD was approved for a mixture of residential densities and housing types, a private lake and neighborhood commercial.

Project Evaluation

A. Land Use

The site is designated for residential uses in the 1974 General Plan and Light Density residential uses in the 1976 South Pocket Community Plan. The site is surrounded by LPPT residential property. The applicant proposes halfplexes on the corner lots. The units are to be custom construction by individual builders. In order to allow for greater design flexibility, the applicant requires a rezoning of the corner lots to R-1A. The applicant has requested a special permit, under separate application to establish halfplex design criteria for halfplexes in the LPPT project. Staff supports the rezone to R-1A PUD.

B. Design

In order to provide a distinctive character to the project, and to provide residents with privacy and security, the applicant proposes a system of private streets. This was previously approved for other LPPT projects. A Subdivision Modification has been requested to allow 36 foot wide streets. This will provide 33 feet of paving and 1.5 feet of curb and gutter on each side. No sidewalks are proposed. The applicant proposes C.C. and R's which will make a homeowners' association responsible for maintenance of the private streets. This is part of the overall LPPT development agreement. In addition, the C.C. & R.'s will prohibit residents from putting lawn cuttings on the streets for rubbish collection. These items will eliminate the City's liability with regard to streets and maintenance.

A Subdivision Modification has also been requested to design street lights which will reflect the distinctive character of the subdivision. The street lights will be compatible with the remainder of LPPT property. Final lighting plans are subject to the review and approval of the Public Works Departments. The overall private street plan will be subject to review and approval of the Public Works Department to assure adequate access for emergency vehicles, trash collection vehicles and general public safety. Street names must be approved by the Planning Director prior to map recordation.

Public Works has placed a condition on the map which causes the applicant to assume ownership and maintenance of utilities within the project site (sewer, water and drainage facilities). The applicant objects to this as an unworkable situation. The applicant is meeting with representatives of the Public Works Department to work out a mutually agreeable arrangement. This issue will be resolved prior to City Council consideration of the project.

C. Parkland Dedication requirements have been addressed in the LPPT development agreement.

Environmental Determination: The Environmental Coordinator has determined that the project will not have a significant impact on the environment. A Negative Declaration has been filed.

Recommendation: Staff recommends that the Commission:

1. Ratify the Negative Declaration.
2. Recommend approval of the rezone from Single Family (R-1 PUD) to Townhouse (R-1A PUD).
3. Recommend approval of the Tentative Map subject to conditions which follow.
4. Recommend approval of the Subdivision Modification to modify street improvements and street lights.

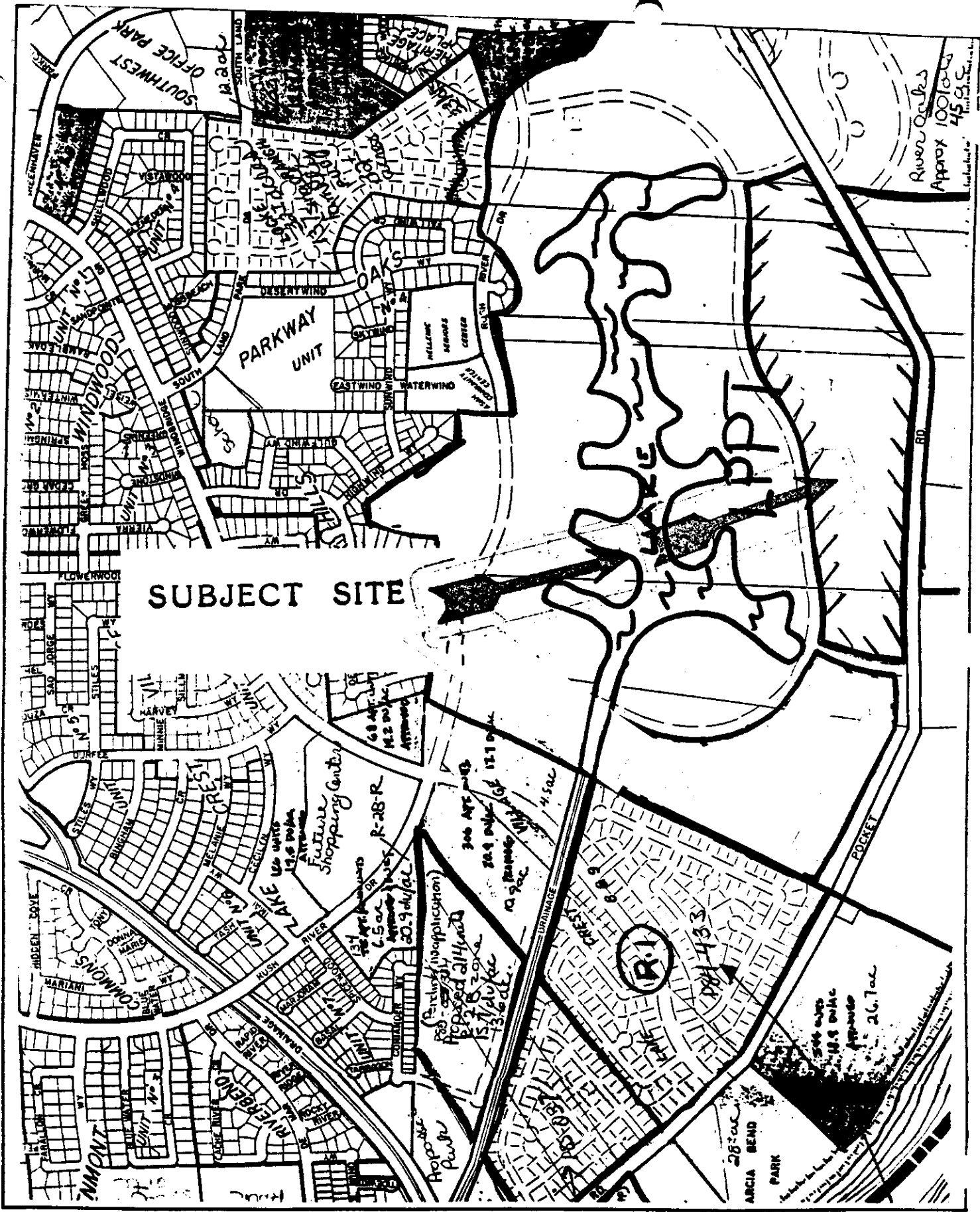
Conditions Tentative Map

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. Name the streets to the satisfaction of the Planning Director'
3. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments;
4. 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;
5. 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;
6. 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;
7. Submit a soils test prepared by a registered engineer to be used in street design;
8. 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 lot and the public right-of-way; appropriate facilities shall be constructed to alleviate those problems;

9. Street sections shall be designed to provide for stabilized subgrades and pavement under high ground water conditions;
10. Private roadway shall be designated as a public utility easement;
11. Minimum lot pad grade = 4.0 feet and minimum gutter grade = + 2.5 feet;
12. A homeowner's association shall be formed and covenants conditions and restrictions shall be approved by the City assuring maintenance of private roadways, utilities and landscaping;
13. All public and private improvement drawings shall be subject to the review and approval of the Public Works Department.
14. All sewers and drains throughout the site serving beyond the site limits shall be publicly maintained;
15. Trash collection arrangements shall be addressed in the C.C. and R.'s to the satisfaction of the City Attorney;
16. Gated entries shall be secured in a manner approved by the Fire and Police Departments.
17. Show reciprocal access easements for future townhouse development;
18. Pay Pocket Bridge fees;
19. Dedicate standard 12.5 foot P.U.E. along frontage for underground electrical facilities and appurtenances.



SUBJECT SITE

VICINITY - LAND USE - ZONING

P86-395

11-13-86

#16

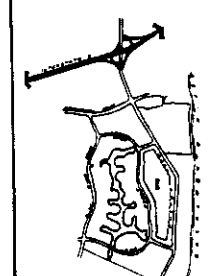
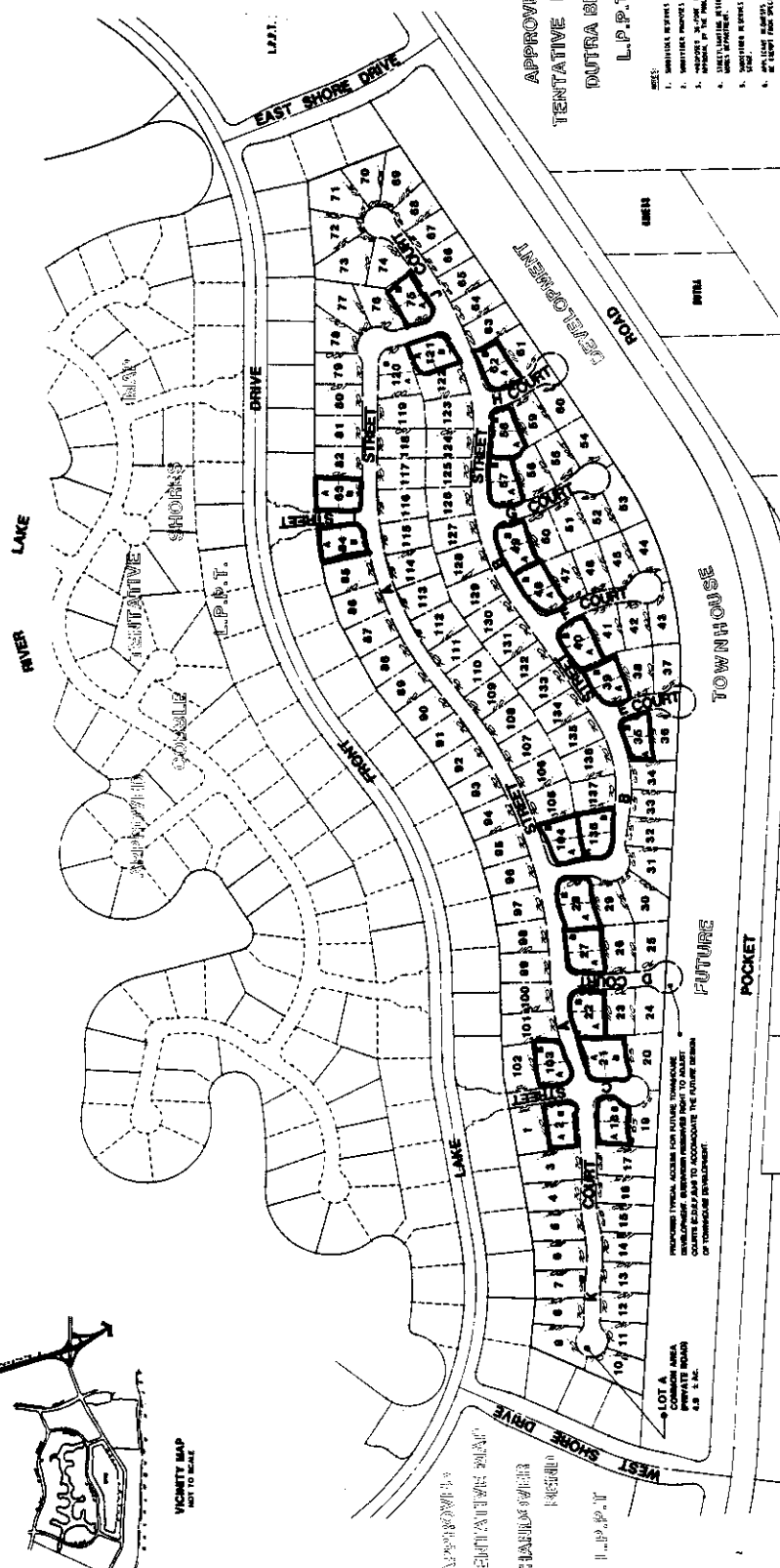
EXHIBIT A

TENTATIVE SUBDIVISION MAP LOT 4 OF RIVER LAKE

- PLANS PREPARED BY:**
DAVID H. JOHNSON, CIVIL &
LANDSCAPE ARCHITECTS, 1714 C
ST., CHICAGO, ILLINOIS 60614
- ENGINEER:**
THE WILLIAMS GROUP, INC.
SURVEYORS, 220 N. MADISON
ST., CHICAGO, ILLINOIS 60601
- DESIGNER:**
A. JOHNSON & ASSOCIATES, INC.
1320 SOUTH MICHIGAN ST., CHICAGO, ILL.
60605
- ASSESSOR:**
M.C. NILES (1975)
- RECORD:**
L.S. FRANKS (1980)
- CALLING FOR SURVEY:**
L.P.P.T.
- CREATED FOR USE BY:**
S.A. JOHNSON & ASSOCIATES, INC.
1320 SOUTH MICHIGAN ST., CHICAGO, ILL.
60605
- LOT 4 - PRIVATE STREET**
- PUBLIC UTILITIES:**
CITY OF CHICAGO
- ADJACENT LOTS:**
L.P.P.T.
- PRICE PER ACRE:**
\$100,000
- IN THIS MAP, 79 AC. 13.17, OF PLATS, PP. 378-379**

APPROVED MAP OF
DUTRA BEND
L.P.P.T.

- NOTES:**
- 1. DIMENSIONS DEPEND UPON THE PLACE TO WHICH MEASURED.
- 2. DIMENSIONS FOR FRONT FRONT-YARD SETBACKS, SIDE YARD SETBACKS, AND REAR YARD SETBACKS SHALL BE AS SHOWN ON THIS MAP. ALL DIMENSIONS SHALL BE MEASURED TO THE OUTLINE OF THE LOT TO BE MEASURED.
- 3. DIMENSIONS FOR THE FRONT SETBACK SHALL BE MEASURED TO THE OUTLINE OF THE LOT TO BE MEASURED.
- 4. DIMENSIONS FOR THE REAR SETBACK SHALL BE MEASURED TO THE OUTLINE OF THE LOT TO BE MEASURED.
- 5. DIMENSIONS FOR THE SIDE SETBACK SHALL BE MEASURED TO THE OUTLINE OF THE LOT TO BE MEASURED.
- 6. DIMENSIONS FOR THE CORNER SETBACK SHALL BE MEASURED TO THE CORNER OF THE LOT TO BE MEASURED.



186-395

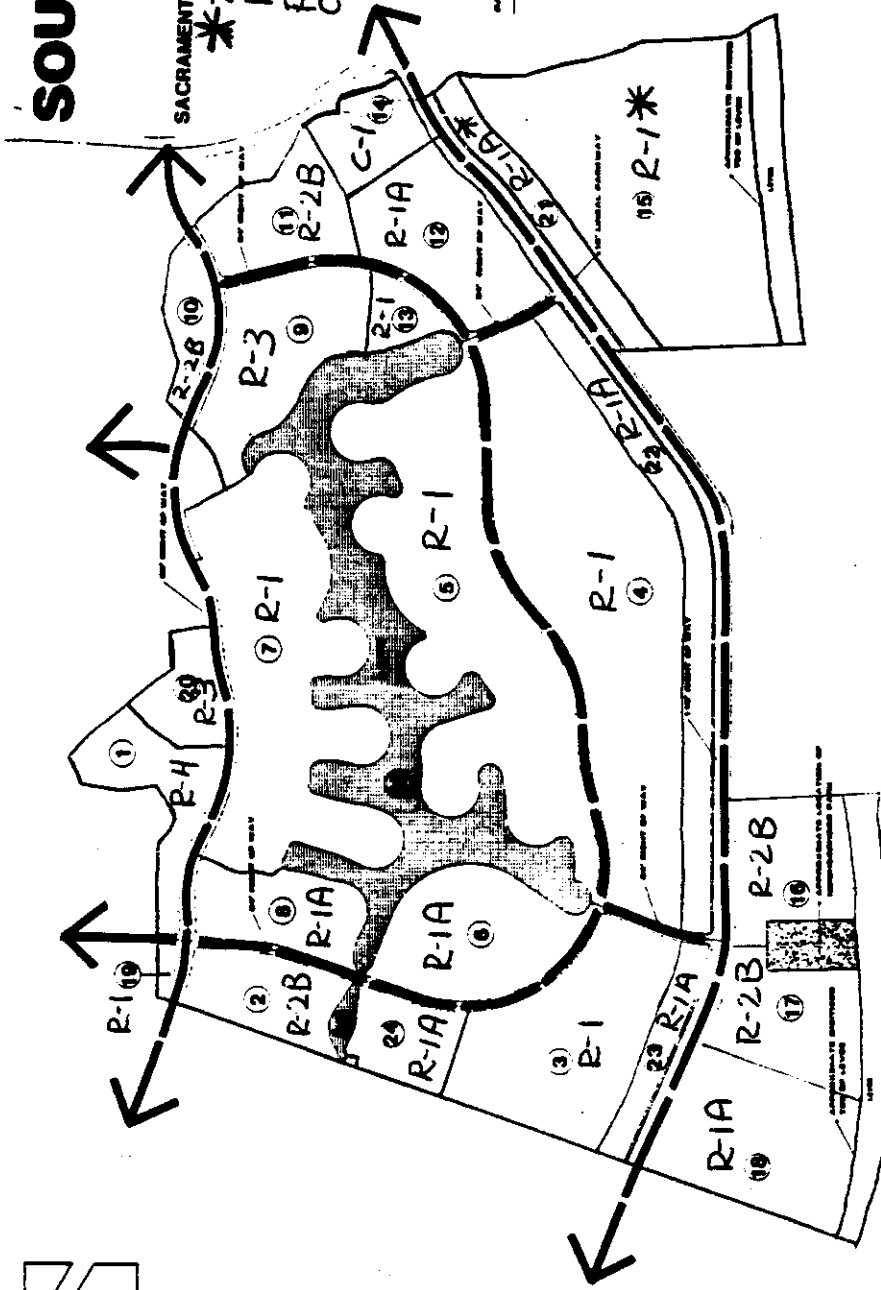
11-13-86

#16

EXHIBIT B

SOUTH POCKET L.P.P.T.

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



AREA INFORMATION

AREA	ACRES	PERCENT
1	10.00	10.00
2	10.00	10.00
3	10.00	10.00
4	10.00	10.00
5	10.00	10.00
6	10.00	10.00
7	10.00	10.00
8	10.00	10.00
9	10.00	10.00
10	10.00	10.00
11	10.00	10.00
12	10.00	10.00
13	10.00	10.00
14	10.00	10.00
15	10.00	10.00
16	10.00	10.00
17	10.00	10.00
18	10.00	10.00
19	10.00	10.00
20	10.00	10.00
21	10.00	10.00
TOTAL	100.00	100.00

NOTES:
 1. THE ZONING DISTRICTS SHOWN ON THIS PLAN ARE BASED ON THE ZONING MAP OF SACRAMENTO, CALIFORNIA, AS AMENDED BY THE CITY PLANNING COMMISSION, DATE 11-13-86.
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PROPOSED FRONT SET BACK STREETSCAPE

ANTHONY M. GUZZARDO
 AND ASSOCIATES INC.
 LAND PLANNERS

SCHMATIC PLAN LAND USE EXHIBIT

LAND PLANNER
 ANTHONY M. GUZZARDO
 AND ASSOCIATES INC.
 1000 UNIVERSITY STREET
 SACRAMENTO, CALIFORNIA

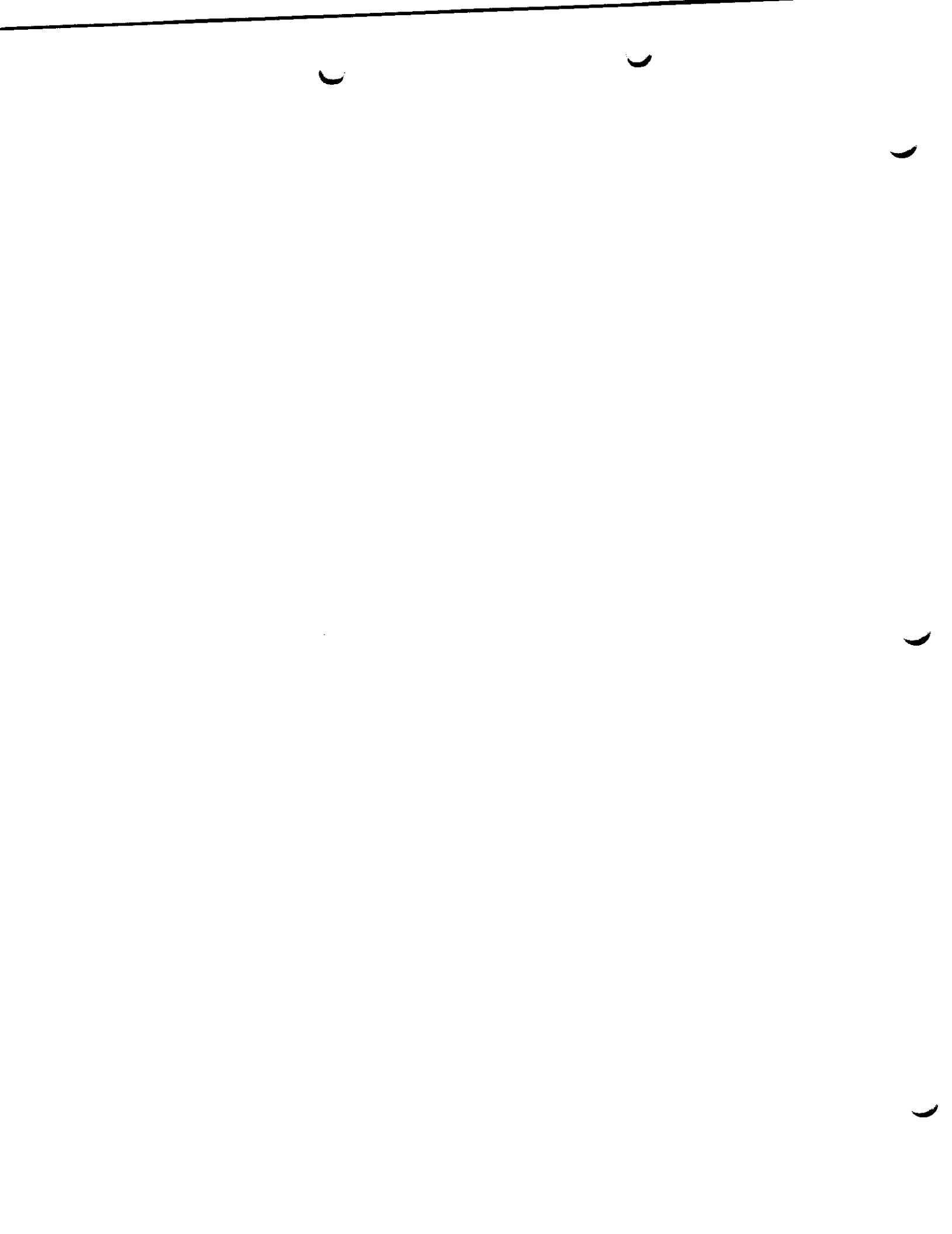
THE SPINK CORPORATION
 1000 UNIVERSITY STREET
 SACRAMENTO, CALIFORNIA

P85-165

P86-377 P86-395

7-11-85 11-13-86

16



AMENDED BY STAFF 11-13-86
CITY PLANNING COMMISSION

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APPLC. NO. P86-395 MEETING DATE November 13, 1986 ITEM NO. 15

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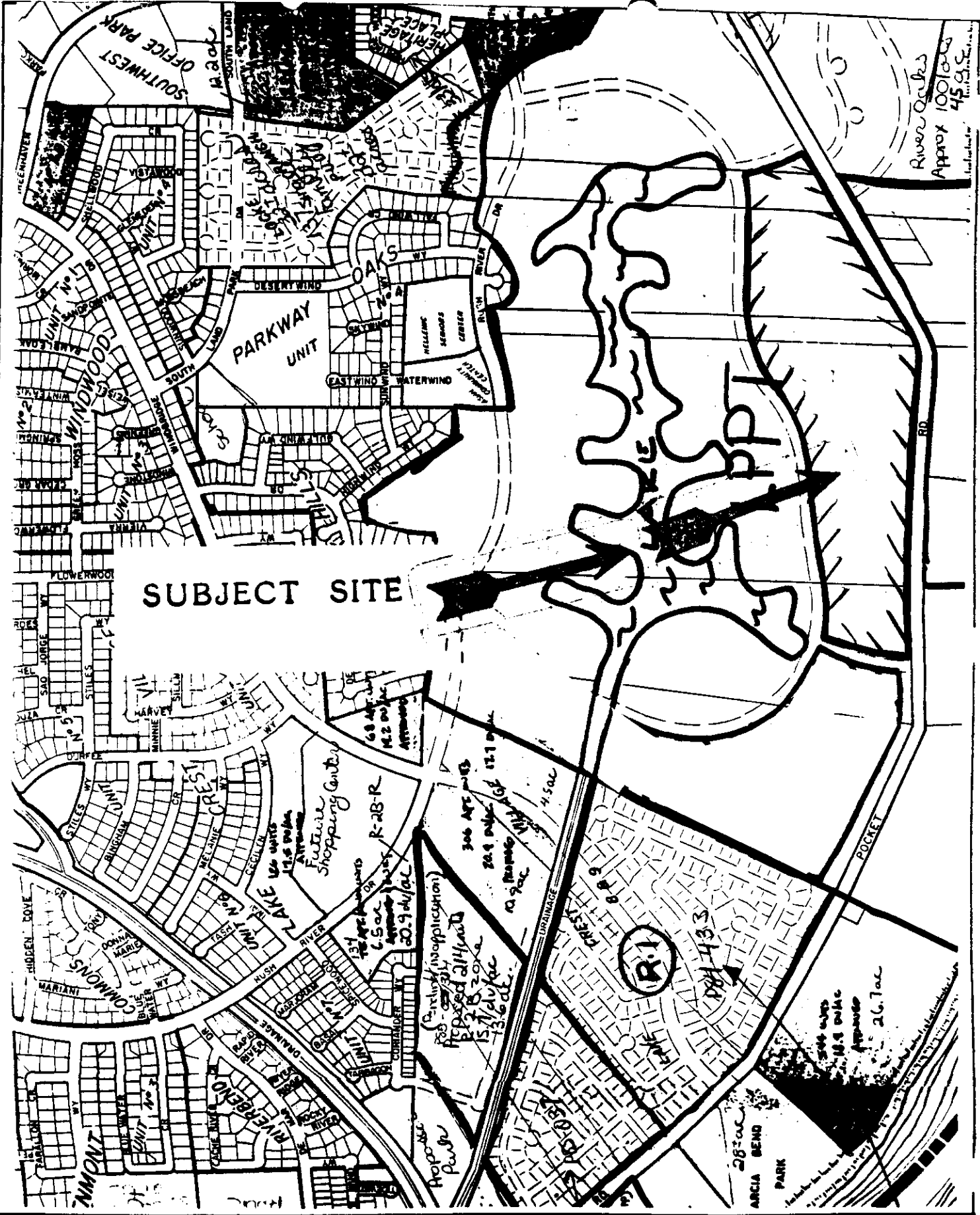
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the subdivision lot and the public right-of-way; appropriate facilities shall be constructed to alleviate those problems;

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11. Minimum lot pad grade = 4.0 feet and minimum gutter grade = + 2.5 feet;
- * 12. A homeowner's association shall be formed and covenants, conditions and restrictions shall be approved by the City assuring ^{installation and} maintenance of private ~~roadways, utilities and~~ landscaping;
- * 13. ~~All public and private improvement drawings shall be subject to the review and approval of the Public Works Department.~~
- * 14. ~~All sewers and drains throughout the site serving beyond the site limits shall be publicly maintained.~~
15. Trash collection arrangements shall be addressed in the C.C. and R.'s to the satisfaction of the City Attorney;
16. Gated entries shall be secured in a manner approved by the Fire and Police Departments.
17. Show reciprocal access easements for future townhouse development;
18. Pay Pocket Bridge fees;
19. Dedicate standard 12.5 foot P.U.E. along frontage for underground electrical facilities and appurtenances.
20. Provide standard subdivision improvements pursuant to City Code Section 40.811; private roadways shall be designed and inspected to the satisfaction of Public Works.
21. A homeowners association shall be formed and C.C. and R.'s shall be approved by the City assuring maintainance of the private roadways. The City shall maintain underground utilities including restoration of streets to City Standards. A Homeowner's Association shall maintain all surface improvements, street lights and drop inlets. The above is pursuant to an agreement between the developer and the City.



SUBJECT SITE

VICINITY - LAND USE - ZONING

086-395

11-13-86

#16

EXHIBIT A

TENTATIVE SUBDIVISION MAP LOT 4 OF RIVERLAKE

- 1. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
- 2. ALL LOTS ARE TO BE CONVEYED BY DEED.
- 3. ALL LOTS ARE TO BE CONVEYED TO THE BUYER BY DEED.
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