

18



CITY OF SACRAMENTO

DEPARTMENT OF PLANNING AND DEVELOPMENT
1231 "I" Street Sacramento, Ca. 95814

Administration
Room 300 449-5571
Building Inspections
Room 200 449-5716
Planning
Room 200 449-5604

December 18, 1985

APPROVED
BY THE CITY COUNCIL

DEC 23 1985

OFFICE OF THE
CITY CLERK

City Council
Sacramento, California

Honorable Members in Session:

- SUBJECT:
1. Negative Declaration
 2. Tentative Map (P85-420)
 3. Subdivision Modifications

LOCATION: North of Pocket Road, south of future South Pocket Lake, east of Greenhaven Drive

SUMMARY

This is a request to subdivide 73.5+ acres into 165 lots for a single family residential development to be known as LPPT Lake South Shore. Subdivision Modifications to create lots substandard in depth, a lot in excess of 160 feet in depth and to modify standard subdivision improvements for sidewalks and street lights are also requested. The Planning Commission and staff recommend approval of the request with conditions.

BACKGROUND INFORMATION

The subject site consists of a portion of six lots totaling 73.5 acres in the Single Family (R-1) zone. The site is also located in the LPPT PUD. The applicant proposes to divide the site into 156 single family lots, five landscaped vista lots, three common lots for private roads and a 30.3 acre remainder lot for future single family development. This request is consistent with the LPPT PUD Schematic Plan, the General Plan and 1978 South Pocket Community Plan designations for the site.

A Subdivision Modification is requested to modify standard street improvements in order to allow for 40 foot wide private streets and incorporate a meandering sidewalk into the street design. A homeowner's association will be formed to maintain and provide adequate access to these streets. A Subdivision Modification to modify street lights is also requested in order to develop a lighting system designed to reflect the unique character of the proposed single family subdivision. Final plans for these modifications will be reviewed and approved by the Public Works Division.

A Subdivision Modification is also requested to create three lots substandard in depth and a lot in excess of 160 feet deep. The three lots substandard in depth are all more than 52 feet wide and meet the minimum 5200 square foot area requirement for single family lots. The lot over 160 feet in depth is limited to single family residential, with deep lot development prohibited.

VOTE OF THE PLANNING COMMISSION

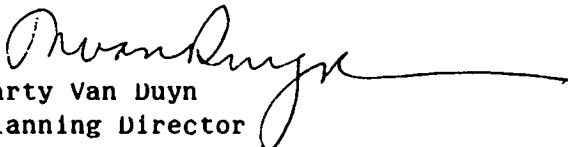
On November 14, 1985, the Planning Commission voted eight ayes and one absent to recommend approval of the project.

RECOMMENDATION

The Planning Commission and staff recommend the following action by the City Council:

1. Ratify the Negative Declaration;
2. Adopt the attached Resolution, adopting Findings of Fact and approving the Tentative Map and Subdivision Modifications with conditions.

Respectfully submitted,


Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

JP:pkb
attachments
P85-420

December 23, 1985
District No. 8

MEETING DATE November 14, 1985

ITEM NO. 16C FILE # 85-420
M _____

- GENERAL PLAN AMENDMENT TENTATIVE MAP
- COMMUNITY PLAN AMENDMENT SUBDIVISION MODIFICATION
- REZONING LOT LINE ADJUSTMENT
- SPECIAL PERMIT ENVIRONMENTAL DET.
- VARIANCE OTHER _____

Location: North of Pocket Road south of Juntura South Pocket Lake, east of Greengarden Creek

Recommendation:

- Favorable *with conditions*
- Unfavorable
- Petition
- Correspondence

<u>PROPOSERS</u>	
<u>NAME</u>	<u>ADDRESS</u>

<u>OPPOSERS</u>	
<u>NAME</u>	<u>ADDRESS</u>

MOTION NO. _____

	YES	NO	MOTION	SECOND
Ferris	✓			
Fong	✓			
Goodin	✓			
Holloway	✓		✓	
Hunter	<i>Absent</i>			
Ishmael	✓			
Ramirez	✓			✓
Simpson	✓			
Augusta	✓			

- MOTION
- TO APPROVE
 - TO DENY
 - TO APPROVE SUBJECT TO COND. & BASED ON FINDINGS OF FACT IN STAFF REPORT
 - TO APPROVE/DENY BASED ON FINDINGS OF FACT IN STAFF REPORT
 - INTENT TO APPROVE/DENY SUBJECT TO COND. & BASED ON FIND. OF FACT DUE _____
 - TO RECOMMEND APPROVAL & FORWARD TO CITY COUNCIL
 - TO RECOMMEND APPROVAL SUBJECT TO COND. & FORWARD TO CITY COUNCIL
 - TO RATIFY NEGATIVE DECLARATION
 - TO CONTINUE TO _____ MEETING
 - OTHER _____

18

RESOLUTION No. 85-987

Adopted by The Sacramento City Council on date of

APPROVED
BY THE CITY COUNCIL

DEC 23 1985

OFFICE OF THE
CITY CLERK

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING
A SUBDIVISION MODIFICATION AND TENTATIVE MAP FOR
PROPERTY LOCATED NORTH OF POCKET ROAD, SOUTH OF THE
FUTURE SOUTH POCKET LAKE, EAST OF GREENHAVEN DRIVE

(P 85-420) (APN: 031-103-04 and portion 031-103-
03,07,08,11,12)

WHEREAS, the City Council, on December 23, 1985, held a public hearing on the request for approval of a subdivision modification and tentative map for property located north of Pocket Road, south of the future South Pocket Lake, east of Greenhaven Drive.

WHEREAS, all governmental and utility agencies affected by the development of the proposed subdivision have been notified and given the opportunity to respond;

WHEREAS, the City Environmental Coordinator has determined that the proposed project will not have a significant effect on the environment, and has provided notice to the public of the preparation of a Negative Declaration;

WHEREAS, the City Planning Commission has submitted to the City Council its report and recommendations on the proposed subdivision;

WHEREAS, the City Council has considered the design of the proposed subdivision in relation to feasible future passive or natural heating and cooling opportunities; and

WHEREAS, the City Council has considered the effects that approval of the proposed subdivision would have on the housing needs of the Sacramento Metropolitan area and balances these needs against the public service needs of City residents and available fiscal and environmental resources.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO THAT:

1. The Negative Declaration has been prepared in compliance with CEQA, State and City Guidelines, and the Council has reviewed and considered the information contained therein.
2. None of the conditions described in Government Code Section 66474, subsections (a) through (g) inclusive, exist with respect to the proposed subdivision.

3. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City General Plan, and Chapter 40 of the City Code, which is a Specific Plan of the City. Both the City General Plan and the 1976 South Pocket Community Plan designate the subject site for residential use(s).

4. The discharge of waste from the proposed subdivision into the existing community sewer system will not result in violation of the applicable waste discharge requirements prescribed by the California Regional Quality Control Board, Central Valley Region in that existing treatment plants have a design capacity adequate to service the proposed subdivision.

5. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.

6. In the matter of the hereby approved requested subdivision modification to create lots substandard in depth, a lot in excess of 160 feet and variation from standard sidewalk and street light improvements.

- a. The City Council determines that it is impossible, impracticable and undesirable in this particular case to conform to the strict application of City Code Chapter 40 in that the need for less than standard lot depth and a lot with excess depth is created by the existing configuration of the site and necessary roadways; the variation from standard improvements is to reflect the unique environment of the PUD which the site is a part of.
- b. the cost to the subdivider of strict or literal compliance with the regulation is not the sole reason for granting the modification in that the lots will have standard area and street improvements will be provided
- c. the modification will not be detrimental to the public health, safety, or welfare, or be injurious to other properties in the vicinity in that the lots will have adequate buildable area and the variation of street improvements will be reviewed by the City Public Works Department for safety.
- d. that granting the modification is in accord with the intent and purpose of these regulations and is consistent with the General Plan and with all other applicable Specific Plans of the City in that the site is designated for residential use(s)

7. The tentative map for the proposed subdivision is hereby approved, subject to the following conditions which must be satisfied prior to the filing of 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: private roadways shall be designed to the satisfaction of the Public Works Director;
- b. Prepare a sewer and drainage study for the review and approval of the City Engineer;
- c. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments as determined by the City Real Estate Supervisor;
- 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. Fees shall be paid per the private development agreement;
- 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 eighty percent (80%) south orientation (including solar access) to the satisfaction of the Planning Director, or comply with Title 24 requirements of the Uniform Building Code;
- g. 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;
- h. Gated entry shall be secured in a method approved by the Fire and Police Departments;
- i. Private roadway shall be designated as a public utility easement;
- j. Submit a soils test prepared by a registered engineer to be used in street design;
- k. Submit a seepage study prepared by a registered engineer. The study shall identify and recommend solutions for groundwater related problems which might occur within both the subdivision lots and public right-of-way. Appropriate facilities shall be constructed to alleviate those problems;
- l. Street sections shall be designed for stabilized subgrades and pavement sections under high ground water conditions;

- m. Final map cannot be filed until South Pocket A/D No. 2 is complete and operational to the satisfaction of the Public Works Director;
- n. Pay Pocket Bridge fees;
- o. A homeowners' association shall be formed and Covenants, Conditions and Restrictions shall be approved by the City assuring maintenance of the private roadway. the City shall have the right to maintain underground utilities. Homeowners' association shall maintain all surfacings, including restorations due to underground utility maintenance;
- p. Landscape vistas shall be separate parcels on the final map, maintained by the homeowners' association; and
- q. Deep lot development is prohibited on lot 68.

MAYOR

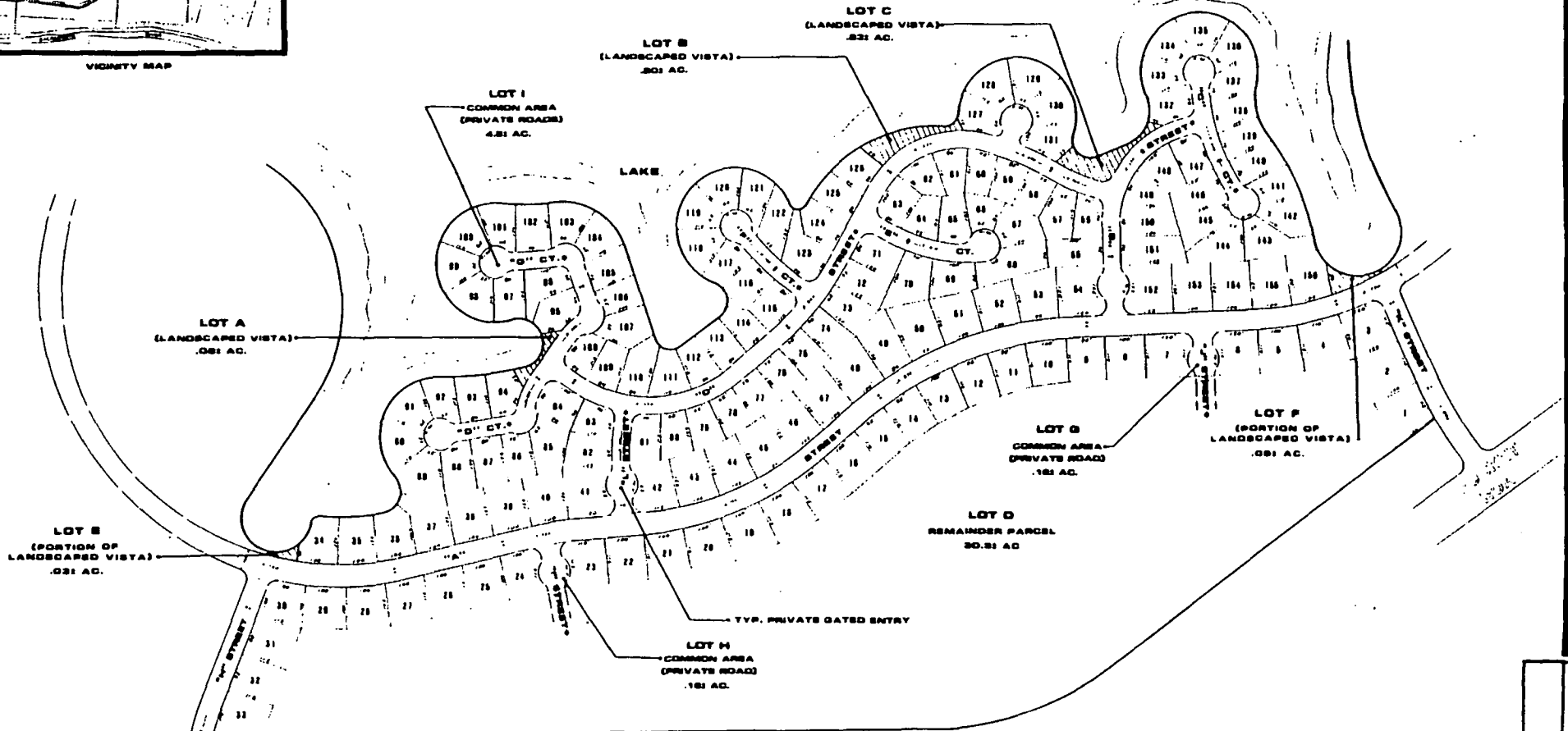
ATTEST:

CITY CLERK



VICINITY MAP

TENTATIVE MAP FOR
**L.P.T. LAKE
 SOUTH SHORE**
 CITY OF SACRAMENTO CALIFORNIA



RECORD OWNER & SUBDIVIDER:
 L.P.T. ROWLEY/TECHSAT
 3333 RIVERSIDE BOULEVARD SUITE C
 SACRAMENTO, CALIFORNIA 95831

PLANNING CONSULTANT:
 DONALD JOSEPH & COMPANY
 2210 16TH STREET
 SACRAMENTO, CALIFORNIA 95818

ENGINEER:
 THE SPINK CORPORATION
 P.O. BOX 2611
 SACRAMENTO, CALIFORNIA 95814

EXISTING ZONING & USE:
 R-1, VACANT

PROPOSED ZONING & USE:
 R-1, 188 SINGLE-FAMILY LOTS

ACREAGE:
 73.81 AC. NET

DENSITY:
 3.6 DU/AC

WATER SUPPLY:
 PUBLIC UTILITIES


SEWAGE DISPOSAL:
 PUBLIC SEWERS

PROPOSED IMPROVEMENTS:
 SACRAMENTO CITY STANDARDS

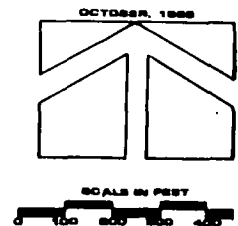
PRIOR APPROVALS:
 P-24-028 & P-25-129

ASSESSOR'S PARCEL NUMBERS:
 031-103-04 AND A PORTION OF
 031-103-2, 7, 9, 11, 12

- NOTES:**
1. APPLICANT RESERVES THE RIGHT TO PHASE DEVELOPMENT.
 2. APPLICANT PROVIDES VARIABLE FRONT YARD SETBACKS.
 3. * PROPOSED 40 PRIVATE STREETS. PROPOSED STREET DESIGN SUBJECT TO APPROVAL OF PUBLIC WORKS DEPARTMENT.
 4. STREETLIGHTING DESIGN FOR PRIVATE STREETS SUBJECT TO APPROVAL BY PUBLIC WORKS DEPARTMENT.

 **THE SPINK CORPORATION**
 780 "F" STREET
 SACRAMENTO, CA. 95814
 (916) 444-8170

ENGINEERS • ARCHITECTURE PLANNERS •
 LANDSCAPE ARCHITECTURE SURVEYORS •
 SURVEYING PHOTOGRAMMETRY • AERIAL
 PHOTOGRAMMETRY



18

CITY PLANNING COMMISSION

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

APPLICANT	L & P-Pacific/Teichert, 6355 Riverside Boulevard, Suite C, Sacto, CA 95831		
OWNER	L & P-Pacific/Teichert, 6355 Riverside Boulevard, Suite C, Sacto, CA 95831		
PLANS BY	Spink Corporation, P.O. Box 2511, Sacramento, CA 95811		
FILING DATE	10-11-85	ENVIR. DET.	11-4-85
REPORT BY	JP:sg		
ASSESSOR'S-PCL. NO.	031-103-04 & por. 031-103-03,07,08,11,12		

- APPLICATION:
- A. Negative Declaration
 - B. Amend LPPT PUD Development Guidelines to allow variable front setbacks in the R-1 zone
 - C. Tentative Map
 - D. Variance to create lots substandard in depth
 - E. Subdivision Modification to create lots substandard in depth and a lot in excess of 160 feet in depth
 - F. Subdivision Modification to modify standard subdivision improvements for streets and lighting

LOCATION: North of Pocket Road, south of future lake, east of Greenhaven Drive

PROPOSAL: The applicant is requesting the necessary entitlements to subdivide 73.5+ acres into 165 lots for single family residential development to be known as LPPT Lake South Shore.

PROJECT INFORMATION:

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

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Vacant & lake; R-1, A-OS	Front:	25'	Variable-min. 20'
South: Vacant; R-1A	Side(Int):	5'	5'
East: Vacant; R-1A	Side(St):	12.5'	12.5'
West: Vacant; R-1	Rear:	15'	15'

Property Dimensions: Irregular
 Property Area: 73.5+ acres
 Density of Development: 3.6 d.u. per acre
 Topography: Flat
 Street Improvements: To be improved
 Utilities: Available

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On October 30, 1985, by a vote of seven ayes and three absent, the Subdivision Review Committee voted to recommend approval of the tentative map and subdivision modifications to create lots substandard in depth and one in excess of 160 feet deep, and to waive standard subdivision improvements, subject to conditions.

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site consists of a portion of six lots totaling 73.5+ acres in the Single Family (R-1) zone. The site is also located in the LPPT PUD and is designated for single family residential on the LPPT Schematic Plan. Surrounding lots, also a part of the PUD, are vacant and zoned R-1 and R-1A. The General Plan and South Pocket Community Plan both designate the site for residential uses. The applicant proposes to divide the site into 156 single family lots, five landscaped vista lots, three common lots for private roads and a 30.3+ acre remainder lot for future single family development. Staff finds the proposed development an appropriate land use for the site.

B. Site Plan Design

The applicant is proposing a network of private streets for the single family development. A homeowner's association will be formed to provide for private street and landscaped area maintenance and adequate access to the streets for public service and emergency vehicles shall be provided. A subdivision modification to modify standard street improvements is requested in order to allow for 40 foot wide streets and to incorporate a meandering sidewalk into the street design. Final plans for the proposed private roadways shall be subject to the review and approval of the Public Works Division.

A subdivision modification is also requested to modify street lights for the subdivision in order to develop a street lighting system designed to reflect the unique character of the single family subdivision. Final lighting plans are subject to the review and approval of the Public Works Division.

Three of the proposed lots (66, 69, and 126) do not meet the minimum 100 foot depth requirement for single family lots. All three lots, however, are more than 52 feet wide and meet the minimum 5,200 square foot area requirement for single family lots. Staff, therefore, has no objection to granting the variance/subdivision modification request to create three lots less than 100 feet in depth.

One lot (68) is over 160 feet in depth and requires a subdivision modification. Staff recommends that development on this lot be limited to single family residential, with deep lot development prohibited.

The applicant is also requesting an amendment to the LPPT Development Guidelines to allow for variable front setbacks of not less than 20 feet in single family subdivisions. The purpose of the variable setbacks is to eliminate the monotony of straight building lines and to take maximum advantage of lake views. Staff has no objection to the proposed amendment subject to the condition that a master plot plan indicating front setbacks for any single family subdivision requesting variable setbacks shall be prepared for the review and approval of the Planning Director prior to issuance of building permits.

Floor plans and elevations have not been provided for the subdivision as the applicant is proposing to construct custom homes on the proposed single family

lots. Single family residential development is exempt from special permit review and approval under the LPPT Development Guidelines.

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

- A. Construction and development shall occur pursuant to all applicable codes and regulations governing engineering and building.
- B. Future development components outlined in this proposal should be designed so as not to adversely impact existing on-site trees and/or floral nodes.
- C. No alteration of the soil beneath the dripline of any oak trees shall occur, and no action shall be taken that will harm the health, vitality, or longevity of any oak trees; or mature, healthy trees of any species.
- D. Exterior and interior noise levels at the site resulting from future development of the residentially designated parcels must comply with standards as defined in the City's General Plan Noise Element and the City's Noise Ordinance.
- E. The applicant shall provide recreation components at this site at the direction of, and subject to approval from, the City Director of Parks and Community Services.
- F. The developer will comply with all previous mitigation measures outlined in the environmental analyses previously completed for individual components of the application including L.P.P.T. Lake (P84-405) and Parcel 15, known as Dutra Ranch (P85-164).

1. L.P.P.T. Lake

- The applicant shall provide a water quality monitoring program for the lake to the satisfaction of the City Engineer, County Health Department, and Central Valley Regional Water Quality Control Board within six months following completion of the construction of the lake.
- The applicant shall design, maintain, and operate the proposed lake to the satisfaction of the City Engineer.
- The applicant shall attenuate noise from the proposed water pump(s) to the satisfaction of the County Health Department.
- The applicant shall design the proposed street and bikeway system to the satisfaction of the City Traffic Engineer.
- The applicant shall control insect population and habitat to the satisfaction of the Mosquito Abatement District.
- If unusual amounts of bone, stone, or artifacts are uncovered, work within 50 meters of the area will stop 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 level before construction continues.

2. Dutra Ranch

- Not applicable.

RECOMMENDATION: Staff recommends the following actions:

- A. Ratification of the negative declaration;
- B. Approval of the LPPT-PUD Development Guidelines to allow variable front setbacks in the R-1 zone as shown in Exhibit B;
- C. Recommend approval of the tentative map, subject to conditions;
- D. Approval of the variance to create three lots substandard in depth, based upon findings of fact which follow;
- E. Recommend approval of the subdivision modifications to create lots substandard in depth and a lot in excess of 160 feet in depth;
- F. Recommend approval of the subdivision modification to modify standard subdivision improvements.

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:

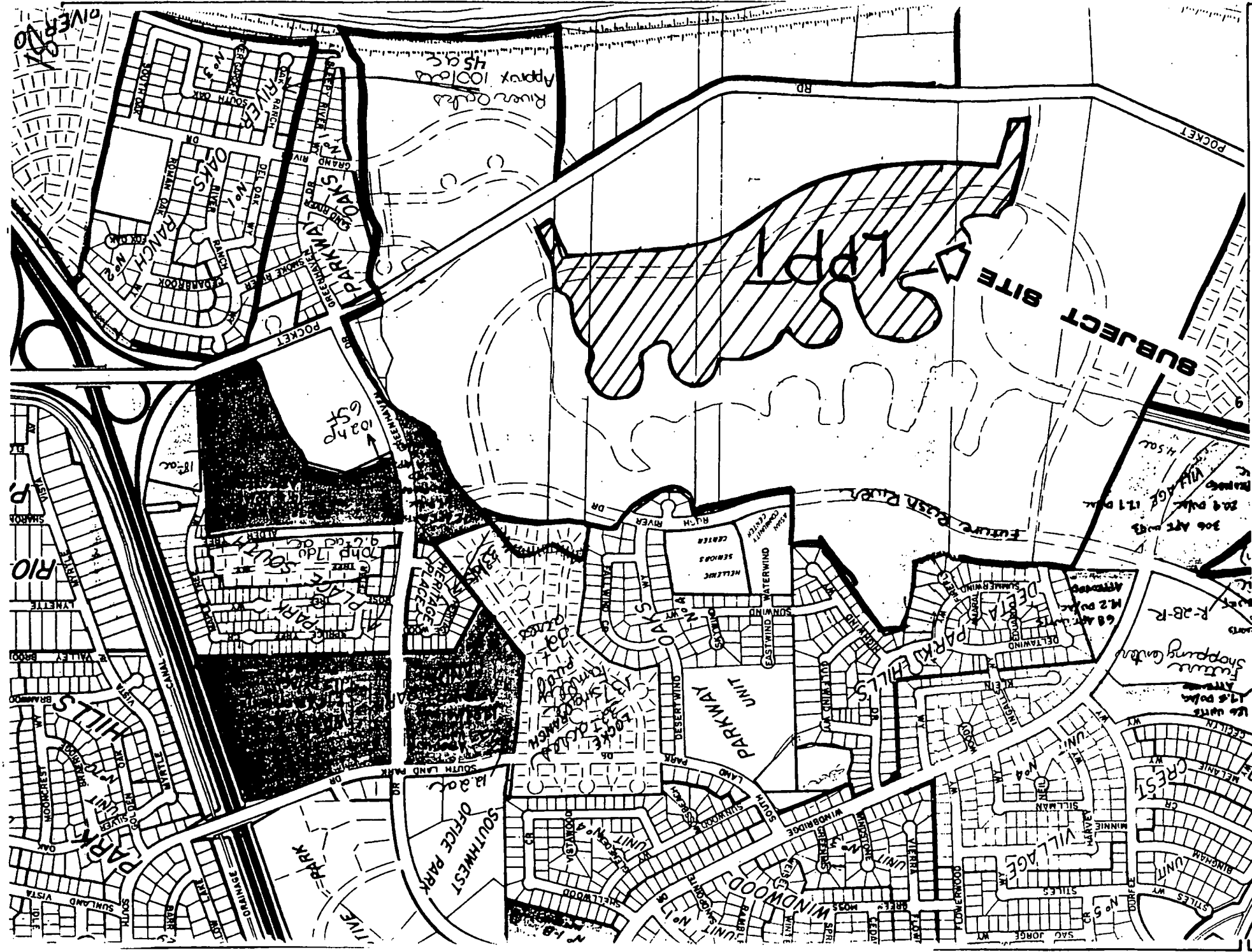
- 1. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code: private roadways shall be designed to the satisfaction of the Public Works Director;
- 2. Prepare a sewer and drainage study for the review and approval of the City Engineer;
- 3. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments as determined by the City Real Estate Supervisor;
- 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. Fees shall be paid per the private development agreement;
- 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/developer shall designate and place on the final map those structures and/or lots which will meet the required eighty percent (80%) south orientation (including solar access) to the satisfaction of the Planning Director, or comply with Title 24 requirements of the Uniform Building Code;
- 7. 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;
- 8. Gated entry shall be secured in a method approved by the Fire and Police Departments;
- 9. Private roadway shall be designated as a public utility easement;
- 10. Submit a soils test prepared by a registered engineer to be used in street design;
- 11. Submit a seepage study prepared by a registered engineer. The study shall identify and recommend solutions for groundwater related problems which might occur within both the subdivision lots and public right-of-way. Appropriate facilities shall be constructed to alleviate those problems;
- 12. Street sections shall be designed for stabilized subgrades and pavement sections under high ground water conditions;
- 13. Final map cannot be filed until South Pocket A/D No. 2 is complete and operational to the satisfaction of the Public Works Director;
- 14. Pay Pocket Bridge fees;
- 15. A homeowners' association shall be formed and Covenants, Conditions and Restrictions shall be approved by the City assuring maintenance of the private roadway. the City shall have the right to maintain underground utilities. Homeowners' association shall maintain all surfacings, including restorations due to underground utility maintenance;
- 16. Landscape vistas shall be separate parcels on the final map, maintained by the homeowners' association; and
- 17. Deep lot development is prohibited on lot 68.

Findings of Fact - Variance

- 1. Granting the variance does not constitute a special privilege extended an individual applicant in that anyone facing similar circumstances would be granted a variance;
- 2. Granting the variance does not constitute a use variance in that the residential uses are allowed in the R-1 zone;

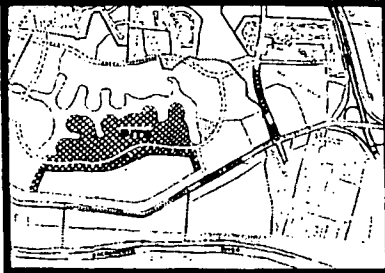
3. Granting the variance will not be injurious to public health, safety or welfare nor detrimental to surrounding property in that:
 - a. adequate lot width and area are provided for all lots in the subdivision; and
 - b. the proposed development will require no further variances.
4. The proposal is consistent with the 1974 General Plan, the 1976 South Pocket Community Plan, and the LPPT PUD Schematic Plan which designate the site for residential uses.



VICINITY MAP 15

11-14-85

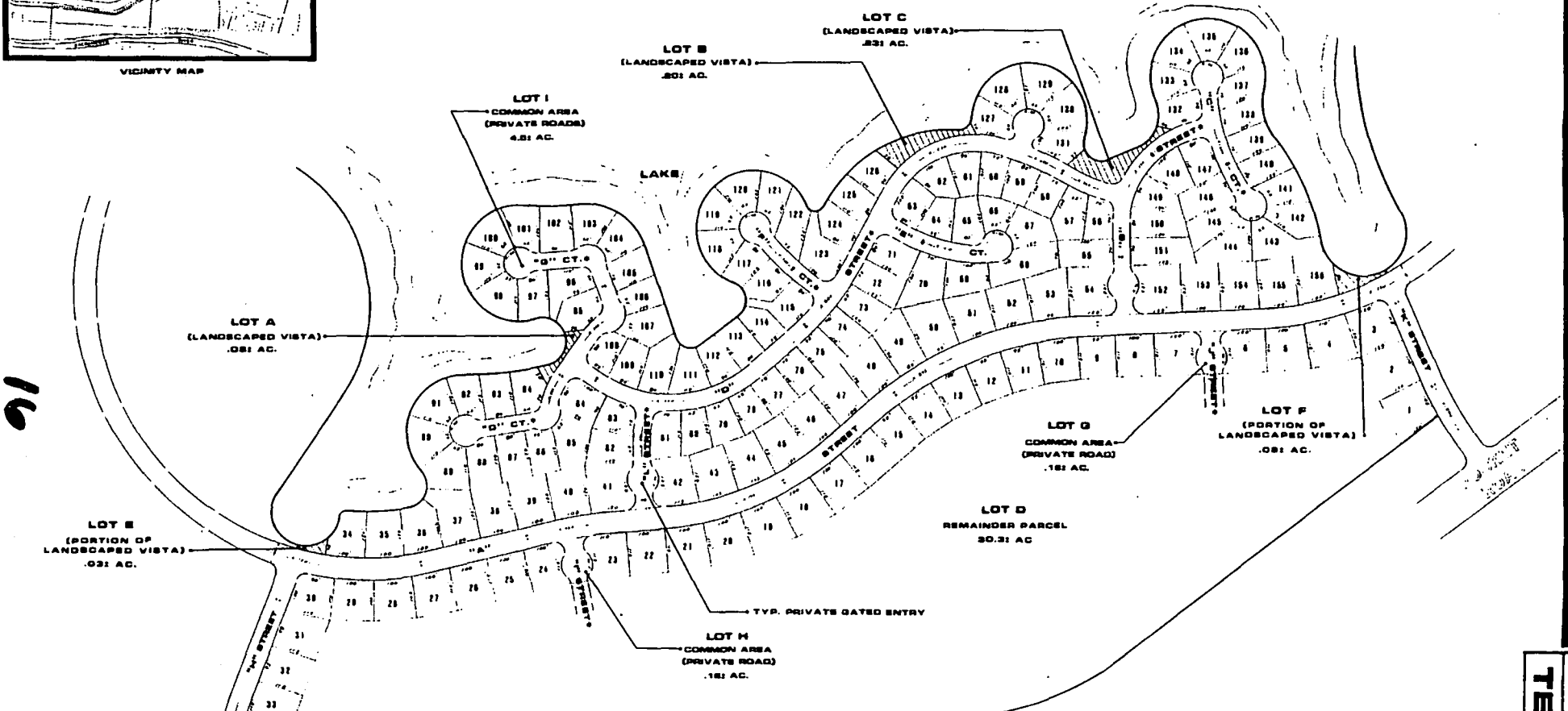
047-560



VICINITY MAP

TENTATIVE MAP FOR L.P.P.T. LAKE SOUTH SHORE

CITY OF SACRAMENTO CALIFORNIA



RECORD OWNER & SUBDIVIDER:
LSP - POWELL/TECHRYT
4388 RIVERSIDE BOULEVARD SUITE C
SACRAMENTO, CALIFORNIA 95831

PLANNING CONSULTANT:
DONALD JOSEPH & COMPANY
2810 16TH STREET
SACRAMENTO, CALIFORNIA 95816

ENGINEER:
THE SPINK CORPORATION
P.O. BOX 2311
SACRAMENTO, CALIFORNIA 95814

EXISTING ZONING & USE:
R-1, VACANT

PROPOSED ZONING & USE:
R-1, 165 SHELBY-FAMILY LOTS

ACREAGE:
73.01 AC. NET

DENSITY:
3.6 DU/AC

WATER SUPPLY:
PUBLIC UTILITIES

SEWAGE DISPOSAL:
PUBLIC SEWERS

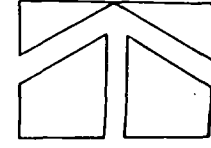
PROPOSED IMPROVEMENTS:
SACRAMENTO CITY STANDARDS

PRIOR APPROVALS:
P-24-400 & P-25-198

ASSESSOR'S PARCEL NUMBERS:
031-103-04 AND A PORTION OF
031-103-2,7,8,11,18

- NOTES:**
1. APPLICANT RESERVES THE RIGHT TO PHASE DEVELOPMENT.
 2. APPLICANT PROPOSES VARIABLE FRONT YARD SETBACKS.
 3. * PROPOSED 40 PRIVATE STREETS. PROPOSED STREET DESIGN SUBJECT TO APPROVAL OF PUBLIC WORKS DEPARTMENT.
 4. STREETLIGHTING DESIGN FOR PRIVATE STREETS SUBJECT TO APPROVAL BY PUBLIC WORKS DEPARTMENT.

OCTOBER, 1988



THE SPINK CORPORATION
780 "P" STREET
SACRAMENTO, CA. 95814
(916) 444-8170

ENGINEERING - ARCHITECTURE - PLANNING -
LANDSCAPE ARCHITECTURE - SURVEYING -
MAPS - PHOTOGRAMMETRY - AERIAL
PHOTOGRAPHY

EXHIBIT A
TENTATIVE MAP
1/8

PUD DEVELOPMENT
GUIDELINES -17-

EXHIBIT B

The primary material of the monument base or wall shall be decorative masonry such as brick, split face concrete block, stucco or similar material which complements the design of the main buildings.

Individual letters and project logo are permitted. The signage program shall comply with the City Sign Ordinance and be subject to the review and approval of the Planning Director.

8. PERSONAL SAFETY DESIGN CRITERIA

Ordinance No. 84-056 relating to personal safety building code requirements has been adopted by the City Council on June 9, 1984. This ordinance applies to all residential building project including apartments and condominiums.

The building code requirements relate to: minimum outdoor lighting standards, addressing and project identification, door locking standards etc.

A copy of this ordinance may be obtained from the City Building Inspections Division.

* G. FRONT BUILDING SETBACKS IN THE SINGLE FAMILY RESIDENTIAL (R-1) ZONE

Staggered front building setbacks of not less than 20 feet are allowed in the Single Family Residential (R-1) zone subject to Planning Director review and approval. A master plot plan indicating front building setbacks shall be prepared for any subdivision proposed for variable front setbacks. This master plan shall be reviewed and approved by the Planning Director prior to issuance of building permits. (Added by City Planning Commission on November 11, 1985, P85-420)

H. ISSUANCE OF BUILDING PERMITS

Except as otherwise provided in the Special Permit, no building permit shall be issued for any building or structure which requires Special Permit approval until the plans have been reviewed by the Planning Director and it has been determined that the plans substantially conform to the Special Permit.

I. BUILDING OCCUPANCY

In accordance with Section 8 of the Zoning Ordinance, "no building or structure unit within a Planning Unit Development may be occupied until an inspection of the project has been made by the Planning Director to see that all conditions of the Special Permit have been complied with". Buildings requiring a Special Permit will require inspection by the Planning Director or his/her representative prior to occupancy of the structure.

* Amendment

January 6, 1986

L & P Pacific/Teichert
6355 River Blvd. Suite C
Sacramento, CA 95831

Dear Gentlemen:

On December 23, 1985, the Sacramento City Council took the following action(s) for property located north of Pocket Road, south of future South Pocket Lake, east of Greenhaven Drive:

Adopted Res. 85-987 adopting Findings of Fact approving Tentative Map to divide 73.5± acres into 156 single family lots, 5 landscaped lots, 3 common lots for private roads and 1 lot to be known as L.P.P.T. Lake South Shore in the Single Family and Townhouse zones, and Subdivision Modifications to create lots substandard in depth and one lot in excess of 160', and to modify standard subdivision improvements for sidewalks and street lights. (P-85420)

Enclosed, for your records, are fully certified copies of the above referenced documents.

Sincerely,

Anne J. Mason
Assistant City Clerk

AJM/dbp/18

Enclosure

cc: Planning Department