

City Planning Commission  
Sacramento, California

Members in Session:

- SUBJECT:**
- A. Negative Declaration
  - B. Tentative Map Time Extension to subdivide 3.9± net vacant acres into 31 townhouse lots and one common lot in the Single Family Alternative, Planned Unit Development (R-1A)(PUD) zone.
  - C. Special Permit to allow for a 31 unit townhouse development.

**LOCATION:** Northwest corner of Pocket Road and West Shore Drive

**APPLICANT/  
OWNER:** L & P Pacific/Teichert, 6355 Riverside Blvd., Suite C, Sacramento, CA 95831

**SUMMARY:**

The applicant is requesting a two year time extension for a Tentative Map on 3.9± net vacant acres in the Single Family Alternative, Planned Unit Development (R-1A)(PUD) zone. The tentative map divides the 3.9± acres into 31 townhouse lots and one common lot. A Special Permit is required for townhouse development in the R-1A zone. The original Special Permit and the one year time extension for the permit has expired requiring the applicant to obtain a new Special Permit. The City Council will consider the request for the 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 31 unit townhouse development with one common lot in the R-1A(PUD) zone. On April 9, 1987, the City Planning Commission approved a special permit (P87-129) to develop 31 townhouse units. On April 25, 1989 the City Council granted a one year time extension for the previously approved tentative map. On April 13, 1989, the Planning Commission approved a one year time extension for the Special Permit to develop 31 town house units.

The applicant filed for an additional time extension for the map, but not for the Special Permit on February 22, 1990. The application for the Special Permit was resubmitted on April 29, 1991. No changes are proposed for the project.

**STAFF EVALUATION:**

Staff supports the resubmittal of the original Special Permit subject to the same conditions as previously stated. The proposed townhouse development is innovative, well-designed and provides an alternative housing type in this area. Staff supports the requested time extension for the tentative map subject to the previously approved conditions as stated in the staff report of April 13, 1989, (see attached) and restated below.

Staff has received comments from an adjacent property owner who indicated concern about the access for the townhouse development from the adjacent private streets to the north. Staff has conditioned the project so that the project driveway access to the single family development to the north does not

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connect to Pocket Road.

**ENVIRONMENTAL DETERMINATION:**

The Environmental Services Manager has determined that the project, as proposed, will not have a significant impact on the environment; therefore, a Negative Declaration has been prepared. In compliance with Section 15070(B)1 of the California Environmental Quality Act Guidelines, the applicant has incorporated the following mitigation measures into the project plans to avoid identified effects or to mitigate such effects to a point where clearly no significant effects will occur:

- A. The applicant agrees to incorporate the specific noise attenuation measures identified by the noise study attached to the revised Negative Declaration.
- B. 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.

**RECOMMENDATION:** Staff recommends the Planning Commission take the following actions:

- A. Ratify the Negative Declaration.
- B. Recommend approval of the Tentative Map Time Extension to subdivide 3.9± net vacant acres into 31 townhouse lots and one common lot in the Single Family Alternative, Planned Unit Development (R-1A)(PUD) zone, subject to the following conditions, and forward to the City Council.
- C. Approve the Special Permit to allow for a 31 unit townhouse development subject to the conditions and based upon the 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.

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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. All driveways and entrances shall be to the satisfaction of the City Traffic Engineer.
7. Minimum lot pad grade = 4.0 feet; minimum gutter grade = 2.5 feet.
8. Show reciprocal access, sewer, water and drainage easements on final map.
9. Cannot file final map until Bridgeview Subdivision is under construction and filed.
10. Pay Pocket bridge fees.
11. Comply with provisions of development agreement between LPPT and City of Sacramento.
12. Driveway locations and entrances shall be to the satisfaction of the City Engineer.
13. Dedicate Lot A as a public utility easement, including underground electrical facilities and appurtenances excepting therefrom any building locations.
14. The applicant shall enter into an agreement with the Regional Transit District to provide a bus shelter on Pocket Road.

NOTE: According to the provisions of the Subdivision Map Act, this map will expire on May 12, 1992, and all extensions will have been exhausted.

Conditions - Special Permit:

1. A revised site plan indicating the following modifications shall be submitted for Planning Director review and approval prior to issuance of building permits.
  - a. All parking spaces, patios, patio walls and/or fences and walkways connecting the residential units with the public right-of-way shall be relocated outside of the linear parkway and any required landscape setback or eliminated from the site plan.
  - b. Driveways shall not connect Pocket Road with the adjacent single family subdivision to the north.
  - c. A minimum 25 foot landscaped setback shall be provided adjacent to West Shore Drive and a minimum five foot landscaped setback shall be provided adjacent to the north property line.
  - d. A minimum 10 foot building setback shall be provided adjacent to the north property line.
  - e. 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.

2. Site plan, floor plans and elevations for the one-unit structure on the western portion of the site shall be submitted for Planning Director's review and approval prior to issuance of building permits. The unit shall be a minimum of 10 feet from the north and west property lines and from the adjacent three-unit cluster.
3. 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 Director of Community Services prior to issuance of building Permits.
4. A six foot high solid fence shall be provided adjacent to the north property line.
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 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 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,

*Joy Patterson*

Joy Patterson  
Senior Planner

Report Prepared By:

Sandra L. Yope  
Junior Planner

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CITY PLANNING COMMISSION

1231 '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., Suite C, Sacramento, CA 95831		
PLANS BY	Donald Joseph, Inc., and Spink Corporation, P.O. Box 1311, Sacramento, CA		
FILING DATE	3/9/87	ENVIR. DET	Neg. Dec. 3/30/87
ASSESSOR'S-PCL. NO.	031-1030-036		
REPORT BY			

- APPLICATION:**
- A. Negative Declaration
  - B. Tentative Map to divide 3.9+ net acres into 31 townhouse lots and one common lot
  - C. Special Permit for a 31 unit townhouse development

**LOCATION:** Northwest corner of Pocket Road and West Shore Drive

**PROPOSAL:** The applicant is requesting the necessary entitlements to develop a 31 unit residential development adjacent to the linear parkway in the LPPT-PUD (Site 23 LPPT Schematic Plan)

**PROJECT EVALUATION:**

1974 General Plan Designation:	Residential
1976 South Pocket Community Plan Designation:	Low-Density Residential LPPT-PUD
LPPT-PUD Schematic Plan Designation:	Site 23 - Townhouse - 8 du/ac maximum
Existing Zoning of Site:	R-1A PUD
Existing Land Use of Site:	Vacant

**Surrounding Land Use and Zoning:**

North: Vacant; R-1 PUD  
 South: Vacant; Single Family; A  
 East: Vacant; R-1A PUD  
 West: Single Family; R-1

Parking Required:	50 spaces
Parking Provided:	31 2-car garage (62 spaces); 26 guest spaces
Property Dimensions:	Irregular
Property Area:	3.9+ acres
Density of Development:	8 du 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'
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 to conditions.

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

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 JUNE 27, 1991  
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Land Use and Zoning:

The subject site consists of a vacant parcel totaling 3.9± net acres located in the Townhouse (R-1A) zone and LPPT-PUD. Surrounding land uses include: vacant land approved for single-family residences to the north (Bridgeview at Riverlake); farm land with single-family residences zoned Agricultural (A) to the south; vacant land zoned R-1A-PUD to the east; and single-family residences under construction 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 an 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 31 residential units allowing for individual ownership and one common lot on Site 23 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.

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.

Overall, planning staff finds the site plan to be innovative and well-designed. Staff recommends that a minimum five-foot landscape setback, 10-foot building setback and six-foot high solid fence be provided along the north property line to provide privacy to future residents of the adjacent single-family subdivision. A minimum of 10 feet between the one-story portion of the building clusters should 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 one detached unit that is not a part of a building cluster on the western portion of the site in order to allow the maximum number of units to be constructed on the site. Plans for this unit have not been finalized. Staff recommends that the plans for this unit be subject to Planning Director's review and approval prior to issuance of building permits to insure design compatibility with the remainder of the site.

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JUNE 27, 1991  
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The LPPT Development Agreement indicates that the developer is responsible for development and maintenance of the linear park. The CC&Rs for the development 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.

Several of the private patios for the residential units are indicated in the linear parkway (Exhibit C). These patio areas and any patio walls or fences must be located out of this required landscaped setback area.

A walkway is also indicated leading from a residential unit to the public right-of-way (West Shore Drive). Staff recommends that any private walkway crossing the linear parkway or a required landscaped setback and connecting a residential unit with the public right-of-way, be prohibited as the walkway would encourage on-street parking.

C. Circulation and Parking

The applicant has indicated two forms of entrance to the development: three driveway entrances off of Pocket Road; and entrances off of three cul-de-sacs in the Bridgeview at Riverlake subdivision. Planning staff was concerned that all of the Pocket Road driveways connected this major street with the single-family subdivision to the north and that these driveways may be used as a short-cut by residents who live in the subdivision. The applicant has indicated that the site plan will be revised so that the Pocket Road entrances and cul-de-sac entrances to the development do not connect.

Fifty (50) parking spaces are required for the proposed development. The applicant is providing 31 two-car garages (62 spaces) and 26 guest parking spaces. This number exceeds the minimum amount of parking required. Eight of the guest parking spaces are located in the linear parkway (Exhibit C). These spaces will need to be relocated out of the parkway or removed.

D. Building Design

As noted above, with the exception of one unit, 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 street; and fire hydrant spacing shall be 300 feet apart.

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2. Police Department - Access to the site to be approved by Police and Fire Departments.
3. Engineering Division - Comply with the requirements of the LPPT Development Agreement and follow the improvements for Bridgeview at Riverlake.
4. Traffic Engineering Division - Provide a circulation plan for the cul-de-sac entrances; and driveway entrances to 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
- Approve the special permit for a 31-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 percent 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 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. All driveways and entrances shall be to the satisfaction of the City Traffic Engineer.
7. Minimum lot pad grade = 4.0 feet; Minimum gutter grade = 2.5 feet.
8. Show reciprocal access, sewer, water and drainage easements on final map.
9. Cannot file final map until Bridgeview Subdivision is under construction and filed.
10. Pay Pocket Bridge fees.
11. Comply with provisions of development agreement between LPPT and City of Sacramento.
12. Driveways and entrances shall be to the satisfaction of the City Traffic Engineer.
13. Dedicate Lot A as a PUE including underground electrical facilities and appurtenances excepting therefrom any building pads.
14. The applicant shall enter into an agreement with the Regional Transit District to provide a bus shelter on Pocket Road.

Conditions - Special Permit

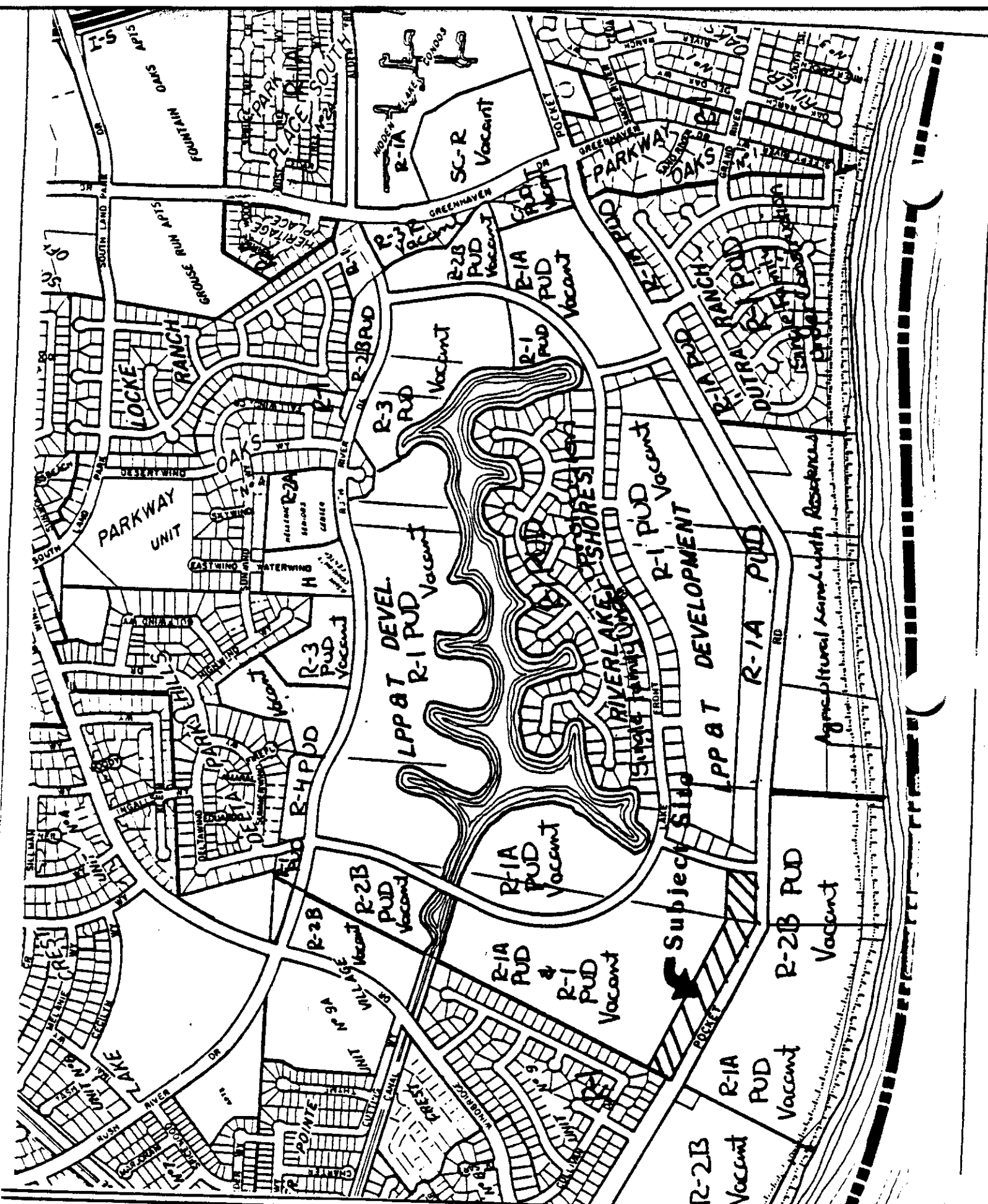
1. A revised site plan indicating the following modifications shall be submitted for Planning Director review and approval prior to issuance of building permits:
  - a. All parking spaces, patios, patio walls and/or fences and walkways connecting residential units with the public right-of-way shall be relocated outside of the linear parkway and any required landscape setback or eliminated from the site plan.
  - b. Driveways shall not connect Pocket Road with the adjacent single-family subdivision to the north.
  - c. A minimum 25-foot landscaped setback shall be provided adjacent to West Shore Drive and a minimum five-foot landscaped setback shall be provided adjacent to the north property line.
  - d. A minimum of 10-foot building setback shall be provided adjacent to the north property line.
  - e. 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 entrance units across from one another, shall be provided as shown in Exhibit F.

2. Site plan, floor plans and elevations for the one-unit structure on the western portion of the site shall be submitted for Planning Director's review and approval prior to issuance of building permits. The unit shall be a minimum of 10 feet from the north and west property lines and from the adjacent three-unit cluster.
3. 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 Director of Community Services prior to issuance of building permits.
4. A six-foot high solid fence shall be provided adjacent to the north property line.
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 Division.
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 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 City's Discretionary Interim Land Use Policy in that the site is designated for Low-Density Residential Use by the 1978 South Pocket Community Plan and the proposed cluster home/townhouse use conforms with the plan designation.

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JUNE 27, 1997  
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287-131 VICINITY - LAND USE - ZONING Item 24

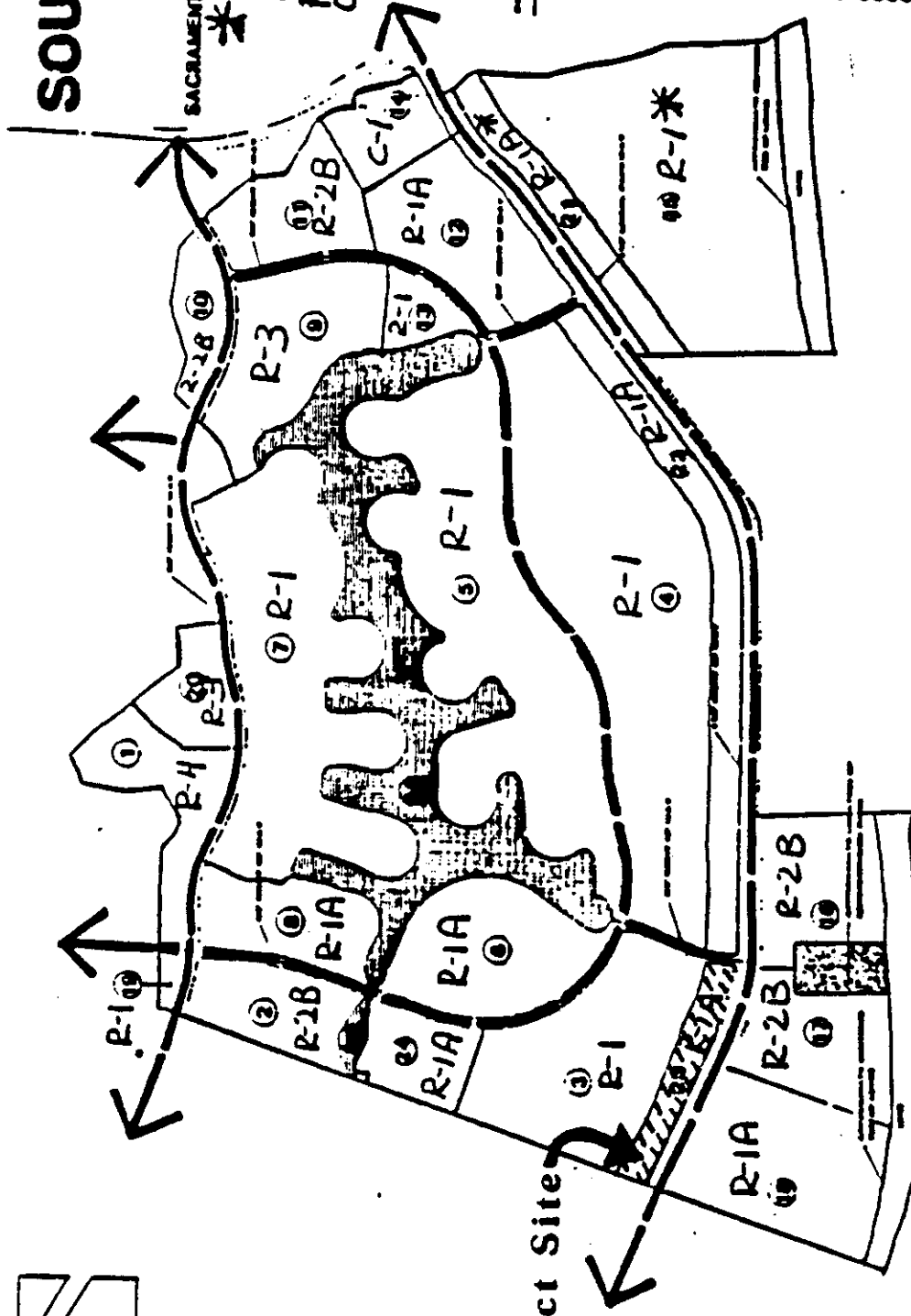
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# SOUTH POCKET

## L.R.P.T.

SACRAMENTO CALIFORNIA

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



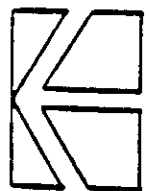
Subject Site

# SCHEMATIC PLAN LAND USE EXHIBIT

LAND PLANNER  
ANTHONY M. BLAZER  
AND ASSOCIATES INC.

THE SPIN CORPORATION

Item 10



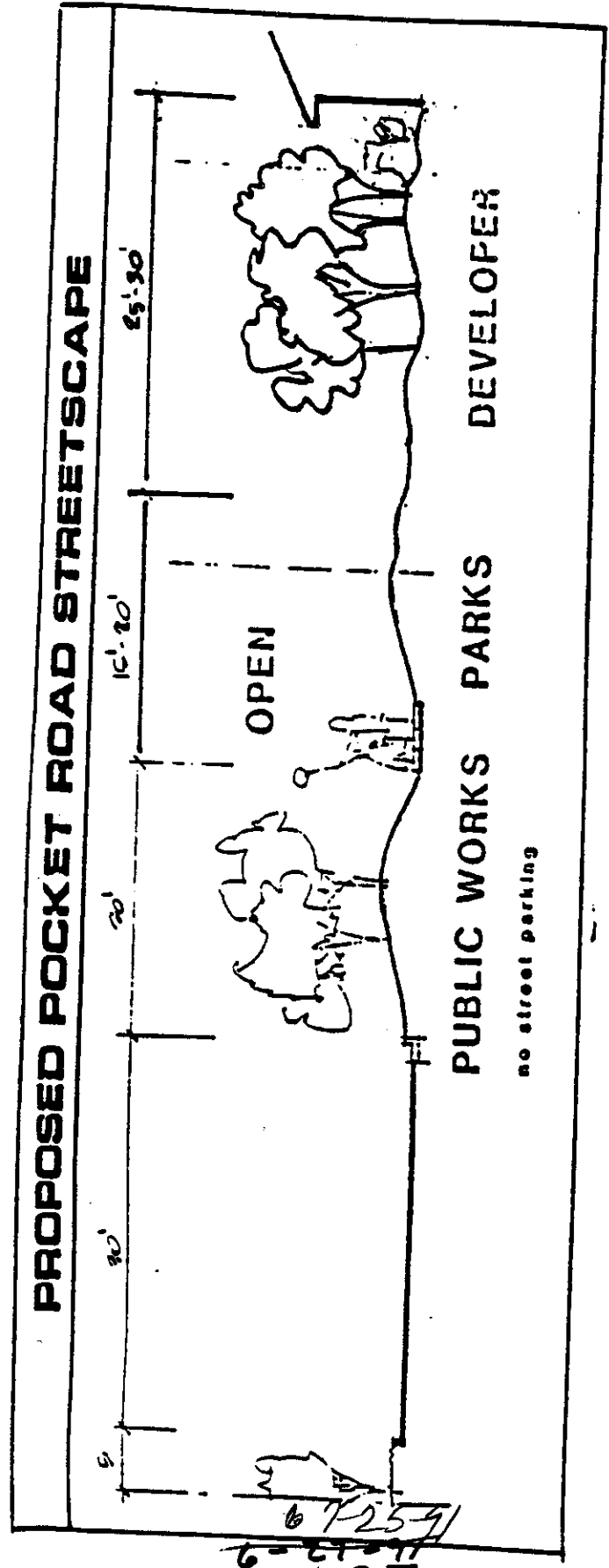
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MIL INFORMATION

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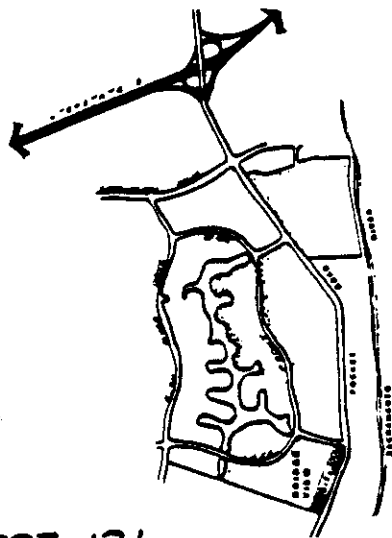
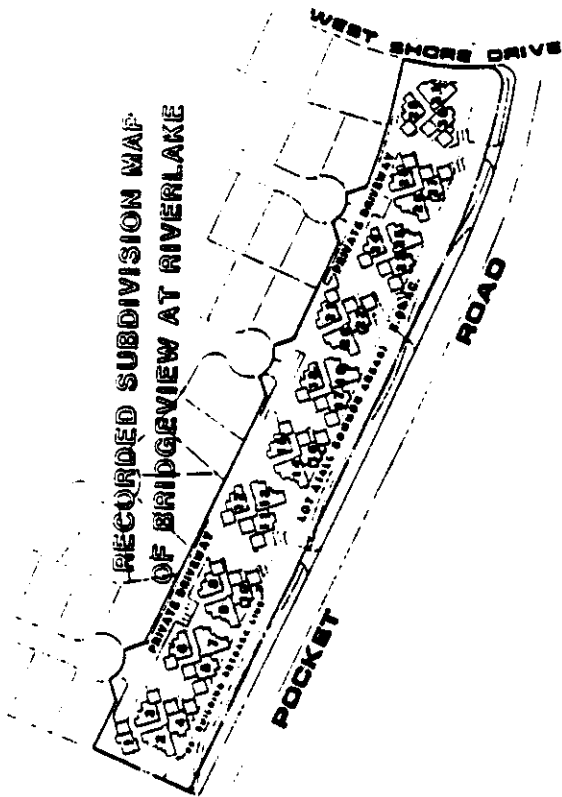
TENTATIVE SUBDIVISION MAP

LOT 23 OF BRIDGEVIEW  
AT RIVERLAKE

CITY OF SACRAMENTO, CALIFORNIA  
MARCH, 1967

EXHIBIT B

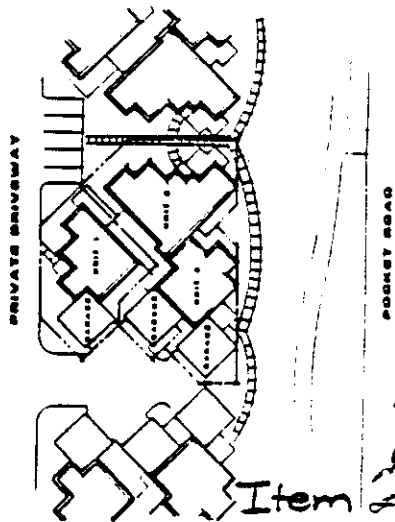
RECORDED SUBDIVISION MAP  
OF BRIDGEVIEW AT RIVERLAKE



VICINITY MAP  
NOT TO SCALE

TYPICAL BUILDING CLUSTER

SCALE: 1"=36'  
EACH UNIT CLUSTER CONTAINS 4,000 SQ. FT.  
OF BUILDING AREA



P87-131

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1. BUILDINGS SHOWN ON THIS MAP ARE SUBJECTS OF RECORDS FILED IN THE OFFICE OF THE COUNTY CLERK, SACRAMENTO, CALIFORNIA, AND ARE SUBJECTS OF RECORDS FILED IN THE OFFICE OF THE COUNTY CLERK, SACRAMENTO, CALIFORNIA.
2. BUILDINGS SHOWN ON THIS MAP ARE SUBJECTS OF RECORDS FILED IN THE OFFICE OF THE COUNTY CLERK, SACRAMENTO, CALIFORNIA, AND ARE SUBJECTS OF RECORDS FILED IN THE OFFICE OF THE COUNTY CLERK, SACRAMENTO, CALIFORNIA.
3. THIS MAP IS SUBJECT TO THE CITY OF SACRAMENTO, CALIFORNIA, AND IS SUBJECT TO THE CITY OF SACRAMENTO, CALIFORNIA.
4. 15' LINES SHOWN ON THIS MAP ARE SUBJECTS OF RECORDS FILED IN THE OFFICE OF THE COUNTY CLERK, SACRAMENTO, CALIFORNIA, AND ARE SUBJECTS OF RECORDS FILED IN THE OFFICE OF THE COUNTY CLERK, SACRAMENTO, CALIFORNIA.
5. BUILDINGS SHOWN ON THIS MAP ARE SUBJECTS OF RECORDS FILED IN THE OFFICE OF THE COUNTY CLERK, SACRAMENTO, CALIFORNIA, AND ARE SUBJECTS OF RECORDS FILED IN THE OFFICE OF THE COUNTY CLERK, SACRAMENTO, CALIFORNIA.

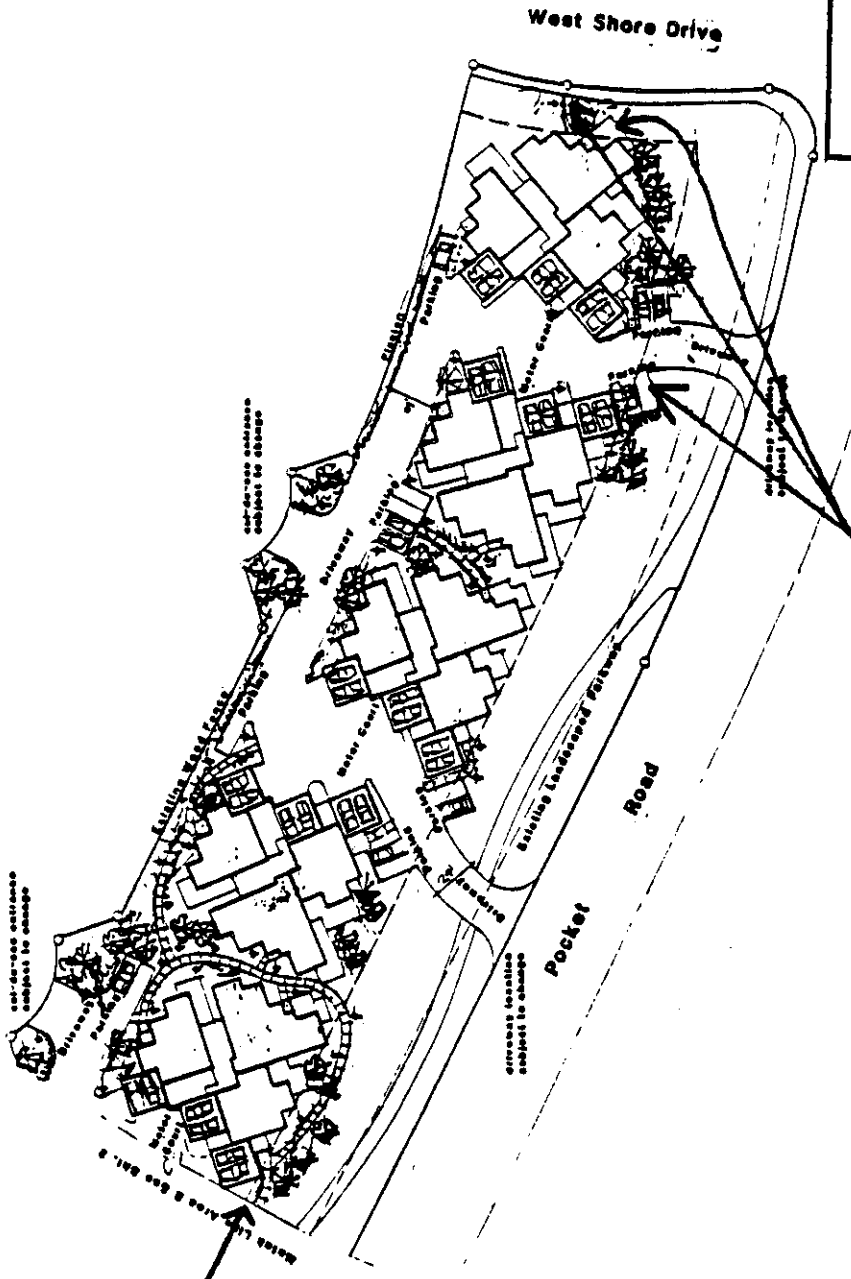
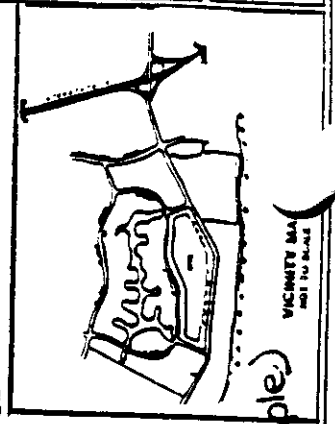
- SEWER DISTRICTS
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SCALE: 1"=100'

THIS PROJECT IS SUBJECT TO THE CITY OF SACRAMENTO, CALIFORNIA, AND IS SUBJECT TO THE CITY OF SACRAMENTO, CALIFORNIA.

# EXHIBIT C

## C-1



Remove all parking,  
patio areas and  
private walks leading to  
public right-of-way  
from linear parkway  
and landscaped setbacks (example)

Partial Site Plan  
LOT 23 of Bridgeview at Riverlake  
Scale: 1"=20'

P87-131

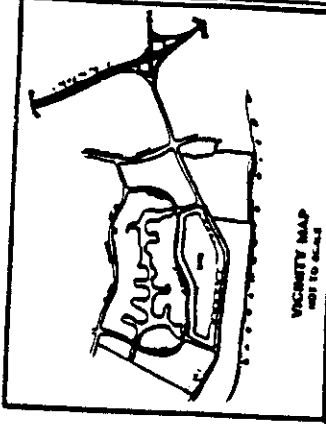
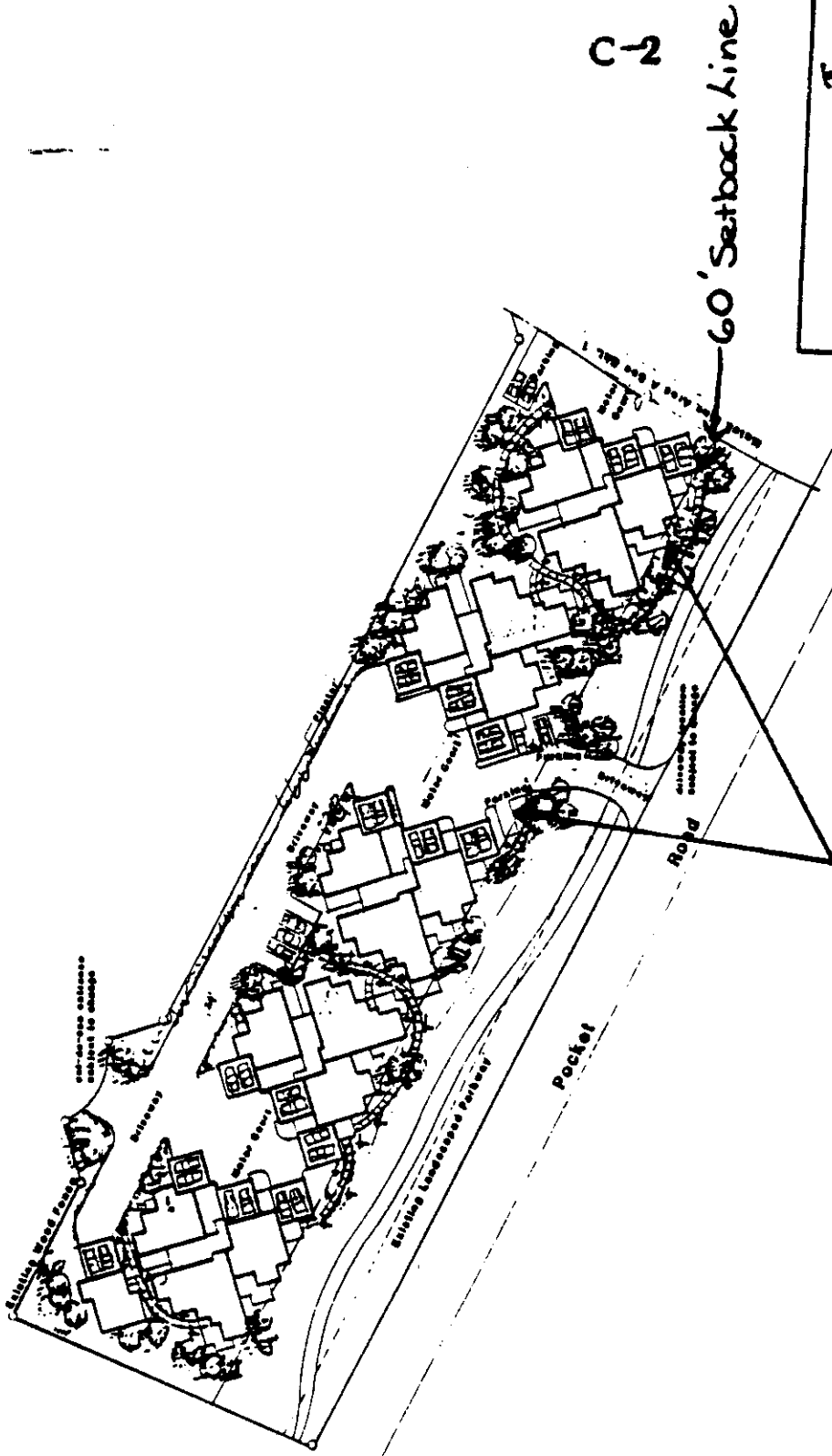
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Remove all parking and patio areas from linear parkway (example)

Partial Site Plan  
 LOT 23 of Bridgeview at Riverlake  
 Scale 1"=30'



C-2

60' Setback Line

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as shown on drawings

DONALD JOSEPH CO

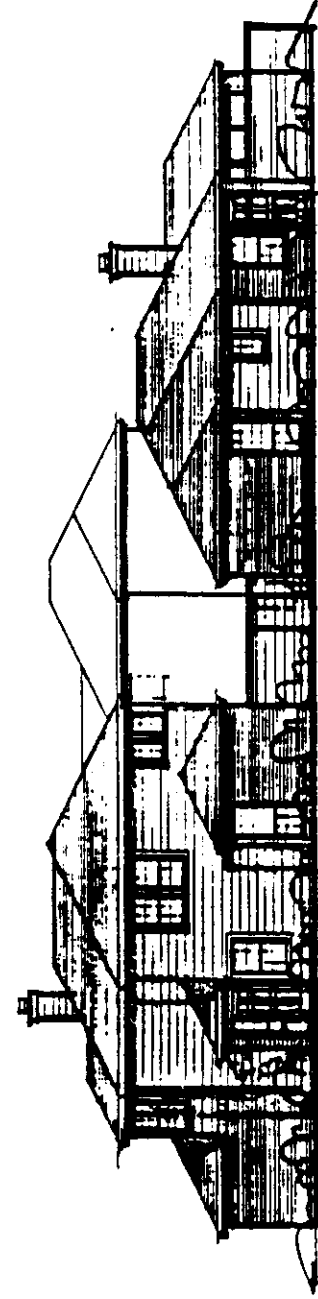
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ELEVATION UNIT 1 & 2

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EXHIBIT D

D-1



ELEVATION UNIT 1 & 2

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Item 22

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or design studio

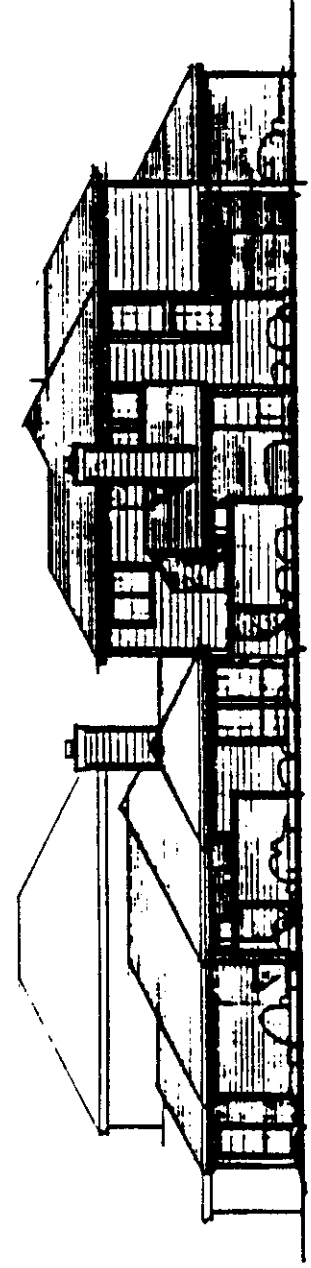
2110 10th St. N. Minneapolis, MN 55412

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ELEVATION UNIT 2 & 3

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ELEVATION UNIT 2 & 3:

40' x 6' 11"

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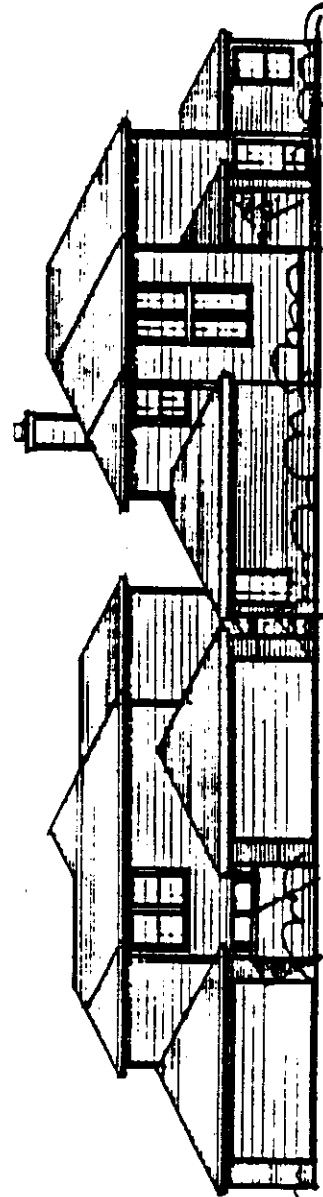
DONALD JOSEPH CO

FOOTINGS  
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ELEVATION UNIT 3 & 1

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ELEVATION UNIT 3 & 1

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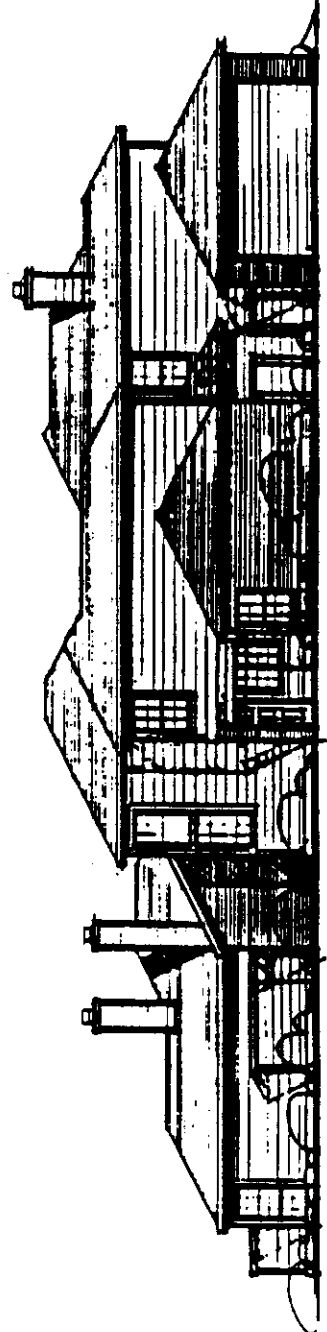
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ELEVATION UNIT 2, 3 & 1

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ELEVATION UNIT 2, 3 & 1

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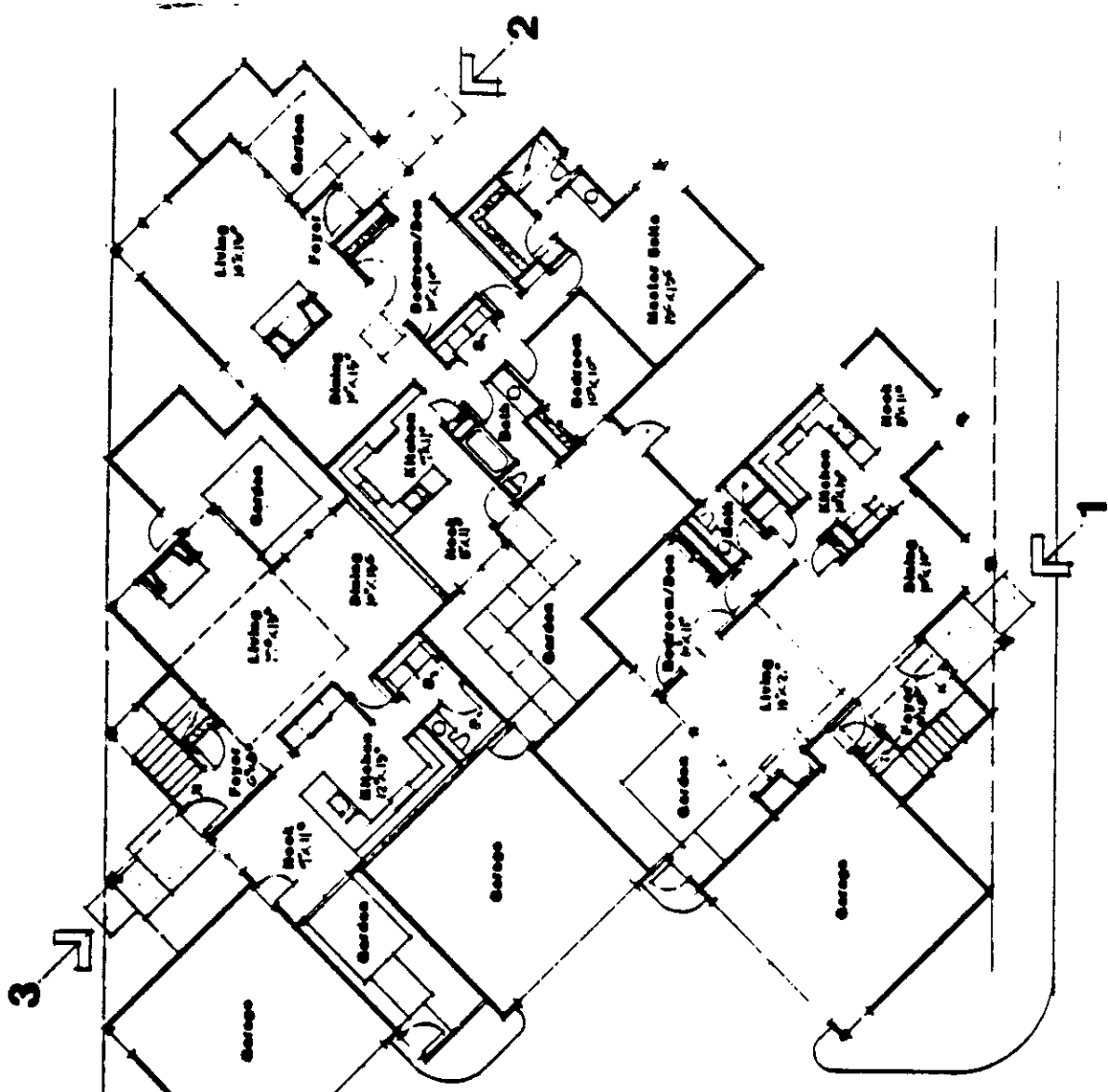
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EXHIBIT E

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

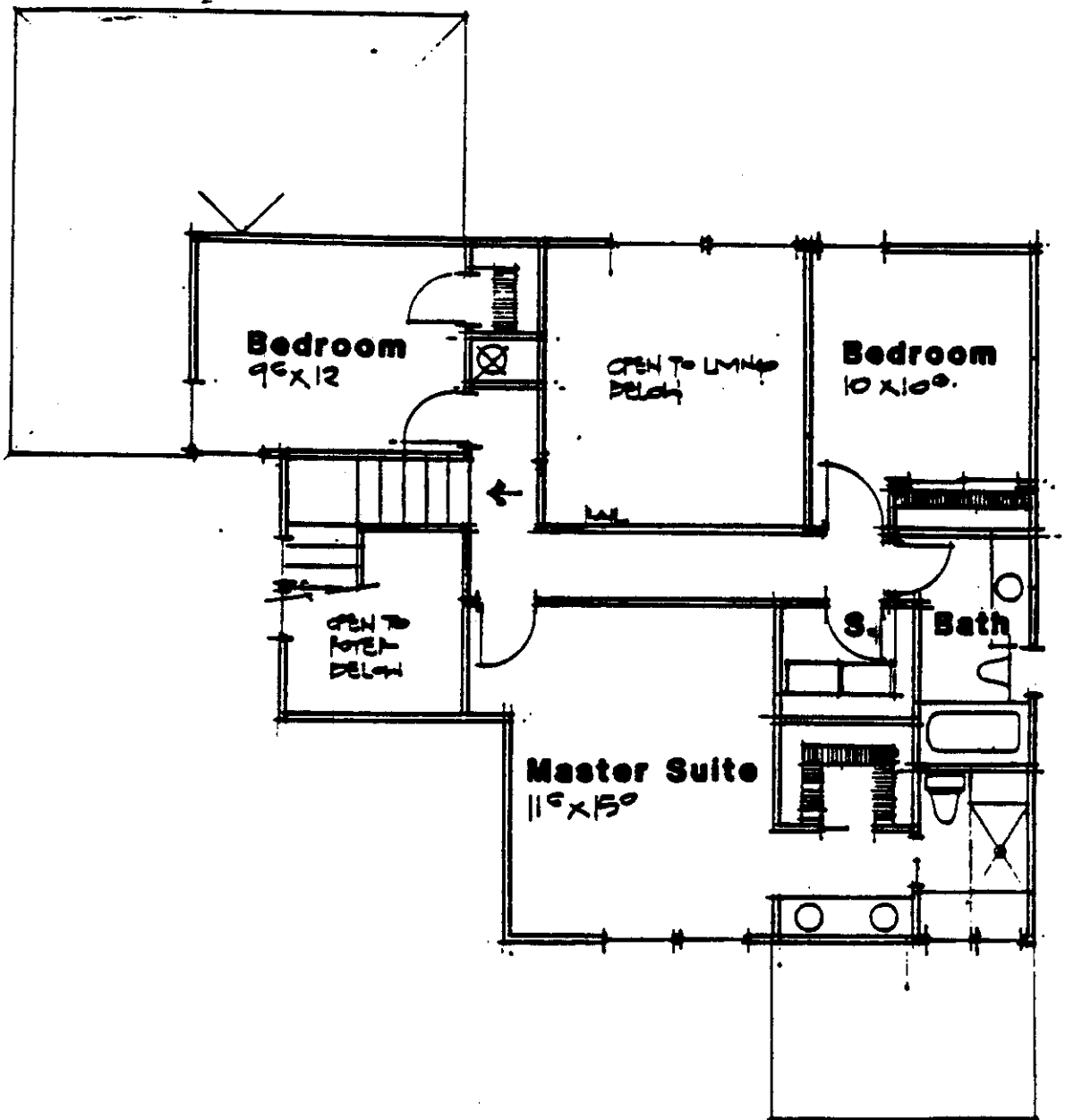
GROUND FLOOR PLAN

Scale: 1/8" = 1'-0"

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 Item 22



# SECOND FLOOR PLAN 1

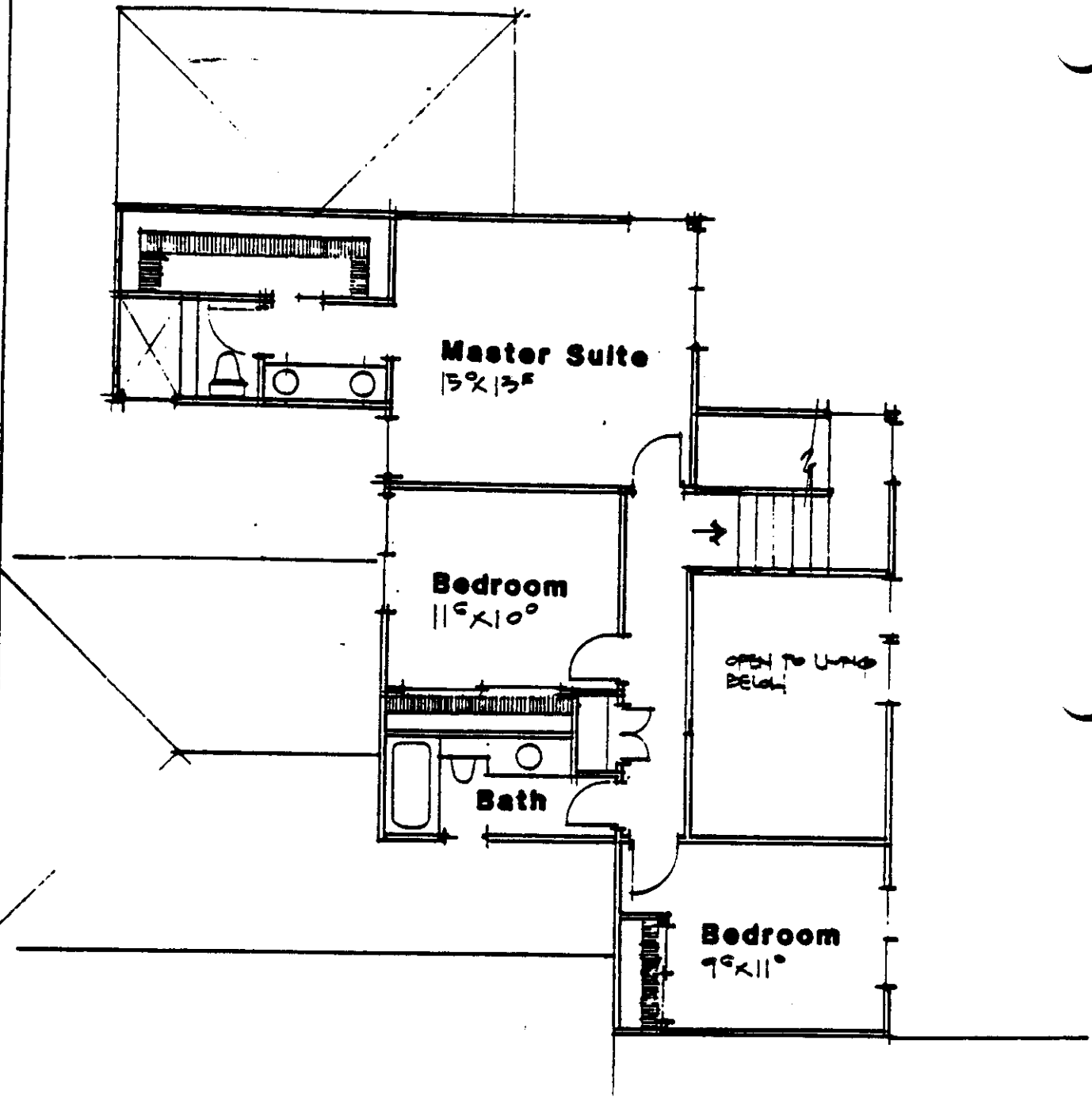
SCALE: 1/8" = 1'-0"  
DPL 1-20-67

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Item 2

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# SECOND FLOOR PLAN

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SCALE: 1/8" = 1'-0"  
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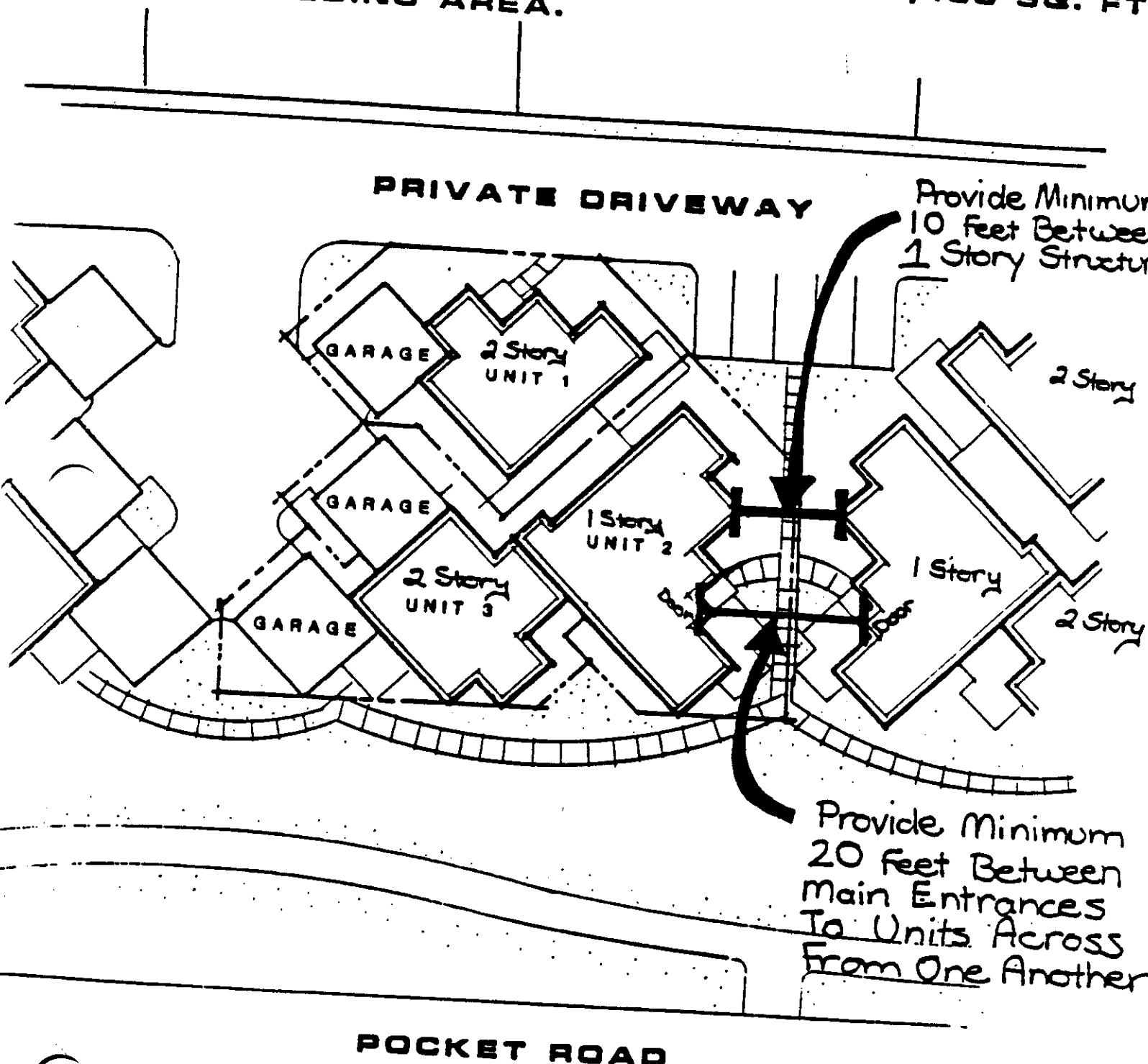
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# TYPICAL BUILDING CLUSTER

SCALE: 1" = 30'

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



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Item 20

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