

CITY PLANNING COMMISSION
1231 J STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT Spink Corporation - 2590 Venture Oaks Way, Sacramento, CA 95833
OWNER James A. Gordon - 7360 Pocket Road, Sacramento, CA 95831
PLANS BY Spink Corporation - 2590 Venture Oaks Way, Sacramento, CA 95833
FILING DATE 4-1-88 ENVIR. DET. 5-16-88 REPORT BY SD:sg
ASSESSOR'S PCL. NO. 031-0860-003.004

- APPLICATION:
- A. Negative Declaration
 - B. Amend the General Plan to delete 1 five acre park site
 - C. Amend the 1988 Revised Pocket Plan to allow back-up lots onto the Sacramento River Parkway
 - D. Rezone 8.5+ acres from Agricultural (A) to Single Family Alternative (R-1A) Zone
 - E. Tentative Map
 - G. Special Permit for development in the R-1A Zone

LOCATION: 7360 Pocket Road

PROPOSAL: The applicant is requesting the necessary entitlements to develop 15 custom lots on a private, gated drive located in the R-1A Zone.

PROJECT INFORMATION:

General Plan Designation: Residential 4-15 du/ac. and park site
1988 Revised Pocket Community Plan Designation: Residential 3-6 du/ac.
Existing Zoning of Site: A
Existing Land Use of Site: Two single family residences

Surrounding Land Use and Zoning:

North: Single family; R-1
South: Single family; R-1
East: Single family; R-1
West: River

Property Dimensions: Irregular
Property Area: 8.5+ acres
Density of Development: d.u. per acre
Topography: Flat
Street Improvements: Existing
Utilities: Existing

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On May 25, 1988, by a vote of five ayes, four absent, the Subdivision Review Committee voted to recommend approval of the tentative map subject to conditions which are attached.

APPLC. NO. P88-163 MEETING DATE ~~7-11-88~~ June 23, 1988 ITEM NO. ~~11~~ 10

PROJECT EVALUATION: Staff has made the following findings:

A. Land Use

The subject site is designated for a 5 acre park site and the remainder for 4 to 15 units per acre in the General Plan. The site is designated for 3 to 6 residential units per acre in the revised 1988 Pocket Community Plan. The site is surrounded by standard single family residential lots on the north, east and south. The Sacramento River is west of the site.

The site was designated as a 5 acre park site in the 1984 Master Parks Plan which is an element of the General Plan. The General Plan is usually not so specific however the subject site is the last 5+ acre parcel to develop in the area. Parks and Community Services recommends that the site be deleted as a park site due to lack of funds to purchase the property. In addition, existing development is located along the back part of the parcel, near the river levee. A park located between Pocket Road and the existing residences would severely impact existing development and create an awkward park site with restricted access to the river. Staff supports the General Plan Amendment to delete the park site.

B. Design

The subject site is comprised of 8.5+ acres in two parcels developed with two single family residences. The residences are located on the western portion of the site on proposed lots 8 and 10. The site is also developed with out-buildings, a pond and numerous trees. Most of the trees were planted by the applicant for decorative landscaping. There is also a curved driveway providing access to both residences.

The applicant proposes to subdivide the site into 17 single family parcels. The two existing residences will remain. A private drive will follow the alignment of the existing driveway. The private road will be gated at Pocket Road. Two lots are also proposed as meandering landscaping corridors.

Marina Park Way currently stubs at the subject site. The street stub was intended as temporary situation until the subject site develops. At that time, Marina Park Way was intended to loop through the subject site back onto Pocket Road forming a four-way intersection with Zephyr Ranch Road. Extending Marina Park Way through the subject site will alleviate the necessity of Marina Park residents exiting their subdivision, turning right onto Pocket Road, and traveling south several blocks to a median break in order to U-turn north onto Pocket Road. In addition, with Marina Park Way improperly terminated, delivery trucks, trash trucks, etc. must turn around in the driveways of lots on either side of the stub.

Staff recommends that Marina Park Way be extended through the subject site as a public street, 44 feet wide, as originally intended. This will necessitate removing the proposed privacy gate at the entrance to the subdivision. The Traffic Engineer indicates that either street design (private with cul-de-sac and gates or a through public street) is acceptable. The loop for access to lots 7 through 10 can be private or public as the applicant wishes. The design of the public loop must be approved by the City Public Works Department. This

design will require some realignment of Marina Park Way stub which will be the applicant's responsibility.

Lots A and B are meandering landscaped corridors which will be owned and maintained by a homeowners' association. Lot D will be eliminated by staff's recommendation. Lot F is a 10 feet wide private river access easement which will be owned and maintained by the homeowners' association. If the pond is to remain, it shall also be maintained by the homeowners' association.

The proposed lots are exceptionally large for single family residences in the City. Staff requests that they be restricted to standard single family residences. Lot E shall be dedicated to the City for the Sacramento River Parkway. Proposed Lot 8 has minimal frontage onto the private street. The R-1A Zone permits flexibility of lot dimensions. The lot is large enough to construct another residence should the existing structure be destroyed. The Fire Department has no objection to the proposed lot configuration.

C. Community Plan Amendment

The Pocket Community Plan permits only side-on or lots fronting onto streets paralleling the Sacramento River Parkway levee. The purpose of this requirement is to provide the public adequate river access in conformance with Map Act requirements. Staff finds there is adequate access within a reasonable distance from the subject site in Marina Park adjacent to the south and Camden Passage 300+ feet to the north.

D. Special Permit

No specific plans accompany the application. The lots are intended for custom development. Specific plans are not known at this time. Staff, therefore, requests to review and approve each set of plans prior to issuance of building permits. The following are design criteria for plan approval:

1. Each unit shall have an enclosed two-car garage with a driveway at least 20 feet land and 16 feet wide.
2. Exterior siding and roofing materials shall be consistent with the quality and compatible in appearance with existing residences in the area. Roofing material shall consist of wood shake or concrete tile.
3. R-1 height, area and setback requirements shall be complied with.

F. Trees

There are 382 trees on site. Approximately 40 are scheduled for removal. It appears that there will be minimal impact on wildlife in the area due to tree removal. Staff does not wish to encourage the unnecessary removal of any trees, however. The applicant has submitted a tree preservation plan for staff's review and approval. Trees shall be removed per the approved schedule or by written consent of the City Arborist.

G. Parkland Dedication

Planning and Community Services have determined that Parkland Dedication in-lieu fees are appropriate. Fees will be based upon .168 acres of land multiplied by the per acre value established by the applicant's appraiser.

H. Archaeology

The subject site is located in an area known to contain cultural deposits. The applicant has submitted an archaeological survey which indicates that no cultural deposits were found in the area. The map is conditioned so that if cultural deposits are unearthed during construction, work will cease until a qualified archaeologist has developed mitigation measures to reduce impacts on cultural deposits to a less than significant level.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the proposed project will not have a significant adverse impact on the environment. A negative declaration with the following mitigation measures has been filed:

- o An archeological study prepared by a recognized professional in the field assessing the site for archaeologic significance. The study shall contain, if necessary, mitigation measures to reduce as much as is feasibly possible any development impacts to a less than significant level. This study shall be submitted for the review and approval of the Planning Director prior to any Planning Commission hearing.
- o A tree preservation plan prepared by a licensed professional indicating species, exact tree location, trunk diameter, area of spread and spread diameter, vitality and means of protection during construction for the review and approval of the City Arborist and Planning Director prior to any Planning Commission hearing.

RECOMMENDATION: Staff recommends the following actions:

- A. Ratify the Negative Declaration;
- B. Recommend approval of the General Plan Amendment to delete a 5 acre park site;
- C. Recommend approval of an Amendment to the revised 1988 Pocket Plan to allow lots to back up onto the Sacramento River Parkway.
- D. Recommend approval of the Rezoning from Agricultural (A) to Single Family Alternative (R-1A);
- E. Recommend approval of the Tentative Map subject to conditions which are attached; and
- F. Approve the Special Permit 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. Provide standard subdivision improvements along Pocket Road and the proposed street off of Pocket Road 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 existing assessments, or file the necessary segregation requests and fees to segregate 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 (.168 ac.);
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. Submit a soils test prepared by a registered engineer to be used in street design;
7. Minimum lot pad grade = 4.0 feet, and minimum gutter grade = +2.5 feet.
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 lots 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. Dedicate a standard 12.5-foot public utility easement for underground electrical facilities and appurtenances adjacent to all public and private ways;
11. Any private streets shall be designated as a public utility easement for underground (electrical facilities and appurtenances);
12. All public and private improvement drawings are subject to the approval of the Public Works Department;
13. Private streets, water, sewer and drainage system, and street lighting within private streets shall meet City standards, shall be inspected by the Public Works Department and shall be owned and maintained by a homeowners' association;

14. Form a homeowners' association and submit C. C. & R's for review and approval of the City Attorney. Record C. C. & R's. C. C. & R's shall address ownership and maintenance of Lots A and B and any private street;
15. The pond, if retained, shall be privately maintained and the design shall meet the requirements of the County Health Department. The homeowners' association shall own the lake. C. C. & R's shall refer to maintenance of the lake.
16. Dedicate right-of-way along Pocket Road to a 55 foot half-section per study on file with the City.
17. Marina Park Way in Marina Park subdivision shall be extended through the subject site and dedicated to the City as a public street to the satisfaction of the Public Works Department (off-site dedication and improvement may be required. If so, the City will condemn at developer's expense.)
18. Dedicate 10 foot levee maintenance and space easement at the toe of the levee.
19. Pay Pocket Bridge fees.
20. Enter into a reimbursement agreement with the City for Pocket Road.
21. Relocate existing chain-link fence no closer than 10 feet from the toe of the levee.
22. Place the following note on the final map: All lots in this subdivision shall be restricted to standard single family development.
23. Place the following note on the final map: Only those trees designated for removal on the approved tree preservation plan shall be removed. All others must receive the written consent of the City Arborist.
24. Dedicate Lot E to the City.

Note: All or a portion of the property may lie in Zone "X" of the FEMA (FIRM) flood maps.

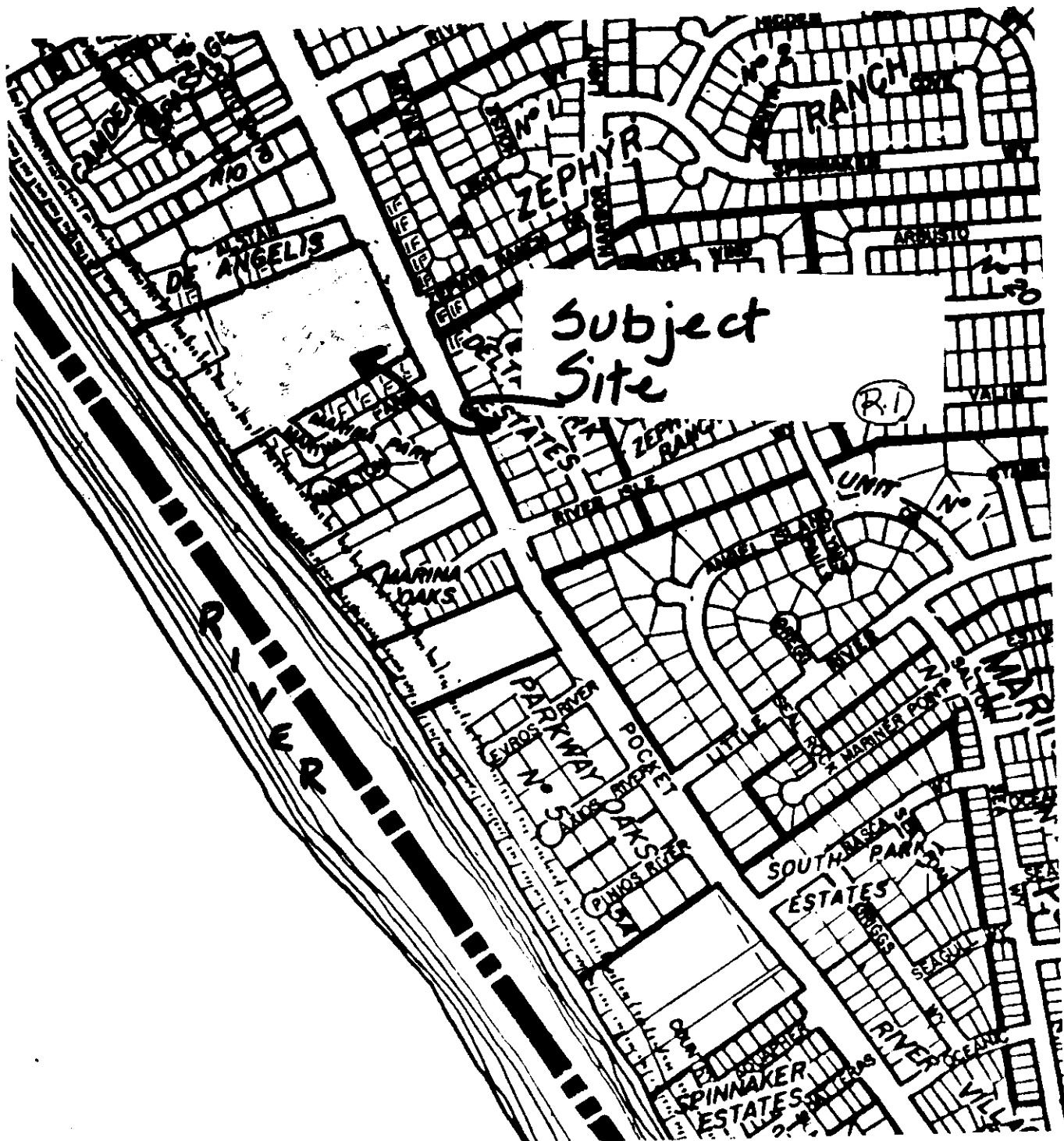
Conditions - Special Permit

1. Building plans for each residence shall be submitted for staff review and approval prior to issuance of building permit.
2. Exterior siding and roofing materials shall be consistent with the quality and compatible in appearance with existing residences in the area. Roofing material shall consist of wood shake or concrete tile.

3. Each unit shall have an enclosed two-car garage with a driveway at least 20 feet long and 16 feet wide.
4. R-1 height, area and setback requirements shall be complied with.

Findings of Fact - Special Permit

1. The project, as conditioned, is based upon sound principles of land use in that:
 - a. a large portion of the on-site trees will be retained; and
 - b. existing residences will be retained.
2. The proposed project, as conditioned, will not be detrimental to public health, safety or welfare nor result in a nuisance in that:
 - a. the temporary stub of Marina Park Way will form a circulation pattern through the subject site; and
 - b. landscaping lots will be owned and maintained by a homeowners' association.
3. The proposed project complies with the 1988 Pocket Revised Plan which encourages dedication of the Sacramento River Parkway for bikeway purposes and designates the site for 3 to 6 residential uses per acre.



VICINITY - LAND USE - ZONING

PBB-163

6-23-58
7-14-58

Item 4 of 10