

STAFF REPORT AMENDED 8-9-84
CITY PLANNING COMMISSION

927 10TH STREET, SUITE 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Spink Corporation, P.O. Box 2511, Sacramento, CA 95811		
OWNER	Ahmad Rashid, 4321 Ashton Drive, Sacramento, CA 95825		
PLANS BY	Spink Corporation, P.O. Box 2511, Sacramento, CA 95811		
FILING DATE	4-19-84	50 DAY CPC ACTION DATE	REPORT BY: FG:bw
NEGATIVE DEC.	5-1-84	EIR	ASSESSOR'S PCL. NO. 031-030-35

APPLICATION: A. Negative Declaration

B. Amendment of 1976 South Pocket Community Plan from Low Density Residential to Low Density Multiple Family

C. Rezone 4.2 net acres from Agriculture (A) to Townhouse (R-1A) zone

LOCATION: Pocket Road, south of and adjacent to the drainage canal

PROPOSAL: The applicant is requesting the necessary entitlements to allow future development of garden apartments, condominiums or townhouses on the subject site.

PROJECT INFORMATION:

1974 General Plan Designation: Residential
1976 South Pocket Community Plan Designation: Low Density Residential
Existing Zoning of Site: Agriculture (A)
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:

North: Vacant and drainage canal; R-1A & A
South: Vacant; A
East: Vacant and drainage canal; A
West: Vacant; A

Property Dimensions: Irregular
Property Area: 4.2 net acres
Density of Development: Proposed: 10.0 du/ac (gross)
Square Footage of Building: Proposed: 1,280
Height of Structure: 22 feet
Topography: Flat
Street Improvements/Utilities: To be provided

001577

PROJECT EVALUATION

1. The subject site is presently zoned Agriculture (A) and consists of 4.2± vacant acres. The applicant is requesting an amendment of the South Pocket Community Plan from low density residential to low density multiple family residential. The low density residential would permit up to eight units per net acre, while the low density multiple family residential would permit up to 21 units per net acre. The applicant's project proposes 11.9 units per net acre, which is inconsistent with adjacent land uses being developed at eight units per net acre (River Village and Mariner Point Subdivisions). The remaining adjacent properties are vacant and are designated for low density residential development by the Pocket Community Plan. Therefore, the applicant's project is not compatible with the existing and proposed land use densities in the immediate vicinity.

2. The applicant has submitted site, floor and elevation plans which indicate the proposed development of 50 townhouse units. Said units would be 22 feet high (2 stories) and grouped in clusters of four units. A recreation area would also be provided on site. At this time, no tentative map has been filed to provide for the division of the parcel into individual lots. It would appear that, as proposed, the units would be divided as a condominium subdivision with private streets and common areas.
3. The applicant also requests a zone change from Agriculture (A) to Townhouse (R-1A) in order to develop the proposed project. The R-1A zone would be compatible with other developments in the area which have similar zoning, however, with fewer dwelling units per acre.
4. The project has been reviewed by the offices of the City Traffic Engineering, Engineering and Community Services. The following comments were received:

Traffic

- a. Driveways must meet Code Sec. 38.164 re driveway width and spacing. A single 30' - 35' wide entry is recommended to accommodate moving vans, etc., instead of two narrow driveways;
- b. Driveways should be located farther away from the bridge. Applicant should switch location of front building and driveway to locate driveway 70 feet farther south.

Community Services

- a. The developer should landscape and maintain the strip marked "20 feet Canal Parkway" and deed it to the City;
- b. Developer must maintain any landscaping installed in the "Accent Entry."

Engineering

The proposed plan is for 10 units per gross acre. As per our memorandum of June 4, 1984, this particular property was designed for four single family units per acre, which is roughly the equivalent of 6.7 townhouses per acre (based on 60% two-bedroom and 40% one-bedroom). We therefore recommend a maximum of 34 total units.

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.

RECOMMENDATION

001578

- A. Ratify Negative Declaration;
- B. Denial of Amendment of South Pocket Community Plan from Low Density Residential to Low Density Multiple Family;
- C. Denial of Rezone of 4.2 net acres from Agriculture (A) to Townhouse (R-1A). (CPC approved rezoning to R-1A with the condition that the project site be permitted a maximum of 34 units.)

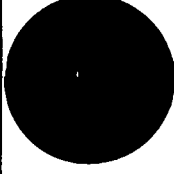
SCHEMATIC
SITE PLAN

CALIFORNIA

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SACRAMENTO,

POCKET



1342-003

ELEVATIONS

EXHIBIT C

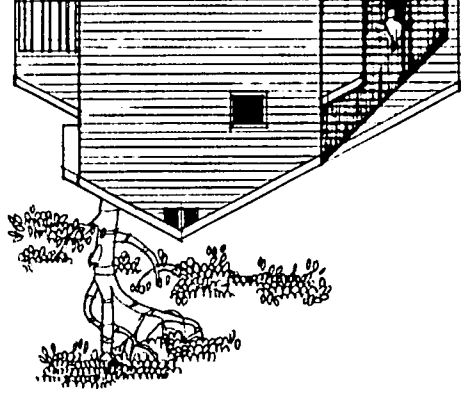
ELEVATIONS

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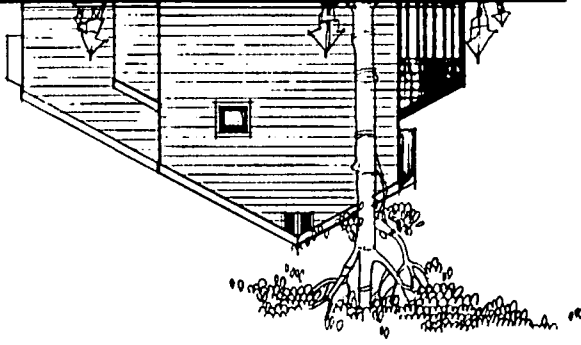
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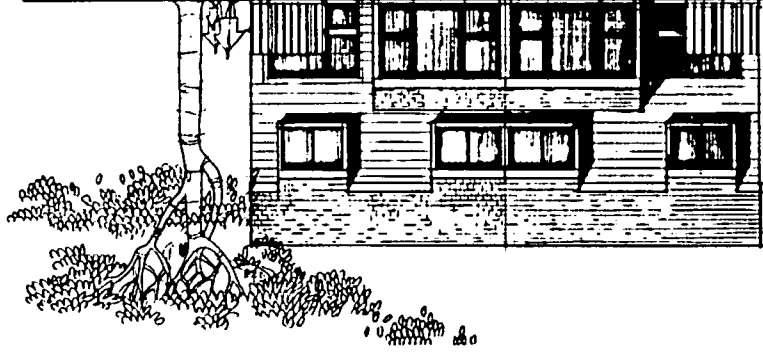
SIDE ELEVATION



SIDE ELEVATION



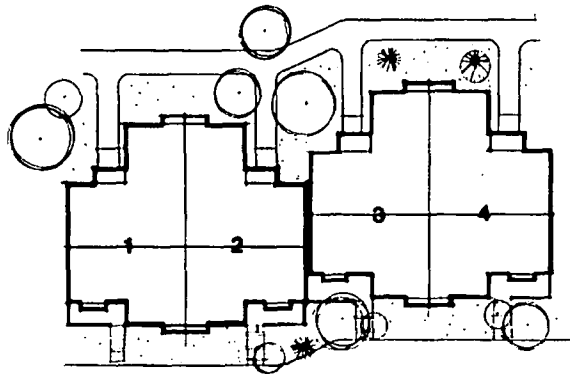
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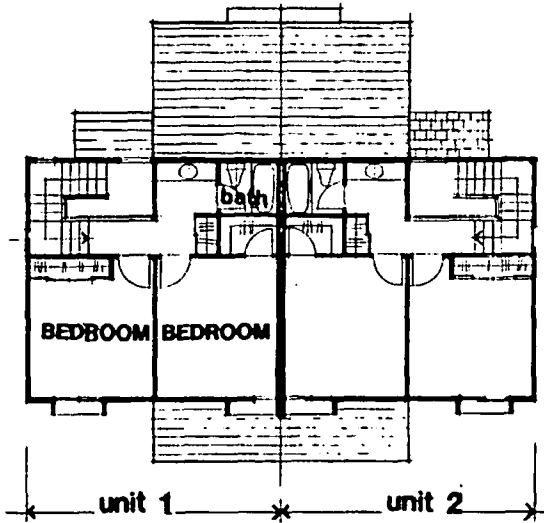
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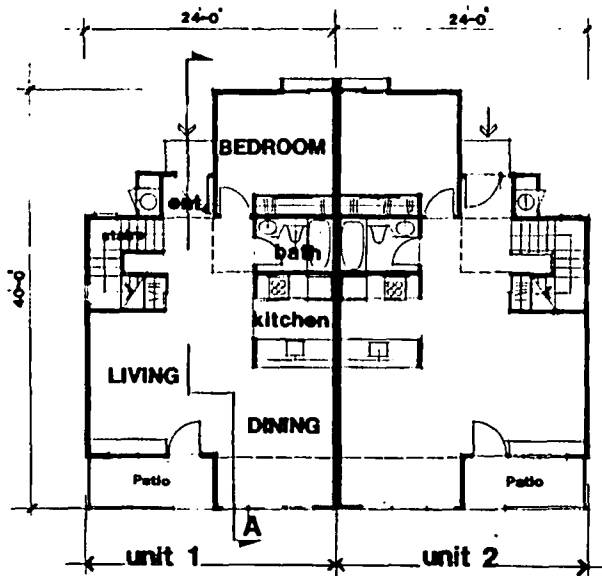
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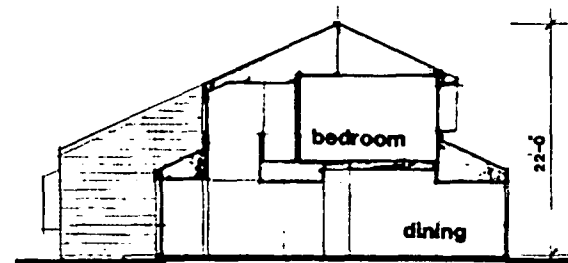
4 UNIT CLUSTER PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN

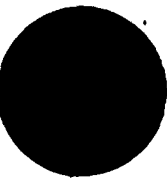


SECTION A

Total Floor Area Of One Unit : 1280 sq.ft.

**SCHEMATIC
SITE PLAN**

POCKET 4
SACRAMENTO, CALIFORNIA



84-158
SACRAMENTO, CALIFORNIA

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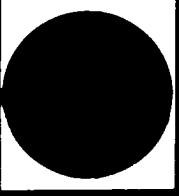
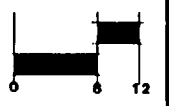
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SCHEMATIC
SITE PLAN

POCKET 4
SACRAMENTO, CALIFORNIA

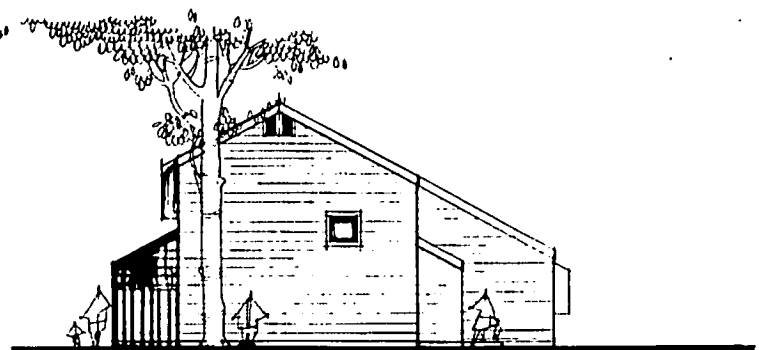


THE SPINK
CORPORATION

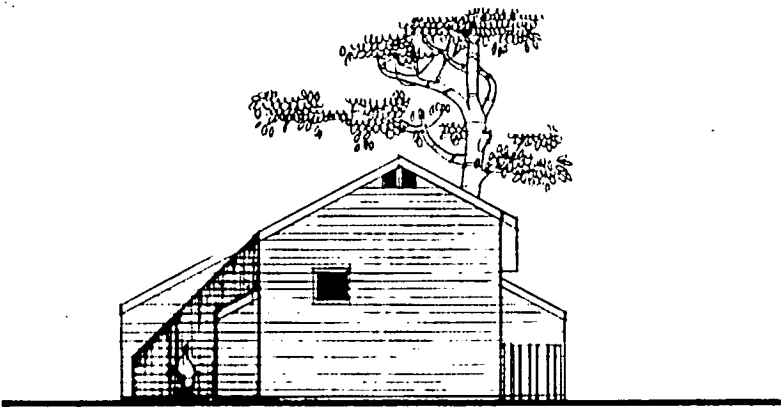
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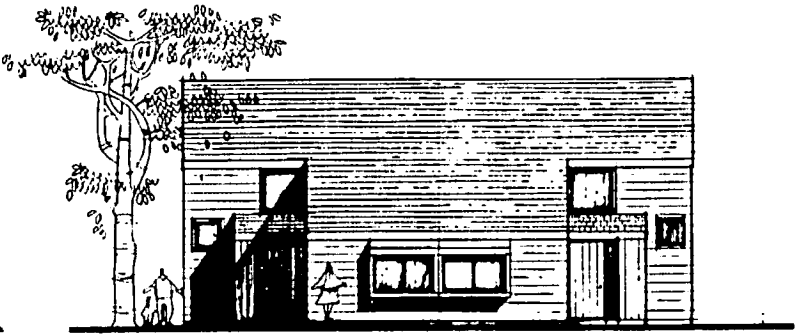
REAR ELEVATION



SIDE ELEVATION



SIDE ELEVATION



FRONT ELEVATION

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ELEVATIONS

EXHIBIT A



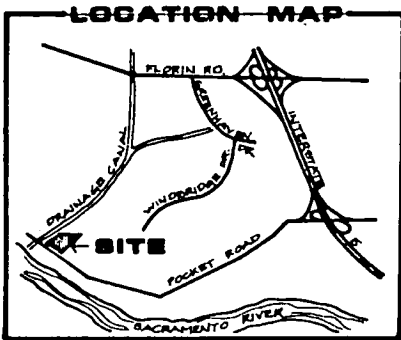
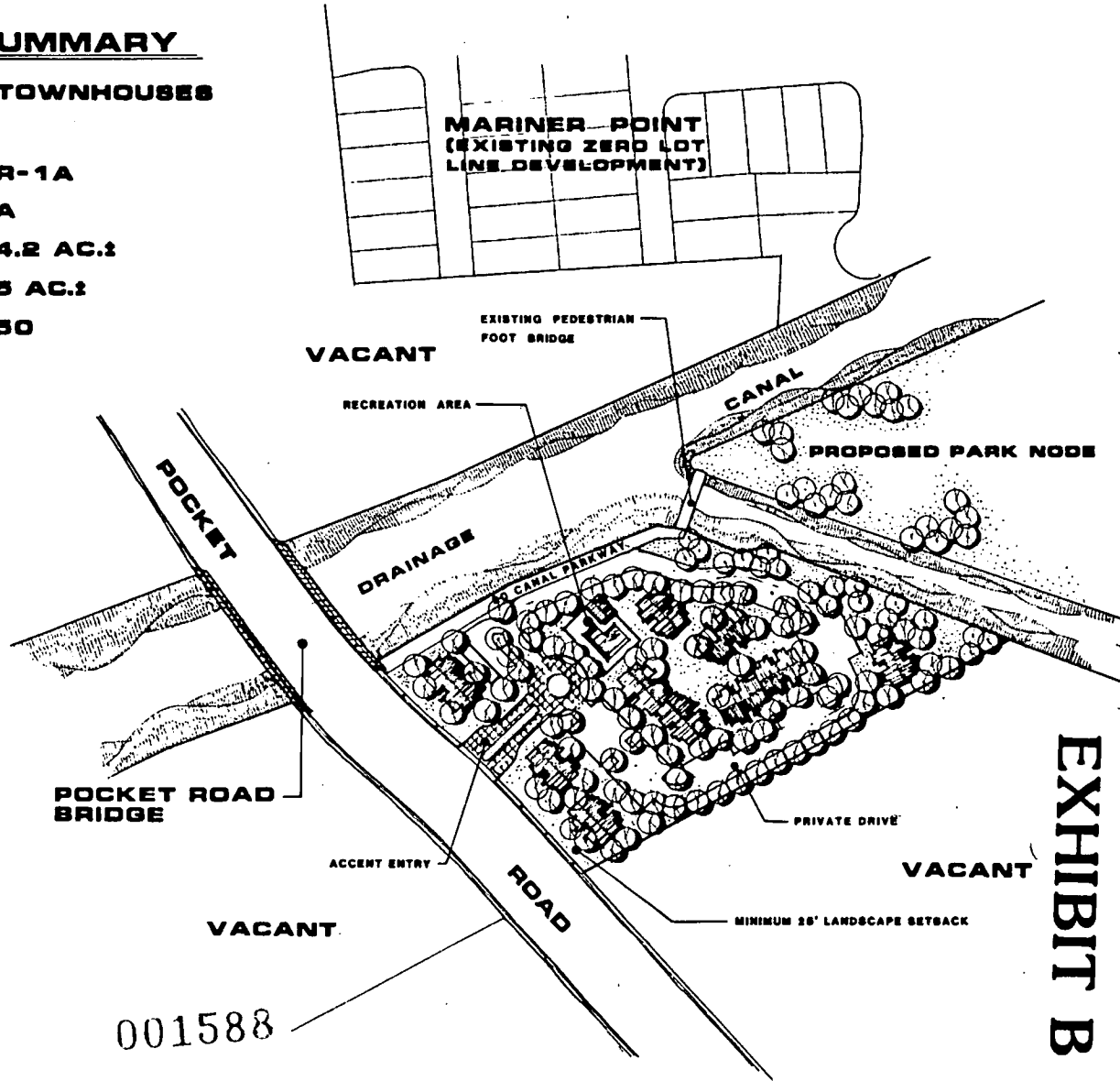
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VICINITY - LAND USE - ZONING

SCHEMATIC PLAN SUMMARY

- PROPOSED USE TOWNHOUSES
- PROPOSED ZONING R-1A
- EXISTING ZONING A
- NET ACREAGE 4.2 AC.±
- GROSS ACREAGE 5 AC.±
- NUMBER OF D.U. 50

- TOTAL NET LAND AREA
4.2 AC.± (EXCLUDES CANAL
PARKWAY AND FUTURE
POCKET ROAD R.O.W.)
- APN# 031-030-35



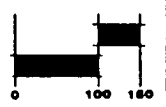
SITE PLAN

EXHIBIT B

SCHEMATIC SITE PLAN



POCKET 4 CALIFORNIA
SACRAMENTO.



#7342-003

8-9-84

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