

CITY PLANNING COMMISSION

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

APPLICANT	RVA, 1410 Ethan Way, Sacramento, CA 95825		
OWNER	Molly L. Murphy, 7456 Pocket Road, Sacramento, CA 95831		
PLANS BY	RVA, 1410 Ethan Way, Sacramento, CA 95825		
FILING DATE	2-22-85	50 DAY CPC ACTION DATE	REPORT BY: GM:bw
NEGATIVE DEC.	3-4-85	EIR	ASSESSOR'S PCL. NO. 031-020-80

- APPLICATION:
- A. Negative Declaration
 - B. Rezone 3.3+ acres from Agricultural (A) to Townhouse (R-1A) zone
 - C. Tentative Map to divide 3.3+ acres into 19 lots for development of 16 halfplex condominiums to be known as Mariner Oaks.
 - D. Special Permit to develop 16 halfplex condominium units
 - E. Subdivision Modification to waive standard subdivision improvements

LOCATION: 7456 Pocket Road

PROPOSAL: The applicant is requesting the necessary entitlements to develop 16 halfplex units on 3.3+ acres in the South Pocket Community.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1976 Pocket Community Plan Designation:	Low Density Residential
Existing Zoning of Site:	A
Existing Land Use of Site:	Vacant and one single family residence

Surrounding Land Use and Zoning:

North:	Vacant; A
South:	Vacant; A
East:	Single Family; R-1, R-1A
West:	Sacramento River; F

Parking Required:	One space per residence
Parking Provided:	Two spaces per residence
Property Area:	3.3+ acres
Density of Development:	5.7 du/net ac.
Square Footage of Building:	968, 1,335, 1,224
Height of Building:	Maximum: One & two story
Significant Feature of Site:	Adjacent to Sacramento River
Topography:	Flat
Street Improvements/Utilities:	To be provided
Exterior Building Colors:	Earth tones
Exterior Building Materials:	Horizontal masonite siding and masonry

Applicant's Proposal: The subject site consists of a 3.3+ acre parcel located between Pocket Road and the Sacramento River, opposite Little River Way. Due to the narrowness of the lot (197' to 234'), a standard single family lot subdivision would not be possible. The applicant proposes 16 halfplex units with variable setbacks and a private street. The units will have either individual or combined driveways located off of the private street.

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The applicant proposes three different unit types consisting of two single story dwellings and 14 two-story units. Exterior material consists of horizontal masonite wood siding with decorative brick treatment. The site contains a 60-inch diameter Oak tree, and an existing single family home next to the river levee, which will be retained.

Subdivision Review Committee: On March 27, 1985, by a vote of five ayes and four absent, the Subdivision Review Committee voted to recommend approval of the tentative map, subject to the conditions which follow.

PROJECT EVALUATION: The staff has the following comments on the proposed project.:

- A. The major issue regarding this project relates to the request by the applicant to construct a ~~private~~^{public} street through the subject site ~~rather than a private street~~^{without sidewalks}. The Subdivision Review Committee, by a vote of five ayes and four absent, denied the request to waive sidewalk improvements.

The applicant is proposing a 30-foot wide ~~private~~^{public} street with curb and gutter, but no sidewalks. The Planning staff, upon reconsideration, supports the applicant's request to waive sidewalk improvements for the following reasons:

1. Due to the narrowness of the lot depths (80' to 90' along most of the street), five-foot wide sidewalks on each side of the street would reduce the front yard landscape setback areas to 17 feet in most cases. The staff would prefer the five-foot strip be developed with landscaping rather than as a sidewalk.
2. The length of the proposed street is only 320' to 340' (approximately the length of a Central City block); therefore, omitting a sidewalk for this short segment should not pose any undue hardship for pedestrians.
3. The applicant proposes a loop street through the adjacent parcel to the north as a possible future street design. This parcel, although slightly wider than the subject site, is still too narrow to develop with standard 100-foot lot depths for the entire subdivision. It is likely that a similar R-1A type development for a portion of the adjoining parcel would occur in the future. If this should be the case, a similar request to waive sidewalk improvements is also likely.

- B. The applicant proposes a combination of one and two-story halfplex units, with horizontal masonite wood siding and decorative masonry trim elements. The driveways are combined in many cases to minimize curb cuts. The staff requests that the roof materials be a medium wood shake and the garage doors of decorative metal rollup design. The applicant shall also install landscaping consisting of deciduous and evergreen trees, shrubs and live lawn as ground cover in all yard areas facing the private street and Pocket Road. An irrigation system shall also be installed.

- C. The applicant proposes a halfplex condominium project at a net density of 5.7 du/ac. This proposed density and building types are compatible to the land use policies and development standards contained in the 1976 Pocket Plan for the subject site.

- D. The Planning and Community Services Divisions have determined that .13 acres of land are required for parkland dedication purposes and that fees are to be charged in lieu of the required dedication. The subdivider shall submit to the City an appraisal of the land to be subdivided. The appraisal shall be dated no more than 90 days prior to filing of the final map.

RECOMMENDATION: The staff recommends the following actions:

- A. Ratification of the Negative Declaration;
- B. Approval of the Rezone from A to R-1A'
- C. Approval of the Tentative Map to divide 3.3 acres into 19 lots for development of 16 halfplex units;
- D. Approval of a Special Permit to develop 16 halfplex condominium units, subject to conditions and based upon Findings of Fact which follow;
- E. Approval of the Subdivision Modification to waive standard subdivision improvements (sidewalks).

Conditions - Special Permit

- 1. The applicant shall construct the halfplex units as shown in the submitted plans. The exterior building materials shall consist of horizontal masonite wood siding with decorative masonry details, medium wood shake roofs and decorative rollup metal garage doors.
- 2. The applicant shall install front yard and street side yard landscaping and irrigation system. The landscape material shall consist of 15-gallon deciduous and evergreen trees, five and one-gallon shrubs and live lawn for ground cover. The detailed landscape and irrigation plan shall be submitted to the Planning Director for review and approval prior to issuance of building permits.
- 3. ~~The applicant shall provide signage and any other method to the satisfaction of the City Traffic Engineer, indicating the entrance to the subject development is a private street. (Deleted by staff)~~
- 34. The applicant shall plant a 24-inch box or larger specimen Walnut tree on the property, in an area that will promote its growth. The replacement of this tree, to the satisfaction of the City Arborist, shall occur prior to issuance of the final inspection permit for this project.
- 45. The applicant shall insure protection and preservation of the 60-inch Oak by complying with the following measures, to the satisfaction of the City Planning Director and City Arborist, prior to the issuance of a building permit.
 - a. Temporary six-foot high chainlink fences shall be placed around the drip line of the tree in areas of construction to prevent soil compaction resulting from stacked construction materials, parked equipment, and vehicles. These fences shall remain in place until landscaping begins;
 - b. Grading, trenching, cutting and/or filling within the dripline of the tree shall not occur;

3

3

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5. The applicant shall insure protection and preservation of the 60-inch Oak by complying with the following measures, to the satisfaction of the City Planning Director and City Arborist, prior to the issuance of a building permit.
 - a. Temporary six-foot high chainlink fences shall be placed around the drip line of the tree in areas of construction to prevent soil compaction resulting from stacked construction materials, parked equipment, and vehicles. These fences shall remain in place until landscaping begins;
 - b. Grading, trenching, cutting and/or filling within the dripline of the tree shall not occur;

- c. Roadways and building foundations shall not extend into the dripline of the tree;
 - d. Irrigation systems within the dripline of the tree shall be prohibited;
 - e. Pruning or cutting of trees, except for cleaning of dead wood, shall be prohibited.
6. If unusual amounts of bone, shell or artifacts are uncovered during development, work within 50 meters of the area shall cease immediately and a qualified archaeologist shall be consulted to develop, if necessary, further mitigation measures before construction continues.

Conditions - Tentative Map

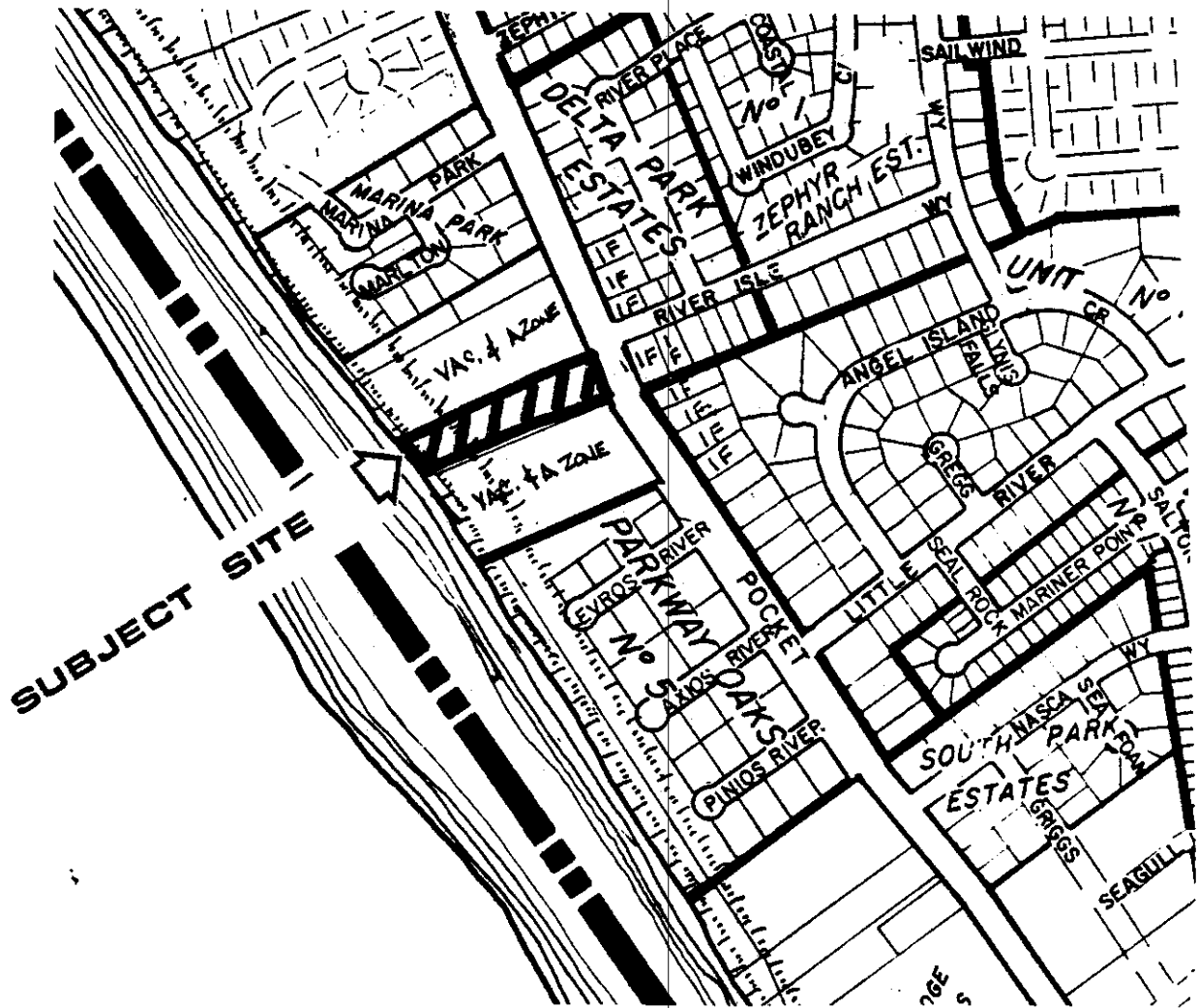
The Subdivision Review Committee recommends approval of the tentative map. The applicant shall satisfy each of the following conditions prior to filing the final map unless a different time for compliance is specifically noted:

- 1. Provide standard subdivision improvements, excluding sidewalks, pursuant to Section 40.811 of the City Code along Pocket Road and 44-foot right-of-way on interior street.
- 2. Prepare a sewer and drainage study for the review and approval of the City Engineer.
- 3. 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.
- 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. Dedicate Lot A to the City for Sacramento River Parkway purpose.

8. Submit a seepage study prepared by a registered engineer. The study shall identify and recommend solutions for ground water related problems which may occur, both within the subdivision lots and public right-of-way. Appropriate facilities shall be constructed to alleviate these problems.
9. Street grades shall be designed for stabilized, subgrades and pavement sections under high ground water conditions.
10. A homeowners' association shall be formed, and the CC&R's shall be approved by the City Attorney and recorded.
11. Dedicate right-of-way along Pocket Road as per study on file with the City.
12. Pay Pocket Bridge fees.
13. Pay off existing assessments.

Findings of Fact

1. The Special Permit, as conditioned, is based upon sound principles of land use, in that the proposed density complies with the density permitted in the South Pocket Plan.
2. The Special Permit, as conditioned, will not be detrimental to the public health, safety or welfare, nor result in the creation of a nuisance, in that:
 - a. adequate off-street parking is provided;
 - b. adequate landscape setback areas are provided.
3. The project is compatible with the 1976 Pocket Community Plan which designates the subject site for low density residential use.



VICINITY MAP

SITE DATA

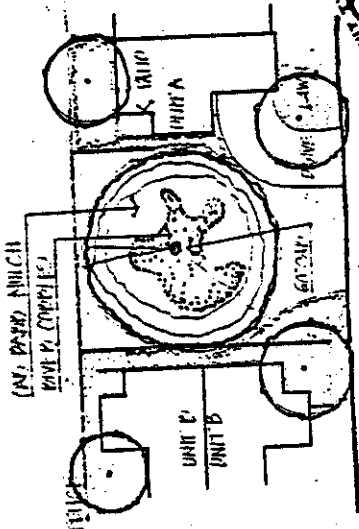
ACREAGE
GROSS: 3.3 AC
NET: 3.0 AC

DENSITY
GROSS: 6.2 du./ac.
NET: 6.7 du./ac.

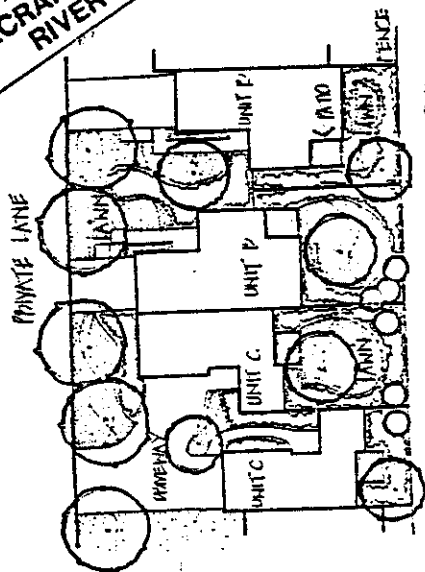
PARKING REQUIRED
16 (1 PER UNIT)

PARKING PROPOSED
32 (2 PER UNIT)

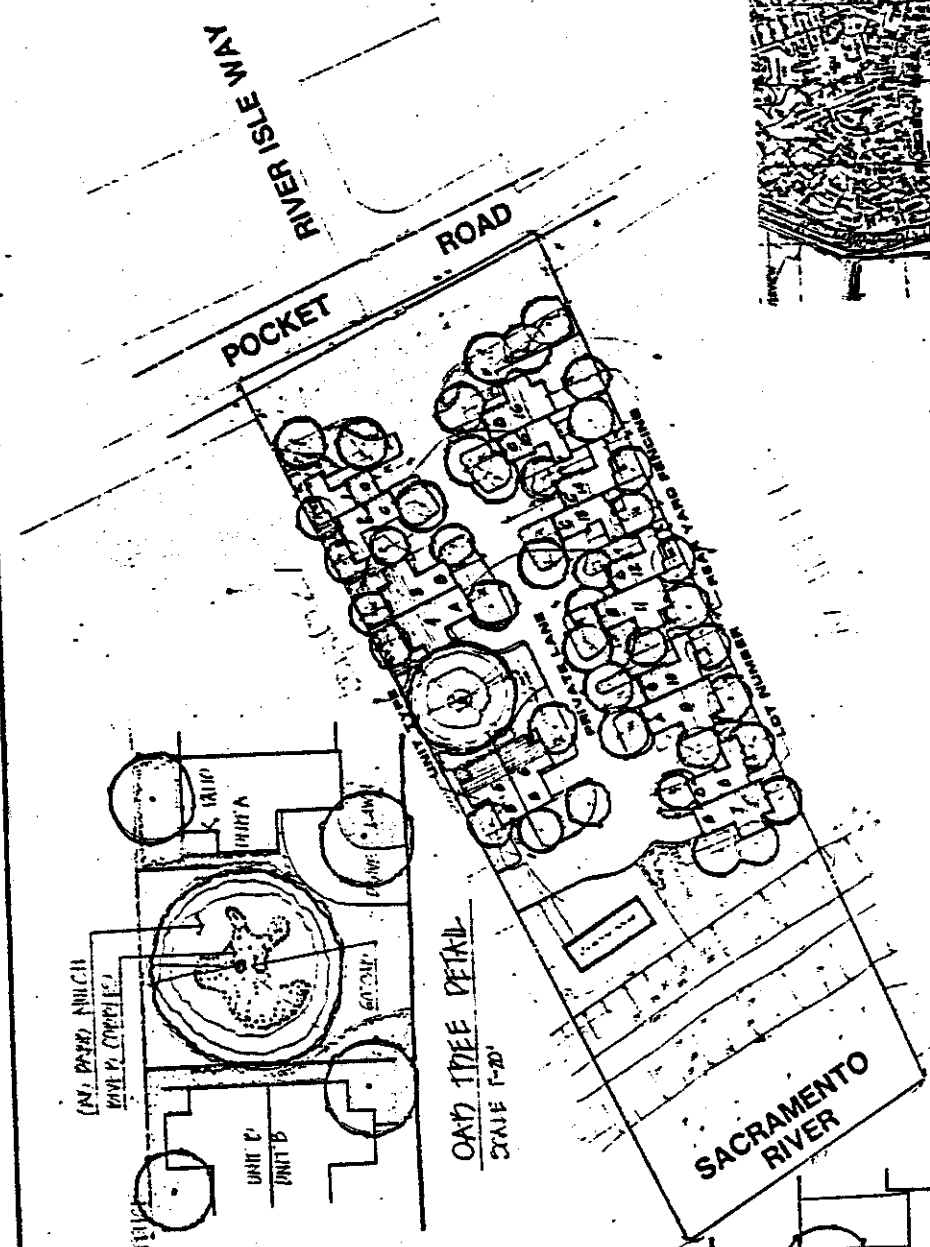
UNIT TYPE
UNIT A: 960 sq ft (ONE STORY)
UNIT B: 1335 sq ft. (TWO STORY)
UNIT C: 1224 sq ft. (TWO STORY)



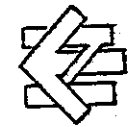
LANDSCAPE DETAIL
SCALE 1"=20'



TYPICAL LANDSCAPING DETAIL
SCALE 1"=20'



SCALE IN FEET
0 25 50 75 100 125 150
DATE: FEB. 1988



PRELIMINARY LANDSCAPE PLAN AND SITE PLAN
MARINA OAKS
CITY OF SACRAMENTO, CALIFORNIA

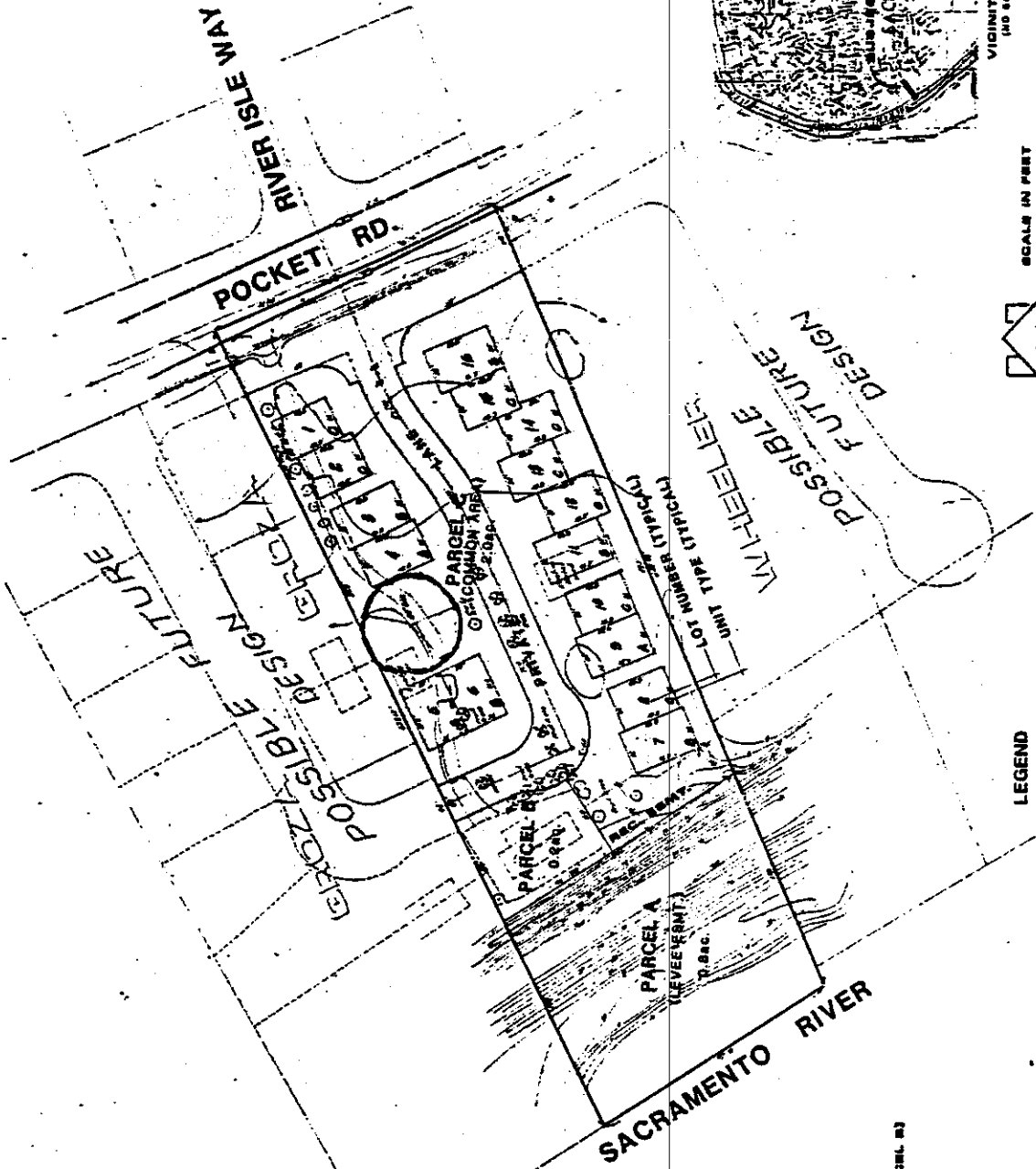
IRVA IRVING RAYMOND AND ASSOCIATES
ARCHITECTS, PLANNERS & ENGINEERS
1000 J STREET, SACRAMENTO, CALIF. 95811

0311129
IRVA
SCALE: 1/8"=1'-0"

SITE DATA

ACREAGE GROSS: 3.3 AC.
 NET: 3.0 AC.
 DENSITY GROSS: 5.2 du./ac.
 NET: 6.7 du./ac.
 PARKING REQUIRED 16 (1 PER UNIT)
 PARKING PROPOSED 32 (2 PER UNIT)
 UNIT TYPE UNIT A: 968 sq.ft. (ONE STORY)
 UNIT B: 1336 sq.ft. (TWO STORY)
 UNIT C: 1224 sq.ft. (TWO STORY)

RECORD OWNER
 MELLY L. MUMPHY
 7456 POCKET RD.
 SACRAMENTO, CALIF.
 SUBDIVIDER
 MARGAO CONST.
 858 SHORRIDGE DR.
 SACRAMENTO, CALIF.
 ENGINEER
 RAYMOND VAH & ASSOC.
 1410 WYMAN WAY
 SACRAMENTO, CALIF.
 PRESENT ZONE R-1A
 PRESENT USE SINGLE FAMILY
 PROPOSED ZONE R-1A
 PROPOSED USE
 18 LOTS GARDEN PATIO/TOWNHOUSE
 1 LOT LEVER BRMT. (PARCEL A)
 1 LOT EXISTING SINGLE FAMILY (PARCEL B)
 1 LOT COMMON AREA (PARCEL C)
 SCHOOL DISTRICT
 WATER SUPPLY
 PUBLIC UTILITIES
 SEWAGE DISPOSAL
 PUBLIC SEWERS
 A.P.N. 051-080-00
 2.31ac.



NOTE

ALL EXISTING STRUCTURES WITHIN PARCELS ARE PROPOSED TO BE REMOVED

RYVA RAYMOND VAH AND ASSOCIATES
 ARCHITECTS • PLANNERS • ENGINEERS
 540 PARKWAY, SUITE 200A
 SACRAMENTO, CALIF. 95811

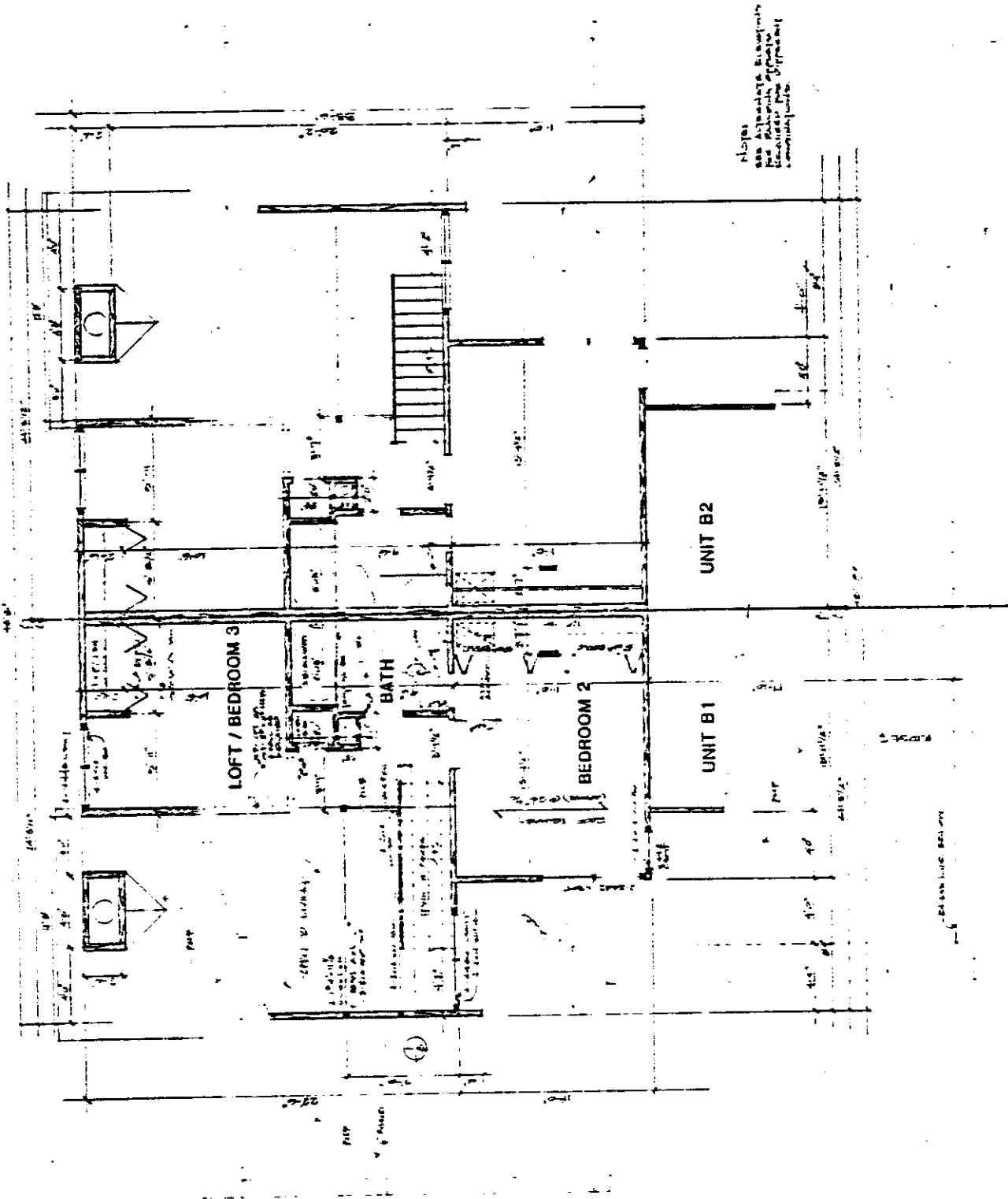
TENTATIVE MAP
MARINA OAKS
 CITY OF SACRAMENTO CALIFORNIA

THIS PLAN SERVICE...
 JOB PLAN SERVICE
 1415 14th Street, N.W.
 Atlanta, Georgia 30309
 (404) 525-1111

pb 1911
 T B



JOB PLAN SERVICE
 1415 14th Street, N.W.
 Atlanta, Georgia 30309
 (404) 525-1111



10 11 12 13 14

4-11-85

EXHIBIT G

#16

...to be used in connection with the ...
 ...to be used in connection with the ...
 ...to be used in connection with the ...

UNIT A

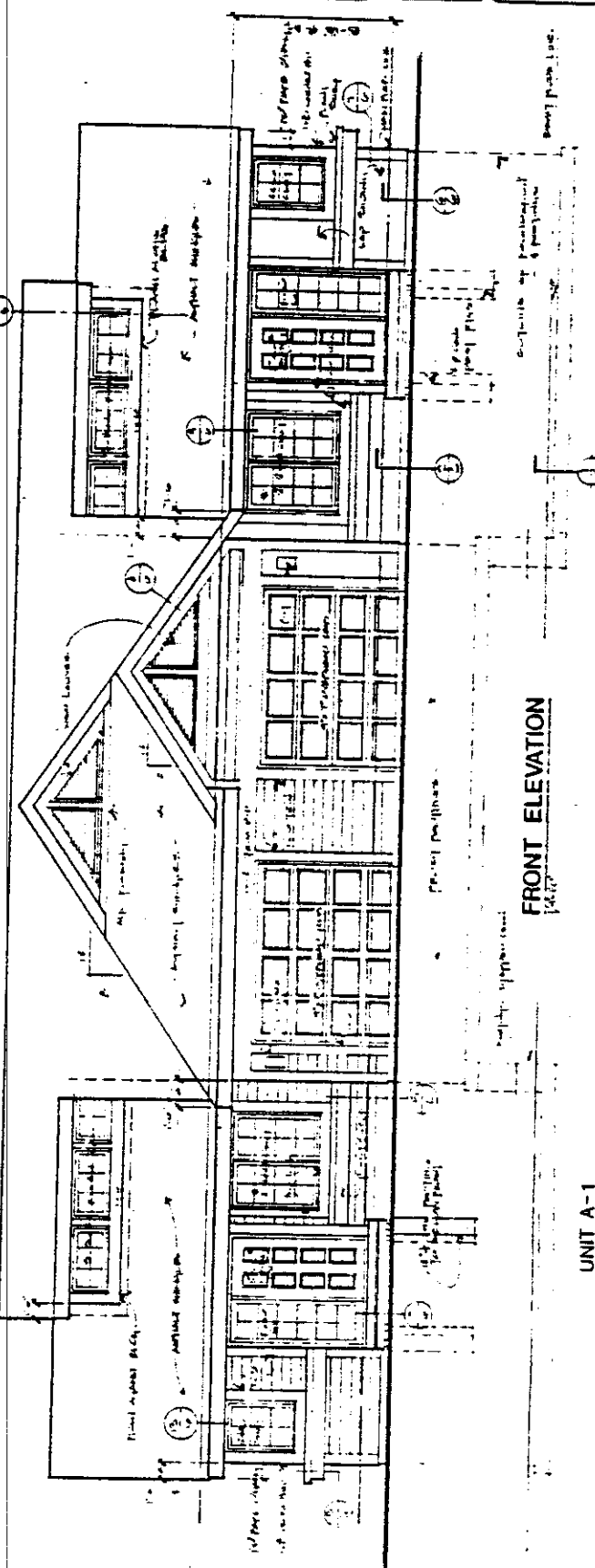
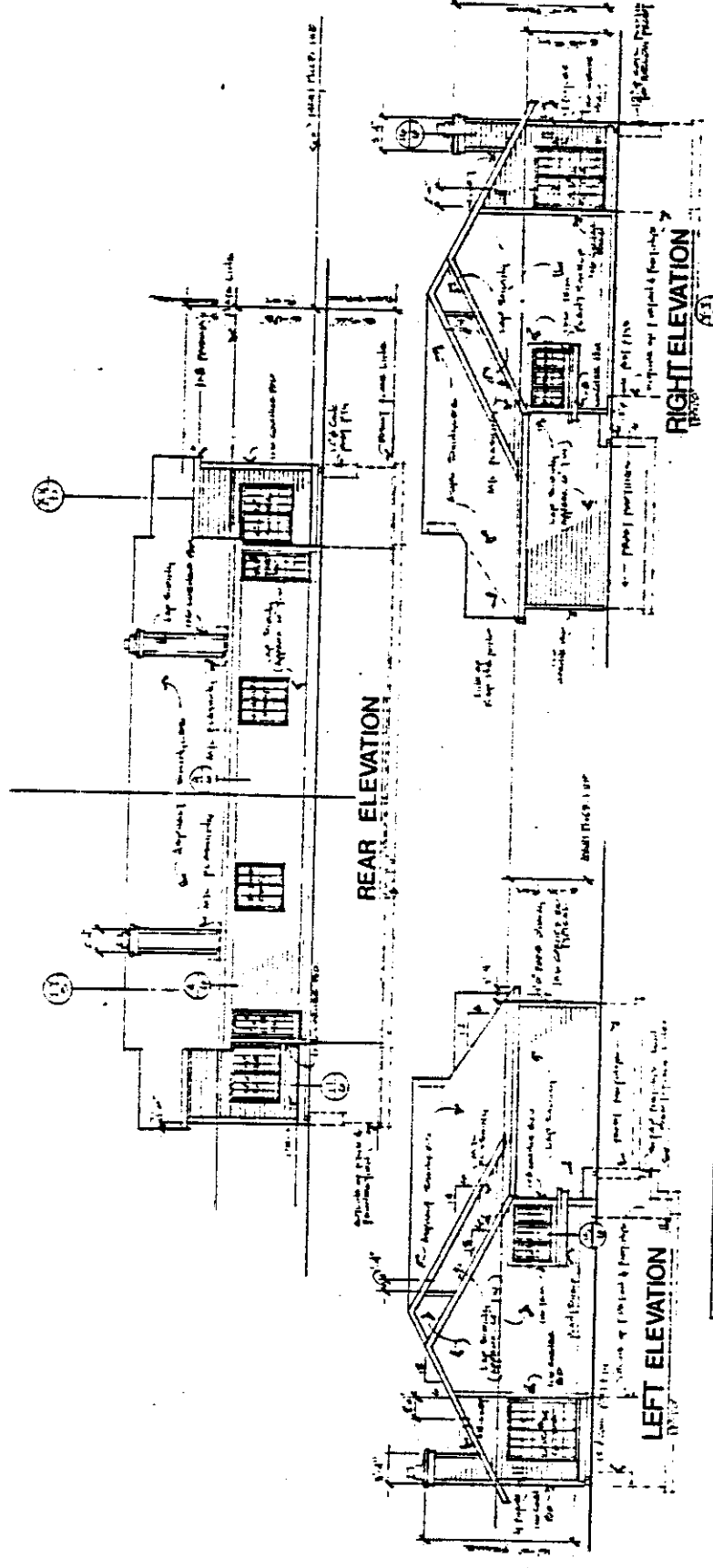
pb 1071



FOR PAPER SERVICE

...
 ...
 ...

4



UNIT A-2

UNIT A-1

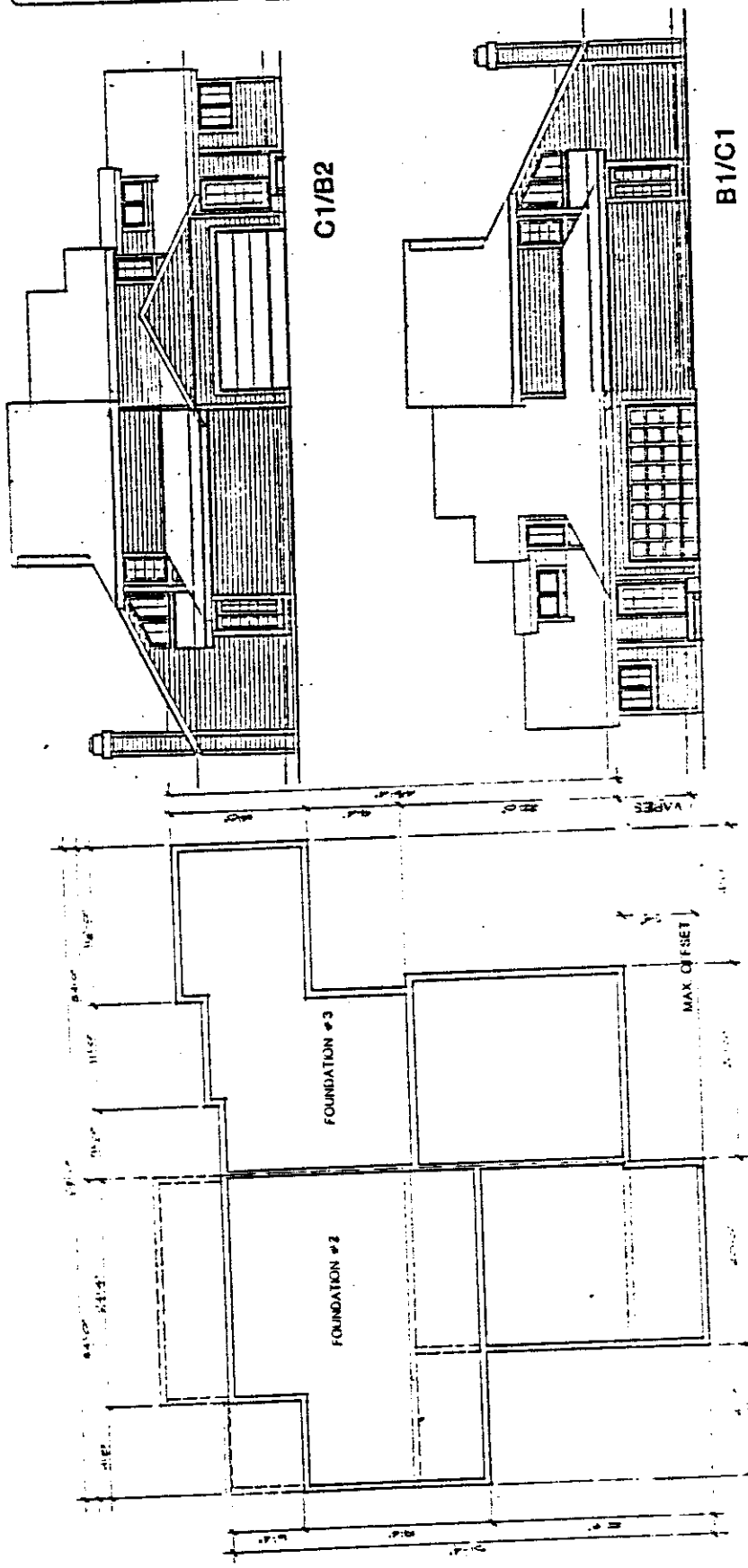
6 00 00 05

4-11-85

EXHIBIT C #16

FOUNDATION PLAN
 DATE: 11/17/85

ALTERNATES
 pb1911



FOUNDATION PLAN

GENERAL NOTES

THE ELEVATIONS SHOWN ARE APPROXIMATE. ALL WALLS ARE TO BE CONCRETE. FOUNDATION PLAN SHOWN ABOVE. CHECK DIMENSIONS AND FINISHES. DIMENSIONS ARE FROM EXISTING CORNER TO CORNER UNLESS OTHERWISE NOTED. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

ALTERNATE ELEVATION

4-11-85

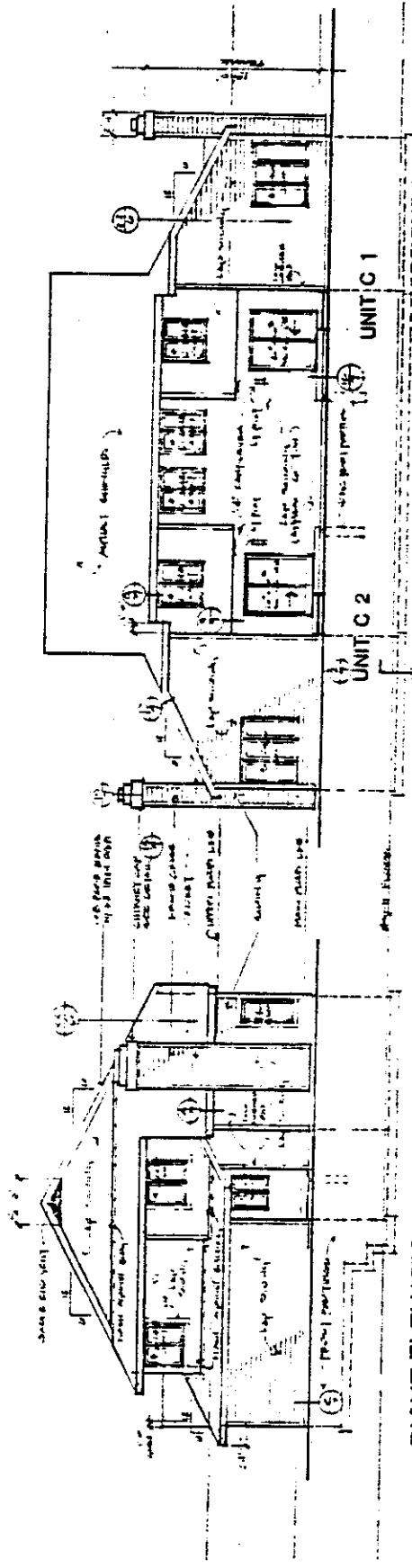
20 PLAN SERVICE
THE CIVIL ENGINEERING AND ARCHITECTURAL FIRM
1000 BROADWAY, NEW YORK, N.Y. 10018
TELEPHONE: (212) 691-1000
FAX: (212) 691-1001

UNIT C

pb191



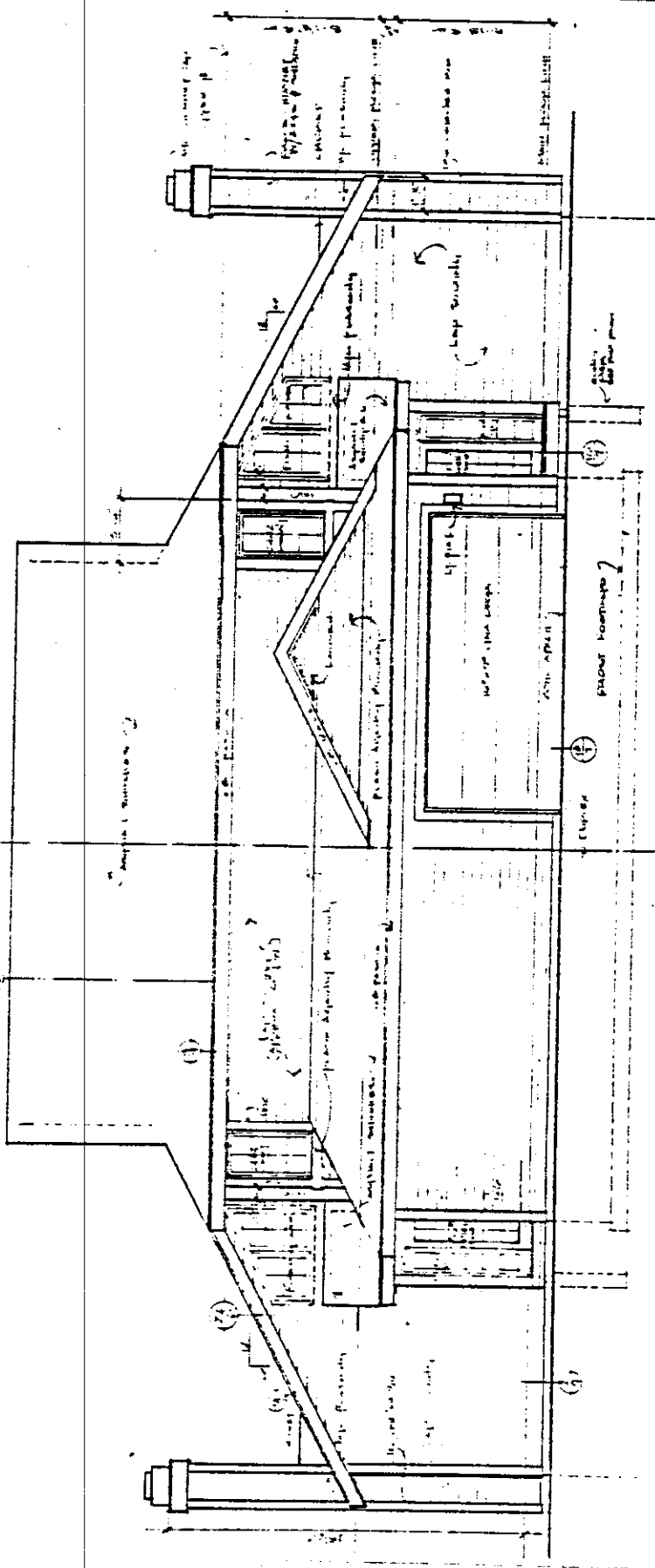
20 PLAN SERVICE
THE CIVIL ENGINEERING AND ARCHITECTURAL FIRM
1000 BROADWAY, NEW YORK, N.Y. 10018
TELEPHONE: (212) 691-1000
FAX: (212) 691-1001



REAR ELEVATION
SECTION 1-1

RIGHT ELEVATION UNIT C 2 SHOWN
SECTION 2-2

EMERGENCY EGRESS
DOOR TO BE KEPT UNLOCKED AT ALL TIMES
FOR THE USE OF OCCUPANTS



FRONT ELEVATION
SECTION 3-3

UNIT C 2

UNIT C 1

© UNIT 1985 JDB

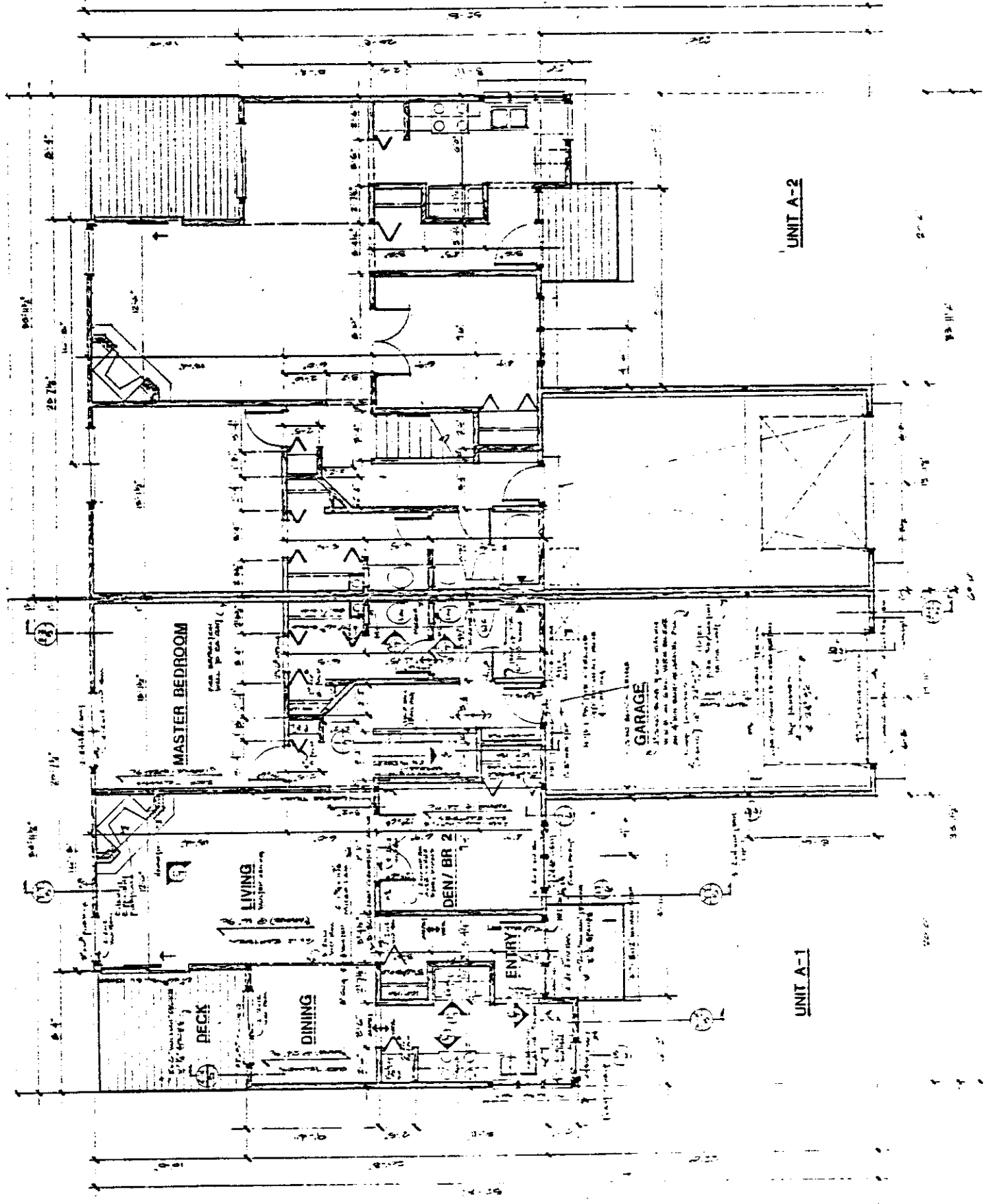
REVISIONS TO THIS PLAN SHALL BE MADE BY THE ARCHITECT. THE ARCHITECT'S OFFICE SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE ARCHITECT'S OFFICE SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

UNIT A
 pb1971

JDB
 JAMES D. BROWN
 ARCHITECT

FOR PLAN SERVICE
 1000 G STREET, N.W.
 WASHINGTON, D.C. 20004

3
 1/8" = 1'-0"



UNIT A-2

UNIT A-1

UNIT A

NOTE: THIS UNIT IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE 1991 INTERNATIONAL RESIDENTIAL CODE BOOK, 2010 EDITION, AS AMENDED BY THE DISTRICT OF COLUMBIA, D.C. CODE, TITLE 24, CHAPTER 2401, SUBCHAPTER 2401.01, AS AMENDED, AND ALL APPLICABLE ORDINANCES.

MAIN FLOOR PLAN

P

4-11-85

EXHIBIT F

4/16