

# Y PLANNING COMMISSION

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

APPLICANT	Spink Corporation, P.O. Box 2511, Sacramento, CA 95811		
OWNER	L & P Land & Development, 6355 Riverside Boulevard, Sacramento, CA 95831		
PLANS BY	Spink Corporation, P.O. Box 2511, Sacramento, CA 95811		
FILING DATE	4-18-86	ENVIR. DET.	4-29-86
ASSESSOR'S-PCL. NO.	031-030-15		
REPORT BY	EG:bw		

**APPLICATION:** A. Negative Declaration  
B. Rezone from Agriculture (A) to Townhouse (R-1A) zone

**LOCATION:** Southwest of Pocket Road and drainage canal

**PROPOSAL:** The applicant is requesting the necessary entitlement to allow future development of 48 townhouse units.

**PROJECT INFORMATION:**

1974 General Plan Designation:	Residential		
1976 South Pocket Community Plan Designation:	Low Density Residential		
Existing Zoning of Site:	A		
Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Drainage canal, residential; R-1, R-1A	Front:	25'	26' min.
	Side(Int):	5'	15' min.
South: Vacant; R-1	Rear:	15'	58' min. to levee road
East: Vacant; R-1A			
West: Sacramento River; R-1			
Property Dimensions:	Irregular		
Property Area:	7.5+ acres		
Density of Development:	8.03 du/ac		
Square Footage of Building:	1,047 - 1,280		
Height of Building:	Two story max.		
Topography:	Flat		
Street Improvements/Utilities:	To be provided		
Exterior Building Materials:	Wood/stucco		
Roof Material:	Wood shingles		

**PROJECT EVALUATION:** Staff has the following comments:

- A. The subject site is a 7.5+ acre lot which is zoned Agriculture (A) and designated for residential uses in both the 1974 General Plan and the 1976 South Pocket Community Plan.
- B. The applicant is requesting to rezone the subject property from Agriculture (A) to Townhouse (R-1A). The applicant is proposing to develop a 48-unit townhouse development while retaining the existing single family residence. The project proposes a density of 8 dwelling units per net acre, which is consistent with the General and Community Plans and which is compatible with adjacent residential developments (River Village, Mariner Point, Pocket 4 Townhouses).

- C. The proposed site, floor and elevation plans indicate 48 townhouse units. All but two units will be two-story. Units will be constructed with wood/stucco exteriors and wood shingle roofs. Each unit will be provided with a two-car garage, private patios and laundry facilities. Communal facilities will be maintained by a homeowners' association and include pools, spas and a clubhouse. The site will be served by a private street with a gated entry. No on-site storage area has been planned for RVs, trailers or other recreational equipment. Also, staff recommends that the side yard setback along the south property line be increased to 25 feet minimum since the proposed units will be two-story and would impact the privacy of future residences to the south.
- D. The project has been reviewed by the Departments of Traffic Engineering, Fire, Engineering and Community Services. The following comments were received:

Community Services

1. Dedicate Sacramento River Parkway to City of Sacramento from waters edge to a line 40 feet from the toe of slope on the land side of levee.
2. All trees must be reviewed by City Arborist and protected, pruned or removed as directed.
3. Provide appraisal for Parkland Dedication.

Traffic

1. Right in/right out only access to private drive will be permitted, due to median island on Pocket Road.
2. The private drive which does not provide public access to the Sacramento River Parkway and bike trail does not seem consistent with the Community Plan nor the Subdivision Map Act.
3. The drainage canal, north of the parcel, is planned on the community plan as a parkway recreation node. Will Parks and Community Services need additional land dedications for these facilities? (possible bikeway ramp to access levee.)
4. Dedicate and construct Pocket Road to 55-foot halfsection with standard City driveway entrance to private drive.
5. Divided driveway must be designed to accommodate interstate size moving vans. The street opening shall be 35 feet wide.

Engineering

1. Standard improvements along Pocket Road with tentative map or building permit.
2. Require public utility easement for water on-site at time of building permit.
3. Provide sound study and mitigation measures for noise created from pumping plant.

The applicant should be aware that most of the aforementioned conditions will be required at the time a tentative map is filed. In addition, a special permit is also required to develop townhouses in the R-1A zone.

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

1. If unusual amounts of bone, shell or artifacts are uncovered during grading or development, work within 50 meters of the area will stop immediately and a qualified archaeologist and an appropriate Native American representative will be consulted to develop, if necessary, further mitigation measures before construction continues.
2. All trees shall be reviewed by City Arborist and protected, pruned or removed as directed.

**RECOMMENDATION:** Staff recommends the following action:

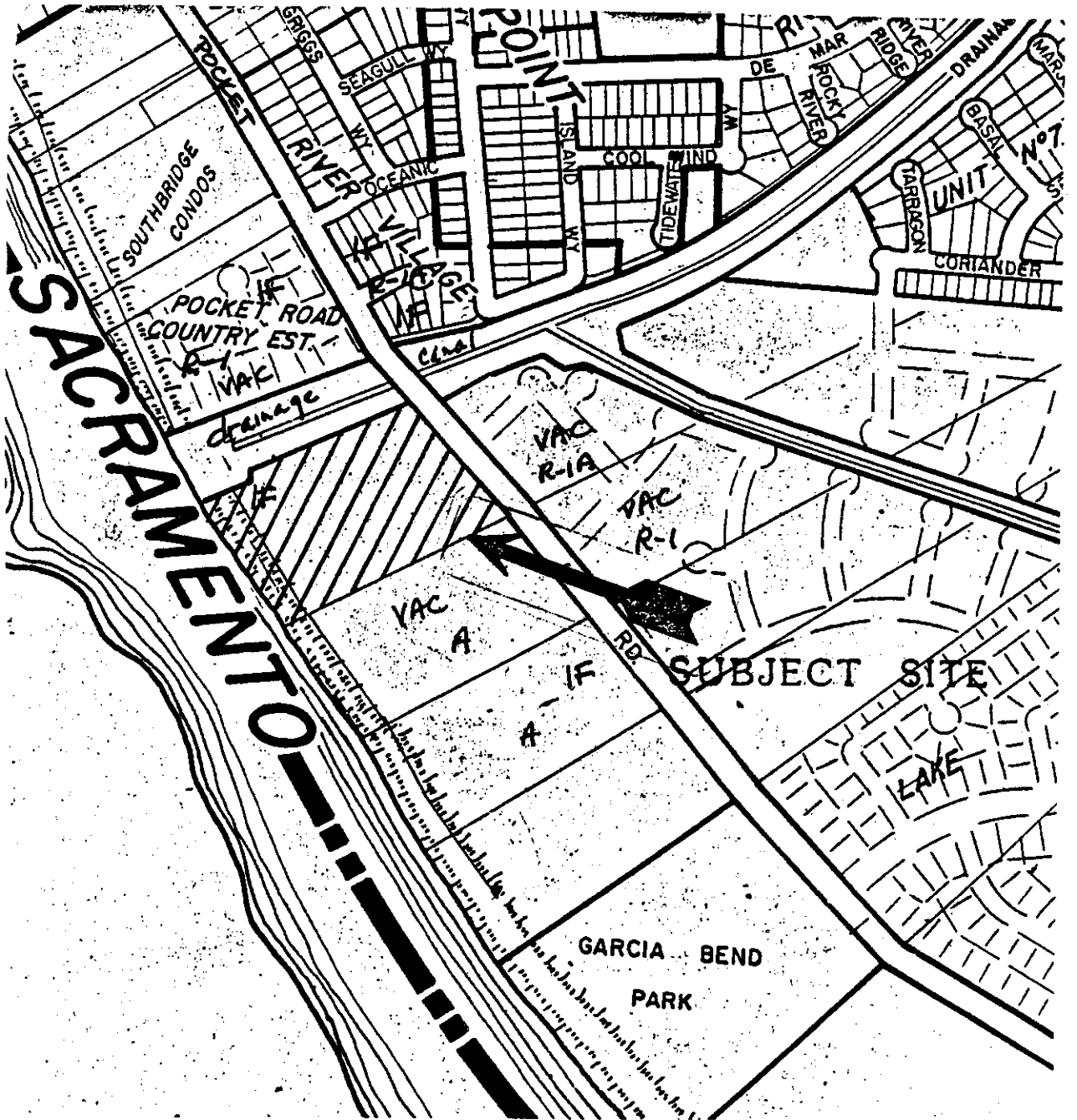
- A. Ratify the Negative Declaration;
- B. Recommend approval of the rezone from Agriculture (A) to Townhouse (R-1A), based upon the Findings of Fact and conditions which follow:

**Findings of Fact**

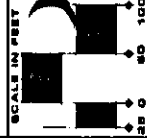
The proposed rezone is consistent with the City's Discretionary Interim Land use Policy, in that the site is designated for low density residential use by the 1976 Pocket Community Plan and the proposed townhouse zone conforms with the plan designation.

**Conditions:**

1. The applicant shall obtain a special permit from the Planning Commission in order to develop the 48-unit townhouse complex.
2. The applicant shall file a tentative subdivision map to divide the property as a townhouse development.
3. All two-story units shall maintain a minimum side yard setback of 25 feet along the south property line.



**VICINITY - LAND USE - ZONING**



**APRIL 86**

DATE: APR 11 1986  
 DRAWN BY: [unclear]  
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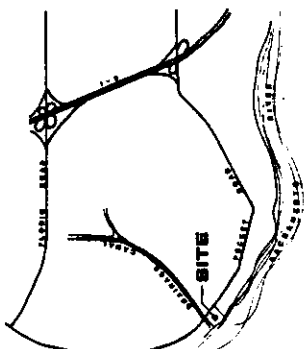
**SCHEMATIC PLAN SUMMARY**

- GROSS ACRES 7.8
- NET ACRES 6.1
- INCLUDES POCKET ROAD, P.W., LEASE EASEMENT, CANAL, PARKWAY
- DWELLING UNITS 48
- NET DENSITY 80.0//AC.
- PARKING PROVIDED 88
- PROPOSED RECREATIONAL FACILITIES
  - CLUB HOUSE
  - SWIMMING POOL
  - SPA
- EXISTING ZONING A
- PROPOSED ZONING R-1A

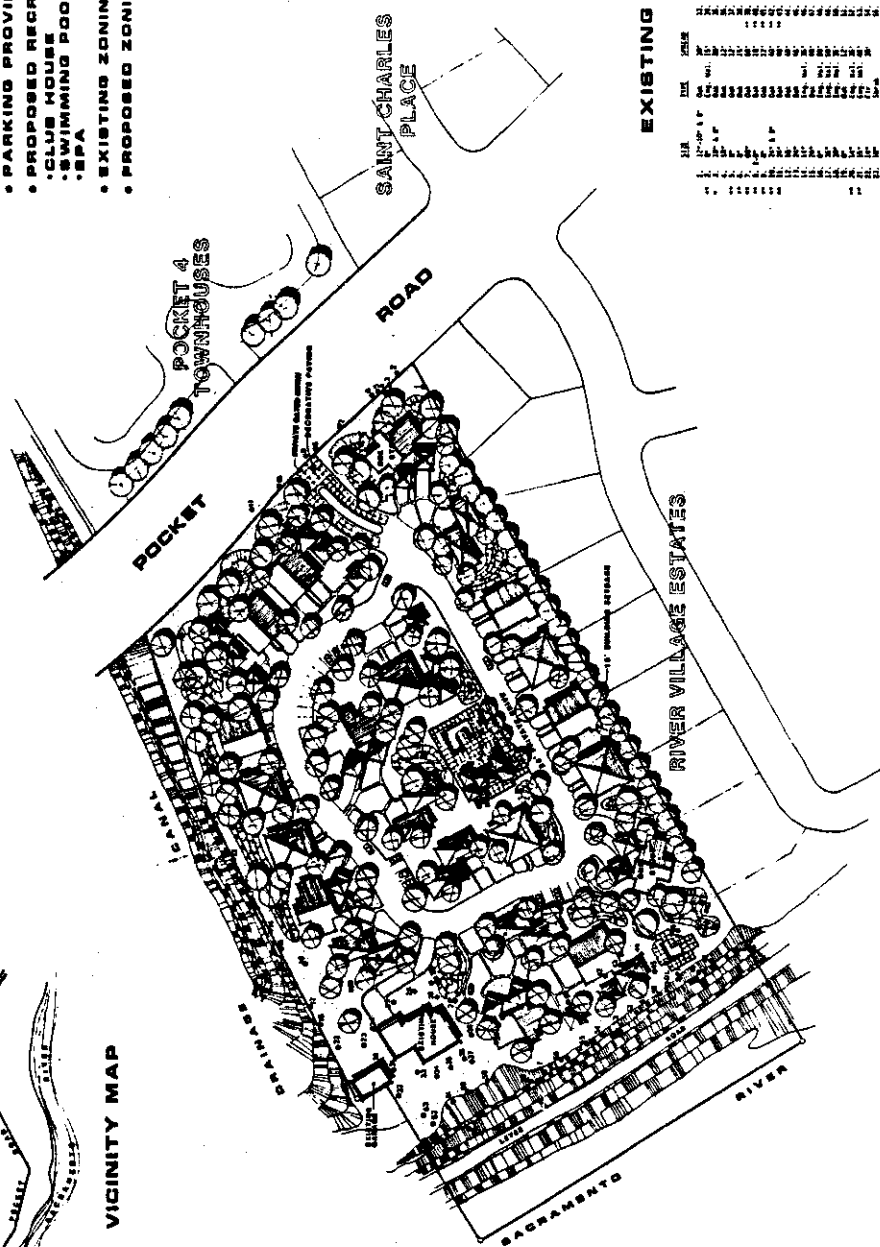
**EXISTING TREES**

SIZE	TYPE	LOCATION
12" DBH	SP	101
12" DBH	SP	102
12" DBH	SP	103
12" DBH	SP	104
12" DBH	SP	105
12" DBH	SP	106
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12" DBH	SP	195
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12" DBH	SP	197
12" DBH	SP	198
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12" DBH	SP	200

• Plants to be removed  
 • All existing structures shall remain



**VICINITY MAP**



ELEVATIONS

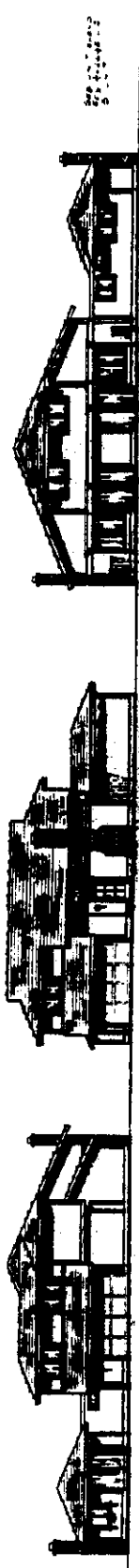
A TOWNHOME DEVELOPMENT IN  
MONTANA

RIVER BANK

OFFICE OF ARCHITECTURE



APRIL 86  
NO. OF SHEETS



BUILDING TYPE I



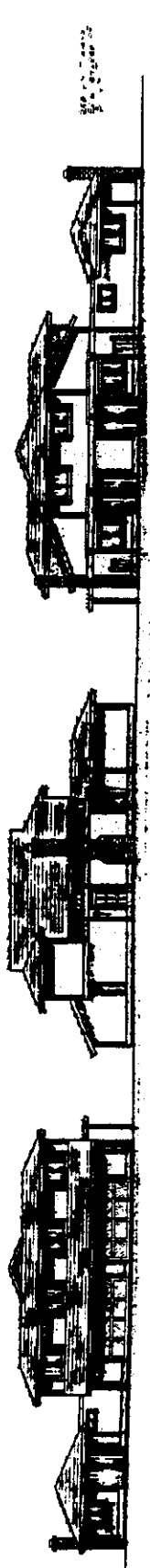
BUILDING TYPE IV



BUILDING TYPE V



BUILDING TYPE VI



BUILDING TYPE II



BUILDING TYPE III

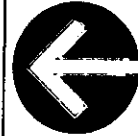
FLOORPLANS

LAND AND DEVELOPMENT BY

# RIVER BANK

THE ORGANIZATION

ARCHITECT



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