

19



# CITY OF SACRAMENTO

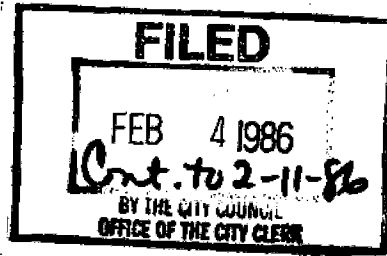
## DEPARTMENT OF PLANNING AND DEVELOPMENT

1231 "I" Street

Sacramento, Ca. 95814

Administration  
Room 300 449-5571  
Building Inspections  
Room 200 449-5716  
Planning  
Room 200 449-5604

January 28, 1986



APPROVED  
BY THE CITY COUNCIL

FEB 11 1986

OFFICE OF THE  
CITY CLERK

City Council  
Sacramento, California

Honorable Members in Session:

- SUBJECT: 1. Environmental Determination  
2. Tentative Map (P85-340)

LOCATION: East side of Pocket Road, south of drainage canal

### SUMMARY

The application is for a Tentative Map to divide a 4.2+ acre site zoned R-1A into 34 lots for townhouse units and a lot which contains the facilities to be held under common ownership. The proposed project has a density of eight units per acre. The Planning Commission and staff recommended approval of the map with conditions.

### BACKGROUND INFORMATION

The subject site was previously granted R-1A zoning for development with townhouse or condominium units in 1984. The applicant is now submitting specific plans for development of the site. A Special Permit for the project design was reviewed by the Planning Commission and approved with conditions.

### VOTE OF THE PLANNING COMMISSION

On December 19, 1985, the Commission voted eight eyes, one absent to recommend approval of the Tentative Map.

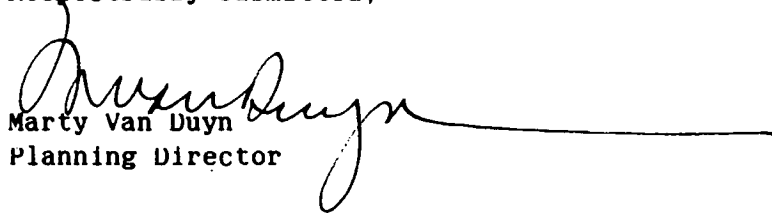
14

RECOMMENDATION

The Planning Commission and staff recommend the following City Council action:

1. Ratify the Negative Declaration;
2. Adopt the attached Resolution adopting Findings of Fact and approving the Tentative Map with conditions.

Respectfully submitted,

  
Marty Van Duyn  
Planning Director

FOR CITY COUNCIL INFORMATION  
WALTER J. SLIPE  
CITY MANAGER

AG:pkb  
attachments  
P85-340

February 4, 1986  
District No. 8

SACRAMENTO CITY PLANNING COMMISSION

14

MEETING DATE December 19, 1985  
 ITEM NO. 4B FILE # 85-340  
 M \_\_\_\_\_

- GENERAL PLAN AMENDMENT  TENTATIVE MAP
- COMMUNITY PLAN AMENDMENT  SUBDIVISION MODIFICATION
- REZONING  LOT LINE ADJUSTMENT
- SPECIAL PERMIT  ENVIRONMENTAL DET.
- VARIANCE  OTHER \_\_\_\_\_

Location: East side of Pocket Road, south of drainage canal.

Recommendation:  
 Favorable w/ conds.  
 Unfavorable  Petition  Correspondence

| <u>PROPOSERS</u> |  |                |
|------------------|--|----------------|
| <u>NAME</u>      |  | <u>ADDRESS</u> |
|                  |  |                |
|                  |  |                |
|                  |  |                |
|                  |  |                |
|                  |  |                |
|                  |  |                |
|                  |  |                |
|                  |  |                |

| <u>OPPOSERS</u> |  |                |
|-----------------|--|----------------|
| <u>NAME</u>     |  | <u>ADDRESS</u> |
|                 |  |                |
|                 |  |                |
|                 |  |                |
|                 |  |                |
|                 |  |                |
|                 |  |                |
|                 |  |                |
|                 |  |                |
|                 |  |                |

MOTION NO. \_\_\_\_\_

|          | YES           | NO | MOTION | SECOND |
|----------|---------------|----|--------|--------|
| Ferris   | ✓             |    |        |        |
| Fong     | <u>absent</u> |    |        |        |
| Goodin   | ✓             |    | ✓      |        |
| Holloway | ✓             |    |        |        |
| Hunter   | ✓             |    |        |        |
| Ishmael  | ✓             |    |        |        |
| Ramirez  | ✓             |    |        | ✓      |
| Simpson  | ✓             |    |        |        |
| Augusta  | ✓             |    |        |        |

- MOTION**
- TO APPROVE
  - TO DENY
  - TO APPROVE SUBJECT TO COND. & BASED ON FINDINGS OF FACT IN STAFF REPORT
  - TO APPROVE/DENY BASED ON FINDINGS OF FACT IN STAFF REPORT
  - INTENT TO APPROVE/DENY SUBJECT TO COND. & BASED ON FIND. OF FACT DUE \_\_\_\_\_
  - TO RECOMMEND APPROVAL & FORWARD TO CITY COUNCIL
  - TO RECOMMEND APPROVAL SUBJECT TO amended COND. & FORWARD TO CITY COUNCIL
  - TO RATIFY NEGATIVE DECLARATION
  - TO CONTINUE TO \_\_\_\_\_ MEETING
  - OTHER \_\_\_\_\_

AMENDED

RESOLUTION No. *86-108*

Adopted by The Sacramento City Council on date of

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING  
A TENTATIVE MAP FOR PROPERTY LOCATED ON THE EAST  
SIDE OF POCKET ROAD, SOUTH OF THE DRAINAGE CANAL

APPROVED  
BY THE CITY COUNCIL

(P85-340 ) (APN: 031-030-05)

FEB 11 1986

OFFICE OF THE  
CITY CLERK

WHEREAS, the City Council, on February 4, 1986, held a public hearing on the request for approval of a tentative map for property located on the east side of Pocket Road, south of the drainage canal

WHEREAS, all governmental and utility agencies affected by the development of the proposed subdivision have been notified and given the opportunity to respond;

WHEREAS, the City Environmental Coordinator has determined that the proposed project will not have a significant effect on the environment, and has provided notice to the public of the preparation of a Negative Declaration;

WHEREAS, the City Planning Commission has submitted to the City Council its report and recommendations on the proposed subdivision;

WHEREAS, the City Council has considered the design of the proposed subdivision in relation to feasible future passive or natural heating and cooling opportunities; and

WHEREAS, the City Council has considered the effects that approval of the proposed subdivision would have on the housing needs of the Sacramento Metropolitan area and balances these needs against the public service needs of City residents and available fiscal and environmental resources.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO THAT:

1. The Negative Declaration has been prepared in compliance with CEQA, State and City Guidelines, and the Council has reviewed and considered the information contained therein.
2. None of the conditions described in Government Code Section 66474, subsections (a) through (g) inclusive, exist with respect to the proposed subdivision.

3. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City General Plan, and Chapter 40 of the City Code, which is a Specific Plan of the City. Both the City General Plan and the 1976 South Pocket Community Plan designate the subject site for low density residential use(s).
4. The discharge of waste from the proposed subdivision into the existing community sewer system will not result in violation of the applicable waste discharge requirements prescribed by the California Regional Quality Control Board, Central Valley Region in that existing treatment plants have a design capacity adequate to service the proposed subdivision.
5. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.
6. The tentative map for the proposed subdivision is hereby approved, subject to the following conditions which must be satisfied prior to the filing of the final map unless a different time for compliance is specifically noted:
  - a. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code, including a 55 foot half-section along Pocket Road (includes bike land) construct approaches to bridge structure to the satisfaction of the Public Works Department.
  - b. Prepare a sewer and drainage study for the review and approval of the City Engineer;
  - c. File the necessary segregation requests and fees to segregate existing assessments;
  - d. 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.
  - e. 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.
  - f. The applicant/developer shall designate and place on the final map those structures and/or lots which will meet the required eighty percent (80%) south orientation (including solar access) to the satisfaction of the Planning Director, or comply with Title 24 requirements of the Uniform Building Code.

- g. 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.
- h. Eliminate divided driveway.
- i. Guarantee minimum 20' north/south canal parkway to the City to the satisfaction of Community Services Director. Canal landscaping, including grading, shall be provided by developer and shall conform to the Canal Parkway Master Plan. Plans shall be reviewed and approved by the City Landscape Architect. The existing fence shall be removed and replaced with a decorative wall or fence on the property line.
- j. Minimum lot pad grade +3.5 feet; minimum gutter grade +2.0 feet.
- k. Submit a supage study prepared by a registered engineer which addresses and recommends solutions for groundwater problems which may occur within both the subdivision and public right-of-way. Appropriate facilities shall be constructed to alleviate those problems.
- l. Show reciprocal easements on final map.
- m. Pay Pocket Bridge fees.
- n. Final map cannot be filed until improvements of the Pocket Road A/D #2 are complete to the satisfaction of the Public Works Director.
- o. Designate the common property as Lot A which shall be owned and maintained by a homeowner's association.
- p. A public on-site water main will be required; (private storm and sanitary sewer).

INFORMATIONAL ITEM: 12" water main is required on Pocket Road.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

P85-340



# RESOLUTION No.

Adopted by The Sacramento City Council on date of

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING  
A TENTATIVE MAP FOR PROPERTY LOCATED ON THE EAST  
SIDE OF POCKET ROAD, SOUTH OF THE DRAINAGE CANAL

(P85-340 ) (APN: 031-030-05)

WHEREAS, the City Council, on February 4, 1986, held a public hearing on the request for approval of a tentative map for property located on the east side of Pocket Road, south of the drainage canal;

WHEREAS, all governmental and utility agencies affected by the development of the proposed subdivision have been notified and given the opportunity to respond;

WHEREAS, the City Environmental Coordinator has determined that the proposed project will not have a significant effect on the environment, and has provided notice to the public of the preparation of a Negative Declaration;

WHEREAS, the City Planning Commission has submitted to the City Council its report and recommendations on the proposed subdivision;

WHEREAS, the City Council has considered the design of the proposed subdivision in relation to feasible future passive or natural heating and cooling opportunities; and

WHEREAS, the City Council has considered the effects that approval of the proposed subdivision would have on the housing needs of the Sacramento Metropolitan area and balances these needs against the public service needs of City residents and available fiscal and environmental resources.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO THAT:

1. The Negative Declaration has been prepared in compliance with CEQA, State and City Guidelines, and the Council has reviewed and considered the information contained therein.
2. None of the conditions described in Government Code Section 66474, subsections (a) through (g) inclusive, exist with respect to the proposed subdivision.



3. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City General Plan, and Chapter 40 of the City Code, which is a Specific Plan of the City. Both the City General Plan and the 1976 South Pocket Community Plan designate the subject site for low density residential use(s).
4. The discharge of waste from the proposed subdivision into the existing community sewer system will not result in violation of the applicable waste discharge requirements prescribed by the California Regional Quality Control Board, Central Valley Region in that existing treatment plants have a design capacity adequate to service the proposed subdivision.
5. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.
6. The tentative map for the proposed subdivision is hereby approved, subject to the following conditions which must be satisfied prior to the filing of the final map unless a different time for compliance is specifically noted:
  - a. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code, including a 55 foot half-section along Pocket Road (includes bike land) construct approaches to bridge structure to the satisfaction of the Public Works Department.
  - b. Prepare a sewer and drainage study for the review and approval of the City Engineer;
  - c. File the necessary segregation requests and fees to segregate existing assessments;
  - d. 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.
  - e. 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.
  - f. The applicant/developer shall designate and place on the final map those structures and/or lots which will meet the required eighty percent (80%) south orientation (including solar access) to the satisfaction of the Planning Director, or comply with Title 24 requirements of the Uniform Building Code.

- g. 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.
- h. Eliminate divided driveway.
- i. Guarantee minimum 20' east/west canal parkway to the City to the satisfaction of Community Services Director. (Canal landscaping if provided by developer, shall conform to the Canal Parkway Master Plan. Plans shall be reviewed and approved by the City Landscape Architect.)
- j. Minimum lot pad grade +3.5 feet; minimum gutter grade +2.0 feet.
- k. Submit a supage study prepared by a registered engineer which addresses and recommends solutions for groundwater problems which may occur within both the subdivision and public right-of-way. Appropriate facilities shall be constructed to alleviate those problems.
- l. Show reciprocal easements on final map.
- m. Pay Pocket Bridge fees.
- n. Final map cannot be filed until improvements of the Pocket Road A/D #2 are complete to the satisfaction of the Public Works Director.
- o. Designate the common property as Lot A which shall be owned and maintained by a homeowner's association.
- p. A public on-site water main will be required; (private storm and sanitary sewer).

INFORMATIONAL ITEM: 12" water main is required on Pocket Road.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

P85-340

# TENTATIVE MAP FOR POCKET 4

CITY OF SACRAMENTO, CALIFORNIA  
AUGUST, 1985 SCALE: 1"=60'  
GARDNER-FEUSI COMPANY

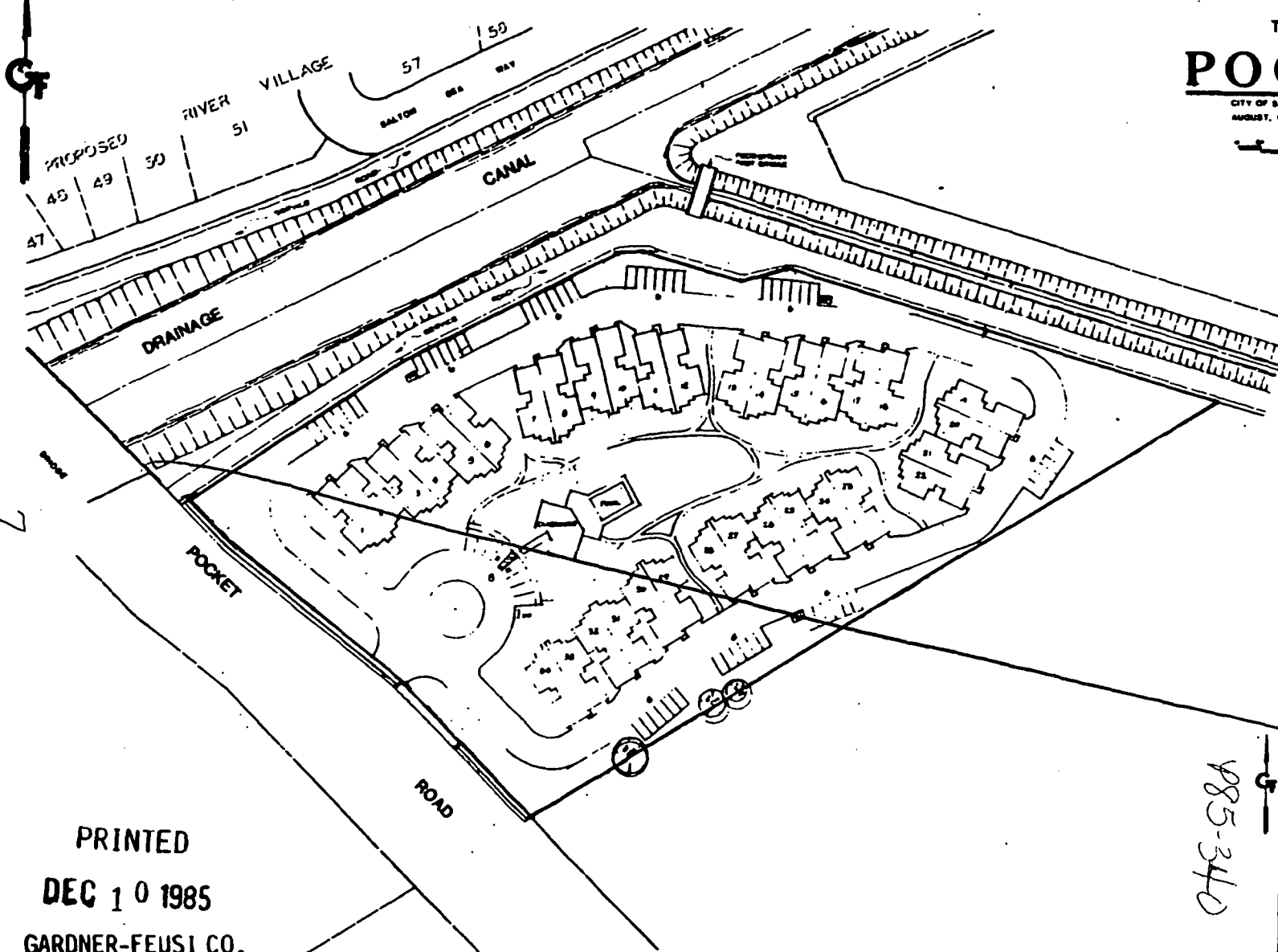
RECORD OWNER'S SUBDIVISION: GARDNER-FEUSI CO.  
ADDRESS: 600 GARDNER-FEUSI CO.  
2532 CARFIELD AVE.  
SACRAMENTO, CA 95808  
PHONE: 482-3177

EXISTING ZONING: A  
PROPOSED ZONING: A-1  
EXISTING USE: RESIDENTIAL  
PROPOSED USE: RESIDENTIAL  
PROPOSED IMPROVEMENTS:  
ACREAGE: 7.0  
PARCEL NUMBER: 075-020-00  
LEGAL DESCRIPTION: A PORTION OF "LAWSON LAND SUBDIVISION" BY GARDNER-FEUSI CO.  
SEWER DISPOSAL: CITY OF SACRAMENTO  
WATER SUPPLY: CITY OF SACRAMENTO  
PARK & RECREATION: CITY OF SACRAMENTO  
FIRE DISTRICT: SACRAMENTO FIRE  
SCHOOL DISTRICT: CITY OF SACRAMENTO UNIFIED

## LOCATION MAP



985-340



PRINTED

DEC 10 1985

GARDNER-FEUSI CO.

| REVISIONS | DESCRIPTION | DATE | BY |
|-----------|-------------|------|----|
|           |             |      |    |
|           |             |      |    |

|           |  |
|-----------|--|
| BENCHMARK |  |
|-----------|--|

|                        |                       |
|------------------------|-----------------------|
| SCALE: 1"=60'          | DRAWN BY: A. JAMES    |
| VERTICAL SCALE: 1"=10' | DESIGNED BY: A. JAMES |
| SURVEYED BY: M. COOK   | CHECKED BY: A. JAMES  |
| FIELD BOOK NO.         | DATE: 8-8-85          |
| APP'D: G. S. GARDNER   | FILE: 85-45           |



GARDNER-FEUSI COMPANY  
600 GARDNER-FEUSI COMPANY  
2532 CARFIELD AVE.  
SACRAMENTO, CA 95808

TENTATIVE MAP

POCKET 4

CITY OF SACRAMENTO  
85-45

14

REPORT AMENDED BY STAFF 12-19-85  
**CITY PLANNING COMMISSION**

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

|                            |   |                    |                        |
|----------------------------|---|--------------------|------------------------|
| <b>APPLICANT</b>           | Gardner-Feusi Company, 2532 Garfield Avenue, Carmichael, CA 95608 |                    |                        |
| <b>OWNER</b>               | Ahmad & Khawla Rashid, c/o (above)                                |                    |                        |
| <b>PLANS BY</b>            | Gardner-Feusi Company, 2532 Garfield Avenue, Carmichael, CA 95608 |                    |                        |
| <b>FILING DATE</b>         | 8-9-85  | <b>ENVIR. DET.</b> | 8-19-85                |
| <b>ASSESSOR'S-PCL. NO.</b> | 031-030-05  |                    | <b>REPORT BY</b> FG:tc |

- APPLICATION:**
- A. Negative Delcaration
  - B. Tentative Map
  - C. Special Permit to develop a 34 unit townhouse project

**LOCATION:** East side of Pocket Road, South of drainage canal

**PROPOSAL:** The applicant is requesting the necessary entitlements to develop a 34 unit townhouse project.

**PROJECT INFORMATION:**

1974 General Plan Designation: Residential  
 1976 South Pocket Community Plan Designation: Low density residential  
 Existing Zoning of Site: R-1A  
 Existing Land Use of Site: Vacant

| Surrounding Land Use and Zoning:        | Setbacks:   | Required | Provided             |
|---|-------------|----------|----------------------|
| North: Drainage canal; R-2B             | Front:      | 25'      | 50' 60' min.         |
| South: Vacant; A                        | Side (Int): | 5'       | 10' 10' 10' 32' min. |
| East: Vacant; R-1. A                    |             |          |                      |
| West: <del>N/A</del> ; A Drainage Canal | Rear:       | 15'      | 15' 40' min.         |

Parking Required: 34 spaces  
 Parking Provided: 122 ~~91~~ spaces  
 Property Dimensions: Irregular  
 Property Area: 4.2 ± acres  
 Density of Development: 8.0 d.u. per acre  
 Square Footage of Building: 1,280 sq.ft.  
 Height of Building: 24 ~~22~~ feet  
 Topgraphy: Flat  
 Street Improvements: To be installed  
 Utilities: To be installed  
 Exterior Building Materials: Lap siding  
 Roof Material: Composition shingles

**SUBDIVISION REVIEW COMMITTEE RECOMMENDATION:** On August 28, 1985, by a vote of six ayes and three absent, the Subdivision Review Committee voted to recommend approval of the Tentative Map, subject to the conditions attached.

PROJECT EVALUATION: Staff has the following comments:

- A. The subject site is zoned Townhouse (R-1A) and consists of a 4.2+ acre vacant lot. The site is designated for residential and light density residential uses in the General Plan and the 1976 South Pocket Community Plan, respectively. The adjacent properties are undeveloped land or approved subdivisions yet to be constructed.
- B. The applicant is proposing to develop 34 townhouse units with a one lot common area. The townhouses would be two-story, 1,280 sq.ft. units grouped in clusters of 4-6 units. A recreation area will also be located on site, which includes a clubhouse and pool. Access and interior circulation will be via a private drive and streets. (added by staff)

As proposed, the townhouses would be constructed with lap siding and composition shingles. Staff suggests that the composition shingles be replaced with wood shingles/shakes, which is keeping with the other residential developments in the Pocket area. The applicant has indicated that the floor plans and elevations are conceptual only (see Exhibit D) and staff has provided the applicant/owner for approval of any revised plans. The plans do not include the location of trash enclosures or a landscaping/irrigation plan. These items must be included on a revised site plan which is subject to review and approval by the Planning Director prior to the issuance of any building permit. The site plan indicates that three trash enclosures will be located on the site (two on the north side and one on the south side). Staff recommends that an additional trash enclosure be located along the south side of the site. (added by staff)

Staff further recommends that units 33 and 34 be located no less than 20 feet from the southeast property line. Since the proposed townhouses are two-story and due to the fact that the adjacent property to the southeast will most likely be developed with single family residences, the increase setbacks will probably add additional parking in the event that someone's backyard is located adjacent to the townhouses. (Deleted by staff)

- C. The project has been reviewed by Traffic and Engineering Divisions. The following comments were received.

Traffic: Unacceptable entrance design provides an approach to public right-of-way at least 25 feet back from the sidewalk no wider than 35 feet.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has reviewed the proposed project and has filed a Negative Declaration, based upon compliance with the following mitigation measure:

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 following action:

- A. Ratification of the Negative Declaration;
- B. Approval of the Tentative Map, subject to conditions which follow;
- C. Approval of the Special Permit to develop 34 townhouses, subject to conditions and based upon findings of fact which follow;

CONDITIONS - TENTATIVE MAP

1. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code, including a 55 foot half-section along Pocket Road (includes bike land) construct approaches to bridge structure to the satisfaction of the Public Works Department.
2. Prepare a sewer and drainage study for the review and approval of the City Engineer;
3. 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.
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. The applicant/developer shall designate and place on the final map those structures and/or lots which will meet the required eighty percent (80%) south orientation (including solar access) to the satisfaction of the Planning Director, or comply with Title 24 requirements of the Uniform Building Code.
7. 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.
8. Eliminate divided driveway.

14

Guarantee minimum 20' east/west canal parkway to the City to satisfaction of Community Services Director.

- 9. ~~Provide 20' east/west canal parkway to the City.~~ (Canal landscaping if provided by developer, shall conform to the Canal Parkway Master Plan. Plans shall be reviewed and approved by the City Landscape Architect.)
- 10. Minimum lot pad grade +3.5 feet; minimum gutter grade +2.0 feet.
- 11. Submit a supage study prepared by a registered engineer which addresses and recommends solutions for groundwater problems which may occur within both the subdivision and public right of way. Appropriate facilities shall be constructed to alleviate those problems.
- 12. Show reciprocal easements on final map.
- 13. Pay Pocket Bridge fees.
- 14. Final map cannot be filed until improvements of the Pocket Road A/D #2 are complete to the satisfaction of the Public Works Director.

Info. Item: 12" Water Main is required on Pocket Road.

CONDITIONS - SPECIAL PERMIT

- 1. The applicant shall submit <sup>a revised site</sup> ~~complete~~ landscape, irrigation and shading plans for review and approval by the Planning Director prior to issuance of building permits, indicating the location of all four trash enclosures.
- 2. ~~The applicant shall locate Units 33 and 34 a minimum of 20 feet from the southeast property line. A revised site plan shall be submitted to the Planning Director reflecting the new setbacks prior to the issuance of building permits.~~
- 3. The applicant shall utilize wood shakes or shingles for the roof of each unit. Detailed building elevators shall be submitted for review and approval by the Planning Director prior to review and approval by the Planning Director prior to issuance of building permits.
- 4. The applicant shall comply with the attached Multi family design criteria (see Exhibit A).

Findings of Fact - Special Permit

- 1. The project, as conditioned, is based upon sound principles of land use in that it provides for a housing type which is compatible with adjacent residential land uses in terms of density and design;

- 2. The project, as conditioned, will be consistent with the South Pocket Community Plan to: "Provide for a wide range of residential styles and densities which are compatible with each other";
- 3. The project, as conditioned, will be consistent with the General Plan goal to: "Provide safe, stable and attractive areas in which to live and to allocate residential, commercial, industrial and other land uses in such a manner as to result in a desirable urban environment which satisfies the needs of the total community";
- 4. The project, as conditioned, will not be detrimental to the public health, safety or welfare, nor result in the creation of a nuisance because the project will adhere to the development standards of the Townhouse zone which stipulates design and density criteria.
- 5. The project is consistent with the General Plan and the 1976 South Pocket Community Plan which designate the site for residential use.



14



VICINITY - LAND USE - ZONING

P85-346

13 12-19-85

Item 7

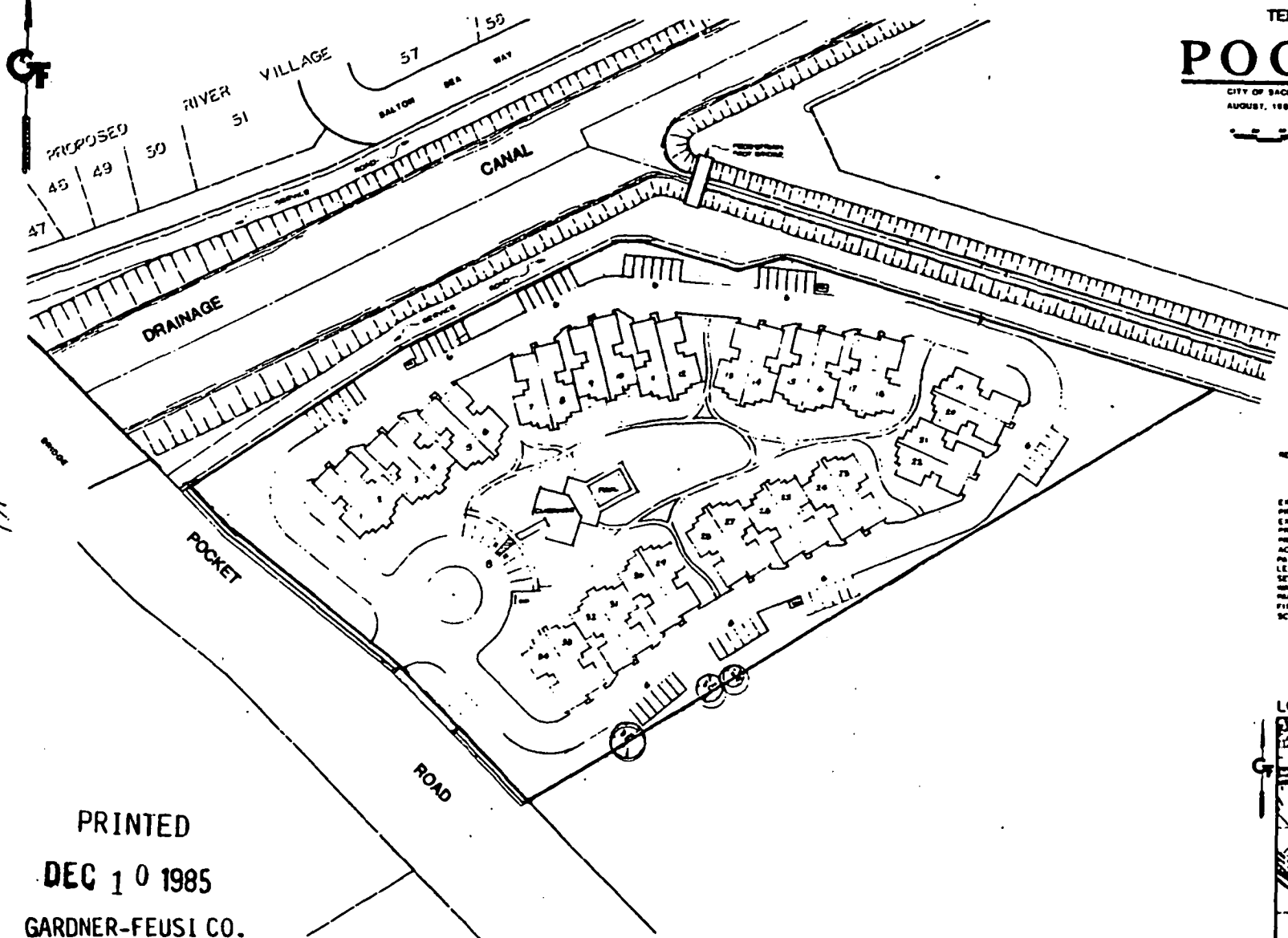
1235-340

12-19-85

12-19-85

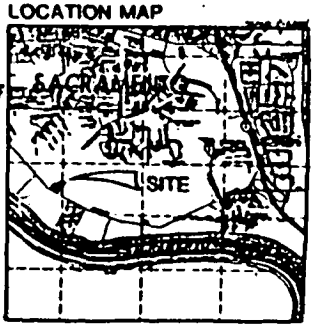
# TENTATIVE MAP FOR POCKET 4

CITY OF SACRAMENTO, CALIFORNIA  
AUGUST, 1988 SCALE: 1"=40'  
GARDNER-FEUSI COMPANY



RECORD OWNER & SUBDIVIDER: GARDNER-FEUSI CO.  
 ADDRESS: 2538 GARFIELD AVE., SACRAMENTO, CA 95808  
 PHONE: 482-9177

EXISTING ZONING: A  
 PROPOSED ZONING: R-11A  
 EXISTING USE: RESIDENTIAL  
 PROPOSED USE: RESIDENTIAL  
 PROPOSED IMPROVEMENTS:  
 ACREAGE: 7.1 AC.  
 PARCEL NUMBER: 021-020-30  
 LEGAL DESCRIPTION: A PORTION OF "SUNNYLAND SUBDIVISION"  
 SEWER DISPOSAL: CITY OF SACRAMENTO  
 WATER SUPPLY: CITY OF SACRAMENTO  
 PARK & RECREATION: CITY OF SACRAMENTO  
 FIRE DISTRICT: SACRAMENTO FIRE DISTRICT  
 SCHOOL DISTRICT: CITY OF SACRAMENTO UNIFIED

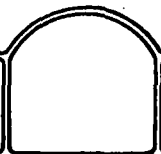


PRINTED  
 DEC 10 1985  
 GARDNER-FEUSI CO.

| REVISIONS | DESCRIPTION | DATE | BY |
|-----------|-------------|------|----|
|           |             |      |    |
|           |             |      |    |

|           |  |
|-----------|--|
| BENCHMARK |  |
|-----------|--|

|                       |                         |
|-----------------------|-------------------------|
| GRAPHIC SCALE: 1"=40' | DRAFTED BY              |
| VERT SCALE: 1"=10'    | DESIGNED BY J. J. JAMES |
| SURVEYED BY H. COBBAN | CHECKED BY R. PERRY     |
| FIELD BOOK NO.        | DATE: 9-9-88            |
| A.P.N.: 021-020-30    | FILE: 02-45             |



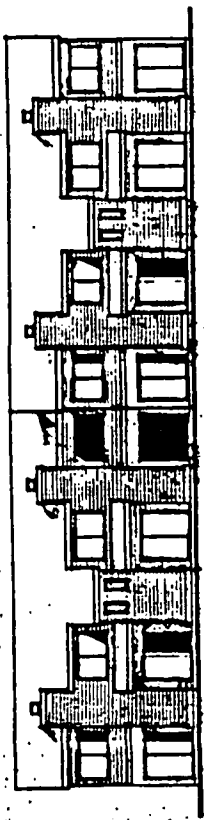
9081 622-9177  
 2538 Garfield Avenue  
 Sacramento, Ca. 95808

TENTATIVE MAP

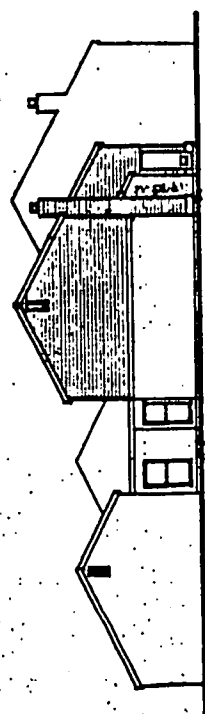
POCKET 4

|       |          |   |
|-------|----------|---|
| SHEET | 1        | 1 |
| DATE  | 12-19-85 |   |
| NO.   | 85-45    |   |

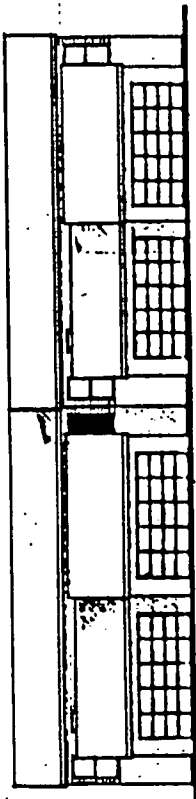
14



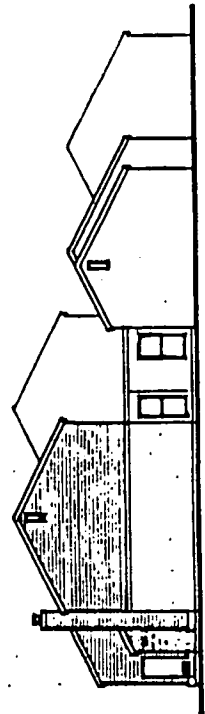
FRONT ELEVATION  
SCALE: 1/8" = 1'-0"



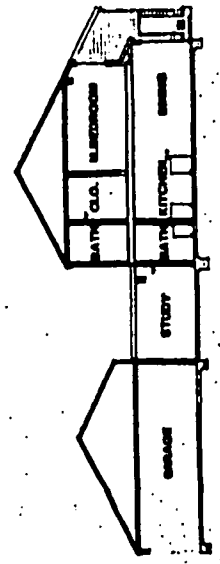
LEFT ELEVATION  
SCALE: 1/8" = 1'-0"



REAR ELEVATION  
SCALE: 1/8" = 1'-0"

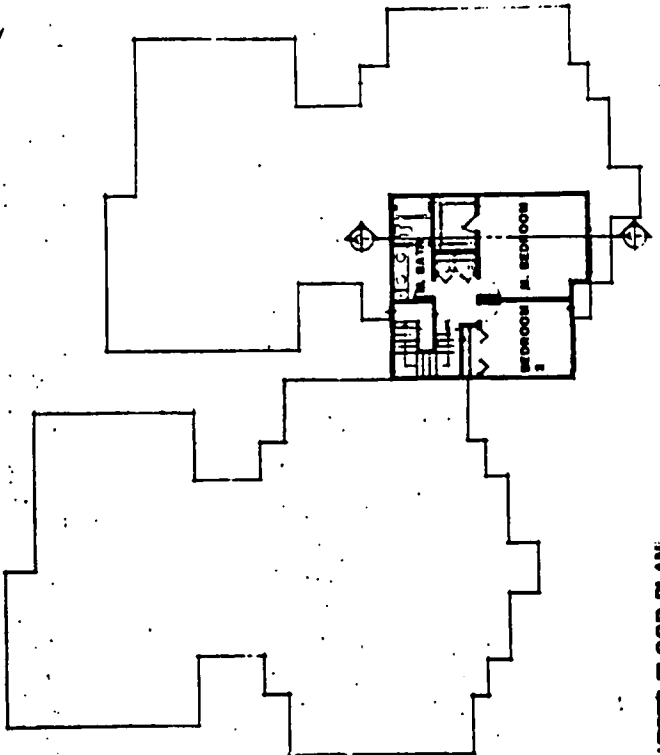


RIGHT ELEVATION  
SCALE: 1/8" = 1'-0"

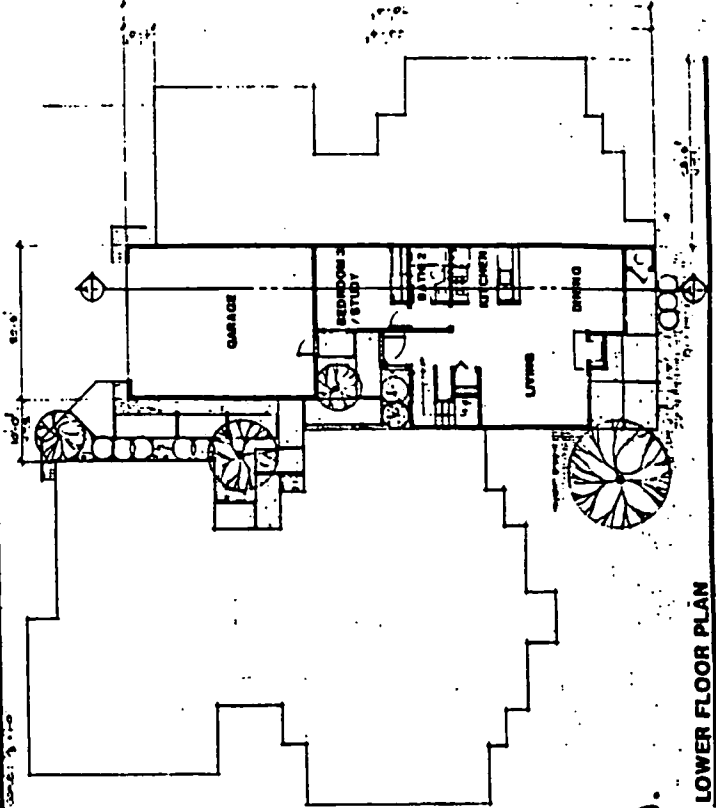


SECTION  
SCALE: 1/8" = 1'-0"

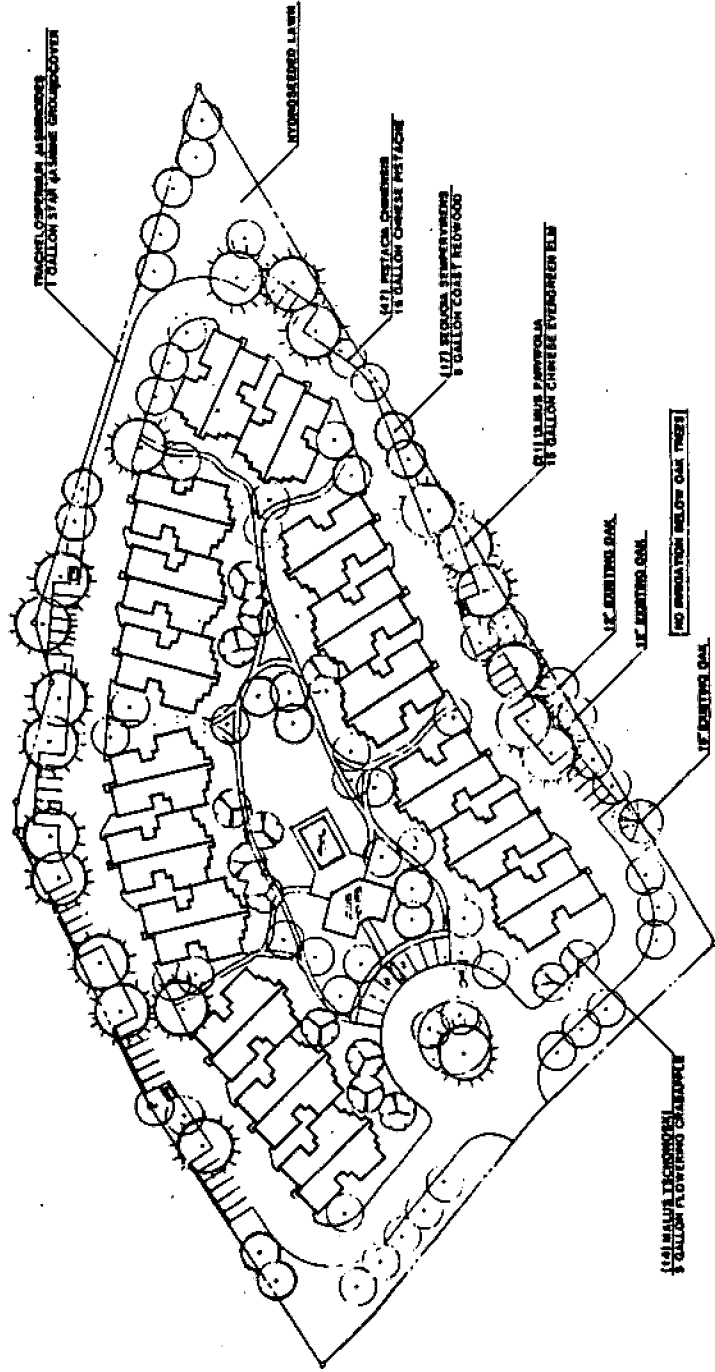
PRINTED  
DEC 10 1985  
GARDNER-FEUSI CO.



UPPER FLOOR PLAN  
SCALE: 1/8" = 1'-0"



LOWER FLOOR PLAN  
SCALE: 1/8" = 1'-0"



LANDSCAPE PLAN

PRINTED  
DEC 1 0 1985  
GARDNER-FEUSI CO.

795-340

16  
12-19-85

Item 4

18

17

MULTIFAMILY RESIDENTIAL DESIGN CRITERIA  
P85-340

A. GENERAL BUILDING DESIGN AND ORIENTATION

1. The monotony of straight building lines of all units shall be remedied through limiting the size of individual buildings or units, staggering of units, variation of exterior building materials on adjacent units, use of intensive landscaping, or other methods.
2. Multi-family buildings adjacent to public streets shall be designed and oriented to minimize the likelihood of on-street parking by project residents. Examples of acceptable design and building orientation are:
  - minimize location of main entry doors of units facing the public street
  - orient ends of building toward public street
  - break up long buildings containing many units into smaller building clusters or incorporate a breezeway through midsection of a long building which provides closer access to off-street parking area for residents
  - locate off-street parking areas between the public street and building (off-street parking area to be located and screened behind bermed landscape setback area - Section B-4).
3. All mechanical equipment (including public utility boxes and particularly exterior wall mounted air conditioning units) shall be attractively screened.
4. Buildings shall be designed and oriented to reduce overview of private backyards and patio areas of on-site and adjacent developments and windows from second story units.
5. Accessory structures shall be compatible in design and materials with main building.
6. Communal facilities shall be centrally located.
7. Recreational facilities shall be located and/or designed so as not to create a nuisance to surrounding units or to impact adjacent properties. Sufficient setbacks, landscaping and berming between recreation facilities and surrounding units shall be provided to minimize noise and visual conflicts.
8. Solar heating and cooling of units shall be achieved to the maximum extent possible.

15  
110.27  
11.3

14

9. Site planning shall take into account optimum solar orientation of structures.
10. Site planning shall minimize the incidences of one building shading another.
11. Private outdoor or garden areas shall be oriented to the south as much as possible.
12. Roofing materials shall be medium wood shake or shingle, or equivalent aluminum, concrete, tile, or other imitation shakes, subject to Planning Director approval.
13. The location of second story end unit windows shall be varied to provide variety in exterior unit detailing and designed in such a way as to reduce the incidence of overview into private first floor open space areas.
14. A minimum building setback of 50 feet shall be utilized on multiple family projects from interior and rear property lines abutting existing or future low density residential developments where two story structures are proposed. A minimum setback of 25 feet shall be required where single story structures in multiple family projects abut existing or future low density development.

B. OFF STREET PARKING DESIGN CRITERIA

1. Off-street parking shall be provided at a ratio that adequately serves the needs of tenants and guests. The minimum ratio shall be 1.5 to 1 (this ratio may be reduced for projects designed strictly for the elderly) of which a minimum 1:1 shall be covered parking. Six foot decorative masonry walls are required on interior property lines between parking lot areas and existing or proposed residential development. The design and materials used for covered parking structures shall be compatible to the main building structures.
2. For the convenience of tenants and guests, and to encourage the use of off-street rather than curbside parking and parking along private drives, parking spaces shall be located as close as possible to the unit or communal facility it is intended to serve.
3. To discourage parking on the street and along private on-site drives, physical barriers such as landscaping, berming, or wall segments shall be incorporated into the project design.

18

4-13  
No. 254

18

4. Off-street parking shall be screened from the street by undulating landscaped berming with a minimum four foot height (as measured from either the parking surface or street sidewalk, whichever is higher).
5. Surface parking areas and carport roofing shall be screened from second story units by trees or lattice and trellis work. If metal carport roofing is proposed, it shall be trimmed with wood. Carport design and materials subject to review and approval of the Planning Director.
6. The project shall comply with the 50% shading of surfaced areas requirement of the Zoning Ordinance.
7. The setback from interior side and rear property lines shall be 10 feet for open stalls and 15 feet for carports. If adjacent to non-residential development, the setback area shall be planted with large growing evergreen trees to screen adjacent use.
8. Evergreen trees shall be used for screening purposes along the perimeter of the parking areas.
9. Particularly within large open lots, deciduous trees should be utilized to provide summer shading and winter sun.
10. There shall be a ratio of at least one tree for every five parking spaces planted throughout or adjacent to open and covered parking areas. Rows of parking stalls, either open or covered, shall be broken up by a tree planting approximately every 10 spaces.
11. The parking stall depth shall be reduced by two feet.
  - a. The two feet gained shall be incorporated into adjacent landscaping or walkways.
  - b. For angled parking the triangular space at the head of each stall shall be landscaped (as a planter when abutting a sidewalk or incorporated into adjacent landscaped strips).
12. The more efficient 90 degree parking arrangement shall be utilized when possible, so as to minimize parking lot size.
13. For the most part, double-loading of parking aisles should be utilized to minimize surfacing devoted to maneuvering area.

C. ON-SITE CIRCULATION

1. Minimum pedestrian/vehicle conflict should be sought in driveway/walkway system design.

19

4-13  
3  
No. 274

- 2. A display and unit location map shall be installed at each major driveway entrance and any major walkway entrance to the project as an aid to emergency personnel and a convenience to visitors. An auto turnout lane shall be provided adjacent to directory map to eliminate blocking of driveway entrance.
- 3. Walkway location shall assure convenient access between parking and dwelling units.
- 4. Central pedestrian/bikepaths shall provide convenient access to bus stops, green belts and public facilities.
- 5. Pedestrian crossings shall be provided at appropriate locations along main drives and shall be accentuated by a change in surface textures.
- 6. Walkway connections between buildings and street sidewalks are discouraged if they encourage on-street parking by residents.

D. BICYCLE STORAGE

- 1. One bicycle parking facility is required for every ten (10) off-street parking spaces required, excluding developments which provide individual enclosed garages.
- 2. Fifty percent (50%) of the required bicycle parking facilities shall be Class I. The remaining facilities may be Class I, Class II or Class III.
- 3. Bicycle racks and lockers shall be provided throughout the development.

E. LANDSCAPING AND OPEN SPACE

- 1. Landscape materials selected shall be:
  - a. Compatible with one another and with existing material on the adjacent site.
  - b. Complimentary to building design and architectural theme.
  - c. Varied in size (one and five gallon shrubs, five and 15 gallon, and 24 inch box trees).
- 2. Landscape treatment shall include:
  - a. The major treatment for all setback areas shall be lawn and trees. At least 75% of the ground cover treatment within landscaped areas within the entire project shall be lawn. Lawn areas shall be established by sodding or hydromulching when conditions such as excessive gradient, anticipated seasonal rain, etc., may result in erosion or other problems.



- b. Larger specimens of shrubs and trees along the site periphery, particularly along setback areas adjacent to public streets.
- c. Greater intensity of landscaping at the end of buildings when those elevations lack window and door openings or other details that provide adequate visual interest. This is especially significant at the street frontage and interior side and rear property lines and for two story structures.
- d. Consistency with energy conservation efforts.
- e. Trees located so as to screen parking areas and private first floor areas and windows from second story units.
- f. Undulating landscaped berms located along street frontage and achieving a minimum height of four feet measured off of the street sidewalk or the adjacent building pad or parking lot, whichever is higher. Walkways between the complex and the public sidewalks are prohibited in the landscaped berms.
- g. Deciduous trees shall be utilized along the south and west facing building walls to allow solar access during the winter.
- h. For crime deterrent reasons, shrubs planted below first floor windows should be of a variety which has thorns and/or prickly leaves.
- i. Large growing street trees (preferably deciduous) shall be planted within the landscape setback areas adjacent to all public streets as a means of reducing outdoor surface temperatures during summer months and to provide a visual buffer between the units and public street.

3. Landscaping of parking areas is discussed in Section B.

F. TRASH ENCLOSURES

- 1. The walls of the trash enclosure structure shall be constructed of solid masonry material with decorative exterior surface finish compatible to the main residential structures. Split face concrete block finish is recommended. Brick or tile veneer exterior finish should be avoided.
- 2. The trash enclosure structure shall have decorative heavy gauge metal gates and be designed with cane bolts on the doors to secure the gates when in the open position.
- 3. The trash enclosure facility shall be designed to allow walk-in access by tenants without having to open the main enclosure gates.
- 4. The walls shall be a minimum six feet in height, more if necessary for adequate screening.

- 14
5. The perimeter of the trash enclosure structure shall be planted with landscaping, including a combination of shrubs and/or climbing evergreen vines.
  6. A concrete apron shall be constructed either in front of the trash enclosure facility or at point of dumpster pickup by the waste removal truck. The location, size and orientation of the concrete apron shall depend on the design capacity of the trash enclosure facility (number of trash dumpsters provided) and the direction of the waste removal truck at point of dumpster pickup.

The minimum dimensions of the concrete apron for a single, two cubic yard dumpster shall be: width 10' or width of enclosure facility; length 20'. Larger trash enclosure facilities shall require a larger concrete apron, subject to the approval of the City Building Inspections Division Building Technicians (Plan Checker).

Paving material shall consist of 5" aggregate base rock and 6" portland cement paving.

7. The enclosures shall be adequate in capacity, number, and distribution.

#### G. SIGNAGE

A project identification sign is permitted at each major entrance into the complex. The sign shall be a monument type located outside the required setback. The height of the monument sign shall not exceed six feet.

The primary material of the monument base or wall shall be decorative masonry such as brick, split face concrete block, stucco or similar material which complements the design of the main buildings.

Individual letters and project logo are permitted. The signage program shall comply with the City Sign Ordinance and be subject to the review and approval of the Planning Director.

#### H. PERSONAL SAFETY DESIGN CRITERIA

Ordinance No. 84-056 relating to personal safety building code requirements has been adopted by the City Council on June 19, 1984. This ordinance applies to all residential building project including apartments and condominiums.

The building code requirements relate to: minimum outdoor lighting standards, addressing and project identification, door locking standards, etc.

A copy of this ordinance may be obtained from the City Building Inspections Division.

February 14, 1986

Ahmad & Khwala Rashid  
c/o Gardner-Feusi Company  
2532 Garfield Avenue  
Sacramento, CA 95608

Dear Gentlemen:

On February 11, 1986, the Sacramento City Council took the following action(s) for property located on the east side of Pocket Road, south of drainage canal:

Adopted a Resolution adopting Findings of Fact and approving a Tentative Map to subdivide 4.2± vacant net acres into 1 common lot and 34 lots in the Townhouse, R-1A zone. (D8) (P-85340)

Enclosed, for your records, is a fully certified copy of above-referenced resolution.

Sincerely,

Lorraine Magana  
City Clerk

LM/lh/#14

Enclosure

cc: Planning Department  
Gardner-Feusi Company, 2532 Garfield Avenue, Sacramento, CA 95608