



# CITY OF SACRAMENTO

## CITY PLANNING DEPARTMENT

725 "J" STREET

SACRAMENTO, CALIF. 95814

TELEPHONE (916) 449-5604

MARTY VAN DUYN

PLANNING DIRECTOR

July 16, 1981

**FILED**  
By the City Council  
Office of the City Clerk

*Cont. to*  
*8-4-81*

**JUL 21 1981**

City Council  
Sacramento, California

Honorable Members in Session:

- SUBJECT:
1. Environmental Determination
  2. Rezoning from A to R-1A
  3. Tentative Map (P-9304)

LOCATION: West side of Pocket Road, approximately 1,500+ feet north of Garcia Bend Park

### SUMMARY

This is a request for the necessary entitlements to develop 21 airspace condominium units on 5.7+ acres. The staff and Planning Commission recommend approval of the requests subject to conditions. The Planning Commission also approved a Special Permit for the condominium proposal.

### BACKGROUND INFORMATION

The proposed condominium project conforms to the density and development standards as specified in the South Pocket Specific Plan.

The staff and Planning Commission recommended approval of the project because it will provide an alternative housing type and still comply with the objectives of the Community Plan.

The adjacent property owner who spoke in opposition to the widening of Pocket Road was not opposed to the applicant's proposal but was concerned about how the widening of Pocket Road would effect their residence. Letters from the property owner are attached for the Council's consideration.

Pocket Road is designated as a major street in the 1979 South Pocket Specific Plan which corresponds to a 110-foot right-of-way. The City requires dedication and improvement of Pocket Road as development occurs. Since the applicant is developing the subject site, Pocket

Road will be constructed to a 55-foot-half-section up to the southern-most boundary of the concerned property owner to the north. However, this will mean that the eventual improvement of Pocket Road will place the street improvements extremely close to the existing residence. The property owner suggested that the right-of-way for Pocket Road be reduced in width.

The City Engineer has indicated that Pocket Road cannot be shifted eastward because of the existing improvements located due east and because not enough transition could be provided for the realignment of Pocket Road. Also, it would be difficult to reduce the right-of-way width because of existing improvements and the Pocket Plan designates the entire length of Pocket Road with a 110-foot right-of-way.

VOTE OF COMMISSION

On June 11, 1981, the Planning Commission, by a vote of eight ayes, one absent, recommended approval of the requests subject to conditions.

RECOMMENDATION

The staff and Planning Commission recommend that the City Council approve the project by:

1. Ratifying the Negative Declaration;
2. Adopting the attached Rezoning Ordinance; and
3. Adopting the attached Resolution adopting Findings of Fact, approving the Tentative Map with conditions.

Respectfully submitted,

  
Marty Van Duyn  
Planning Director

FOR CITY COUNCIL INFORMATION  
WALTER J. SLIPE  
CITY MANAGER

MVD:TMM:jm  
Attachments  
P-9304

July 21, 1981  
District No. 8

# ORDINANCE NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

JULY 21, 1981

ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, BY REMOVING PROPERTY LOCATED ON THE WEST SIDE OF POCKET ROAD, 1,500+ FEET NORTH OF GARCIA BEND PARK FROM THE A AGRICULTURAL ZONE AND PLACING SAME IN THE R-1A TOWNHOUSE ZONE (FILE NO. P-9304 ) (APN: 031-030-20)

BE IT ENACTED BY THE COUNCIL OF THE CITY OF SACRAMENTO:

## SECTION 1.

The territory described in the attached exhibit(s) which is in the A Agricultural zone(s), established by Ordinance No. 2550, Fourth Series, as amended, is hereby removed from said zone(s) and placed in the R-1A Townhouse zone(s).

## SECTION 2.

The City Clerk of the City of Sacramento is hereby directed to amend the maps which are a part of said Ordinance No. 2550, Fourth Series, to conform to the provisions of this ordinance.

## SECTION 3.

Rezoning of the property described in the attached exhibit(s) by the adoption of this ordinance shall be deemed to be in compliance with the procedures for the rezoning of property prescribed in Ordinance No. 2550, Fourth Series, as said procedures have been affected by recent court decisions.

PASSED FOR PUBLICATION:

PASSED:

EFFECTIVE:

\_\_\_\_\_  
MAYOR

ATTEST:

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

P-9304

LEGAL DESCRIPTION

Title to said estate or interest at the date hereof is vested in:  
DONALD L. LUTHRINGER AND SUNNY T. LUTHRINGER, his wife, as  
joint tenants

The land referred to in this report is described as follows:

In the State of California, County of Sacramento, City of Sacramento,  
and being:

All that portion of Swamp Land Survey 260, located in Section 4, Town-  
ship 7 North, Range 4 East, M.D.B. & M., according to the official plat  
thereof, lying and being Westerly of the Easterly right of way line of  
Riverside Boulevard, as said boulevard existed on August 7, 1969, lying  
and being within the following described land.

BEGINNING at a stake South 30° 38' East 26.89 chains from a point on  
the East bank of the Sacramento River at the Northwest corner of  
Swamp Land Survey No. 260 of Sacramento County and at the South-  
west corner of Swamp Land Survey No. 147 of said County, and on the  
division line between the lands of Whitely Estate of the North, and  
Manuel De Costa on the South; thence from said Stake North 54° 24'  
East 20.88 chains to a fence corner; thence South 8° East, along said  
fence 6.21 chains; thence South 54° 24' West 18.63 chains to a stake of  
the East bank of the Sacramento River; thence up said river bank North  
29° West 5.50 chains to the point of beginning.

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P-9304

## RESOLUTION No.

Adopted by The Sacramento City Council on date of

JULY 21, 1981

A RESOLUTION ADOPTING FINDINGS OF FACT, APPROVING  
A REQUEST FOR TENTATIVE MAP FOR SOUTHBRIDGE  
(APN: 031-030-20) (P-9304)

WHEREAS, the Planning Commission has submitted to the City Council its report and recommendations concerning the request for a Tentative Map for Southbridge, located on the west side of Pocket Road, 1,500+ feet north of Garcia Bend Park (hereinafter referred to as the proposed subdivision).

WHEREAS, the Council of the City of Sacramento, based on testimony submitted at public hearing(s) conducted on July 21, 1981, hereby finds and determines as follows:

- A. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City General Plan and the South Pocket Community Plan in that both plans designate the subject site for residential uses. Also, any required improvements are to be designed and constructed within the provisions of the Subdivision Regulations which, by Section 40.102 of said regulations, is designated as a Specific Plan of the City of Sacramento.
- B. The site is physically suitable for the type and proposed density of development in that the subject site is flat with no significant erosional, soil expansion, or other similar problems.
- C. The design of the subdivision or proposed improvements are not likely to cause substantial environmental damage, and will not substantially and avoidably injure fish or wildlife or their habitat. The proposed project has been reviewed and assessed by the Environmental Coordinator, who has filed a Negative Declaration with the City Clerk. By virtue of the Negative Declaration, the proposed project will not cause individual or cumulative adverse effects on the natural and social-physical environment nor substantially and avoidably injure fish, wildlife, or their habitat.
- D. The design of the subdivision or the type of improvements are not likely to cause serious public health problems in that community water and sewer systems exist at the site. The site is not within an established floodplain or over a known seismic fault.

- E. The design of the subdivision or the type of improvements will not conflict with easements acquired by the public for access through, or use of, the property within the proposed subdivision, in that there are no access easements for use by the public at large on the subject site.
- F. The discharge of waste from the proposed subdivision into the community sewer system servicing the proposed subdivision will not result in or add to a violation of the waste discharge requirements applicable to said sewer system which were prescribed by the California Regional Water Quality Control Board, Central Valley Region, in that the existing City of Sacramento treatment plants have a design capacity of 75 mgd and that actual treated discharge averages 56 mgd. The discharge from the proposed project will not create a condition exceeding the design capacity.
- G. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities in the proposed subdivision, taking into consideration the local climate, the contour and configuration of the parcel to be divided, and such other design and improvement requirements applicable to the proposed subdivision.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Sacramento as follows:

- A. The Negative Declaration be ratified;
- B. The Tentative Map be approved subject to the following conditions:
  - 1. The applicant shall provide standard subdivision improvements along Pocket Road pursuant to Section 40.811 of the Subdivision Ordinance prior to filing the final map.
  - 2. The applicant shall prepare a sewer and drainage study for the review and approval of the City Engineer prior to filing the final map (oversized lines and offsite extension to drainage canal required).
  - 3. The applicant shall pay off existing assessments prior to filing the final map.

4. The applicant shall provide for a right-of-way study of Pocket Road for the review and approval of the City Engineer.
5. The applicant shall dedicate and improve Pocket Road to a 55-foot half-section.
6. The applicant shall dedicate Lot "A" to the City of Sacramento prior to recordation of the final map.

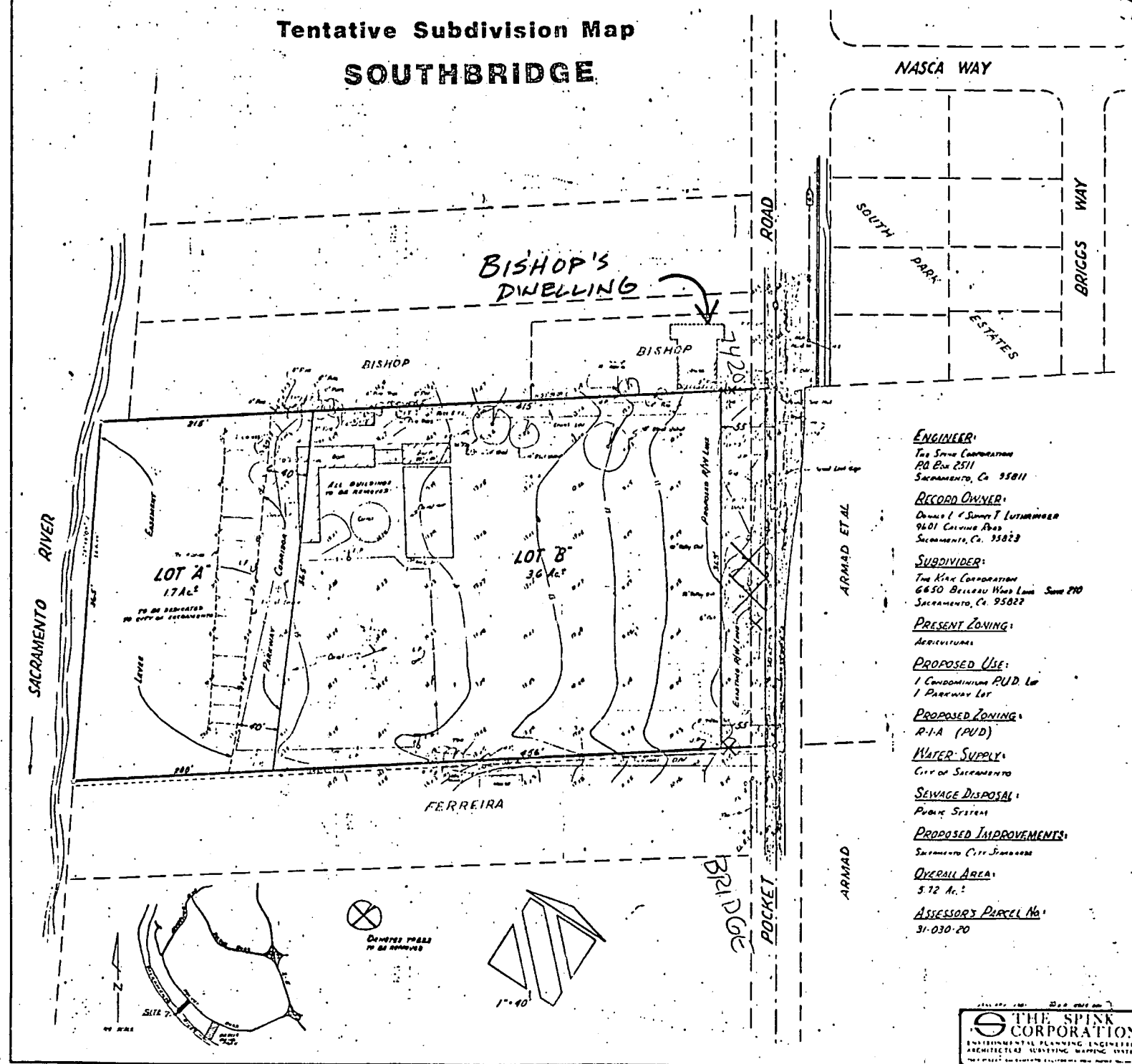
.....  
\_\_\_\_\_  
MAYOR

ATTEST:

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

P-9304

# Tentative Subdivision Map SOUTHBRIDGE



NASCA WAY

SOUTH PARK

BRIGGS WAY

ESTATES

BISHOP'S DWELLING

BISHOP

BISHOP

ROAD

SACRAMENTO RIVER

ARMAD ET AL

ARMAD

BRIDGE POCKET

**ENGINEER:**  
 The Spink Corporation  
 P.O. Box 2511  
 Sacramento, Ca. 95811

**RECORD OWNER:**  
 Dennis L. & Susan T. Luttmeyer  
 9601 Colville Road  
 Sacramento, Ca. 95829

**SUBDIVIDER:**  
 The Spink Corporation  
 6630 Belleau Wood Lane, Suite 210  
 Sacramento, Ca. 95822

**PRESENT ZONING:**  
 AGRICULTURE

**PROPOSED USE:**  
 1 Condominium P.U.D. Lot  
 1 Parkway Lot

**PROPOSED ZONING:**  
 R-1A (PUD)

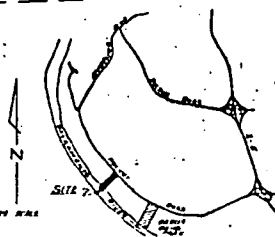
**WATER SUPPLY:**  
 City of Sacramento

**SEWAGE DISPOSAL:**  
 Public System

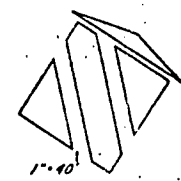
**PROPOSED IMPROVEMENTS:**  
 Sacramento City Standards

**OVERALL AREA:**  
 5.72 Ac.±

**ASSESSOR'S PARCEL No.:**  
 31-030-20



DEMOLISH WALL TO BE PROVIDED





SACRAMENTO CITY PLANNING COMMISSION

MEETING DATE June 11, 1981  
 ITEM NO. 208 FILE NO. P-9304  
M-

- GENERAL PLAN AMENDMENT  TENTATIVE MAP   
 COMMUNITY PLAN AMENDMENT  SUBDIVISION MODIFICATION   
 REZONING  EIR DETERMINATION   
 SPECIAL PERMIT  OTHER \_\_\_\_\_  
 VARIANCE  \_\_\_\_\_

Recommendation:

- Favorable  
 Unfavorable  Petition  Correspondence

LOCATION: W side of Pocket Road, 1,500± ft. of  
Maricopa Blvd Park

PROFONENTS	
NAME	ADDRESS
<u>Shirley Hunt Kirk</u>	<u>1650 California Blvd Sacramento</u>
<u>Eric Christovick (The Spunk Corp.)</u>	<u>720 F Street, Sacramento</u>
<u>Ken Clark (Clark Corp.)</u>	<u>1650 California Blvd Sacramento</u>
OPPONENTS	
NAME	ADDRESS
<u>William Bishop</u>	<u>7420 Pocket Road. (concerned about</u> <u>losing part of his house if street</u> <u>is 110' wide)</u>
<u>Annabelle Bishop</u>	<u>7420 Pocket Road (opposed 110' right-of-way)</u>

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

	YES	NO	MOTION	2ND
Augusta	✓		✓	
Fong	✓			✓
Goodin	✓			
Holloway	✓			
Hunter	✓			
Larson	✓			
Muraki	✓			
Silva	✓			
Simpson	✓			

MOTION:

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

*N.D. filed 2/13 P-9304  
notice sent*

William and Annabelle Bishop  
7420 Pocket Road  
Sacramento, California 95831  
(916) 392-7763

February 26, 1981

*- talked w/ Tom Miller 2/25/81  
re this*

Honorable Sandra Simpson  
Chairwoman, City Planning  
Commission  
725 J Street/City Hall  
Sacramento, CA 95814

Re: Parcel 031-0320  
Ref. No. P-9304

Dear Ms. Simpson:

We are writing this letter regarding the referenced subdivision which is located on Pocket Road, 1500 feet north of Garcia Park. Our property borders this proposed subdivision on the north.

We strongly object to the negative declaration by the Environmental Coordinator. The proposed subdivision map shows the widening of Pocket Road in front of our residence to the width of 110 feet. The substantiation used for the proposed width is that Pocket Road is a "main feeder" road.

The widening of Pocket Road to the proposed 110 feet is absurd. There are other main feeder roads in the area that are not 110 feet wide -- South Land Park Drive, 43rd Avenue, Sutterville Road, and numerous others that lead into Interstate 5. Further, Pocket Road, south of Interstate 5, is approximately 80 feet wide. In addition, there is a bridge that was put on Pocket Road between the proposed subdivision and Garcia Park that is only 53 feet wide (this bridge was put in only six years ago, in 1975). We have already paid bonds for this bridge once. Are we to pay further for another bridge now? In this time of trying to cut costs, is all this really necessary? Can you, in earnest, warrant this extra expense and are you willing to pass this on, again, to the taxpayers?

Further, the subdivisions that are being developed at this time in the Pocket Area, south of Riverside Boulevard, appear to be standing idle. With our economy in its present situation, our concern is that this area may turn into a "ghost town" type area where land has been developed for subdivisions, significant amounts of money spent for roads that will not be used to their capacity for years to come due to the fact that the economy is such that new dwellings are out of reach to the consumer.

In addition to the unnecessary expense that would go into the widening of Pocket Road to meet the needs of the developers of this subdivision, the proposed widening would cut into our home -- our bedroom to be exact.

We have heard nothing of what the City plans to do to remedy this situation.

Does the City plan to purchase our property via eminent domain?

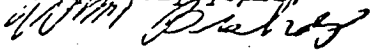
Does the City plan to undertake the expense of moving our home to meet the customary setback standard for Sacramento. Will this include bringing our home up to code and connecting it to the City water and sewer systems (which the proposed condominiums will be connected to)?

What exactly is the City's plan for our property?

We feel that if the road is any wider than 80 feet, the City should be made responsible to answer to the above questions. We feel that a setback of less than what is customary for new subdivisions is unfair. A lesser setback would greatly affect the value of our property for resale purposes. Who would buy a portion of land whose where the house sets unusually close to the road?

We urge you to consider and answer all of these questions and considerations and incorporate them into the plan before approving this proposed subdivision.

Very truly yours,



15/

William D. Bishop



15/

Annabelle Bishop

- cc: Hon. Lynn Robie, City Councilwoman
- Members, City Planning Commission
- Lawrence Augusta
- James Fond
- Edward Goodin, Jr.
- Brian Holloway
- Susan Larson
- George Maraki
- Chris Hunter
- Fred Silva

LATE (VERSION)

# New state condemnation law places bigger burden on cities

By TED THOMAS  
Staff Writer

Such things as parks, housing projects, bikeways, community centers and even fire stations may be harder to come by for Sacramento as a result of a state law expected to make it costlier and more time consuming to condemn property for public use.

The new law, partially carried through the Legislature as AB11, has good and bad effects, according to the city attorney's office.

"It may afford property owners greater rights than they had before," said Steven R. Meyers, deputy city attorney. Meyers also said the new law—written by a law revision commission—pulls together the condemnation laws so they can be looked up in one place.

But the prevailing opinion is that the new requirements for condemning property also will make the process more expensive for local government.

Mayor Phillip Isenberg assessed the effects this way: "We're going to have to reevaluate projects based on additional expense and time consumption, and it's probably going to force local government to do fewer projects than we would like to."

Noting it will be particularly expensive for local government to acquire developed land, Isenberg said:

"Unless it's bare ground, we're going to have to be more skeptical of any proposal."

An analysis by the city attorney's office said the law permits the owners of property government wants to acquire to raise more legal issues in the condemnation

To acquire developed property, local government will have to pay to help relocate persons displaced from the land by condemnation.

In many cases, local government will have to provide substitute housing for persons moved off their property.

The attorney's office said relocation costs already exceed the cost of property acquisition in many cases, and estimated that future relocation costs will increase faster than property purchasing costs.

If local government buys business property, the attorney's office said, it may be required to pay for goodwill generated by the enterprise.

Goodwill is defined as benefits which accrue to a business as a result of its location, reputation for dependability and other factors.

Local government might also have to pay for machinery and equipment not previously covered under condemnation procedures.

The city attorney's office said that the cost of land and improvements may be far less than half the total acquisition cost. Expected to skyrocket are public funded moving costs, housing allowance payments, replacement housing fees, staff costs, and other items.

City officials said that local government might end up putting fire stations and other facilities in less desirable locations because of the state compensation requirements.

Local government is waiting for a test condemnation case to see how much more money and time it will have to invest to acquire land for a public project.

P-9304

William and Annabelle Bishop  
7420 Pocket Road  
Sacramento, CA 95831

April 8, 1981

Honorable Sandra Simpson  
Chairwoman, City Planning  
Commission  
725 J Street/City Hall  
Sacramento, CA 95814

Re: Parcel 031-0320  
Ref. No. P-9304

Dear Ms. Simpson:

We are writing this letter regarding the referenced subdivision which is located on Pocket Road, 1500 feet north of Garcia Park. Our property borders this proposed subdivision on the north.

We strongly object to the manner in which this proposed subdivision is being presented, and has been presented in the past, since it has an adverse effect on our property. The proposed subdivision map shows the widening of Pocket Road in front of our residence to the width of 110 feet. The substantiation used for the proposed width is that Pocket Road is a "main feeder" road. We would like to go on record as being in opposition of the widening of Pocket Road to the proposed 110 feet.

The widening of Pocket Road to 110 feet is absurd. There are other main feeder roads in the area that are not 110 feet wide -- South Land Park Drive, 43rd Avenue, Sutterville Road, and numerous others that lead into Interstate 5. Further, Pocket Road, south of Interstate 5, is approximately 80 feet wide. In addition, there is a bridge that was put on Pocket Road between the proposed subdivision and Garcia Park that is only 53 feet wide (this bridge was put in only six years ago, in 1975). We have already paid bonds for this bridge once. Are we to pay further for another bridge now? In this time of trying to cut costs, is all this really necessary? Can you, in earnest, warrant this extra expense and are you willing to pass this on, again, to the taxpayers?

Further, the subdivisions that are being developed at this time in the Pocket Area, south of Riverside Boulevard, appear to be standing idle. With our economy in its present situation, our concern is that this area may turn into a "ghost town" type area where land has been developed for subdivisions, significant amounts of money spent for roads that will not be used to their capacity for years to come, due to the fact that the economy is such that new dwellings are out of reach to the consumer.

In addition to the unnecessary expense that would go into the widening of Pocket Road to meet the needs of the developers of this subdivision, the proposed widening would cut into our home -- our bedroom to be exact.

We have heard no plans from the City regarding remedies for this situation. Does the City plan to purchase our property via eminent domain?

Does the City plan to undertake the expense of moving our home to meet the customary setback standard for Sacramento so as to make our property's value remain for resale purposes? Will this include bringing our home up to code and connecting it to the City water and sewer systems (which the proposed condominiums will be connected to)? Can the City give written assurance of a customary setback of our residence for resale purposes that binds future landowners, as well as future City representatives?

Has the City considered any alternatives to widening the road to the proposed 110 feet? We understand that Spink Corporation has mentioned feasible alternatives. Have these alternatives been taken into consideration? We would like to be assured that all feasible alternatives are presented to the City at the earliest possible stage and that all such alternatives are considered thoroughly.

Has the City Attorney's Office given a written opinion on the effects, both to the City and to us as landowners, of widening this road as proposed, without consideration of alternatives at this point?

We feel that if the road is any wider than 80 feet, the City should be made responsible to answer to the above questions. We feel that a setback of less than what is customary for new subdivisions is unfair. A lesser setback would greatly affect the value of our property for resale purposes. Who would buy a portion of land where the house sets unusually close to the road?

We urge you to consider and answer all of these questions and considerations and incorporate them into the plan before approving this proposed subdivision.

Sincerely,

William D. Bishop *W.D. Bishop* Annabelle Bishop *Annabelle Bishop*  
Annabelle Bishop

- cc: Hon. Philip Isenberg, Mayor
- Hon. Lynn Robie, City Councilwoman
- Members, City Planning Commission
- Lawrence Augusta
- James Fond
- Edward Goodin, Jr.
- Brian Holloway
- Susan Larson
- George Muraki
- Chris Hunter
- Fred Silva

June 11, 1981

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# CITY PLANNING COMMISSION

915 "I" STREET - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Spink Corporation, P.O. Box 2511, Sacramento, CA 95811		
OWNER	Donald L./Sunny T. Luthringer, 9601 Calvine Road, Sacramento, CA 95823		
PLANS BY	Spink Corporation, P.O. Box 2511, Sacramento, CA 95811		
FILING DATE	1-23-81	50 DAY CPC ACTION DATE	REPORT BY: TM:bw
NEGATIVE DEC	2-13-81	EIR	ASSESSOR'S PCL NO. 031-030-20

- APPLICATION:
1. Negative Declaration
  2. Rezone from Agricultural (A) to Townhouse (R-1A)
  3. Special Permit to develop 21 airspace condominium units
  4. Tentative Map (P-9304)

LOCATION: West side of Pocket Road, approximately 1,500+ feet north of Garcia Bend Park

PROPOSAL: The applicant is requesting the necessary entitlements to develop a 21-unit airspace condominium project on 5.7+ acres.

PROJECT INFORMATION:

General Plan Designation:	Residential
1976 South Pocket Community Plan Designation:	Low Density Residential
Existing Zoning of Site:	A
Existing Land Use of Site:	Stables, barn, vacant

Surrounding Land Use and Zoning:

North:	Residential, vacant; A
South:	Residential, vacant; A
East:	Vacant; R-1, A
West:	Sacramento River; FW

Parking Required:	32	Parking Provided:	32
Ratio Required:	1.5/DU unit	Ratio Provided:	1.5/DU unit
Property Dimensions:	465' x 365'		
Property Area:	5.7+ acres		
Density of Development:	6 units/acre		
North/South Orientation:	86%		
Topography:	Flat		
Street Improvements:	Standard improvements required on Pocket Road		
Utilities:	To be extended to site		
School District:	Sacramento Unified		

Note: This property is adjacent to the Sacramento River

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On February 11, 1981, by a vote of seven ayes, one abstention and one absent, the Subdivision Review Committee recommended approval of the tentative map subject to the following conditions:

1. The applicant shall provide standard subdivision improvements along Pocket Road pursuant to Section 40.811 of the Subdivision Ordinance prior to filing the final map.

APPLC. NO. P-9304

MEETING DATE February 26, 1981

CPC ITEM NO. 13-2

March 12, 1981

March 26, 1981

April 9, 1981

11

3

12

-15-

2. The applicant shall prepare a sewer and drainage study for the review and approval of the City Engineer prior to filing the final map (oversized lines and off-site extension to drainage canal required).
3. The applicant shall pay off existing assessments prior to filing the final map.
4. Applicant shall provide for a right-of-way study of Pocket Road for the review and approval of the City Engineer.
5. The applicant shall dedicate and improve Pocket Road to a 55-foot half-section.
6. The applicant shall offer for dedication of Lot "A" to the City of Sacramento prior to recordation of the final map.

STAFF EVALUATION: Staff has the following comments and concerns regarding this proposal:

1. The subject site is located approximately one-half mile north of Garcia Bend Park on the westerly side of Pocket Road. Due west of the site is the Sacramento River.

Section 66478.8 of the State Map Act requires direct public access through a subdivision which abuts a public waterway, river or stream unless the local agency makes a finding that such reasonable public access is otherwise available within a reasonable distance from the subdivision.

Staff finds that such access is available through Garcia Bend Park, Parkway Oaks, and the off-site bikeway paths proposed along the drainage canal due south of the site. In addition, the applicant will dedicate the parcel adjacent to the levee and that area is designated for public use in the South Pocket Specific Plan. Therefore, staff finds that no requirement for public access is necessary for this particular project.

2. The South Pocket Specific Plan encourages the location of townhouses wherever possible along major and collector streets. In addition, the Plan sets forth the following development criteria:
  - a. Densities of townhouse, cluster and row house developments should not exceed an average of eight units per net acre;
  - b. Townhouse developments should be designed to conform with major and collector street patterns;
  - c. Townhouse developments should be compatible with and not adversely affect the existing or proposed developments on surrounding parcels;

P-9304

~~February 26, 1981~~  
~~March 12, 1981~~  
~~March 26, 1981~~  
~~April 9, 1981~~

Item No. ~~13~~ 2  
~~11~~  
~~3~~  
 12



- d. Site development plans for townhouses should integrate structures, common and private open spaces, pedestrian and vehicular circulation, parking, and other site features in such a way as to produce a development which provides for all desirable residential features and environmental amenities;
- e. Townhouse developments adjacent to Interstate 5 noise sources should be approved in accordance with noise standards and criteria established in the Noise Section of this Plan;
- f. Townhouse developments located adjacent to the Sacramento River Parkway and the canal-parkway should conform with the generalized design concepts shown in Diagram 1 and expressed in the Parks and Open Space Section of this Plan.

The proposed development has a net density of six dwelling units per acre. The site development plan provides for common open space and retention of two Black Walnut trees and one Fig tree. Staff finds that adequate allowances have been made for setbacks and site development. However, to ensure that the common open space areas are landscaped and developed in compliance with solar shading requirements and general aesthetics, staff requests that Exhibit "A" be adopted as a special permit condition and that the applicant submit a detailed landscape and irrigation plan for the review and approval of the Planning Director, prior to the issuance of building permits.

- 3. The City Police and Fire Departments request that an emergency access lane be provided to the recreation center from one of the parking lots. The Fire Department also requests that the width of the two private entry and exit lanes be increased to 22 feet to provide a turning radius for fire apparatus.
- 4. The site plan and elevations indicate that the units will be two-stories in height and constructed of wood siding with shake roofs. Staff has two concerns relative to this proposed design:
  - a. The front elevation which "fronts" on the private drive consists of sloped roofs and garage doors. This type of design does not provide for solar access due to the absence of south facing glazing. Additional windows along this elevation would provide for greater heating and cooling possibilities as well as provide for visibility into this area and overall design relief;
  - b. The right side elevation consists of a 66-foot, two-story wall constructed out of wood siding with a limited number of windows. Staff suggests that this elevation be redesigned to incorporate awnings, covered patios, or some other design relief measures.
- 5. Staff notes that the recent solar amendments to the zoning ordinance specify that trees be planted and maintained throughout the surfaced parking lot to ensure that 50 percent of the parking area is shaded by a given day in August 15 years hence.

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STAFF RECOMMENDATION: Staff recommends:

1. The negative declaration be ratified.
2. Rezoning to Townhouse R-1A be approved.
3. The special permit to create a 21-unit condominium development be granted subject to conditions and based upon findings of fact which follow.
4. The tentative map be approved subject to the following conditions:
  - a. The applicant shall provide standard subdivision improvements along Pocket Road pursuant to Section 40.811 of the Subdivision Ordinance prior to filing the final map;
  - b. The applicant shall prepare a sewer and drainage study for the review and approval of the City Engineer prior to filing the final map (oversized lines and off-site extension to drainage canal required);
  - c. The applicant shall pay off existing assessments prior to filing the final map;
  - d. Applicant shall provide for a right-of-way study of Pocket Road for the review and approval of the City Engineer;
  - e. The applicant shall dedicate and improve Pocket Road to a 55-foot half-section;
  - f. The applicant shall dedicate lot "A" to the City of Sacramento prior to recordation of the final map.

Conditions - Special Permit

1. The applicant shall submit a detailed landscape and irrigation plan for the review and approval of the Planning Director prior to the issuance of building permits. Such plans shall incorporate those areas of concern mentioned in Items 2 and 5 of staff evaluation and include the design criteria items listed in Exhibit "A."
2. The applicant shall incorporate an emergency access lane to the recreation facilities into the site plan prior to issuance of building permits.
3. The entry and exit lanes shall be increased to a minimum of 22 feet each prior to release of building permits.
4. The applicant shall redesign the "front" elevations to incorporate additional window elements prior to the issuance of building permits. The "right" side elevations shall also be redesigned to incorporate awnings, covered patios, or other design relief measures.

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- 5. The applicant shall submit revised elevations for the review and approval of the Planning Director prior to obtaining building permits. Such plans shall incorporate those design modifications indicated by condition 4 of the special permit.

Findings of Fact - Special Permit

- 1. The project, as conditioned, is based on sound principles of land use in that the proposed condominium development has a density and setbacks consistent with single family developments.
- 2. The project, as conditioned, will not be injurious to surrounding properties in that adequate on-site parking has been provided for.
- 3. The proposal, as conditioned, is consistent with the 1974 General Plan and the 1976 South Pocket Community Plan which designate the site for residential uses.

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EXHIBIT A

MULTIPLE FAMILY RESIDENTIAL DESIGN CRITERIA

A. BUILDING DESIGN AND ORIENTATION

1. Accessory structures shall be compatible in design and materials with main buildings.
2. Solar heating and cooling of units should be considered.
3. Site planning shall take into account optimum solar orientation of structures.
4. Site planning shall minimize the incidences of one building shading another.
5. Private garden areas shall be oriented to the south as much as possible.
6. The location of second story end unit windows shall be varied from the typical plan when appropriate to reduce the incidence of overview into private first floor open space and parking areas, and to provide variety in exterior unit detailing.
7. All mechanical equipment (including public utility boxes and particularly exterior wall mounted air conditioning units) shall be attractively screened.
8. Roofing materials shall be medium wood shake or equivalent aluminum, concrete, or other imitation shakes or tile, subject to Planning Director approval.

B. OFF-STREET PARKING

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).
2. For the convenience of tenants and guests, and to encourage the use of off-street rather than curb-side 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.
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).

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- 5. Evergreen trees shall be used for screening purposes along the perimeter of the parking areas.
- 6. Particularly within large open lots, deciduous trees should be utilized to provide summer shading and winter sun.
- 7. Within open parking areas, there shall be at least one tree for every five parking spaces.

C. ON-SITE CIRCULATION

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

D. 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. Larger specimens of shrubs and trees along the site periphery;
  - b. 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;
  - c. Consistency with Energy Conservation Ordinance;
  - d. Trees located so as to screen parking areas and private first floor areas and windows from second story units;
  - e. Undulating landscaped berms located along street frontages 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.
- 3. Public open space shall be designed to maximize its utility. Both large and small areas for both active and passive activities shall be achieved through effective building orientation, walkway location, etc.

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

E. TRASH ENCLOSURES

- 1. Sturdy enclosure walls shall be constructed to reduce maintenance.
- 2. Design and materials shall match or compliment the residential structures.
- 3. Metal plate doors, if used, shall have wood veneer and/or wood battens.
- 4. Walls shall be a minimum six feet in height; more if necessary for adequate screening.
- 5. The enclosures shall be screened with landscaping.
- 6. The enclosures shall be adequate in capacity, number, and distribution.

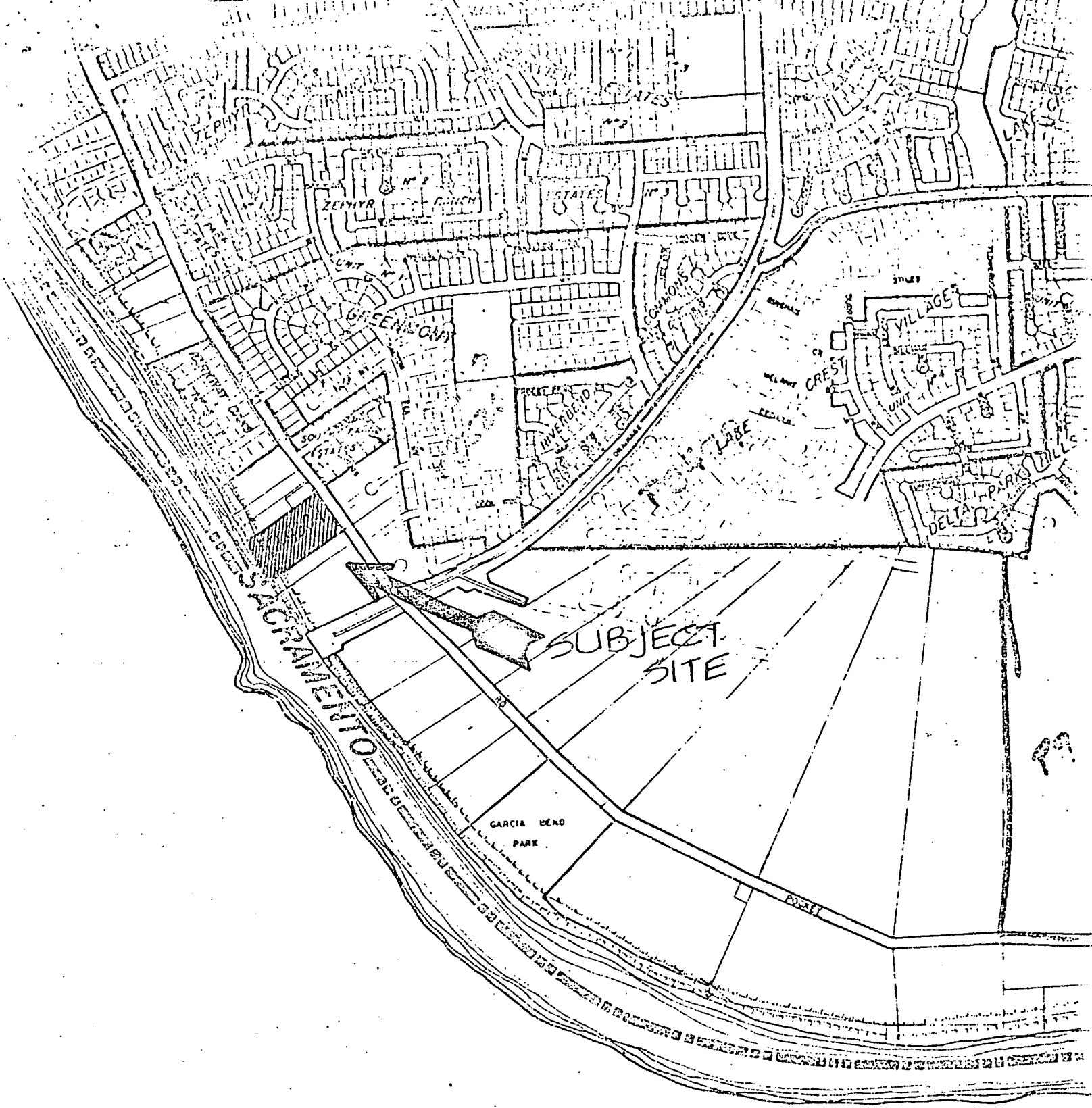
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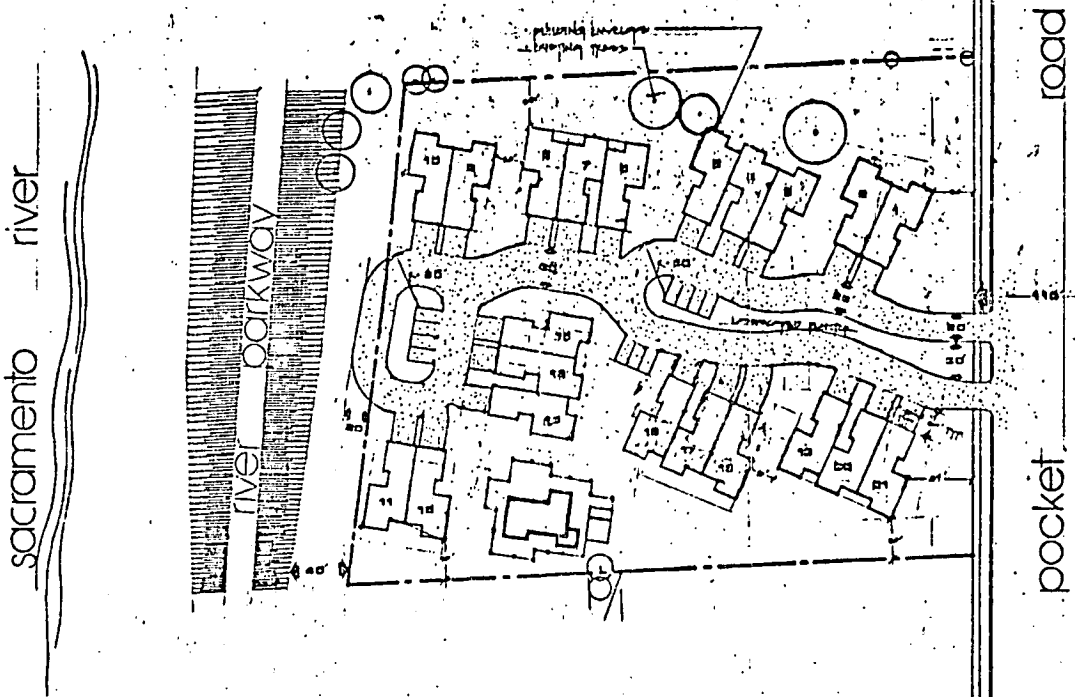
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# southbridge

planned  
unit  
development

## site data

GROSS ACRES	6.047
NET USABLE ACRES	3.9
TOTAL DWELLING UNITS	21
DWELLING UNITS PER ACRE	5.3
GUEST PARKING PER DU	0.5
NORTH-SOUTH ORIENTATION	60%



0 40 100

THE SPISK CORPORATION



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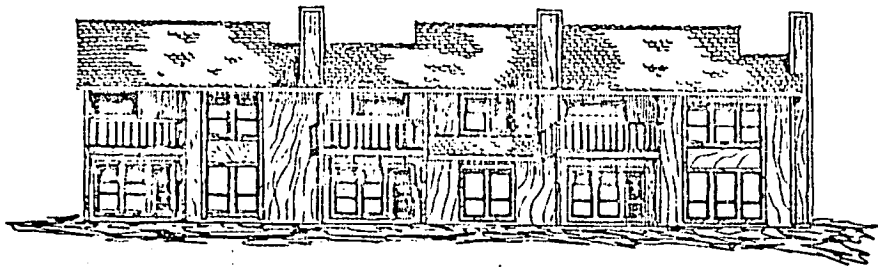
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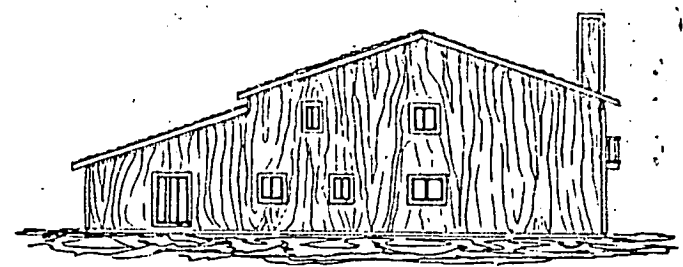
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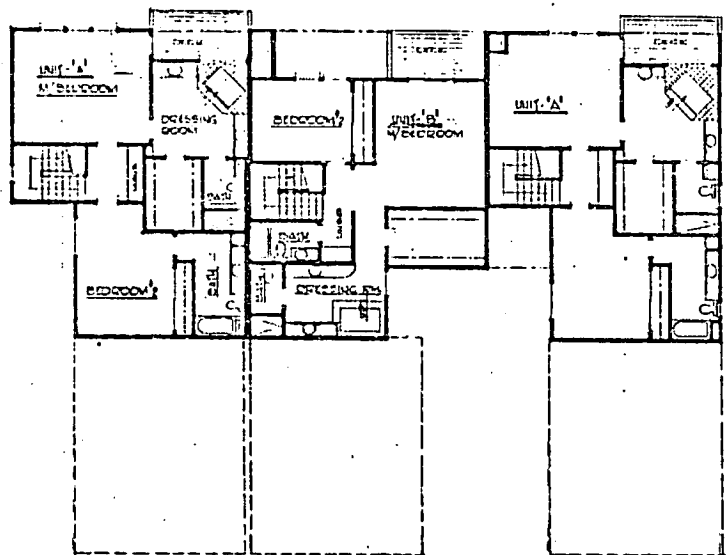
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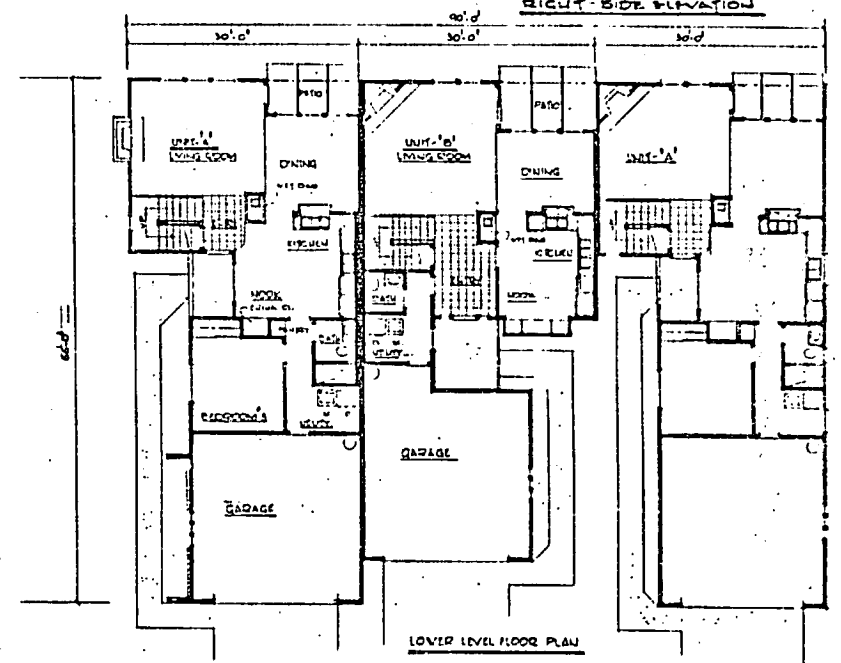
REAR ELEVATION



RIGHT SIDE ELEVATION

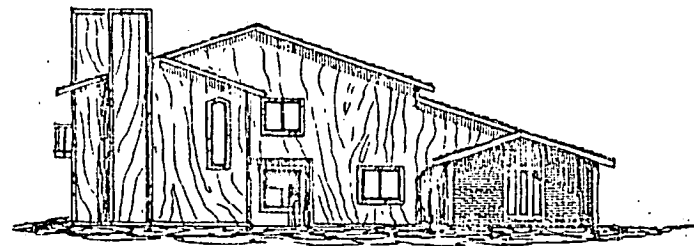


2<sup>ND</sup> FLOOR PLAN

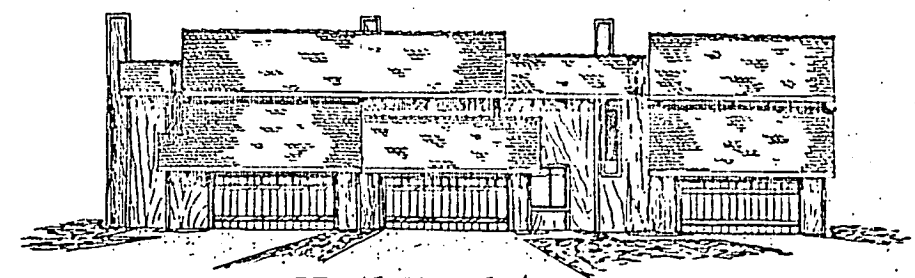


LOWER LEVEL FLOOR PLAN

scale 1/8"=1'-0"



LEFT SIDE ELEVATION



FRONT ELEVATION

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designer

G. W. Haggitt & Associates

7149 fair oaks boulevard suite no. 1  
cranichad, california 95608  
telephone (916) 489-3654

PROPOSED UNITS FOR  
'SOUTH BRIDGE'  
CONDOMINIUMS

'A' UNITS HAVING 3 BEDROOMS ARE 2036 SQ. FT.  
'B' UNITS HAVING 2 BEDROOMS ARE 1161 SQ. FT.

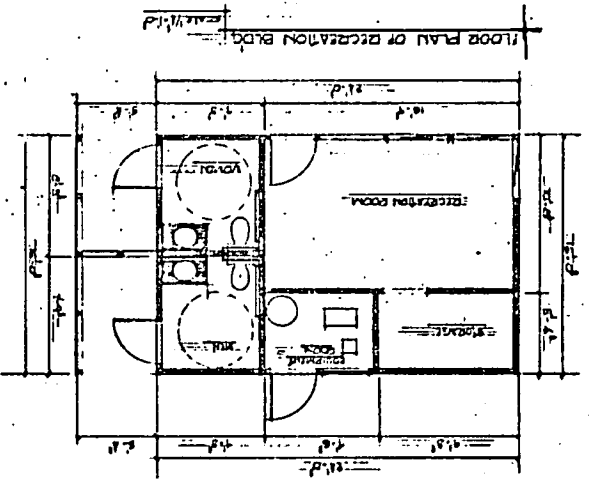
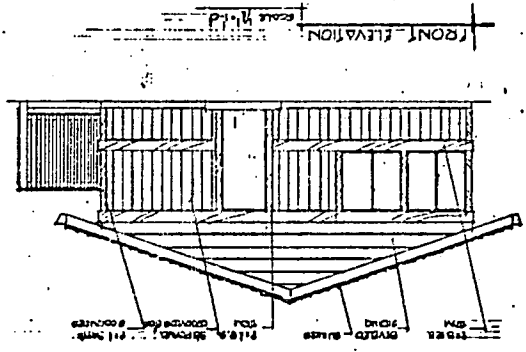
DESIGNED FOR:  
TUE KIRK CORP  
122-1055

job no.  
drawn by  
file no.

sheet no.  
of

Sheet no: \_\_\_\_\_  
 Drawing by: \_\_\_\_\_  
 Job no: \_\_\_\_\_

Building 9. 20. Haggard  
 8  
 Associates  
 7100 Jan into bedroom suite no. 1  
 95608  
 Overhead, California  
 95608  
 Telephone (916) 489-5656



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Item No. 12  
 Item No. 13

William and Annabelle Bishop  
7420 Pocket Road  
Sacramento, Ca., 95831

July 21, 1981

Hon. Phillip Isenberg, Mayor  
Sacramento City Council  
Sacramento City Hall  
915 I Street  
Sacramento, Ca., 95814

Re: Parcel 031-0320  
Ref. No. P-9304

We are writing this letter regarding the referenced subdivision which is located on Pocket Road, 1500 feet north of Garcia Park. Our property borders this proposed subdivision on the north.

Our only objection to the proposal is that it shows the widening of Pocket Road to the width of 110 feet in front of and a part of the plan. It also shows that the road width continues across our property and would cut into our home -- our bedroom to be exact. This does not allow the necessary or customary residence setback and I am sure would immediately scare off any prospective buyers should we need to sell our house.

We have met with the developers, City planning engineers and Commission, the gentleman from Spink Corporation and attended the City planning meeting. All are sympathetic and see the point of our objection, Some have made suggestions. It has all come down to, and we were advised to appear tonight because it seems that you are the only people that can approve a narrower roadway.

We feel that a lesser setback than is customary for new subdivisions is unfair and would greatly affect the value of our property for emergency resale purposes.

Could something be done to cut the width to 80 feet? We are talking of two 7' greenstrips between the curbs and sidewalks, two 7' bikeways next to them and a 14' center divider and left turn lanes plus four lanes for traffic called a "Main Feeder" road that will average 400' distance from the Sacramento River on the one side. It will also feed down to a 80' overcross over I-5 freeway after crossing a 53' bridge about 500' "down the road apiece".

Please consider the dilemma and allow the Kirk Corporation to build the curb and gutter, or whatever, out to what would be 40' from the center of the old Pocket Road and let us see what will be needed or not needed a few years from now. I think we can live with 80' of road in the future.

Thank you.

Sincerely,

Annabelle J. Bishop

cc: to all City Council Members.