



CITY OF SACRAMENTO

24

CITY PLANNING DEPARTMENT
927 TENTH STREET
SUITE 300
SACRAMENTO, CA 95814
TELEPHONE (916) 449-5604

MARTY VAN DUYN
PLANNING DIRECTOR

July 12, 1984

APPROVED
BY THE CITY COUNCIL

JUL 17 1984

OFFICE OF THE
CITY CLERK

City Council
Sacramento, California

Honorable Members in Session:

- SUBJECT:
1. Negative Declaration
 2. South Pocket Community Plan Amendment reducing size of Parkway Node
 3. Sacramento River Parkway Master Plan Amendment from high to low use area.
 4. Rezoning from Single Family (R-1) to Townhouse (R-1A) zone.
 5. Tentative Map (P84-092).

LOCATION: West side of Pocket Road, 100± feet south of Arabella Way

SUMMARY

The applicant is requesting the necessary entitlements to create 27 single family lots and 20 halfplex corner lots. The Planning Commission and staff recommends approval of the project subject to conditions.

BACKGROUND

The subject site is 13.9 acres in size and the applicant is proposing to create 27 single family lots and 20 halfplex lots. The Community Plan designates for a major recreation park node in this area plan. However, the applicant has requested that the size and scope of this designation be reduced. The Community Services Department concurs with this request.

Vote of the Planning Commission

On June 14, 1984, the Commission, by a vote of 7 ayes, 2 absent, recommended approval of the project.

RECOMMENDATION

The Planning Commission and staff recommends the City Council take the following actions:

1. Ratify the Negative Declaration.
2. Adopt the attached Resolution amending the South Pocket Community Plan and Sacramento River Parkway Master Plan.

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3. Adopt the attached Rezoning Ordinance.
4. Adopt the attached Resolution adopting Findings of Facts and approving the Tentative Map.

Respectfully submitted,

for *John Masuda*
Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

MVD:AG:mm
Attachments
P84-092

District No. 8
July 17, 1984

RESOLUTION NO. 84-612

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

July 17, 1984

RESOLUTION AMENDING THE South Pocket Community Plan and the Sacramento River Parkway Master Plan from a major Parkway Node for high use to a minor node for low use for the area described on the Attached Exhibit A (P84-092) (APN:031-040-12; 031-290-53,54,55.)

WHEREAS, the City Council conducted a public hearing on July 17, 1984 concerning the above plan amendment and based on documentary and oral evidence submitted at the public hearing, the Council hereby finds:

1. The proposed plan amendment is compatible with the surrounding uses;
2. The subject site is suitable for residential development; and
3. The proposal is consistent with the policies of the 1974 General Plan.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Sacramento that the area as described on the attached Exhibit A in the City of Sacramento is hereby designated on the South Pocket Community Plan and the Sacramento River Parkway Master Plan as minor node for low use.

MAYOR

ATTEST:

CITY CLERK

P84-092

LEGAL DESCRIPTION

PORTION OF SWAMP LAND SURVEY NO. 165.

P84-092

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RESOLUTION NO. 84-612

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

July 17, 1984

RESOLUTION AMENDING THE South Pocket Community Plan and the Sacramento River Parkway Master Plan from a major Parkway Node for high use to a minor node for low use for the area described on the Attached Exhibit A (P84-092) (APN:031-040-12; 031-290-53,54,55.)

WHEREAS, the City Council conducted a public hearing on July 17, 1984 concerning the above plan amendment and based on documentary and oral evidence submitted at the public hearing, the Council hereby finds:

1. The proposed plan amendment is compatible with the surrounding uses;
2. The subject site is suitable for residential development; and
3. The proposal is consistent with the policies of the 1974 General Plan.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Sacramento that the area as described on the attached Exhibit A in the City of Sacramento is hereby designated on the South Pocket Community Plan and the Sacramento River Parkway Master Plan as minor node for low use.

MAYOR

APPROVED
BY THE CITY COUNCIL

JUL 17 1984

OFFICE OF THE
CITY CLERK

ATTEST:

CITY CLERK

P84-092

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ORDINANCE NO. 84-066

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

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, 100+' SOUTH OF ARABELLA WAY FROM THE AGRICULTURAL, A

ZONE(S)
AND PLACING SAME IN THE SINGLE FAMILY, R-1 AND TOWNHOUSE, R-1A ZONE(S)
(FILE NO. P-84-092)(APN: 031-040-12; 031-290-53,54,55)

APPROVED
BY THE CITY COUNCIL

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

JUL 17 1984

SECTION 1.

OFFICE OF THE
CITY CLERK

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

This action rezoning the property described in the attached exhibit(s) is adopted subject to the following conditions and stipulations:

- a. A material consideration in the decision of the Planning Commission to recommend and the City Council to approve rezoning of the applicant's property is the development plans and representations submitted by the applicant in support of this request. It is believed said plans and representations are an integral part of such proposal and should continue to be the development program for the property.
- b. If an application for a building permit or other construction permit is filed for said parcel which is not in conformity with the proposed development plans and representations submitted by the applicant and as approved by the Planning Commission June 14, 1984, on file in the office of the Planning Department, or any provision or modification thereof as subsequently reviewed and approved by the Planning Commission, no such permit shall be issued, and the Planning Director shall report the matter to the Planning Commission as provided for in Ordinance No. 3201, Fourth Series.

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.

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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

P84-092

24

LEGAL DESCRIPTION

PORTION OF SWAMP LAND SURVEY NO. 165.

P84-092

RESOLUTION No. 84-613

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 WEST SIDE
OF POCKET ROAD 100± FEET SOUTH OF ARABELLA WAY

(P-84-092)(APN:031-040-12; 031-290-53, 54, 55

WHEREAS, the City Council, on July 17, 1984, held a public hearing on the request for approval of a tentative map for property located on the west side of Pocket Road 100± feet south of Arabella Way;

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 South Pocket Community Plan designate the subject site for 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;
 - b. Prepare a sewer and drainage study for the review and approval of the City Engineer;
 - c. Pay off any 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 80 percent south orientation (including solar access) to the satisfaction of the Planning Director, or comply with Title 24 requirements of the Uniform Building Code;
 - g. Pay Pocket Bridge fees;
 - h. Minimum pad elevation +3.5 feet
 - i. Minimum gutter grade +2.0 feet
 - j. Dedicate Lot A to the City;
 - k. Preserve the Oak tree on Lot 27;
 - l. Submit a survey of the trees on site for the review and approval of the Community Services Director. Remove only those trees marked for removal on the approved survey map;

- m. Complete the process of renaming one of the stubs of Eider Way;
- n. 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.

MAYOR

ATTEST:

CITY CLERK

P84-092

10.12
10.12

DATE OF PLAN	
SCALE	
PROJECT NO.	
CLIENT	
DATE OF ISSUE	

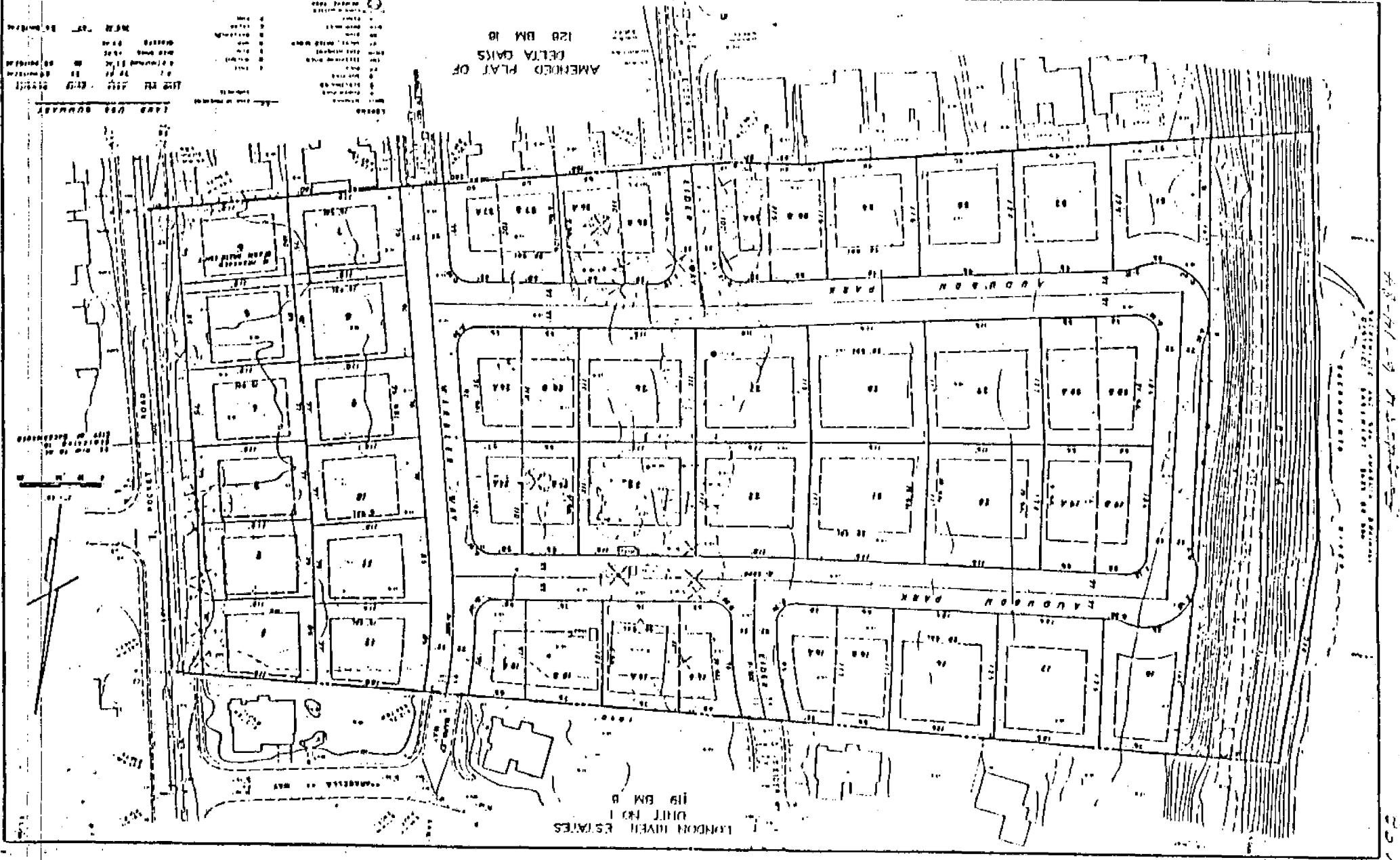
HARDOX & ASSOCIATES, INC.
CIVIL ENGINEERS
LAND SURVEYORS

NO.	
DATE	
BY	
FOR	

NO.	
DATE	
BY	
FOR	

GENERAL SUBDIVISION MAP
A RECORD SUBMITTAL
IN ACCORDANCE WITH SECTION 100 OF THE
PLANNING AND ZONING ACT, R.S. 22-5101

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100
100



120 BM 10
AMERHOOD PLAT OF
DELTA GAINS

LONDON RIVER ESTATES
119 BM 10

100
100
100

RESOLUTION No. 84-613

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 WEST SIDE
OF POCKET ROAD 100± FEET SOUTH OF ARABELLA WAY

APPROVED
BY THE CITY COUNCIL

JUL 17 1984

(P-84-092)(APN:031-040-12; 031-290-53, 54, 55

OFFICE OF THE
CITY CLERK

WHEREAS, the City Council, on July 17, 1984, held a public hearing on the request for approval of a tentative map for property located on the west side of Pocket Road 100± feet south of Arabella Way;

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 South Pocket Community Plan designate the subject site for 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;
- b. Prepare a sewer and drainage study for the review and approval of the City Engineer;
- c. Pay off any 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 80 percent south orientation (including solar access) to the satisfaction of the Planning Director, or comply with Title 24 requirements of the Uniform Building Code;
- g. Pay Pocket Bridge fees;
- h. Minimum pad elevation +3.5 feet
- i. Minimum gutter grade +2.0 feet
- j. Dedicate Lot A to the City;
- k. Preserve the Oak tree on Lot 27;
- l. Submit a survey of the trees on site for the review and approval of the Community Services Director. Remove only those trees marked for removal on the approved survey map;

24

- m. Complete the process of renaming one of the stubs of Eider Way;
- n. 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.

MAYOR

ATTEST:

CITY CLERK

P84-092

CITY PLANNING COMMISSION

927 - 10th Street, Suite 300 - SACRAMENTO, CALIFORNIA 95814



APPLICANT	Charles Gordon Co., Inc. 7360 Pocket Rd., Sacramento, CA 95831		
OWNER	Estate of L. Garcia, 1115 Alhambra Blvd., Sacramento, CA 95816		
PLANS BY	Haddox & Assoc., c/o C. Gordon, 7360 Pocket Rd., Sacramento, CA 95831		
FILING DATE	3/6/84	50 DAY CPC ACTION DATE	5/24/84
REPORT BY:	SC:bw		
NEGATIVE DEC	3/15/84	EIR	ASSESSOR'S PCL. NO. 031-040-12

- APPLICATION:
1. Negative Declaration
 2. South Pocket Specific Plan Amendment to reduce a major parkway node to an intermediate node;
 3. Sacramento River Parkway Master Plan Amendment from high use area to a low use area;
 4. Rezone 13± vacant acres from A to R-1 and R-1A (Sec. 13);
 5. Tentative Map to divide 13.9± acres into 27 single family lots and 20 halfplex lots
 6. Special Permit to develop halfplex units on corner lots (Sec. 7).

LOCATION: Pocket Road, approximately 100 feet south of Arabella Way

PROPOSAL: The applicant is requesting the necessary entitlements to create 27 single family lots and 20 halfplexes on corner lots.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1978 South Pocket Community Plan Designation:	Low Density Residential
Existing Zoning of Site:	A
Existing Land Use of Site:	Single Family structure with barn and accessory buildings

Surrounding Land Use and Zoning:

North:	Single Family; R-1 and R-1A
South:	Single Family; R-1
East:	Single Family; R-1
West:	Sacramento River; A

Parking Required:	1 space per unit
Parking Provided:	1+ space per unit
Property Dimensions:	Irregular
Property Area:	13.9± acres
Density of Development:	4 du/ac.
Square Footage of Lots:	Varied
Height of Structures:	28 feet
Significant Features of Site:	Older house and barn with a number of mature trees
Topography:	Flat to sloping
Street Improvements/Utilities:	To be provided
Exterior Building Materials:	Brick/stucco

APPLC. NO. P84-092

MEETING DATE May 24, 1984

CPC ITEM NO. 46

6-14-84

CITY PLANNING COMMISSION

927 - 10th Street, Suite 300 - SACRAMENTO, CALIFORNIA 95814

24

APPLICANT	Charles Gordon Co., Inc. 7360 Pocket Rd., Sacramento, CA 95831		
OWNER	Estate of L. Garcia, 1115 Alhambra Blvd., Sacramento, CA 95816		
PLANS BY	Haddox & Assoc., c/o C. Gordon, 7360 Pocket Rd., Sacramento, CA 95831		
FILING DATE	3/6/84	50 DAY CPC ACTION DATE	5/24/84
		REPORT BY:	SC:bw
NEGATIVE DEC	3/15/84	EIR	ASSESSOR'S PCL. NO. 031-040-12

- APPLICATION:
1. Negative Declaration
 2. South Pocket Specific Plan Amendment to reduce a major parkway node to an intermediate node;
 3. Sacramento River Parkway Master Plan Amendment from high use area to a low use area;
 4. Rezone 13± vacant acres from A to R-1 and R-1A (Sec. 13);
 5. Tentative Map to divide 13.9± acres into 27 single family lots and 20 halfplex lots
 6. Special Permit to develop halfplex units on corner lots (Sec. 7).

LOCATION: Pocket Road, approximately 100 feet south of Arabella Way

PROPOSAL: The applicant is requesting the necessary entitlements to create 27 single family lots and 20 halfplexes on corner lots.

PROJECT INFORMATION:

1974 General Plan Designation: Residential
 1978 South Pocket Community Plan Designation: Low Density Residential
 Existing Zoning of Site: A
 Existing Land Use of Site: Single Family structure with barn and accessory buildings

Surrounding Land Use and Zoning:

North: Single Family; R-1 and R-1A
 South: Single Family; R-1
 East: Single Family; R-1
 West: Sacramento River; A

Parking Required: 1 space per unit
 Parking Provided: 1+ space per unit
 Property Dimensions: Irregular
 Property Area: 13.9± acres
 Density of Development: 4 du/ac.
 Square Footage of Lots: Varied
 Height of Structures: 28 feet
 Significant Features of Site: Older house and barn with a number of mature trees
 Topography: Flat to sloping
 Street Improvements/Utilities: To be provided
 Exterior Building Materials: Brick/stucco

APPLC. NO. P84-092

MEETING DATE May 24, 1984
6-14-84

CPC ITEM NO. 46

The Community Services Departments have indicated that adequate recreational facilities are available in the Pocket area already and, therefore, recommends the size and slope of the designated park node be reduced. The Community Services Departments do, however, intend to develop an intermediate park node with limited use and access along the river north of the subject site. At the present time this area is developed with a small marina with parking provided on an unimproved lot on top of the levee. Access to the marina is provided from a 20 foot wide road which has been designated as a public access easement. As proposed by Community Services, the park node will include the 20-foot access road onto the levee from Arabella, picnic facilities and a sandy beach area.

STAFF EVALUATION: Staff has the following comments regarding this request:

1. The area south of the subject site is developed with single family uses. The property on the north side of the site is currently being developed with halfplex units on the corner lots. The applicant is proposing to develop the subject site with single family dwellings with halfplexes on corner lots. Staff has no objections to this request since duplexes are allowed on corner lots, and the halfplex development will allow for the individual ownership of the corner lot units. As proposed, the halfplexes will be developed with separate street frontages which is consistent with the Pocket Plan design criteria which was developed to ensure that duplex-type units will be compatible with adjacent single family uses.
2. The applicant has submitted typical elevations of the halfplex structures to be developed on the corner lots. Although staff has no objections to the proposed elevations, the applicant only submitted one set of elevations and, therefore, staff is concerned that the development may become monotonous if the same elevation is used on all the halfplex structures. Staff, therefore, recommends that at least three different floor plans and elevations, with varied roof lines and siding materials, be used in this development. These alternate plans shall be submitted for staff review and approval prior to issuance of a building permit for the halfplex structures.
3. This request involves a community plan amendment and a Sacramento River Parkway Plan amendment to reduce the scale of the designated park in this area. The Community Services Departments have recommended the park be reduced in size and amenities since adequate recreational facilities are available in the Pocket area.
4. The Planning and Community Services Departments have determined that 0.7003 acres of land are required for parkland dedication purposes and that dedication and/or fees will be charged in lieu of the required dedication. The subdivider shall submit to the City an appraisal of the land to be subdivided. The appraisal shall be dated and submitted no more than 90 days prior to filing the final map.
5. The site presently contains a number of mature trees. In an effort to preserve as many of the healthy trees as possible, a note has been placed on the tentative map requiring the applicant to submit a survey of the trees to the Community Services Director for review. As conditioned, no trees shall be removed without first gaining the approval of the Community Services Director. The site is also developed with an old farm house, barn and other accessory buildings. These structures are proposed to be removed. Staff recommends that the applicant have these structures assessed for architectural or historical significance. If it is determined that the structures are significant, the applicant shall take the necessary actions to preserve the structures.

6. Due to a recent discovery of significant archaeological specimens in this area, staff has placed a note on the tentative map requiring the applicant to discontinue construction in the event that skeletal remains or artifacts are unearthed during development of the subject site. The environmental coordinator has also filed a conditional negative declaration to ensure the preservation of any archaeological remains on the site.

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

1. The applicant shall protect and retain the existing on-site Oak trees (*Quercus sp.*) and other trees as indicated on the tentative map to be retained to the satisfaction of the Planning Director after consultation with the City Arborist prior to issuance of building permit.
2. Place a temporary fence around the dripline of the trees designated for retention in areas of construction to prevent soil compaction resulting from stacked construction materials, parked equipment and vehicles. This fence shall be erected prior to issuance of building permit and shall stay installed until landscaping commences.
3. Do not grade, trench, cut or fill within the dripline of trees designated for retention.
4. 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.

STAFF RECOMMENDATION: Staff recommends the following actions:

1. Ratification of the Negative Declaration;
2. Approval of the South Pocket Specific Plan Amendment;
3. Approval of the Sacramento River Parkway Master Plan Amendment;
4. Approval of the Rezone from A to R-1 and R-1A;
5. Approval of the Tentative Map, subject to conditions to follow; and
6. Approval of the Special Permit, subject to the following conditions and based upon Findings of Fact to follow.

Conditions - Tentative Map

The applicant shall satisfy each of the following conditions prior to filing the final map unless a different time for compliance is specifically noted:

- a. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code;
- b. Prepare a sewer and drainage study for the review and approval of the City Engineer;
- c. Pay off any 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 80 percent south orientation (including solar access) to the satisfaction of the Planning Director, or comply with Title 24 requirements of the Uniform Building Code;
- g. Pay Pocket Bridge fees;
- h. Minimum pad elevation +3.5 feet
- i. Minimum gutter grade +2.0 feet
- j. Dedicate Lot A to the City;
- k. Preserve the Oak tree on Lot 27;
- l. Submit a survey of the trees on site for the review and approval of the Community Services Director. Remove only those trees marked for removal on the approved survey map;
- m. Complete the process of renaming one of the stubs of Eider Way;
- n. 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.

Conditions - Special Permit

- a. The applicant shall submit at least three different floor plans and elevations, utilizing a variety of roof lines and exterior building materials. Alternate plans shall be submitted for Planning staff review and approval prior to issuance of building permit for the halfplex units;
- b. The applicant shall have an architectural/historical assessment made on the existing farm structures to determine whether these buildings are architecturally or historically significant. If the study determines these structures to be significant, the applicant shall make arrangements to have the structure(s) relocated to another site for preservation.

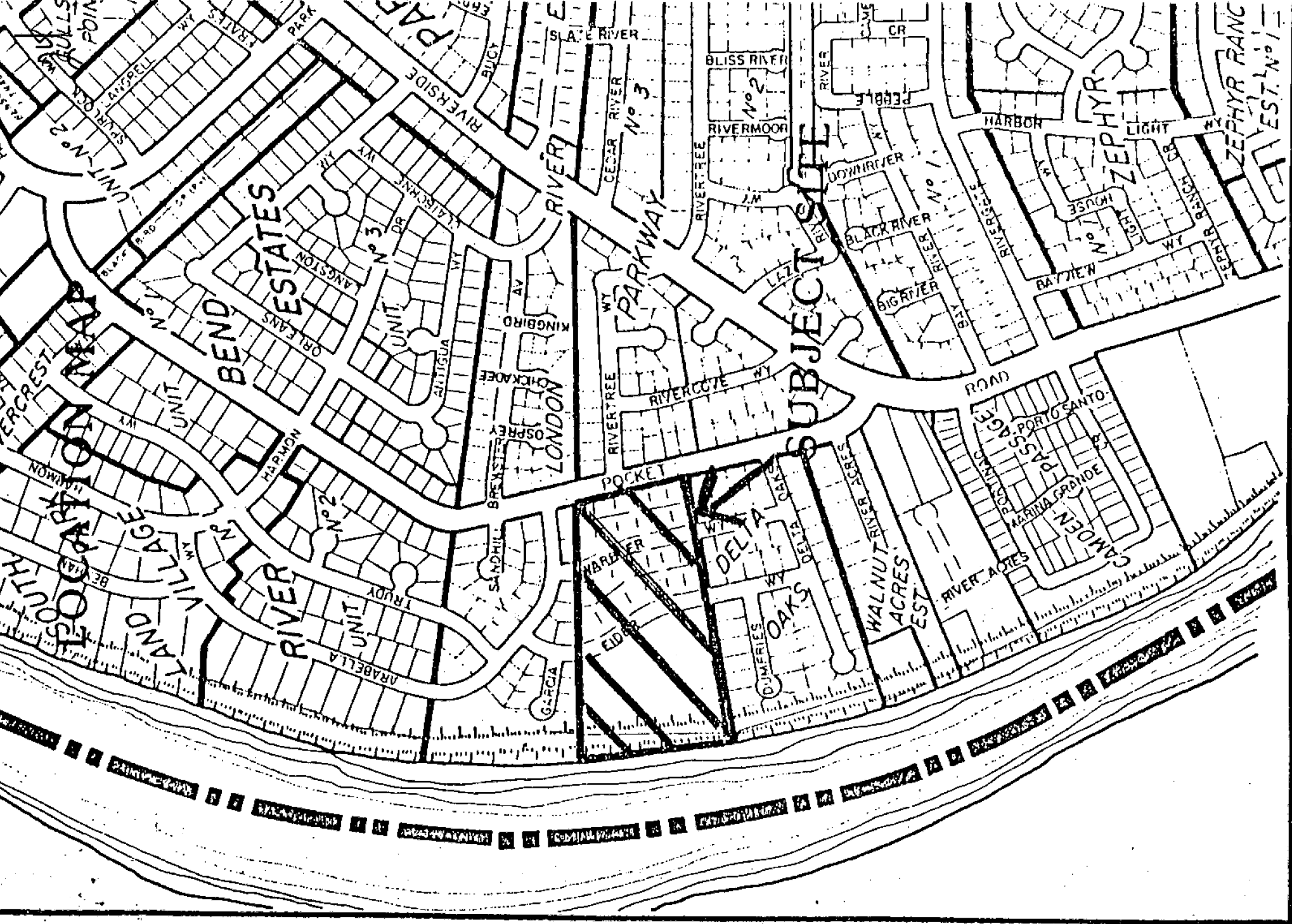
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b. (cont'd.)

Relocation may be conducted by the applicant or by a second party. If, after a reasonable time, no person is found to move the structure(s) then a demolition permit may be issued. The assessment shall be completed prior to demolition or removal of the existing structures.

Findings of Fact - Special Permit

- a. The project, as conditioned, is based upon sound principles of land use in that:
 - 1) the design of the halfplex structures is compatible with surrounding single family structures and two-family structures; and
 - 2) two-family units are allowed on corner lots in the City.
- b. The project, as conditioned, will not be detrimental to the public health, safety or welfare or result in the creation of a nuisance in that:
 - 1) each unit will be provided separate street frontage;
 - 2) the halfplex development will not alter the character of the surrounding neighborhood; and
 - 3) three different elevations and floor plans will be provided to improve the streetscape appearance.
- c. The project, as proposed, is consistent with the 1974 General Plan and the 1976 South Pocket Community Plan which designate the site for residential uses.



P84-092

5-24-84-6-14-84

N. 46

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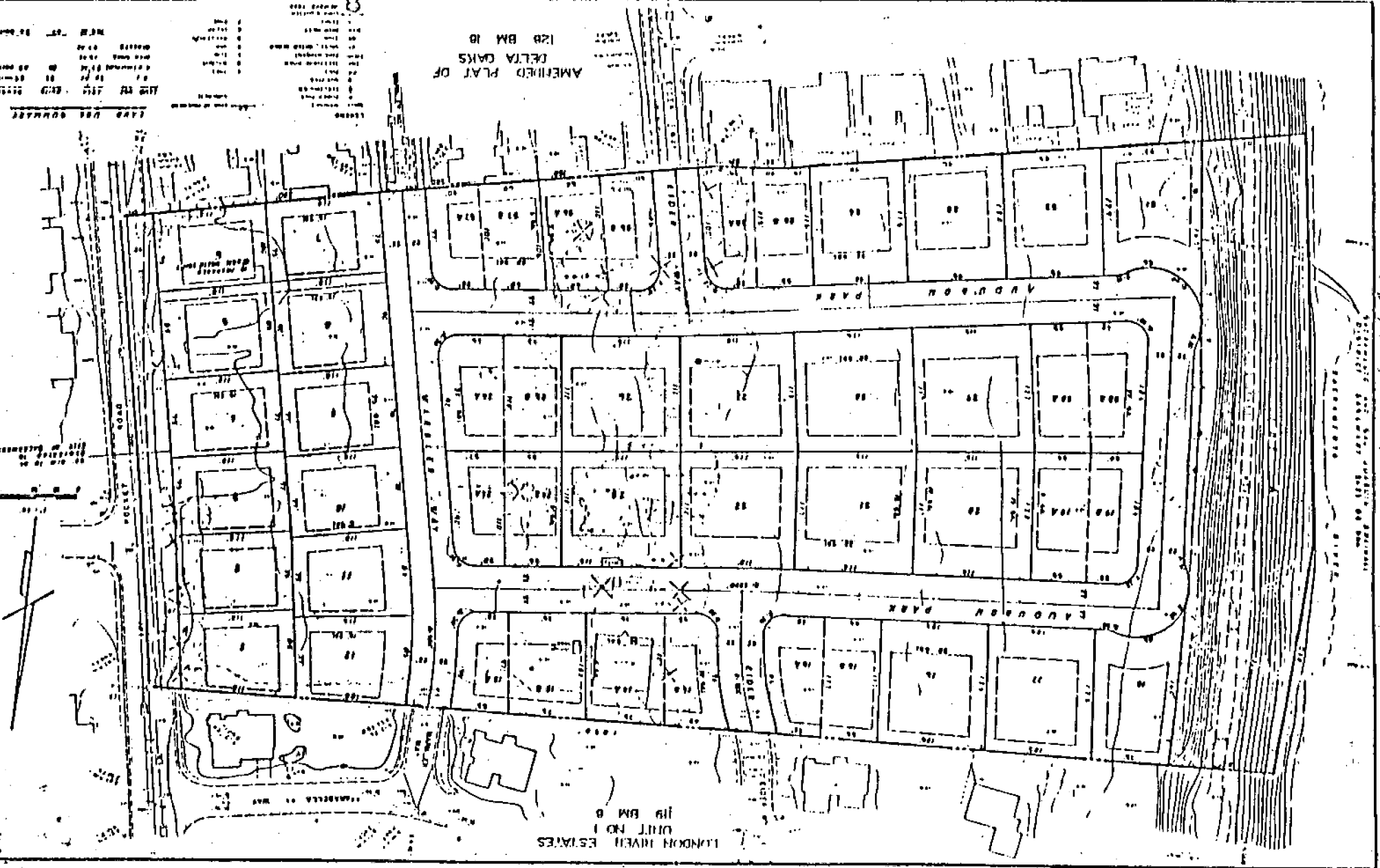
HADDOX & ASSOCIATES, INC.
 CIVIL ENGINEERS
 1100 N. 10th St.
 Grand Rapids, Michigan 49503

HADDOX & ASSOCIATES, INC.
 CIVIL ENGINEERS
 LAND SURVEYORS

PROJECT NO. 100-100-100
 SHEET NO. 100-100-100
 DATE 10-10-10

NO.	DESCRIPTION	DATE

REVISIONS
 1. 10-10-10
 2. 10-10-10
 3. 10-10-10



100-100-100-100
 100-100-100-100

100-100-100

- ^{SPECIFIC} GENERAL PLAN AMENDMENT
- TENTATIVE MAP
- COMMUNITY PLAN AMENDMENT
- SUBDIVISION MODIFICATION
- REZONING
- LOT LINE ADJUSTMENT
- SPECIAL PERMIT
- ENVIRONMENTAL DET.
- VARIANCE
- OTHER

MEETING DATE June 14, 1984
 ITEM NO. 60 FILE # PH-092
 M _____

Location: West side Pocket Road, 100±' south of Diabola Way

- Recommendation:
- Favorable
 - Unfavorable
 - Petition
 - Correspondence

<u>PROPOSERS</u>	
<u>NAME</u>	<u>ADDRESS</u>
<u>Stanley Wahl (nick Charles Gordon Co.)</u>	<u>7360 Pocket Road, Sacramento, CA 95831</u>

<u>OPPOSERS</u>	
<u>NAME</u>	<u>ADDRESS</u>

MOTION NO. _____

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

- 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 COND. & FORWARD TO CITY COUNCIL
 - TO RATIFY NEGATIVE DECLARATION
 - TO CONTINUE TO _____ MEETING
 - OTHER _____

MEETING DATE March 14 1984

ITEM NO. 68 FILE P 94-092
M _____

- GENERAL PLAN AMENDMENT
- ~~COMMUNITY PLAN AMENDMENT~~
- REZONING
- SPECIAL PERMIT
- VARIANCE

- TENTATIVE MAP
- SUBDIVISION MODIFICATION
- LOT LINE ADJUSTMENT
- ENVIRONMENTAL DET.
- OTHER _____

Location: West side Pocket Road, 190' south of Rockella Way

Recommendation:

- Favorable
- Unfavorable
- Petition
- Correspondence

<u>PROponents</u>	
<u>NAME</u>	<u>ADDRESS</u>
<u>Stanley Wood (opps Charles Gordon Co.)</u>	<u>5260 Pocket Road, Sacramento, CA 95831</u>

<u>OPponents</u>	
<u>NAME</u>	<u>ADDRESS</u>

MOTION NO. _____

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

- 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 COND. & FORWARD TO CITY COUNCIL
 - TO RATIFY NEGATIVE DECLARATION
 - TO CONTINUE TO _____ MEETING
 - OTHER _____

MEETING DATE March 14 1984
 ITEM NO. 62 FILE # PH-092
 M _____

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

Location: West side Pocket Road, 100' south of Franklin Hwy

Recommendation:
 Favorable
 Unfavorable
 Petition
 Correspondence

<u>PROPOSERS</u>	
<u>NAME</u>	<u>ADDRESS</u>
<u>Stamberg Wahl (Opps Charles Gordon Co.) - 7360 Pocket Road, Sacramento, CA 95831</u>	

<u>OPPOSERS</u>	
<u>NAME</u>	<u>ADDRESS</u>

MOTION NO. _____

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

- 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 COND. & FORWARD TO CITY COUNCIL
 - TO RATIFY NEGATIVE DECLARATION
 - TO CONTINUE TO _____ MEETING
 - OTHER _____

MEETING DATE March 14 1984
 ITEM NO. 60 FILE # PH-092
 M _____

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

Location: West side Pocket Road, east south of Arroyo Way

Recommendation:
 Favorable u/cond.
 Unfavorable Petition Correspondence

<u>PROponents</u>	
<u>NAME</u>	<u>ADDRESS</u>
<u>Strategy to B.L. (oper. Charles Gordon Co.) - 7365 Pocket Road, Sacramento, CA 95831</u>	

<u>OPponents</u>	
<u>NAME</u>	<u>ADDRESS</u>

MOTION NO. _____

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

- 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 COND. & FORWARD TO CITY COUNCIL
 - TO RATIFY NEGATIVE DECLARATION
 - TO CONTINUE TO _____ MEETING
 - OTHER _____

ATE March 14, 1984
 FILE # PH-092
 M _____

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

Location: West side Pocket Road, 100' south of Beakella Way

Recommendation:

- Favorable
- Unfavorable
- Petition
- Correspondence

PROPOSERS

NAME

ADDRESS

Stanley Wahl (Capt. Charles Gordon Co.) - 9260 Pocket Road, Sacramento, CA 95831

OPPOSERS

NAME

ADDRESS

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 COND. & FORWARD TO CITY COUNCIL
- TO RATIFY NEGATIVE DECLARATION
- TO CONTINUE TO _____ MEET
- OTHER _____

MOTION NO. _____

	YES	NO	MOTION	SECOND
Augusta				
Ferris				
Fong				
Goodin				
Hunter	<u>Assent</u>			
Ishmael				
Ramirez				
Simpson				
Holloway	<u>Assent</u>			

LEGAL DESCRIPTION

PORTION OF SWAMP LAND SURVEY NO. 165.

P84-092

RONALD W. BEALS
RECEIVED
CITY CLERK'S OFFICE
CITY OF SACRAMENTO
695 S. AVERSIDE BOULEVARD
SACRAMENTO, CALIFORNIA 95831
JUL 12 11 16 AM '84

(916) 393-2102

OUR FILE NUMBER

July 11, 1984

City Clerk's Office
City Hall, Room 203
915 I Street
Sacramento, CA 95814

Re: P-84092

Dear Sirs:

I am in receipt of your notice dated July 3, 1984, and had previously received a map of the proposal.

Under the initial South Pocket Specific Plan this property was designed to be a major parkway recreation node (e.g., a large park). This proposal would reduce this to an intermediate node, basically just the 25 foot setback from the toe of the levee required of all South Pocket developers.

As much as a park would be desirable for those already living in the area, it would be unfair for one property owner to have to bear the burden of having a large park on his property while adjoining owners could use their property for 100% profit making development.

However, we believe this property is unique for the large number of mature trees, and believe with the sacrifice of one lot many of them could be saved for a mini park. The neighborhood has many young children, and a small play area (e.g., a swing set, slide, a few park benches) would serve his need, preserve many mature trees, and not unduly burden the development. This park could be placed in several areas where there are existing trees (e.g., one of the corner lots on Eider next to the Delta Oaks subdivision). A double purpose could be served by having a walkway/bikeway through the middle of proposed large block -- e.g., following the general route if Eider went straight through. Children could use this to get to school, trees would be preserved, and a small mini park could be installed. This could be done by reducing the size of the generously sized lots on this block, or eliminating one of the lots.

RECEIVED
CITY CLERK'S OFFICE
CITY OF SACRAMENTO

JUL 12 11 17 AM '84

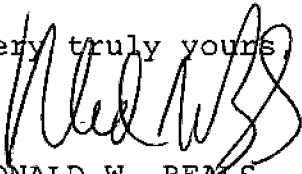
24

City Clerk's Office
July 11, 1984
Page 2

In sum, I recognize it would be totally unfair to insist this one property owner bear the burden of a large recreational development, and I realize the City is not in a position to purchase his property for that purpose. However, the sacrifice of one lot could greatly help the recreational needs of the entire area, preserve many beautiful trees, and not unduly encumber the development, which could spread the cost of the one lot over 46 other lots.

I'd urge you to require the reduction of this project by one lot, to be dedicated for recreation purposes, as a condition of approving the project.

Very truly yours,



RONALD W. BEALS

Residence: 213 Delta Oaks
Sacramento, CA 95831

RWB:mlr

cc: Mayor Ann Rudin
Lynn Robie, Council Member
Sharon Coddell, City Planner

5²⁴



CITY OF SACRAMENTO

CITY PLANNING DEPARTMENT
927 TENTH STREET
SUITE 300
SACRAMENTO, CA 95814
TELEPHONE (916) 449-5604

MARTY VAN DUYN
PLANNING DIRECTOR

July 2, 1984

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: Rezone from Agricultural, A to Single Family, R-1 and Townhouse, R-1A.

LOCATION: West side of Pocket Road, 100+' south of Arabella Way.

SUMMARY

This item is presented at this time for approval of publication of title pursuant to City Charter, Section 38.

BACKGROUND

Prior to publication of an item in a local paper to meet legal advertising requirements, the City Council must first pass the item for publication. The City Clerk then transmits the title of the item to the paper for publication and for advertising the meeting date.

RECOMMENDATION

It is recommended that the item be passed for publication of title and continued to July 17, 1984.

Respectfully submitted,

Marty Van Duyn
Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

MVD:lao
attachments
P84-092

PASSED FOR
PUBLICATION
& CONTINUED
TO 7-17-84

July 10, 1984
District No. 8

1

ORDINANCE NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

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, 100+' SOUTH OF ARABELLA WAY FROM THE AGRICULTURAL, A

ZONE(S)
AND PLACING SAME IN THE SINGLE FAMILY, R-1 AND TOWNHOUSE, R-1A ZONE(S)
(FILE NO. P-84-092)(APN: 031-040-12; 031-290-53,54,55)

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 Agricultural, A zone(s), established by Ordinance No. 2550, Fourth Series, as amended, is hereby removed from said zone and placed in the Single Family, R-1 and Townhouse, R-1A zone(s).

This action rezoning the property described in the attached exhibit(s) is adopted subject to the following conditions and stipulations:

- a. A material consideration in the decision of the Planning Commission to recommend and the City Council to approve rezoning of the applicant's property is the development plans and representations submitted by the applicant in support of this request. It is believed said plans and representations are an integral part of such proposal and should continue to be the development program for the property.
- b. If an application for a building permit or other construction permit is filed for said parcel which is not in conformity with the proposed development plans and representations submitted by the applicant and as approved by the Planning Commission June 14, 1984, on file in the office of the Planning Department, or any provision or modification thereof as subsequently reviewed and approved by the Planning Commission, no such permit shall be issued, and the Planning Director shall report the matter to the Planning Commission as provided for in Ordinance No. 3201, Fourth Series.

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

P84-092

LEGAL DESCRIPTION

PORTION OF SWAMP LAND SURVEY NO. 165.

P84-092