



20

DEPARTMENT OF
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO
CALIFORNIA

December 5, 1989

APPROVED
BY THE CITY COUNCIL

ROOM 200
DEC 5 1989

SACRAMENTO, CA
95806-998
BUILDING INSPECTIONS
OFFICE OF THE CITY CLERK
916-449-5716

PLANNING
916-449-5604

City Council
Sacramento, California

Honorable Members In Session:

- SUBJECT
1. ENVIRONMENTAL DETERMINATION
 2. AMEND POCKET COMMUNITY PLAN TO ALLOW BACK-ON LOTS TO SACRAMENTO RIVER PARKWAY (WITHDRAWN BY APPLICANT)
 3. REZONE FROM AGRICULTURE (A) TO SINGLE FAMILY ALTERNATIVE (12-1A)
 4. TENTATIVE MAP (P89-194)
 5. SUBDIVISION MODIFICATION TO ESTABLISH A PRIVATE STREET (WITHDRAWN) AND TO WAIVE STANDARD STREET IMPROVEMENTS

LOCATION: 7386 Pocket Road

SUMMARY

The request is to develop a 2.9 acre site in the Pocket area with five single family lots and four halfplex lots. The Planning Commission and Planning staff recommend approval of the request.

BACKGROUND

The original project considered by the Planning Commission included a private street, waiver of sidewalks on both sides of the streets and lots which backed up to the Sacramento River Parkway. The use of back-up lots was opposed by City staff and the use of a private drive was opposed by neighbors in the adjoining subdivision. The neighbors were concerned that this would funnel traffic onto the public streets in their subdivision. Pursuant to a meeting attended by Councilmember Lynn Robie, the neighbors, applicant, and City staff, the applicant agreed to revise their project. The revisions included elimination of back-up lots, changing the private street to a public street and installation of sidewalks on one side (north side) of the street. Staff is not aware of any outstanding, unresolved issues.

VOTE OF THE PLANNING COMMISSION

On September 14, 1989, the Planning Commission voted six ayes, one no, two absent to recommend approval of the project with conditions.

FINANCIAL DATA

Not applicable.

POLICY CONSIDERATIONS

Not applicable.

MBE/WBE EFFORTS

Not applicable.

RECOMMENDATION

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

1. Ratify the Negative Declaration;
2. Adopt the attached ordinance to rezone the site;
3. Adopt the attached resolution which approves the tentative map and subdivision modification.

Respectfully submitted,



MICHAEL M. DAVIS
Director of Planning and Development

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

December 5, 1989
District No. 8

Contact Person:
Art Gee, Principal Planner
449-5604

MMD:AG:vr
P89-194.CC

Attachment

ORDINANCE NO. 89-089

APPROVED
BY THE CITY COUNCIL

ADOPTED BY THE SACRAMENTO CITY COUNCIL

DEC 5 1989

OFFICE OF THE
CITY CLERK

ON DATE OF _____

ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, BY REMOVING PROPERTY LOCATED 7386 POCKET ROAD FROM A (AGRICULTURAL) ZONE(S) AND PLACING THE SAME IN THE R-1A ZONE(S) OR A MORE RESTRICTIVE ZONE(S)

(FILE NO. P89-194) (APN: 031-0020-085)

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 and placed in the 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 on September 14, 1989, on file in the office of the Planning Division, or any provision or modification thereof as subsequently reviewed and approved by the Planning Commission, no such permit shall be issued, and the Planning Division 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.

L

FOR CITY CLERK USE ONLY

ORDINANCE NO.: _____

DATE ADOPTED: _____

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

P89-194

3

FOR CITY CLERK USE ONLY

ORDINANCE NO.: _____

DATE ADOPTED: _____

PRELIMINARY REPORT

Order No. 254469L

LEGAL DESCRIPTION:

CITY OF SACRAMENTO

ALL THAT PORTION OF THAT CERTAIN 18.182 ACRE TRACT OF LAND AS SHOWN ON THAT CERTAIN RECORD OF SURVEY NO. 260" RECORDED IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY IN BOOK 26 OF SURVEYS, MAP NO. 25, DESCRIBED AS FOLLOWS:

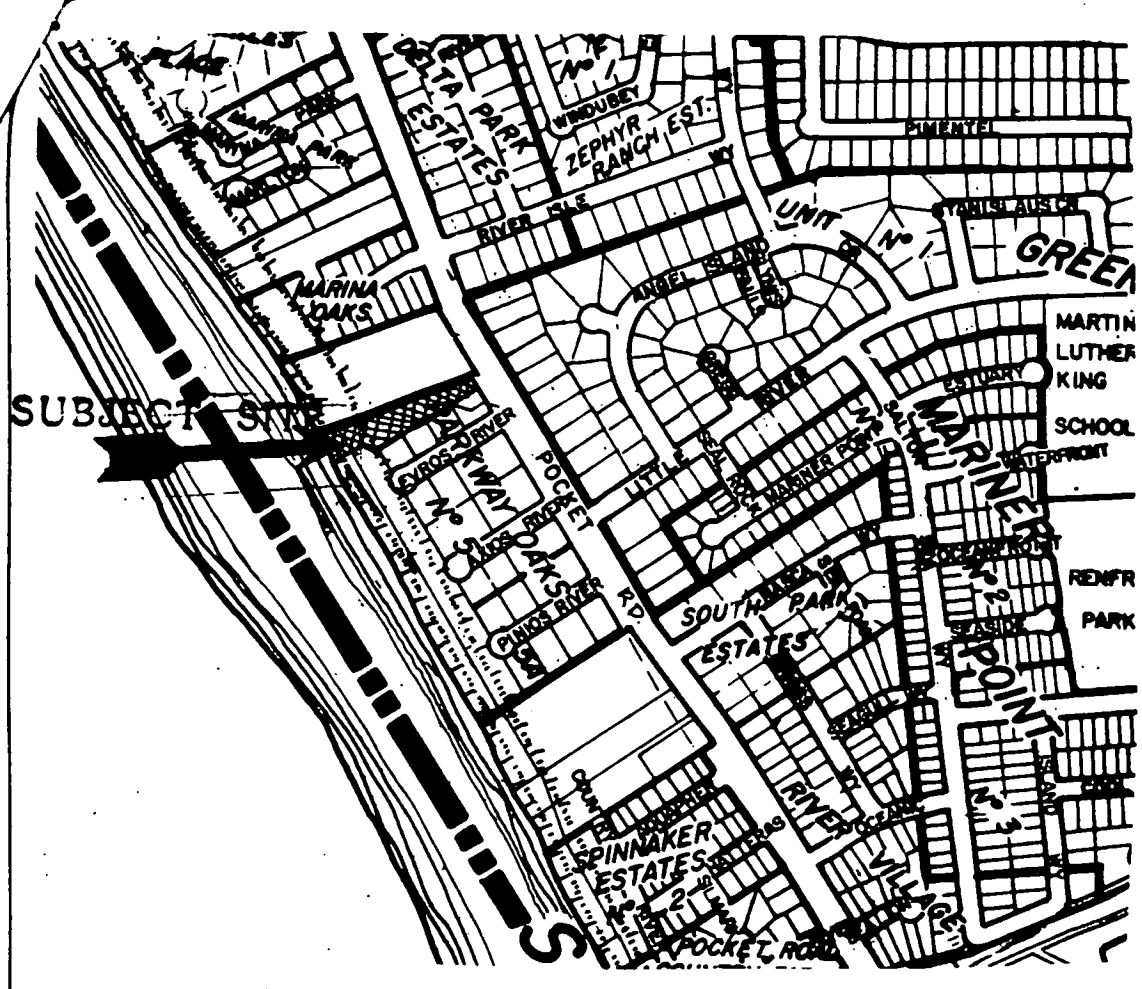
BEGINNING AT A POINT LOCATED ON THE WESTERLY BOUNDARY OF SAID 18.182 ACRE TRACT OF LAND FROM WHICH THE NORTHWEST CORNER THEREOF BEARS NORTH 30 DEGREES 30' 10" WEST 140.67 FEET; THENCE FROM SAID POINT OF BEGINNING NORTH 67 DEGREES 42' 08" EAST 625.61 FEET TO A POINT LOCATED ON THE EASTERLY BOUNDARY OF SAID 18.182 ACRE TRACT OF LAND; THENCE ALONG SAID EASTERLY BOUNDARY SOUTH 31 DEGREES 49' 52" EAST 169.10 FEET; THENCE SOUTH 58 DEGREES 10' 08" WEST 426.54 FEET; THENCE NORTH 71 DEGREES 31' 27" WEST 108.16 FEET; THENCE SOUTH 67 DEGREES 42' 08" WEST 127.00 FEET TO A POINT LOCATED ON THE WESTERLY BOUNDARY OF SAID 18.182 ACRE TRACT OF LAND; THENCE ALONG SAID WESTERLY BOUNDARY NORTH 30 DEGREES 30' 10" WEST 168.50 FEET TO THE POINT OF BEGINNING, BEING DESCRIBED ALSO AS PARCEL 2 OF THAT CERTAIN "CERTIFICATE OF COMPLIANCE" RECORDED DECEMBER 20, 1983 IN BOOK 83-12-20, OF OFFICIAL RECORDS AT PAGE 1341.

4

FOR CITY CLERK USE ONLY

ORDINANCE NO.: _____

ADOPTED: _____



5

FOR CITY CLERK USE ONLY

ORDINANCE NO.: _____

DATE ADOPTED: _____

RESOLUTION NO. 89-~~956~~⁹¹⁷

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING A SUBDIVISION MODIFICATION AND TENTATIVE MAP FOR PROPERTY LOCATED AT 7386 POCKET ROAD

(P89-194) (APN: 031-0020-085)

WHEREAS, the City Council on _____, held a public hearing on the request for approval of a tentative map for property located at the above described location;

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 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.

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

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 herein.
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 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. In the matter of the hereby approved requested subdivision modification to waive sidewalks on the south side of the street:
 - a. The City Council determines that it is impossible, impracticable and undesirable in this particular case to conform to the strict application of the subdivision ordinance in that: The site is constrained by development on both sides.
 - b. The cost to the subdivider of strict or literal compliance with the regulation is not the sole reason for granting the modification in that it is caused by the existing shape of the site.

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

- c. The modification will not be detrimental to the public health, safety, or welfare, or be injurious to other properties in the vicinity in that pedestrians will be able to use sidewalks on the north side.
 - d. That granting the modification is in accord with the intent and purpose of these regulations and is consistent with the General Plan and with all other applicable Specific Plans of the City.
7. 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, except that sidewalks are waived for the south half of the street, pursuant to Section 40.811 of the City Code: Curb and gutter No. 4 (Vertical curbs and no sidewalk) shall be used for Lot A frontage.
 - b. Prepare a sewer and drainage study for the review and approval of the City Engineer.
 - c. Name the streets to the satisfaction of the Planning Director.
 - d. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments.
 - e. 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 (0.1008 fee acres).
 - f. 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.

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

- g. The applicant/developer shall designate and place on the final map those structures and/or lots which will meet the required 80% south orientation (including solar access) to the satisfaction of the Planning Director, or comply with Title 24 requirements of the Uniform Building Code.
- h. 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.
- i. Submit a soils test prepared by a registered engineer to be used in street design.
- j. Show all existing easements.
- k. Dedicate right-of-way along Pocket Road to a 55-foot halfsection.
- l. Pay Pocket Bridge fees.
- m. Dedicate a standard 12.5 Public Utility Easement for underground electrical and public utility facilities and appurtenances adjacent to all public ways.
- n. A seepage study will be required and shall be prepared by a registered engineer. The study shall identify and recommend solutions for groundwater related problems which may occur within both the subdivision lots and public right-of-way. Appropriate facilities shall be constructed to alleviate those problems.
- o. Street sections shall be designed to provide for stabilized subgrades and pavements sections under high groundwater conditions.
- p. Dedicate ten foot levee maintenance and space easements at the toe of the levee.

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

- q. Dedicate 40 feet from tow of levee of river as per Sacramento River Parkway master Plan and maintain access to levee road. Show toe of levee on the final map.
- r. City may enter into a reimbursement agreement for overwidth pavement construction on Pocket Road.
- s. Remove well, standpipe, tank and plumbing as per County Health Department requirements and State Bureau of Reclamation procedures prior to map recordation.
- t. Show building setbacks on each lot complying with R-1 zone standards, except the front yard.
- u. Remove wooden stairs on the levee face.
- v. Lot A shall be dedicated to the City of Sacramento.
- w. Notice: Property to be subdivided in accordance with this map be subject to flooding. Interested parties should ascertain whether and to what extent such flooding may occur. The applicable base flood elevations for the property should be reviewed. Base flood elevations area contained in the U.S. Army Corps of Engineers Flood Insurance Study Working Map for the Sacramento Community, dated January 1989, available at the City of Sacramento's Public Works Department, Development Services Division, Room 100, 927 10th Street.
- x. A 20 foot easement and all weather roadway for levee maintenance access shall be provided to the satisfaction of the Public Works Department and State Department of Water Resources, at the end of the cul-de-sac.
- y. The City shall not approve the final project building permit until the General Plan is amended to exclude areas designed A99 Flood Hazard zone from areas considered "subject to unreasonable risk of flooding".

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

However, if the proposed flood policy and General Plan amendment are not approved, the proposed project must be reevaluated prior to issuance of the final building permit to determine the level of significance of flood hazards associated with the project and to re-issuance of mitigation measures to address the identified impact.

MAYOR

ATTEST:

CITY CLERK

P89-194.CC

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

Sacramento City Planning Commission VOTING RECORD

MEETING DATE <i>September 14, 1989</i>
ITEM NUMBER <i>8B</i>
PERMIT NUMBER <i>P 89-194</i>

ENTITLEMENTS

- | | |
|--|---|
| <input type="checkbox"/> GENERAL PLAN AMENDMENT | <input type="checkbox"/> TENTATIVE MAP |
| <input checked="" type="checkbox"/> COMMUNITY PLAN AMENDMENT | <input type="checkbox"/> SUBDIVISION MODIFICATION |
| <input type="checkbox"/> REZONING | <input type="checkbox"/> LOT LINE ADJUSTMENT |
| <input type="checkbox"/> SPECIAL PERMIT | <input type="checkbox"/> ENVIRONMENTAL DET. |
| <input type="checkbox"/> VARIANCE | <input type="checkbox"/> OTHER _____ |

STAFF RECOMMENDATION <input type="checkbox"/> Favorable <input checked="" type="checkbox"/> Unfavorable <i>Spec.</i>
<input type="checkbox"/> Correspondence
<input type="checkbox"/> Petition

LOCATION <i>7386 Pocket Road</i>

PROPOSERS

NAME	ADDRESS
<i>Dave Spies (Parks & Comm. Services)</i>	
<i>Bob Jones (Public Works)</i>	
<i>Tom Traynor</i>	<i>7447 Antelope Road #202 Citrus Heights 95621</i>

OPPOSERS

NAME	ADDRESS
<i>Marty Steiner</i>	

MOTION #

Yes	No	Motion	Second
-----	----	--------	--------

RECERRA	✓			
CHINN	✓			
GASTON	ABSENT			
HOLLICK			✓	
HOLLOWAY	ABSENT			
<i>James Brown</i>	✓			
NOTESTINE	✓			✓
YEE		✓		
OTTO	✓			

MOTION

- | | |
|--|--|
| <input type="checkbox"/> TO APPROVE | <input checked="" type="checkbox"/> TO RECOMMEND <i>Special</i> APPROVAL & FORWARD TO CITY COUNCIL |
| <input type="checkbox"/> TO DENY | <input type="checkbox"/> TO RECOMMEND APPROVAL SUBJECT TO COND. & FORWARD TO CITY COUNCIL |
| <input type="checkbox"/> TO APPROVE SUBJECT TO COND. & BASED ON FINDINGS OF FACT IN STAFF REPORT | <input type="checkbox"/> TO RATIFY NEGATIVE DECLARATION |
| <input type="checkbox"/> TO APPROVE/DENY BASED ON FINDINGS OF FACT IN STAFF REPORT | <input type="checkbox"/> TO CONTINUE TO _____ MEETING |
| <input type="checkbox"/> INTENT TO APPROVE/DENY SUBJECT TO COND. & BASED ON FIND. OF FACT DUE | <input type="checkbox"/> OTHER _____ |

CITY PLANNING COMMISSION

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

APPLICANT G. W. Consulting Engineers - 7447 Antelope Road #202, Citrus Heights 95621
OWNER Capital Wholesale Electric Co - 1235 S Street, Sacramento, CA 95814
PLANS BY G. W. Consulting Engineers - 7447 Antelope Road #202, Citrus Heights 95621
FILING DATE 4-27-89 ENVIR. DET. Negative Declaration REPORT BY DH:sg
ASSESSOR'S PCL. NO. 031-0020-085

APPLICATION:

- A. Negative Declaration
- B. Amendment to 1988 Pocket Community Plan to allow back-on lots to Sacramento River Parkway
- C. Rezone of 2.93+ partially developed acres from Agriculture (A) to Single Family Alternative (R-1A) zone
- D. Tentative Map to divide 2.9+ acres into 9 single family lots and one remainder lot to be dedicated to the City
- E. Subdivision Modification to establish a private street and waive portions of standard street improvements
- F. Special Permit to develop a private 9 unit single family and halfplex residential custom home development with variable building setbacks

LOCATION: 7386 Pocket Road

PROPOSAL: The applicant is requesting the necessary entitlements to divide 2.9+ acres into 5 single family lots in the R-1A zone and four halfplex corner lots.

PROJECT INFORMATION:

1988 General Plan Designation:	Low Density Residential (4-15 du/net acre)
1988 Pocket Community Plan Designation:	Low Density Residential (3-6 du/net acre)
Existing Zoning of Site:	Agriculture
Existing Land Use of Site:	Single family dwelling, pool, out-buildings and fruit trees

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Single family dwelling; A	Front:	To be	19' to 25'
South: Single family dwelling; R-1 & R-1A	Side(Int):	determined	5'
East: Single family; R-1	Side(St):	by	5'
West: Sacramento River; Floodway	Rear:	Commission	15', 10' & 5'

Parking Required:	One space per unit
Property Dimensions:	Irregular 625' x 170'
Property Area:	2.9+ acres gross acres: 1.37 net acres
Density of Development:	3 d.u. per acre gross: 8 du/net acre
Topography:	Flat
Street Improvements:	To be extended
Utilities:	To be extended

APPLC. NO. P89-194 MEETING DATE September 14, 1989 ITEM NO. 8

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On July 26, 1989, by a vote of seven ayes two absent, the Subdivision Review Committee voted to recommend approval of the tentative map and subdivision modifications subject to conditions which are attached.

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site is designated for Low Density Residential uses (4-15 du/net acre) and 3-6 du/net acre) on the 1988 General Plan and 1988 Pocket Community Plan, respectively. The site contains 2.9 acres in the Agriculture (A) zone developed with a single family dwelling, detached garage, swimming pool and a fruit tree orchard. The Sacramento River and levee are located on the west side of the lot and are proposed to be dedicated as lot A to the City as part of the Sacramento River Parkway Corridor. A well and water pressure tank are located adjacent to levee as is a standpipe through the levee. Reclamation District 673 has a maintenance road up the levee on the site and an easement from Pocket Road across the site to the levee road. The San Joaquin Sacramento Drainage District maintains the levee. Surrounding land uses include single family to the north, south and east across Pocket Road with the Sacramento River located to the west. Pocket Road is designated as an on-street bikeway with the Sacramento River levee as an off-street bikeway.

B. Project Description

The applicant is requesting a rezoning from Agricultural (A) to Single Family Alternative (R-1A) to develop a private nine lot custom home subdivision. Four of the lots are proposed for halfplex uses. The lot is 170+ feet wide at Pocket Road and 400+ feet deep to the levee toe. The lot extends an additional 200+ feet from the toe of the levee slope into the Sacramento River. Proposed Lot A will be dedicated to the City as part of the Sacramento River Parkway.

Due to the narrowness and depth of the lot, the rezoning to R-1A is justified to allow variable lot widths and depths for a private nine lot custom home subdivision. Staff notes that the proposed lots are large enough to allow standard R-1 setbacks and recommends custom homes comply with the R-1 setback requirements.

The applicant is requesting a tentative map to establish five lots for single family dwellings and four lots for halfplex development. Since two of the lots back up onto the Sacramento River Parkway, an amendment to the Pocket Community Plan to allow back-on lots is necessary. A special permit for the custom home subdivision is also requested. Sample elevations and floor plans were submitted for staff review.

C. Tentative Map Design

Several constraints to site development were discovered during the map review process. In the 1905 deed for the original property, an access maintenance

easement for the now merged Reclamation District 673 was established across the property for Sacramento River levee maintenance. The State Reclamation Board now maintains the levee and uses the access provided over the subject site. The applicant will be required to show the access and easement across the property.

The existing single family dwelling located at the northwest portion of the site has a rear yard facing the levee. With dedication of a 40 foot easement from the toe of the levee into the site, the yard area is reduced to between 15 and 20 feet.

The City Engineer has reviewed the street system layout and offered several alternatives:

1. Extend the cul-de-sac to head north and terminate at the north property line to allow future development of the Jones property, which is also only 174+ feet wide and constrained if additional access is not provided.
2. Extend the cul-de-sac to the 40 foot wide levee maintenance easement and Parkway Corridor to allow access to the levee maintenance road. In this redesign, lot 5 is eliminated with the cul-de-sac or hammerhead turning area located south of the existing dwelling.
3. Reverse the bulb to be on the north side of Donna Lane centerline.
4. Relocate the cul-de-sac to either the north or south property line.

The applicant revised his tentative map on August 25, 1989, Exhibit A, to show enlarged lots 4 and 5 with footprints of house plans for each lot including the halfplex lots of lots 1 and 7. The street system remains a private street with a cul-de-sac bulb terminating 100+ feet from the levee. Lot 5 is a back-on lot to the river which staff does not support. Staff recommends either the merger of lots 4 and 5 into one lot or to extend the cul-de-sac to the 40 foot landscape and maintenance easement.

The applicant has discussed the revised lot layout with the neighboring property owners to the south who support the applicant's proposal as revised. They do not support extending the cul-de-sac to the levee edge since it would result in a shallow lot similar to lot 6. The neighbor's major concern is maintaining adequate building setbacks from their dwellings.

Staff recommends redesign of the tentative map to delete the back-on lot of lot 5. Lot 4 is the existing residence which should be allowed since the entire lot is currently defined as a back-on lot to the river. The non-conforming use status is vested to the existing dwelling and establishment of lot 4. Attached are conditions from the Subdivision Review Committee.

D. Community Plan Amendment Analysis

In 1978 the City Council adopted a policy to discourage back-on lots to the Sacramento River Parkway and to encourage side-on lots, cul-de-sac or streets adjacent to the parkway. The purpose is to establish access for the public and maintenance of the levee and bikeway along with providing a visual landscaped buffer adjacent to the river (refer to Diagram 1). The Parks and Community Services Department has the responsibility for requiring the 40 foot easement from the toe of the levee for the parkway and assuring that future subdivisions of riverfront property comply with the Parkway Corridor Plan. Parks has required the redesign of the tentative map to delete the proposed lot 5. Planning staff concurs as previously stated. Therefore, the Community Plan Amendment is recommended for denial.

E. Rezone Analysis

The Planning staff supports the request for rezoning the property from Agriculture to Single Family Alternative (R-1A) zone. If the project does not go ahead as planned, the zoning will allow future review by staff and the Commission of future development. Also, if substantial changes occur in type or style of homes to be constructed, staff will be able to modify the project or refer it onto the Commission.

F. Special Permit Analysis

The applicant submitted floor plans and elevations for the single family and halfplex structures on August 25, 1989. Staff has reviewed the elevations and finds them generally acceptable and compatible with the architectural style found in the area. A mix of exterior building materials includes brick veneer, stucco and horizontal lap siding. Medium snake wood shingle roofing is shown. Wood trim and fascia gutter are shown.

Regarding the halfplex units on lots 1 and 7, one common driveway is shown. Normal practice is to have separate driveways, one for each unit facing each street. Since Pocket Road is a major street and the subdivision is a private subdivision, staff supports the proposed common driveway. Staff is concerned over the visual impact 40 feet of garage door may impart to the area. In order to break up such a massive garage door facade, staff recommends review of final elevations by the Design Review Coordinator of units for lots 1 and 7. The applicant shall revise the elevations to provide relief and variety on the front elevation.

G. Subdivision Modification - Lot Depth and Private Streets - Analysis

Lot 1 and 7 propose to have reduce rear or side yard setbacks from the standard single family setback requirements. Staff notes that adequate substitute rear yard area is provided. Pocket Road requires a 25 foot building setback for lots 1 and 7. Donna Lane, as a private street, is only 32 feet wide which allow pavement and curb and gutter with no sidewalk on either side. The increase yard

area can be landscaped to break up the appearance of driveways. Staff recommends approval of the subdivision modifications to allow reduced yard area, lot depth and private street. The City Engineer is requiring review of road construction plans to assure minimum design standards for private streets are being met. Under similar circumstances where long narrow lots back onto the Sacramento River, the Commission has approved reduced lot depth and yard areas to allow residential development.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the project as proposed will not have a significant impact to the environment; therefore, a negative declaration has been prepared. In compliance with Section 15070(B)1 of the California Environmental Quality Act Guidelines, the applicant has incorporated the following mandatory mitigation measures into the project plans to avoid identified effects or to mitigate such effects to a point where clearly no significant effects would occur:

- A. The wooden stairs on lot A leading from the interior of the site to the river's shore must be removed prior to commencing construction of any residences on the site.
- B. Only those trees identified as "to be removed" as shown on the tentative subdivision map may be removed. All other trees shall be retained and protected from damage during construction by the installation of a chainlink construction fence around the dripline of all retained trees prior to issuance of any permits for site development. However, in the event that certain other trees need to be removed in order to comply with other required mitigation measures or conditions of the tentative map, the developer can reserve the right to remove those trees.
- C. If any amount of bone, shell, pottery shards or other artifacts are uncovered, work within 50 meters of the area will stop immediately and a qualified archaeologist and a member of the Native American Heritage Commission must be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impacts to a less than significant level before construction resumes.

Non-compliance with or deletion of any of the above mitigation measures by any party will require the project to be reprocessed for additional environmental review. If this review determines that there is the possibility for significant adverse environmental impact due to the development of the project, additional mitigation measures may be required or the applicant may be requested to prepare an environmental impact report if identified impacts cannot be reduced to less than a significant level through mitigation. (Refer to Attachment A for Initial Study Discussion.)

RECOMMENDATION: Staff recommends the following actions:

- A. Ratify the negative declaration:
- B. Recommend denial of the Community Plan Amendment to allow back-on lots to the Sacramento River Parkway:

- C. Recommend approval of the rezoning from A to R-1A;
- D. Recommend approval of the tentative map, subject to conditions which follow;
- E. Recommend approval of the subdivision modification to establish a private street and waive standard street improvements, and
- F. Approve the special permit, subject to conditions and based upon findings of fact which 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:

1. Prepare a sewer and drainage study for the review and approval of the City Engineer;
2. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments;
3. Pursuant to City Code Section 40.1302 (parkland dedication), the applicant shall submit to the City an appraisal of the property to be subdivided and pay the required parkland dedication in-lieu fees. The appraisal shall be dated not more than 90 days prior to the filing of the final map (0.1008 fee acres);
4. Pursuant to City Code Section 40.319-1, the applicant shall indicate easements on the final map to allow for the placement of centralized mail delivery units. The specific locations for such easements shall be subject to review and approval of the City Engineer after consultation with the U.S. Postal Service;
5. The applicant/developer shall designate and place on the final map those structures and/or lots which will meet the required 80% south orientation (including solar access) to the satisfaction of the Planning Director, or comply with Title 24 requirements of the Uniform Building Code;
6. If unusual amounts of bone, stone, or artifacts are uncovered, work with 50 meters of the area will cease immediately and a qualified archaeologist shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less than significant effect before construction resumes. A note shall be placed on the final improvement plans referencing this condition;
7. Submit a soils test prepared by a registered engineer to be used in street design;
8. Street improvements required on Pocket Road;
9. Show all existing easements;

10. Dedicate right-of-way along Pocket Road to a 55 foot half-section as per study on file with the City;
11. Pay Pocket Bridge fees;
12. Dedicate a standard 12.5-foot public utility easement for underground electrical facilities and appurtenances adjacent to all public ways and private streets;
13. Dedicate 40 feet from toe of levee of river as per Sacramento River Master Plan and Maintain access to access road. Show the toe of the levee on the final map;
14. Dedicate any private drive or ingress and egress easement to lot A and 5 feet adjacent thereto as a public utility easement for underground electrical and public utility facilities and appurtenances;
15. Private streets shall meet the City standards except sidewalks to be waived and shall be inspected to the satisfaction of the Public Works Department;
16. Private streets shall be designated as a public utility easement;
17. All public and private improvement drawings are subject to approval of the Public Works Department.
18. Place flood hazard warning note on final map. Note will be prepared by the Department of Public Works.
19. City may enter into a reimbursement agreement for overwidth pavement construction on Pocket Road.
20. A homeowners' association shall be formed and C.C. & R's shall be approved by the City assuring maintenance of private roadway. The homeowners' association shall maintain all surface improvements, streets, lights, sewer, water and drainage systems;
21. Record C.C. & R's;
22. Remove well, standpipe, tank and plumbing as per County Health Department requirements and State Bureau of Reclamation procedures prior to map recordation;
23. Provide a 20 foot wide easement and all-weather roadway for levee maintenance access to the satisfaction of the City and State Department of Water Resources;
24. Lot Lines shall be extended to centerline of lot B (private street);

25. Entrance to private street shall be a standard driveway;
26. Show building setback lines on each lot complying with R-1 standards;
27. Remove wooden stairs on the levee face;
28. Relocate 20 foot wide access easement to coincide with existing driveway and observe trees along the north and south to preserve them;
29. The map shall be redesigned to merge lots 4 and 5 to result in one back-on lot to the Sacramento River levee;
30. All gates shall have key systems approved by the Fire Department, State Bureau of Reclamation and other districts as necessary to maintain the levee;
31. Approval subject to the following notice: The property on which construction is authorized by this permit may be subject to flooding. It is the applicant's and property owner's responsibility to ascertain whether and to what extent such flooding may occur, and to review the applicable base flood elevations for the proposed project which are contained in the effective Flood Insurance Rate Map: the Department of the Sacramento District Corps of Engineers, Sacramento, California, Flood Insurance Study for the Sacramento City and County of California, FBFM and FIRM work map, dated January 1989; and, all preliminary flood maps available at the City of Sacramento's Planning Division. The Federal Emergency Management Agency and the U.S. Army Corps of Engineers ("Corps") are studying portions of the City of Sacramento to determine what improvements and measures may be needed in order to deem the areas under study adequately protected from a 100 year flood. Until the needed improvements and measures are in place, the areas under study may be subject to flooding by a 100 year or lesser flood. (A "100 year flood" refers to the area subject to inundation by flooding once during any given 100 year cycle; however, such flooding could occur in any given year.) The applicant and property owners should check with the local Corps to ascertain the status of its ongoing study and the projected completion date of any flood control project which might affect the proposed development. Flood insurance may be mandatory in all areas not protected from a 100 year flood, and the City of Sacramento recommends obtaining such insurance whether it is mandated or not. If the investigation of the nature of the flood hazard indicates that the property is at risk, it is the applicant and property owner's responsibility to ensure that all persons holding a record title interest in the property, and all subsequent owners, tenants, occupants, and other interested parties receive notice, as required under applicable law, of the flooding risk to which the property may be subject. This notice is intended to ensure that those persons choosing to develop property in an area subject to flooding have knowledge and the means of acquiring knowledge of the particular risks involved in such development. This notice shall not create liability on the part of the City of Sacramento.

or any of its officers, agents, or employees for any damages to persons or property caused by flooding;

32. Lot A shall be dedicated to the City of Sacramento.

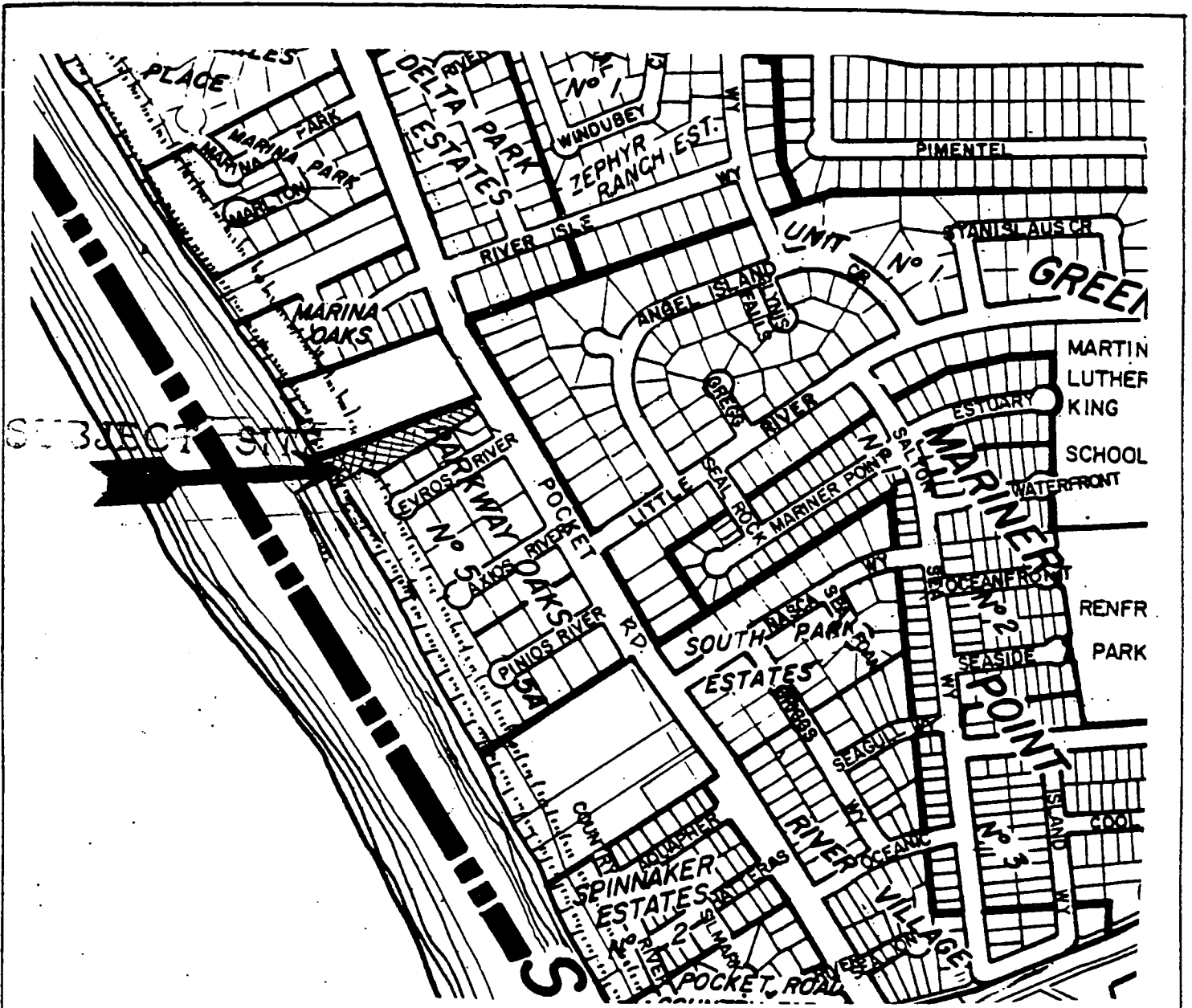
Conditions - Special Permit

1. Building, landscaping and irrigation plans for each residence shall be submitted for staff review and approval prior to issuance of building permit.
2. Exterior siding and roofing materials shall be consistent with the quality and compatible in appearance with existing residences in the area. Roofing material shall consist of wood shake or concrete tile. Exterior materials shall conform to the submitted elevations.
3. Front yards are to be landscaped by each custom home builder. Landscape plans and irrigation plans are required at time of building permit submittal.
4. Each unit shall have an enclosed two-car garage with a driveway 16 feet in width and a minimum of 20 feet in length.
5. The Design Review Coordinator shall review and approve the elevations of the halfplex units to assure variety and relief for the garage door facade prior to issuance of building permits.
6. Existing fruit trees shall be retained to the maximum extent feasible during construction activities. Trees shall be retained along the proposed 20 foot levee maintenance easement access from lot B to the satisfaction of the Planning Director.
7. The private gate shall be designed in a manner which is aesthetic for the area and does not obstruct vehiclie traffic when operating. Gate details shall be reviewed and approved prior to issuance of building permits for any dwelling by the Planning staff.
8. All housing units shall have fenced useable rear yard areas shown on the site pian.
9. Floor plans and eievations, materials and colors shall be similar to those submitted in this request. Any deviation shall be reviewed and approved by the Planning Director.

Findings of Fact - Special Permit

1. The project, as conditioned, is based upon sound principles of land use in that:
 - a. a portion of the on-site trees will be retained;

- b. the existing residence will be retained; and
 - c. the proposed use is compatible to surrounding single family and halfpiexes.
2. The proposed project, as conditioned, will not be detrimental to public health and safety nor result in a nuisance in that:
- a. Donna Lane will form an adequate circulation pattern through the subject site; and
 - b. the street and landscaping lots will be owned and maintained by homeowners' association.
3. The proposed project complies with the 1988 Pocket Revised Plan which encourages dedication of the Sacramento River Parkway for bikeway purposes and designates the site for three to six residential uses per acre.



N
↑
Scale: 1" = 500'

VICINITY MAP

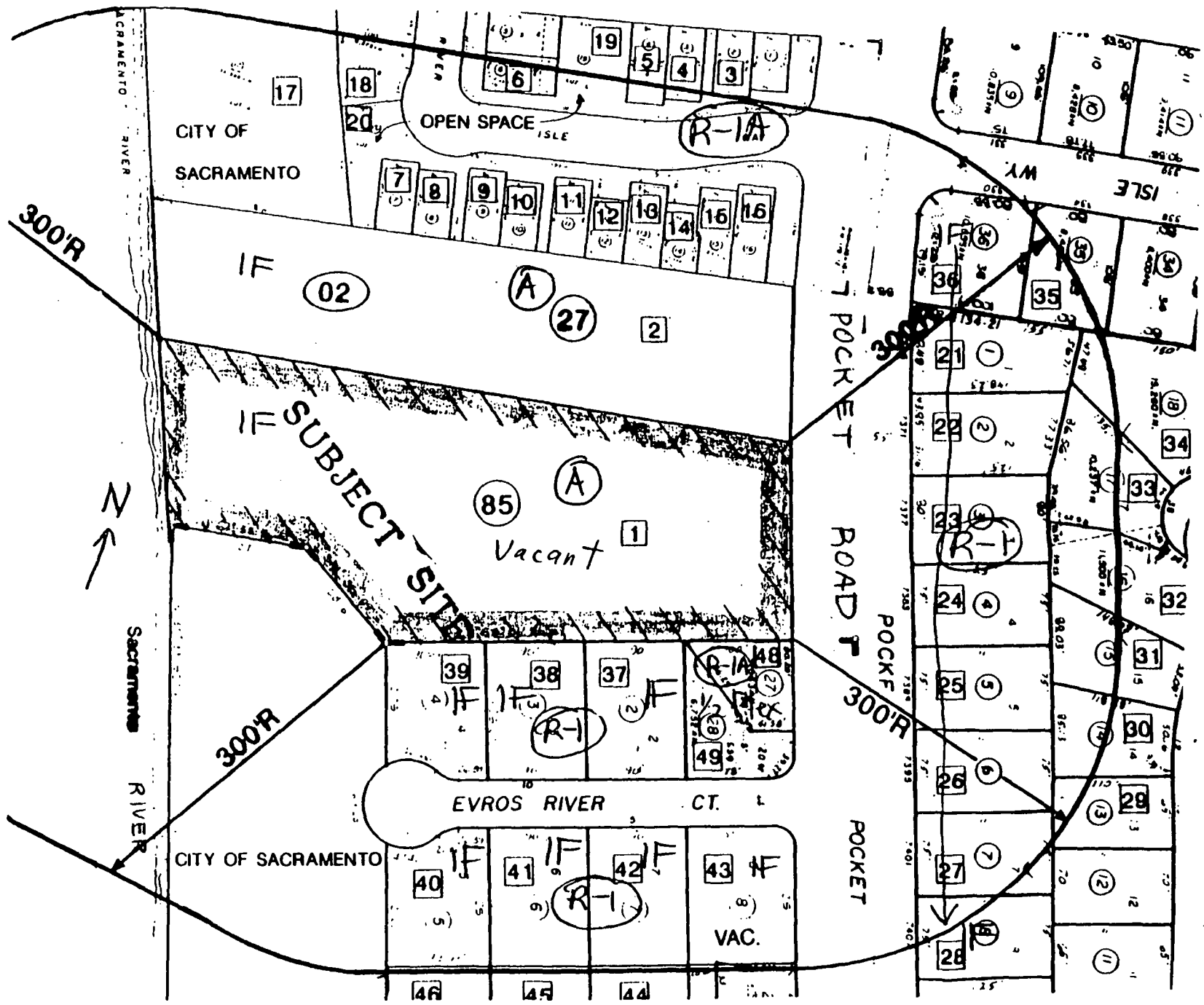
P-89-194

9-13-89

Item 8

LAND USE & ZONING MAP

Scale: Reduced



SACRAMENTO RIVER

CITY OF SACRAMENTO

CITY OF SACRAMENTO

OPEN SPACE ISLE

EVROS RIVER CT.

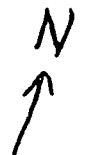
POCKET ROAD

POCKET

300' R

300' R

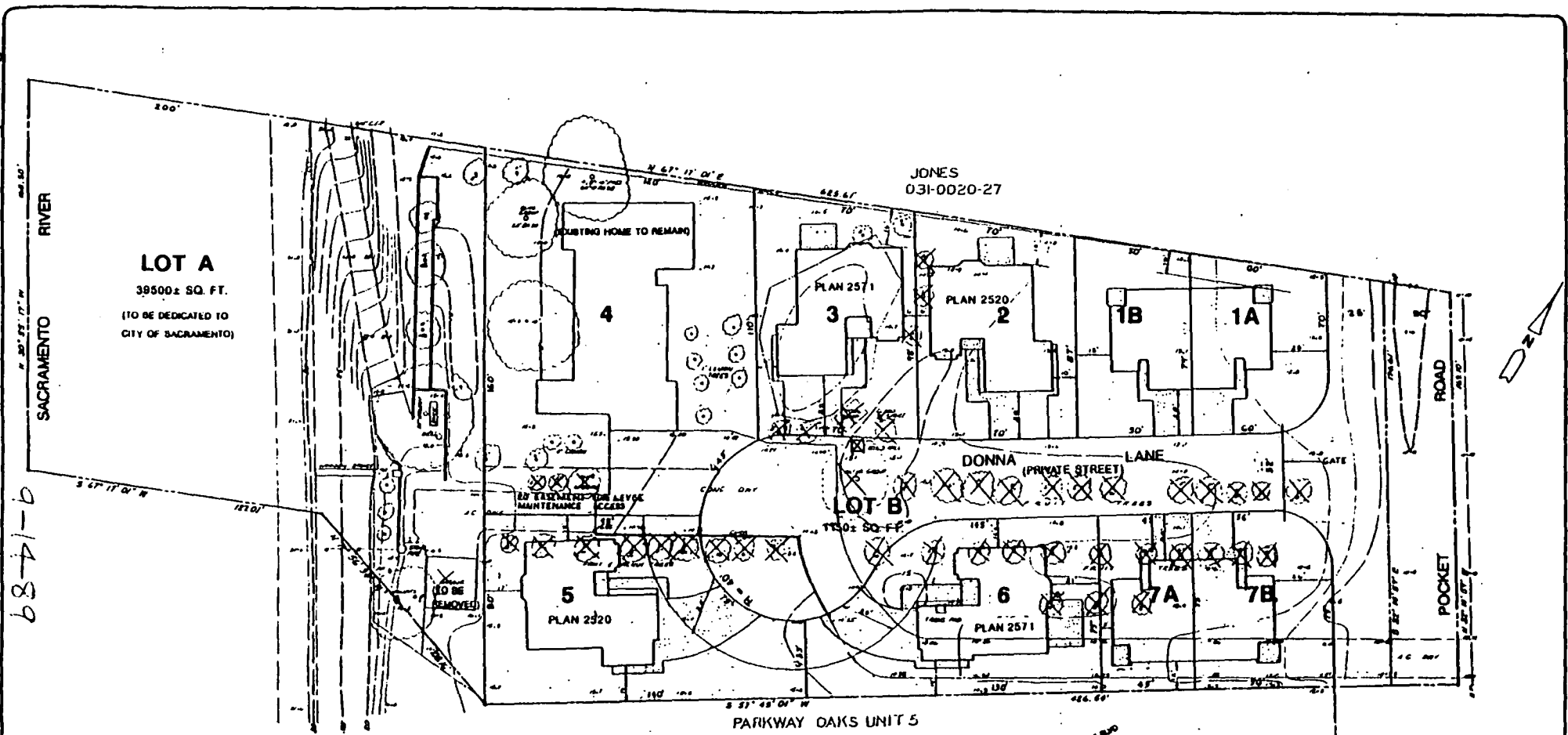
300' R



0-89-194

9-14-89

EXHIBIT A TENTATIVE MAP



DESCRIPTION
 A PORTION OF RECORD OF SURVEY
 NO. 280, BK. 26 OF SURVEYS,
 MAP NO. 25, SACRAMENTO COUNTY

ASSESSOR'S PARCEL NUMBER:
 031-0020-085

OWNER/DEVELOPER
 CAPITAL WHOLESALE ELECTRIC COMPANY, INC.
 1235 9th ST.
 SACRAMENTO, CALIFORNIA 95814

ENGINEER
 GW CONSULTING ENGINEERS
 7447 ANTELOPE RD., SUITE 202
 CITRUS HEIGHTS, CALIFORNIA 95621

PRESENT ZONING & USE
 AGRICULTURE, 1 SINGLE FAMILY
 RESIDENCE

PROPOSED ZONING & USE
 R-1A, 9 RESIDENTIAL LOTS
 PLUS LOT A

TOTAL AREA
 2.81± ACRES

WATER SUPPLY
 CITY OF SACRAMENTO

SEWER & STORM
 CITY OF SACRAMENTO

FIRE PROTECTION
 CITY OF SACRAMENTO

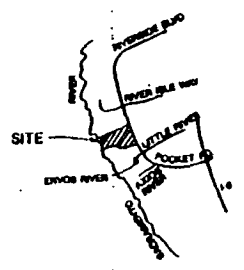
PARKS & RECREATION
 CITY OF SACRAMENTO

ELECTRIC
 SMUD

GAS
 PG&E

TELEPHONE
 PACIFIC BELL

SCHOOL
 SACRAMENTO CITY UNIFIED
 SCHOOL DISTRICT



NOTE:
 LOTS 1A AND 1B
 AND 7A AND 7B
 TO BE HALF-PLAT
 LOTS





G.W. CONSULTING ENGINEERS
 PLANNING • ENGINEERING • SURVEYING
 7447 ANTELOPE RD., SUITE 202
 CITRUS HEIGHTS, CA 95621

Sheet No.	27
Section No.	
Project No.	

SITE PLAN EXHIBIT FOR
 WATERS EDGE

CITY OF SACRAMENTO

APRIL 1989

Map No.	1044-01
Sheet No.	1

stem

EXHIBIT B
LEGAL DESCRIPTION

PRELIMINARY REPORT

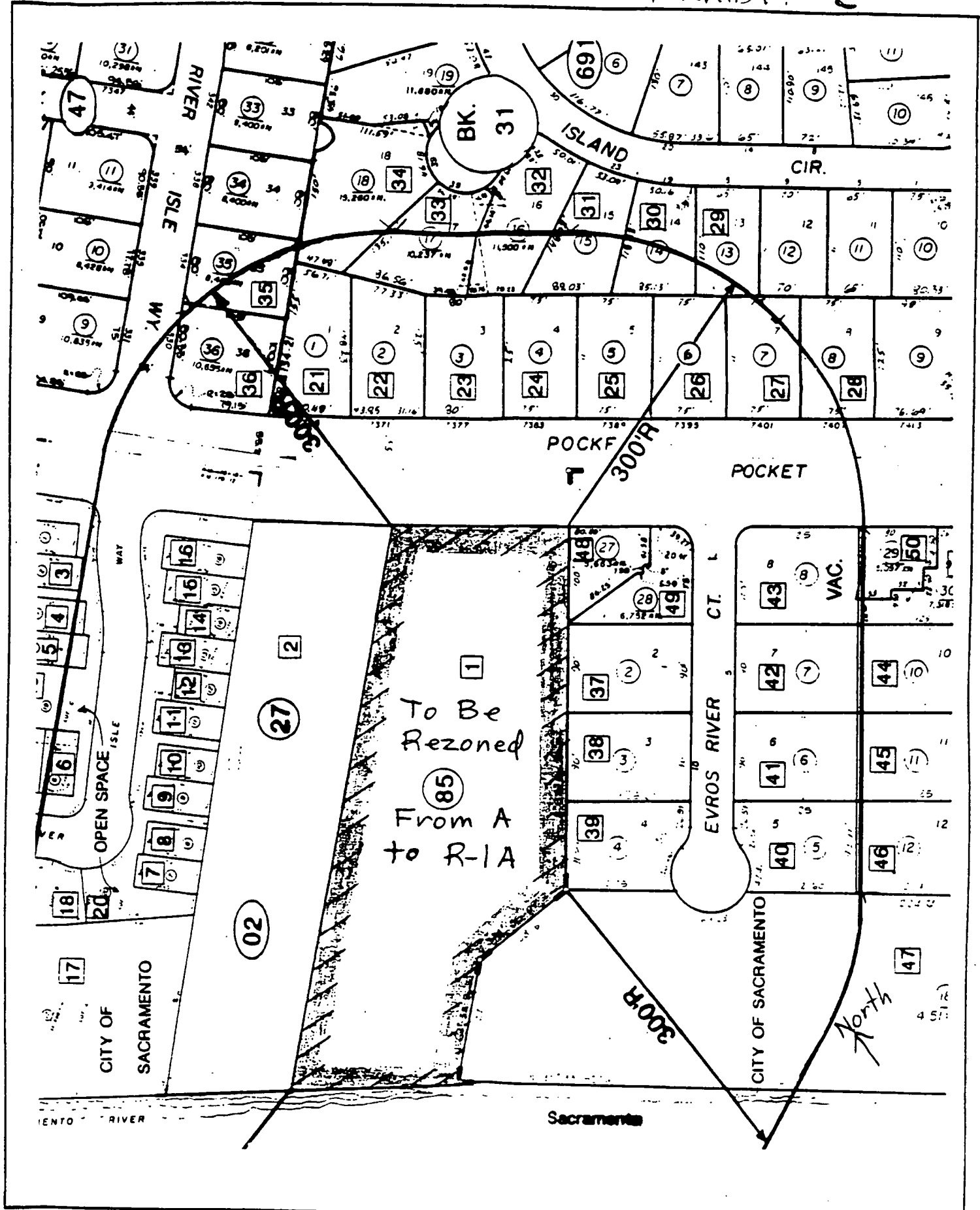
Order No. 254469L

LEGAL DESCRIPTION:

CITY OF SACRAMENTO

ALL THAT PORTION OF THAT CERTAIN 18.182 ACRE TRACT OF LAND AS SHOWN ON THAT CERTAIN RECORD OF SURVEY NO. 260" RECORDED IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY IN BOOK 26 OF SURVEYS, MAP NO. 25, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED ON THE WESTERLY BOUNDARY OF SAID 18.182 ACRE TRACT OF LAND FROM WHICH THE NORTHWEST CORNER THEREOF BEARS NORTH 30 DEGREES 30' 10" WEST 140.67 FEET; THENCE FROM SAID POINT OF BEGINNING NORTH 67 DEGREES 42' 08" EAST 625.61 FEET TO A POINT LOCATED ON THE EASTERLY BOUNDARY OF SAID 18.182 ACRE TRACT OF LAND; THENCE ALONG SAID EASTERLY BOUNDARY SOUTH 31 DEGREES 49' 52" EAST 169.10 FEET; THENCE SOUTH 58 DEGREES 10' 08" WEST 426.54 FEET; THENCE NORTH 71 DEGREES 31' 27" WEST 108.16 FEET; THENCE SOUTH 67 DEGREES 42' 08" WEST 127.00 FEET TO A POINT LOCATED ON THE WESTERLY BOUNDARY OF SAID 18.182 ACRE TRACT OF LAND; THENCE ALONG SAID WESTERLY BOUNDARY NORTH 30 DEGREES 30' 10" WEST 168.50 FEET TO THE POINT OF BEGINNING, BEING DESCRIBED ALSO AS PARCEL 2 OF THAT CERTAIN "CERTIFICATE OF COMPLIANCE" RECORDED DECEMBER 20, 1983 IN BOOK 83-12-20, OF OFFICIAL RECORDS AT PAGE 1341.

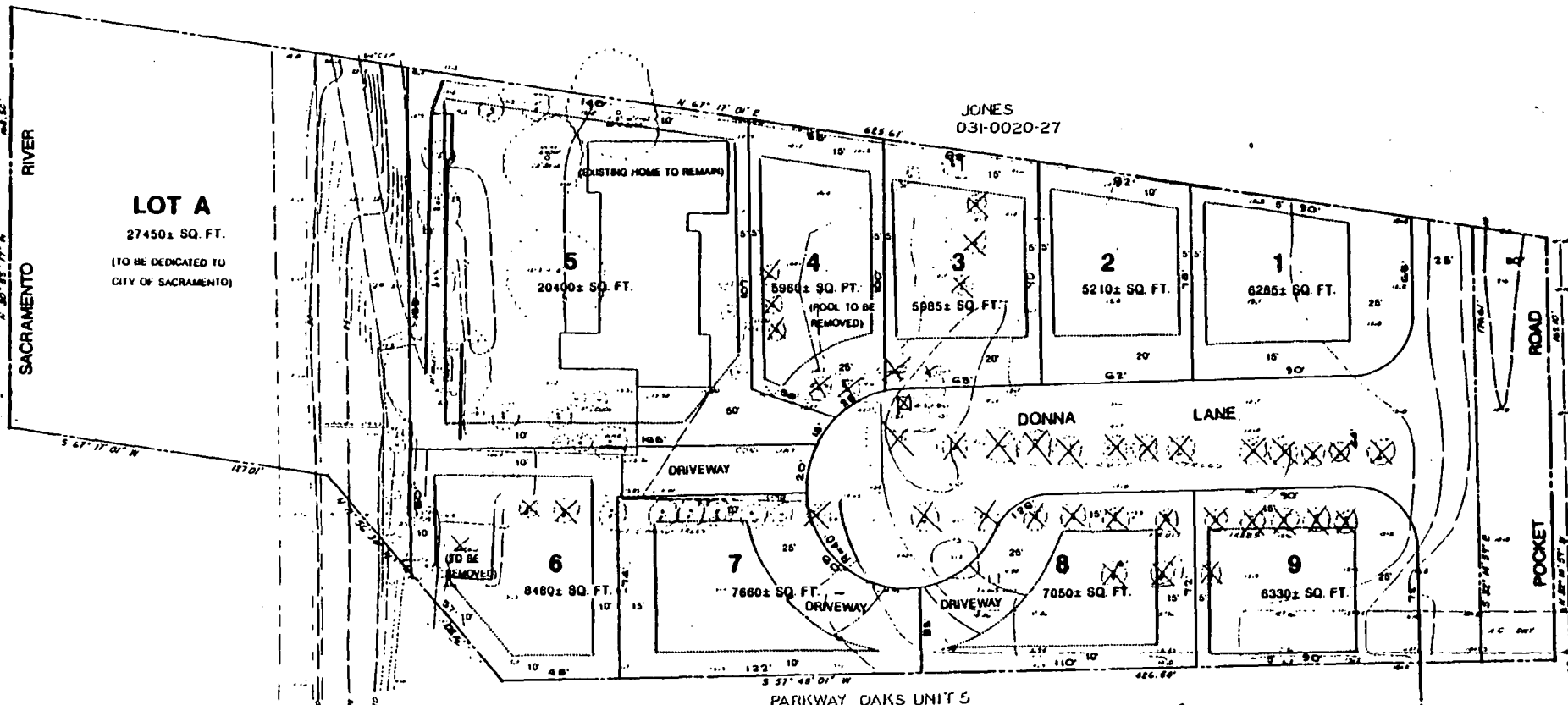


REZONE EXHIBIT

P-89-194

9-13-89

stem 8



JONES
031-0020-27

ORIGINAL TENTATIVE MAP

DESCRIPTION
A PORTION OF RECORD OF SURVEY NO. 260, BK. 26 OF SURVEYS, MAP NO. 25, SACRAMENTO COUNTY

ASSESSOR'S PARCEL NUMBER:
031-0020-085

OWNER/DEVELOPER
CAPITAL WHOLESALE ELECTRIC COMPANY, INC.
1235 "S" ST.
SACRAMENTO, CALIFORNIA 95814

ENGINEER
GW CONSULTING ENGINEERS
7447 ANTELOPE RD., SUITE 202
CITRUS HEIGHTS, CALIFORNIA 95621

PRESENT ZONING & USE
AGRICULTURE, 1 SINGLE FAMILY RESIDENCE

PROPOSED ZONING & USE
R-1A, 9 RESIDENTIAL LOTS PLUS LOT A

TOTAL AREA
2.81± ACRES

WATER SUPPLY
CITY OF SACRAMENTO

SEWER & STORM
CITY OF SACRAMENTO

FIRE PROTECTION
CITY OF SACRAMENTO

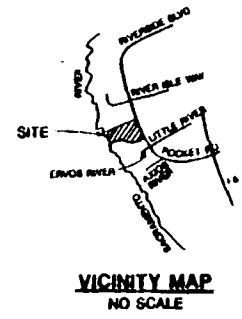
PARKS & RECREATION
CITY OF SACRAMENTO

ELECTRIC
SAMD

GAS
P&E

TELEPHONE
PACIFIC BELL

SCHOOL
SACRAMENTO CITY UNIFIED SCHOOL DISTRICT



BROKEN LINES INDICATE LIMITS OF BUILDING ENVELOPE



<p>TENTATIVE MAP FOR WATERS EDGE</p>		<p>FILE NO. 1044-01</p>
<p>CITY OF SACRAMENTO</p>		<p>APRIL 1989</p>

DATE: 5-29-84
 DRAWN BY: M.L.O.
 CHECKED BY: M.L.O.
 NO. OF SHEETS: 12
 SHEET NO.: 8
 PROJECT NO.: 84-194

**GENE EDWARDS
 COMPANY, INC.**
 P.O. Box 2301, Roseville, Ca 95746 Ph. 709-7413

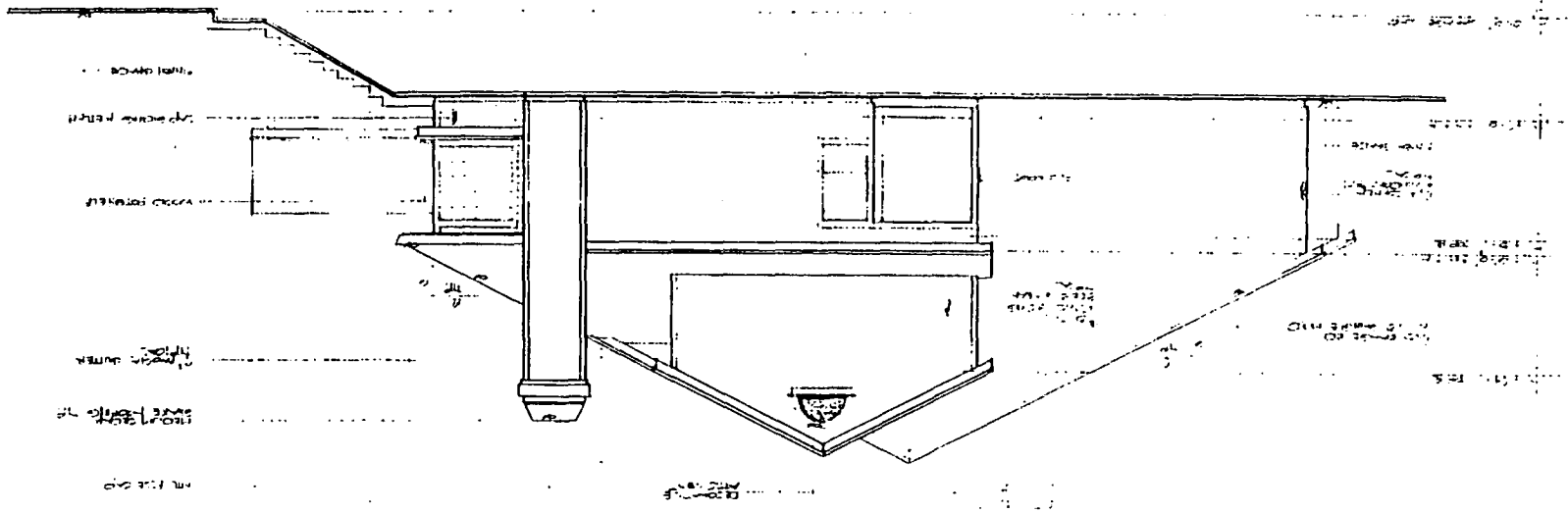
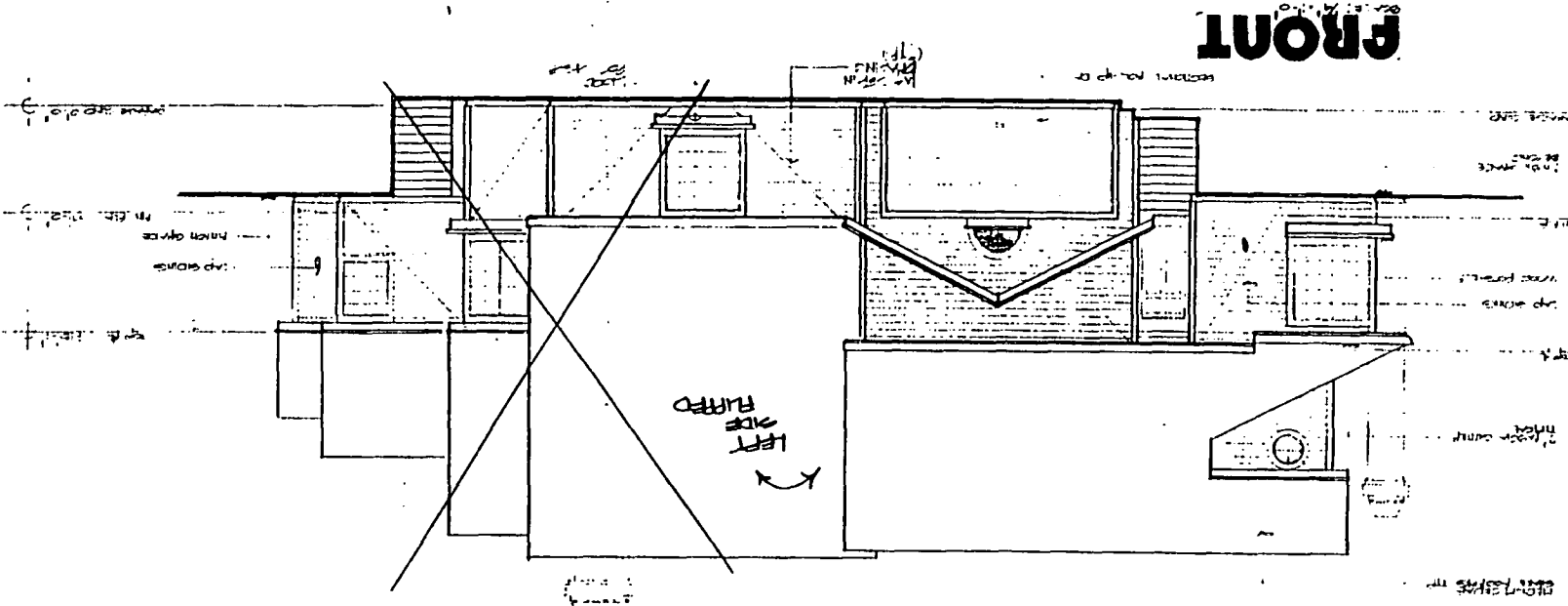
**SUNRISE
 DESIGN
 INC.**

988-8511

9720 Madison Ave.
 Orangevale, Ca 95663



HALF-PLEX ELEVATIONS



LEFT SIDE

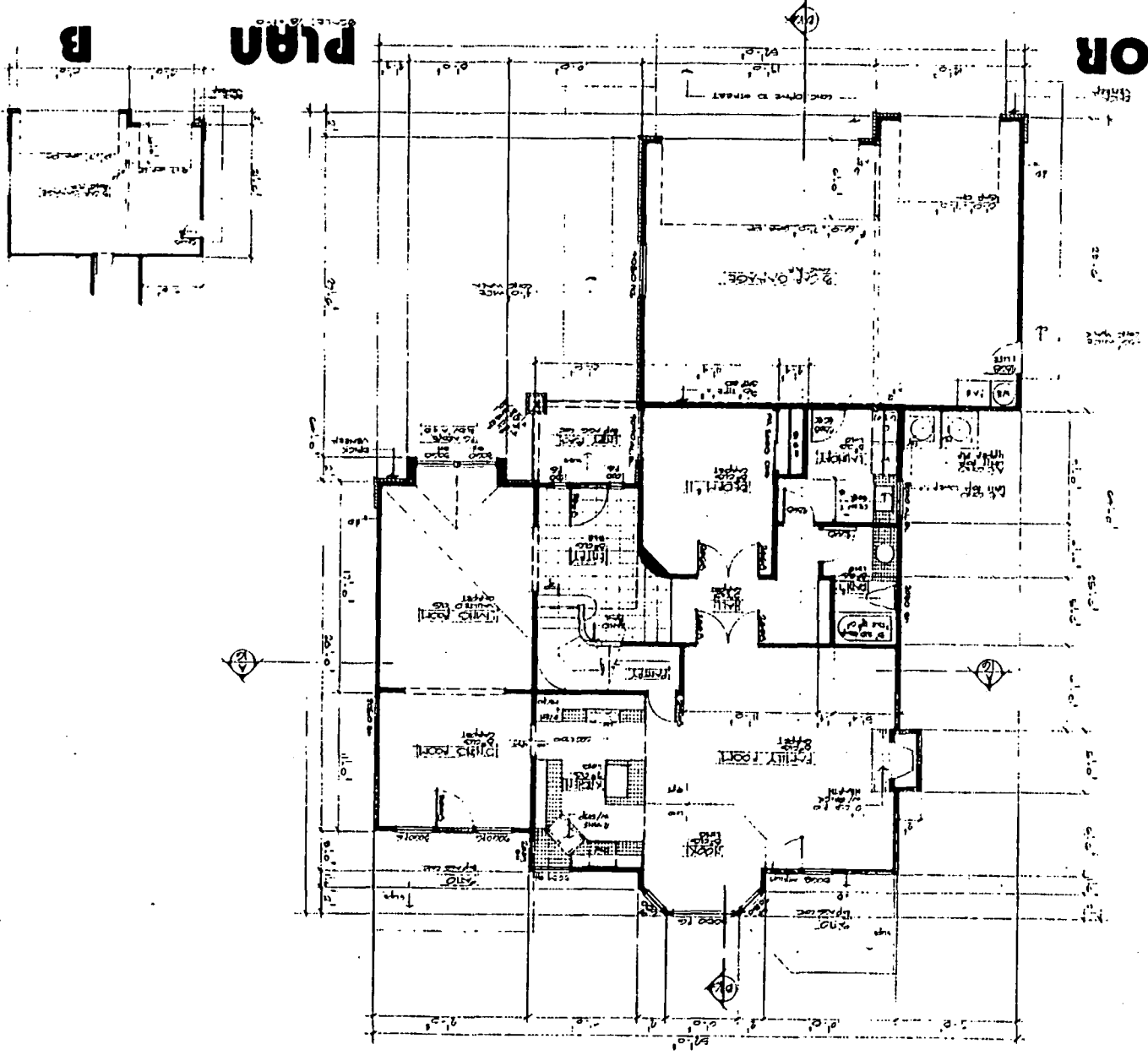
P-89-194

9-14-89

Item 8

RDB DEVELOPERS
SUNRISE DESIGN INC.
 088-6511
 0278 Wilson Ave.
 Orange, CA 92662
 DATE: 11-23-89
 SCALE: 1/8" = 1'-0"
 NO. OF: 100
 DRAWING: 2515-A
 SHEET NO. 1

SINGLE FAMILY FLOOR PLAN



9-14-89

P-89-194

item 8

DATE 05.97

SCALE 1/4" = 1'-0"

NO. 09

PROJECT 0815-A

OWNER BY

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SUNRISE
DESIGN
INC.

988-8511

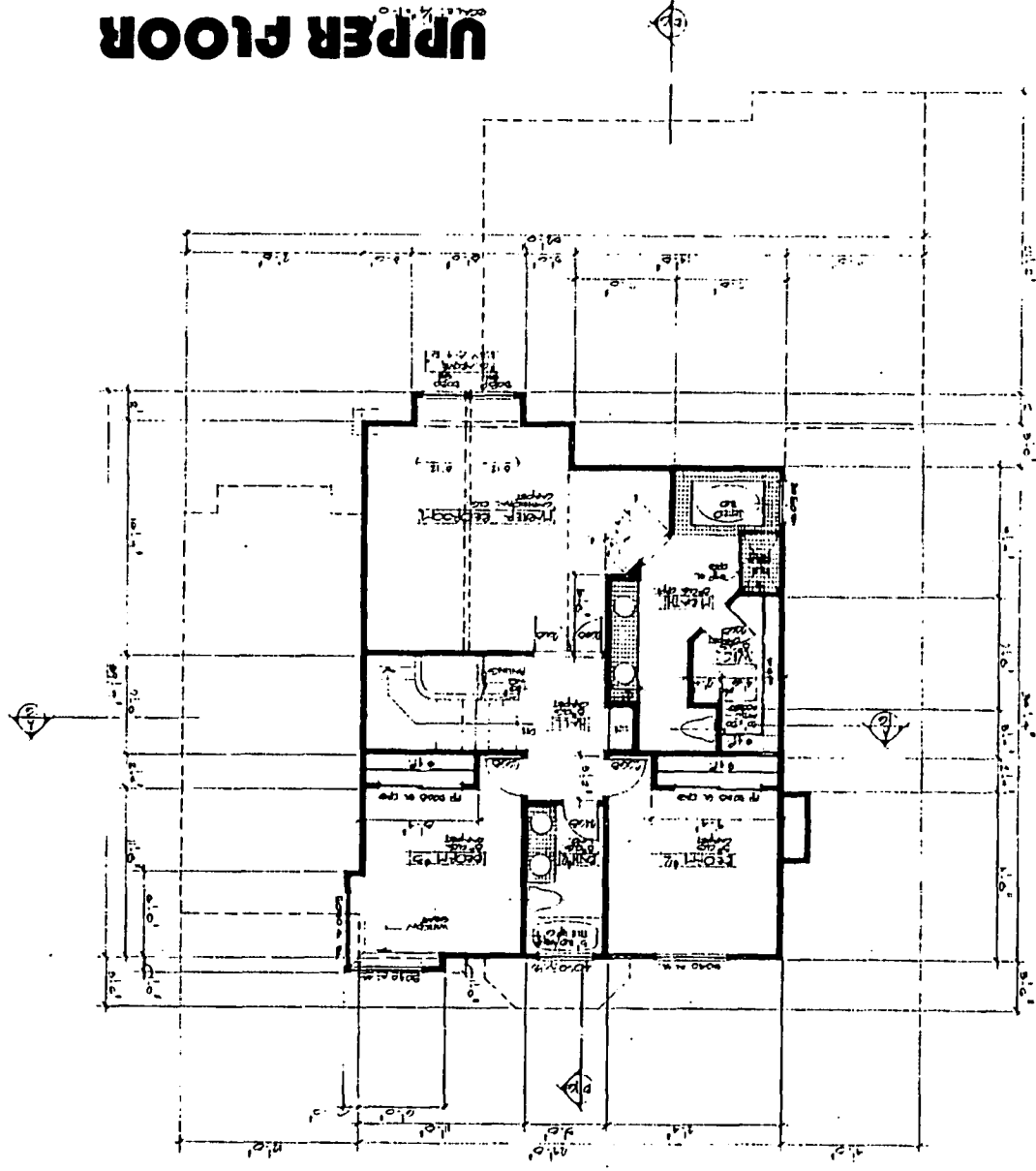
0270 Madison Ave.
Orangevale, CA 95662

2

CONSULTATION TO VERIFY ALL NOTES AND

SECOND STORY
FLOOR PLAN
SINGLE FAMILY

UPPER FLOOR



P-89-194

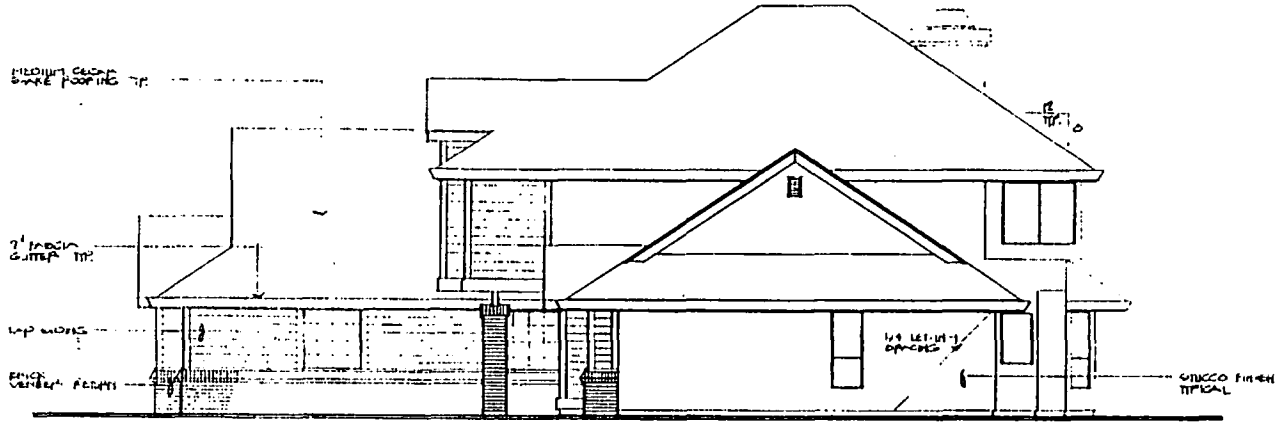
9-14-89

item 2

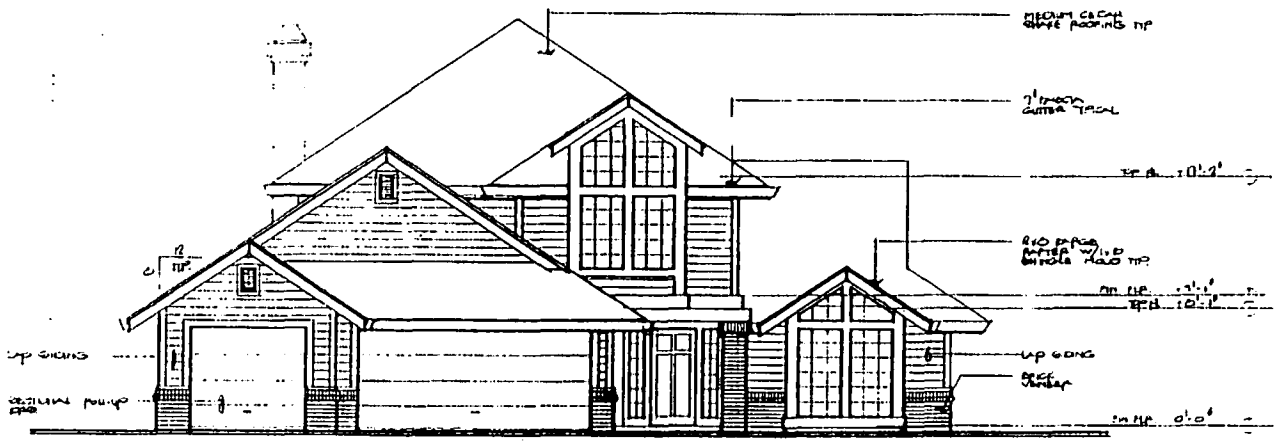
P-89-194

9-14-89

stem 8



RIGHT SIDE
SCALE: 1/4" = 1'-0"



FRONT
SCALE: 1/4" = 1'-0"

A

DATE	7-13-89
SCALE	1/4" = 1'-0"
JOB NO.	709
NO. OF	1215 :A
NO. OF	11

RDB DEVELOPERS

SUNRISE DESIGN INC.
SINGLE FAMILY ELEVATIONS

SUNRISE DESIGN INC.

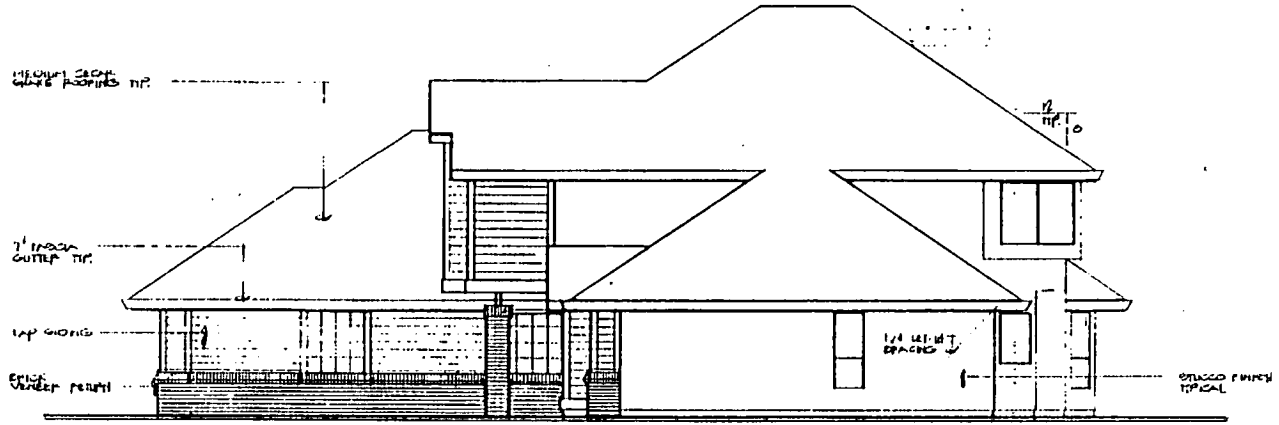
988-8511

9716 Madison Ave.
Orangevale, CA 95662

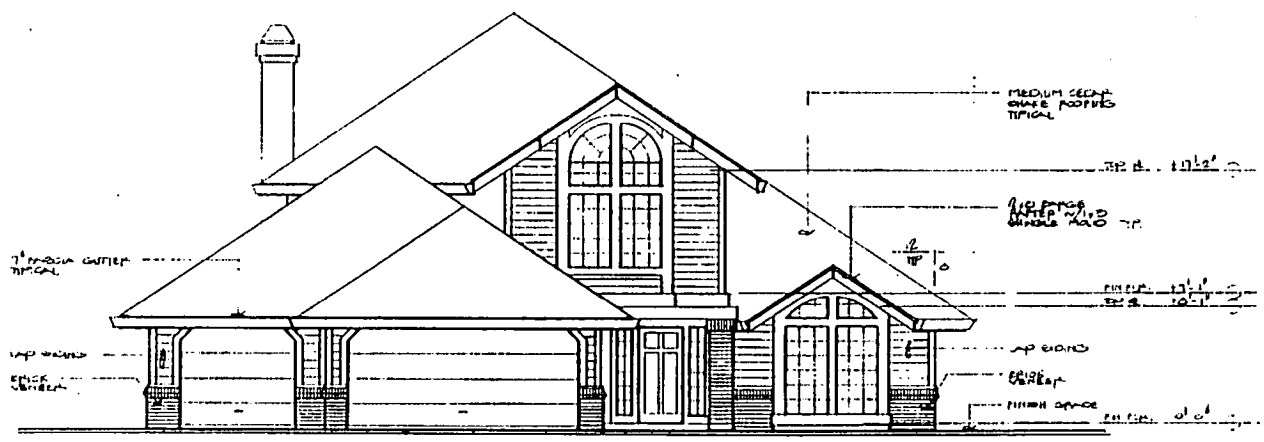
3

CONTRACTOR TO VERIFY ALL NOTES AND

DATE 7.28.09
 SCALE 1/4"=1'-0"
 JOB NO. 709
 SQ. FT. 1810 - 0
 DRAWN BY: J.T.



RIGHT SIDE
 SCALE: 1/4"=1'-0"



FRONT B
 SCALE: 1/4"=1'-0"

SINGLE FAMILY
 ELEVATIONS

**SUNRISE
 DESIGN
 INC.**

988-8511
 9210 Madison Ave.
 Orangevale, CA 95662

5

CONTRACTOR TO VERIFY ALL NOTES AND

P-89-194

9-14-89

item 8

CORRESPONDANCE.

CITY OF SACRAMENTO
CITY PLANNING DIVISION

AUG 03 1989

RECEIVED

August 4, 1989

10 of 2

Dan Hendrycks
 Dept. of Planning & Dev.
 1231 I Street
 Room 200
 Sacramento, Ca. 95814

Dear Mr. Hendrycks:

I am responding to Public Notice P89-194. We
 are strongly opposed to the proposed Tentative
 Map to divide 2+ acres into 10 lots for single
 family residential development. As it is, this
 lot is directly across from our home. We
 would consider any further increased develop-
 ment as an intrusion ^{in privacy} for the following
 reasons:

- 1) increased traffic
- 2) increased noise
- 3) increased pollution
- 4) increased potential & likelihood of
accidents
- 5) increased foot traffic
- 6) increased congestion
- 7) increased wait time to enter Pocket Park

P-89-194

9-14-89

item 8

All of these factors would negatively impact our ability to sell our home for premium dollar value. That is, the desirability of someone anyone wanting to buy our home for premium dollar would be decreased. The probability of the 7000 block of Pocket Road remaining very desirable is doubtful. We would no longer enjoy the appreciation value which comes along with a neighborhood with low density levels. For these reasons ~~and~~ and others, please register our names as being property owners who are extremely opposed to the division of 2+ acres into 10 single family residential lots at 7386 Pocket Road.

Sincerely,
 Mr. & Mrs. Alice
 Lee Gustaf

Barbara W. Please print in file.

CITY OF SACRAMENTO
CITY PLANNING DIVISION

2710 Gateway Oaks Drive
Suite 300 South
Sacramento, CA 95833-3501
(916) 925-6620
Fax # 925-1127
Bay Area Office
(415) 837-2131

MAY 23 1989

May 19, 1989

RECEIVED



Dan Hendrycks
City Planning Dept
1321 I St., Room 200
Sacramento, CA 95814

Re: Subdivision Review of "Water's Edge Subdivision
Located at 7386 Pocket Rd. P-89-194

Dear Dan:

Our firm is representing the Parkway Oaks #5 Homeowners Association with regards to the above described map and its concern regarding the potential impact of such subdivision on the surrounding neighborhood. The Association has reviewed the proposed map for Water's Edge and believes that the map should not be approved for its proposed location for the following reasons:

1. The setbacks do not comply with the rear-yard 15 foot setbacks that would be required in a standard residential zone. We understand that the developer intends to legalize the inadequate rear-yard setbacks by rezoning the property R-1A and obtaining a Special Permit therefor. Such an attempt to use the R-1A zone to circumvent the rear-yard setback requirement for single family subdivisions is an abuse of such zoning classification and suggests that the proposed subdivision is too intense for the existing parcel.

2. The proposed map failed to include the dedication of an additional 40 feet from the toe of the levy towards Pocket Road. Properties within the Association and throughout the Pocket have been required to make such dedication upon approval of their subdivisions and this policy should be maintained for the Water's Edge Subdivision.

3. The lot in the southwestern corner of the map indicates an extremely long driveway for its access to the cul-de-sac. The Association is concerned that such design creates an abnormally configured lot and may create the impression that the driveway is actually a private alley. If the 40 foot dedication requirement described in Paragraph 2 above is maintained, this concern may become moot.

- Archie Hefner (1951-1988)
- Theodore M. Marois, Jr.
- James M. Woodside
- John D. Bessey
- Kenneth R. Stone
- Timothy D. Laron
- Judy Campos McKeenan
- William M. Gallagher
- Robert S. Willett
- Todd A. Murray
- Timothy M. Cronan
- Joel S. Levy
- Christina J. Savage
- Dennis L. Viglione
- Robert P. Biegler
- Ronald H. Sargis
- John W. Feist
- Jack T. Holland
- Joseph E. Husten
- Peggy J. Turner
- Janice L. Thurston
- Kevin F. Schoneman
- Steven R. Crooks
- Lucy W. Burns
- Delbert W. Oros
- Ralph T. Ferguson
- Martin B. Steiner
- Lisa A. Wible Wright
- Jeffrey H. Graybill
- Howard S. Nevins
- Daniel W. Smith
- Douglas R. Thorn
- Michael J. Cook
- Edward E. Jaszewski
- Judy J. Borchers
- Maria J. Winterberger
- Marshall K. Jaquish
- Julie B. Gustavson
- Scott B. Hayward

Of Counsel
Robert N. Stark
Robert W. Bell

P-89-194

9-13-89

item 8



Dan Hendrycks
May 19, 1989
Page 2

4. It appears on the map that the lots fronting the cul-de-sac have been configured in an attempt to describe side-yards at the southern boundary of the property, which yards would be adjacent to the rear-yards of the properties within the Association. In your review of this subdivision, please confirm that, notwithstanding the orientation of the building areas within these lots, the setbacks for the yards adjacent to the southern boundary of the property will be measured and compared against the rear-yard setback requirements.

5. As laid out, the front door of the existing house within the proposed subdivision will no longer be facing the street and will be located a significant distance from the street. This design and orientation is unusual and could detract from the appearance of the single-family subdivision.

6. Finally, the Association is concerned that the orientation of the cul-de-sac through the middle of the parcel, which already squeezes the setbacks for the proposed lots on both sides, will cause a majority of the existing mature trees to be removed. We believe a redesign is appropriate to try to preserve as many of the existing trees as possible.

In conclusion, the Association is concerned that this proposed subdivision is simply too intense for and cannot be reasonably accommodated by the existing parcel. Furthermore, it fails to respect prior dedication policies with respect to the levy and fails to respect the setback requirements mandated by the Code. The Association acknowledges that some subdivision of the property may be appropriate but does not want to see this effort to maximize the number of lots within the property become an excuse for bad land use planning.

Sincerely yours,

HEFNER, STARK & MAROIS

By


Martin B. Steiner

MBS2/jk
mbs\wateredg.ltr
cc: Joseph Sullivan



DEPARTMENT OF THE ARMY
SACRAMENTO DISTRICT CORPS OF ENGINEERS
650 CAPITOL MALL
SACRAMENTO, CALIFORNIA 95814-4794

REPLY TO
ATTENTION OF

June 7, 1989

Sacramento Basin Branch

Mr. Dan Hendrycks
City of Sacramento, Planning
1231 "I" Street, Room 200
Sacramento, California 95814

Dear Mr. Hendrycks:

We have reviewed the tentative map for Water's Edge located along Donna Lane (off Pocket Road) in south Sacramento (P89-194). We have the following comments:

1. Any construction or landscaping within 10 feet of the levee toe requires a permit from The State Reclamation Board.
2. The effective FEMA maps do not identify this area as being subject to 100-year flooding. However, new preliminary maps, currently under review, have designated this area as "Zone A99". "Zone A99" is used for areas that are subject to 100-year flooding but will be protected by a Federal flood protection system. This designation resulted from levee stability and hydrologic studies in this area.

However, this zone designation is only temporary. If 100-year protection is not provided by about 1992, the zone designation in this area will be changed to "Zone AE" with a 100-year flood level of 19 feet N.G.V.D.

If we can be of further assistance, do not hesitate to contact us.

Sincerely,

for Roger S. Jansen
Walter Yep
Chief, Planning Division

CITY OF SACRAMENTO
CITY PLANNING DIVISION
JUN 09 1989

RECEIVED

P-89-194

7-13-89

item 8

ATTACHMENT A

INITIAL STUDY DISCUSSION

WATER'S EDGE (P89-194)

PROPOSED PROJECT

The applicant is proposing to rezone 2.81 acres containing one single family residence from Agriculture (A) to Single Family Alternative (R-1A) to allow the site to be subdivided into nine lots. The property is located on the south side of Pocket Road between Euros River Drive and River Isle Way, and is designated for Low Density Residential (4-15 du/na) in the 1986-2006 General Plan and for Low Density Residential (3-6 du/na) in the 1976 Pocket Community Plan.

ENVIRONMENTAL ANALYSIS

1. Earth

Development of this subdivision will cause overcovering of the soil to accommodate building pads, driveways, the street and sidewalks. As the site has been designated for urban uses, the impact is considered less than significant. The site will be graded prior to construction commencing; this action will temporarily expose the ground surface to potential wind erosion during summer months (the normal construction season). This impact can be reduced to a less than significant level by requiring that any exposed soils on site be watered both after grading and prior to and during construction. This is also a UBC requirement and is enforced and monitored by Building Division field inspectors during construction.

2. Air

Construction will create a short term increase in particulate matter both as dust raised from the ground and as vehicle and machinery emissions. A major portion of the dust particles will settle out on and immediately adjacent to the subject site. A minor portion will remain suspended in the local atmosphere until the next rain. Dust could be considered to be a nuisance to adjacent residents, but is not considered a health hazard, and is a temporary occurrence.

Construction equipment powered by internal combustion engines would emit an undeterminate quantity of NOx, CO, SO2, HC and particulates. The creation of these emissions would be temporary and is not considered significant.

Pollutants generated by daily vehicle trips to and from the project site would incrementally contribute to a delay in meeting federal ambient air standards for the Sacramento Standard Metropolitan Statistical Area (SMSA); however, the amount generated by traffic to and from nine residences is insignificant.

3. Water

This project will not impact surface or ground water patterns. Lot A, which includes the property from the toe of the levee to the middle of the Sacramento River, is not proposed for development. However, to ensure that unauthorized docking does not occur, the following is required:

- a. The wooden stairs on Lot A leading from the interior of the site to the river's shore must be removed prior to commencing construction of any residences on the site.

The proposed project is identified as being outside the 100 year floodplain as defined on the City adopted Flood Insurance Rate Map, dated February, 1988. Based on this adopted map, no significant impacts are expected to occur.

4. Plant Life

Numerous mature and immature trees are located on the site, including various fruit trees, fig trees, olive, lemon and walnut trees. Many of the fruit trees are located in the future street right-of-way and will be removed; however, a majority of trees on the site will be retained, including the largest trees. Mature trees provide habitat for many species of wildlife even in an urban area and they enhance the aesthetic value of the site. The following mitigation measure is recommended to retain as many of the existing trees on the site as is possible:

- b. Only those trees identified as "to be removed" as shown on the tentative subdivision map may be removed. All other trees shall be retained and protected from damage during construction by the installation of a chainlink construction fence around the dripline of all retained trees prior to issuance of any permits for site development. However, in the event that certain other trees need to be removed in order to comply with other required mitigation measures or conditions of the tentative map, the developer can reserve the right to remove those trees.

5. Animal Life

The project site probably provides some habitat and forage area for species dependant on the riparian habitat of the Sacramento River. As the majority of trees on the site will be retained. the impact to animal life is considered less than significant.

6. Noise

The proposed nine residences and associated activity will minutely increase the existing noise level. but the amount of increase is considered less than significant. The project will not result in exposure of people to severe noise levels.

7. Light and Glare

The proposal will not produce significant new light or glare.

8. Land Use

The project is consistent with designated land uses for the site.

9. Natural Resources

The proposal will not substantially deplete any non-renewable natural resource nor increase the rate of use of any natural resource.

10. Risk of Upset

The proposal does not involve any hazardous substances nor will it interfere with any emergency response plan.

11. Population

The addition of nine residences does not alter the population density or growth rate of the Pocket Community Plan area.

12. Housing

The proposal provides nine additional housing units which contributes to the housing stock in the area.

13. Transportation/Circulation

The additional vehicular movement generated by nine single family residences will not impact traffic, circulation or parking patterns in the vicinity.

14. Public Services

The proposal will not effect public health and safety services. Additional students generated by this proposal can be accommodated in schools in this area.

15. Energy

The proposal will not result in use of substantial amounts of fuel or energy nor increase demand on existing or new sources of energy.

16. Utilities

The project will not impact utility services.

17. Human Health

The proposal will not create any health hazard nor expose people to potential health hazards once the wooden stairs leading to the river bank are removed (see the discussion under 3. Water).

18. Aesthetics

The removal of the avenue of fruit trees on the site will create a loss of vegetation on the site and the vegetation can be considered an aesthetic attribute. However, the yards of the new residences will be landscaped and the new landscaping will mitigate the loss of fruit trees. The large trees and a majority of trees on the site are to be retained and when combined with the new landscaping, the proposal does not create an aesthetically offensive site.

19. Recreation

The proposal will not impact recreational activities. Lot A will be dedicated to the City to increase the acreage of the publicly accessible land along the Sacramento River.

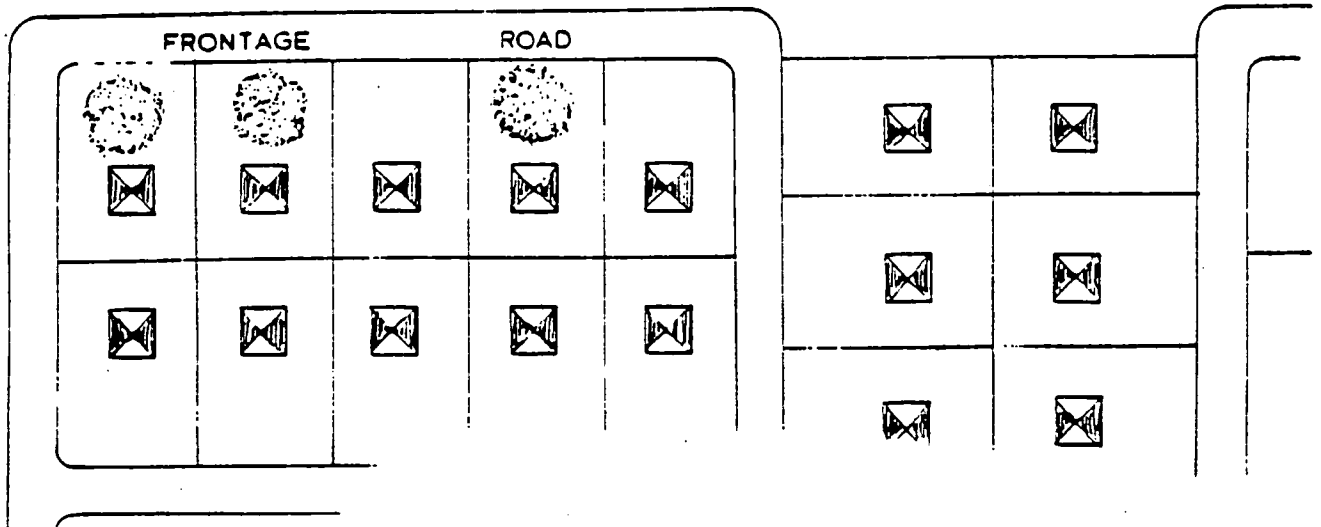
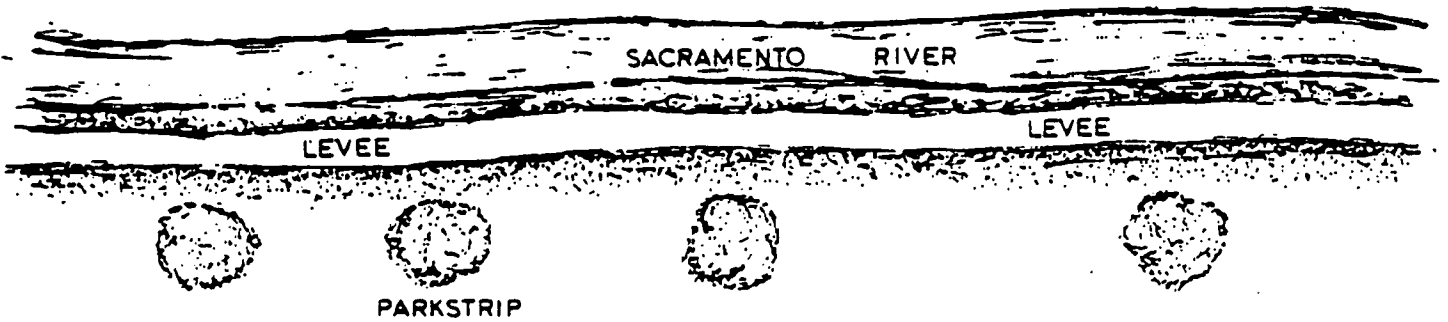
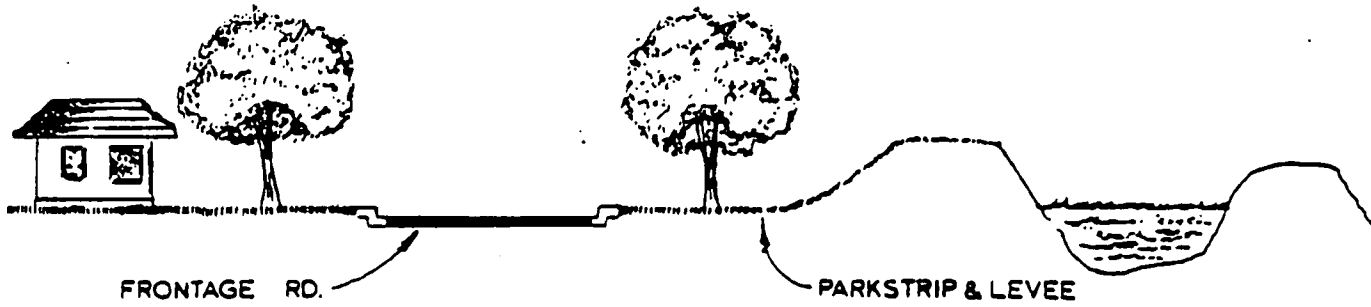
20. Cultural Resources

The project is located in an area of potential archeological sensitivity. Consequently, the following mitigation measure is required.

- c. If any amount of bone, shell, pottery shards or other artifacts are uncovered, work within 50 meters of the area will stop immediately and a qualified archaeologist and a member of the Native American Heritage Commission must be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impacts to a less than significant level before construction resumes.

Diagram 1

LOW DENSITY RESIDENTIAL
DEVELOPMENT ADJACENT TO THE SACRAMENTO RIVER





November 8, 1989
#1044-01

CITY OF SACRAMENTO
CITY PLANNING DIVISION
NOV 09 1989

RECEIVED

City of Sacramento
Planning Department
Attn: Dan Hendrycks
1231 I Street, Suite 200
Sacramento, CA 95814

SUBJECT: WATER'S EDGE TENTATIVE MAP (P-89-194)

Dear Dan:

As you requested, this letter is to advise you of changes in the Water's Edge Tentative Map (P-89-194). We are now proposing a public street with a 44' right-of-way. We have extended the street to within 20' of the toe of the levee, eliminating all "back on lots". We are requesting a modification of the subdivision standards to allow sidewalks on only the north side of the subdivision street.

Also, transmitted herewith, are 20 copies and a reduction of the revised Tentative Map. Please feel free to contact me should you require any additional information on this project. We understand SRC will be on November 22, 1989 with a Council hearing on December 5, 1989.

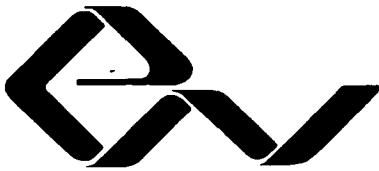
Thanks as always for your help.

Sincerely,

Tom Tratt

TT/mm
enclosures

P89 194



November 8, 1989
#1044-01

CITY OF SACRAMENTO
CITY PLANNING DIVISION

NOV 03 1989

RECEIVED

City of Sacramento
Planning Department
Attn: Art Gee
1231 I Street, Suite 200
Sacramento, CA 95814

SUBJECT: WATER'S EDGE TENTATIVE MAP (P-89-194)

Dear Sir:

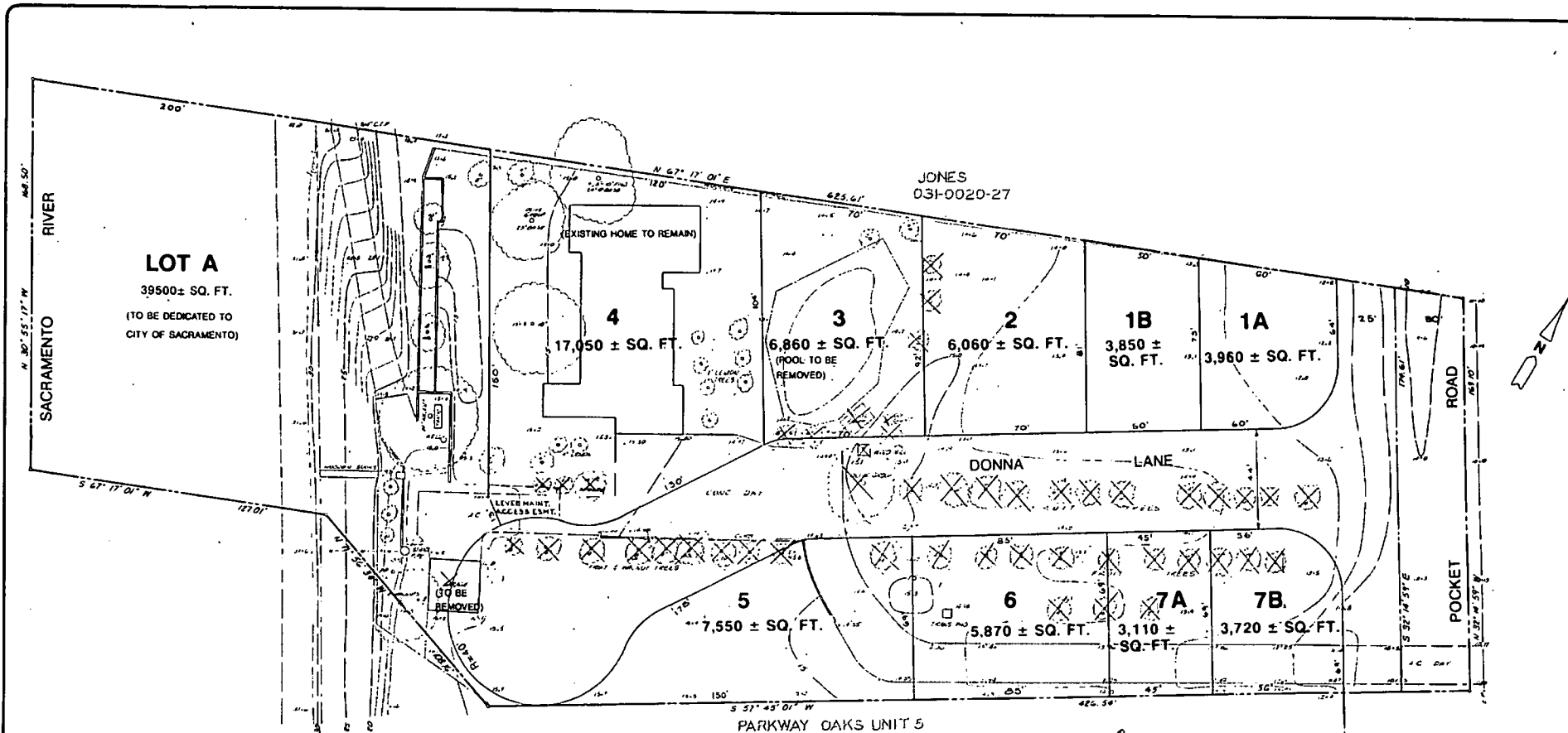
We understand that due to some changes in the Tentative Map for Water's Edge Subdivision (P-89-194), that a continuance of the City Council hearing on the project to December 5, 1989 is necessary to facilitate Staff's review of the project. Please be advised that we do not object to a continuance to this date.

Sincerely,

Tom Tratt

TT/mm

104



JONES
031-0020-27

LOT A
39500± SQ. FT.
(TO BE DEDICATED TO
CITY OF SACRAMENTO)

4
17,050 ± SQ. FT.

3
6,860 ± SQ. FT.
(POOL TO BE
REMOVED)

2
6,060 ± SQ. FT.

1B
3,850 ±
SQ. FT.

1A
3,960 ± SQ. FT.

5
7,550 ± SQ. FT.

6
5,870 ± SQ. FT.

7A
3,110 ±
SQ. FT.

7B
3,720 ± SQ. FT.

PARKWAY OAKS UNIT 5

DESCRIPTION
A PORTION OF RECORD OF SURVEY
NO. 260, BK. 26 OF SURVEYS,
MAP NO. 25, SACRAMENTO COUNTY

ASSESSOR'S PARCEL NUMBER:
031-0020-085

OWNER/DEVELOPER
CAPITAL WHOLESALE ELECTRIC COMPANY, INC.
1235 "S" ST.
SACRAMENTO, CALIFORNIA 95814

ENGINEER
GW CONSULTING ENGINEERS
7447 ANTELOPE RD., SUITE 202
CITRUS HEIGHTS, CALIFORNIA 95621

PRESENT ZONING & USE
AGRICULTURE, 1 SINGLE FAMILY
RESIDENCE

PROPOSED ZONING & USE
R-1A, 9 RESIDENTIAL LOTS
PLUS LOT A

TOTAL AREA
2.81± ACRES

WATER SUPPLY
CITY OF SACRAMENTO

SEWER & STORM
CITY OF SACRAMENTO

FIRE PROTECTION
CITY OF SACRAMENTO

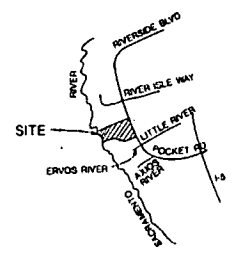
PARKS & RECREATION
CITY OF SACRAMENTO

ELECTRIC
SMUD

GAS
PG&E

TELEPHONE
PACIFIC BELL

SCHOOL
SACRAMENTO CITY UNIFIED
SCHOOL DISTRICT



NOTE:
LOTS 1A AND 1B AND 7A AND 7B
TO BE HALF-PLEX LOTS.
SIDEWALK TO BE CONSTRUCTED ALONG
POCKET ROAD AND NORTH SIDE
OF DONNA LANE ONLY.



VICINITY MAP
NO SCALE

NO.	REVISION	DATE	BY	REVISION



G. W. CONSULTING ENGINEERS
1400 ANTELOPE RD., SUITE 202 - CITRUS HEIGHTS, CA 95621
(916) 441-5210

DESIGNED BY:	SCALE:
DRAWN BY:	PROPORTIONAL:
CHECKED BY:	DATE:
SUBMITTED BY:	

TENTATIVE MAP FOR
WATERS EDGE

CITY OF SACRAMENTO

APRIL 1989

FILE NO.
1044-01
SHEET
1
OF 1



G W CONSULTING ENGINEERS
PLANNING • ENGINEERING • SURVEYING

October 19, 1989
1044-01

20
16

City of Sacramento
City Hall
Office of the City Clerk
Attn: Mrs. Beman
915 I Street, Room 304
Sacramento, CA 95814-2671

RE: WATERS EDGE - P-89194

Dear Mrs. Beman:

Please be advised that we do not object to the continuance of our Waters Edge Tentative Map (P-89194) from the City Council hearing of October 26, 1989 to their hearing on November 8, 1989.

Sincerely,

Tom Tratt

TT/mm

CONTINUED
FROM 10-26-89
TO 11-08-89

continued
from 11-08-89
to 11-14-89

CONTINUED
FROM 11-14-89
TO 12-05-89

RECEIVED
CITY CLERKS OFFICE
CITY OF SACRAMENTO
OCT 20 2 23 PM '89



5
19

DEPARTMENT OF
PLANNING AND DEVELOPMENT

October 10, 1989

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: P89-194 ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, BY REMOVING PROPERTY LOCATED AT 7386 POCKET ROAD FROM A (AGRICULTURAL) ZONE AND PLACING THE SAME IN THE R-1A ZONE OR A MORE RESTRICTIVE ZONE (APN; 031-0020-085)

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
ROOM 200
SACRAMENTO, CA
95814-2998

PASSED FOR
PUBLICATION
& CONTINUED
TO 10-26-89

BUILDING INSPECTIONS
916-449-5716

PLANNING
916-449-5604

SUMMARY

This item is presented at this time for approval of publication of title pursuant to City Charter, Section 32.

BACKGROUND INFORMATION

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 October 26, 1989.

Respectfully submitted,

Michael M. Davis
Director of Planning and Development

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

MMD:AG:rt
attachments

CONTINUED
FROM 10-26-89
TO 11-08-89

District No. 8
October 17, 1989

CONTINUED
FROM 11-08-89
TO 11-14-89

CONTINUED
FROM 11-14-89
TO 12-05-89

1000

1000

1000

1000

1000

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 7386 POCKET ROAD FROM A (AGRICULTURAL) ZONE(S) AND PLACING THE SAME IN THE R-1A ZONE(S) OR A MORE RESTRICTIVE ZONE(S)

(FILE NO. P89-194) (APN: 031-0020-085)

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 and placed in the 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 on September 14, 1989, on file in the office of the Planning Division, or any provision or modification thereof as subsequently reviewed and approved by the Planning Commission, no such permit shall be issued, and the Planning Division 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.

J

FOR CITY CLERK USE ONLY

ORDINANCE NO.: _____

DATE ADOPTED: _____

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

P89-194

3

FOR CITY CLERK USE ONLY

ORDINANCE NO.: _____

DATE ADOPTED: _____

PRELIMINARY REPORT

Order No. 254469L

LEGAL DESCRIPTION:

CITY OF SACRAMENTO

ALL THAT PORTION OF THAT CERTAIN 18.182 ACRE TRACT OF LAND AS SHOWN ON THAT CERTAIN RECORD OF SURVEY NO. 260" RECORDED IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY IN BOOK 26 OF SURVEYS, MAP NO. 25, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED ON THE WESTERLY BOUNDARY OF SAID 18.182 ACRE TRACT OF LAND FROM WHICH THE NORTHWEST CORNER THEREOF BEARS NORTH 30 DEGREES 30' 10" WEST 140.67 FEET; THENCE FROM SAID POINT OF BEGINNING NORTH 67 DEGREES 42' 08" EAST 625.61 FEET TO A POINT LOCATED ON THE EASTERLY BOUNDARY OF SAID 18.182 ACRE TRACT OF LAND; THENCE ALONG SAID EASTERLY BOUNDARY SOUTH 31 DEGREES 49' 52" EAST 169.10 FEET; THENCE SOUTH 58 DEGREES 10' 08" WEST 426.54 FEET; THENCE NORTH 71 DEGREES 31' 27" WEST 108.16 FEET; THENCE SOUTH 67 DEGREES 42' 08" WEST 127.00 FEET TO A POINT LOCATED ON THE WESTERLY BOUNDARY OF SAID 18.182 ACRE TRACT OF LAND; THENCE ALONG SAID WESTERLY BOUNDARY NORTH 30 DEGREES 30' 10" WEST 168.50 FEET TO THE POINT OF BEGINNING, BEING DESCRIBED ALSO AS PARCEL 2 OF THAT CERTAIN "CERTIFICATE OF COMPLIANCE" RECORDED DECEMBER 20, 1983 IN BOOK 83-12-20, OF OFFICIAL RECORDS AT PAGE 1341.

4

FOR CITY CLERK USE ONLY

ORDINANCE NO.: _____

ADOPTED: _____



N
↑
Scale: 1" = 500'

5

FOR CITY CLERK USE ONLY

ORDINANCE NO.: _____

DATE ADOPTED: _____