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DEPARTMENT OF  
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO  
CALIFORNIA

1231 I STREET  
ROOM 200  
SACRAMENTO, CA  
95814-2998

April 18, 1989

**APPROVED**  
BY THE CITY COUNCIL

BUILDING INSPECTIONS  
916-449-5716

City Council  
Sacramento, California

**APR 25 1989**

PLANNING  
916-449-5604

OFFICE OF THE  
CITY CLERK

Honorable Members in Session:

SUBJECT: Time Extension for a Tentative Map (P87-130)

LOCATION: South side of Pocket Road, east and west side of Dutra Bend Drive

SUMMARY

On May 12, 1987, the City Council approved a Tentative Map to subdivide a 4.3+ acre site in the R-1A zone into 34 lots for townhouse units, two common lots, and one remainder lot. The Tentative Map approval expires soon and the applicant has requested a one year extension. Planning staff recommend approval of the request.

BACKGROUND INFORMATION

The subject site and the proposed townhouse project is a part of the LPPT PUD approved in 1985. The project is designed so that the townhouses are in three unit clusters with both one and two story heights. The townhouses are purposely placed along Pocket Road, where their landscaped common areas can be blended into the adjacent linear parkway.

The developer is actively pursuing development of the project and Planning staff recommend approval of the project.

RECOMMENDATION

Planning staff recommend approval of the time extension subject to the original conditions of approval.

Respectfully submitted,



Michael M. Davis  
Director of Planning and Development

FOR CITY COUNCIL INFORMATION  
WALTER J. SLIPE  
CITY MANAGER

MMD:AG:rt  
attachments

District No. 8  
April 25, 1989

Contact Person:  
Art Gee, Principal Planner  
449-5604

P87-130

# RESOLUTION No. 87-361

Adopted by The Sacramento City Council on date of  
MAY 12 1987

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING A TENTATIVE MAP FOR PROPERTY LOCATED ON THE SOUTH SIDE, EAST AND WEST OF DUTRA BEND DRIVE AND WEST SHORE DRIVE

APPROVED BY THE CITY COUNCIL

APR 25 1989

OFFICE OF THE CITY CLERK

(P87-130) (APN: 031-1210-002.003)

WHEREAS, the City Council on May 12, 1987, held a public hearing on the request for approval of a tentative map for property located on the south side, east and west of Dutra Bend Drive and West Shore Drive;

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 herein.
2. None of the conditions described in Government Code Section 66474, subsections (a) through (g) inclusive, exist with respect to the proposed subdivision.

CERTIFIED AS TRUE COPY Resolution No. 87-361

MAY 12 1987

3 ASSISTANT CITY CLERK *[Signature]*

3. The proposed subdivision, together with the provisions for its design and improvement, is consistent with Chapter 40 of the City Code, which is a Specific Plan of the City. The proposed is consistent with the City's Discretionary Interim Land Use Policy in that the site is designated for Townhouse in the 1976 South Pocket Community Plan and the proposed map conforms with the plan designation.
  
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 filing of the final map unless a different time for compliance is specifically noted:
  - a. Prepare a sewer and drainage study for the review and approval of the City Engineer.
  
  - b. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments.
  
  - c. 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.
  
  - d. 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.
  
  - e. 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 improvements plans referencing this condition.

- f. Minimum lot pad grade = 4.0 feet; minimum gutter grade - 2.5 feet.
- g. Show reciprocal access, sewer, water and drainage easements on final map.
- h. Comply with provisions of development agreement between LPPT and City of Sacramento.
- i. Driveway locations and entrances shall be to the satisfaction of the City Engineer.
- j. Dedicate Lot A as a public utility easement, including underground electrical facilities and appurtenances excepting therefrom any building locations.
- k. Pay Pocket Bridge fees.

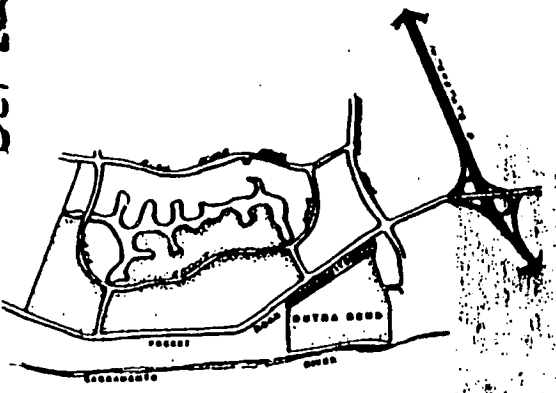
ANNE RUDIN  
MAYOR

ATTEST:

LORRAINE MAGANA  
CITY CLERK

P87-130

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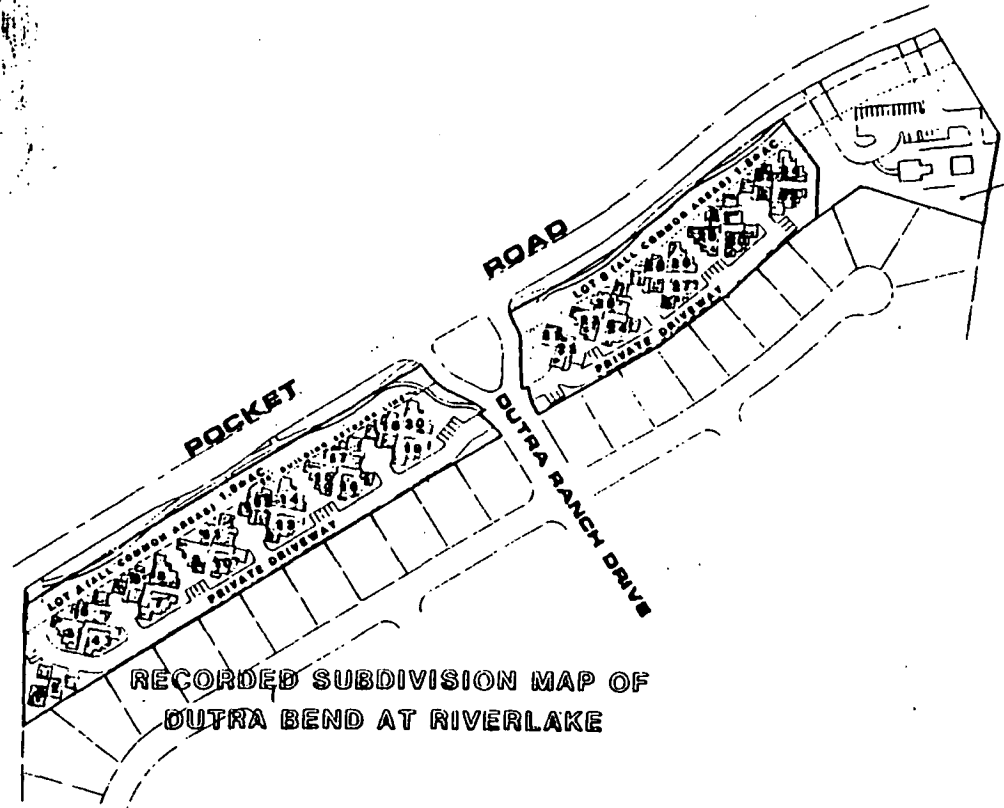
VICINITY MAP  
NOT TO SCALE

4-9-87

**TENTATIVE SUBDIVISION MAP**  
**LOT 21 OF DUTRA BEND**  
**AT RIVERLAKE**

**CITY OF SACRAMENTO, CALIFORNIA**

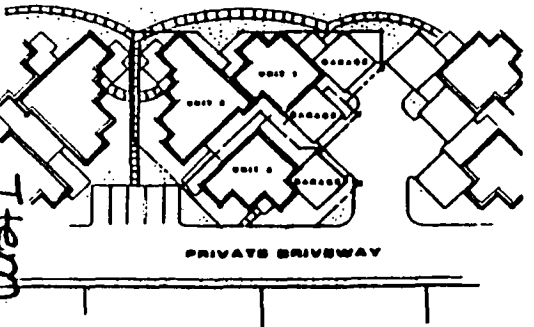
**MARCH, 1987**



**LOT C (REMAINDER)**  
1.1 AC. (GROSS)

**TYPICAL BUILDING CLUSTER**

SCALE: 1"=50'  
EACH 8 UNIT CLUSTER CONTAINS 4,000 SQ. FT. OF BUILDING AREA



**RECORDED SUBDIVISION MAP OF**  
**DUTRA BEND AT RIVERLAKE**

- NOTES:**
1. SUBMITTER RESERVES THE RIGHT TO MODIFY PROPOSED ACCESS LOCATIONS AND UNIT/CLUSTER LOCATIONS TO ACCOMMODATE FUTURE PHASES OF DEVELOPMENT AND SURROUNDING SINGLE FAMILY SUBDIVISIONS.
  2. SUBMITTER RESERVES THE RIGHT TO CHANGE INDIVIDUAL BUILDING LOTS ON THE FINAL MAP TO INCLUDE AREA AROUND THE BUILDING PAD.
  3. 16" LINEAR PERMITS TO BE SUBMITTED TO THE CITY OF SACRAMENTO.
  4. CURRENT AREA ACREAGE CALCULATED AS LINEAR PERMITS SUBMITTED TO THE CITY.
  5. SUBMITTER RESERVES THE RIGHT TO PHASE DEVELOPMENT.

- RECORD OWNER/ADDRESS:**
- 1. P. MERRILL/REISHER
  - 2. 255 BIRCHMERE BOULEVARD, SUITE C
  - SACRAMENTO, CALIFORNIA 95811
- UTILITIES:**
- THE SPIRE CORPORATION
  - POST OFFICE BOX 2511
  - SACRAMENTO, CALIFORNIA 95811
- RECORD:**
- RONALD JENSEN COMPANY
  - 2710 11th STREET
  - SACRAMENTO, CALIFORNIA 95811
- RECORDING PERMIT NUMBER:**
- 033-1210-2, 3
- ACREAGE:**
- 0.3 AC (GROSS)
  - 0.32 AC (NET)
- LOT/CLUSTER AREA AND PERMITS:**
- SACRAM, 0-1A
- RECORDING PERMITS:**
- 16. SACRAMENTO UTILITIES, 0-1A
  - LOT B - COMMON AREAS, LOT C - REMAINDER PARCEL
  - LOT D - COMMON AREAS
- PERMITS:**
- 7.9 04/1/86 (NET)
- WATER MAPS:**
- PUBLIC UTILITIES
- SEWER MAPS:**
- PUBLIC UTILITIES
- STREET IMPROVEMENTS:**
- SACRAMENTO CITY STAMPS
- PLUM APPROVALS:**
- 77 04-08, 08-104, 08-106

**EXHIBIT B**

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**THE SPIRE CORPORATION**  
 720 F STREET  
 SACRAMENTO, CA. 95814  
 (916) 444-8178

**ENGINEERS & ARCHITECTS/PLANNERS - LANDSCAPE ARCHITECTS/PLANNERS - SURVEYORS/REGISTERED PROFESSIONALS**

Item R.

May 1, 1989

Donald Joseph, Inc.  
2210 16th Street  
Sacramento Ca 95818

On April 25, 1989, the City Council granted a time extension request for a Tentative Map to subdivide 4.3± acres into 34 townhouse lots, two common lots and one remainder lot for an existing single family residence in the R-1A (PUD) zone and LPPT (PUD), for property located at the south side of Pocket Road, east and west of Dutra Ranch Drive. (P-87130)

The extension is granted one time only and will lapse on April 25, 1990.

Sincerely,

Janice Beaman  
Acting Assistant City Clerk

lmh/jb/#20

cc: Planning Division  
LP/Pacific Teichert, 6355 Riverside Boulevard, Ste. C,  
Sacramento, Ca, 95831