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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 (P87-129)

LOCATION: North side of Pocket Road, between East Shore Drive and West Shore Drive

SUMMARY

On May 12, 1987, the City Council approved a Tentative Map to subdivide a 11.2+ acre site in the R-1A zone into 90 lots for townhouse units and one common 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

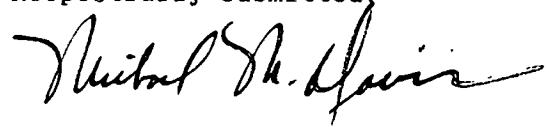
The subject site and the proposed townhouse project is a part of the LPPT PUD approved in 1985. The project is designed so that the townhouses are in three unit clusters with both one and two story heights. The townhouses are purposely placed along Pocket Road, where their landscaped common areas can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

P87-129

RESOLUTION No. 87-360

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 NORTH SIDE OF POCKET ROAD BETWEEN EAST SHORE DRIVE AND WEST SHORE DRIVE

(P87-129) (APN: 031-1030-015,03)

APPROVED BY THE CITY COUNCIL

APR 25 1989

OFFICE OF THE CITY CLERK

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 north side of Pocket Road between east Shore 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 of Resolution No. 87-360

MAY 18 1987

DATE CERTIFIED *Anne D. Mason*

3 ASSISTANT

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 S.P.C.P. 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 improvement plans referencing this condition.
 - f. Submit a soils test prepared by a registered engineer to be used in street design.

- g. Street sections shall be designed to provide for stabilized subgrades and pavement under high ground water conditions.
- h. Minimum lot pad grade = 4.0 feet; minimum gutter grade - 2.5 feet.
- i. Show reciprocal access, sewer, water and drainage easements on final map.
- j. Comply with provisions of development agreement between LPPT and City of Sacramento.
- k. Driveway locations and entrances shall be to the satisfaction of the City Engineer.
- l. Dedicate Lot A as a public utility easement, including underground electrical facilities and appurtenances excepting therefrom any building locations.
- m. Pay Pocket Bridge fees.
- n. Cannot file map until Lot 4 is under construction and map is filed.
- o. The applicant shall enter into an agreement with the Regional Transit District to provide a bus shelter on Pocket Road.

ANNE RUDIN

 MAYOR

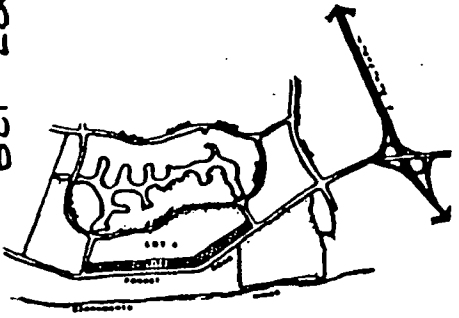
ATTEST:

LORRAINE MAGANA

 CITY CLERK

P87-129

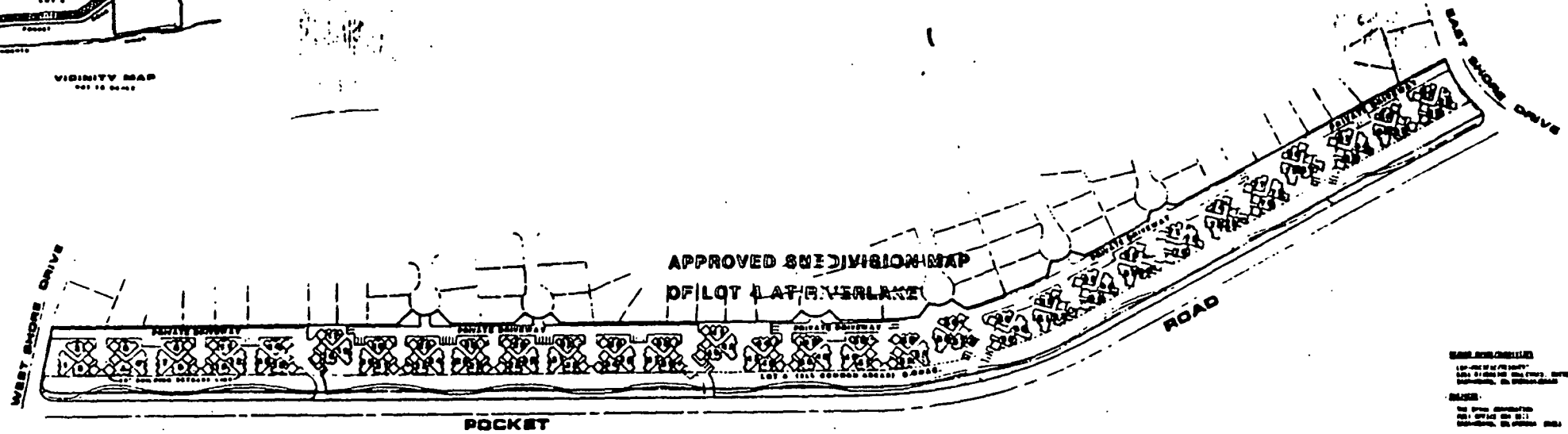
P87-129



TENTATIVE SUBDIVISION MAP -
**LOT 22 OF PARCEL 4
 AT RIVERLAKE**
 CITY OF SACRAMENTO, CALIFORNIA
 MARCH, 1987

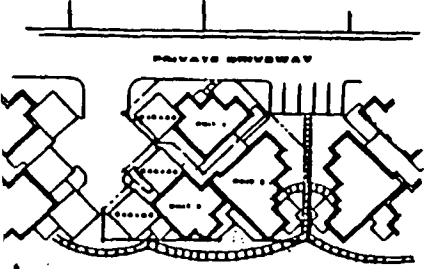
VIGNETTE MAP
 NOT TO SCALE

A-9-87



POCKET

TYPICAL BUILDING CLUSTER
 SCALE: 1"=50'
 EACH UNIT CLUSTER CONTAINS 4, 5, 6, 7,
 OR 8 BUILDING UNITS.



1. SUBDIVISION STUDIED THE PLAN TO SHOW WHETHER ACCESS LOCATIONS ARE SUFFICIENT TO PROVIDE ACCESS TO ALL AREAS OF THE SUBDIVISION AND TO PROVIDE ACCESS TO ALL AREAS OF THE SUBDIVISION.
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SCALE: 1"=50'
 THE CITY ENGINEER
 SACRAMENTO, CALIFORNIA
 MARCH 1987

EXHIBIT B

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THE CITY ENGINEER
 SACRAMENTO, CALIFORNIA
 MARCH 1987

April 28, 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 11.2± acres into 90 townhouse lots and one common lot in the R-1A (PUD) zone and LPPT (PUD) for property located at the north side of Pocket Road, between East Shore Drive and West Shore Drive. (P-87129)

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

Sincerely,

Janice Beaman
Acting Assistant City Clerk

lmh/jb/#19

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