POCKET COMMUNITY PLAN

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Community Location

The Pocket Community Plan Area and neighborhoods are located south of Downtown Sacramento in a "pocket" of land created by a bend in the Sacramento River, as shown on Figure P-1. The Pocket Community Plan Area boundary encompasses 7.9 square miles or 5,056 acres entirely within the city limits of Sacramento. The community is bounded on the north by 35th Avenue and the Sacramento River, on the south and west by the Sacramento River, and on the east by Freeport Boulevard. Other city of Sacramento community plan areas that border the Pocket include Land Park on the north and South Area on the east.

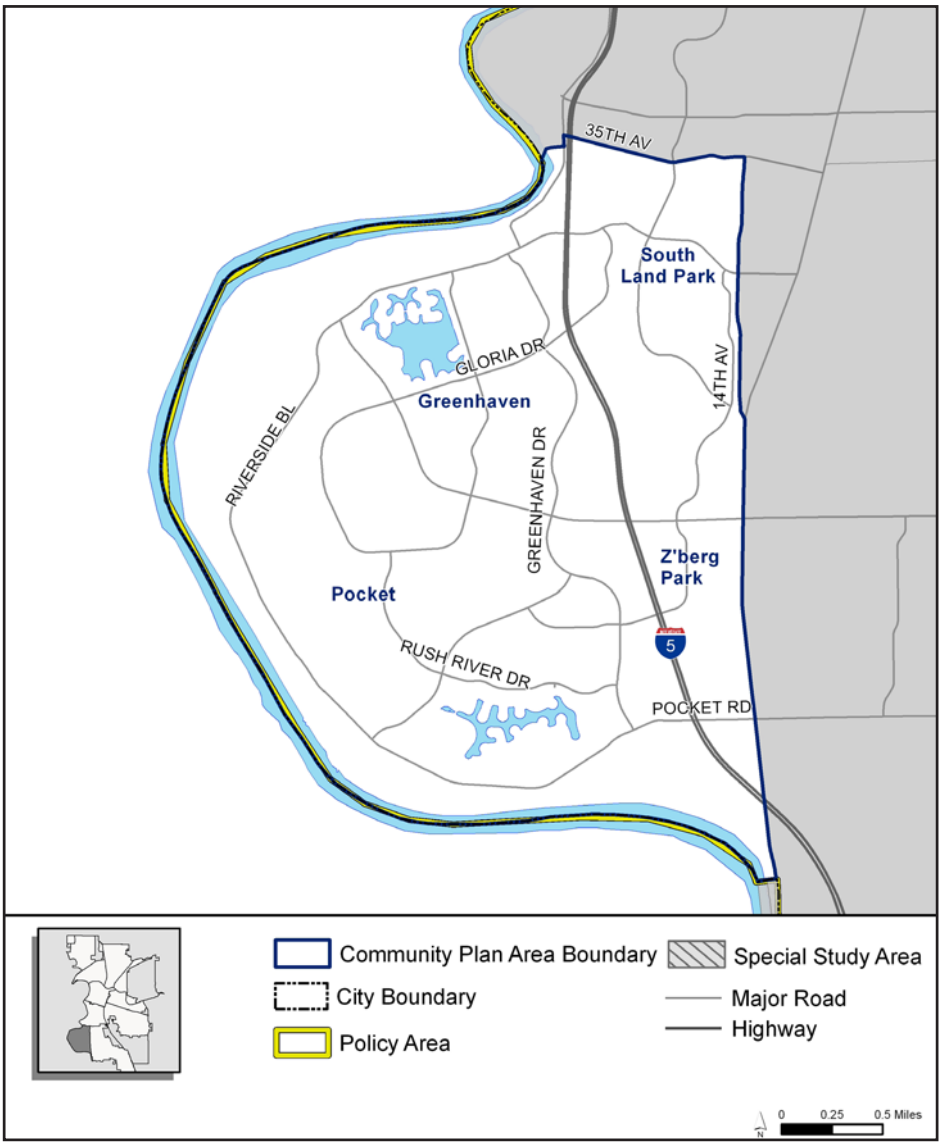


Figure P-1

Pocket Boundary and Neighborhoods

Community Vision

A community plan vision identifies how each community can contribute to Sacramento's citywide vision of becoming the most livable city in America. The community vision focuses on values and expectations specific to the community that can be accomplished by 2035, and beyond. Where the 2035 General Plan's goals, policies, and implementation programs define the roadmap of strategies to achieve the overall citywide vision, the community plan vision should be specific to each community and support the overall citywide vision. It can address community identity, economic health, neighborhood design and livability, mobility and connectivity, community safety and welfare, historic and cultural resources, access to open space and parks, and sustainability.

Community vision will be developed through a public process when the Pocket Community Plan is updated.

Community Profile

Development and Planning History

The Pocket Community Plan Area is located southwest of Sacramento's downtown and adjacent to a large bend of the Sacramento River which has been known for many years as the "Pocket Area." Historically, most of the area was used for agriculture with a few scattered homes and a park along Pocket Road. The Meadowview Wastewater Treatment Plant and boat dock facilities were also located in the area, adjacent to the Sacramento River. The Pocket Area was annexed to the city of Sacramento in 1959 when there were only a few scattered farmhouses, truck farms, and a large clay pit that served as a brick-making operation.

In 1961, the City adopted the first General Development Plan for the Pocket Area. At that time, growth was concentrated in an area known as "North Pocket." Then in 1965, City updated the General Development Plan to reflect the rapid subdivision growth of the period. A year later, in 1966, the City approved the first subdivision units of Lake Greenhaven Shores. This began the transformation of the clay pit into Lake Greenhaven, Sacramento's largest privately-owned and maintained water area.

The latter half of the 1960s saw steady growth in the North Pocket, and in 1969, the City adopted a North Pocket Community Plan to replace the outdated General Development Plan of 1965. During the early 1970s, when building began to slow in the rest of Sacramento, growth increased in the Pocket Area and kept the overall citywide growth rate high.

The completion of I-5 and the connection of Florin Road to Riverside Boulevard in the mid-1970s increased access to the Pocket area, which caused the population to more than double by 1975. Due to time constraints, priority was first placed on completion of a plan for the undeveloped southerly portion, known as "South Pocket," which lacked full urban services. The City Council adopted a specific plan for the South Pocket Area in May 1976.

Also in 1976, the North Pocket Specific Plan was adopted for 1,165 acres bounded by 35th Avenue on the north, the Sacramento River on the west, I-5 on the east, and Florin Road on the south. This plan refined the 1974 Sacramento General Plan and replaced the 1969 North Pocket Community Plan.

The 1979 Pocket Community Plan Area included the adopted 1976 North Pocket Specific Plan and South Pocket Specific Plan. It also included a portion of the area in the adopted 1969 North Pocket Community Plan and 1965 revision of the Pocket Area General Development Plan. While the 1979 Pocket Community Plan incorporated the official specific plans adopted prior to 1978, it was not intended by the Planning Department to serve as a cohesively joined, comprehensive "community plan" for the newly defined area.

Distinguishing Features

Predominant Land Uses

The Pocket Community Plan Area contains mostly residential neighborhoods with local employment and retail centers at key intersections. Very little vacant land is available for new development. The vacant land that remains is scattered, limiting major development potential.

The Pocket Area comprises four neighborhoods: South Land Park, Greenhaven, Pocket, and Z'berg Park. Residential areas consist of mostly single family units with multi-family units integrated throughout the community. Health care, religious and educational institutions, and parks and recreation uses are scattered throughout the area. Neighborhood servicing retail and commercial centers are also scattered throughout the community. The Pocket Area is not a major employment center for the city, with only 0.25 jobs for every housing unit.

Pocket neighborhoods are linked by a network of parks and served by several schools and civic and neighborhood commercial uses. The area's proximity to the Sacramento River provides recreational opportunities in addition to the network of parks.

Major Transportation Routes

I-5 is the major north/south roadway connecting the Pocket Area to the greater Sacramento area and beyond. Connecting to this freeway are several arterials (e.g., Pocket Road, Florin Road) that provide automobile and bike access through the community and connect residents to surrounding communities and neighborhoods. Regional Transit provides bus service throughout the Plan Area. In addition to roadways, the Pocket Area has several parkways and greenbelts that provide for pedestrian and bike path connections.

Community Issues

Community issues will be developed when a future community planning process is undertaken.

Land Use and Urban Form Designations

The Land Use and Urban Design Element in Part 2 of the General Plan includes a diagram and set of designations that combines direction for both land use and urban form. The system includes components that address standards and guidelines for allowed uses, population density, and building intensity, as well as urban form criteria for the different neighborhoods and centers throughout the city. These components work together to define allowed uses and building intensities as well as the overall role of each area of the city, whether it's for living (neighborhoods), gathering, commerce and employment (centers), travel and commerce (corridors), preservation (open space), or a unique role (other district) such as a college. The land use and urban form designations for the Pocket are illustrated in Figure P-2. For a detailed explanation of land use and urban form designations, refer to the Land Use and Urban Design Element in Part 2 of the General Plan.

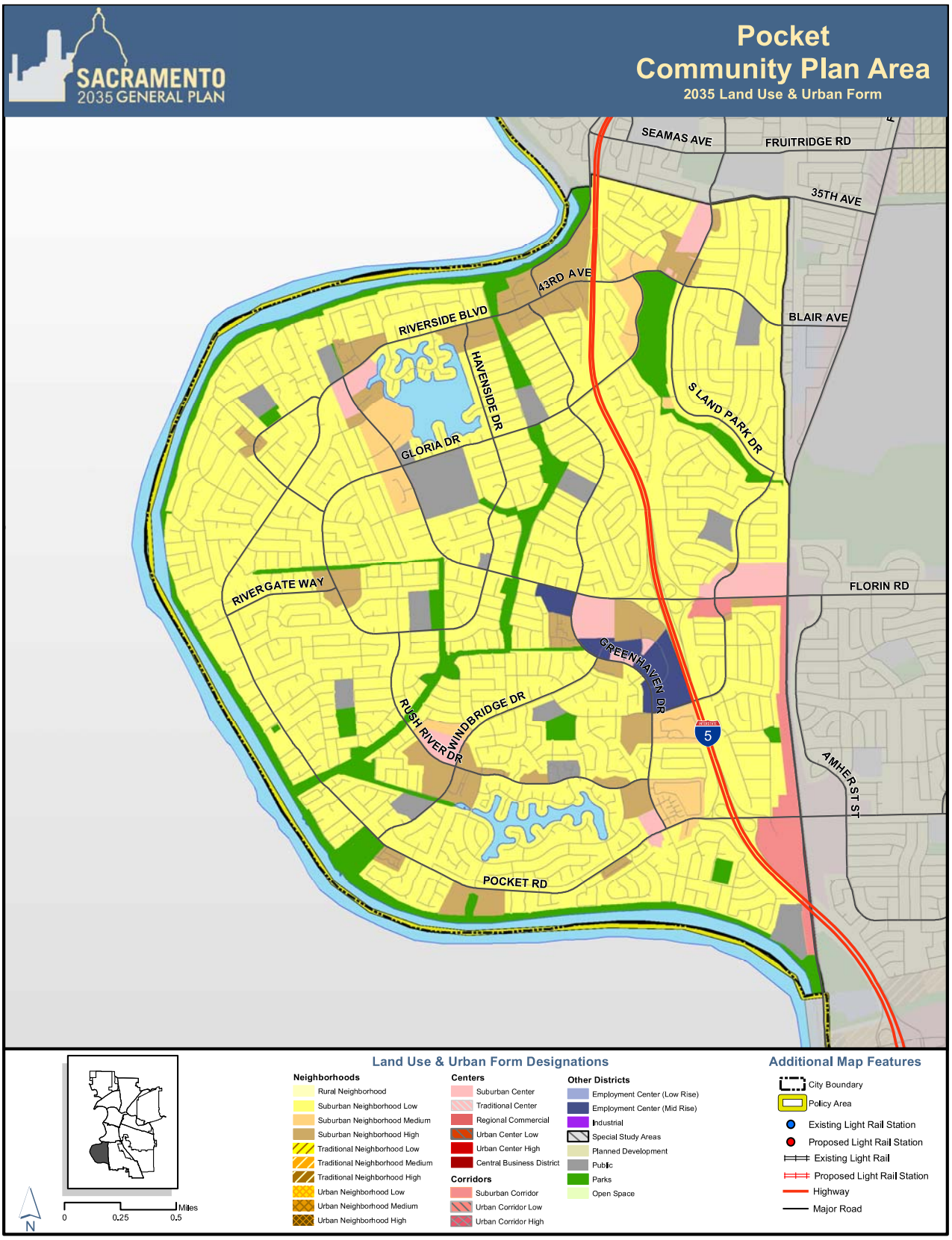


Figure P-2

2035 General Plan Land Use & Urban Form Designations for the Pocket Community Plan Area

Community Plan Policies

This section includes policies that are unique to the Pocket Community Plan Area. They are intended to supplement, but not repeat, citywide policies contained in Part 2 of the General Plan. The policies contained in community plans are organized to mirror the structure of the citywide General Plan elements. The following policies are taken from the existing Pocket Community Plan (1979). Other policies in the existing Pocket Community Plan that were outdated or overly general have been deleted. While the remaining policies have been edited slightly for consistency, the content of the policies has not been altered.

Land Use and Community Design

P.LU 1.1 **Back-up Single-Family Lots.** The City shall not permit back-up single-family lots adjacent to the Sacramento River Parkway. *(RDR)*

P.LU 1.2 **Combination of Long and Narrow Parcels.** The City shall combine long and narrow strips of land under separate ownership wherever feasible in order to provide flexibility for good subdivision design that relates logically to the surrounding neighborhood. *(MPSP)*

P.LU 1.3 **Low-Density Residential Development.** The City shall give strong consideration to low-density residential uses for designated institutional properties when and if changes in use are desired by their owners. *(RDR/MPSP)*

P.LU 1.4 **Duplex Developments on Corner Lots.** The City shall allow duplexes only on corner lots. *(RDR)*

P.LU 1.5 **Townhouse Development Location.** The City shall require that townhouses and related developments in the low-density residential area be located wherever possible along major and collector streets, or adjacent to apartments or medical/office complexes. In some cases "problem parcels" of unusual configuration will also be appropriate for townhouse uses. *(RDR/MPSP)*

P.LU 1.6 **Commercial Development Prohibited.** The City shall prohibit strip commercial and office development and its intrusion into residential areas in the North Pocket. *(RDR)*

P.LU 1.7 **Billboards.** The City shall prohibit billboards and other similar types of advertisement. *(RDR)*

P.LU 1.8 **Shopping Center Signs.** The City shall ensure that all signs within shopping centers will be based on a common design theme and be in harmony with the structure(s) it identifies. *(RDR)*

Historic and Cultural Resources

There are no policies specific to Pocket that supplement the citywide General Plan policies. Please see the Historic and Cultural Resources Element in Part 2 of the General Plan.

Economic Development

There are no policies specific to Pocket that supplement the citywide General Plan policies. Please see the Economic Development Element in Part 2 of the General Plan.

Housing

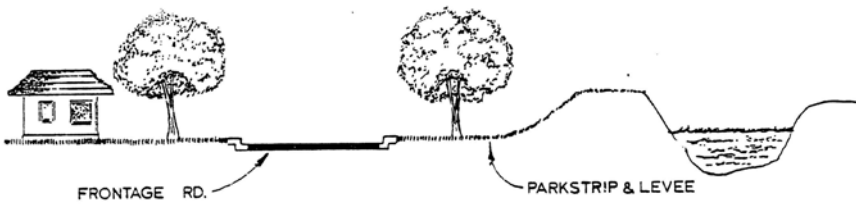
There are no policies specific to Pocket that supplement the citywide General Plan policies. Please see the Housing Element located in a separately bound document.

Mobility

P.M 1.1 **Local Street Design.** The City shall ensure that local streets adjacent to the Sacramento River Parkway or canal-parkway are designed to reflect the concept of loop and/or frontage streets shown in Figure P-3. *(RDR/MPSP)*

P.M 1.2 **On-street Bikeway Route.** The City shall establish an on-street bikeway route on Riverside Boulevard and Pocket Road connecting with the Sacramento River Parkway off-street trail at Seymour Park extension and the Arabella Way terminus or its vicinity. *(MPSP)*

P.M 1.3 **Park and Ride Facilities.** The City shall support and encourage future bus service with special emphasis on park and ride facilities. *(MPSP)*



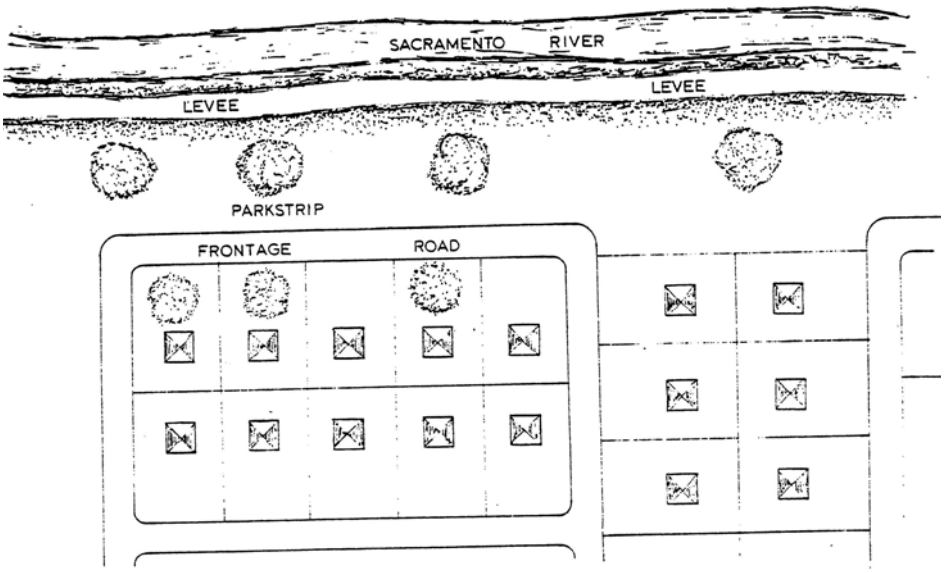


Figure P-3

Pocket Local Street Design (Reproduced from the South Pocket Specific Plan, 1976)

Utilities

There are no policies specific to Pocket that supplement the citywide General Plan policies. Please see the Utilities Element in Part 2 of the General Plan.

Education, Recreation, and Culture

P.ERC 1.1 **Parkways/Greenways.** The City shall improve and maintain public parkway-greenbelt-open spaces which are visual assets to the neighborhoods. *(MPSP)*

P.ERC 1.2 **Recreation Area Landscaping.** The City shall continue to pursue acquisition of the Sacramento River Parkway recreation node near Florin Road and ensure it is suitably landscaped to protect nearby residents. *(MPSP/SO)*

Public Health and Safety

There are no policies specific to Pocket that supplement the citywide General Plan policies. Please see the Public Health and Safety Element in Part 2 of the General Plan.

Environmental Resources

P.ER 1.1 **Private Financing for Water Quality Maintenance.** The City shall continue the present method of financing water quality maintenance (i.e., voluntary money contributions from abutting lake-front properties, administered by a private corporation). *(FB)*

Environmental Constraints

There are no policies specific to Pocket that supplement the citywide General Plan policies. Please see the Environmental Constraints Element in Part 2 of the General Plan.

Opportunity Areas

This section includes information about the opportunity area in the Pocket Community Plan Area (Table P-1). The Pocket Area includes a portion of only one opportunity area within its community plan boundary: the Freeport Commercial Corridor. The western side of the Freeport Commercial Corridor opportunity area runs along the southeastern edge of the community plan area adjacent to the South Area Community Plan Area. The opportunity area expands further into the Pocket Area at two key intersections where Florin Road and Pocket Road intersect with Freeport Boulevard. Information will continue to be developed and refined for this opportunity area and potentially others as needs are assessed and development focus shifts throughout the Pocket Community Plan Area. Figure P-4 shows the boundary of the Freeport opportunity area.

Table P-1 Pocket Opportunity Areas

Opportunity Area	*Type*
Freeport Boulevard[a]	Corridor

SOURCE: City of Sacramento 2009

a. Partially located in South Area and Land Park Community Plan Areas

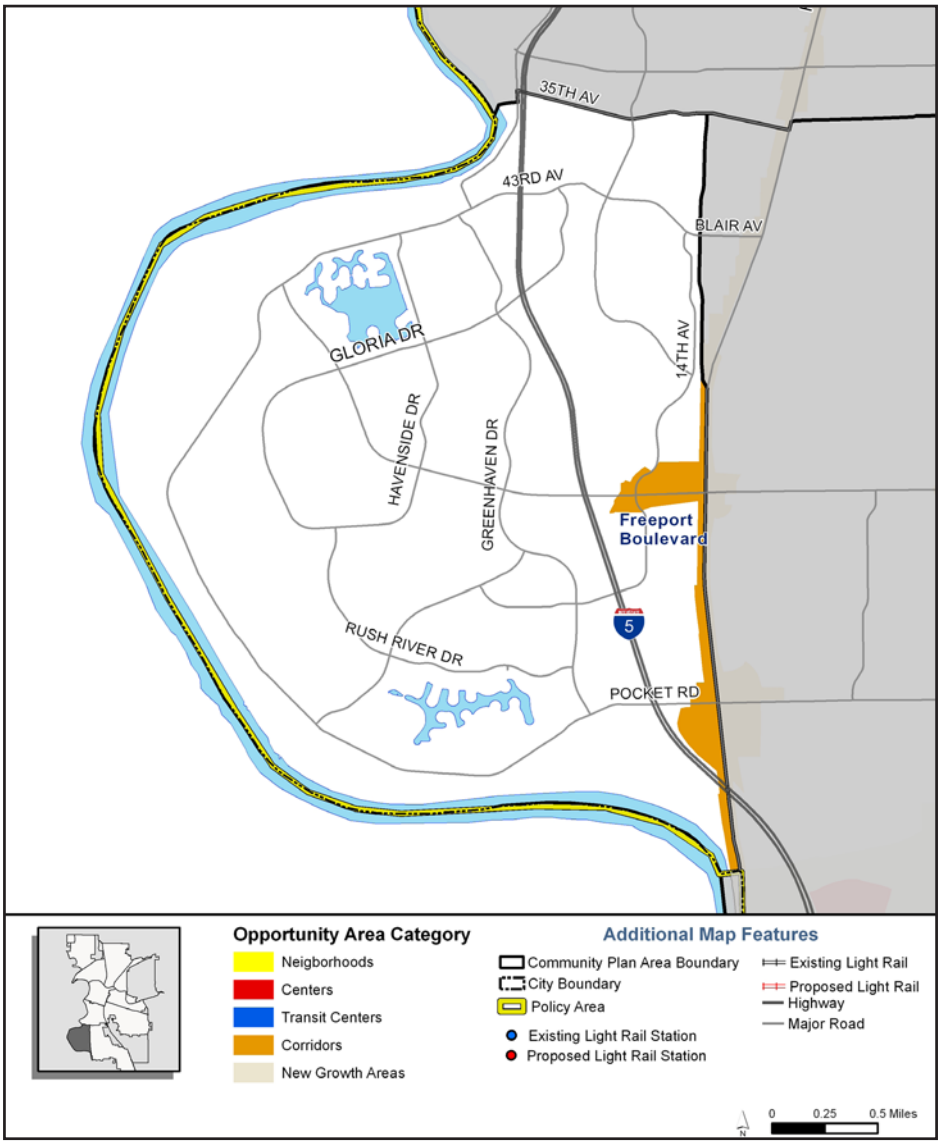


Figure P-4
Pocket Area Opportunity Areas

Relevant Plans and Studies

The following section lists relevant plans and studies that have been prepared or adopted by local agencies and are directly pertinent to the Pocket Community Plan Area:

- Freeport Boulevard Streetscape Plan