

CITY PLANNING COMMISSION

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

APPLICANT	Wong & Associates, 1211 H Street, Suite F, Sacramento, CA 95814		
OWNER	Everette Boggus, etal, 6900 Power Inn Road, Sacramento, CA 95828		
PLANS BY	Wong & Associates, 1211 H Street, Suite F, Sacramento, CA 95814		
FILING DATE	4/4/86	ENVIR. DET.	4/28/86
ASSESSOR'S-PCL. NO.	043-260-35		
REPORT BY	SD:bw		

APPLICATION: A. Negative Declaration

B. Rezone 1+ acre from Single Family (R-1) to Townhouse (R-1A) (Sec. 13)

C. Tentative Map (P86-138)

D. Special Permit for development in the R-1A zone.

LOCATION: 6900 Power Inn Road

PROPOSAL: The applicant is requesting the necessary entitlements to develop three single family units in the R-1A zone.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1965 Lindale-Florin Community Plan Designation:	Light Density Residential
Existing Zoning of Site:	R-1
Existing Land Use of Site:	Single Family Residence

Surrounding Land Use and Zoning:

North: Florin Reservoir; R-1
South: Single Family; R-1
East: Industrial, County
West: Single Family; R-1

Parking Required:	4 spaces
Parking Provided:	6 spaces
Property Dimensions:	290' x 150'
Property Area:	1+ acre
Density of Development:	4.8 du/ac net
Square Footage of Building:	1,290
Height of Building:	One story; 16 feet
Topography:	Flat
Street Improvements/Utilities:	To be provided
Exterior Building Materials:	Wood siding
Roof Material:	Composition

SUBDIVISION REVIEW COMMITTEE RECOMMENDATIONS: On April 23, 1986, by a vote of five ayes, four absent, the Subdivision Review Committee voted to recommend approval of the tentative map, subject to conditions which follow.

APPLC. NO. P86-138 **MEETING DATE** May 8, 1986 **ITEM NO.** 47

PROJECT EVALUATION: Staff has made the following findings:

- A. Land Use: The subject site is designated for residential uses in the 1974 General Plan. It is designated Light Density Residential in the 1965 Lindale-Florin Community Plan. The site is currently zoned R-1, Single Family. The site is surrounded by single family residential uses to the south and west, a park to the north and heavy commercial or industrial uses across Power Inn Road to the east.
- B. Design: The subject site consists of an acre developed with a residence located along Power Inn Road and in the center of the frontage. Existing development on-site, as well as surrounding development, preclude standard residential subdivision. The applicant is therefore requesting a rezoning to Townhouse (R-1A), so that the lot dimension requirements of the Subdivision Ordinance can be varied. The applicant proposes to create three parcels behind the existing residence with access to Power Inn Road from a private driveway. This driveway will be owned and maintained by the homeowners. Staff has no objection to this rezoning request since it will more fully utilize the acre with uses for which it is designated. In addition, it is compatible with existing surrounding development which consist of single family residential.

Two units are proposed to be attached, and the third is a zero lot line unit with the "zero" wall adjacent to the City park. Staff recommends a five-foot setback for buffering and maintenance of that wall.

A special permit has been requested for development in the R-1A zone. The applicant has submitted plans for three single family units. The units are three bedrooms/two baths, 1,290 square feet in size. Each unit has a detached two-car garage. Exterior building materials are horizontal wood siding with composition roofing. Staff finds the elevations and floor plans attractive and compatible with surrounding development.

The applicant proposes a private driveway along the south property line and then dog-legging to the north to provide access to the three rear parcels. Staff suggests a five-foot landscaped setback along the southern property line to buffer adjacent residential uses from the fumes, noise and headlights of vehicles using the driveway. This driveway shall be surfaced to City driveway standards. Further, a note shall be placed on the final map indicating that responsibility for maintenance of the driveway lies with the homeowners.

There is no surfaced parking area for the existing structure on Parcel A. One surfaced parking space shall be provided.

PARKLAND DEDICATION: The Planning and Community Services Divisions have determined that Parkland Dedication in-lieu fees are appropriate. Fees will be based upon .0448 acres of land multiplied by the per acre value established by the applicant's appraiser.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the project will not have a significant adverse impact on the environment. A Negative Declaration has been filed.

RECOMMENDATION: Staff recommends:

- A. Ratifying the Negative Declaration;
- B. Recommending approval of the Rezoning from Single Family (R-1) to Townhouse (R-1A);
- C. Recommending approval of the Tentative Map, subject to conditions which follow.
- D. 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. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code; will require four or six-inch water main extension.
- 2. 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.
- 3. Place a note on the final map indicating that ownership and maintenance of the private driveway is the responsibility of the owners of Parcels A through D.
- 4. Dedicate the south and west five feet of Parcel A as a P.U.E. for underground and overhead electrical facilities and appurtenances.
- 5. Dedicate Power Inn to a 50-foot right-of-way on the south side to match existing improvements and to a 55 foot right-of-way at the north end. (Transition to the satisfaction of the Public Works Department.)
- 6. Dedicate the private driveway as a P.U.E.
- 7. Dedicate sewer and water lines to the City.
- 8. Abandon existing septic system to the satisfaction of the Building Division.
- 9. Dedicate cross access easements on the private driveway.

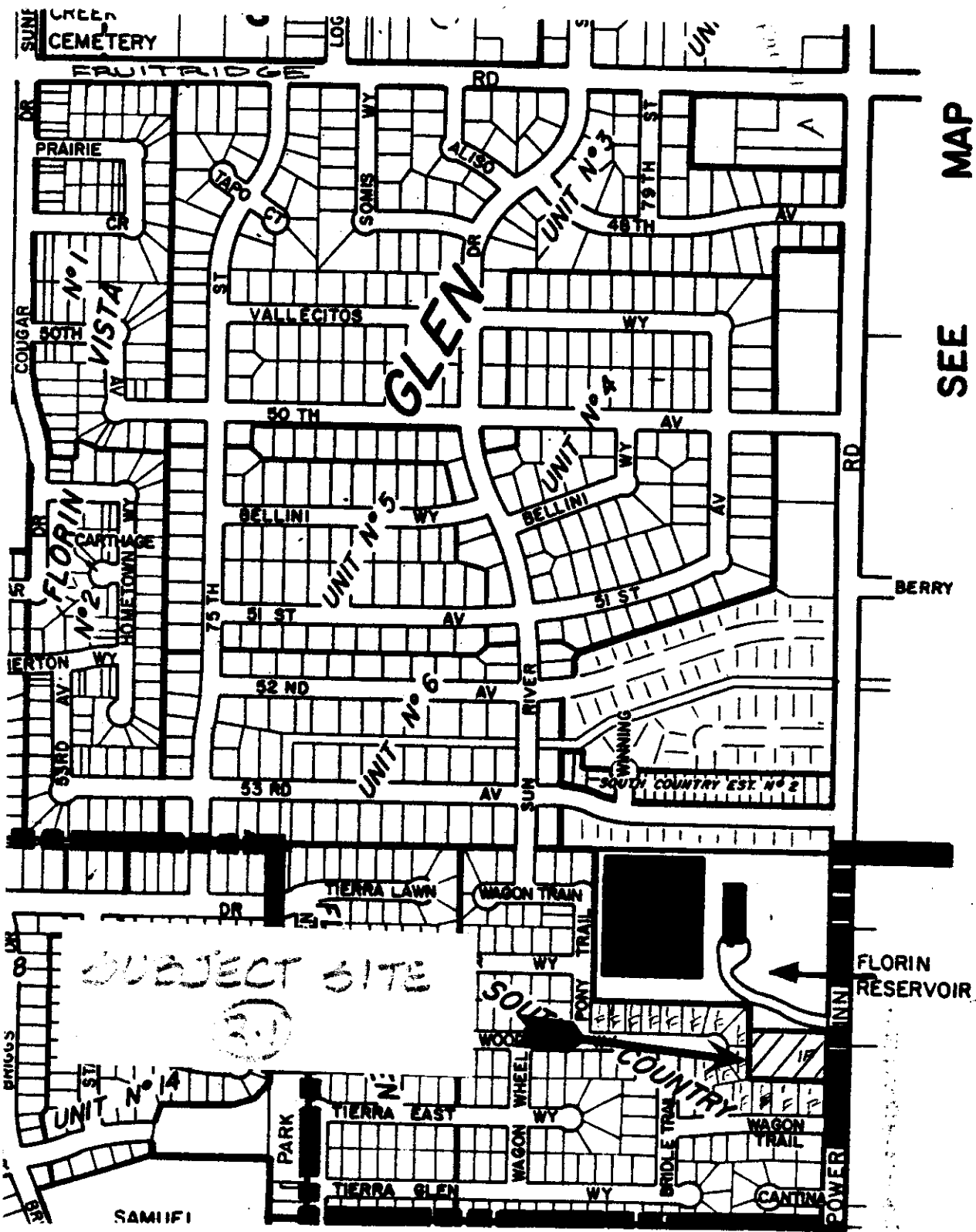
Conditions - Special Permit:

- 1. The driveway shall have a five-foot landscaped setback along the southern property line. Landscaping and irrigation plans shall be reviewed by staff prior to issuance of building permits.
- 2. A minimum of one 8' x 18' surfaced parking space shall be provided on Parcel A.

2. The proposed unit on Parcel B shall have as a minimum, a five-foot side yard setback along the northern property line.
4. The private driveway shall be surfaced to City driveway standards to the satisfaction of the Public Works Director.

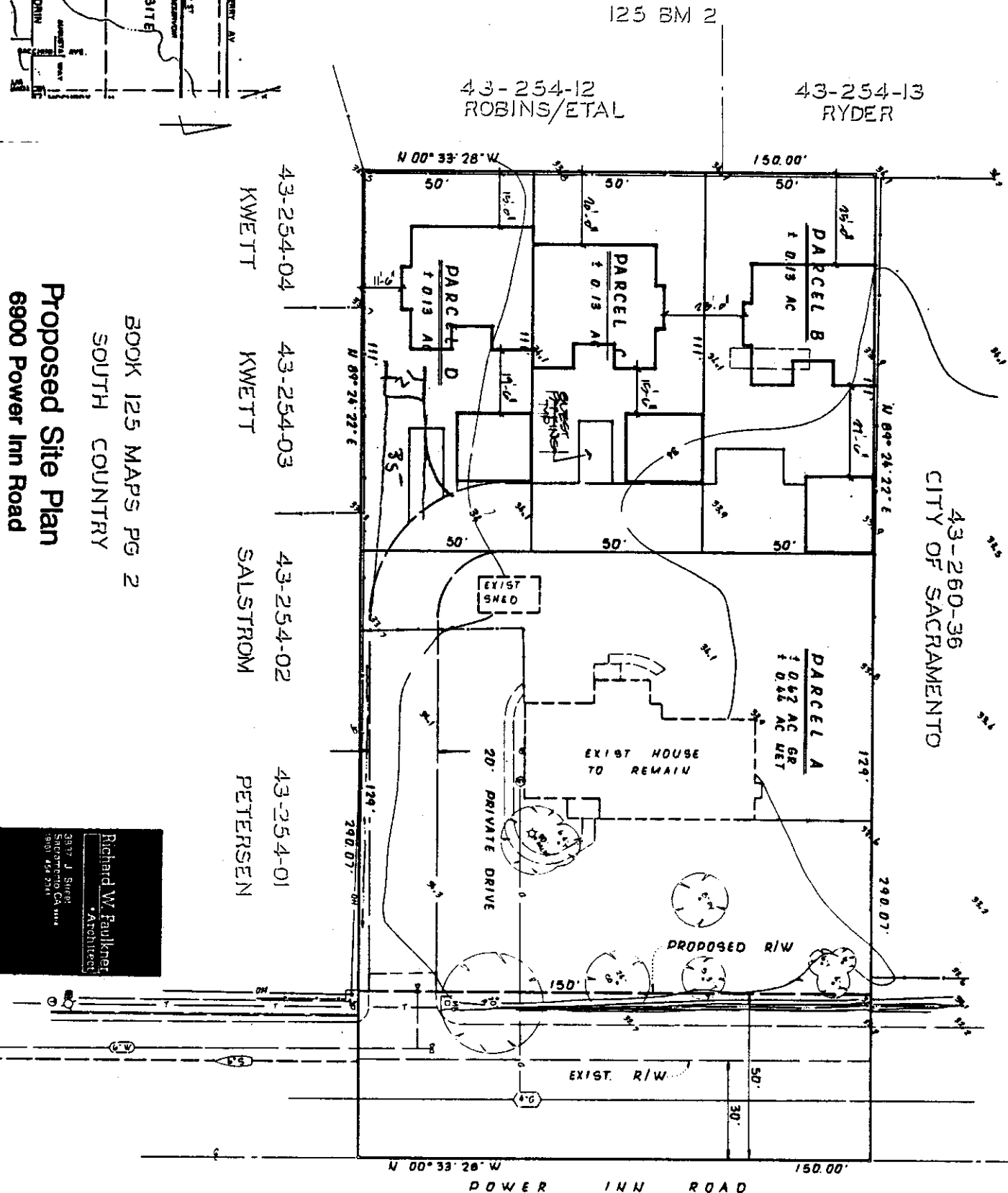
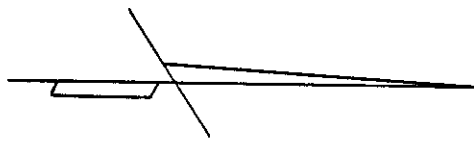
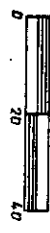
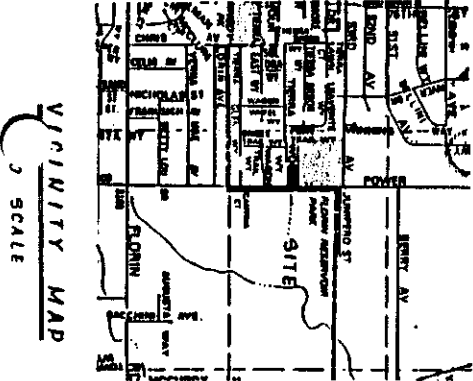
Findings of Fact - Special Permit:

1. The project, as conditioned, is based upon sound principles of land use, in that:
 - a. it is compatible with surrounding development;
 - b. it more fully utilizes the property with uses for which it is designated.
2. The project, as conditioned, will not be detrimental to public health, safety or welfare, or result in the creation of a nuisance, in that:
 - a. adequate landscaped buffer is provided;
 - b. adequate setback is provided;
 - c. the private driveway will be maintained by the homeowners.
3. The proposed project is consistent with the City's Discretionary Interim Land Use Policy, in that the site is designated for residential uses by the 1974 General Plan, and the proposed residential land division conforms with the plan designation.



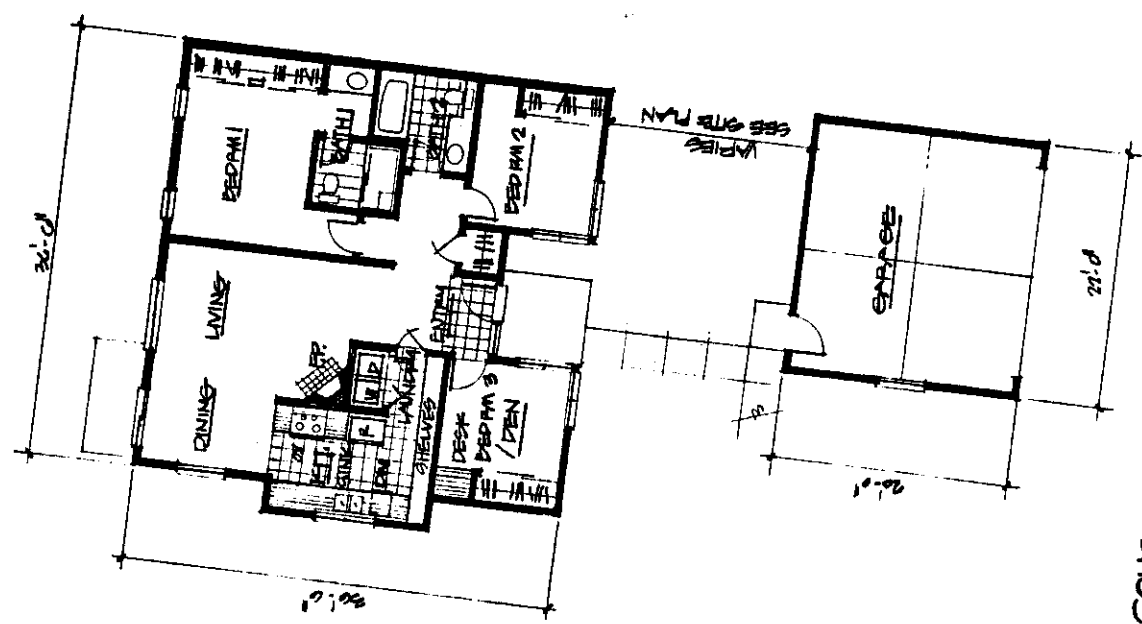
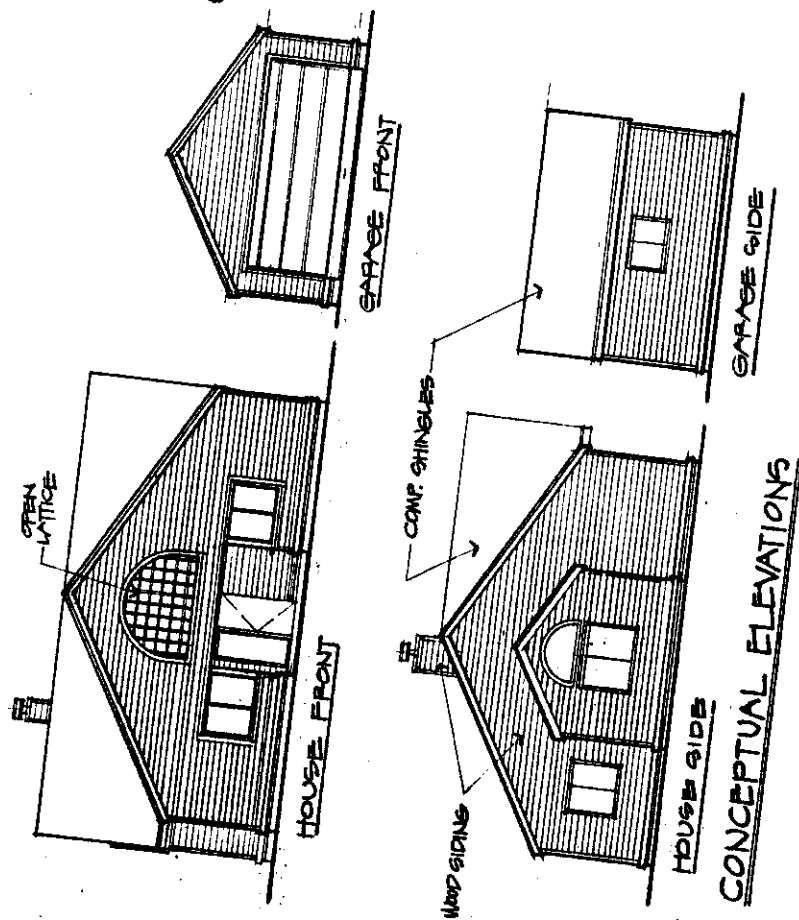
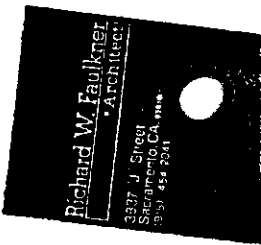
SEE MAP

VICINITY - LAND USE - ZONING



BOOK 125 MAPS PG 2
SOUTH COUNTRY
Proposed Site Plan
6900 Power Inn Road

Richard W. Paulkner
Architect
2817 J Street
Sacramento, CA 95811
916 484 7244



86-138

5-8-86

No. 117