

PLANNING DIRECTOR'S VARIANCE

927-10th Street, Suite 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Meadowood Subdivision Neighborhood Alert, 92 Tundra Way, Sacto., CA 95834		
OWNER	Home Savings of America, 4741 Madison Ave., Sacramento, CA 95841		
PLANS BY	Meadowood Subdivision Neighborhood Alert, 92 Tundra Way, Sacto., CA 95834		
FILING DATE	5-16-83	50 DAY CPC ACTION DATE	REPORT BY: JP:bw
NEGATIVE DEC.	N/A	EIR	ASSESSOR'S PCL. NO. see*

APPLICATION: Planning Director's Variance to erect a three-foot wrought iron fence and wrought iron gates along existing three-foot masonite walls on a portion of San Juan Road (P83-158)

*225-660-26,27,34,35,42 and 43; 225-670-25,26

LOCATION: Masonite walls adjacent to Swale Court, Henna Court and Pasture Court, Prego Way and San Juan Road

PROJECT INFORMATION:

1974 General Plan Designation: Residential
 1978 South Natomas Community Plan Designation: Residential
 Existing Zoning of Site: R-1
 Existing Land Use of Site: Single Family Residences

Surrounding Land Use and Zoning:

North: Single Family; R-1
 South: Single Family; R-1
 East: Single Family; R-1
 West: Single Family; R-1

Property Area: Six single family parcels, each approximately 7,400 square feet; two parcels each approximately 9,650 square feet (1.5± acre total)

Street Improvements/Utilities: Existing

BACKGROUND INFORMATION: On December 13, 1979 the Sacramento City Council approved a tentative map for a 472 unit single family subdivision known as Meadowood (P-8247). One of the conditions of approval was that the applicant would provide wall treatment along San Juan Road to the satisfaction of the Planning Director. A solid masonry wall, varying between three and six feet in height, was approved by the Director (Exhibit A). This wall has openings at the southern end of the cul-de-sacs fronting San Juan Road for pedestrian and bicycle access as recommended in the South Natomas Community Plan.

On November 13, 1980 the Planning Commission approved a special permit for a model home complex for the Meadowood subdivision. It was subsequently requested that a wrought iron fence be allowed along the top of the three-foot high masonry wall at the southern end of the Prego Court cul-de-sac for security purposes for the model home complex. Staff approved the installation of the fence and a gate at the pedestrian access opening on the condition that the wrought iron fence and gate be removed at the time of the sale of the model homes (Exhibit B).

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STAFF EVALUATION: The applicants, the Meadowood Subdivision Neighborhood Alert, has requested a variance to allow the installation of wrought iron fences and gates along the masonry walls at the southern ends of the Swale Court, Henna Court, and Pasture Court cul-de-sacs in the Meadowood subdivision. The purpose of the fence and gates would be to block access from San Juan Road and prevent further burglaries and vandalism in the subdivision. The design and installation of the wrought iron is proposed to be similar to that at the southern end of the Prego Court cul-de-sac. As stated, the Prego Court fence is a temporary fence approved for the model home complex. Although the special permit on the model home complex has expired, the homes along Prego Court are still being used as models for subdivision marketing purposes. The applicants also request that the fence on Prego Court remain after the model homes are sold.

Staff has no objection to the installation of the wrought iron along the top of the three-foot high solid masonry wall. These fences would provide security while not obscuring visibility. Staff, however, does have concerns regarding the installation of the gates at the access opening along the wall. These walls were specifically designed and recommended in the South Natomas Community Plan to allow access for pedestrians and bicycles. To allow gates that can be locked at each of these access points would be contrary to the purpose and intent of the community plan goals.

STAFF RECOMMENDATION: Staff recommends approval of the variance, subject to the following conditions and based upon Findings of Fact which follow:

Conditions

- a. This approval is for the installation of the three-foot wrought iron fence only. The access openings at the southern end of the Swale Court, Henna Court and Pasture Court cul-de-sacs shall remain clear and open for pedestrian access.
- b. The wrought iron gate at the Prego Court access opening in the masonry wall shall be removed after the sale of the model homes.

Findings of Fact

- a. The variance, as conditioned, does not constitute a special privilege in that:
 - 1) the fence will deter would-be burglars and vandals in an area that has a crime problem;
 - 2) a variance would be granted to other property owners facing similar circumstances.
- b. The variance does not constitute a use variance in that single family dwellings are allowed in the R-1 zone.
- c. The proposal, as conditioned, will not be injurious to the general public or surrounding properties in that:
 - 1) the fence is wrought iron and will not obscure visibility;
 - 2) access openings will still be provided for in the masonry wall for the use of pedestrians.

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- d. The variance is consistent with the 1978 South Natomas Community Plan and the 1974 General Plan which designate the site for residential use.

REPORT PREPARED BY:

Joy Patterson
Joy Patterson, Planner

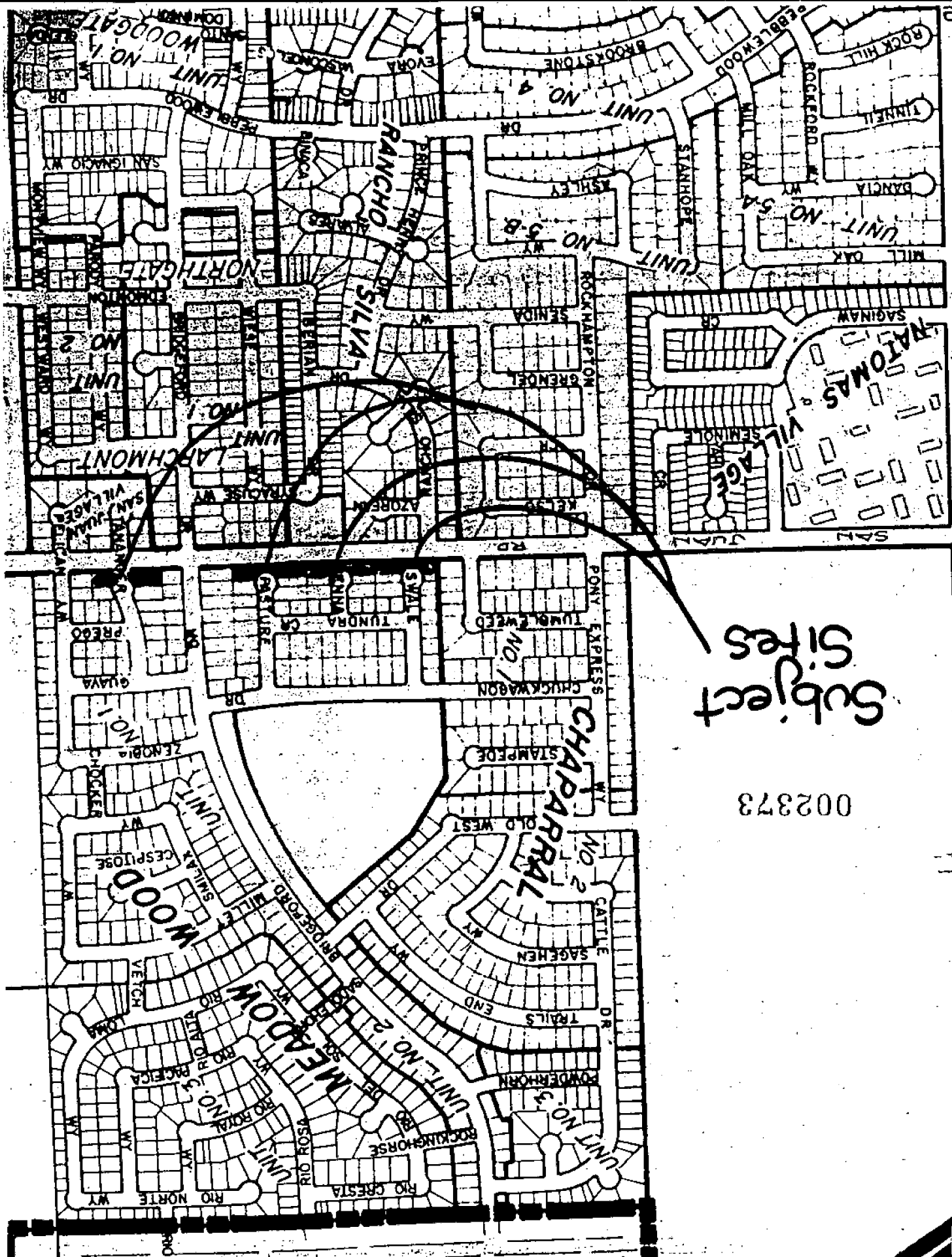
RECOMMENDATION APPROVED:

Marty Van Duyn
Marty Van Duyn, Planning
Director

JP:bw

Attachments
P83-158

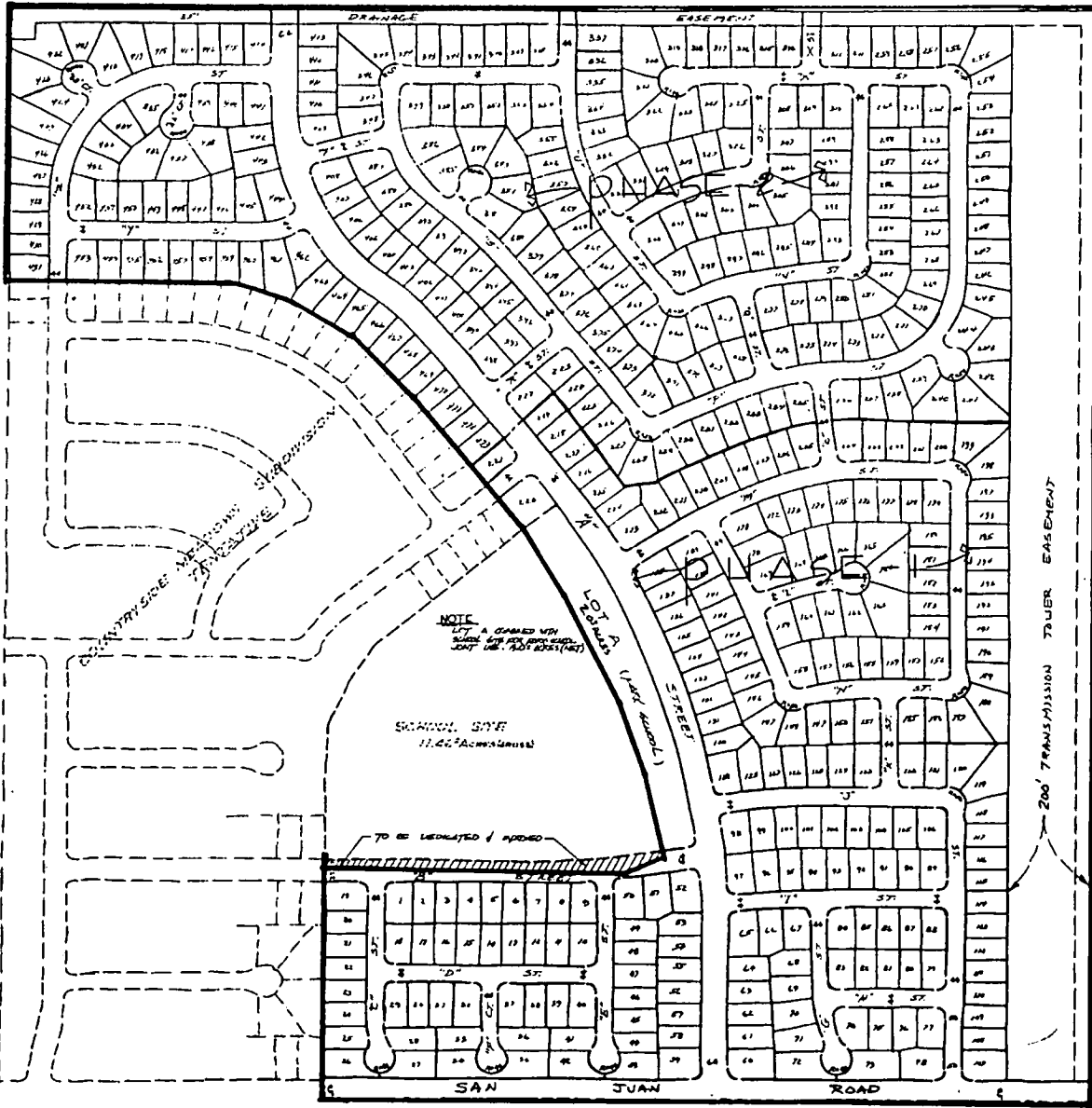
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Subject Sites

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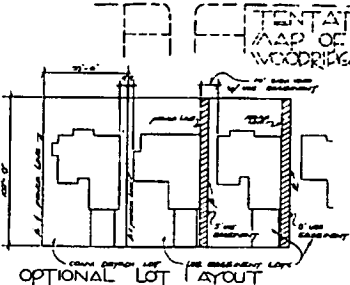
LOCATION MAP



NOTE
 LOT 100 & 101 SHOWN WITH
 SCHOOL SITE FOR REFERENCE ONLY
 NOT TO BE USED FOR CONSTRUCTION

SCHOOL SITE
 17.62 Acres (approx)

TO BE RELOCATED & IMPROVED



REVISED TENTATIVE MAP OF MEADOW WOOD

CITY OF SACRAMENTO CALIFORNIA
 APRIL 1978 SCALE - 1"=100'

- RECORD OWNER / SUBMITTER:**
 Spinn Development Co.
 1000 Sacramento Street
 Sacramento, CA
- PREPARED BY:**
 Spinn Development Co. (Contractor)
 1000 Sacramento Street (Contractor)
 Sacramento, CA (Contractor)
- WATER SURVEY:**
 NONE
- PLANNED IMPROVEMENTS:**
 IMPROVED CITY STREETS
- ACCESSIBLE:**
 YES
- EXISTING ZONE:**
 R (CITY ZONE)
- PROPOSED ZONE:**
 R (CITY ZONE)
- PROPOSED EASEMENTS:**
 200' TRANSMISSION TOWER EASEMENT
- ADDITIONAL NOTES:**
 1. ALL LOTS TO BE 1/4 ACRES OR MORE.
 2. ALL LOTS TO BE 1/4 ACRES OR MORE.
 3. ALL LOTS TO BE 1/4 ACRES OR MORE.

- NOTE:**
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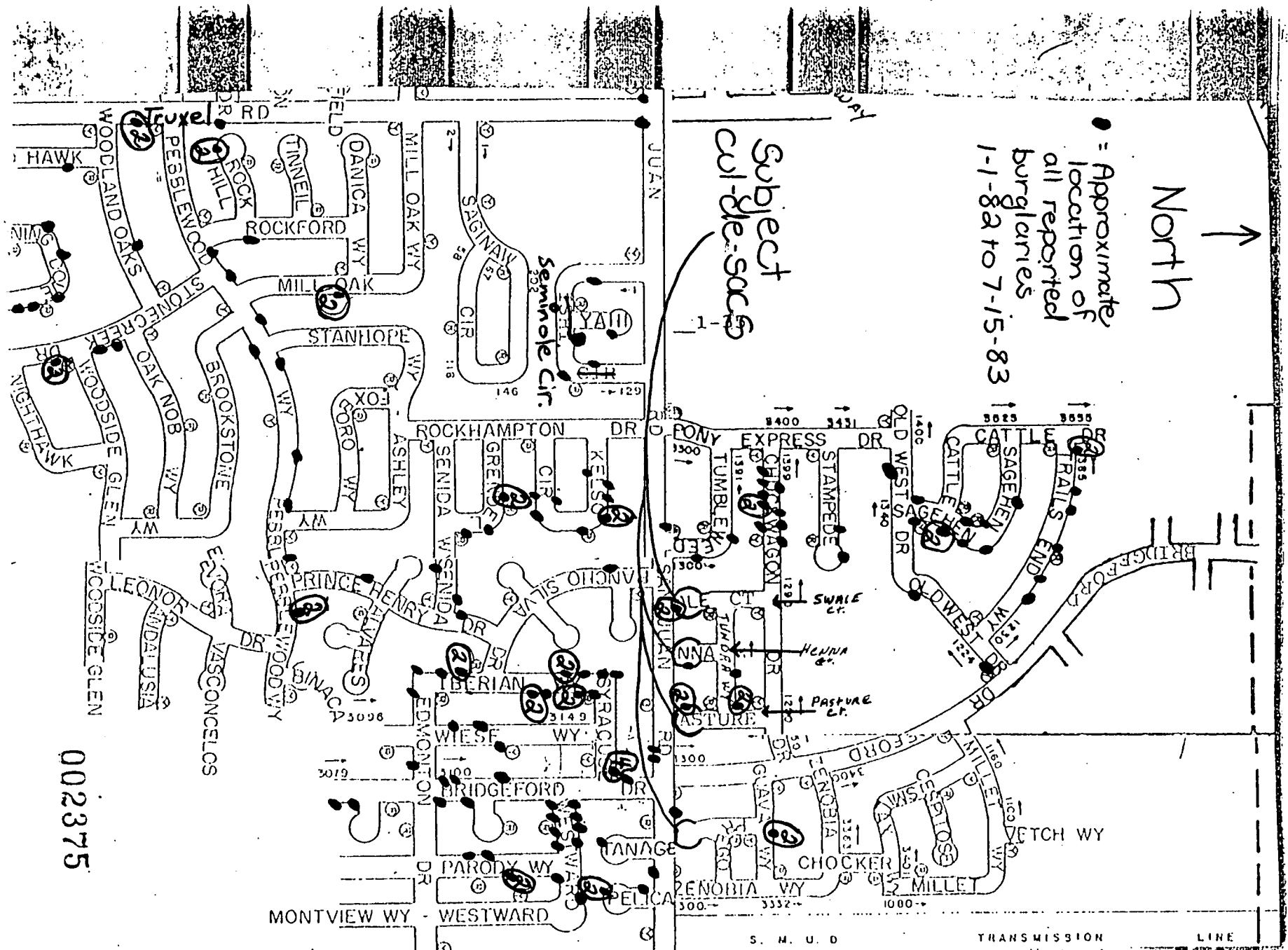


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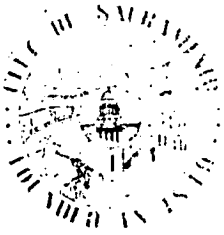
North
↑

● = Approximate location of all reported burglaries 1-1-82 to 7-15-83

Subject
Cul-de-sacs



002375



CITY OF SACRAMENTO

DEPARTMENT OF POLICE
HALL OF JUSTICE
813 - 6TH STREET

SACRAMENTO, CALIFORNIA 95814
TELEPHONE (916) 449-5121

JOHN P. KEARNS
CHIEF OF POLICE

August 2, 1983

Ref. 8-5

Marty Van Duyn
Planning Director
City of Sacramento Planning Dept.
927 10th Street
Sacramento, CA 95814

Dear Mr. Van Duyn:

As you requested, Officer Barclay of this Department's Crime Prevention Unit has conducted a study to determine the effect of pedestrian access to cul-de-sacs on the crime rate for those cul-de-sacs. The particular cul-de-sacs in question are Swale Ct. Henna Ct., and Pasture Ct. In order to compare the crime problem in those courts with the Natomas Area as a whole, a computer run was conducted on seven adjoining EDP sub-districts. The study area extended roughly from Trails End Way on the north, Woodside Glen on the south, Truxel Road on the west, and Westward on the east. This area includes twenty-two cul-de-sacs. Nine, including the three target courts, have pedestrian access, either from San Juan or Truxel Road. The results of this study are as follows:

1. Study time period: January 1, 1982 to July 15, 1983.
2. Total number of reported burglaries: 120
3. Reported burglaries on subject courts: 5
4. Reported burglaries on other cul-de-sacs with pedestrian access: 8
5. Reported burglaries on the fourteen cul-de-sacs without pedestrian access: 2

Note: Both were on Stampede Ct. Both homes were bordered by vacant fields at the time.

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Marty Van Duyn
Planning Director
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(Exhibit 1, cont.)

6. Rock Hill Ct., which has pedestrian access onto Truxel Rd., has had two reported burglaries. The two adjoining cul-de-sacs, Tinneil and Dancia Way, also have pedestrian access; however, they are still under construction and have no one living on them at this time.

The attached map shows the approximate location of all the reported burglaries.

In addition to the above results, we would like to bring the following information to your attention.

1. An on-sight inspection of the subject courts indicates an advanced stage of neighborhood decay. There are numerous vacant homes; several of which have kicked-in doors. The enclosed photos will give you an idea of the existing situation.
2. In 1980, the Sacramento County Sheriff's Department researched a similar problem in the proposed Laguana Woods sub-division. As a part of their research, they contacted several other law enforcement agencies in California. A copy of the results of this study are included. The reply from the City of Orange includes photocopied pages from the book, "Design for Safe Neighborhoods", by Richard Gardner, 1978. The book was sponsored by the Department of Justice and the Law Enforcement Education Assistance Administration. These pages discuss some of the problem relating to unrestricted access to what was designed to be a semi-private neighborhood. The book is available in our Crime Prevention Unit.
3. In 1971, the Southern California Association of Governments conducted a study to identify means of increasing the consideration of crime prevention measures in the planning process. The appendix to that study includes a Handbook of Crime Prevention Bulletins. Attached is a copy of Bulletin No. 3, which addresses, among other items, cul-de-sacs.


In light of all of the above information, it is the policy of the Sacramento Police Department that we oppose pedestrian access to cul-de-sacs from bordering thoroughfares or other cul-de-sacs. We support the neighborhood association's contention that the cul-de-sacs be closed.

As you requested, Officer Barclay and Lieutenant John E. Kane, Jr., will attend the Planning Commission meeting on August 11, 1983, to explain the Department's position.

I thank you for giving us the opportunity to comment on this problem.

Sincerely,

002425


JOHN P. KEARNS
Chief of Police

JPK:nw

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8-11-83

No. 30