

# CITY PLANNING COMMISSION

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

APPLICANT	Jack Dennison - 7700 College Town Dr., Ste. 201, Sacramento, CA 95826		
OWNER	B.J. & E.M. Wilson - 6246 Riverside Blvd., Sacramento, CA		
PLANS BY	Allied Engineering, Surveying & Planning - P.O. Box 2077, Citrus Heights, CA		
FILING DATE	12-10-82	50 DAY CPC ACTION DATE	REPORT BY: TM:lao
NEGATIVE DEC.	1-3-83	EIR	ASSESSOR'S PCL. NO. 038-071-12

APPLICATION:

1. Negative Declaration
2. Rezone from Single Family (R-1) to Townhouse (R-1A)
3. Special Permit to develop 18 halfplex units
4. Tentative Map to subdivide 2.4+ acres into 18 halfplexes

LOCATION: West side of Power Inn Road, south of 39th Avenue

PROPOSAL: The applicant is requesting the necessary entitlements to develop 18 halfplex units.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1965 Colonial Community Plan Designation:	Light Density Residential
Existing Zoning of Site:	R-1
Existing Land Use of Site:	Two Single Family Residences (to be removed)
Surrounding Land Use and Zoning:	
North:	Single Family; R-1
South:	Church; R-1
East:	Single Family; R-1
West:	Industrial; M-2-S
Property Dimensions:	30' x 138' (typical halfplex lot)
Property Area:	4,140 sq. ft. (typical halfplex lot)
Density of Development:	7.7 units per acre
Square Footage of Building(s):	964 sq. ft. to 1,131 sq. ft.
Height of Structure(s):	One story
Street Improvements:	To be provided
Utilities:	Available to site
Exterior Building Colors:	Earthtones
Exterior Building Materials:	Wood siding and slumpstone

Subdivision Review Committee Recommendation: On December 22, 1982, by a vote of 5 ayes and 4 absent the Subdivision Review Committee voted to recommend approval of the tentative map subject to the following conditions.

The applicant shall satisfy each of the following conditions prior to filing the final map unless a different time for compliance is specifically stated:

1. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code;
2. Prepare a sewer and drainage study for the review and approval of the City Engineer;
3. 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;

APPLC. NO. P-82-292

MEETING DATE January 13, 1983

CPC ITEM NO. 20  
**001540**

4. Increase the sideyard setback for Lot 1 to 25 feet;
5. Dedicate right of access for Lot 1 onto Power Inn Road to the City of Sacramento;
6. Provide standard 20 foot radius round corner for proposed street - will require offsite right-of-way dedication;
7. 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.

Information Item: a. Fire Department will require a 6 or 8 inch water main with a fire hydrant. The hydrant will be located between Lots 10 and 11.

b. The applicant shall check with the County Sanitation District and meet all requirements.

STAFF EVALUATION: Staff has the following comments relative to this request:

1. The General Plan and the 1965 Colonial Community Plan designated the subject site for residential uses. The project, at 7.7 dwelling units per net acre, is consistent with these designations and compatible to the single family developments to the north and west.
2. Due to the narrowness of the subject parcel (182+ feet) it is necessary to locate the proposed street (Wilden Way) adjacent to the southernmost property line. Currently, the adjacent property to the south is developed with a church facility. The proposed street location provides for the potential lotting of this parcel for residential purposes.
3. The proposed halfplex units are to be located on lots of approximately 30' x 138'. Variable setbacks have been provided to insure a visually interesting street scape. Two unit plans are provided. To provide for additional design relief, staff recommends the following modifications:
  - a. On approximately 50% of the halfplexes the plans shall be revised to incorporate a staggered setback of 6 feet on the side-by-side units.
  - b. At least three separate color combinations be utilized on the exterior of the halfplexes so that they are not all painted the same color with the same matching trim.
  - c. The building setbacks range from 20 feet to 40 feet. (similar to what is shown on the site plan).
  - d. The roofing material consist of wood shingle or asphalt shingle which provides for a variation in pattern or coloring.

4. The Planning and Community Development Departments have determined that .26 acres are required per Parkland Dedication requirements. 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.

STAFF RECOMMENDATION: Staff recommends the following actions:

1. Ratification of the Negative Declaration;
2. Approval of the Rezoning from Single Family R-1 to Townhouse R-1A;
3. Approval of the Special Permit subject to conditions and based upon findings of fact which follow;
4. Approval of the Tentative Map subject to the following conditions;

The applicant shall satisfy each of the following conditions prior to filing the final map unless a different time for compliance is specifically stated:

- a. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code;
- b. Prepare a sewer and drainage study for the review and approval of the City Engineer;
- c. 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;
- d. Increase the sideyard setback for Lot 1 to 25 feet;
- e. Dedicate right of access for Lot 1 onto Power Inn Road to the City of Sacramento;
- f. Provide standard 20 foot radius round corner for proposed street - will require offsite right-of-way dedication;
- g. 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.

- Information Item:
- a. Fire Department will require a 6 or 8 inch water main with a fire hydrant. The hydrant will be located between Lots 10 and 11.
  - b. The applicant shall check with the County Sanitation District and meet all requirements.

Special Permit - Conditions

- a. On approximately 50% of the proposed halfplexes, the plans shall be revised to incorporate a staggered setback of 6 feet on the units.
- b. At least three separate color combinations be utilized on the exterior of the halfplexes so that they are not all painted the same color with the same matching trim.
- c. A variable building setback be utilized which provides a range of setbacks from 20 feet to 40 feet.
- d. Roofing material shall consist of wood shingle or asphalt shingle which provides for a variation in pattern or coloring.

Special Permit - Findings of Fact

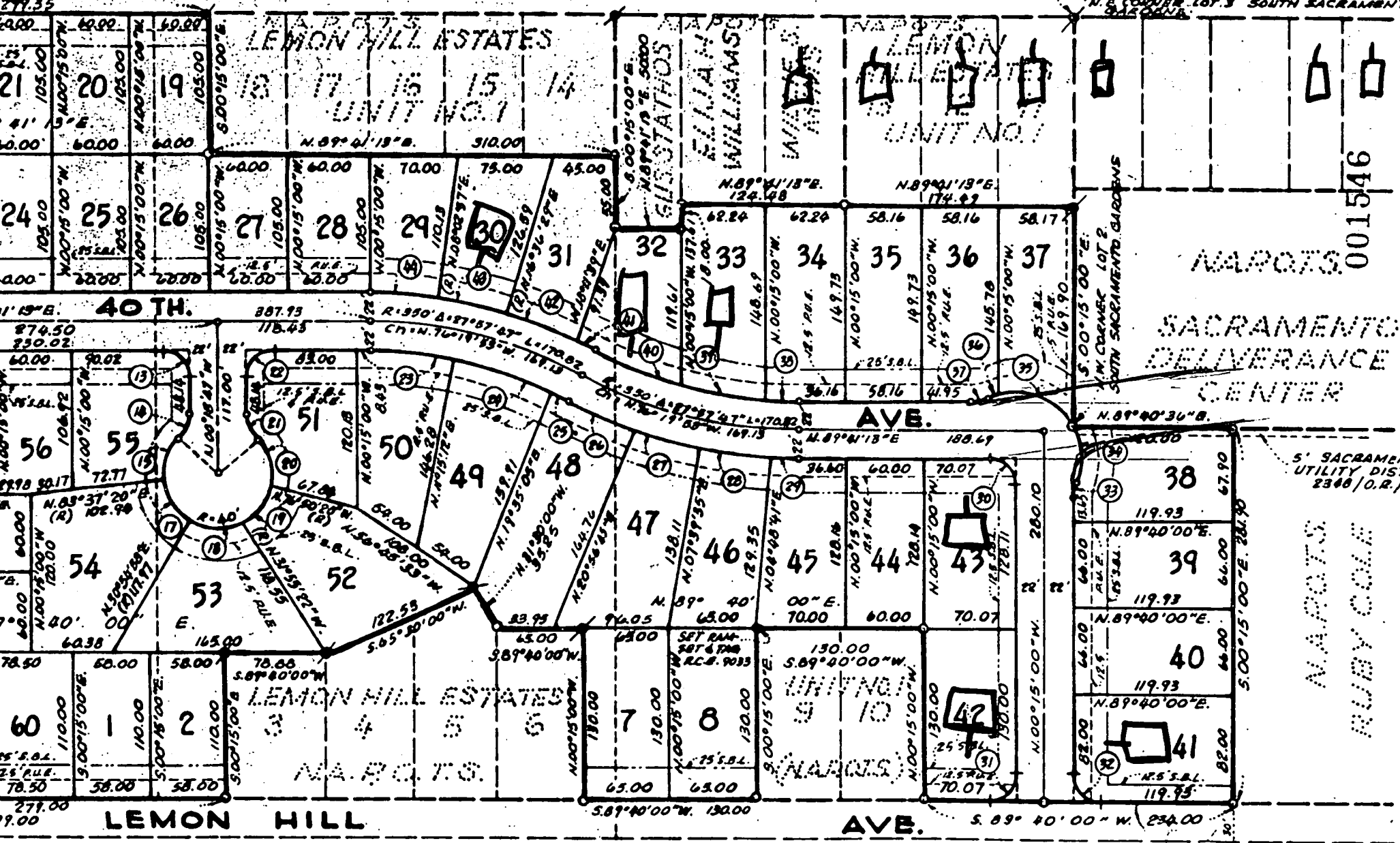
- a. The special permit, as conditioned, is based upon sound principles of land use in that the proposed halfplexes are compatible in density and design to the adjacent single family developments.
- b. The special permit, as conditioned, will not be detrimental to the public health, safety, or welfare in that adequate setbacks have been required.
- c. The special permit, as conditioned, is consistent with the General Plan which designates the site for residential development and with the Residential Policy of the General Plan to;

"Continue to seek solutions to development of large lots and scattered housing areas in the more intensely urbanized sections of the City."

39 TH.

AVE.

N.E. CORNER LOT 3 SOUTH SACRAMENTO GARDENS



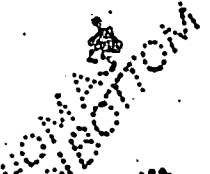
001546

SACRAMENTO DELIVERANCE CENTER

5' SACRAMENTO UTILITY DIST. 2348/O.R./4

MAPOTS  
SUBY CO. &

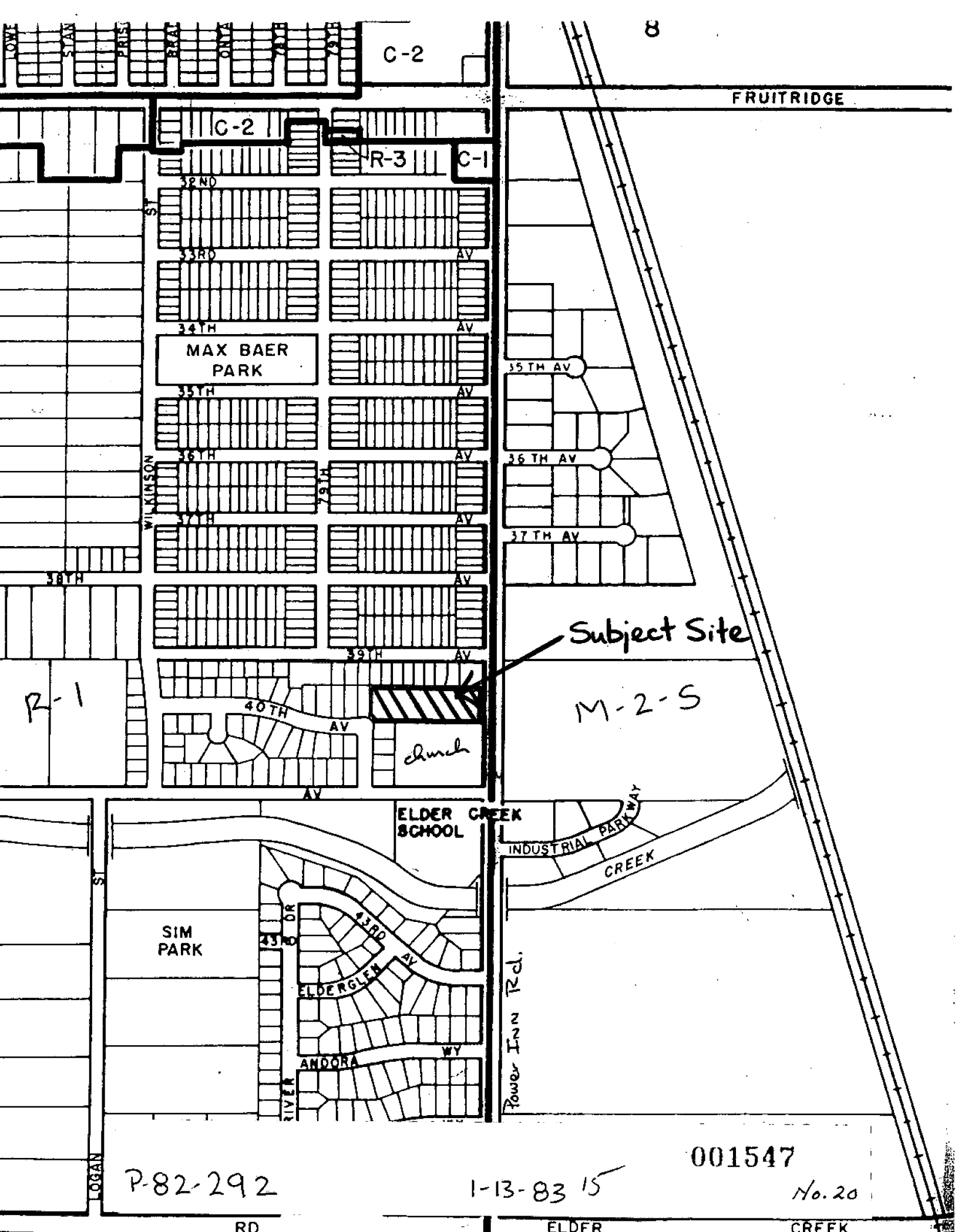
JOHN O'NEAL



SACRAMENTO

UNIFIED

SCHO



C-2

FRUITRIDGE

C-2

R-3

C-1

MAX BAER PARK

Subject Site

M-2-S

church

ELDER CREEK SCHOOL

SIM PARK

001547

P-82-292

1-13-83 15

No. 20

RD

ELDER

CREEK

P82-292

BETA INVESTMENT CORP. LOT 37 51 BM 5

No. 20

RABOURN LOT 11 46 BM 5

WARRA

FELLOWSHIP OF LIVING GOD

GRECIAN

ZENZ

HERNANDEZ

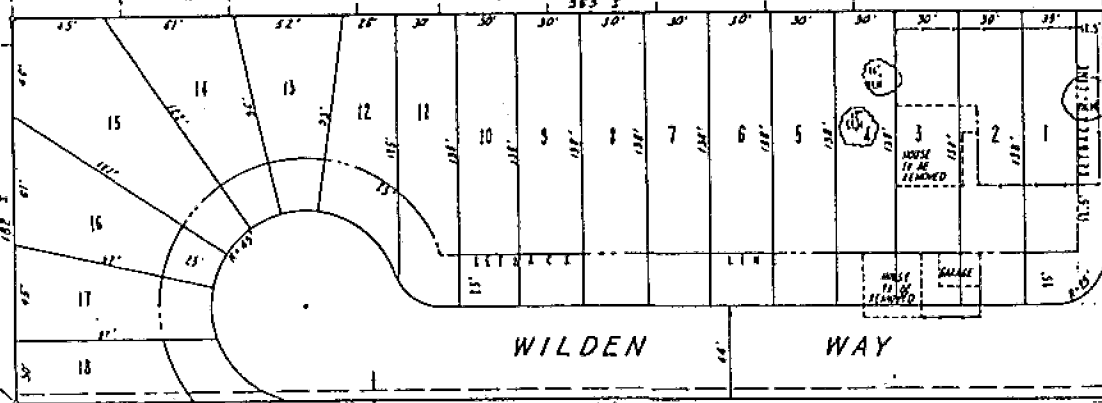
LEON

BRITTON

WILSON

WILSON

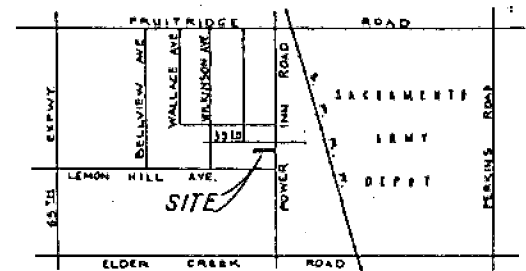
SIDEWALK CURB & GUTTER



NEW PLEASANT GROVE BAPTIST CHURCH

BETA INVESTMENT CORP. LOT 38 51 BM 6

5' SHUD EASEMENT PER DC. 7005-23 D.R. PG. 157



VICINITY MAP SCALE 1:24,000

- OWNER : REV. BILL J. & ELSIE M. WILSON  
6246 RIVERSIDE BLVD.  
SACRAMENTO, CA 95851
- ENGINEER : ALLIED ENGINEERING, SURVEYING & PLANNING  
P.O. BOX 6079  
CITRUS HTS., CA 95611
- ASSESSORS NO : 38-071-12
- EXISTING ZONING : R-1
- PROPOSED ZONING : R-1-A
- PRESENT USE : HOUSES TO BE REMOVED
- PROPOSED USE : 18 HALFPLEX UNITS
- PROPOSED DENSITY : 7.7 DU/AC.
- UTILITIES : WATER - CITY OF SACRAMENTO  
SEWAGE - COUNTY OF SACRAMENTO  
GAS - P. G. & E.  
POWER - S. M. U. D.
- GROSS AREA : 2.55 AC. ±

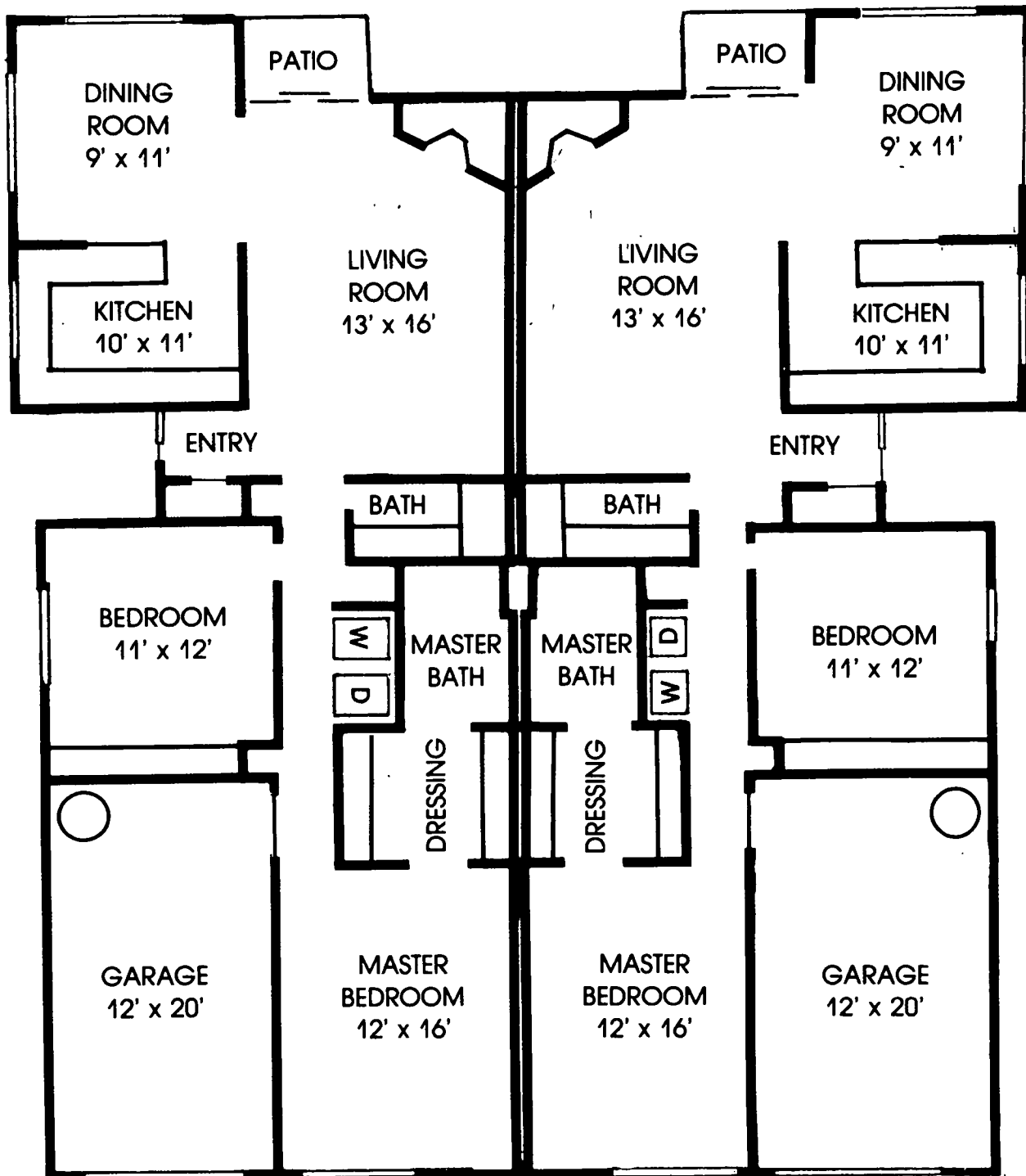
# "POWER CREST" TENTATIVE SUBDIVISION MAP

A PORTION OF LOT 1, "SOUTH SACRAMENTO GARDENS," 4 BM 40 IN THE CITY OF SACRAMENTO, CALIFORNIA

DECEMBER, 1982 SCALE: 1" = 40'

ALLIED ENGINEERING, SURVEYING & PLANNING  
AUBURN CITRUS HEIGHTS

001548



**UNIT A  
Plan 2160**

**UNIT B**

1080 SQ. FT.  
2 BEDROOM/ 2 BATH  
\$ \_\_\_\_\_

001550

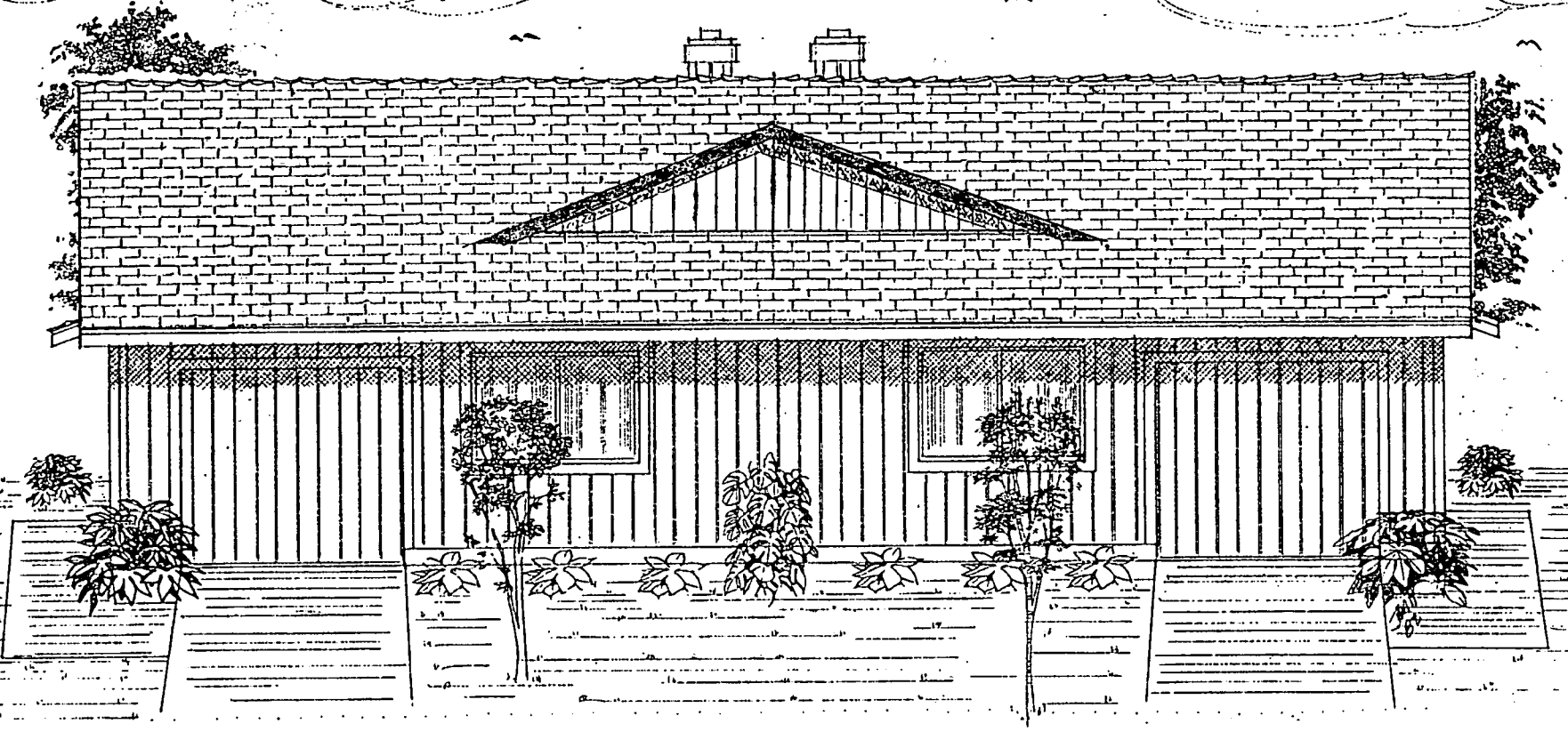
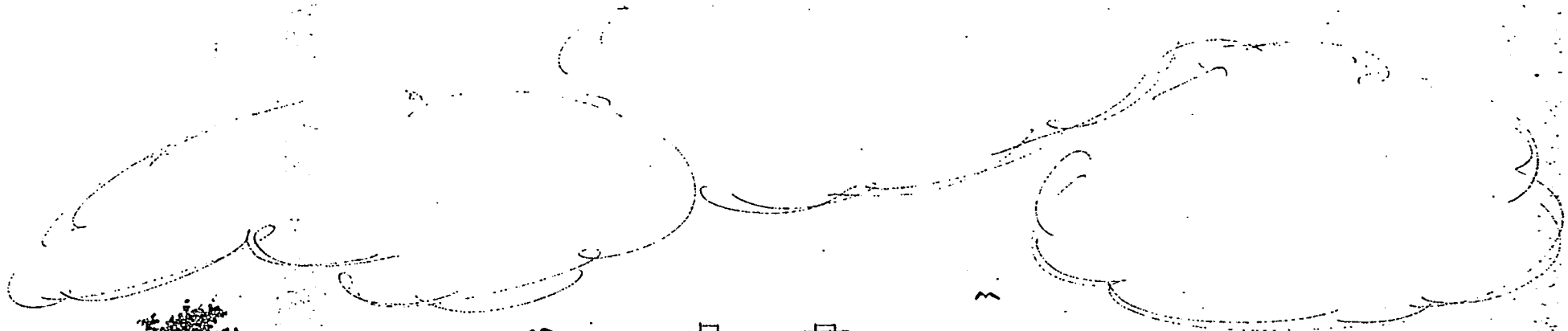
1080 SQ. FT.  
2 BEDROOM/ 2 BATH  
\$ \_\_\_\_\_



P82-292

1-13-83

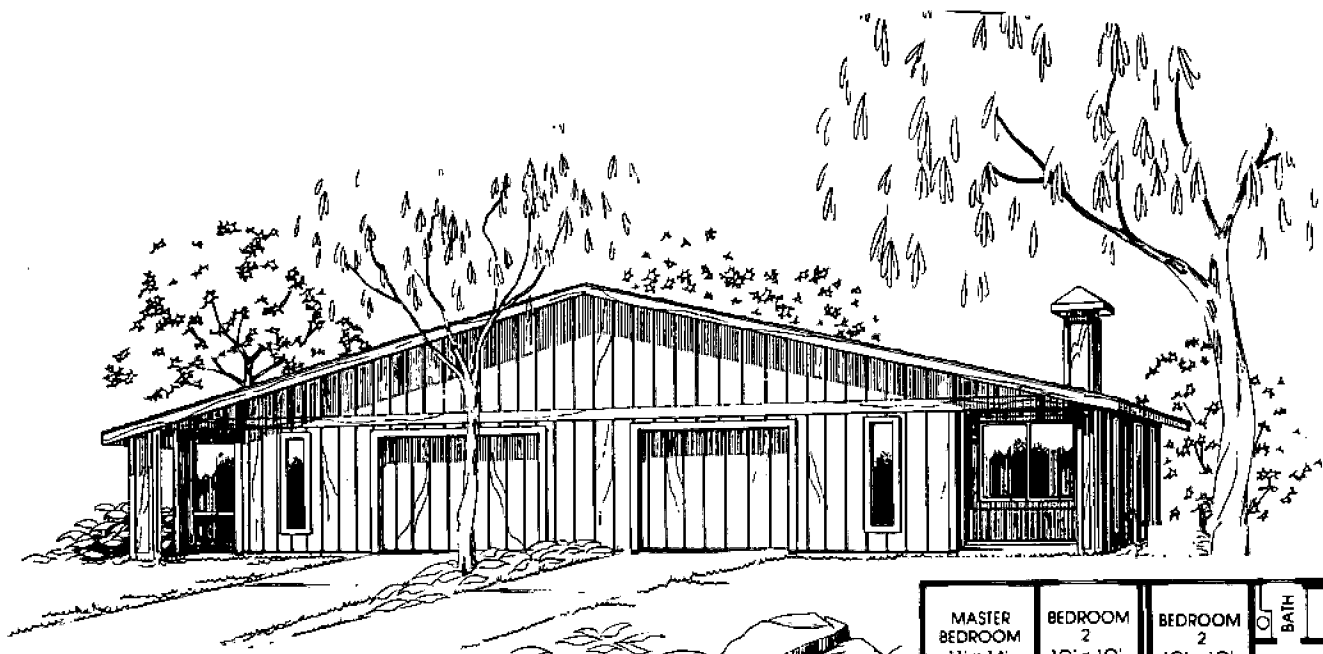
17



PLAN 2160 - 1080 SQ. FT.  
2 BEDROOM/ 2 BATH

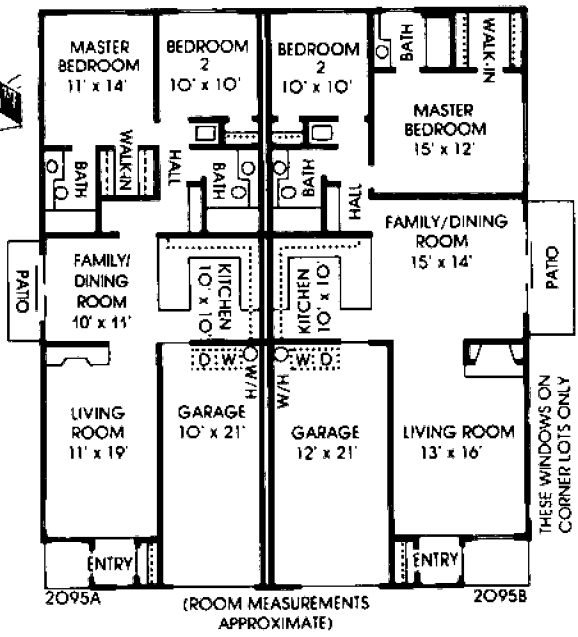
001551

No. 20



(Artist conception-production duplexes may differ slightly.)

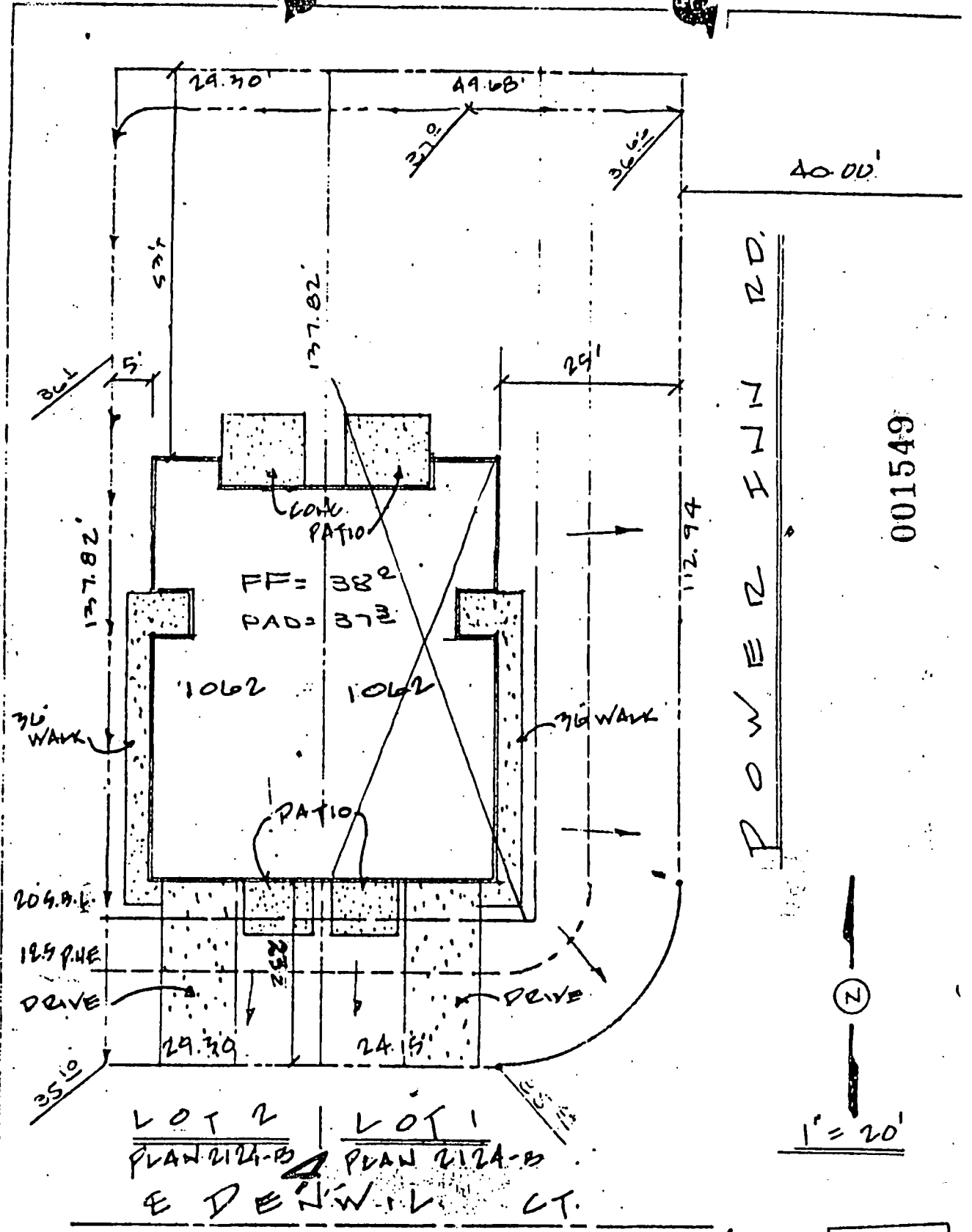
PLAN 2095A - 964 SQ. FT.  
 2 BEDROOM/2 BATH  
 \$ \_\_\_\_\_  
 2095B - 1131 SQ. FT.  
 2 BEDROOM/2 BATH  
 \$ \_\_\_\_\_



001552

UNIT A

*Approved @ 2/26/86*  
*[Signature]*



001549

043-328476      043-328475      R/W 44'

**TITLE 24**  
ENERGY REGULATION

SITE PLAN

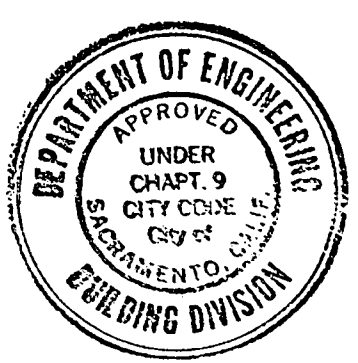
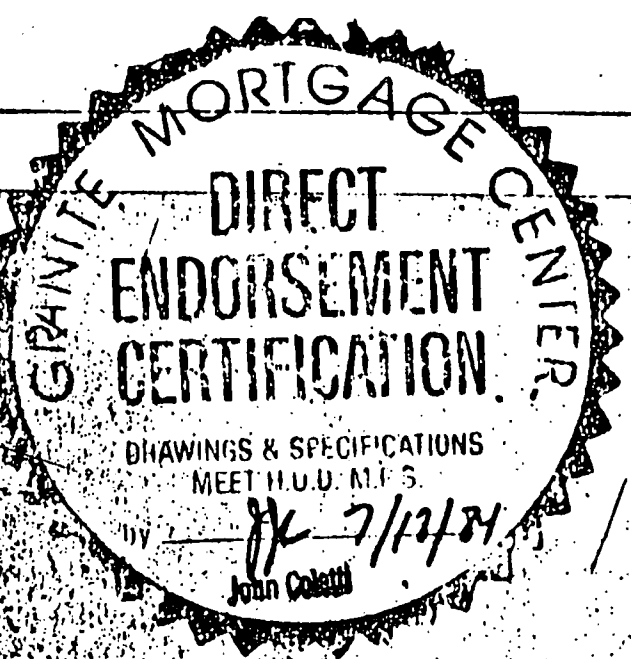
FHA  
SET

PERSONAL SAFETY BUILDING CODE  
SEE ATTACHED INSTRUCTIONS

SITE PLAN APPROVED  
CITY PLANNING COMMISSION

DATE 2-5-86 BY [Signature]  
This approval SHALL NOT be held to permit or approve the violation of any State law, City Ordinance, or private agreement, and assumes that property lines and other information submitted by the applicant are accurate and complete.

*Per recorded plat of Power Crest Subdivision showing 20' SB along Denwil Ct.*



This set of plans and specifications **MUST** be kept on the job at all times and it is unlawful to make any changes or alterations from the same without written permission from the Building Division. The approval of this plan and specification **SHALL NOT** be held to permit approve the violation of any City Ordinance or State Law.

**ISSUED**  
FEB 11 1986  
SACRAMENTO BUILDING DIVISION