

P03-153 – Beaver Subdivision

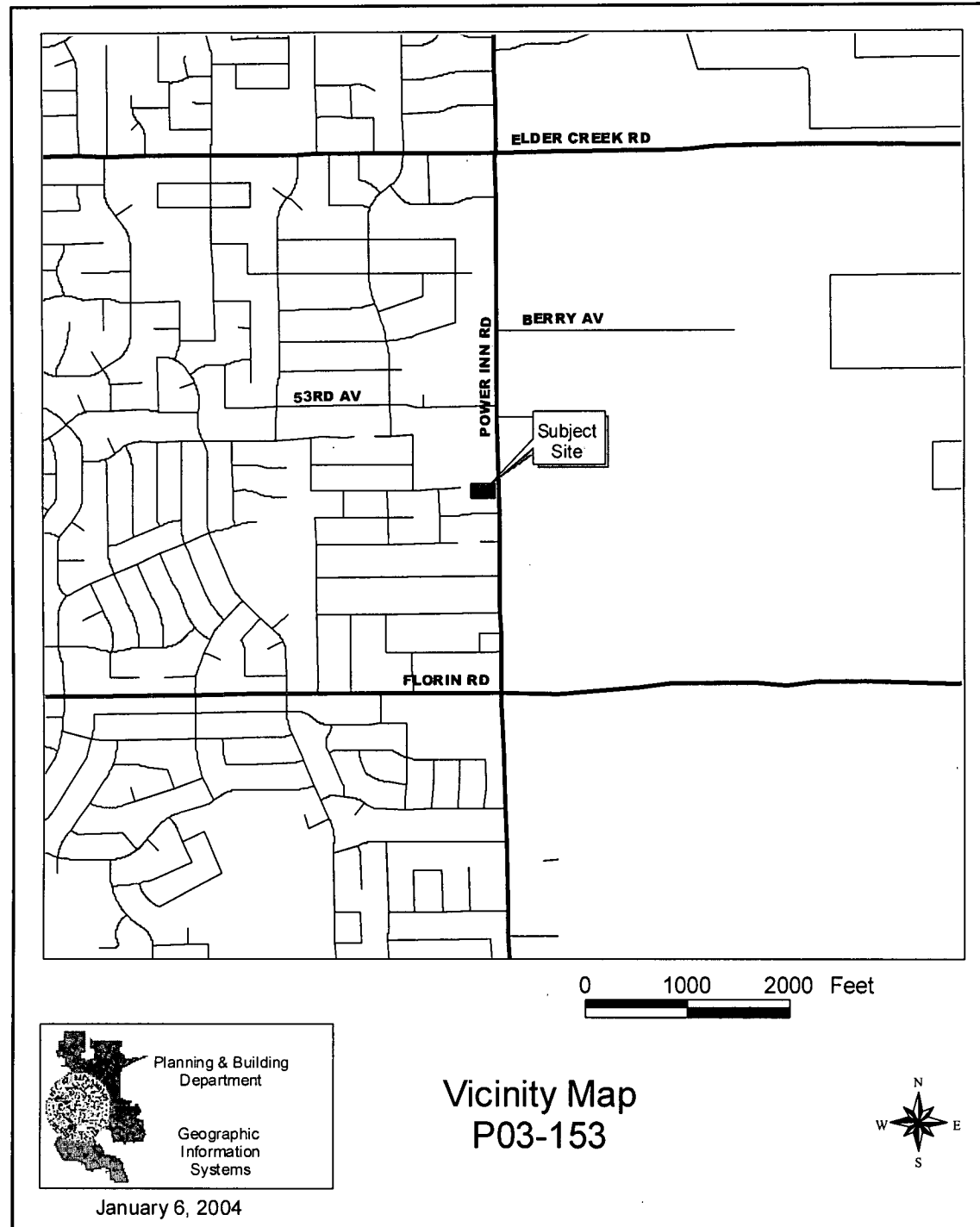
REQUEST: **A. Environmental Determination:** Exempt (CEQA 15332);

B. Special Permit to develop 3 single family residences in the
 Single Family Alternative (R-1A) zone

C. Tentative Map subdivide 1.0± acre into 4 lots in the Single-
 Family Alternative (R-1A) zone at the 6900 Power Inn Road

LOCATION: 6900 Power Inn Road
 APN: 043-0260-035
 South Sacramento Community Plan
 Sacramento City Unified School District
 Council District 6

APPLICANT:	Will Weitman 10114 Sorenstam Drive Sacramento, CA 95829
OWNER:	Lynda Beaver & Ed Boggus 1733 Olympus Drive Sacramento, CA 95864
APPLICATION FILED:	December 15, 2003
APPLICATION COMPLETED:	January 9, 2004
STAFF CONTACT:	Antonio Ablog, 808-7702



Planning & Building
Department

Geographic
Information
Systems

January 6, 2004

Vicinity Map
P03-153



SUMMARY:

The applicant is seeking entitlements to subdivide 1.00± acres into four lots and develop three detached, single-family homes in the Single-Family Alternative (R-1A) zone located at 6900 Power Inn Avenue. The subject site is located on the west side of Power Inn road, north of Wagon Trail Way. An existing residence on the front portion of the site will remain and three new 1,290 square foot units will be built to the rear. A Tentative Map and a Special Permit will be required for this development. All applicable departments have reviewed this application and all appropriate comments have been addressed by the project conditions. There is no known opposition to this project and staff recommends that the entitlements be approved as conditioned.

RECOMMENDATION:

Staff recommends approval of the project, subject to conditions in the Notice of Decision.

PROJECT INFORMATION:

General Plan Designation:	Low Density Residential (4-15 du/na)
Community Plan Designation:	Residential 4-8
Existing Land Use of Site:	Single Family Residence
Existing Zoning of Site:	Single Family Alternative(R-1A)

Surrounding Land Use and Zoning:

North: City Park;	R-1
South: Single Family Residential;	R-1
East: Industrial	County
West: Residential;	R-1

Property Dimensions:	150' x 290' (irregular)
Property Area:	1.00± gross acres
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing @ Power Inn

OTHER APPROVALS REQUIRED: In addition to the entitlements requested, the applicant will also need to obtain the following permits or approvals, including, but not limited to:

<u>Permit</u>	<u>Agency</u>
Final Map	Public Works, Development Services
Building Permit	Building Division

BACKGROUND INFORMATION:

The subject site consists of a 1.00± acre parcel with an existing 1500 square foot residence on the front portion of the site. In 1986, entitlements for a project similar to the current one were approved (P86-138). The previous project also proposed to create three new residences behind the existing residence at the front of the site. The entitlements, including a rezone to R-1A and a special permit to develop in the R-1A zone, were approved in May of 1986. Citing financial reasons, however, the previous project was never completed. The zone change was completed resulting in the current R-1A zone. Since the prior application, no other applications have been filed for this site.

STAFF EVALUATION: Staff has the following comments:**A. Policy Considerations****General & Community Plan**

The general plan designates the site as Low Density Residential (4-15 units/acre) and the South Sacramento Community Plan designates the site as Residential (4-8 units/acre). As proposed the subdivision will be consistent with these designations as it will have a density of approximately 4 units per acre. Furthermore, the proposed project is consistent with the General Plan in that it:

- develops a residential land use in a manner which is efficient and utilizes existing urban resources (sec 2-15, Goal C);
- promotes infill development as a means to meet housing needs.

The proposed development is consistent with the South Sacramento Community Plan in that the Community Plan encourages the infilling of skipped over parcels within developed areas, and also encourages more varied housing types.

B. Site Design

The applicant is seeking entitlements to subdivide 1.00± acres into four lots and develop three detached, single-family homes in the Single-Family Alternative (R-1A) zone. In the standard R-1 zone, the proposed site design with reduced setbacks, and detached garages in the front setback area of the units would not be allowed. The Single-Family-Alternative zone allows for deviations from the zoning code where lot sizes, height, area, and setback requirements vary from standard single-family requirements.

Tentative Map design

The tentative map will split the 150' x 290' lot onto four parcels. Since there is an existing residence at the front of the lot, a lot 129' x 150' will be created for the existing residence. The remaining three lots to be created will be to the rear of the subject site, behind the existing residence. Each of the three lots will be 50 feet wide by 111 feet deep. While the subdivision ordinance requires that lots created for the development of single-family homes be a minimum of 52' x 100', single-family development in the R-1A zone may deviate from the development standards required by the subdivision ordinance.

The three parcels to the rear will not have a public street frontage, but a 20' private drive will provide access to the lots. There will be no public street created within the site. There will be an easement for this 20' private drive that will allow for reciprocal access and the placement of utilities. The 20' private drive will provide access from Power Inn road. An elbow with an emergency turn-around will be located on lot D. The private drive will continue north, along the front of the three new parcels. The private drive will be maintained via a maintenance agreement between the future property owners.

Special Permit

A special permit is required to develop the three single-family homes in the Single Family Alternative (R-1A) zone. The three homes share the same 1290 square floor plan. The homes on lots C and D will be developed as zero lot line homes. The home on lot B will be a detached unit. All three of the units will provide detached garages at the front of the unit, adjacent to the proposed 20-foot private driveway. A single visitor parking space will be located adjacent to each garage unit.

The homes themselves will be single-story, two bedroom units with the option of either a third bedroom or a den. The exterior finish is noted as wood siding in the application; however, the option for cement plaster is included as an optional exterior scheme. Staff believes that the single-family homes are compatible with the size and design of units in the immediate area. The homes maintain meet the five-foot side and twenty-foot rear setbacks with respect to the existing properties on the north, south, and west.

The detached garages for each unit will be two-car units and will continue the same exterior finish scheme. Planning staff had considered options that would place the detached garages to the rear of the homes, however, constraints due to the small lot sizes made such a design infeasible. Because the units are located behind an existing residence, the forward oriented garages do not affect the aesthetics of the public street frontage. On lot D, staff had asked the applicant to move the garage to the rear as it would be visible from Power Inn Road. This

request could not be accommodated as an emergency turn-around is required in the location where staff suggested that a driveway to the rear of the property be placed. The garages maintain adequate spacing from the main units as they are separated by at least 15'-6".

Staff believes that the design of the homes, garages, and access is appropriate for the site. Given the limitations for access, setbacks, and garage placement, staff believes that the deviations from the standard R-1 requirements are appropriate.

PROJECT REVIEW PROCESS:

A. Environmental Determination

The proposed project is exempt from environmental review pursuant to CEQA Guidelines (CEQA Section 15332) as the project: a) is consistent with all applicable plans and zoning regulations; b) is on a site of less than five acres; c) has no value as habitat; d) will not have any significant impacts on the environment; and e) is adequately served by services and utilities.

B. Public/Neighborhood/Business Association Comments

Upon receipt of the original application, the project information was forwarded to Avondale Action Committee, and the Southeast Area Neighborhood Association. As of the date of this report, no public comments on this project have been received.

C. Summary of Agency Comments

The project has been reviewed by several City Departments including City Fire, Development Engineering, and City Utilities. The project was approved at the Subdivision Review Committee on June 2, 2004. The conditions incorporating all applicable comments were incorporated into the project at that time.

Condition C30 relating to the requirement for the construction of a concrete masonry wall has been modified. While a Concrete Masonry wall is usually required, an exception has been made in this case. The park site is currently fenced with chain link fence and redwood slats along the entire southern border that extends beyond this project site. For consistency, the fence will be allowed to remain. City Staff has agreed that the applicant should be required to repair the fence.

PROJECT APPROVAL PROCESS: Of the entitlements below, Planning Commission has the authority to approve or deny A, B, and C. The Planning Commission action may be appealed to the City Council. The appeal must occur within 10 days of the Planning Commission action.

RECOMMENDATION: Staff recommends the Planning Commission take the following actions:

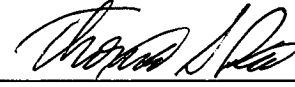
- A. **Environmental Determination:** Exempt (CEQA 15332);
- B. Adopt the attached Notice of Decision and Findings of Fact approving the **Special Permit** to develop 3 single family residences in the Single Family Alternative (R-1A) zone
- C. Adopt the attached Notice of Decision and Findings of Fact approving the **Tentative Map** subdivide 1.0± acre into 4 lots in the Single-Family Alternative (R-1A) zone at the 6900 Power Inn Road

Report Prepared By,



Antonio A. Ablog, Assistant Planner

Report Reviewed By,



Thomas S. Pace, Senior Planner

Attachments

Attachment 1	Notice of Decision & Findings of Fact
Exhibit 1A	Tentative Map
Exhibit 1B	Site Plan
Exhibit 1C	Floor Plan/Elevations
Exhibit 1D	Elevation Alternatives
Attachment 2	Land Use and Zoning Map

Attachment 2

Land Use and Zoning Map

