

**CITY OF SACRAMENTO
DEPARTMENT OF PLANNING & DEVELOPMENT
ZONING ADMINISTRATOR
1231 I Street, Sacramento, CA 95814**

ACTION OF THE ZONING ADMINISTRATOR

On Thursday, January 30, 2003, the Zoning Administrator approved with conditions a tentative map and subdivision modification to create two new parcels (File Z02-245). Findings of Fact and conditions of approval for the project are listed on pages 2-5.

Project Information

- Request: 1. **Zoning Administrator Tentative Map** to subdivide one parcel into two parcels totaling 0.249+ vacant acres in the Single Family Residential (R-1) zone.
2. **Zoning Administrator Subdivision Modification** to create two lots less than 52 feet wide (50 feet each).

Location: 105' N of Intersection of 65th Avenue and 29th Street (D8, Area 2)

Assessor's Parcel Number: 049-0021-008

Applicant: Gardner & Associates (Steve Gardner)
601 Commerce Drive, Ste 130
Roseville, CA 95678

Property Owner: Brian Bigelow
P.O. Box 661-713
Sacramento, CA 95866

Project Planner: Sandra Yope

General Plan Designation: Low Density Residential (4-15 du/na)
Airport Meadowview
Community Plan Designation: Residential (7-15 du/na)
Existing Land Use of Site: Vacant
Existing Zoning of Site: Standard Single Family (R-1)

Surrounding Land Use and Zoning:

North: R-1; Vacant
South: R-1; Single Family Residential
East: R-3; Apartments
West: R-1; Vacant

Property Dimensions: 100 feet x 108.9 feet
Property Area: 0.249+ acres
Topography: Flat

Street Improvements: Existing
Utilities: Existing

Project Plans: Exhibit A-D

Previous Files: None

Additional Information: The applicant proposes to subdivide one parcel into two parcels for the purpose of future development of single family homes. The vacant parcel is a large lot located along the west side 29th Street approximately 100 feet north of the intersection of 29th Street with 65th Avenue. The site will be divided to provide two interior lots that will be 50 feet wide and 108.9 feet deep. Both lots will front on 29th Street. The lots will not meet the Subdivision Code minimum width requirement of 52 feet wide. Therefore, the applicant is requesting a subdivision modification to allow the narrower lots. The proposed subdivision meets all other lot size requirements of the Subdivision Code.

The project is located within the Meadowview Community Action Association and the Neighborhood Awareness Group areas. The plans were sent to the neighborhood association and staff received no comments. The project was noticed and staff received a few calls requesting additional information about the project.

Subdivision Review Committee: The proposed map was heard at the Subdivision Review Committee on January 15, 2003. During the hearing, minor changes were effected on the proposed conditions of approval specific to the map which were accepted by the applicant and approved by the Committee. The conditions are listed under Conditions of Approval.

Agency Comments: The proposed project has been reviewed by the City Utilities Department, the Building Division, and the Public Works - Transportation and Engineering Planning Divisions, Parks, SMUD, and other utilities. The comments received pertaining to the tentative map have been included as conditions.

Environmental Determination: This project will not have a significant effect on the environment and is exempt from environmental review pursuant to California Environmental Quality Act Guidelines, Section 15315.

Conditions of Approval- Tentative Map:

The following conditions shall be satisfied prior to filing the Final Map unless a different time for compliance is specifically stated in these conditions:

GENERAL:

1. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessment.
2. Show all continuing and proposed/required easements on the Parcel Map.

PUBLIC WORKS: Streets

3. Repair or replace/reconstruct any existing deteriorated curb, gutter and sidewalk per City standards to the satisfaction of the Department of Public Works.

PUBLIC WORKS: Electrical Section

4. There is an existing street lighting system in the project area. Improvements to the right-of-way may require modifications to the existing system.

PUBLIC/PRIVATE UTILITIES

5. Dedicate a standard 12.5 foot public utility easement (PUE) for underground facilities and appurtenances adjacent to 29th Street.

Water

6. Provide separate metered domestic water services to each parcel at time of building permit. All water services shall be located within the public road right-of-way. No backyard or side yard services will be allowed. (An 8" water line runs approximately 4' south of the south lot line of Parcel 2.).

Sewer

7. Provide separate sanitary sewer services to each parcel at the time of building permit to the satisfaction of the Department of Utilities.

Grading and Water Quality

8. Parcels 1 and 2 shall be graded to drain to 29th Street. Each surrounding lot shall drain independently to the street it is adjacent to. Either the lots must be graded so that drainage does not cross property lines or the applicant must enter into and record an **Agreement for Conveyance of Easements** with the City stating that a private reciprocal drainage easement shall be conveyed to and reserved, at no cost, at the time of sale or other conveyance of either parcel. If an Agreement is required, a note stating the following must be placed on the Final Map:

"THE PARCELS CREATED BY THIS MAP SHALL BE DEVELOPED IN ACCORDANCE WITH RECORDED AGREEMENT FOR CONVEYANCE OF EASEMENTS # (BOOK ___, PAGE __)."

9. A grading plan showing existing and proposed elevations is required at the time of building permit. Adjacent off-site topography shall also be shown to the extent necessary to determine impacts to existing surface drainage paths. No grading shall occur until the grading plan has been reviewed and approved by the Department of Utilities.
10. The applicant must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. This ordinance will require the applicant to prepare erosion and sediment control plans for both during and after residential construction on Parcels 1 and 2, and to prepare final grading plans.

PPDD: Parks

11. The Applicant shall comply with City Code 16.64 (Parkland Dedication) and dedicate a park site at a location deemed acceptable to the City's PPDD; and/or, as determined by PPDD, submit to the City an appraisal of the property to be subdivided and pay the required Parkland dedication in-lieu

fees.

12. The applicant shall initiate and complete the formation of a parks maintenance district (assessment or Mello-Roos special tax district), or annex the project to an existing parks maintenance district prior to recording a Parcel Map. The applicant shall pay all city fees for formation of or annexation to special districts. The purpose of the district is to equitably spread the cost of neighborhood park maintenance on the basis of special benefit, in the case of an assessment district. In the case of a special tax district, the costs will be spread based upon hearing report, which specifies the tax rate and method of apportionment.

ADVISORY NOTES: The following advisory notes are informational in nature and are not a requirement of this Tentative Map:

1. The proposed project is located in a FEMA designated A-99 Zone. The site is also within the Morrison Creek 100-year flood plain with a base flood elevation of 15.1 feet. Within the Morrison Creek 100-year flood plain the following regulations will apply:

All new residential development, excepting single family residential infill areas will be required to be constructed with the lowest floor, including basement, at or above elevation 15.1 feet, or 3 feet above the highest adjacent grade, whichever is lower.

Because this project is within the residential infill area, there are no requirements to elevate or flood proof. Please contact the Department of Utilities at (916) 264-1400 prior to building design for an up-to-date status of the flood zone.

2. Prior to the issuance of any building permits, provide the City with a copy of the certificate of payment of any school fees for the applicable school district(s).
3. If unusual amounts of bone, stone, or artifacts are uncovered, work within 50 meters of the area will cease immediately and a qualified archaeologist shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less than significant effect before construction resumes.

Conditions of Approval- Subdivision Modification:

1. Each residence constructed on each lot shall at a minimum meet all the adopted Single Family Design guidelines.
2. Each residence shall have a stucco exterior on all elevations in place of proposed vertical wood siding.

Findings of Fact-Tentative Map:

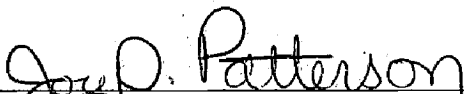
1. The Tentative Subdivision Map is consistent with the General Plan and the Airport Meadowview Sacramento Community Plan which designate the subject site as Low Density Residential (4-15 du/na) and Residential (7-15 du/na) respectively.
2. All existing streets and/or utility easements of record are reserved. The Tentative Subdivision Map will not result in the abandonment of any street or utility easement of record.
3. The Tentative Subdivision Map will not eliminate or reduce in size of the access way to any

resulting parcel.

4. The resulting parcels from the Tentative Subdivision Map conform to the requirements of this Subdivision Code, Title 16 of the City Code, the City's General Plan, and the City's Comprehensive Zoning Code.

Findings of Fact-Subdivision Modification:

1. The property to be divided is of such size or shape, or is affected by such topographic conditions, or that there are such special circumstances or conditions affecting the property that it is impossible, impractical, or undesirable in the particular case to conform to the strict application of these regulations.
2. The cost to the subdivider, of strict or literal compliance with the regulation, is not the sole reason for granting the modification.
3. The modification will not be detrimental to the public health, safety or welfare or be injurious to other properties in the vicinity.
4. Granting the modification is in accord with the intent and purposes of these regulations and is consistent with the General Plan and with all other applicable specific plans of the City.

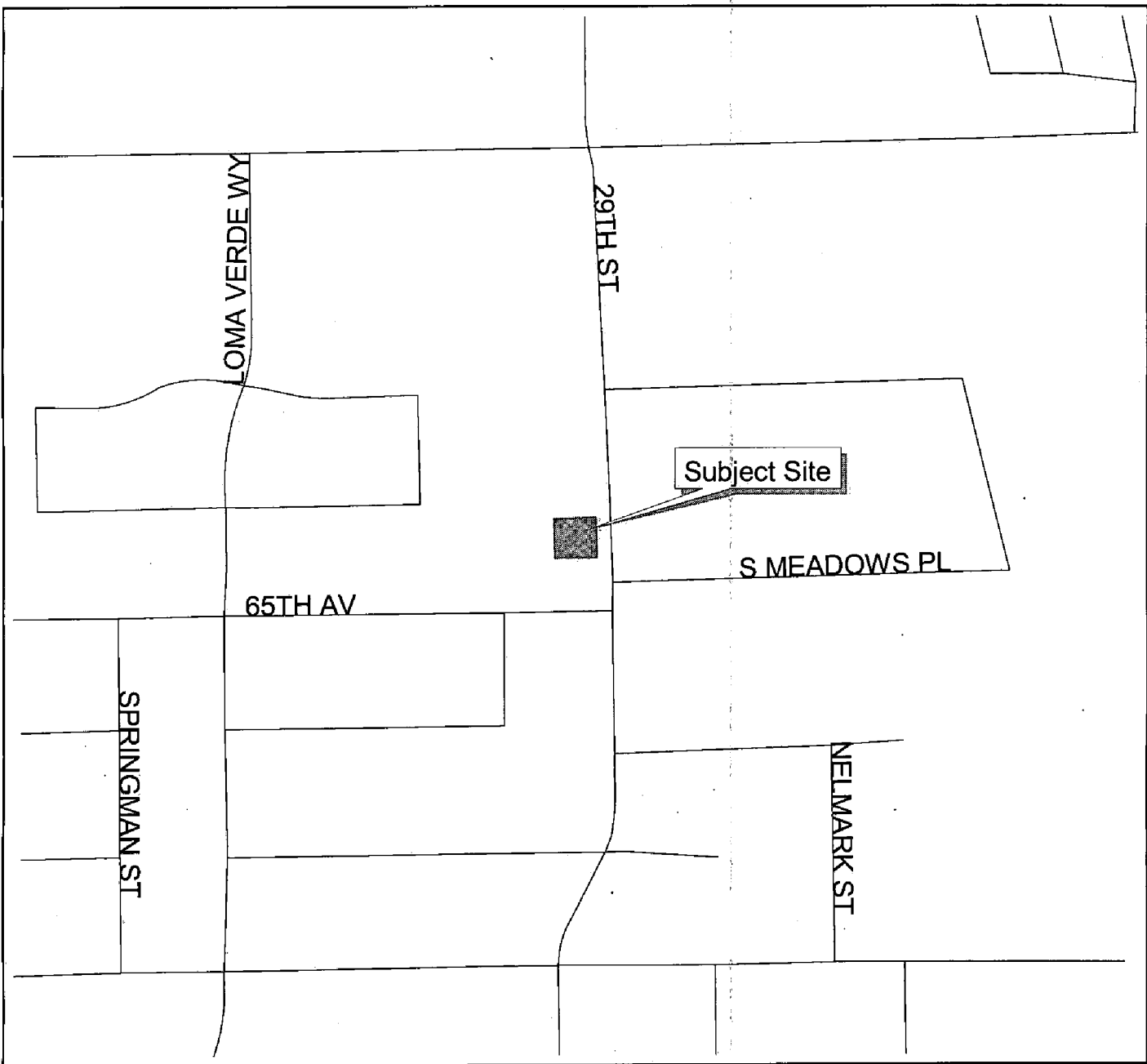


Joy D. Patterson
Zoning Administrator

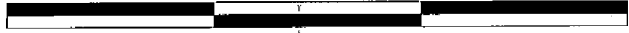
The Tentative Map that is granted must be finalized within two years after such tentative map is approved. If such map is not so finalized the Tentative Map shall be deemed to have expired and shall be null and void. The decision of the Zoning Administrator may be appealed to the Planning Commission. An appeal must be filed within 10 days of the Zoning Administrator's hearing. If an appeal is not filed, the action of the Zoning Administrator is final.

Note: The applicant will need to contact the Public Works Department (Jerry Lavoto, 264-7918) after the appeal period is over to submit for a Final Map.

cc: File (original) ZA Log Book Applicant Public Works (Jerry Lavoto)



400 0 400 800 Feet

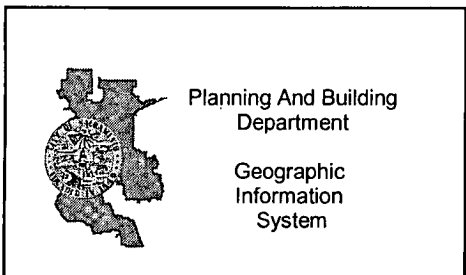
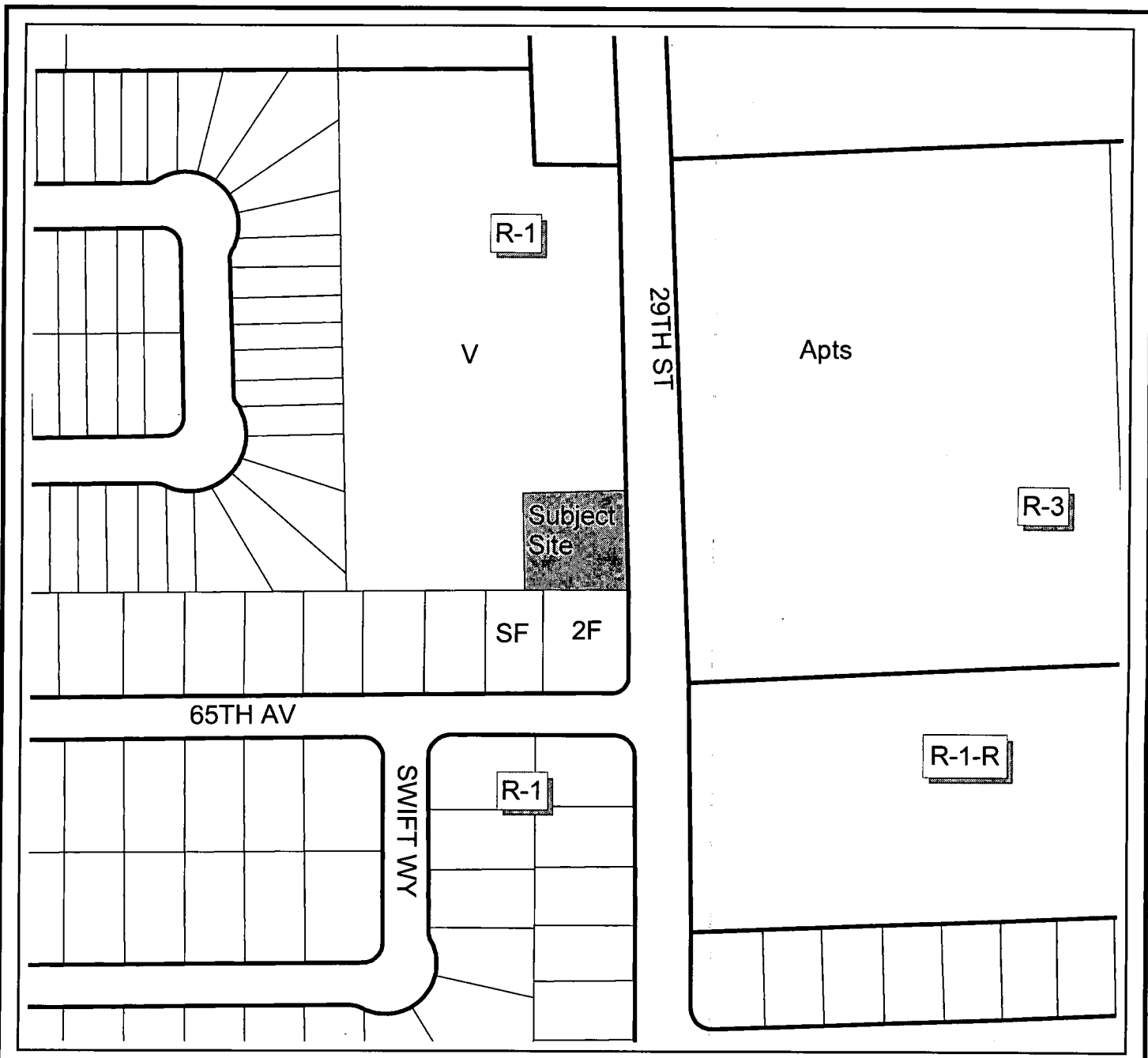


Planning And Building
Department

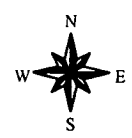
Geographic
Information
System

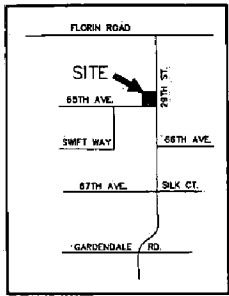
VICINITY MAP





LAND USE AND ZONING





TENTATIVE PARCEL MAP
FOR

BRIAN BIGELOW
29TH STREET
SACRAMENTO, CA

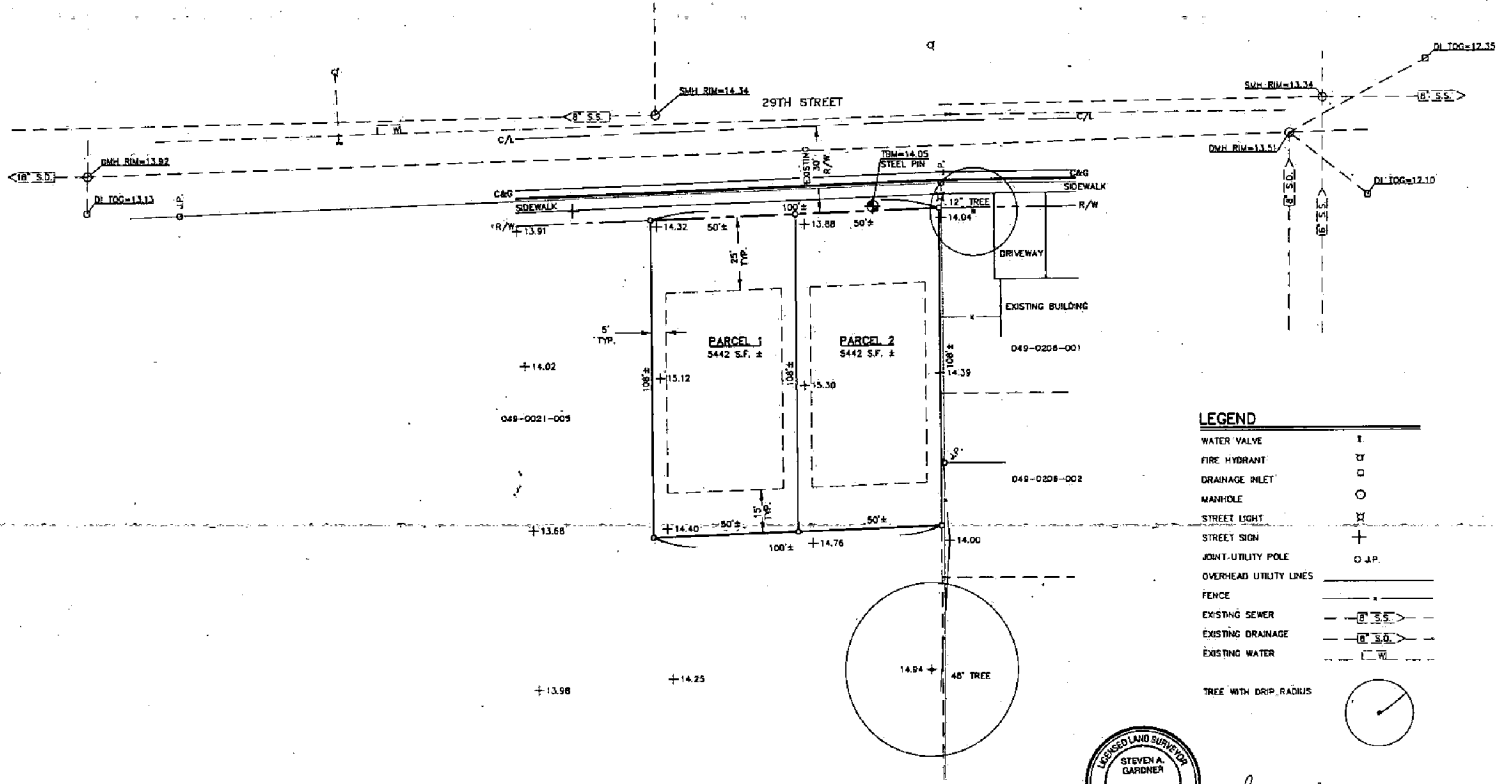
GARDNER & ASSOCIATES NOVEMBER, 2002

PROJECT DATA

RECORD OWNER & SUBDIVIDER: BRIAN BIGELOW
P.O. BOX 631-713
SACRAMENTO, CA 95866

APPLICANT: GARDNER & ASSOCIATES
801 COMMERCE DRIVE, SUITE 130
ROCKVILLE, CA 95878
PHONE: (916) 782-5177

EXISTING ZONING: R1
PROPOSED ZONING: R1
EXISTING USE: VACANT
PROPOSED USE: SINGLE FAMILY RESIDENTIAL
NUMBER OF LOTS: 2
ADREAGE: 10,884 S.F.
SEWER DISPOSAL: CITY OF SACRAMENTO
WATER SUPPLY: CITY OF SACRAMENTO
SCHOOL DISTRICT: SACRAMENTO CITY UNIFIED SCHOOL DISTRICT
DRAINAGE: CITY OF SACRAMENTO



LEGEND

WATER VALVE	+
FIRE HYDRANT	⊕
DRAINAGE INLET	○
MANHOLE	○
STREET LIGHT	⊕
STREET SIGN	+
JOINT-UTILITY POLE	○ J.P.
OVERHEAD UTILITY LINES	—
FENCE	—
EXISTING SEWER	— 12" S.S.
EXISTING DRAINAGE	— 12" S.S.
EXISTING WATER	— W
TREE WITH DRIP RADIUS	○



Steven A. Gardner
STEVEN A. GARDNER L.S. 5123

REVISION NO.	DESCRIPTION	APPROVED BY	DATE

BENCHMARK ELEV. 13.27
NO. 337-528
H.I.T. NAIL LIGHT BASE WEST
SIDE OF 29TH STREET AT
66TH AVENUE.

HORIZ. SCALE: 1"=20'
VERT. SCALE:
SURVEYED BY: B.B., R.B.
FIELD BOOK NO.: 280, 283
S.P.N.: 048-0031-008

DRAFTED BY: D.M.
DESIGNED BY:
CHECKED BY: S.G.
DATE: NOVEMBER, 2002
DRAWING NO. C2-103a.mxd/1.dwg



801 COMMERCE DRIVE
SUITE 130
ROCKVILLE, CA 95878
PHONE (916) 782-5177
FAX (916) 782-8008

**TENTATIVE
PARCEL MAP**

**PREPARED FOR:
BRIAN BIGELOW
29TH STREET
SACRAMENTO, CA**

SHEET 1 of 1
SHEETS
PLAN NO.
02-103

EXHIBIT B

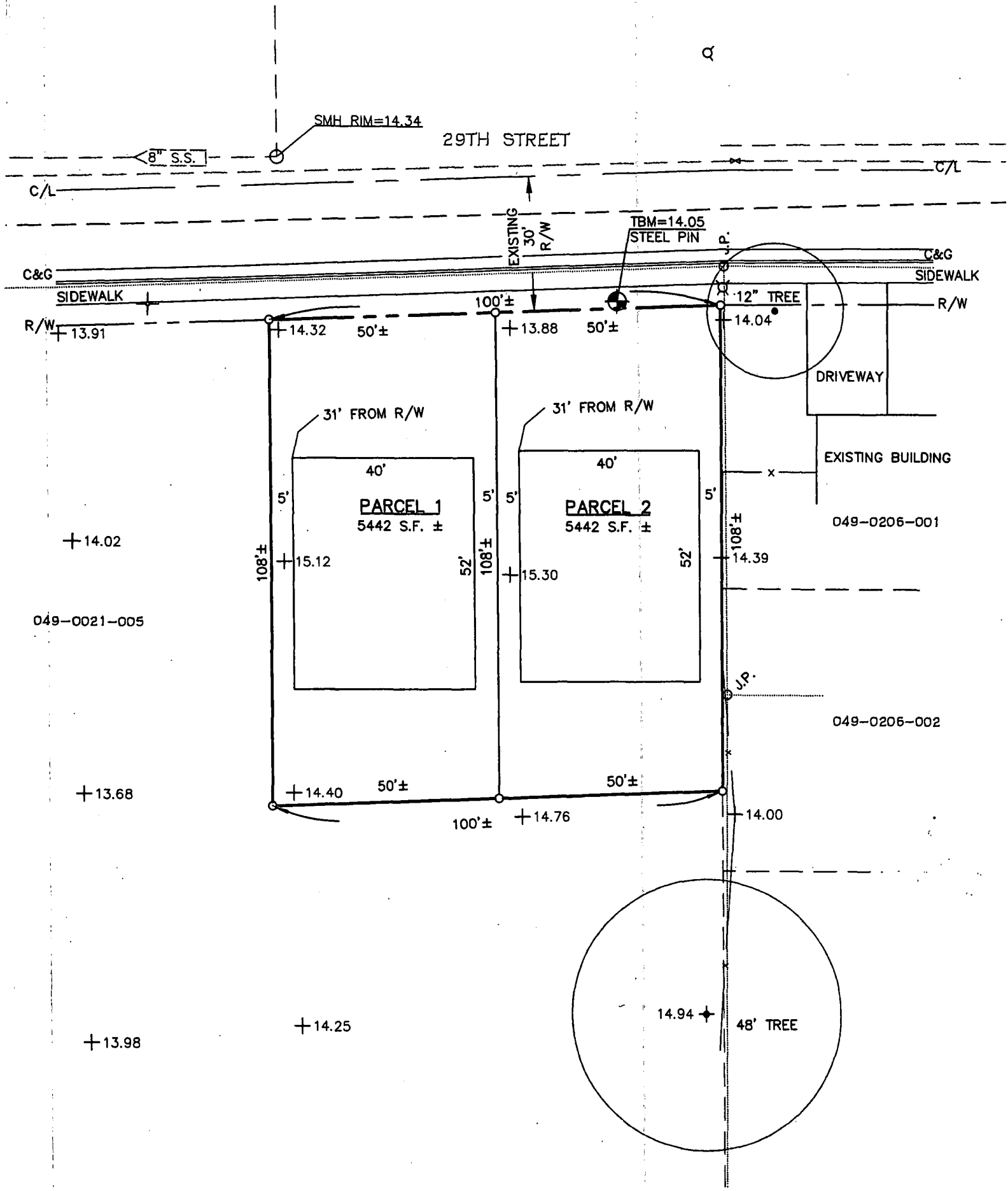
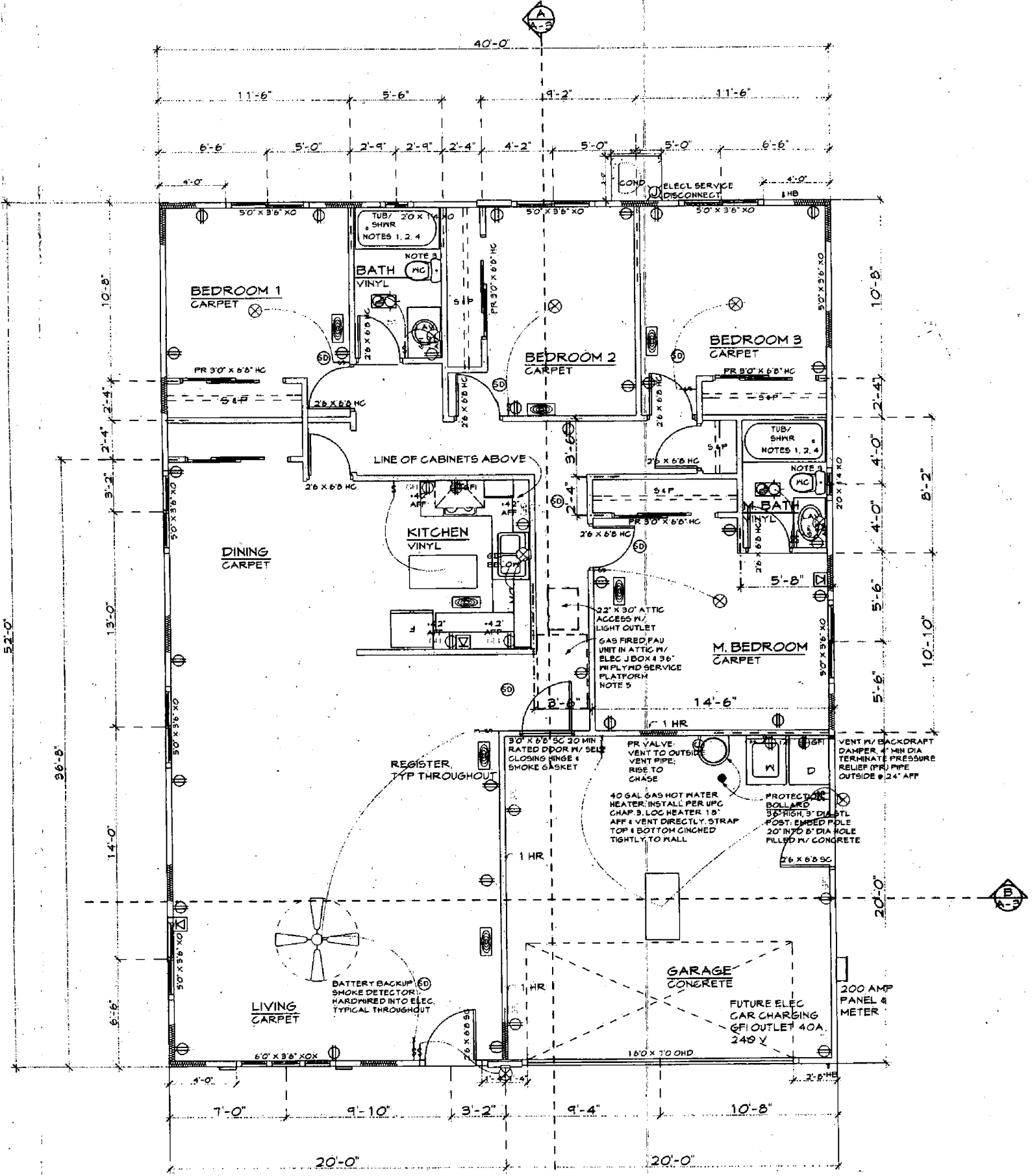
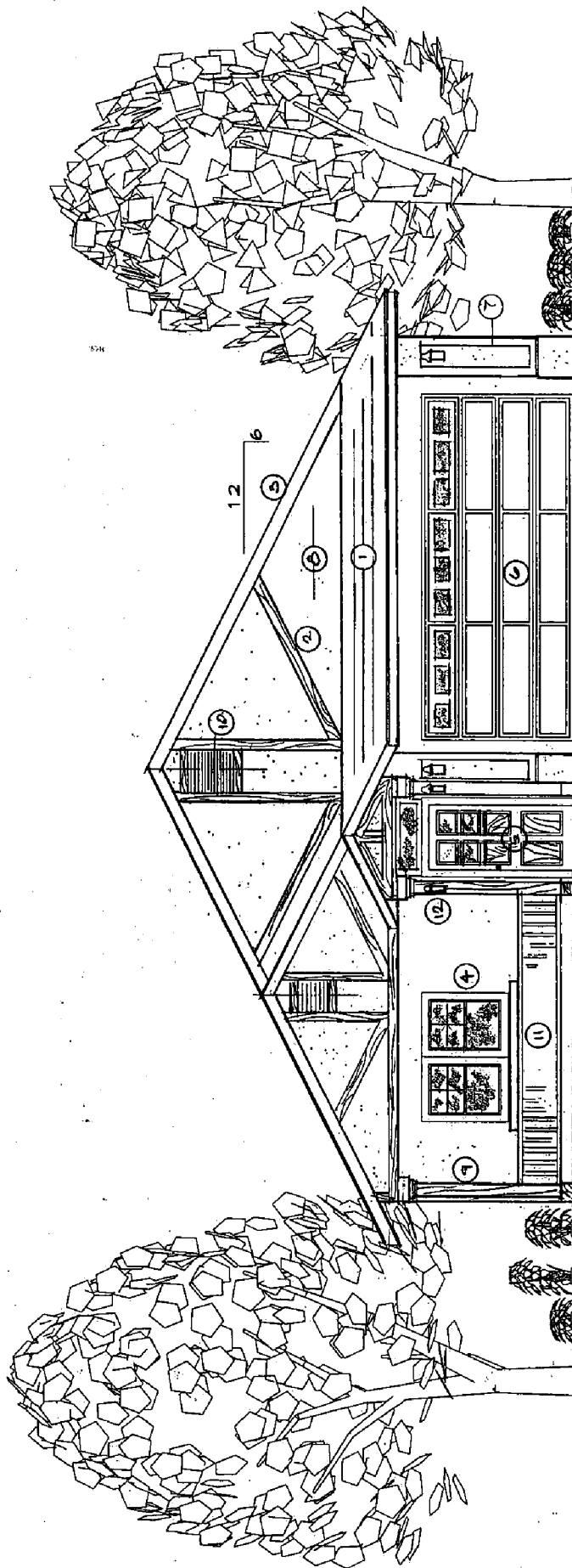


EXHIBIT C



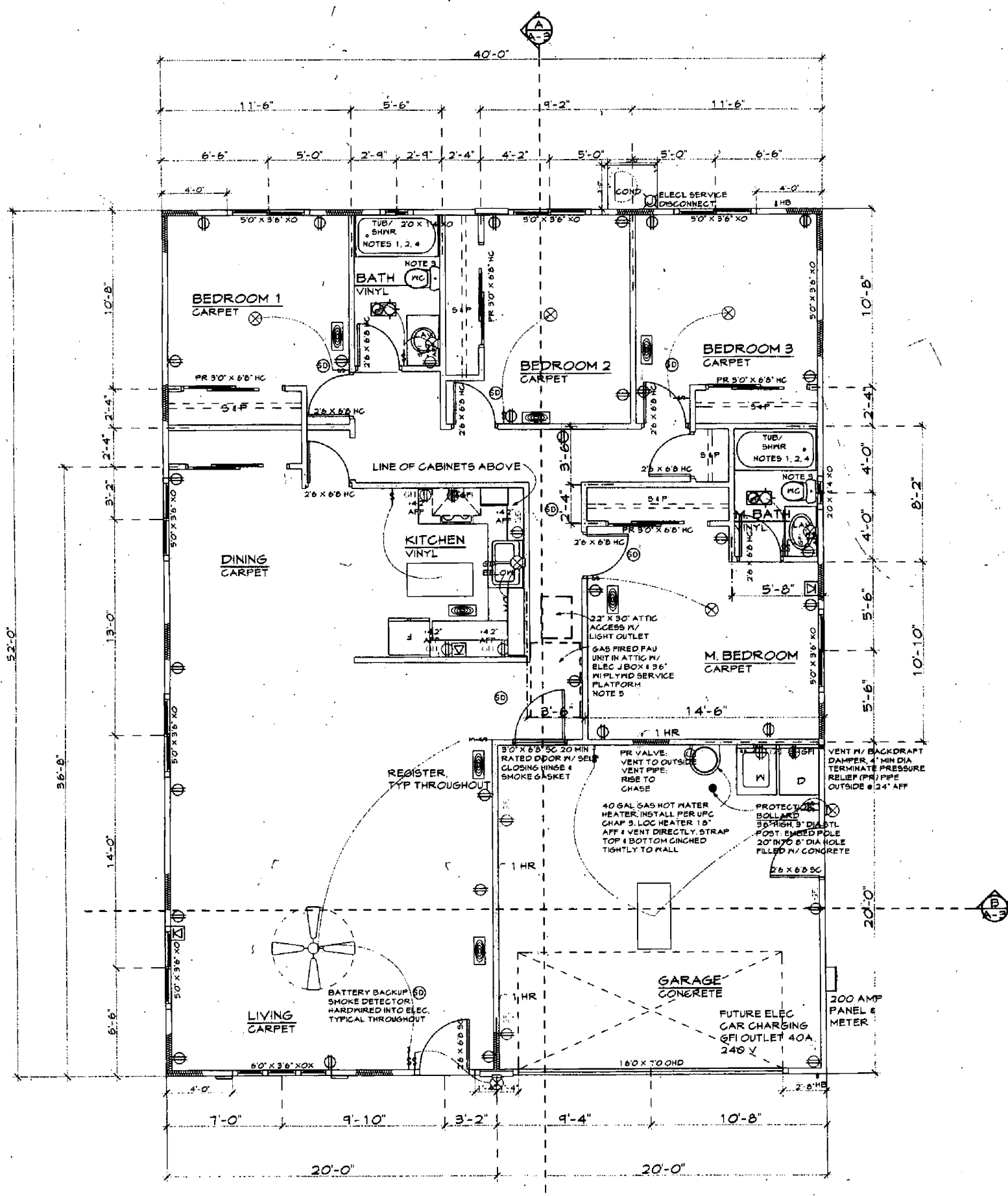
FLOOR PLAN

1/4" = 1'-0"



FRONT ELEVATION A

1/4" = 1'-0"



FLOOR PLAN
1/4" = 1'-0"

SMH RIM=14.34

29TH STREET

8" S.S.

C/L

C/L

EXISTING 30' R/W

TBM=14.05 STEEL PIN

C&G

SIDEWALK

C&G

SIDEWALK

12" TREE

R/W

R/W +13.91

+14.32 50'±

+13.88 50'±

+14.04

DRIVEWAY

31' FROM R/W

31' FROM R/W

PARCEL 1
5442 S.F. ±

PARCEL 2
5442 S.F. ±

EXISTING BUILDING

049-0206-001

+14.02

049-0021-005

108'±

+15.12

108'±

+15.30

±108'

+14.39

J.P.

049-0206-002

+13.68

+14.40 50'±

50'±

100'± +14.76

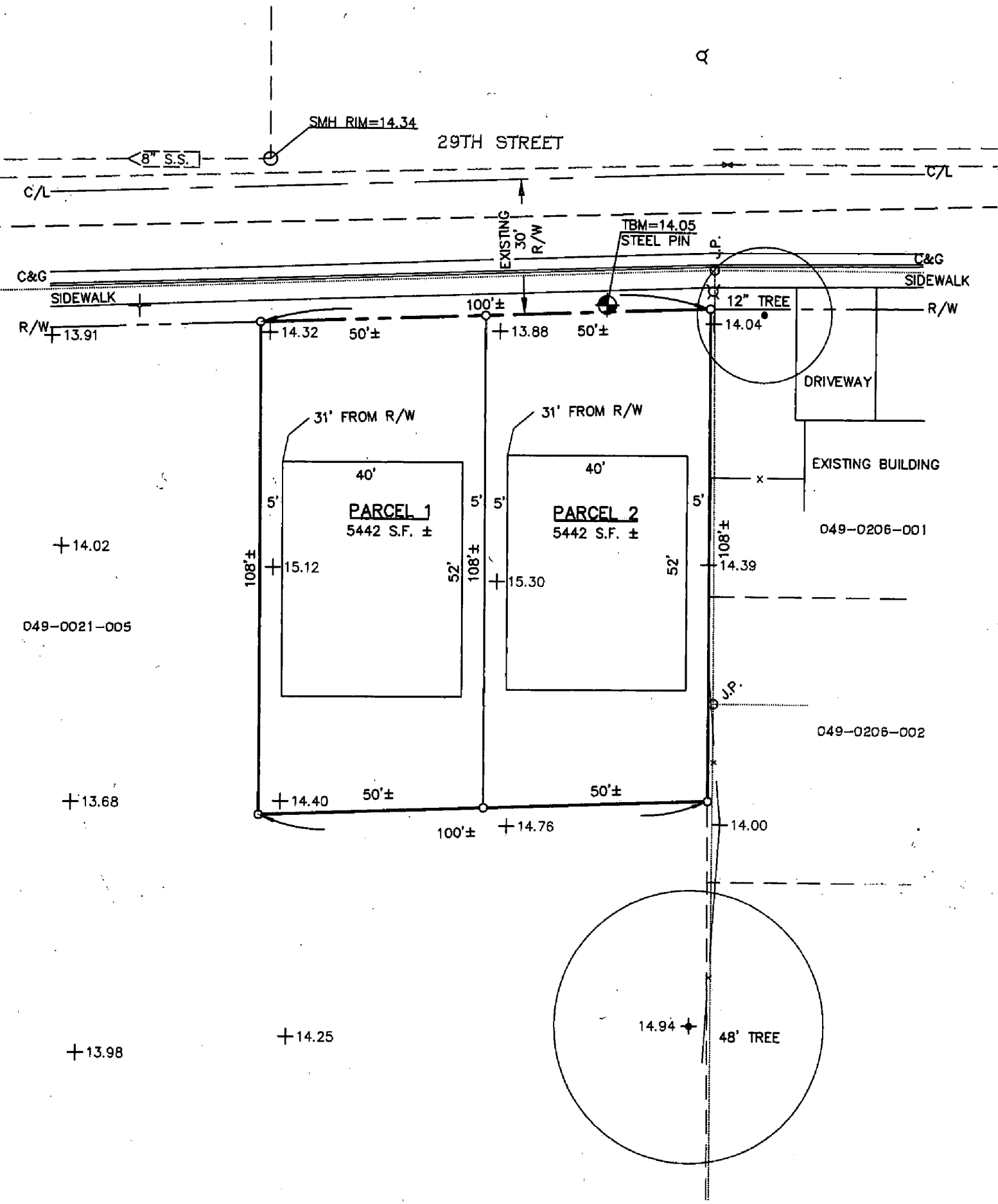
+14.00

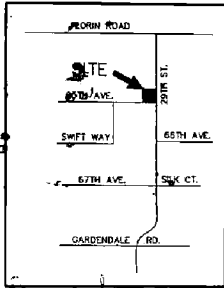
+13.98

+14.25

14.94

48' TREE





VICINITY MAP
NOT TO SCALE



SCALE: 1"=20'

TENTATIVE PARCEL MAP

FOR

BRIAN BIGELOW
29TH STREET
SACRAMENTO, CA

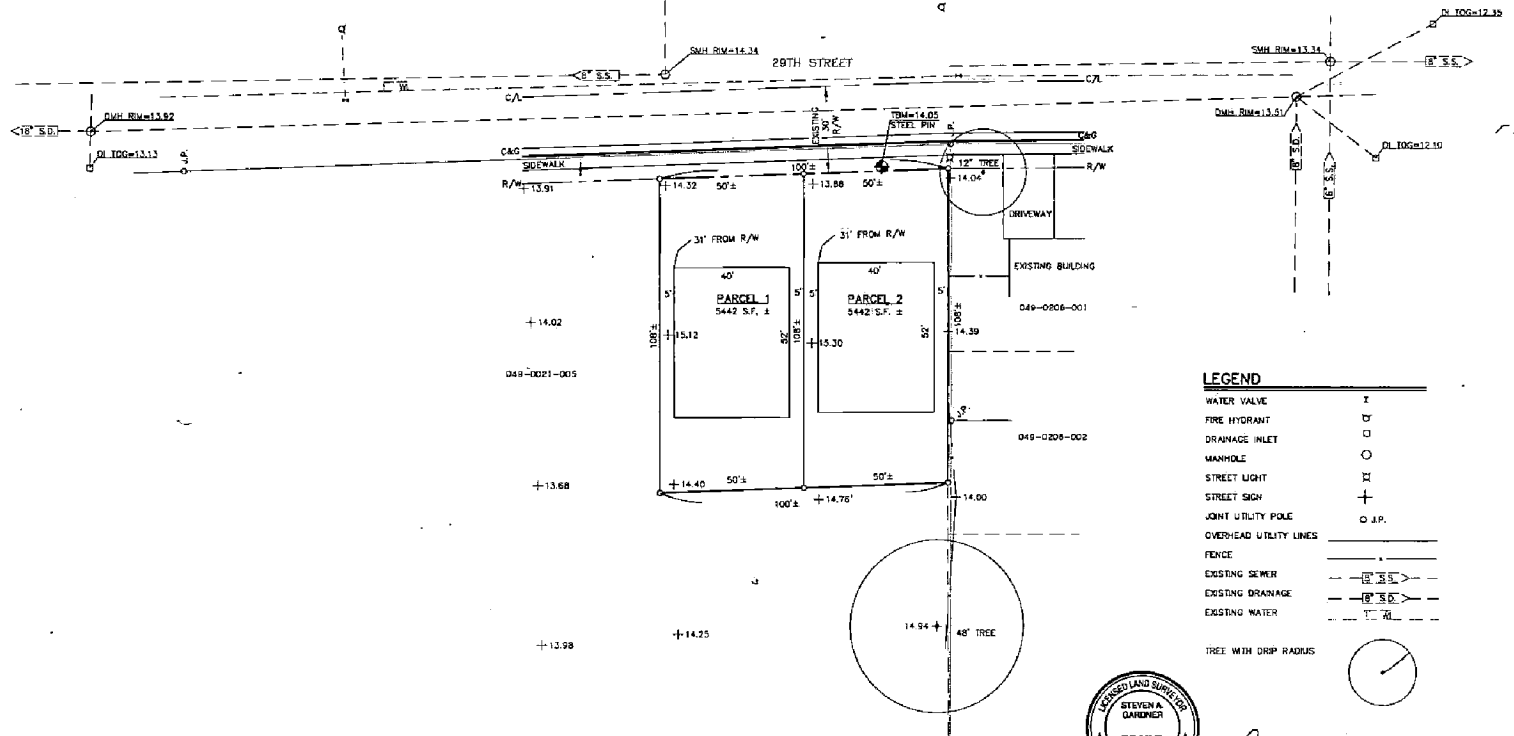
GARDNER & ASSOCIATES NOVEMBER, 2002

PROJECT DATA

RECORD OWNER
& SUBDIVIDER: BRIAN BIGELOW
P.O. BOX 601-713
SACRAMENTO, CA 95668

APPLICANT: GARDNER & ASSOCIATES
801 COMMERCE DRIVE, SUITE 130
ROSEVILLE, CA 95678
PHONE: (916) 782-5177

EXISTING ZONING: R1
PROPOSED ZONING: R1
EXISTING USE: VACANT
PROPOSED USE: SINGLE FAMILY RESIDENTIAL
NUMBER OF LOTS: 2
ADREAGE: 10,884 S.F.
SEWER DISPOSAL: CITY OF SACRAMENTO
WATER SUPPLY: CITY OF SACRAMENTO
SCHOOL DISTRICT: SACRAMENTO CITY UNIFIED SCHOOL DISTRICT
DRAINAGE: CITY OF SACRAMENTO



LEGEND	
WATER VALVE	⊥
FIRE HYDRANT	⊕
DRAINAGE INLET	⊙
MANHOLE	⊗
STREET LIGHT	⊞
STREET SIGN	⊕
JOINT UTILITY POLE	⊙ J.P.
OVERHEAD UTILITY LINES	— — — — —
FENCE	— — — — —
EXISTING SEWER	— — — — —
EXISTING DRAINAGE	— — — — —
EXISTING WATER	— — — — —
TREE WITH DRIP RADIUS	⊙



Steven A. Gardner
STEVEN A. GARDNER L.S. 5123

NO.	DESCRIPTION	APP'D BY	DATE

BENCHMARK BLEV 15-97
NO. 132-E28
MULTI NAIL LIGHT BASE WEST
SIDE OF 29TH STREET AT
66TH AVENUE

HORIZ. SCALE: 1"=20'
VERT. SCALE:

SURVEYED BY: R.B., R.B.
FIELD BOOK NO.: 780, 283
A.P.N.: 049-0021-008

DRAFTED BY: D.H.
DESIGNED BY:

CHECKED BY: S.G.
DATE: NOVEMBER, 2002
DRAWING NO. 02-103ca-011.dwg

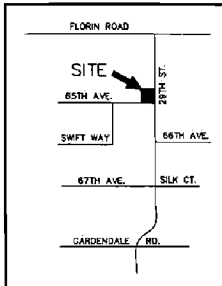


601 COMMERCE DRIVE
SUITE 130
ROSEVILLE, CA 95678
PHONE: (916) 782-5177
FAX: (916) 782-6008

**TENTATIVE
PARCEL MAP**

**PREPARED FOR:
BRIAN BIGELOW
29TH STREET
SACRAMENTO, CA**

SHEET
1 OF 1
SHEETS
PLAN NO.
02-103



VICINITY MAP
NOT TO SCALE



SCALE: 1"=20'

TENTATIVE PARCEL MAP

FOR

BRIAN BIGELOW
29TH STREET
SACRAMENTO, CA

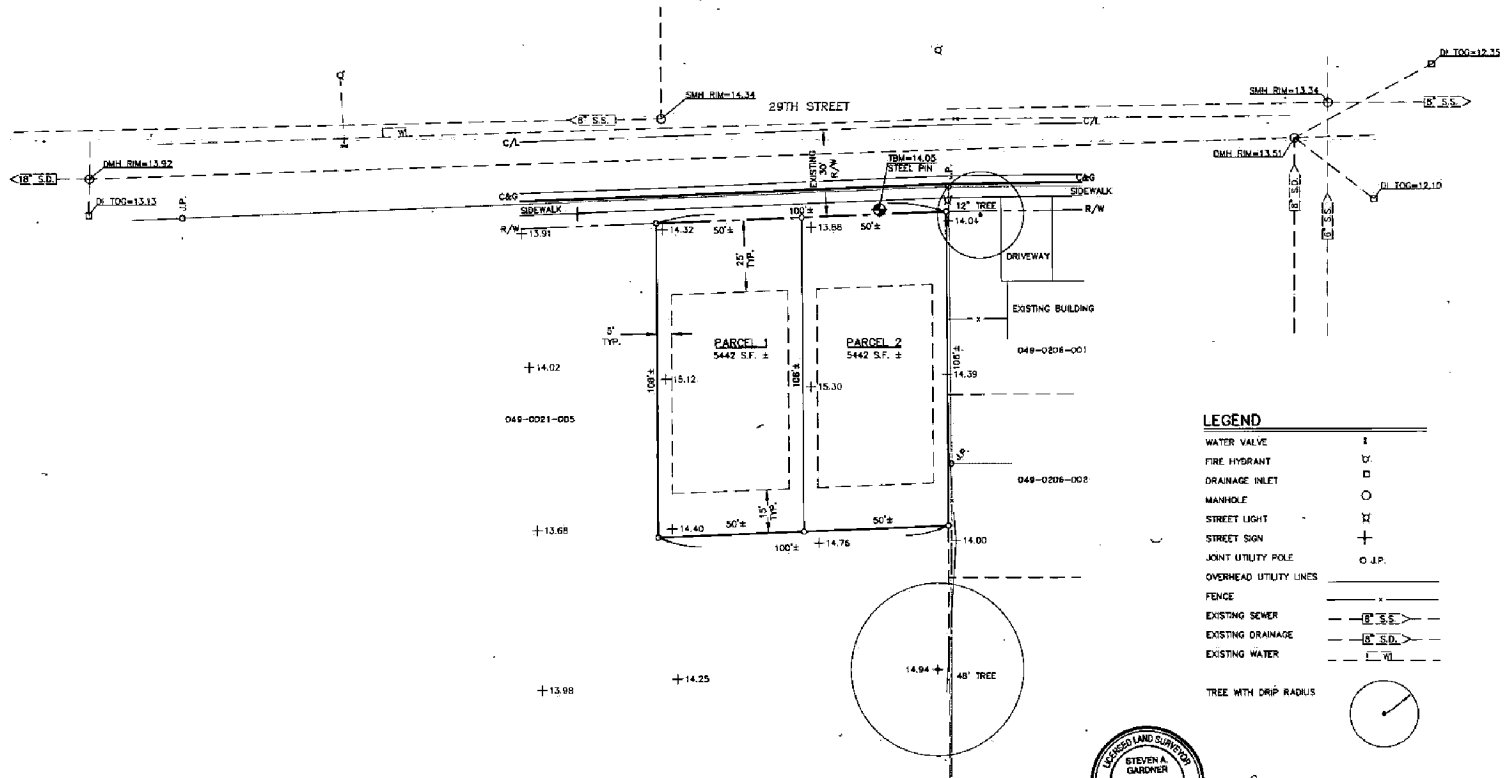
GARDNER & ASSOCIATES NOVEMBER, 2002

PROJECT DATA

RECORD OWNER
& SUBDIVIDER: BRIAN BIGELOW
P.O. BOX 801-713
SACRAMENTO, CA 95865

APPLICANT: GARDNER & ASSOCIATES
601 COMMERCE DRIVE, SUITE 130
ROSEVILLE, CA 95678
PHONE: (916) 782-5177

EXISTING ZONING: R1
PROPOSED ZONING: R1
EXISTING USE: VACANT
PROPOSED USE: SINGLE FAMILY RESIDENTIAL
NUMBER OF LOTS: 2
ACREAGE: 10.884 A.C.
SEWER DISPOSAL: CITY OF SACRAMENTO
WATER SUPPLY: CITY OF SACRAMENTO
SCHOOL DISTRICT: SACRAMENTO CITY UNIFIED SCHOOL DISTRICT
DRAINAGE: CITY OF SACRAMENTO



LEGEND

- WATER VALVE [Symbol]
- FIRE HYDRANT [Symbol]
- DRAINAGE INLET [Symbol]
- MANHOLE [Symbol]
- STREET LIGHT [Symbol]
- STREET SIGN [Symbol]
- JOINT UTILITY POLE [Symbol]
- OVERHEAD UTILITY LINES [Symbol]
- FENCE [Symbol]
- EXISTING SEWER [Symbol]
- EXISTING DRAINAGE [Symbol]
- EXISTING WATER [Symbol]
- TREE WITH DRIP RADIUS [Symbol]



Steven A. Gardner
STEVEN A. GARDNER L.S. 5123

NO.	DESCRIPTION	APPR'D BY	DATE

BENCHMARK ELEV. 12.92
NO. 332-F23
MILD NAIL LIGHT BASE WEST
SIDE OF 29TH STREET AT
65TH AVENUE.

HORIZ. SCALE: 1"=20'
VERT. SCALE: [Symbol]
SURVEYED BY: B.B., R.B.
FIELD BOOK NO.: 280, 283
T.A.P.N.: 048-0021-008
DRAWING NO. 02-103ca011.dwg
DRAFTED BY: D.H.
DESIGNED BY: [Symbol]
CHECKED BY: S.G.
DATE: NOVEMBER, 2002

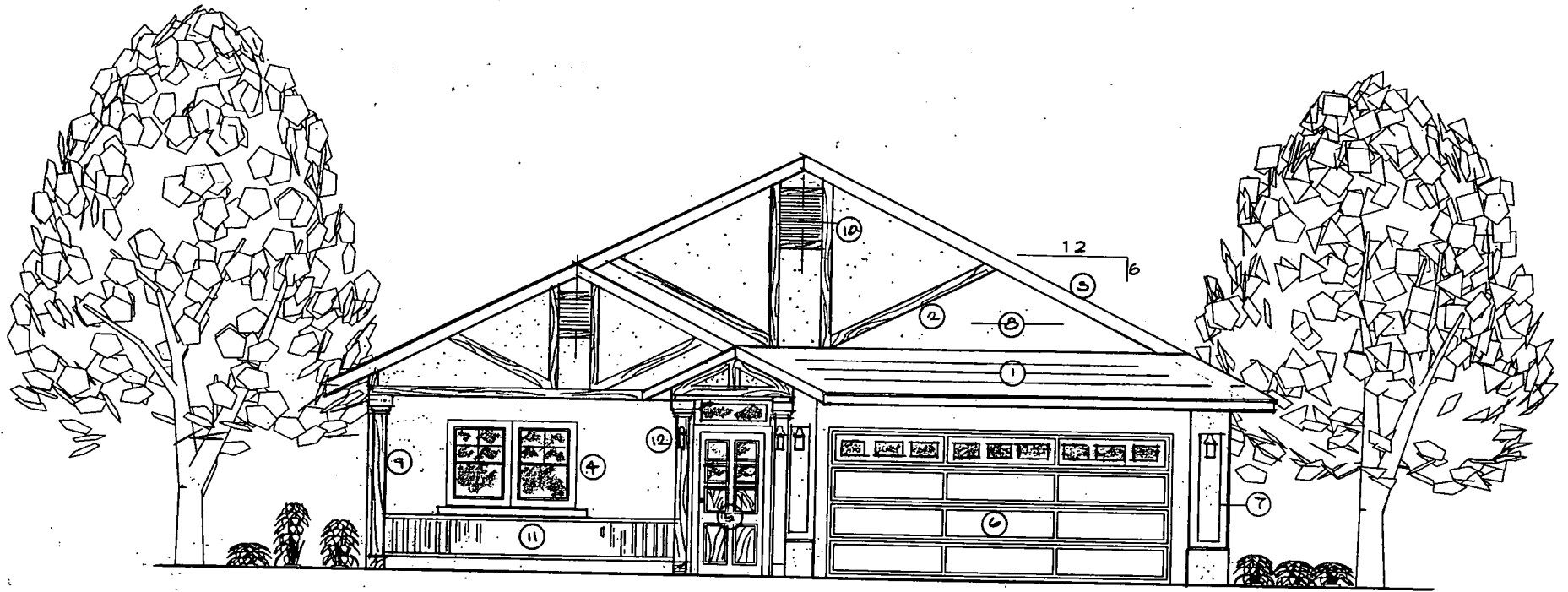


601 COMMERCE DRIVE
SUITE 130
ROSEVILLE, CA 95678
PHONE: (916) 782-5177
FAX: (916) 782-6008

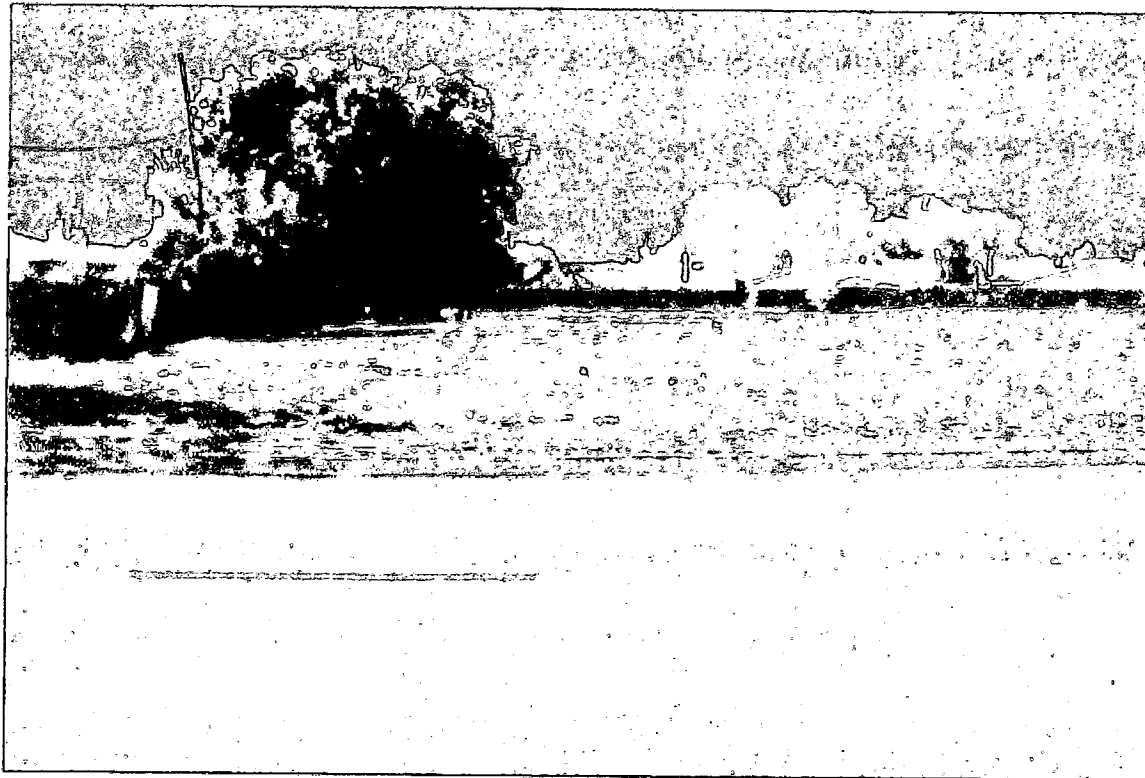
**TENTATIVE
PARCEL MAP**

**PREPARED FOR:
BRIAN BIGELOW
29TH STREET
SACRAMENTO, CA**

SHEET 1 OF 1 SHEETS
PLAN NO.
02-103

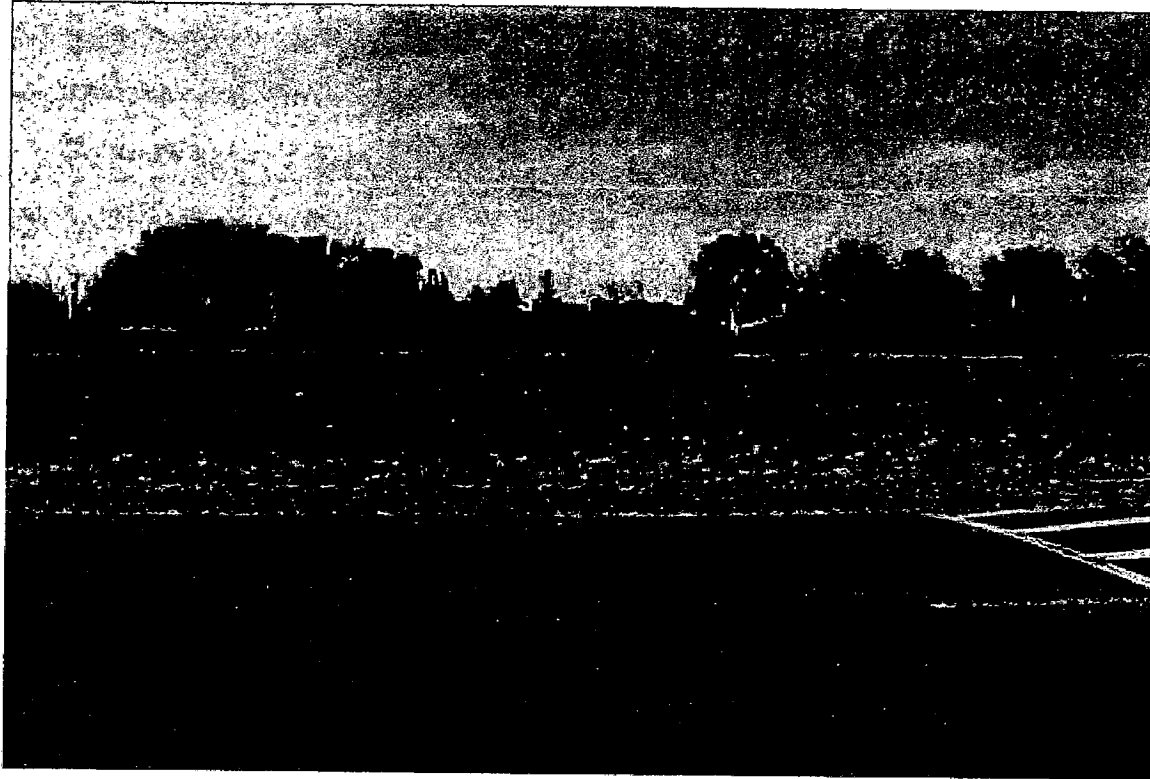


FRONT ELEVATION A
1/4" = 1'-0"



1 - Site
29th Street

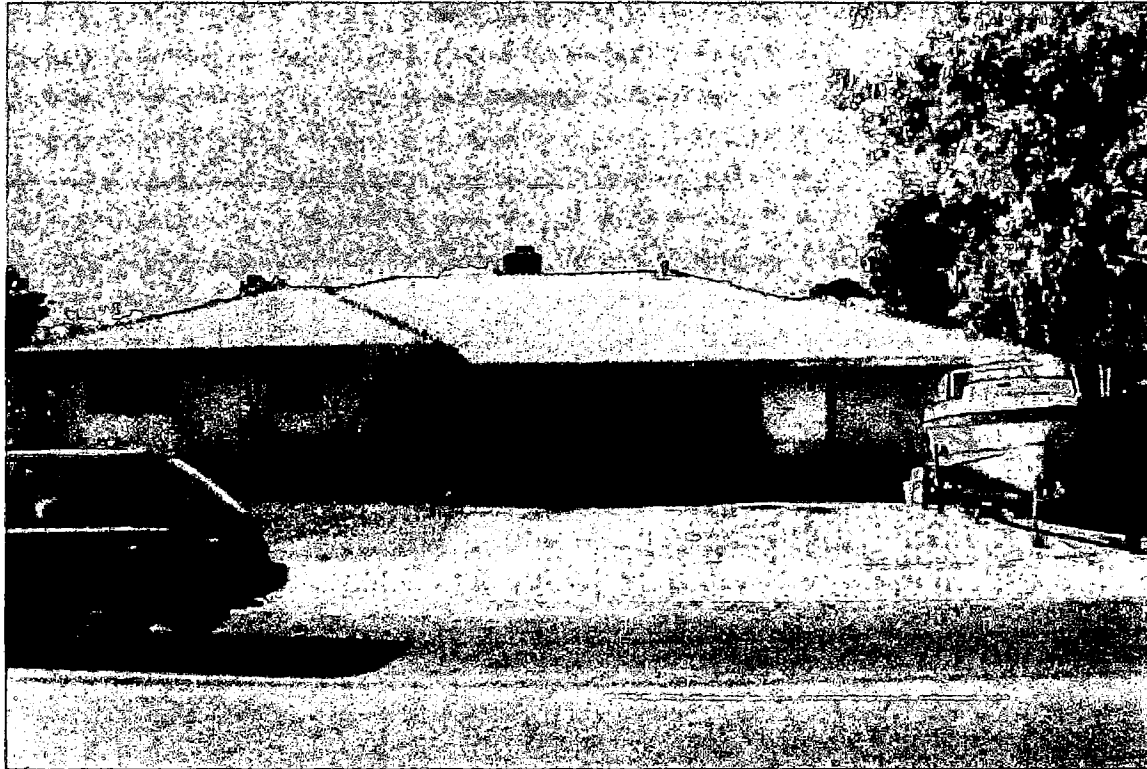
Z02-245
REC'D NOV. 8, 2002



2-A

29th Street

Z02-245
REC'D NOV. 8, 2002



2-B

29th Street

Z02-245
REC'D NOV. 8, 2002



3-A

29th Street

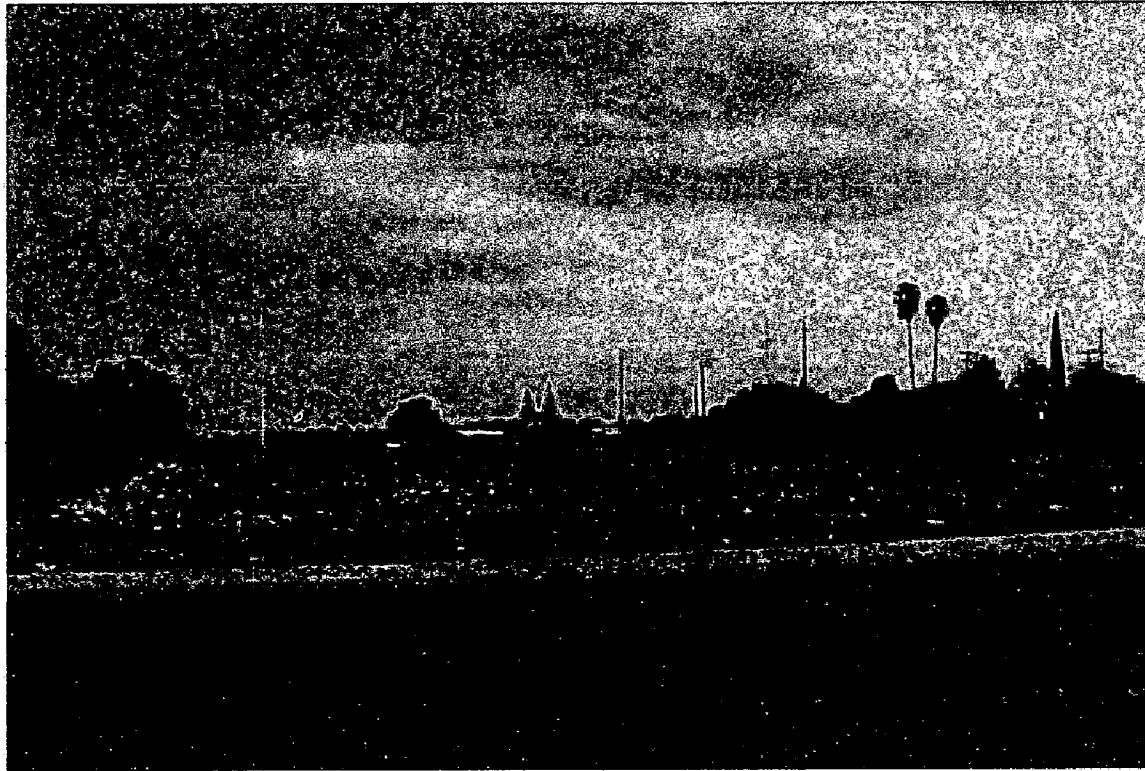
Z02-245
REC'D NOV. 8, 2002



3-B

29th Street

Z02-245
REC'D NOV. 8, 2002



#3-C
29th Street

Z02-245
REC'D NOV. 8, 2002