

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

ACTION OF THE ZONING ADMINISTRATOR

On Friday, December 19, 2003, the Zoning Administrator approved with conditions a tentative map and subdivision modifications to subdivide one parcel into two in the Standard Multi Family (R-2A) zone for the project known as (File Z03-336). Findings of Fact and conditions of approval for the project are listed on pages 3-5.

ACTION OF DESIGN REVIEW STAFF

On Friday, December 19, 2003, Design Review staff approved plans to construct two duplexes on two parcels. Conditions of approval for the project are listed on pages 5-6.

Project Information

Request:

1. **Zoning Administrator Tentative Map** to subdivide one parcel into two parcels on 0.28± undeveloped acres in the Multi-Family (R-2A) zone.
2. **Subdivision Modification** to create a corner parcel (Parcel 1) less than 62 feet wide.
3. **Subdivision Modification** to create one parcel (Parcel 2) less than 52 feet wide.
4. **Design Review** to construct two duplexes on two parcels totaling 4,356 square feet in size in the Del Paso Heights Design Review District on 0.28± undeveloped acres in the Multi-Family (R-2A) zone.

Location: 3436 Marysville Boulevard (D3, Area 4)

Assessor's Parcel Number: 251-0230-001

Applicant: Nong Estates, LLC
C/O Gardner & Associates
601 Commerce Drive, Ste. 130
Roseville, CA 95838

Property Owner: Same as Applicant

Project Planner: Lindsey Alagozian
Design Review Planner: Kelly Lankford

General Plan Designation: Medium Density Residential 16-29 du/na
North Sacramento
Community Plan Designation: Residential 11-29 du/na
Existing Land Use of Site: Vacant
Existing Zoning of Site: Multi Family (R-2A)

Surrounding Land Use and Zoning:

North: R-2A; Police Station
 South: R-2A; Triplex
 East: R-1; Residential
 West: C-2 and R-3; Public Utility

Property Dimensions: 110 feet x 111 feet
 Property Area: 0.28± acres
 Topography: Flat
 Street Improvements: Existing
 Utilities: Existing

Project Plans: Exhibits A through I

Previous Files: None

Additional Information The applicant is requesting to subdivide one parcel into two parcels in the Multi Family (R-2A) zone in the Del Paso Heights Design Review district. The proposed parcels do not meet the standard width required for both a corner and an interior lot. Parcel 1 will be a corner lot with 6,472 square feet and 60 feet in width. The interior lot (Parcel 2) will be 5,358 square feet in size and only 50 feet in width. Both lots will have the required area of square footage for the number of units proposed. The applicant has provided duplex plans for both parcels and have been reviewed and approved by Design Review staff. The duplex on parcel one will be 2,408 square feet and the proposed duplex on parcel two will be 2,412 square feet.

Staff supports the subdivision modifications and the tentative map because the lot sizes are consistent with the surrounding development. Furthermore, the project will ensure development on the parcel that is consistent with the zone. The proposed project requires the approval of a Zoning Administrator for a two parcel Tentative Map with Subdivision Modifications. The plans were sent to the Del Paso Heights Neighborhood Association and the North Hagginwood Neighborhood Alliance for review and comment. In addition, the site was posted and property owners within 100 feet of the project site were notified of the proposal. Staff did not receive any phone calls regarding the project.

Subdivision Review Committee: The proposed map was heard at the Subdivision Review Committee (SRC) on December 3, 2003. During the hearing minor changes were made to the proposed conditions of approval. All changes were accepted by both the applicant and the Committee. The Subdivision Review Committee recommended that the project be approved by the Zoning Administrator subject to the conditions listed below.

Agency Comments The proposed project has been reviewed by the Department of Utilities, Public Works – Transportation and Engineering Planning Divisions, Fire, Parks, the Building Division, SMUD, and other utilities. The comments received pertaining to the subdivision have been included as conditions of approval.

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, Minor Land Divisions.

CONDITIONS: Tentative Map

NOTE: These conditions shall supersede any contradictory information shown on the Tentative Map. The design of any improvement not covered by these conditions shall be to City standard.

The applicant shall satisfy each of the following conditions prior to filing the Final (Parcel) 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 assessments;
2. Show all continuing and proposed/required easements on the Final (Parcel) Map;
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. A note shall be placed on the final improvement plans referencing this condition;
4. Construct standard subdivision improvements where they are deteriorated as noted in these conditions pursuant to section 16.48.110 of the City Code. All improvements shall be designed and constructed to the satisfaction of the Department of Public Works.
5. The design and placement of walls, fences, signs and Landscaping near intersections and driveways shall allow stopping sight distance per Caltrans standards and comply with City Code Section 12.28.010 (25' sight triangle). Walls shall be set back 3' behind the sight line needed for stopping sight distance to allow sufficient room for pilasters. Landscaping in the area required for adequate stopping sight distance shall be limited 3.5' in height. The area of exclusion shall be determined by the Department of Public Works;
6. Construct driveways per city standards and to the satisfaction of Public Works.

UTILITIES

7. Dedicate a standard 12.5 foot public utility easement (PUE) for underground **and overhead** facilities and appurtenances adjacent to all street right of ways;
8. Dedicate the South 5 feet of Parcels 1 & 2 as a public utility easement for overhead and underground facilities and appurtenances.
9. Only one domestic water service will be allowed per parcel. Any new domestic water services shall be metered.
10. Provide separate sanitary sewer services to each parcel to the satisfaction of the Department of Utilities.
11. 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 from each parcel as needed, at no cost, at the time of sale or other conveyance of either parcel. 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 __).”

12. A grading plan showing existing and proposed elevations is required. Adjacent off-site topography shall also be shown to the extent necessary to determine impacts to existing

surface drainage paths. The existing foundation and driveway shall be removed. No grading shall occur until the grading plan has been reviewed and approved by the Department of Utilities.

13. The applicant must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. This ordinance requires the applicant to show erosion and sediment control methods on the subdivision improvement plans. These plans shall also show the methods to control urban runoff pollution from the project site during construction.

PPDD: Parks

14. 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;
15. 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 Final (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:

16. The proposed project is located in the Flood zone designated as an X zone on the Federal Emergency Management Agency (FEMA) Federal Insurance Rate Maps (FIRMs) dated July 6, 1998. Within the X zone, there are no requirements to elevate or flood proof.
17. Existing Sacramento Regional County Sanitation District (SRCSD) facilities serving this proposed project are capacity constrained. Ultimate capacity will be provided by construction of the Lower Northwest and Upper Northwest Interceptors, currently scheduled for completion in 2010. SRCSD is working to identify potential interim projects to provide additional capacity. SRCSD and County Sanitation District 1 (CSD-1) will issue sewer permits to connect to the system if it is determined that capacity is available and the property has met all other requirements for service. This process is "first come, first served". There is no guarantee that capacity will be available when actual requests for sewer service are made. Once connected, the property has the entitlement to use the system. However, its entitlement is limited to the capacity accounted for by the payment of the appropriate SRCSD fees.

Developing this property may require the payment of additional sewer impact fees. Applicant should contact the Fee Quote Desk at 876-6100 for sewer impact fee information.

Note: Design Review Conditions of Approval are listed on pages 5-6 of this report.

Findings of Fact – Tentative Map

1. The Tentative Subdivision Map is consistent with the General Plan which designates the subject site as Low Density Residential (4-15 du/na).

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 the access way to any resulting parcel.
4. The resulting parcels from the Tentative Subdivision Map conform to the requirements of this Subdivision Ordinance, Chapter 40, the City's General Plan, and the City's Comprehensive Zoning Code.

Findings of Fact – Subdivision Modification

5. 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.
6. The cost to the subdivider, of strict or literal compliance with the regulation, is not the sole reason for granting the modification.
7. The modification will not be detrimental to the public health, safety or welfare or be injurious to other properties in the vicinity.
8. 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 Lovato, 264-7918) after the appeal period is over to submit for a Final Map.

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

Conditions of Approval – Design Review of Two Duplexes

1. All windows shall be gridded vinyl windows with wide frames (1"min.) and decorative trim and sills.
2. Provide single/double hung windows where indicated on approved elevations.
3. Front entry door and garage door shall have a raised panel design.
4. Provide stucco siding (smooth or sand finish) at all four sides of both units per approved drawings.

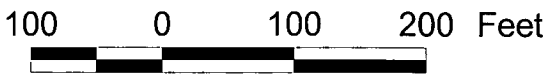
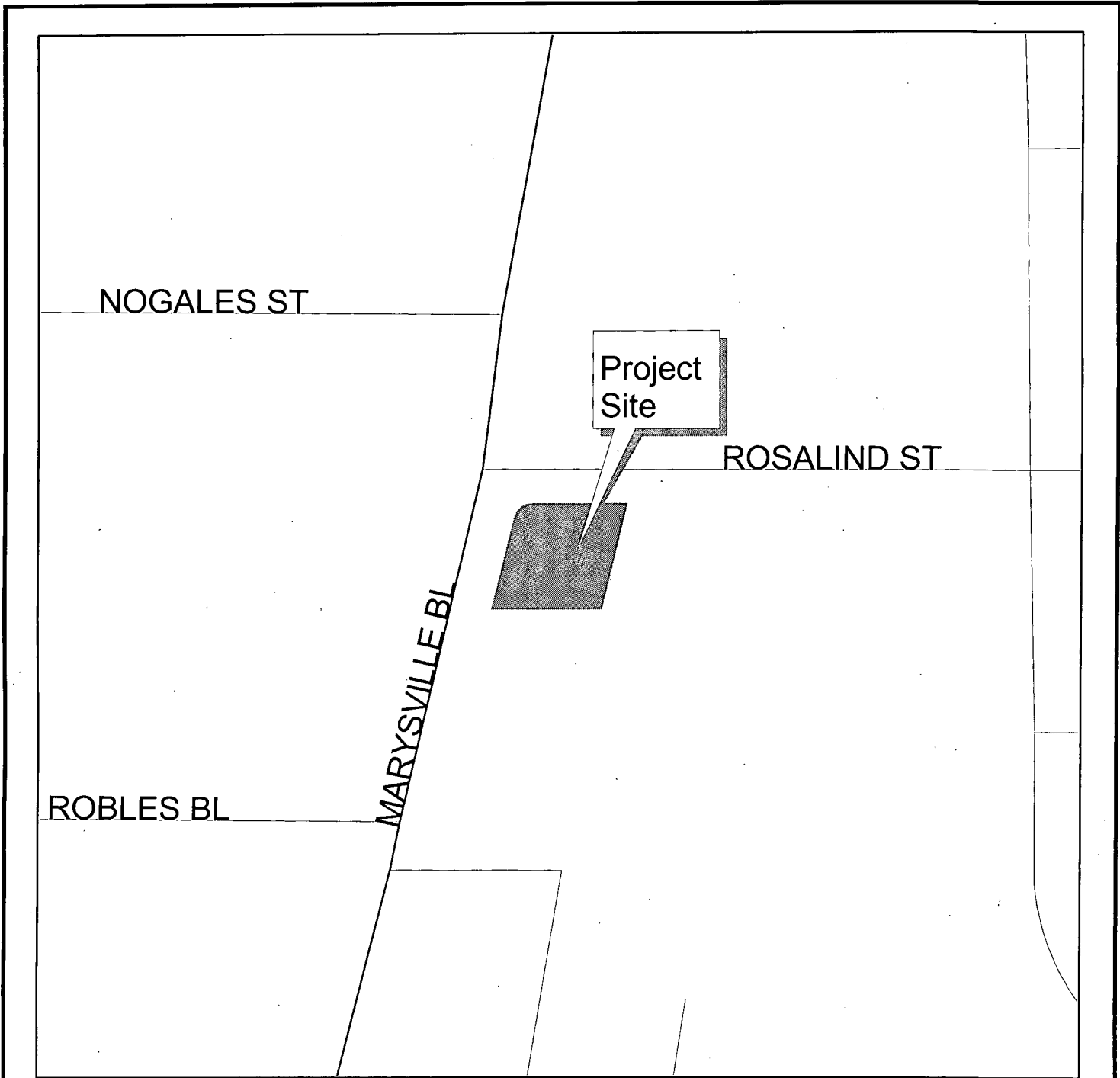
5. Provide horizontal lap siding in the upper gables of "Unit B."
6. Provide wood columns (6"x6" min.) with built out decorative base as indicated on approved drawings.
7. Provide shutters at front windows as indicated on approved drawings.
8. Provide 6' high wood fence at sides and rear.
9. Provide wood railings and pickets at stairs of both units and front porch of "Unit A."
10. All woodwork shall be smooth finish. No rough sawn.
11. Front yard landscaping (including lawn, shrubs, and a minimum of one tree) and automatic irrigation shall be provided.
12. Roofing shall be a minimum 30-year laminated dimensional composition shingle. Provide a hip roof with dormer at "Unit A"; a dutch gable roof at "Unit B."
13. Provide window planter boxes/shelves as indicated on the approved plans.
14. Gutters and downspouts shall be provided.
15. Provide decorative light fixtures as indicated on drawings.
16. No roof-mounted mechanical equipment is allowed.
17. All other notes and drawings on the final plans as submitted by the applicant are deemed conditions of approval. Any changes to the final set of plans stamped by Design Review staff shall be subject to review and approval prior to any changes.



Kelly Lankford
Design Review Planner

No building permit shall be issued until expiration of the 10-day appeal period. If an appeal is filed, no permit shall be issued until final approval is received. The applicant and the owners of all properties adjoining the subject property have the right to appeal this decision to the Design Review and Preservation Board. Appeals must be filed within 10 days of the staff action.

Any questions about the Design Review conditions of approval shall be directed to Kelly Lankford at (916) 808-8289.

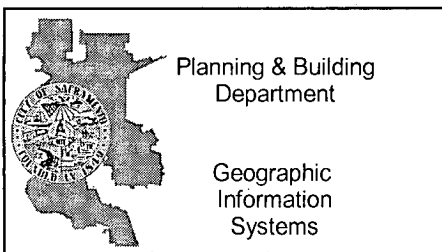
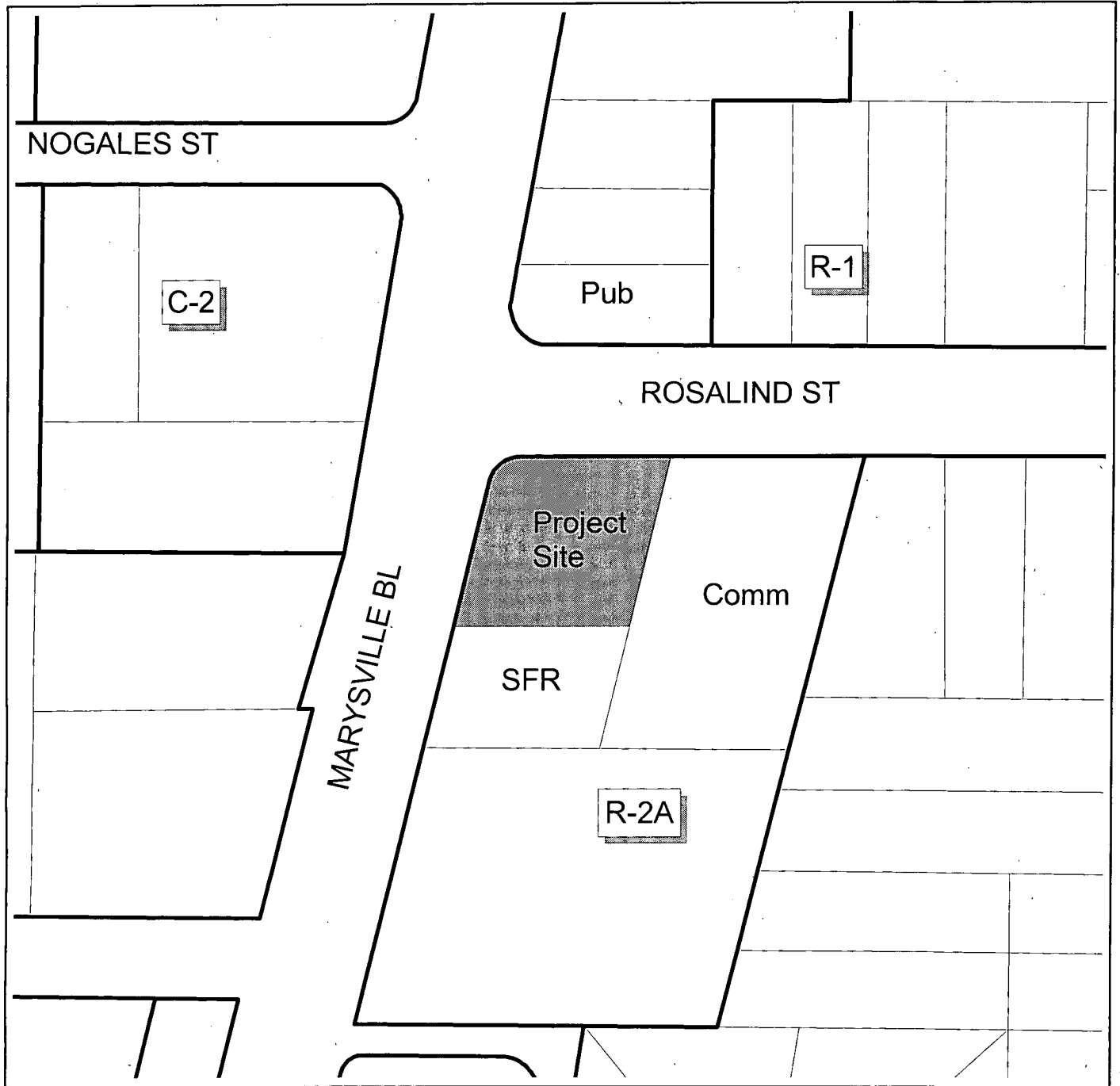


Planning & Building
Department

Geographic
Information
Systems

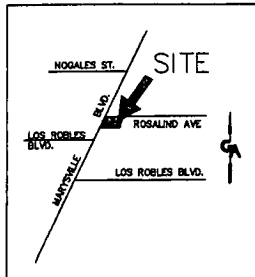
Vicinity Map





Land Use & Zoning





VICINITY MAP
NOT TO SCALE

TENTATIVE PARCEL MAP

PROJECT NAME: ROSALIND AVE.
CITY OF SACRAMENTO, CALIFORNIA

PROJECT DATA

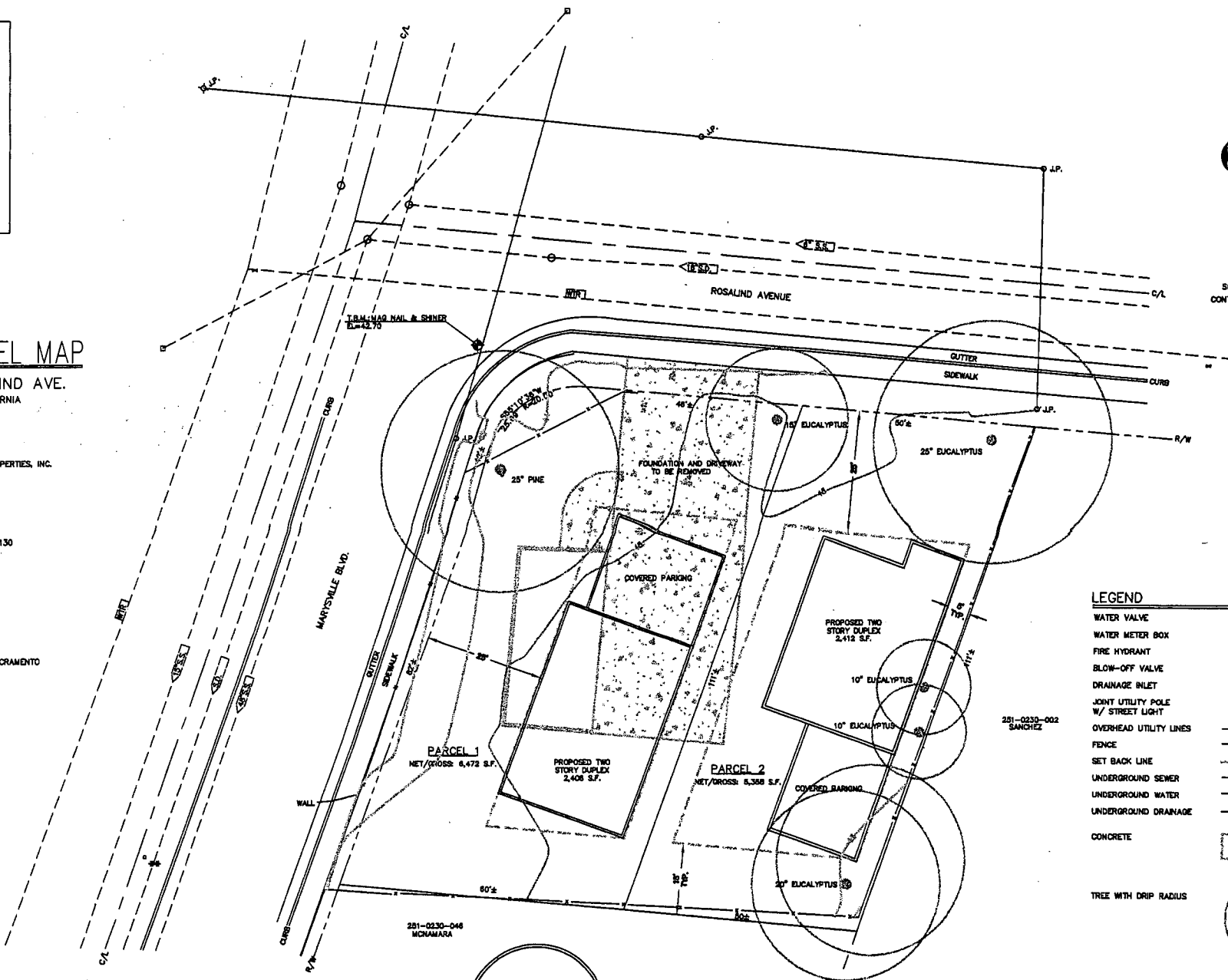
RECORD OWNER: SACRAMENTO METRO PROPERTIES, INC.
2424 PROFESSIONAL DR.
ROSEVILLE, CA 95661

SUBDIVIDER: NONGS ESTATES, LLC
6920 JOHNSON AVE.
ALBERTON, CA 95014

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

EXISTING ZONE: R2A
PROPOSED ZONING: R2A
EXISTING USE: VACANT
PROPOSED USE: DUPLEX
PROPOSED IMPROVEMENTS: AS REQUIRED
ACREAGE: 0.27 AC.
SEWER DISPOSAL: CITY OF SACRAMENTO
WATER SUPPLY: CITY OF SACRAMENTO
DRAINAGE: CITY OF SACRAMENTO
ELEMENTARY SCHOOL DISTRICT: NORTH SACRAMENTO
HIGH SCHOOL DISTRICT: GRANT UNION

STEVEN A. GARDNER L.S. 5123



LEGEND

- WATER VALVE
- WATER METER BOX
- FIRE HYDRANT
- BLOW-OFF VALVE
- DRAINAGE INLET
- JOINT UTILITY POLE W/ STREET LIGHT
- OVERHEAD UTILITY LINES
- FENCE
- SET BACK LINE
- UNDERGROUND SEWER
- UNDERGROUND WATER
- UNDERGROUND DRAINAGE
- CONCRETE
- TREE WITH DRIP RADIUS



SCALE: 1"=10'
CONTOUR SCALE= 1"

Item 4

December 19, 2003 **703-336**
Rec'd Oct. 08, 2003

NO.	DESCRIPTION	APPROVAL

BENCHMARK
ELEV. 43.265
NO. 278-AMC
MULTI NAIL LIGHT BASE NW
CORNER NOGALES STREET AND
MARYSVILLE BLVD.

HORIZ. SCALE: 1"=10'
VERT. SCALE: 1"=10'
DESIGNED BY:
CHECKED BY: S.G.
DATE: OCTOBER, 2003
DRAWING NO. 03-1017H.LMD

DRAFTED BY: D.H.
DESIGNED BY:
CHECKED BY: S.G.
DATE: OCTOBER, 2003
DRAWING NO. 03-1017H.LMD



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

**TENTATIVE
PARCEL MAP**

PREPARED FOR:
NONGS ESTATES, LLC
3436 MARYSVILLE BLVD.
SACRAMENTO, CA

SHEET 1
PLAN
03-101

EXHIBIT B



NORTH ELEVATION
1/8" = 1'-0"
UNIT B

Z03-336
Rec'd Dec. 18, 2003

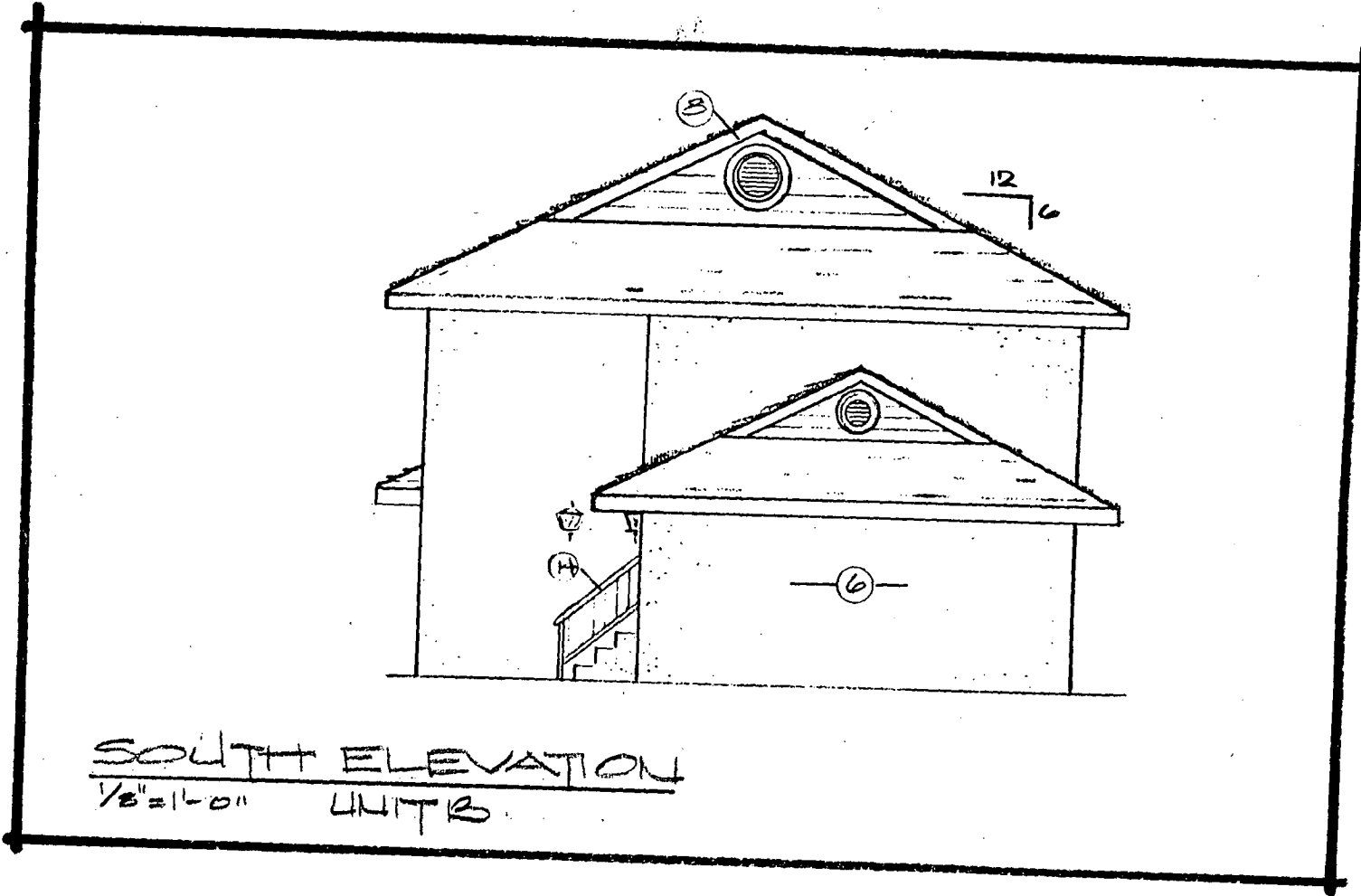
REVISED

Z03-336

December 19, 2003

Item 4

EXHIBIT C



Z03-336
Rec'd Dec. 18, 2003

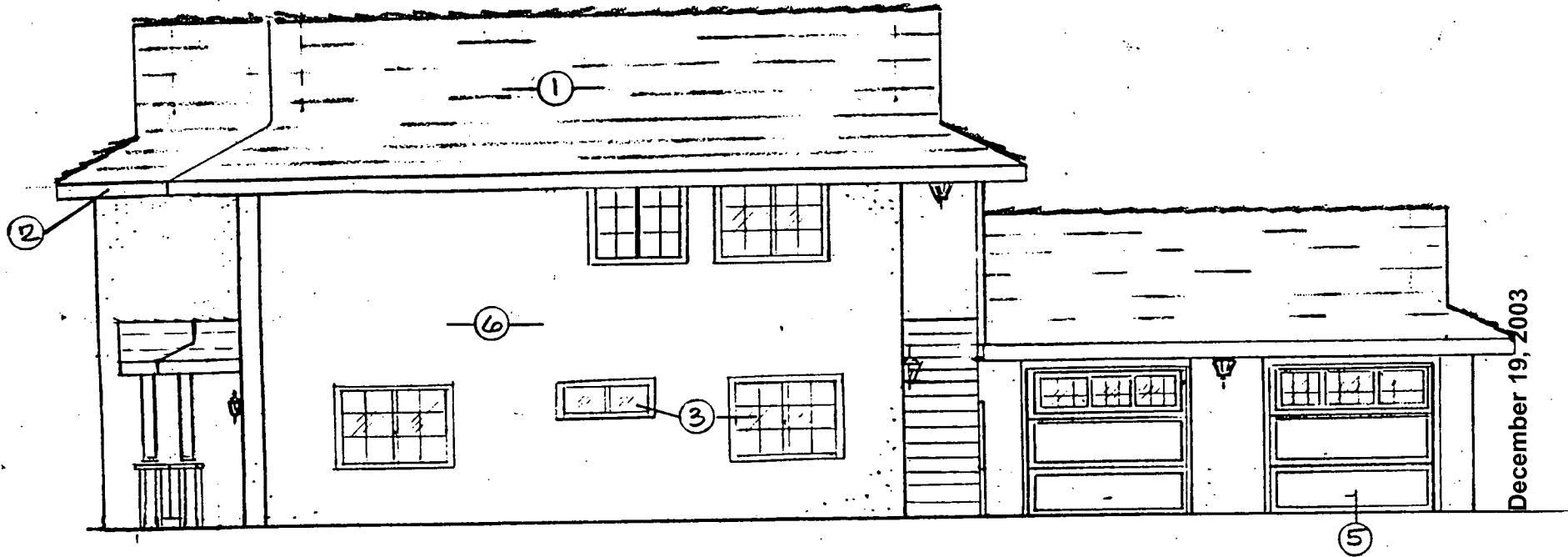
REVISED

Z03-336

December 19, 2003

Item 4

EXHIBIT D



WEST ELEVATION
1/2" = 1'-0" UNIT B

Item 4

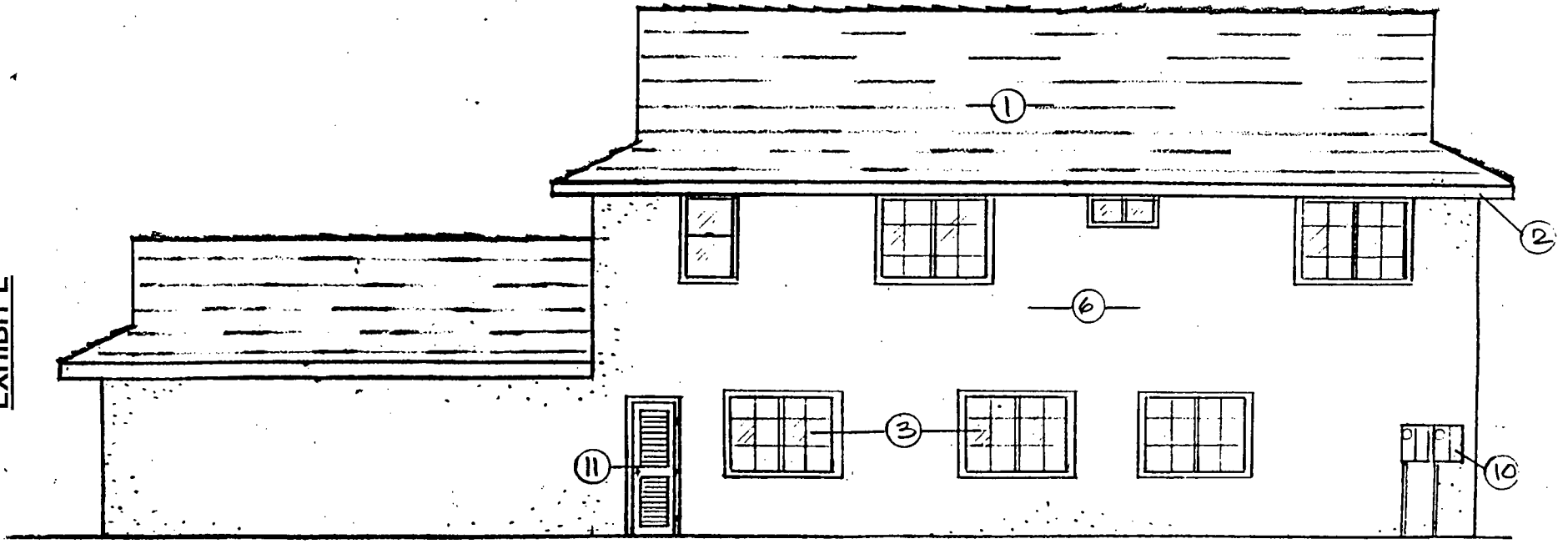
December 19, 2003

Z03-336
Rec'd Dec. 18, 2003

REVISED

Z03-336

EXHIBIT E



EAST ELEVATION
1/8"=1'-0"
UNIT B

Item 4

December 19, 2003

Z03-336
Rec'd Dec. 18, 2003

REVISED

Z03-336

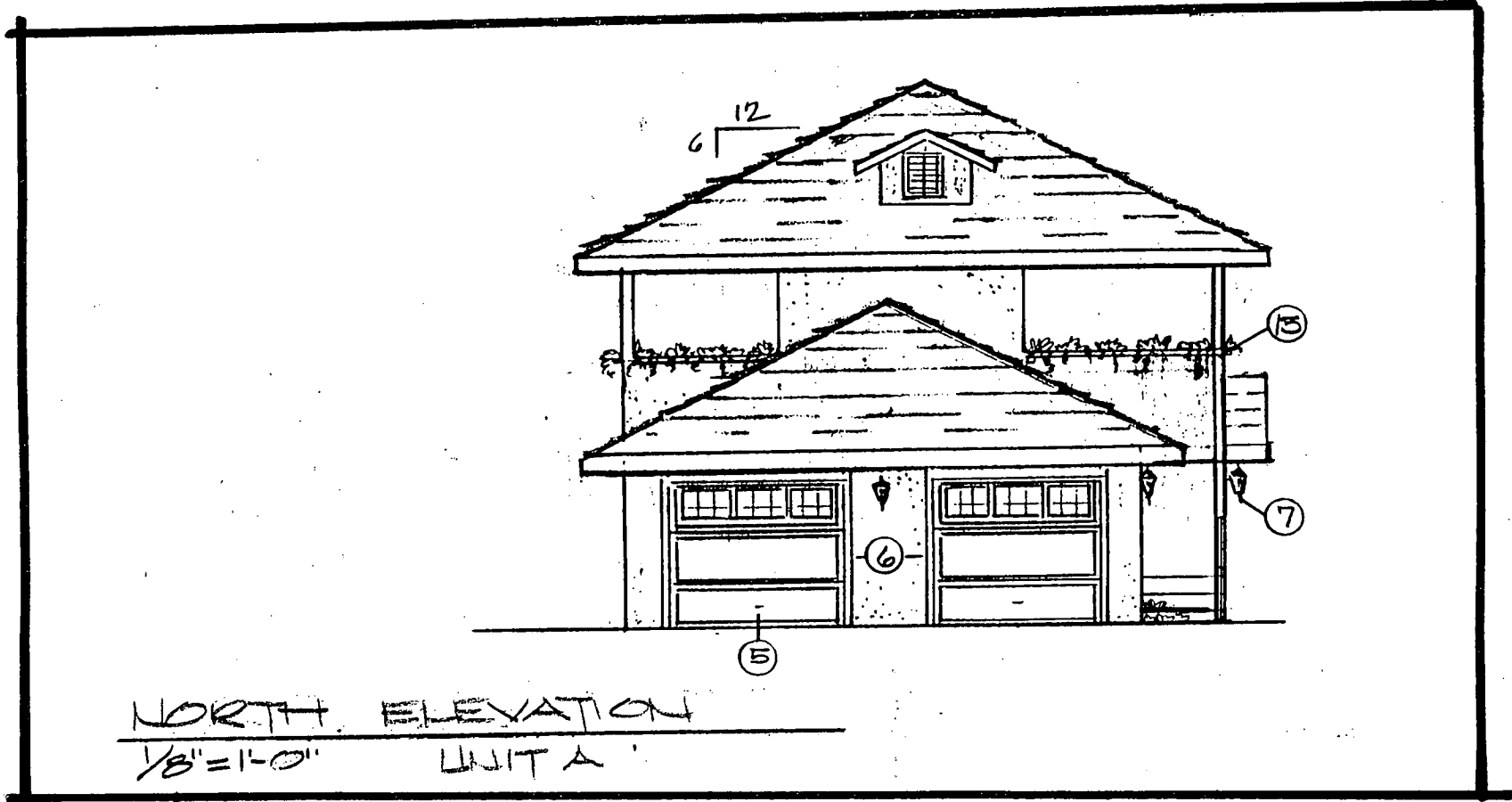


WEST ELEVATION
 1/8"=1'-0" UNITA

REVISED

Z03-336

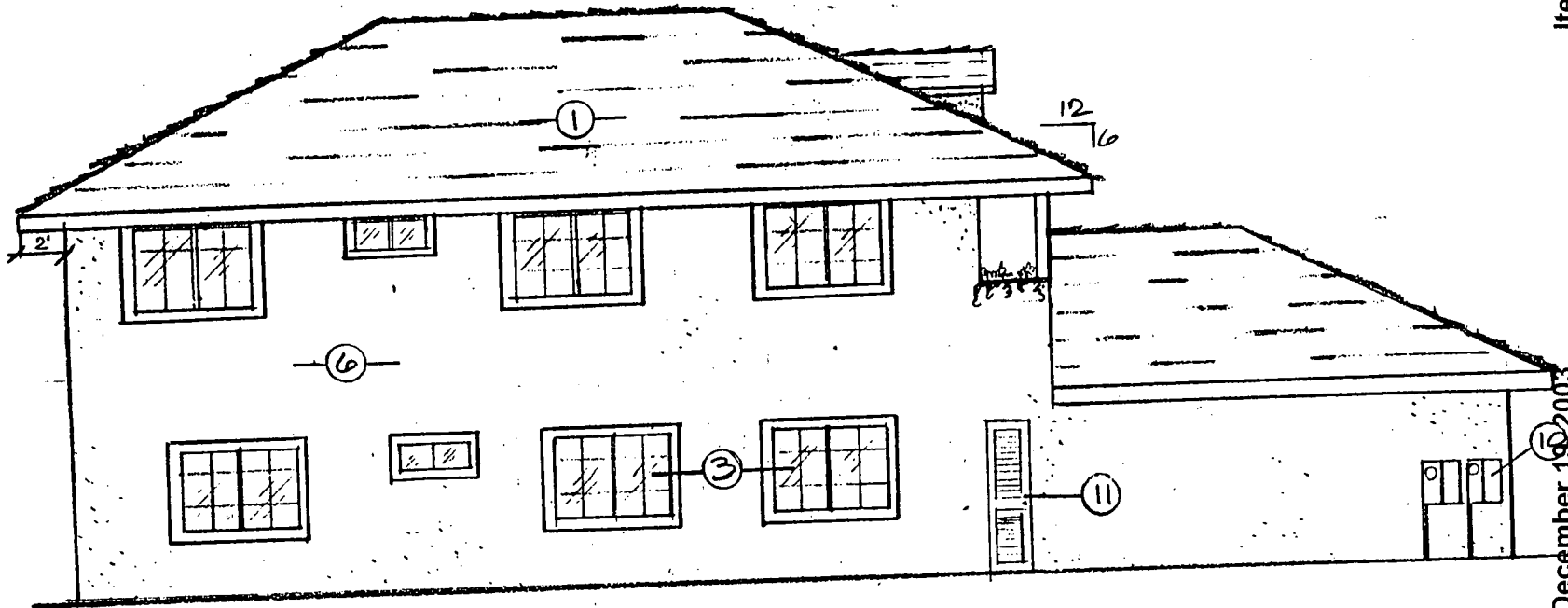
Rec'd Dec. 18, 2003



Z03-336
Rec'd Dec. 18, 2003

REVISED

EXHIBIT H



Item 4

December 19, 2003

EAST ELEVATION
1/8" = 1'-0" UNIT A

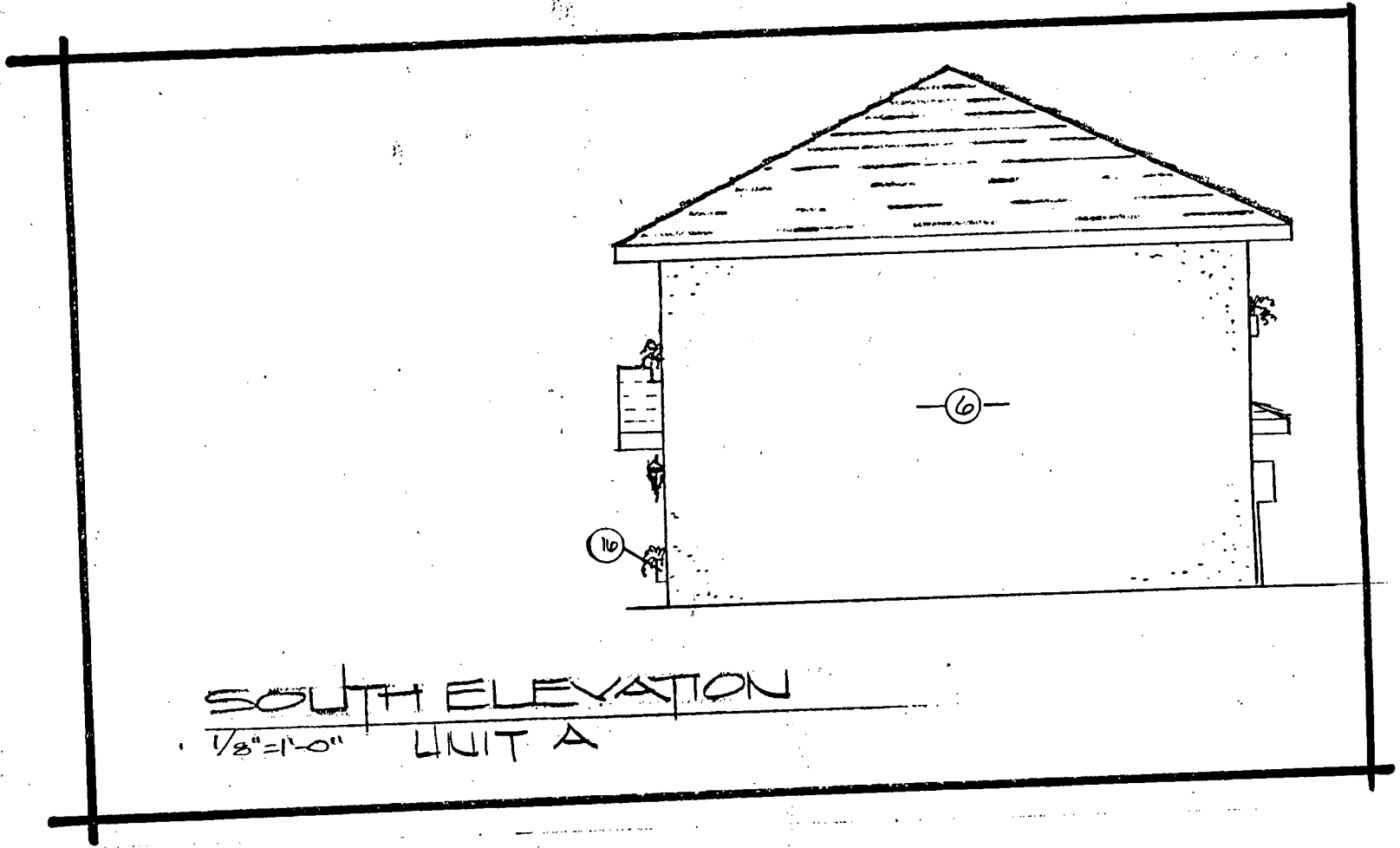
Z03-336

Rec'd Dec. 18, 2003

REVISED

Z03-336

EXHIBIT I



SOUTH ELEVATION
 $\frac{1}{8}'' = 1'-0''$ UNIT A

REVISED

Z03-336
Rec'd Dec. 18, 2003

Item 4

December 19, 2003

Z03-336