

CITY OF SACRAMENTO
DEVELOPMENT SERVICES DEPARTMENT
ZONING ADMINISTRATOR
1231 I Street, Sacramento, CA 95814

ACTION OF THE ZONING ADMINISTRATOR

On Wednesday, June 29, 2005, the Zoning Administrator approved with conditions a tentative map to create two parcels for the project known as Z05-128. Findings of Fact and conditions of approval for the project are listed on pages 2-5.

Project Information

Request: **Zoning Administrator Tentative Map** to subdivide one parcel into two parcels totaling 0.15 partially developed acres in the Residential-Office, Building Conservation Overlay (R-O)(BC) zone.

Location: 2101 V Street (D4, Area 1)

Assessor's Parcel Number: 010-0102-008

Applicant: Weitman & Associates (Will Weitman)
10114 Sorenstam Drive
Sacramento, CA 95829

Property Owner: Thomas A. Roth
P.O. Box 214011
Sacramento, CA 95821-0011

Project Planner: Sandra Yope

General Plan Designation: Medium Density Residential (16-29 du/na)
Central City
Community Plan Designation: Heavy Commercial
Existing Land Use of Site: Duplex
Existing Zoning of Site: Residential-Office, Building Conservation Overlay (R-O)(BC)

Surrounding Land Use and Zoning:

North: R-O (BC); Single Family Residential
South: R-O (BC); Single Family Residential
East: R-1B; Apartments
West: C-2; Commercial

Property Dimensions: 80 feet x 81 feet
Property Area: 0.15± acres
Topography: Flat
Street Improvements: Existing
Utilities: Existing

Project Plans: Exhibit A

Previous Files: None

Additional Information: The applicant proposes to subdivide one parcel into two parcels for the purpose of future development of the newly created parcel. The parcel has a duplex on the south side. The site is on the northeast corner of 21st Street and V Street. The lots will meet all the lot size requirements of the Subdivision Code for a Central City lot.

The site is located within the Newton Booth Alhambra Triangle and Midtown Neighborhood Association areas. The project plans were sent to the associations and staff received no comments. The project was noticed and staff a few calls concerned about future development; however, the future development is not part of this application.

Subdivision Review Committee: The proposed map was heard at the Subdivision Review Committee on June 15, 2005. 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 Development Engineering and Finance Division, 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 and 15305(a).

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:

NOTE: The design of any improvement not covered by these conditions shall be to City standard.

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.
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.

DEVELOPMENT SERVICES: Streets

4. Repair or replace/reconstruct any existing deteriorated curb, gutter and sidewalk per City standards to the satisfaction of the Development Engineering & Finance Division.
5. Construct an A.D.A. compliant curb ramp at the intersection of 21st Street and V Street, adjacent to the project site (if not already in place). All improvements shall be to City Standards and to the satisfaction

of the Development Engineering and Finance Division.

6. 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 Development Engineering & Finance Division.

PUBLIC/PRIVATE UTILITIES:

7. Dedicate a 12.5-foot public utility easement for overhead and underground facilities and appurtenances adjacent to all public street rights of ways.
8. Dedicate the South 5 feet of Parcel 2 as a public utility easement for overhead and underground facilities and appurtenances.
9. Dedicate any service lines crossing Parcel 2 as a 2-foot public utility easement for overhead facilities and appurtenances.

CITY UTILITIES:

10. Only one domestic water service per parcel is allowed. Any excess domestic water services must be abandoned to the satisfaction of the Department of Utilities. The applicant should be advised that the tap record research and verification of tap locations by the field crews involved prior to sign-off of this condition may take a considerable amount of time, therefore, all requests should be submitted in a timely manner.
11. Provide separate sewer services to each parcel to the satisfaction of the Department of Utilities. Point of service for sewer services is the edge of the public alley, back of curb for separated sidewalks or the back of walk for connected sidewalks.
12. Provide separate metered domestic water services to each parcel to the satisfaction of the Department of Utilities. Per Sacramento City Code, water meters shall be located at the point of service which is the edge of the public alley, back of curb for separated sidewalks or the back of walk for connected sidewalks.
13. All water connections shall comply with the City of Sacramento's Cross Connection Control Policy.
14. Parcel 1 of the proposed tentative map is not contiguous to existing public water and sewer mains. Based upon utility records it appears that the existing services cross 2121 21st Street and Parcel 2. The property owner/developer shall either construct off-site water and sewer main extensions as determined by the Department of Utilities or enter into and record an Agreement for Conveyance of Easements with the City stating that a private water and sewer service easements shall be conveyed to and reserved from Parcel 2 to Parcel 1 as needed for the existing water and sewer services, 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 __)."

15. Parcel 2 of the proposed tentative map is not contiguous to existing public water and sewer mains. The property owner/developer shall construct off-site water and sewer main extensions as determined by the Department of Utilities or obtain private water and sewer service easements from the adjacent

parcel 2121 21st Street as needed to provide water and sewer services from the existing main s in the U/V Alley.

16. Show all existing utilities on the Parcel Map.

PARKS:

17. 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, request the City have prepared, at the applicants expense, a fair market value appraisal of the property to be subdivided and pay the required parkland dedication in-lieu fees or, as an alternative to the appraisal process, pay the required parkland dedication in-lieu fees based on the Community Planning Area "fixed market value " per acre of land as adopted by Sacramento City Council Resolution No. 2003-842.
18. The applicant must provide proof they have initiated and completed the formation of a parks maintenance district (assessment or Mello-Roos special tax district), or annexed the project to an existing parks maintenance district prior to recording a Final 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 cost will be spread based upon the hearing report, which specifies the tax rate and method of apportionment. (Contact Development Services Department, Special Districts, Program Specialist).

BUILDING DIVISION

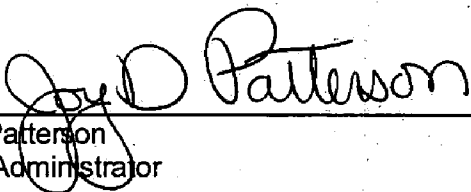
19. The new parcel line shall be located so the following is in compliance:
- If the building house apartment units a distance of 5 feet shall be provided between the building and the property line. If the building house single family dwelling unit a distance of 3 feet shall be provided between the building and the property line.
 - If the office is on the side of the building when the new parcel line is located the will shall be constructed to have a fire rating per CBC Table 5-A and the doors and window shall be removed. A mechanical unit shall be provided to provide for ventilation.
 - The roof overhang is a minimum one foot from the property line per CBC Section 503.2.1 and has one-hour fire rated construction per CBC Section 705.

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

20. Developing this property will require the payment of sewer impact fees. Impact fees shall be paid prior to issuance of Building Permits. Applicant should contact the Fee Quote Desk at (916) 876-6100 for sewer impact fee information.
21. 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.
22. Residential water taps shall be sized per the City's Building Department onsite plumbing requirements (water taps may need to be larger than 1-inch depending on the length of the house service, number of fixture units, etc.).

Findings of Fact-Tentative Map:

1. The Tentative Subdivision Map is consistent with the General Plan and the Central City Community Plan which designate the site as Medium Density Residential (16-29 du/na) and Heavy Commercial 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, Title 16 of the City Code.




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, 808-7918) after the appeal period is over to submit for a Final Map.

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

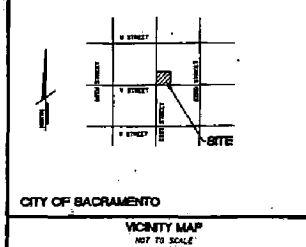



Development Services
Department

Geographic
Information
System

Land Use & Zoning





CITY OF SACRAMENTO
VICINITY MAP
NOT TO SCALE

LEGEND

- A.P.N. ASSESSOR'S PARCEL NUMBER
- EM ELECTRIC METER
- FL FLOW LINE
- GM GAS METER
- 2HR P2 2 HOUR PARKING SIGN
- LIP LIP OF CURB
- WPS NO PARKING SIGN
- OTH OVERHEAD TELEPHONE LINE
- SSCO SANITARY SEWER CLEANOUT
- TOT TREE
- TMP TELEPHONE POLE
- TBC TOP BACK OF CURB
- TBW TOP BACK OF WALK
- TP TOP OF PAVEMENT

NOTES

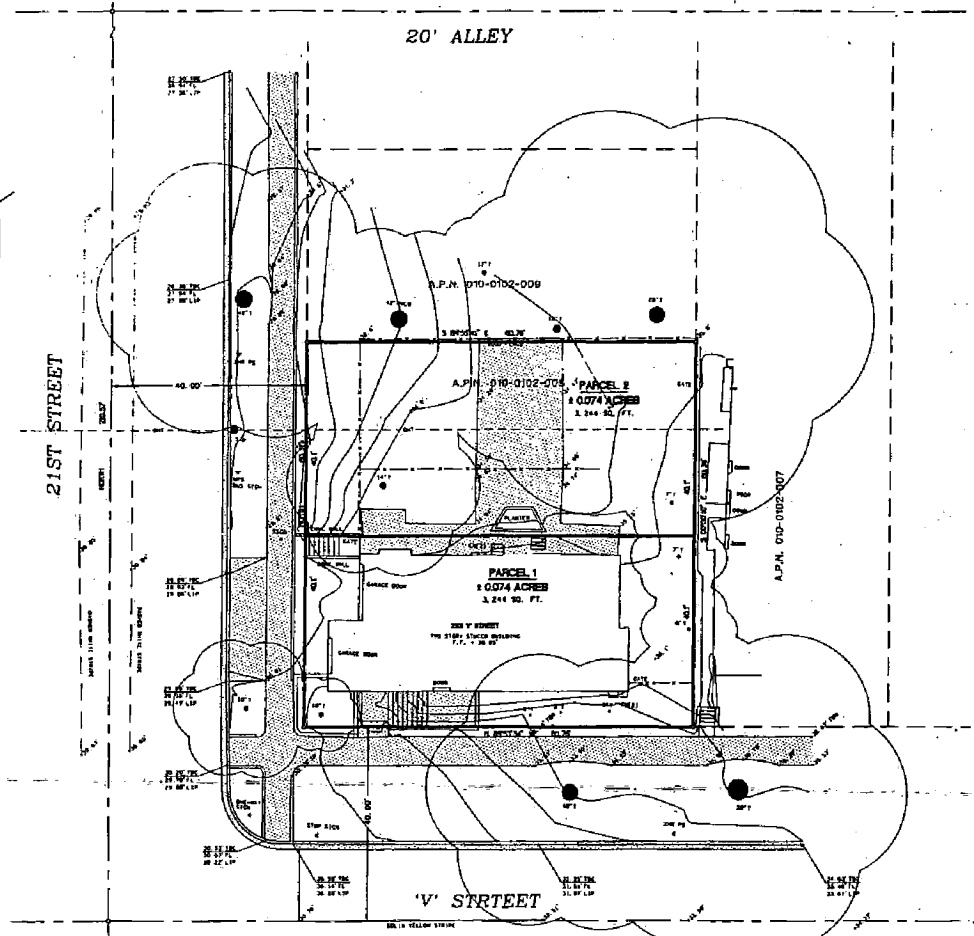
1. THE TYPES, LOCATIONS, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS TOPOGRAPHIC SURVEY WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. IT IS CAUTIONED THAT ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. (A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DELINEATE ALL KNOWN UTILITIES.) HOWEVER, THE SURVEYOR ASSUMES NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF ITS DELINEATION OF SUCH UNDERGROUND UTILITIES NOR FOR THE EXISTENCE OF OTHER BURIED OBJECTS OR UTILITIES WHICH MAY BE ENCOUNTERED BUT WHICH ARE NOT SHOWN ON THIS PLAN.
2. THIS SURVEY WAS PREPARED WITHOUT THE AID OF A PRELIMINARY TITLE REPORT. EASEMENTS OF RECORD MAY EXIST WHICH AFFECT THIS PARCEL, SHOWN BUT WHICH ARE NOT PLOTTED.

SITE INFORMATION

1. OWNER: THOMAS A. ROTH
P.O. BOX 214011
SACRAMENTO, CA 95821
TELEPHONE: (916) 484-0363, FAX: (916) 972-1099
2. APPLICANT: WEITMAN & ASSOCIATES CONSULTING
10115 SOROKHOL DRIVE
SACRAMENTO, CA 95826
CONTACT: BILL WEITMAN
TELEPHONE: (916) 812-3807, FAX: (916) 889-8401
3. SURVEYOR: WONG & ASSOCIATES
10009 FOLSOM BLVD., SUITE A
RANCHO CORDOVA, CA 95670
CONTACT: MARIA WONG
TEL: (916) 361-8828 FAX: (916) 361-8831
4. CURRENT ZONING: R22
5. PROPOSED ZONING: R22
6. EXISTING USE: RESIDENTIAL (1 SINGLE FAMILY)
7. PROPOSED USE: R22
8. EXISTING PARCELS: ONE (1) 20,148 ACRES
9. PROPOSED PARCELS: TWO (2)
PARCEL ONE: 0.74 ACRES, 3,244 SQ. FT.
PARCEL TWO: 0.74 ACRES, 3,244 SQ. FT.
10. SCHOOL DISTRICT
SACRAMENTO CITY UNIFIED SCHOOL DISTRICT
TEL: 916-843-1100
11. PARK & RECREATION DISTRICT
CITY OF SACRAMENTO
TEL: 916-877-8070

UTILITY REPRESENTATIVE		
UTILITY	REPRESENTATIVE	PHONE
GAS	P.G. & E.	916-388-2124
ELECTRICITY	SMUD	916-732-9758
TELEPHONE	S.B.C.	916-432-7778
WATER	CITY OF SACRAMENTO	916-808-8881
SEWER	CITY OF SACRAMENTO	916-808-4281
DRAINAGE	CITY OF SACRAMENTO	916-808-8881
U.S.A.		800-642-7444
FIRE	CITY OF SACRAMENTO	916-432-1818
CABLE	COMCAST	916-927-2223

EXHIBIT A



TENTATIVE PARCEL MAP

OF
2101 V STREET
A.P.N. 010-0102-008

CITY OF SACRAMENTO COUNTY OF SACRAMENTO STATE OF CALIFORNIA

DATE: 4-21-2003
SHEET: 1/1
JOB NO: 2003-017

WONG & ASSOCIATES

ENGINEERING • SURVEYING • LAND PLANNING
10009 FOLSOM BOULEVARD, SUITE A
RANCHO CORDOVA, CALIFORNIA 95670
TEL: (916) 361-8828 FAX: (916) 361-8831

DATE: _____ SCALE: _____
 DRAWN BY: _____ 1" = 10'
 CHECKED BY: _____
 SUBMITTED: _____ EARLY MORNING WONG, L.S. 2003



NO.	DATE	REVISION	BY

STANDARD DRAWING 15421
 CITY OF SACRAMENTO B.M. 211-008
 VOUCHER NO. 1123 DATED BY CLM
 DRAWN SIDE BY STREET WEST SIDE 1/17/03
 1/17/03
 1/17/03