

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

ACTION OF THE ZONING ADMINISTRATOR

On Wednesday, April 20, 2005, the Zoning Administrator approved with conditions a tentative map and a subdivision modification to subdivide two parcels into four parcels in the Standard Single Family (R-1) zone for the project known as (File Z05-033). Findings of Fact and conditions of approval for the project are listed on pages 2-4.

Project Information

Request:

1. **Zoning Administrator Tentative Map** to subdivide two parcels into four parcels on 0.73± partially developed acres in the Standard Single Family (R-1) zone.
2. **Subdivision Modification** to create one lot less than 52 feet wide (Parcel 1).

Location: 2730 Clay Street (D2, Area 4)

Assessor's Parcel Number: 265-0262-012 and 017

Applicant: Hassan Pejuhesh
629 Common Drive
Sacramento, CA 95825

Property Owner: Rosten Remodeling Inc and Etuate Tahuafe
3434 2nd Avenue
Sacramento, CA 95817

Project Planner: Lindsey Alagozian

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

Surrounding Land Use and Zoning:

North: R-1; Residential
South: R-1; Residential
East: R-1A; Residential
West: R-1; Residential

Property Dimensions: Irregular
Property Area: 0.73 ± acres
Topography: Flat
Street Improvements: Existing
Utilities: Existing

Z05-033

April 20, 2005

Item 6

Project Plans: See Exhibit A

Previous Files: None

Additional Information The applicant is requesting to subdivide two parcels into four parcels in the Standard Single Family (R-1) zone. A single family residence is under construction on one parcel and an existing single family residence with an accessory structure is contained on the other parcel. The applicant is requesting to subdivide the two parcels into four properties for future single family development. The parcels are designed to ensure that no structure crosses a property line. Three of the four parcels meet the minimum standards for a subdivision in this zone. Parcel one requires a Subdivision Modification because the lot is 51feet wide in which 52 feet is required.

The project requires approval of the Zoning Administrator for a four parcel Tentative Map and a Subdivision Modification. The project is located within the Del Paso Heights Improvement Association. Staff sent early project notification to the association. The association had no comments about the proposed tentative map. The site was posted and property owners within 100 feet of the project site were notified of the proposal. Staff received no phone calls regarding the project.

Subdivision Review Committee: The proposed map was heard at the Subdivision Review Committee (SRC) on April 6, 2005. During the hearing minor changes were made to the proposed conditions of approval. Both the applicant and the Committee accepted all conditions. 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 approved for this project (Z05-033). 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 Parcel Map unless a different time for compliance is specifically stated in these conditions. Any condition requiring an improvement that has already been designed and secured under a City Approved improvement agreement may be considered satisfied:

GENERAL: All Projects

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 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. Submit a Geotechnical Analysis prepared by a registered engineer to be used in street design. The analysis shall identify and recommend solutions for groundwater related problems, which may occur within both the subdivision lots and public right-of-way. Construct appropriate facilities to alleviate those problems. As a result of the analysis street sections shall be designed to provide for stabilized subgrades and pavement sections under high groundwater conditions.
5. Construct standard subdivision improvements 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 Development Engineering & Finance Division. Any public improvement not specifically noted in these conditions or on the Tentative Map shall be designed and constructed to City standards. This shall include the design and installation of streetlights.
6. Construct frontage improvements on **Taft Street**. Frontage Improvements shall include construction of **Taft Street** to a *modified* 26.5-foot half street section. This shall include a 5' separated sidewalk, 5'-10" planter, and 6" vertical curb plus gutter measured from the property line. All improvements shall be designed and constructed per City Standards and to the satisfaction of the Department of Development Services.

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.

CITY UTILITIES

8. Provide separate metered domestic water services to each undeveloped parcel.
9. Place a 2-inch (minimum) sleeve(s) under the sidewalks for each single family lot along all streets with separated curb and sidewalk in order to allow for landscaping and irrigation of the landscape planter. Sleeves shall be placed at the time sidewalks are constructed. Landscaping may be deferred until construction of the homes.
10. Provide separate sanitary sewer services to each undeveloped parcel to the satisfaction of the Department of Utilities.
11. A grading plan, showing existing and proposed elevations is required. Each lot shall be graded to drain to the street it fronts on (Lot 1, 2 and 3 to Taft Street, and Lot 4 to Clay Street). 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. The proposed development shall not block existing off-site drainage. If necessary, private facilities shall be constructed to convey existing off-site drainage and if necessary, the owner shall execute a drainage agreement with the City assuring maintenance of the private drainage facilities.
12. Lot pad elevations for Lots 1, 2, and 3 shall be a minimum of 1.5 feet above the controlling overland release elevation and a minimum of 1.2 feet above the highest adjoining back of

sidewalk elevation. Finished lot pad elevations shall be accepted 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.
14. Post construction, stormwater quality control measures shall be incorporated into the development to minimize the increase of urban runoff pollution caused by development of the area. Only source control measures are required. This will not affect site design. Refer to the "Guidance Manual for On-Site Stormwater Quality Control Measures" dated January 2000 for appropriate source control measures.

PPDD: Parks

15. 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.
16. 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 (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 cost will be spread based upon the hearing report, which specifies the tax rate and method of apportionment. (Contact Development Services Department, Special Districts, Project Manager).

BUILDING

17. Any existing underground utilities (water, sewer, or electrical) that cross the new parcel line shall be either removed or rerouted so they do not cross the parcel lines.
18. If the existing building that is located at the back of future parcel 4 a shop, its occupancy shall be determined per CBC Chapter 3 and fire rating per CBC Table 5-A.

PLANNING

19. The existing shed shall be removed from Parcel 2 prior to the recording of the final map.

ADVISORY NOTES:

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

20. This project does not require street lighting. There is an existing street lighting system in this project area. Improvements of right-of-way may require modification to the existing system. Electrical equipment shall be protected and remain functional during construction.

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.

Findings of Fact – Tentative Map

1. The Tentative Subdivision Map is consistent with the General Plan and the North Sacramento Community Plan which designates 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 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: Deep Lot

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.


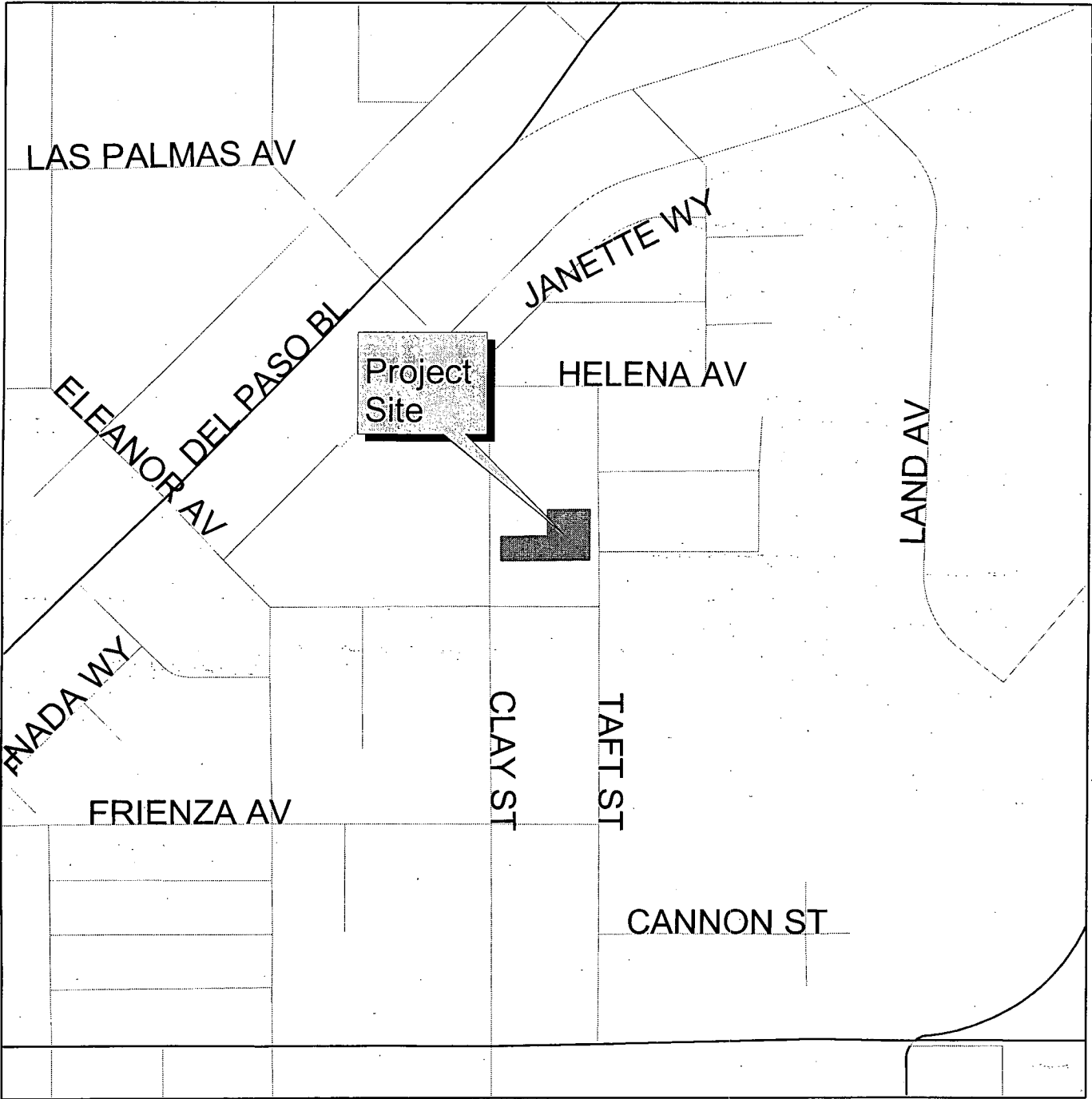


Joy D. Patterson
Zoning Administrator

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

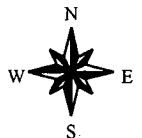
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ZA Log Book
Applicant
Public Works (Jerry Lovato)

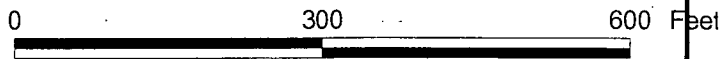


Development Services
Department

Geographic
Information
Systems

Vicinity Map





Development Services
Department

Geographic
Information
System

Land Use & Zoning

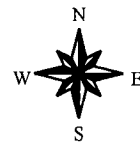
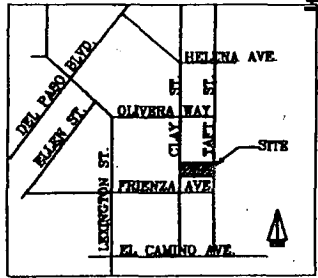
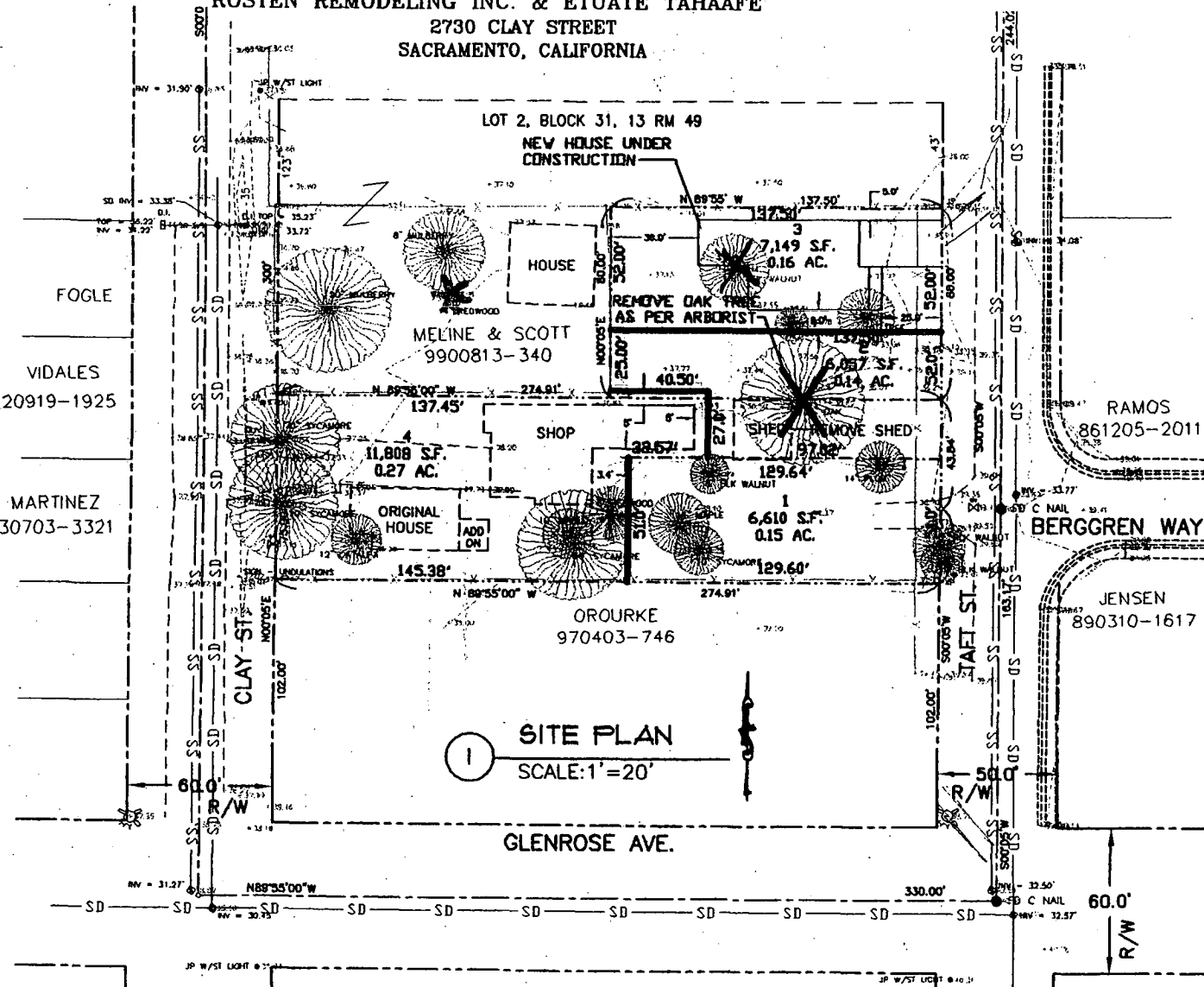


EXHIBIT A

ROSTEN REMODELING INC. & ETUATE TAHAAFE
2730 CLAY STREET
SACRAMENTO, CALIFORNIA

LOT 2, BLOCK 31, 13 RM 49
NEW HOUSE UNDER
CONSTRUCTION



VICINITY MAP

SHEET INDEX:
1. PARCEL MAP

DEVELOPERS:
A. ANDY ROSTEN
3434 2ND AVE.
SACRAMENTO, CA 95817 &
B. ETUATE TAHAAFE
1040 HAWK AVE.
SACRAMENTO, CA 95833

ASSESSOR PARCEL NUMBER:
A.P.N. 265-0262-012 & 1

ZONING:
PRESENT: R-1
PROPOSED: R-1

USES:
PRESENT: RESIDENTIAL
PROPOSED: RESIDENTIAL
AREAS:
LOT AREA: 0.74 ACRE
PROPOSED NO. OF LOTS: 4
SCHOOL DISTRICT
ROBLA SCHOOL DISTRICT
FIRE DEPARTMENT
SAC. METRO FIRE DISTRICT
3012 GOLD CANAL DR.
RANCHO CORDOVA CA.
SANITARY DISTRICT
COUNTY OF SACRAMENTO
PARK DISTRICT
COUNTY OF SACRAMENTO
ELECTRIC
S.M.U.D.
WATER DISTRICT
CITY OF SACRAMENTO
ENGINEER
HP ENGINEERING & CONST.
629 COMMONS DRIVE
SACRAMENTO CA. 95825

	<p>H.P. ENGINEERING AND CONSTRUCTION 600 COMMONS DRIVE SACRAMENTO, CA 95825 TELEPHONE: (916) 486-1888</p>		<p>PARCEL MAP FOR: ROSTEN REMODELING INC. & ETUATE TAHAAFE 2730 CLAY STREET SACRAMENTO, CALIFORNIA 95817</p>
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PARCEL MAP C-1

FILE NAME: CLAY/205-033 PRINTED 03-20-05

REVISED

205-033

REC'D MAR 29 2005