

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

ACTION OF THE ZONING ADMINISTRATOR

On Wednesday, April 27, 2005, the Zoning Administrator approved with conditions a tentative map and subdivision modifications to subdivide one parcel into two parcels in the Standard Single Family, Executive Airport Overlay (R-1-EA-4) zone for the project known as (File Z04-282). Findings of Fact and conditions of approval for the project are listed on pages 3 thru 5.

Project Information

Request:

1. **Zoning Administrator Tentative Map** to subdivide one (1) parcel into two (2) parcels on 0.45± vacant acres in the Standard Single-Family Residential, Executive Airport Overlay (R-1-EA-4) zone;
2. **Subdivision Modification** to create two (2) interior lots less than 52 feet wide;
3. **Subdivision Modification** to create one (1) deep lot.

Location: 2870 38th Avenue. (D 5, Area 3)

Assessor's Parcel Number: 025-0223-008

Applicant: Bruce O. Young
410 Blackwood Street
Sacramento, CA 95815-3702

Property Owner: Mang Te
5648 Delcliff Circle
Sacramento, CA 95822-2453

Project Planner: Robert W. Williams

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|--|---|
| General Plan Designation: | Low Density Residential (4-15 du/na) |
| South Sacramento Community Plan Designation: | Residential (4-8 du/na) |
| Existing Land Use of Site: | Vacant |
| Existing Zoning of Site: | Standard Single-Family Residential, Executive Airport Overlay (R-1-EA-4) |

Surrounding Land Use and Zoning:

| | |
|---------------------------------|---|
| North: R-1-EA-4; | Single Family and Two Family Residences |
| South: Sacramento County Zoning | Industrial |
| East: R-1-EA-4; | Four Family Residence |
| West: R-1-EA-4; | Single Family Residence |

Property Dimensions: Approximate: 96' x 202'
 Property Area: Net Total: 0.45± acres; 19,392 sq ft.

Topography: Flat
 Street Improvements: Existing
 Utilities: Existing

Project Plans: See Exhibit A

Previous Files: None

Additional Information: The applicant is requesting to subdivide one interior parcel into two parcels for future single-family development in the Standard Single Family, Executive Airport Overlay (R-1-EA-4) zone. Currently the site is vacant. The existing parcel is approximately 96 feet wide and 202 feet deep. The proposed parcels will only be 48 feet wide and the standard width requirement per the Subdivision Code requires interior lots to be 52 feet wide. Additionally, the Subdivision code defines a lot greater than 160 feet deep as a deep lot. Subdividing the parcel into two parcels will create a second deep lot. Both of the new lots will meet the standard 5200 square foot size requirements for interior lots.

The project requires approval of the Zoning Administrator for a two parcel Tentative Map, a Subdivision Modification to create two interior parcels that do not meet standard lot widths, and a Subdivision Modification to create one new deep lot.

The applicant has submitted plans showing that a standard size residence with adequate yard space could be constructed on the proposed substandard width parcels without requiring any additional entitlements.

The site was posted and property owners within 100 feet of the subject parcel were notified of the public hearing. Staff received no phone calls regarding the project. No opposition to the project has been expressed.

Subdivision Review Committee: The proposed map was heard at the Subdivision Review Committee on April 6, 2005. During the hearing, the proposed conditions of approval specific to the map 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's Utilities, Parks, and Fire Departments, and the Building Division and Development Engineering and Finance (Public Works) Division of the City's Development Services Department, as well as SMUD and other utility agencies. 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 (Z04-282). 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.
4. Repair or replace/reconstruct any existing deteriorated curb, gutter and sidewalk fronting the property per City standards to the satisfaction of the Development Engineering and Finance Division.

PUBLIC/PRIVATE UTILITIES

5. Dedicate the South 5 feet of Parcel Map as a public utility easement for overhead and underground facilities and appurtenances.

CITY UTILITIES

6. Provide separate domestic water services to each parcel. Only one domestic water service is allowed per parcel, and any new domestic water services shall be metered. Services shall not cross property lines. Construction of new services may be deferred until the time of building permit.
7. Provide separate sanitary sewer services to each parcel to the satisfaction of the Department of Utilities. Services shall not cross property lines. Construction of new services may be deferred until the time of building permit.

PPDD: Parks

8. 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.

9. 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).

ADVISORY NOTES:

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

10. 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) that have been revised by a Letter of Map Revision effective February 18, 2005. Within the X zone, there are no requirements to elevate or flood proof.
11. All structures to be developed on proposed parcels shall be located within 150 feet of an approved Fire Department access road and water supply.
12. Each parcel shall have separate meters and service lines that do not cross parcel lines.
13. Developing this property will require the payment of sewer impact fees. Impact fees for CSD-1 shall be paid prior to filing and recording the Final Map or issuance of Building Permit, whichever is first. Applicant should contact the Fee Quote Desk at 876-6100 for sewer impact fee information.
14. The new homes proposed for construction on the new parcels are required to comply with the Minimum Design Standards checklist for New Single Family Dwellings.

Findings of Fact – Tentative Map

1. The Tentative Subdivision Map is consistent with the General Plan and the South Sacramento Community Plan which designates the subject site as Low Density Residential 4-15 du/na and Residential 4-8 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 the City's Subdivision Ordinance (Title 16 of City Code), the City's General Plan, and the City's Comprehensive Zoning Code.

Findings of Fact – Subdivision Modification: Lots Less than 52 Feet Wide and 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.

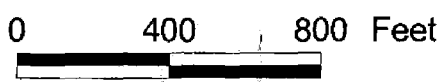
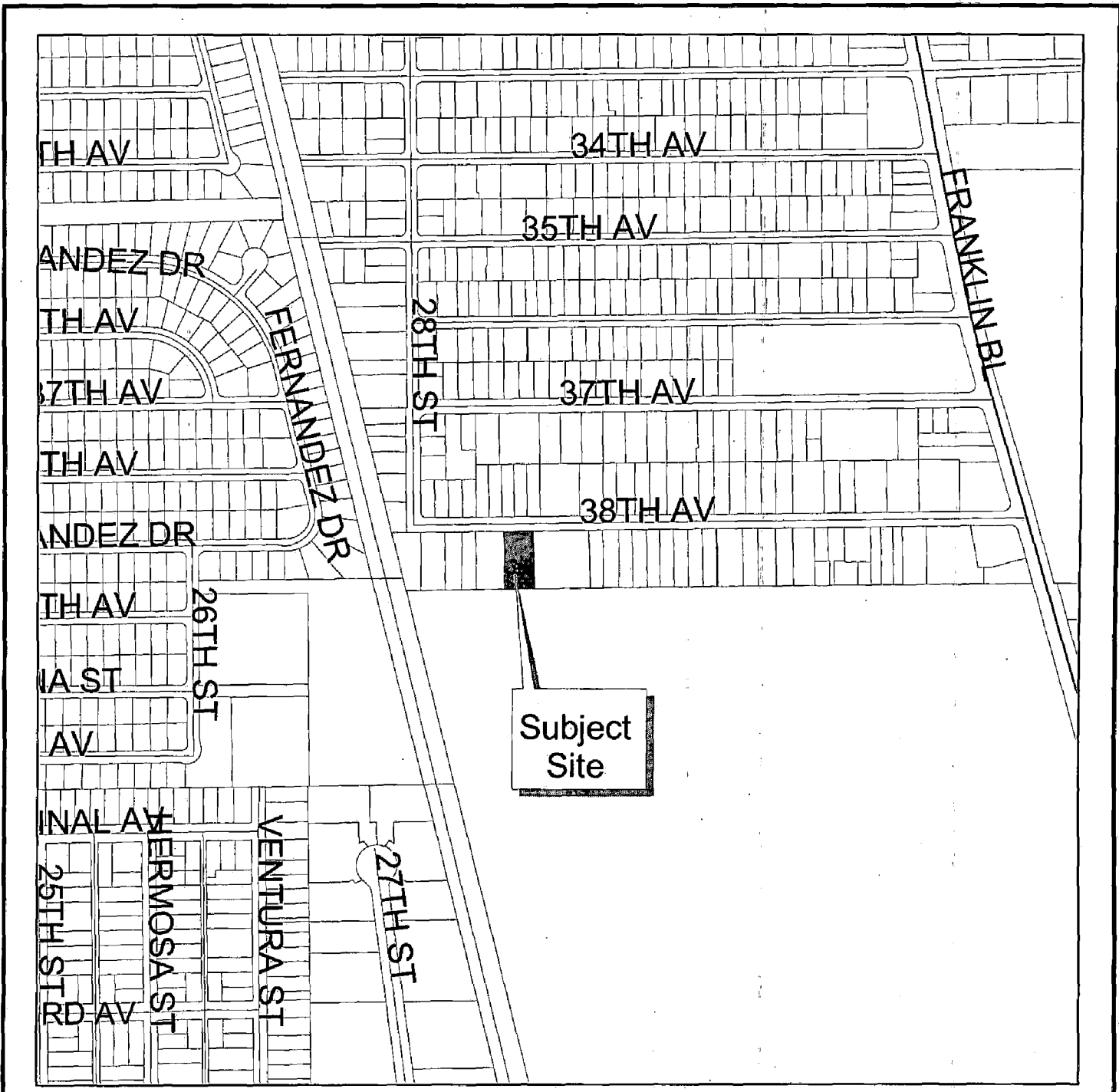



Joy D. Patterson
Zoning Administrator

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 Development Engineering and Finance Division (Jerry Lovato, 808-7918) after the appeal period is over to submit for a Final Map.

cc: File
ZA Log Book (original)
Applicant
Development Engineering and Finance Division (Jerry Lovato)

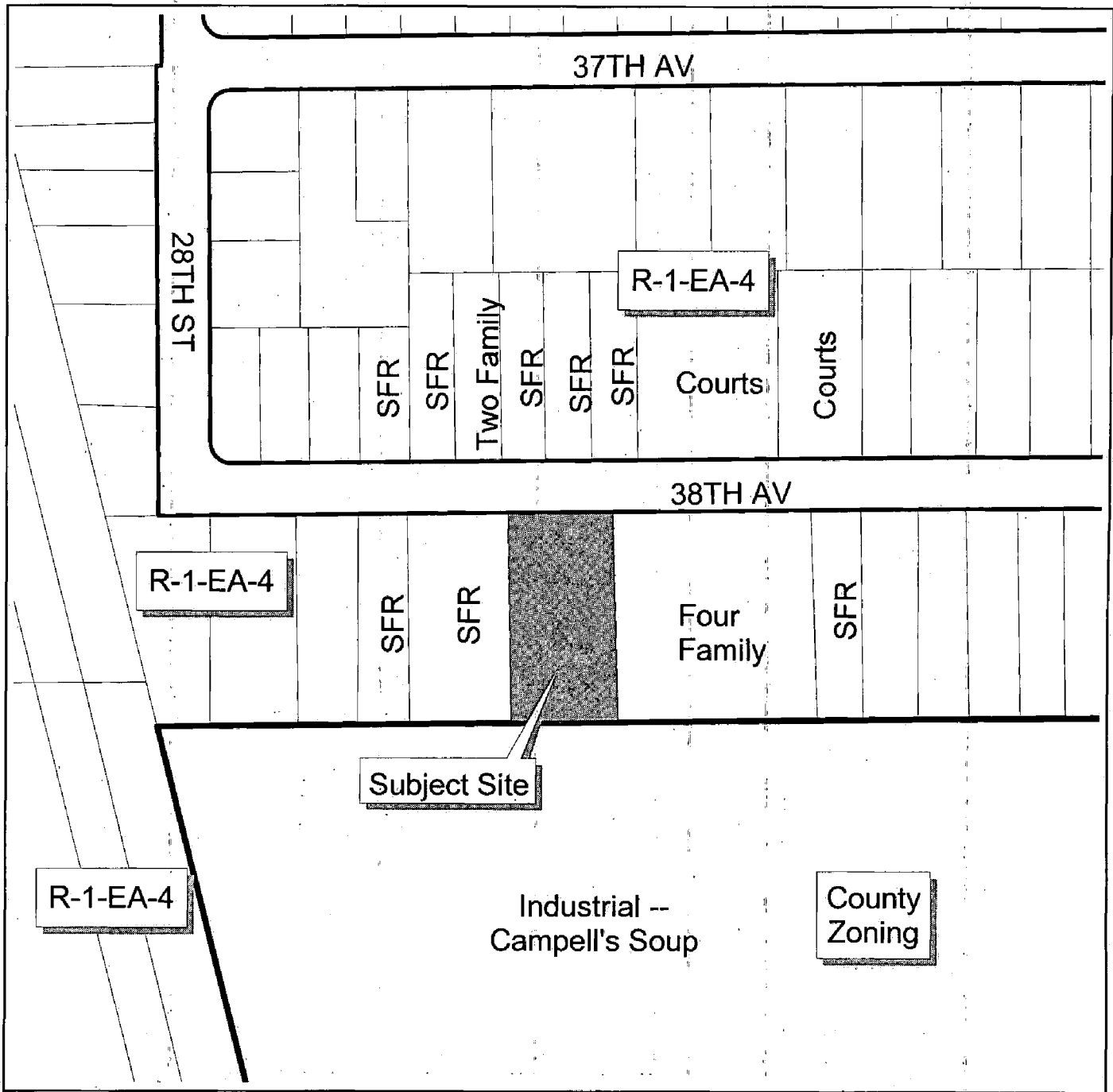



Development Services
Department

Geographic
Information
Systems

Vicinity Map



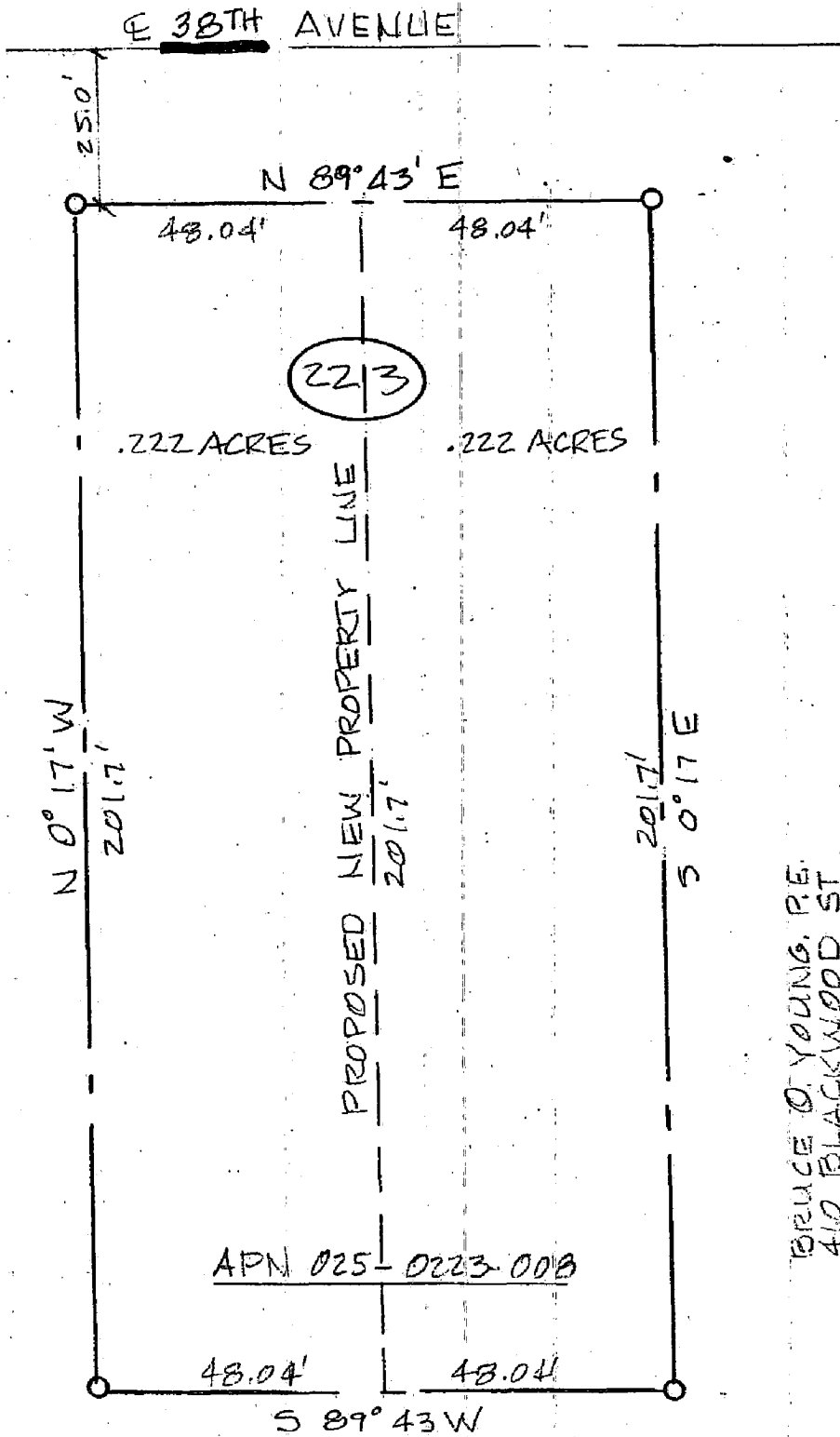


Development Services
Department

Geographic
Information
System

Land Use & Zoning





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