

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

**ACTION OF THE ZONING ADMINISTRATOR**

On Thursday, November 17, 2005, the Zoning Administrator approved with conditions a tentative map to subdivide a corner lot into a halfplex lot for the project known as Z05-208. 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 (for a halfplex) totaling 0.186 partially developed acres in the Single Family Residential (R-1).

Location: 2690 Hawthorne St (D2 Area 4)

Assessor's Parcel Number: 263-0153-001

Applicant: Andy Rosten  
901 McClatchy Way  
Sacramento, CA 95818

Property Owner: Same as owner

Project Planner: Sandra Yope

General Plan Designation: Low Density Residential (4-15 du/na)  
North Sacramento

Community Plan Designation: Residential (4-8 du/na)

Existing Land Use of Site: Single Family Residence

Existing Zoning of Site: Standard Single Family (R-1)

Surrounding Land Use and Zoning:	Setbacks	Required	Existing
North: R-1; Single Family Residential	Front:	25'	24'
South: R-1; Single Family Residential	Side (N):	12.5'	15'
East: R-1; Single Family Residential	Side (S):	5'	13'
West: R-1; Single Family Residential	Rear:	15'	60'

Property Dimensions: 56 feet x 145 feet

Property Area: 0.18 ± 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 the development of a halfplex lot. The parcel has a single family house on the west side of the lot. The site is located on the southeast corner of Hawthorne Street and Eleanor Avenue. The lot meets the lot size requirements of the Subdivision Code to create halfplex lots. **NOTE:** The setback requirements are based on the entire lot.

The site is located within the Neighbors Aware Communities Inc and the Del Paso Heights Improvement Association areas. The project plans were sent to the association and staff received no comments. The project was noticed and staff received no calls.

Subdivision Review Committee: The proposed map was heard at the Subdivision Review Committee on November 2, 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 ENGINEERING AND FINANCE DIVISION: Streets**

4. 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 and Finance Division. Improvements required shall be determined by the city. The City shall determine improvements required for each phase prior to recordation of each phase. 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 street lighting and the repair or replacement/reconstruction of any existing deteriorated curb, gutter and sidewalk per City standards to the satisfaction of the Development Engineering and Finance Division.

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 Development Engineering and Finance Division.

#### **PUBLIC/PRIVATE UTILITIES:**

6. Dedicate a 12.5-foot public utility easement (PUE) for overhead and underground facilities and appurtenances adjacent to all public street rights of ways.
7. The owner/developer must disclose to future/potential owners the existing 69kV electrical facilities. SMUD has overhead facilities on the north side of Eleanor Avenue that is 69kV.

#### **CITY UTILITIES:**

8. Provide separate metered domestic water services to each parcel. Any excess services must be abandoned to the satisfaction of the Department of Utilities. If no frontage improvements are required, construction of new services may be deferred until the time of building permit.
9. Provide separate sanitary sewer services to each parcel to the satisfaction of the Department of Utilities. If no frontage improvements are required, construction of new services may be deferred until the time of building permit.
10. 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 proposed development shall not block existing off-site drainage that flows through the site. 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. Each new lot shall be graded to drain independently to the street it fronts on. Lot pad elevations 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.
11. 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 improvement plans. These plans shall also show the methods to control urban runoff pollution from the project site during construction.

#### **PPDD: Parks**

12. 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.
13. 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 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).

**PLANNING:**

14. The applicant shall construct a ten foot by 20 foot parking pad outside of the front setback area on Parcel 1.

**ADVISORY NOTES:**

15. 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.
16. The setback requirements are based on the entire lot.

Findings of Fact-Tentative Map:

1. None of the conditions described in Government Code Section 66474, subsection (a) through (g), inclusive, exist with respect to the proposed subdivision.
2. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City's General Plan, the North Sacramento Community Plan, and Chapter 16 of the City Code, which is a Specific Plan of the City. The City's General Plan and the North Sacramento Community Plan designate the site as Low Density Residential (4-15 du/na) and Residential (4-8 du/na) respectively.
3. The discharge of waste from the proposed subdivision into the existing community sewer system will not result in violation of the applicable waste discharge requirements prescribed by the California Regional Water Quality Control Board, Central Valley Region, in that existing treatment plants have a design capacity adequate to service the proposed subdivision.
4. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.




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Joy D. Patterson  
Zoning Administrator

The Tentative Map that is granted must be finalized within three 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                      ZA Log Book                      Applicant                      Public Works (Jerry Lavoto)

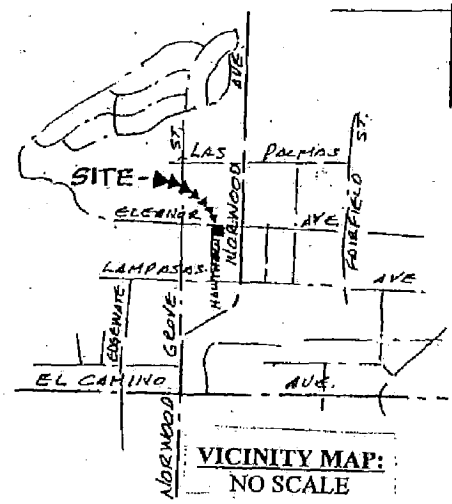
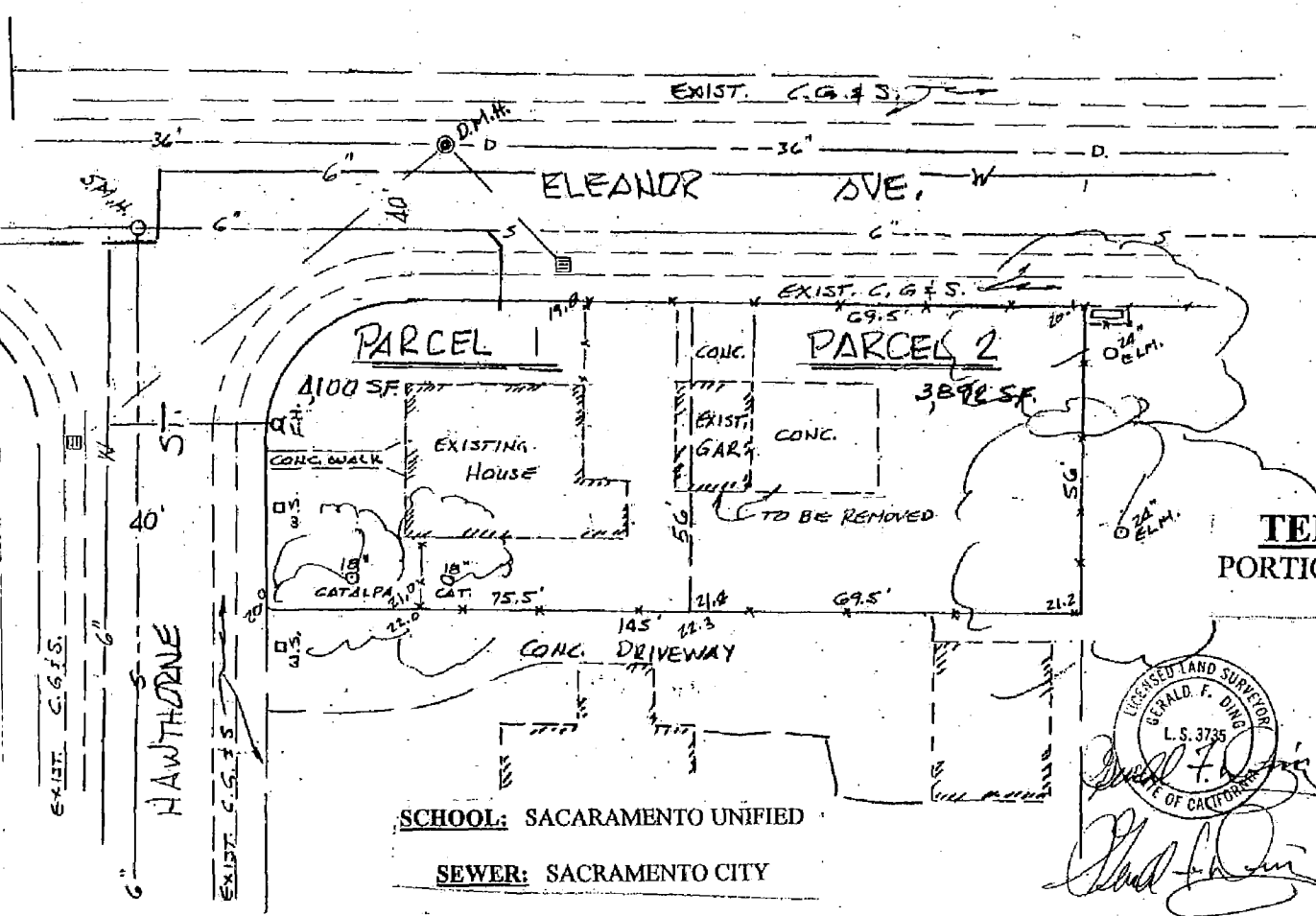



Development Services  
Department

Geographic  
Information  
System

# Land Use & Zoning





**TENTATIVE PARCEL MAP**  
 PORTION OF LOT 66, NORWOOD ACRES  
 20.B.M.44

**OWNER/APPLICANT:**  
 ROSTEN REMODELING INC.  
 3434 2<sup>ND</sup> AVENUE  
 SACRAMENTO CA. 9517

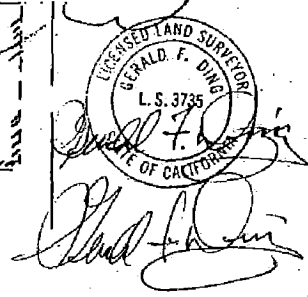
**SURVEYOR:**  
 GERALD F. DING  
 6500 MORGAN PLACE, LOOMIS CA.  
 916-652-7663

**A.P.N.:** 263-153-01

**NET AREA:** 8,100 SQUARE FEET

**EXISTING USE:** RESIDENCE

**PROPOSED USE:** 2<sup>ND</sup> RESIDENCE



- SCHOOL:** SACRAMENTO UNIFIED
- SEWER:** SACRAMENTO CITY
- WATER:** SACRAMENTO CITY
- DRAINAGE:** SACRAMENTO CITY

**LEGEND:**  
 EXISTING BOUNDARY ———  
 PROPOSED LOT LINE - - - - -  
 EXISTING FENCE — \* — \* — \* —  
 SPOT ELEVATIONS = 21.4

**Z05-208**  
**REC'D AUG. 5, 2005**