

**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 and subdivision modification to subdivide a corner lot into three lots for the project known as Z05-234. Findings of Fact and conditions of approval for the project are listed on pages 2-5.

Project Information

- Request: 1. **Zoning Administrator Tentative Map** to subdivide one parcel into three parcels totaling 0.43 developed acres in the Single Family Residential (R-1).
2. **Zoning Administrator Subdivision Modification** to create two lots less than 100 feet deep.

Location: 2254 North Ave (D2 Area 4)

Assessor's Parcel Number: 252-0032-012

Applicant: Steve Santa Croce
 770 Dead Cat Alley, Ste. 306;
 Woodland, CA 95695

Property Owner: Peter and Liya Silchuk
 8462 Scenic Vista Way
 Fair Oaks, CA 95628

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

Surrounding Land Use and Zoning:

North: R-1; Single Family Residential
South: R-1; Single Family Residential
East: R-1; Single Family Residential
West: R-1; Single Family Residential

Property Dimensions: 124.22 feet x 150 feet
Property Area: 0.43± 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 three parcels for the purpose of a future sale and development. The site is located on the southwest corner of North Avenue and Ripley Street. Two of the proposed lots will be 98 feet deep (Parcels 2 and 3) after being split. The Subdivision Code requires a lot depth of 100 feet. The applicant is requesting a subdivision modification to create the two lots that do not meet the required depth. Both lots will meet all other lot size requirements of the Subdivision Code.

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 associations 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 7, 2005. During the hearing, 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. North Avenue shall be constructed to a standard 59' cross-section (half street only) adjacent to the subject site. The planter strip will be widened by .5' to absorb the extra right-of-way. North Avenue shall be constructed to the satisfaction of Development Engineering and Finance.
6. Ripley Street shall be constructed to a 53' residential cross-section (half street only) to the satisfaction of Development Engineering and Finance.
7. 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:

8. Dedicate a 12.5-foot public utility easement (PUE) for overhead and underground facilities and appurtenances adjacent to all public street rights of ways.
9. 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:

10. Prior to or concurrent with the submittal of improvement plans, the applicant must provide the Department of Utilities with the average day water system demands, the fire flow demands, and the proposed points of connection to the water distribution system for the proposed development. The Department of Utilities can then provide the "boundary conditions" for the design of the water distribution system. The water distribution system shall be designed, per Section 13.4 of the Design and Procedures Manual, to satisfy the more critical of the two following conditions:
 - a. At maximum day peak hour demand, the operating or "residual" pressure at all water service connections shall be at least 30 pounds per square inch.
 - b. At average maximum day demand plus fire flow, the operating or "residual" pressure in the area of the fire shall not be less than 20 pounds per square inch.

The applicant shall submit pipe network calculations for the proposed water distribution system. The calculations shall be reviewed and approved by the Department of Utilities prior to improvement plan approval. The 2" water main in Ripley Street may need to be replaced with an 8" minimum diameter pipe and a new fire hydrant will be required.

11. Provide separate metered domestic water services to each parcel.
12. 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.

13. A new sewer main will need to be extended to serve Lot 3. Provide separate sanitary sewer services to each parcel. Improvements shall be to the satisfaction of the Department of Utilities.
14. A drainage study to the satisfaction of the Department of Utilities shall be prepared to determine if a public drainage main and drain inlet on North Avenue will be required. Off-site ditch drainage shall not be blocked. The existing ditch box at the intersection of North Avenue and Ripley Street shall be replaced with a standard drop inlet, relocated as necessary and connected to the existing drainage system.
15. 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. Each proposed and adjacent lot shall drain independently to the street it fronts on. No grading shall occur until the grading plan has been reviewed and approved by the Department of Utilities.
16. 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. Finished lot pad elevations shall be accepted by the Department of Utilities.
17. 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.
18. 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

FIRE:

19. Provide a fire hydrant at approximately the intersection of North Avenue and Ripley Street in accordance with CFC 903.4.2 and Appendix III-B, Section 5.

PPDD: Parks

20. 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.
21. 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).

ADVISORY NOTES:

22. 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.

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.

Findings of Fact-Subdivision Modification:

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 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)



0 600 Feet



Development Services
Department

Geographic
Information
System

Land Use & Zoning



