

**CITY OF SACRAMENTO
DEPARTMENT OF PLANNING & BUILDING
ZONING ADMINISTRATOR
1231 I Street, Sacramento, CA 95814**

ACTION OF THE ZONING ADMINISTRATOR

On Wednesday, June 16, 2004, the Zoning Administrator approved with conditions a tentative map to subdivide two parcels into four parcels with subdivision modifications in the Standard Single Family (R-1-EA-4) zone for the project known as (File Z03-363). 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 two parcels into four parcels on 0.51± acres in the Standard Single Family (R-1-EA-4) zone.
2. **Subdivision Modification** to create four parcels less than 100 feet deep.
3. **Subdivision Modification** to create two parcels less than 5,200 square feet in size (Parcels 3 and 4).

Location: 2812 and 2816 Edinger Avenue (D5, Area 2)

Assessor's Parcel Number: 036-0156-004 and 005

Applicant: Varney Land Surveys {Contact: Dick Varney}
2285 66th Avenue
Sacramento, CA 95822

Property Owner: Michael J. Fernandez
7356 29th Street
Sacramento, CA 95822

Project Planner: Lindsey Alagozian

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

Surrounding Land Use and Zoning:
North: R-1-EA4, Residential
South: R-1-EA4, Vacant
East: R-1-EA4, Public
West: R-1-EA4, Residential

Property Dimensions: Irregular
 Property Area: 0.51± acres
 Topography: Flat
 Street Improvements: Existing
 Utilities: Existing

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-EA-4) zone. The subject property is currently vacant and is irregularly shaped. The applicant is proposing to subdivide the property into four parcels which do not meet the standard requirements for residential parcels. Parcel 1 contains an existing residence and will be 7,974 square feet in size with a substandard lot depth of 93 feet. Parcel 2 is currently vacant and is proposed to be 5,931 square feet in size with a substandard lot depth average of 90 feet. Parcel 3 is currently vacant and will be 4,914 square feet in size and will have a substandard size lot depth of 85 feet. Parcel 4 is currently vacant and will be 4,914 square feet in size and will have a substandard size lot depth average of 85 feet.

The applicant has submitted an exhibit showing that the project can be developed with three new single family residences. The project requires approval of the Zoning Administrator for a four parcel Tentative Map and a Subdivision Modification for the lots being less than 100 feet deep and two parcels which are less than 5,200 square feet in size. The site was posted and property owners within 100 feet of the project site were notified of the proposal. Staff did not receive any phone calls regarding the project.

Subdivision Review Committee: The proposed map was heard at the Subdivision Review Committee (SRC) on June 2, 2004. During the hearing minor changes were made to the proposed conditions of approval. All changes were accepted by both the applicant and the Committee. 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 (Z03-363). 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:

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;

PUBLIC WORKS: 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 Department of Development Services. Improvements required shall be determined by the city. 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 repair or replacement/reconstruction of any existing deteriorated curb, gutter and sidewalk;
5. The applicant shall dedicate sufficient right-of-way on 53rd Avenue and construct full frontage improvements to match existing improvements. Frontage improvements shall include, at a minimum, curb, gutter, & sidewalk adjacent to the property, one travel lane in each direction plus adequate drainage. Sidewalk adjacent to the project site shall be 5-feet in width. The location, design, and construction of such improvements shall be to City Standards and to the satisfaction of Department of Development Services;
6. Construct a standard turn around (Hammer-Head) at the end of 53rd Avenue in front of the proposed parcel 2, as shown on the Tentative Map, to the satisfaction of the Department of Development Services and Fire Department. The applicant shall secure and obtain all necessary easements to accommodate the required turn around;
7. Repair or replace/reconstruct any existing deteriorated curb, gutter and sidewalk fronting Edinger Avenue per City standards to the satisfaction of the Department of Development Services;

PUBLIC/PRIVATE UTILITIES

8. Dedicate a 12.5-foot public utility easement (PUE) for underground and overhead facilities and appurtenances adjacent to all public street rights of ways;
9. Dedicate a 5-foot public utility easement (PUE) for overhead facilities and appurtenances for the overhead service line to the existing home;
10. Dedicate the south 5 feet of parcel 3 as a public utility easement for overhead and underground facilities and appurtenances;
11. Dedicate the North 5 feet of parcel 4 as a public utility easement for overhead and underground facilities and appurtenances;

12. Dedicate the West 5 feet of parcel 2 as a public utility easement for overhead and underground facilities and appurtenances;
13. Connection to the public sewer system shall be required to the satisfaction of CSD-1. Sacramento County Improvement Standards apply to sewer construction;
14. Sewer service shall continue to be provided by CSD-1 facilities to the existing sewer services lateral. Required modifications, if any, shall be to the satisfaction of CSD-1;
15. Each parcel shall have a separate connection to the public sewer system;
16. In order to maximize the space for home construction on Parcel 2, it is expected that the existing house on Parcel 1 will reroute the location of their existing sewer service lateral. In order to obtain sewer service, to Parcel 1 and Parcel 3, construction of public sewer is expected to be required in Edinger Avenue and north to the nearest manhole in the alley parallel to, and east of Carnation Avenue;
17. In the event gravity sewer service is unattainable to the north and is attainable to the south, the applicant shall enter into and record an Agreement for Conveyance of Easements with the City, in a form acceptable to the City Attorney, stating that each parcel shall convey to the remaining parcels, as needed, private easements for storm drainage, water, and sanitary sewer at no cost at the time of sale or other conveyance of any parcel. A note stating the following shall be placed on the Parcel Map: **"The Parcels created by this map shall be developed in accordance with recorded agreement for conveyance of easements #(Book __, Page __)."**
18. Impact fees for CSD-1 shall be paid prior to filing and recording the Parcel Map or issuance of Building Permits, whichever ever is first;

CITY UTILITIES

19. Provide separate metered domestic water services to each parcel. Water service to parcel 3 may be deferred to the time of building permit. Only one domestic water service is allowed per parcel and any new domestic water services shall be metered;
20. Parcel 2 and Parcel 4 of the proposed development are not contiguous to an existing public water main. The property owner/developer shall construct an off-site water main extension and necessary fire hydrants in 53rd Avenue as determined by the Department of Utilities;
21. Each lot or parcel shall be graded so that drainage does not cross property lines;
22. 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. No grading shall occur until the grading plan has been reviewed and approved by the Department of Utilities;
23. 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;

PPDD: Parks

24. 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 expenses, 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;
25. 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, Program Specialist)

ADVISORY NOTES:

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

26. Developing this property may require the payment of additional sewer impact fees. Applicant should contact the Fee Quote Desk at 876-6100 for sewer impact fee information;
27. 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;
28. The proposed project is located in the 100-year floodplain, designated as an A99 zone on the Federal Emergency Management Agency (FEMA) Federal Insurance Rate Maps (FIRMs) that have been revised by a Letter of Map Revision effective May 22, 2000. Within the A99 zone, there are no requirements to elevate or flood proof;
29. When fire protection, including fire apparatus access roads and water supplies for fire protection, is required to be installed, such protection shall be installed and made serviceable prior to and during the time of construction. CFC 901.3;
30. All turning radius for fire access shall be designed as 35' inside and 55' outside. Cul-de-sac shall be 45' radius or city standard hammerhead. CFC 902.2.2.3;
31. An approved water supply capable of supplying the required fire flow for the protection shall be provided to all premises upon which facilities, buildings or portion of buildings are hereafter constructed or moved into or within the jurisdiction. When any portion of the facility or building protected is in excess of 150 feet from a water supply on a public street, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains capable of supplying the required fire flow shall be provided when required by the chief. CFC 903.2 **Note: contact utilities for a flow test at 264-5371;**
32. The location, number and type of fire hydrants connected to a water supply capable of delivering the required fire flow shall be provided on the public street or the site of the

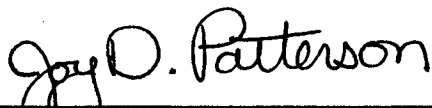
premises or both to be protected as required and approve by the chief. CFC 903.4.2 See also Appendix III-B, Section 5, Distribution of Fire Hydrants;

Findings of Fact – Tentative Map

1. The Tentative Subdivision Map is consistent with the General Plan and the Airport Meadowview 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 this Subdivision Ordinance, Chapter 40, the City's General Plan, and the City's Comprehensive Zoning Code.

Findings of Fact – Subdivision Modification

5. 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.
6. The cost to the subdivider, of strict or literal compliance with the regulation, is not the sole reason for granting the modification.
7. The modification will not be detrimental to the public health, safety or welfare or be injurious to other properties in the vicinity.
8. 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.

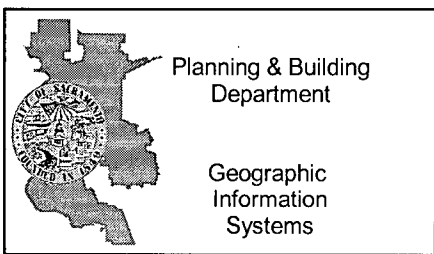
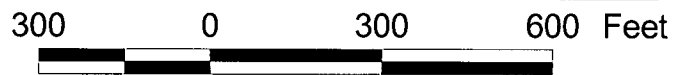
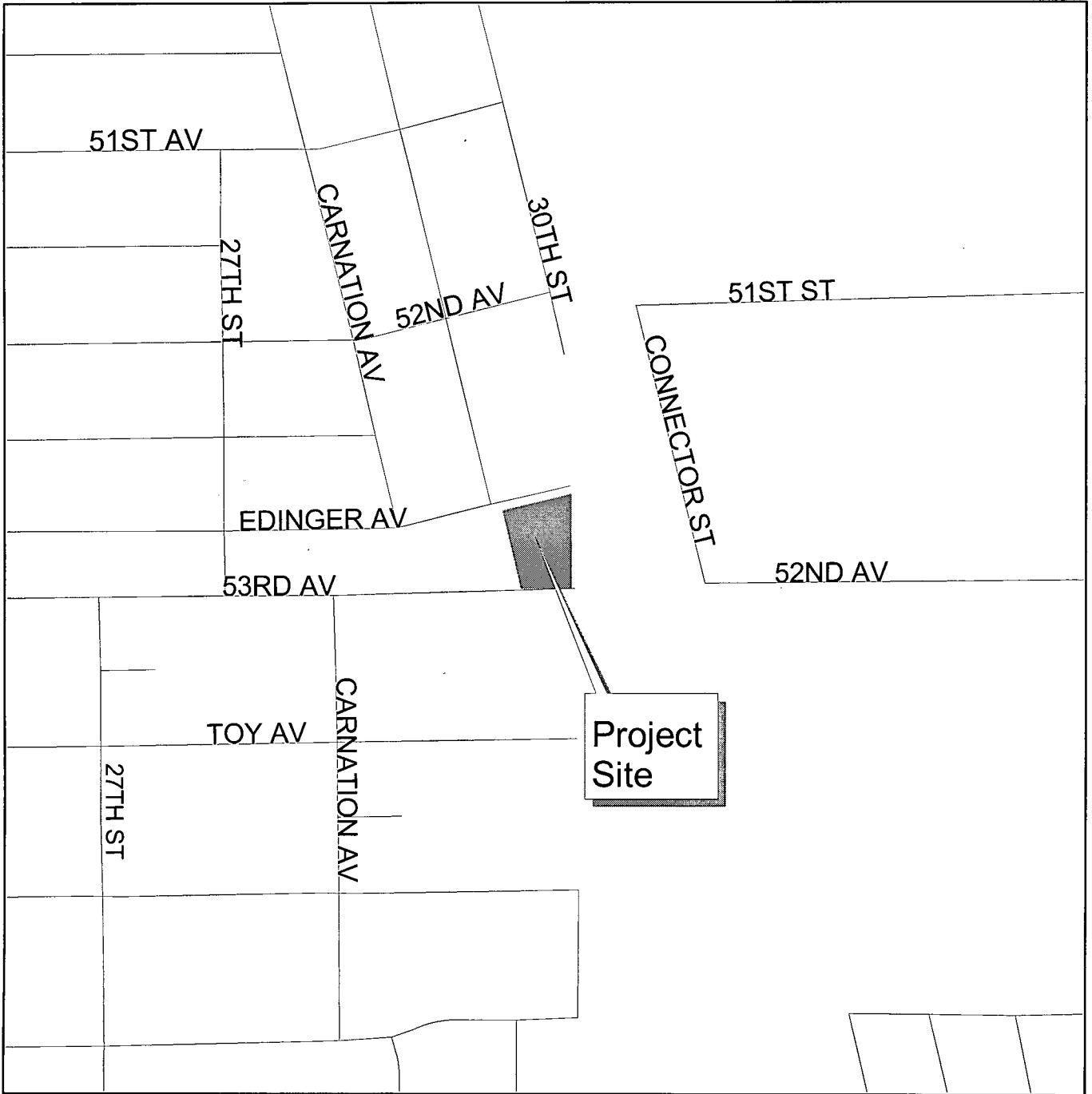


Joy D. Patterson
Zoning Administrator

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.

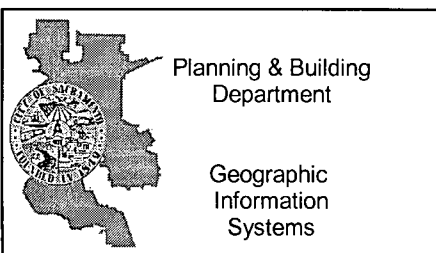
Note: The applicant will need to contact the Public Works Department (Jerry Lovato, 264-7918) after the appeal period is over to submit for a Final Map.

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



Vicinity Map





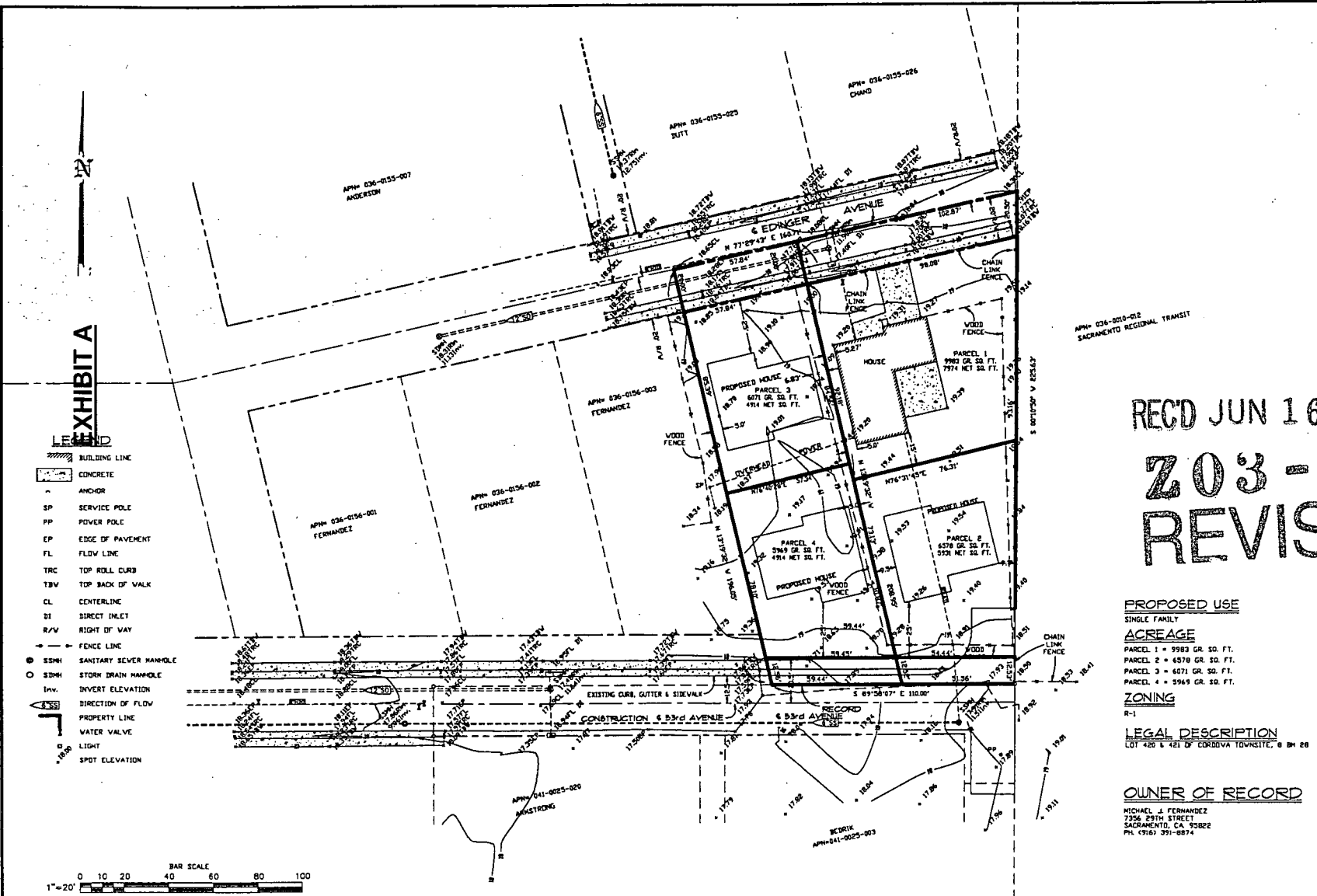
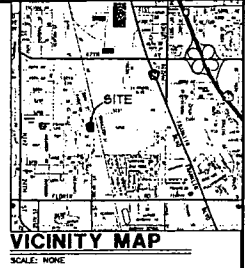
Z03-363

Land Use & Zoning

June 16, 2004



Item 4



REC'D JUN 16 2004
Z03-363
REVISED

PROPOSED USE

SINGLE FAMILY
ACREAGE
 PARCEL 1 = 9982 GR. SQ. FT.
 PARCEL 2 = 6578 GR. SQ. FT.
 PARCEL 3 = 6071 GR. SQ. FT.
 PARCEL 4 = 9969 GR. SQ. FT.

ZONING

R-1

LEGAL DESCRIPTION

LOT 420 & 421 OF CORDOVA TOWNSITE, 8 BH 28

OWNER OF RECORD

MICHAEL J. FERNANDEZ
 7256 29TH STREET
 SACRAMENTO, CA 95822
 PH. (916) 291-0874

SCHOOL DISTRICT

SACRAMENTO UNIFIED

PARK DISTRICT

CITY OF SACRAMENTO

WATER DISTRICT

CITY OF SACRAMENTO

FIRE DISTRICT

CITY OF SACRAMENTO

DRAINAGE

CITY STORM DRAINS

SEWAGE

CITY SANITARY SEWER SYSTEM

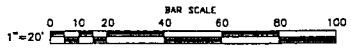
EXISTING USE

SINGLE FAMILY

EXHIBIT A

LEGEND

- ▨ BUILDING LINE
- ▭ CONCRETE
- ANCHOR
- SP SERVICE POLE
- PP POWER POLE
- EP EDGE OF PAVEMENT
- FL FLOW LINE
- TRC TOP ROLL CURB
- TBW TOP BACK OF WALK
- CL CENTERLINE
- DI DIRECT INLET
- R/W RIGHT OF WAY
- FENCE LINE
- SSSH SANITARY SEWER HANDLE
- SSDH STORM DRAIN HANDLE
- Inv. INVERT ELEVATION
- DIRECTION OF FLOW
- PROPERTY LINE
- WATER VALVE
- LIGHT
- SPOT ELEVATION



BENCH MARK 317-E7 ELEVATION 1566 MULTI MAIL, TOP ROLL CURB AT POWER POLE, SOUTHWEST CORNER TDY AVE. & 27TH ST.	<p>VARNEY LAND SURVEYS 2705 66TH AVENUE SACRAMENTO, CALIFORNIA 95822 (916) 393-2678</p>	DESIGNED _____ SCALE 1" = 20' DRAWN DRV CHECKED RAV SUBMITTED RICHARD A. VARNEY, R.L.S. 5030	JOB NO. 032628 DRAWING NAME 032628A1	<table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>REVISION</th> <th>BY</th> </tr> <tr> <td>3</td> <td>4/07/04</td> <td>REVISED IMPROVEMENTS ON 53RD AVENUE</td> <td>DRV</td> </tr> <tr> <td>2</td> <td>3/26/04</td> <td>REVISED LOT SIZE & ADDED NEW HOUSES</td> <td>DRV</td> </tr> <tr> <td>1</td> <td>12/24/03</td> <td>LEGEND, DETAIL R/W & CENTERLINE</td> <td>DRV</td> </tr> <tr> <td>NO</td> <td></td> <td></td> <td></td> </tr> </table>	NO.	DATE	REVISION	BY	3	4/07/04	REVISED IMPROVEMENTS ON 53RD AVENUE	DRV	2	3/26/04	REVISED LOT SIZE & ADDED NEW HOUSES	DRV	1	12/24/03	LEGEND, DETAIL R/W & CENTERLINE	DRV	NO				<p>REVISED TENTATIVE FERNANDEZ PARCEL MAP 2812 & 2816 EDINGER AVENUE APN'S 036-0156-004 & 005 CITY OF SACRAMENTO STATE OF CALIFORNIA</p>	DATE: 6/14/04 SHEET 1 / 1
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