

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

ACTION OF THE ZONING ADMINISTRATOR

On Wednesday, March 9, 2005, the Zoning Administrator approved with conditions a tentative map to subdivide one parcel containing four existing single-family houses into three (3) lots in the Standard Single-Family Residential (R-1) zone, to allow independent ownership of the houses, for the project known as (File Z04-309). Findings of Fact and conditions of approval for the project are listed on pages 2-4.

Project Information

Request: **Zoning Administrator Tentative Map** to subdivide one parcel into three (3) lots on 0.45± developed acres in the Standard Single-Family Residential (R-1) zone;

Zoning Administrator Subdivision Modification to allow three new lots to be through lots, with access to both front and back of each lot from each of two parallel streets.

Location: 1940 South Avenue (D2, Area 4)

Assessor's Parcel Number: 252-0222-007

Applicant: Shelly Nathan Bailey PE
Bailey and Associates (contact: Charles Gwyn)
20 Business Parkway
Sacramento, CA 95828

Property Owner: Michael Haney
3409 Douglas Street
Sacramento, CA 95838

Project Planner: Philip Reed

General Plan Designation: Low Density Residential 4-15 du/na
Community Plan Designation: Residential 4-8 du/na
Community Plan: North Sacramento
Existing Zoning of Site: Standard Single-Family Residential (R-1)

Surrounding Land Use and Zoning:

North: R-1; single-family homes
East: R-1; single-family homes
South: R-1; single-family homes
West: R-1; single-family homes

Existing Land Use of Site: four existing single-family homes

Topography: Flat
Property Area: 0.45± acres
Property Dimensions: approx 130 feet x 165 feet
Street Improvements: existing
Utilities: existing

Previous Files: none

Project Plans: See Exhibit A

Additional Information: The property being split already has four (4) single-family dwellings on it. By splitting the property into three parcels, two of these existing dwellings will be on their own lot and independently owned, while the remaining two dwellings will be on the third lot, one facing South Avenue and the other facing Verano Street. Each of the three new lots will be "through lots" with street frontage at either end (front and rear) on both South Avenue and Verano Street. The City's Subdivision Ordinance prohibits through lots, and normally the City would not support the creation of new ones. However, in this case, the existing condition is street frontage on both sides of the parcel and subdividing does not make the situation any worse; in fact, allowing independent ownership will be a desirable improvement. All of the adjacent and nearby lots between Mahogany Street on the west and Presidio Street on the east are existing through lots, so this proposed lot split will be duplicating what is already there; and the new lot containing two of the existing residences is deep enough on average (more than 125 feet) that two dwellings, one each facing the two different streets, is allowed by right, subject to compliance with setback and lot coverage, and all other applicable zoning requirements. Staff therefore supports approval of a Subdivision Modification to allow the creation of these three "new" through lots.

Public notice was sent to all property owners within 100 feet of the subject property and the site was posted. Staff received no calls or other inquiries about the proposed subdivision.

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.

Subdivision Review Committee: The proposed map was heard at the Subdivision Review Committee (SRC) on February 16, 2005. There were minor changes made at SRC to the proposed conditions for clarification, plus one condition added by Planning Division. In addition, the applicant expressed the desire to adjust slightly the location of the two new property lines toward the west in order to better balance the lot areas, and this was determined by SRC to be an acceptable modification without requiring any change to the conditions proposed. All of the proposed conditions were accepted by both applicant and SRC as presented, therefore SRC recommended that the project be approved by the Zoning Administrator subject to these conditions, listed below.

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 of Approval (Tentative Map):

NOTE: These conditions shall supersede any contradictory information shown on the Tentative Map approved for this project (Z04-309). The design of any improvement not covered by these conditions shall be to City standard.

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 at the discretion of the Development Engineering and Finance Division (DEaF).

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. Remove and replace or reconstruct curb, gutter, and sidewalk per City standards and to the satisfaction of the Development Engineering and Finance Division adjacent to South Avenue. Construct or reconstruct curb and gutter adjacent to Verano Street.
5. 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.

PLANNING

6. The minimum 5-foot side yard setback shall be maintained between all structures and the new property lines established with the approval of this tentative map.

BUILDING DIVISION

7. Any private underground utilities (Water, Sewer, & Electrical) that cross the property line shall be removed or relocated so as not to cross property lines, or easements shall be provided.

PUBLIC/PRIVATE UTILITIES

8. Dedicate a standard 12½ foot public utility easement (PUE) for overhead and underground facilities and appurtenances adjacent to all public street rights of ways.

CITY UTILITIES

9. Provide separate metered domestic water services to each parcel. No services shall cross parcel lines.
10. Only one domestic water service per parcel is allowed. Any excess domestic water services must be abandoned to the satisfaction of the Department of Utilities. The applicant should be advised that the tap record research and verification of tap locations by the field crews involved prior to sign-off of this condition may take a considerable amount of time, therefore, all requests should be submitted in a timely manner.
11. Provide separate sanitary sewer services to each parcel to the satisfaction of the Department of Utilities.
12. The applicant must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. This ordinance requires the applicant to prepare erosion and sediment control plans for both during and after construction of the proposed project, prepare preliminary and final grading plans, and prepare plans to control urban runoff pollution from the project site during construction.

Advisory Notes:


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

13. Existing SRCSD facilities serving this proposed project are capacity constrained. Ultimate capacity will be provided by construction of the Lower Northwest and Upper Northwest Interceptors, currently scheduled for completion in 2010. SRCSD is working to identify potential interim projects to provide additional capacity. SRCSD and CSD-1 will issue permits to connect to the system if it is determined that capacity is available and the property has met all other requirements for service. This process is "first come, first served." There is no guarantee that capacity will be available when actual requests for sewer service are made. Once connected, the property has the entitlement to use the system. However, its entitlement is limited to the capacity accounted for by the payment of the appropriate SRCSD fees.

14. 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

1. The Tentative Subdivision Map is consistent with the General Plan and the North Sacramento Community Plan, which designate 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.



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.

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



Project Location

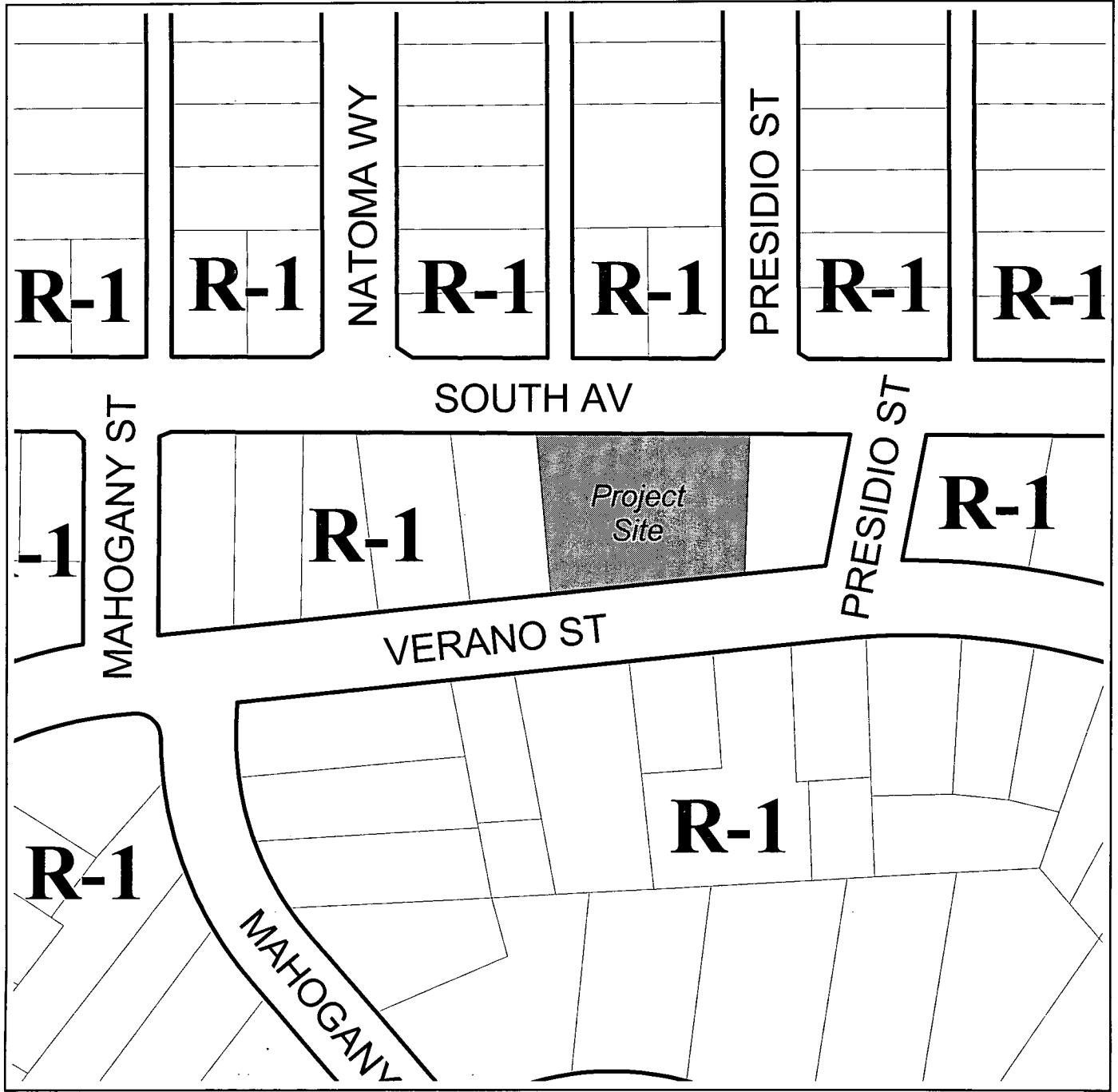



Development Services
Department

Geographic
Information
Systems

Vicinity Map

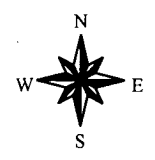
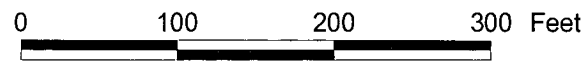


Development Services
Department

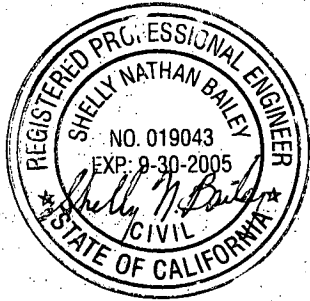
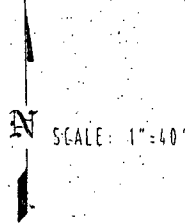
Geographic
Information
System

Land Use & Zoning

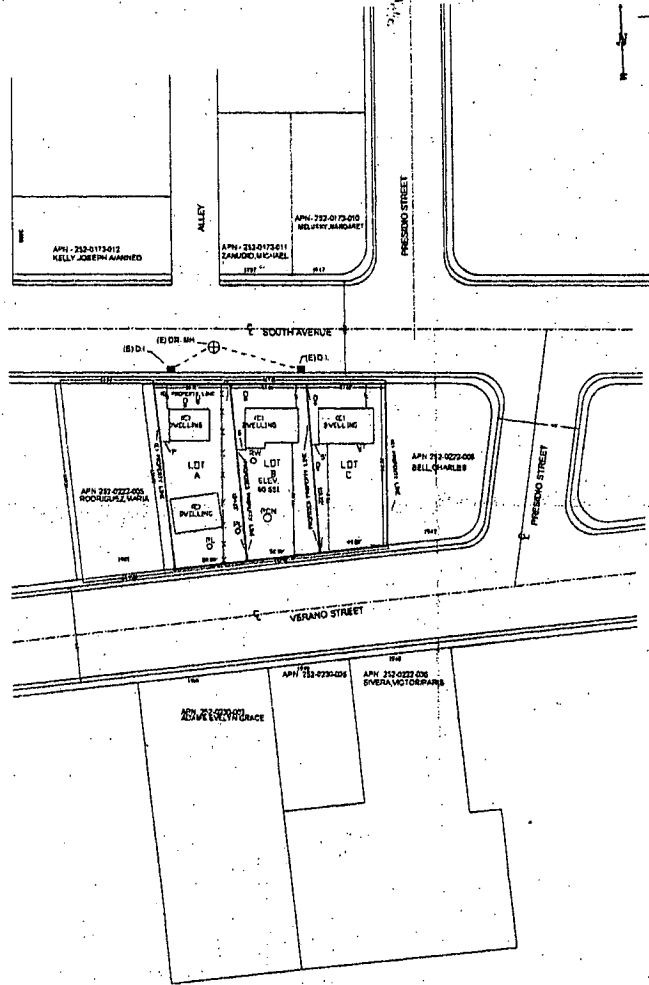


TENTATIVE MAP

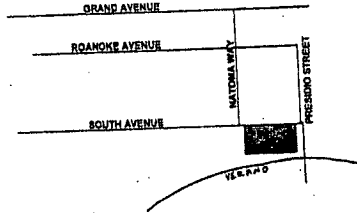
HANEY LOT SPLIT
1940 SOUTH AVE
SACRAMENTO, CA 95838



- LEGEND**
- Drop Inlet (D.I.)
 - ⊕ Manhole Cover
 - ⊠ Fire Hydrant
 - ⊗ Structure to be Removed
 - ③ Lot Number
 - ⊣ Sewer Line
 - ⊡ Spetic System
 - R/W Right-of-Way
 - Water Main
 - PL Tree, Type
 - DECIDUOUS
 - RV REDWOOD
 - PCN PECAN
 - CT Cherry Tree
 - PL Plum Tree



VINCINITY MAP



| |
|---|
| LOT A = 6788.1 SQ.FT. |
| LOT B = 6524.83 SQ.FT. |
| LOT C = 6122.06 SQ.FT. |
| TOTAL AREA = 19,435 SQ. FT. |
| WATER: CITY OF SACRAMENTO |
| STORM DRAINAGE: CITY OF SACRAMENTO |
| SANITARY FACILITIES: CITY OF SACRAMENTO |
| FIRE: CITY OF SACRAMENTO |
| SCHOOL DISTRICT: GRANT UNIFIED |

General Notes

DESIGNED BY:
SHELLY N. BAILEY PE

DRAWN BY:
JEFF C. BAILEY

CIVIL ENGINEER
SHELLY N. BAILEY & ASSOCIATES
20 BUSINESS PARKWAY STE. 300
SACRAMENTO, CA 95833

PROPERTY OWNER:
MICHAEL HANEY
3425 BURGESS ST.
SACRAMENTO, CA 95818

TENTATIVE MAP

| No. | Revision/Issue | Date |
|-----|----------------|------|
| | | |

For Name and Address
BAILEY & ASSOCIATES
20 BUSINESS PARKWAY STE. 300
SACRAMENTO, CA 95828
(916) 444-3137

Project Name and Address
HANEY PROJECT
1940 SOUTH AVE
SACRAMENTO, CA 95838
(916) 214-5907

| | |
|-------|-----------|
| Date | 9/05/2004 |
| Scale | 1"=40' |