



DEVELOPMENT SERVICES  
DEPARTMENT

**CITY OF SACRAMENTO**  
CALIFORNIA

1231 I STREET  
ROOM 300  
SACRAMENTO, CA  
95814-2998

Planning Division

PLANNING  
916-808-5381  
FAX 916-264-5328

**November 22, 2004**

City Council  
Sacramento, California

Honorable Members in Session:

**SUBJECT: MAIN AVENUE REZONE (P04-144)**

Rezone of 0.9± gross acres site to the Standard Single Family (R-1) zone.

- A. Environmental Determination: Exempt, Section 15332;
- B. Rezone of 0.9± gross acres from Agricultural (A) to Standard Single Family (R-1) zone

**LOCATIONS AND COUNCIL DISTRICT:** 250 Main Avenue  
APN: 237-0022-011  
Council District 2

**RECOMMENDATION:**

The Planning Commission recommends that the City Council adopt the attached Ordinance, rezoning 0.9± gross acres at 250 Main Avenue, from Agriculture (A) to Standard Single Family (R-1).

**CONTACT PERSONS:** Ted Kozak, Associate Planner, 808-1944  
Jeanne Corcoran, Senior Planner, 808-5317

**FOR COUNCIL MEETING OF:** December 14, 2004 (afternoon)

**SUMMARY:**

The applicant has submitted a proposal to rezone the subject site, to allow for the subdivision of the site into four single family residential lots. Currently the site is zoned Agriculture (A), a zone which restricts the use of land to primarily agriculture or farming uses. Agriculture land may be considered for reclassification when proposed for urban development which is consistent with the General Plan. The proposal will bring the site's zoning into conformance with the General Plan and Community Plan designations of Low Density Residential (4-15 dwelling units per net acre (du/na)) and Residential (4-8 du/na), respectively.

**COMMITTEE/COMMISSION ACTION:**

On October 28, 2004, the Planning Commission voted eight ayes and zero noes, on the consent calendar, to recommend approval of the rezone, approved a Tentative Map to subdivide one parcel into four residential parcels, and approved a Subdivision Modification to create two lots less than 52 feet in width.

**BACKGROUND INFORMATION:**

The proposed map subdivides one lot, approximately 0.9± gross acres (0.64± net acres) in size, into four standard single-family lots (Parcels 1 to 4). The site is proposed to be zoned Single Family Residential (R-1) and density of the project is 6± units per net acre. The R-1 zone is the lowest density residential zone in the City and is designed to provide development regulations that are consistent with goals for standard single family residential areas. The minimum density in the R-1 zone is four dwelling units per net acre. As stated, the project proposes four dwellings on 0.64± net acres, which equals 6± dwelling units per net acre. The project is consistent with the type and density of housing constructed in the R-1 zone, the North Sacramento Community Plan designation of Residential (4-8 du/na), and the General Plan designation of Low Density Residential (4-15 du/na). In addition, the proposed project is within the density range of units permitted in the zone, and Tentative Map request is consistent with the General Plan in that the project provides home ownership opportunities and adds to the variety of lot sizes within the North Sacramento Community Plan area.

**FINANCIAL CONSIDERATIONS:**

This project has no fiscal considerations.

**ENVIRONMENTAL CONSIDERATIONS:**

The Environmental Services Manager has determined that the proposed project is exempt from environmental review pursuant to CEQA Guidelines (CEQA Section 15332).

**POLICY CONSIDERATIONS:**

The project is consistent with the land use designations of the General Plan and the North Sacramento Community Plan that designate the site as Low Density Residential (4-15 du/na) and Residential (4-8 du/na), respectively. The project is also consistent with the following General Plan Policies promoting housing for all income groups and infill development, and the following Smart Growth Principles, as adopted by the City Council (Resolution 2001-805):

- 1) City of Sacramento General Plan
  - (a) Promote the reuse and rehabilitation of existing urban development as a means to meet projected growth. (GP 1-33)
  - (b) Adequate quality housing opportunities be provided for all income households and that projected housing needs are accommodated. (GP. Sec. 1-31)
  - (c) Improve the quality of residential neighborhoods Citywide by protecting, preserving and

enhancing their character. (GP. Sec 2-10)

2) North Sacramento Community Plan

- (a) A more diverse housing stock is needed to offer a better choice of housing types for existing and new residents. (North Sacramento Community Plan, Commercial Goals and Policies, Page 8).
- (b) Encourage land uses which will enhance economic vitality of the community (North Sacramento Community Plan, Commercial Goals).

**Smart Growth Principles-** City Council adopted a set of Smart Growth Principles in December 2001 in order to promote growth that is economically sound, environmentally friendly, and supportive of community livability. Supporting redevelopment in identified areas within the urbanized areas of the City allows for efficient use of existing facilities and focuses new development and infrastructure investments within already developed areas.

**Strategic Plan Implementation-** The recommended action conforms with the City of Sacramento Strategic Plan, specifically by adhering to the goal to enhance and preserve neighborhoods by directing new development (and supportive infrastructure) to existing developed areas, allowing for efficient use of existing facilities, features and neighborhoods.

**ESBD CONSIDERATIONS:**

No goods or services are being purchased under this report.

Respectfully submitted:

  
\_\_\_\_\_  
Gary Stonehouse, Planning Director

Approved:

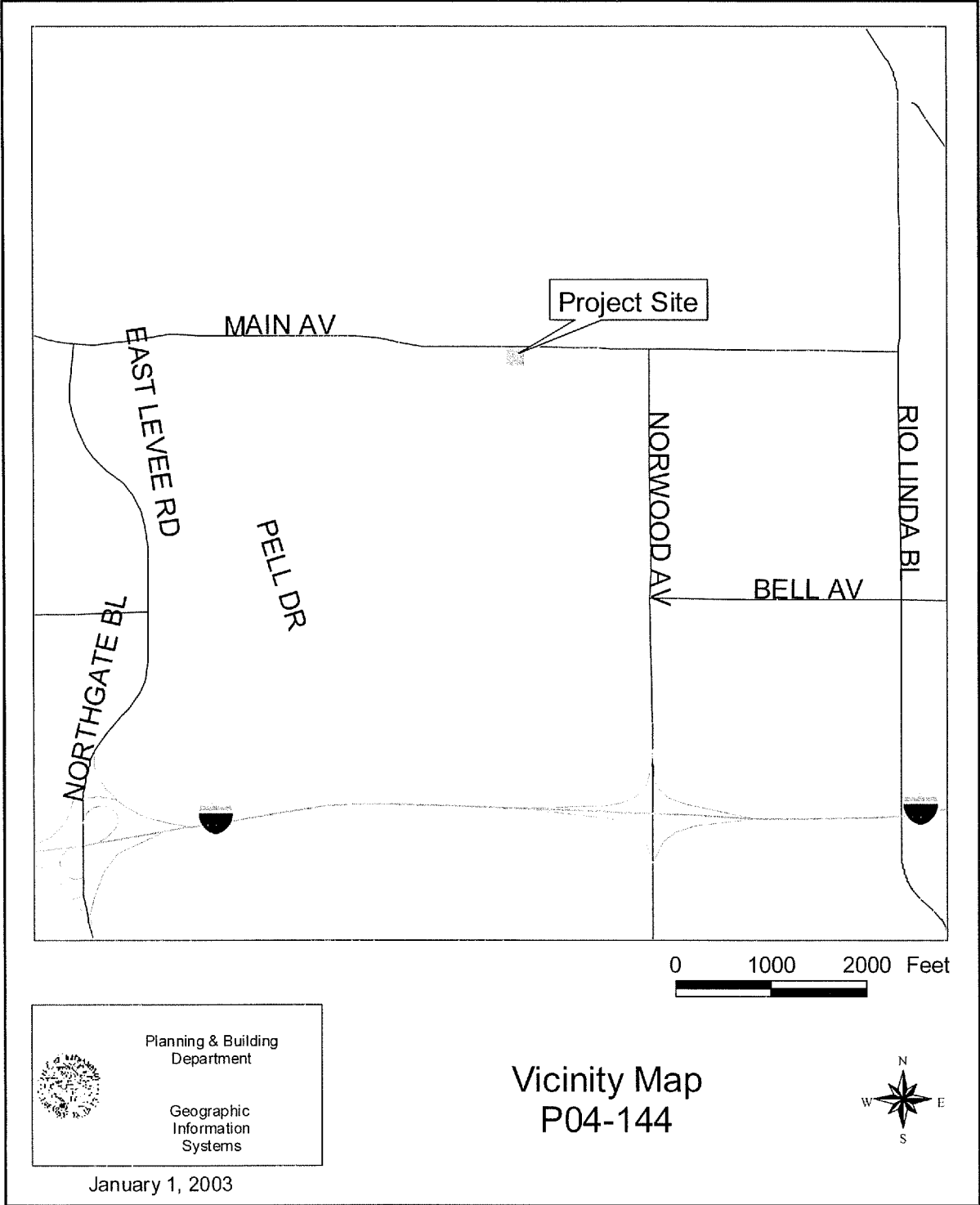
  
\_\_\_\_\_  
Michael Medema, Interim Director of  
Development Services

RECOMMENDATION APPROVED:

  
\_\_\_\_\_  
ROBERT P. THOMAS  
City Manager

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Planning & Building  
Department

Geographic  
Information  
Systems

January 1, 2003

Vicinity Map  
P04-144





**CITY PLANNING COMMISSION  
CONSENT ITEMS**

**CPC AGENDA DATE: October 28, 2004**

Item No.	Project No.	Title/Location	Action: Approved/ Denied/Cont'd
1.		Synopsis of Oct. 14, 2004 Planning Commission Meeting	APPROVED
4.	P04-081	Five Star Tentative Map located on 2400 Del <sup>PASO</sup> Road, North Natomas	APPROVED WITH AMEND
5.	P03-094	Morey Estates located at the southeast corner of Morey Ave. and Western Ave.	APPROVED
6.	P04-034	Fruitridge SMOG located at 7728 Fruitridge Road	APPROVED
9.	P04-144	Main Ave. Tentative Map located at 250 Main Ave.	APPROVED
11.	M04-100	Review of Proposed New Public High School at 401 McClatchy Way	APPROVED

**VOTE OF THE PLANNING COMMISSION:**

COMMISSIONER	Motion (M)/ Second (S)	YES	NO	ABSTAIN
Bacchini		✓		
Banes		✓		
Boyd	—	✓	—	—
Taylor-Carroll	—	✓	—	—
Vallencia	S	✓	—	—
Wasserman		✓		
Woo	M	✓		
Yee		✗		ABSTAIN on #11

CITY PLANNING COMMISSION  
SACRAMENTO, CALIFORNIA  
MEMBERS IN SESSION:

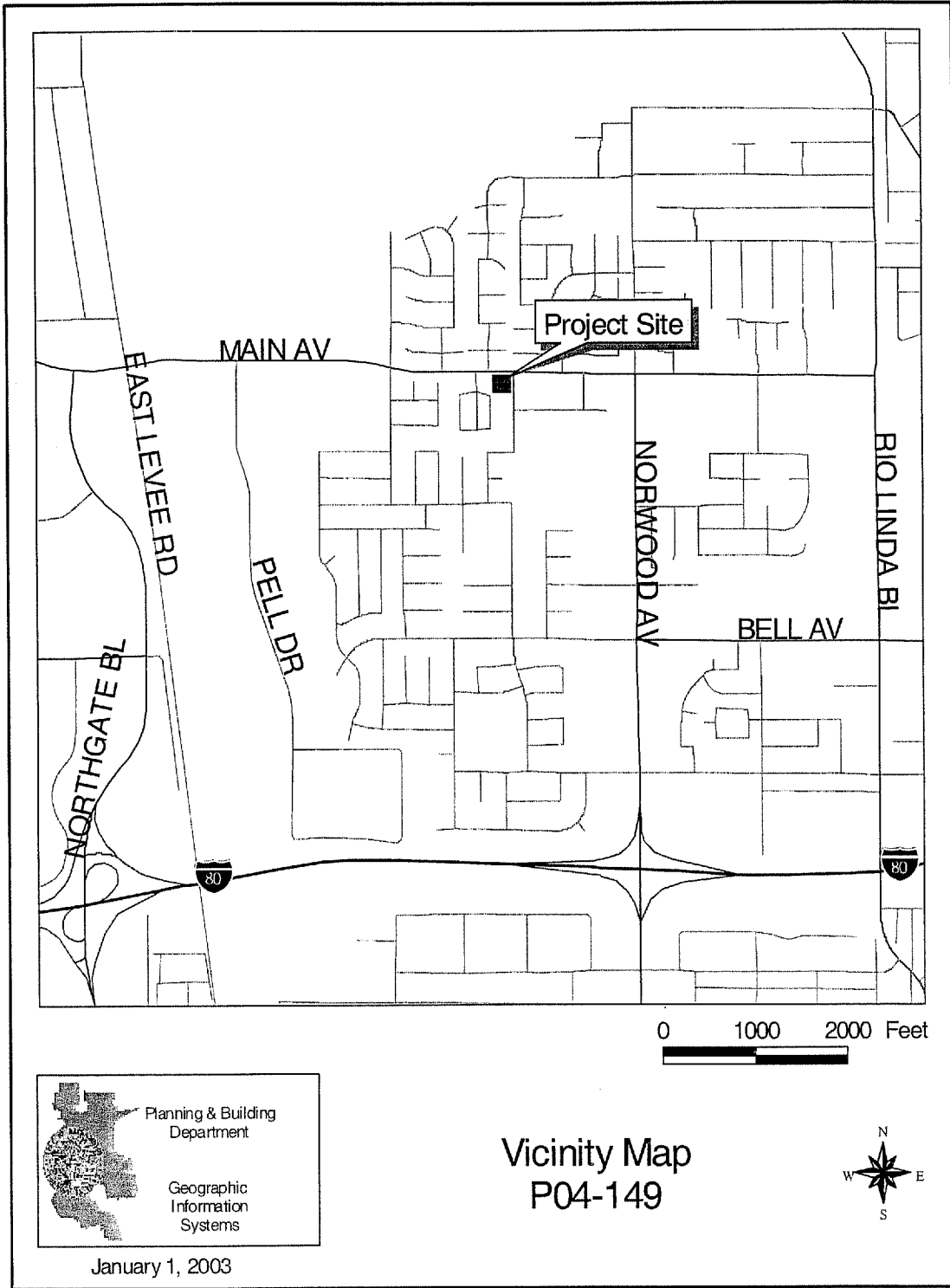
ITEM # \_\_\_\_\_  
OCTOBER 28, 2004  
PAGE 1

P04-144 – Main Avenue Tentative Map

- REQUEST:
- A. Environmental Determination: Exempt, Section 15332
  - B. Rezone of 0.9± gross acres from Agricultural (A) to Standard Single Family (R-1) zone
  - C. Tentative Map to subdivide one parcel into four residential parcels on 0.9± gross acres in the Standard Single Family (R-1) zone
  - D. Subdivision Modification to create two lots less than 52 feet in width

LOCATION: 3425 Del Paso Boulevard  
APN: 237-0022-011  
North Sacramento Community Plan  
Robla School District  
Council District 2

APPLICANT:	Debra Hoover, (916) 782-5177 Gardner & Associates 601 Commerce Drive, #130 Roseville, CA 95678
OWNER:	Daryl D. Harmon 2287 Sand Castle Way Sacramento, CA 95833
APPLICATION FILED:	July 27, 2004
STAFF CONTACT:	Ted Kozak, (916) 808-1944



Planning & Building  
Department

Geographic  
Information  
Systems

January 1, 2003

Vicinity Map  
P04-149



SUMMARY:

The applicant proposes to subdivide 0.9± gross undeveloped acres (0.64± net acres) into four single family residential lots. The project provides the opportunity of single family residential home ownership within the North Sacramento Community Plan area. Staff has no issues with this request, and has received no objections to this project at the time of this report.

RECOMMENDATION:

Staff recommends **approval of the project, subject to conditions** in the attached Notice of Decision. Staff's recommendation is based upon the project's consistency with the General and Community Plan land use designations for residential uses. Furthermore, the project is consistent with the General Plan and the North Sacramento Community Plan policies that promote neighborhood revitalization, ownership opportunities, and a smooth transition between existing and new development.

PROJECT INFORMATION:

General Plan Designation:	Low Density Residential 4-15 du/na
North Sac. Community Plan Designation:	Residential 4-8 du/na
Existing Land Use of Site:	Vacant
Proposed Zoning of Site:	R-1 zone

## Surrounding Land Use and Zoning:

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

Property Dimensions:	
Existing Property Area:	0.9± gross acres
Topography:	Flat
Street Improvements:	Existing and New
Utilities:	Existing and New

OTHER APPROVALS REQUIRED: In addition to the entitlements requested, the applicant will also need to obtain the following permits or approvals, including, but not limited to:

<u>Permit</u>	<u>Agency</u>
Building Permit	Building Division
Off-Site Improvements	Development Engineering & Finance Division (DEF), plan check
Final Map/ Certificate of Compliance	DEF

STAFF EVALUATION: Staff has the following comments:

A. Policy Considerations

The project is consistent with the land use designations of the General Plan and the North Sacramento Community Plan, that designate the site as Low Density Residential (4-15 du/na) and Residential (4-8 du/na), respectively. The project is also consistent with the following General Plan Policies promoting housing for all income groups and infill development, and the following Smart Growth Principles, as adopted by the City Council (Resolution 2001-805):

*General Plan/ North Sacramento Community Plan*

The proposed project generally furthers the General Plan and the North Sacramento Community Plan goals and polices:

Adequate quality housing opportunities be provided for all income households and that projected housing needs are accommodated. (GP. Sec. 1-31)

Improve the quality of residential neighborhoods Citywide by protecting, preserving and enhancing their character. (GP. Sec 2-10)

A more diverse housing stock is needed to offer a better choice of housing types for existing and new residents. (NSCP, Page 8)

*Smart Growth Principles*

- Take advantage of existing community assets by emphasizing joint use of existing areas.
- Concentrate new development and target infrastructure investments within the urban core of the region to allow for efficient use of existing facilities, infill, and reuse areas.
- Strengthen and encourage growth in existing communities by targeting infrastructure investments in infill and reuse areas.
- Streets designed to accommodate a variety of activities.

*Strategic Plan*

- Promote and support economic vitality.

**B. Rezone**

The existing zoning for the parcel is Agricultural (A). The proposed zoning to Standard Single Family (R-1) zone is consistent with the North Sacramento Community Plan designation of Residential (4-8 du/na) and the General Plan designation of Low Density Residential (4-15 du/na). In order to provide consistency with the existing land use designations and the zone, the applicant wishes to rezone the property.

The R-1 zone is the lowest density residential zone in the City and is designed to provide development regulations that are consistent with goals for standard single family residential areas. The minimum density in the R-1 zone is four dwelling units per net acre. The subject project proposes four dwellings on 0.64± net acres, which equals 6± dwelling units per net acre. Since the project is consistent with the type and density of housing constructed in the R-1 zone, the North Sacramento Community Plan designation of Residential (4-8 du/na), and the General Plan designation of Low Density Residential (4-15 du/na), staff supports the rezone.

**C. Tentative Map Design**

The proposed map subdivides one lot, approximately 0.9± gross acres (0.64± net acres) in size, into four standard single-family lots (Parcels 1 to 4). The site is proposed to be zoned Single Family Residential (R-1) and density of the project is 6± units per net acre. As stated, the General Plan and the Community Plan designates the site as Low Density Residential (4-15 units per net acre (du/na)) and Residential (4-8 units du/na), respectively. The proposed project is within the density range of units permitted in the zone and the Tentative Map request is consistent with the General Plan in that the project provides home ownership opportunities and adds to the variety of lot sizes within the North Sacramento Community Plan area.

*Subdivision Modification*

The tentative map proposes to subdivided the lot into four lots, with Parcels 1 and 2 measuring 50' X 140' and parcels 3 and 4 measuring 70' X 100'. Parcels 1 and 2 require a Subdivision Modification for the creation of substandard lots that do not comply with the Subdivision Ordinance for minimum lot width. Parcels 1 and 2 front onto Main Avenue and Parcels 3 and 4 front onto Austin Street.

The reduction in width by two feet for Parcels 1 and 2 will not create unbuildable lots and area of the lots is greater (7,000 square feet) than the standard 5,200

square feet required. The existing parcels are surrounded by a park to the west and south and standard single family lots to the east. Since the surrounding area is developed, there is no need to reserve any future connections.

Over the past several months, DEF and Planning staff has worked with the applicant to address a concern about the two single family lots fronting Main Avenue. Development Engineering & Finance staff was concerned with the development of the two single family units backing out onto Main Avenue, a major arterial. As a result, the applicant has agreed to provide a shared driveway access for the affected parcels. The applicant agreed to the requirement to provide private reciprocal ingress, egress, and maneuvering easements along the northerly property line of Parcels 1 and 2 fronting Main Avenue in order to allow the access movements in the form of a shared driveway for the two lots. Further, prior to recordation of the Final Map, the applicant is required to enter into an Agreement For Conveyance of Easements with the City stating that private reciprocal ingress, egress, and maneuvering easements along the northerly property line fronting Main Avenue shall be conveyed to and reserved from Parcels 1 and 2 at the time of sale or other conveyance of each of these parcels.

Staff supports the proposed Tentative Parcel Map and the Subdivision Modification since the request to subdivide the lot is consistent with housing goals and policies to provide balanced housing opportunities.

D. Building Design

The four residential lots proposed in the Tentative Parcel Map are currently undeveloped and are located within the Expanded North Sacramento Design Review area. When the lots are proposed to be developed, additional Design Review approval will be required. The houses will be required to be in compliance with the City's Single Family Residential Design Principles, such as minimizing the garage/ driveway prominence so not to dominate of the front elevation, locating living areas at the front of the house to promote "eyes on the street" for security, and constructing the houses with quality materials.

PROJECT REVIEW PROCESS:

A. Environmental Determination

The proposed project is exempt from environmental review pursuant to CEQA Guidelines (CEQA Section 15332).

B. Public/Neighborhood/Business Association Comments

The project was routed to the Del Paso Boulevard Redevelopment PAC and the Robla Neighborhood Association, and routed to neighboring property owners within a 500' radius of the site. Staff has not received any comments.

C. Summary of Agency Comments

The project has been reviewed by several City Departments and other agencies. Comments from City Departments have been incorporated as conditions of approval for the project.

D. Subdivision Review Committee Recommendation

On October 20, 2004, the Subdivision Review Committee (SRC), by a vote of three ayes, voted to recommend approval of the proposed Tentative Map subject to the conditions of approval in the attached Notice of Decision.

PROJECT APPROVAL PROCESS: Of the entitlements below, Planning Commission has the authority to approve or deny C and D. The Planning Commission action may be appealed to the City Council. The appeal must occur within 10 days of the Planning Commission action. The rezone (Item B) below, requires City Council approval.

RECOMMENDATION:

Staff recommends the Planning Commission take the following actions:

- A. Adopt the attached Notice of Decision and Findings of Fact which finds that the project is Exempt pursuant to CEQA Section 15332;
- B. Adopt the attached Notice of Decision and Findings of Fact recommending approval of the rezone of 0.9± gross acres from Agricultural (A) to Standard Single Family (R-1) zone and forward to the City Council;
- C. Adopt the attached Notice of Decision and Findings of Fact approving the Tentative Map to subdivide one lot into four lots on 0.9± gross acres in the Standard Single Family (R-1) zone; and
- D. Adopt the attached Notice of Decision and Findings of Fact approving the Subdivision Modification to create two lots less than 52 feet in width.

Report Prepared By,

  
\_\_\_\_\_  
Ted Kozak, Associate Planner

Report Reviewed By,

  
\_\_\_\_\_  
Jeanne Corcoran, Senior Planner

Attachments

Attachment 1	Notice of Decision & Findings of Fact
Exhibit 1A	Tentative Parcel Map
Attachment 2	Land Use & Zoning Map
Attachment 3	Rezone Exhibit

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Attachment 1 (Amended by Staff 10/28/04)  
**NOTICE OF DECISION AND FINDINGS OF FACT FOR  
MAIN AVENUE TENTATIVE MAP, LOCATED AT 250 MAIN AVENUE,  
SACRAMENTO, CALIFORNIA IN THE PROPOSED STANDARD SINGLE FAMILY (R-  
1) ZONE. APN: 237-0022-011.  
(P04-144)**

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At the regular meeting of October 28, 2004, the City Planning Commission heard and considered evidence in the above entitled matter. Based on verbal and documentary evidence at said hearing, the Planning Commission took the following actions for the location listed above:

- A. Environmental Determination, Exempt, Section 15332;**
- B. Recommended approval of the Rezone of 0.9± gross acres from Agricultural (A) to Standard Single Family (R-1) zone;**
- C. Approved the Tentative Map to subdivide one lot into four lots on 0.9± gross acres in the Standard Single Family (R-1) zone;**
- D. Approved the Subdivision Modification to create two lots less than 52 feet in width;**

These actions were made based upon the following findings of fact and subject to the following conditions:

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**FINDINGS OF FACT**

- A. Categorical Exemption: The City Planning Commission finds and determines that the proposed project is exempt from environmental review pursuant to Section #15332 of the CEQA Guidelines.
- C. Tentative Map: The Tentative Map to subdivide one lot into four lots on 0.9± gross acres in the Standard Single Family (R-1) zone is approved based on the following findings of fact:
  - 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, and Section 16 of the City Code, which is a Specific Plan of the City. The City's General Plan designates the site as Low Density Residential (4-15 du/ac);
  - 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.

- D. Subdivision Modification: The Subdivision Modification to create two lots less than 52 feet in width is approved based on the following findings of fact:
1. The property to be divided is of such size or shape, is affected by such special circumstances or conditions affecting the property (minimum density requirements) that it is impossible, impractical, or undesirable in the particular case to conform to the strict application of the Subdivision Map regulations, since the property is developed on all sides to the south and west;
  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 in that the lots will be greater than 5,200 square feet in lot area; and
  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, since the lots will be of adequate size to be developed with a single family house.

#### CONDITIONS OF APPROVAL

- C. The Tentative Map to subdivide one lot into four lots on 0.9± gross acres in the Standard Single Family (R-1) zone is hereby approved subject to the following conditions of approval:

##### GENERAL:

- C1. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments.
- C2. Private reciprocal ingress, egress, and maneuvering easements along the northern property line fronting on Main Avenue are required in order to allow access movements in the form of a shared access between the Parcels 1 and 2 (the Parcels 1 and 2 refer to those shown on the City approved Tentative Map for this Project). The applicant shall enter into and record an Agreement For Conveyance of Easements with the City stating that a private reciprocal ingress/egress, and maneuvering easements along the northern property line fronting on Main Avenue shall be conveyed to and reserved from Parcels 1 and 2, at no cost, at the time of sale or other conveyance of either parcel. The shape and locations of

the required easements shall be as shown on City approved Tentative Map for this Project.

- C3. Dedicate to City the *NO INGRESS AND/ OR EGRESS RIGHTS LINE* to the proposed lots along the northerly property line fronting Main Avenue, except for the portion covered by the shared driveway for Parcels 1 and 2, as shown on the City approved Tentative Map.
- C4. Show all continuing and proposed/required easements on the Parcel Map.
- C5. 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: Streets

- C6. Repair or replace/reconstruct any existing deteriorated curb, gutter and sidewalk on Austin Street per City standards to the satisfaction of the Development Engineering and Finance Division.
- C7. 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. Any public improvement not specifically noted in these conditions or on the Tentative Map shall be designed and constructed to City standards.
- C8. Dedicate and construct Main Avenue to a 110-ft half-street and/or to match the existing improvements to the satisfaction of Development Engineering and Finance Division.
- C9. Dedicate an adequate right-of-way and construct full frontage improvements on Austin Street. The frontage improvements shall be designed and constructed to match the existing improvements adjacent to the subject site. The design and construction of the said improvements shall be to the satisfaction of Development Engineering and Finance Division.
- C10. Construct A.D.A. compliant ramps at the intersection of Main Avenue and Austin Street. This may require to construct or repair / reconstruct A.D.A. compliant ramps on the opposite corner of the subject intersection. The cost of A.D.A. compliant ramps on the opposite corner of the subject intersection may be subject to reimbursement by the City, per the Curb Ramp Replacement Policy for Development Projects. All the work in this

regard shall be to City Standards and to the satisfaction of the Development Engineering and Finance Division.

#### PUBLIC/PRIVATE UTILITIES

- C11. Dedicate a 12.5 foot public utility easement (PUE) for underground and overhead facilities and appurtenances adjacent to all street right of ways.
- C12. Place a note on the Final Map stating that 'SMUD has existing 69 KV overhead power lines adjacent to the south side of Main Avenue.'*

#### CITY UTILITIES

- C13. Provide separate metered domestic water services to each parcel.
- C14. 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.
- C15. Provide separate sanitary sewer services to each parcel to the satisfaction of the Department of Utilities.
- C16. 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. There is a ditch located at the rear of Parcels 1 and 2 that shall not be blocked or filled in, and shall allow continued drainage flows. An Agreement for Maintenance of Drainage shall be entered into between the City and the subdivider/owner. No grading shall occur until the grading plan has been reviewed and approved by the Department of Utilities.
- C17. 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.
- C18. 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.
- C19. 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.

PPDD: Parks

- C20. 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.
- C21. The applicant must provide proof that 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:

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

- A. 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.
- B. Prior to the issuance of any building permits, provide the City with a copy of the certificate of payment of any school fees for the applicable school district(s).
- C. Note: Subdivider shall notify future property owners within this subdivision that they will be required to maintain the sidewalks and landscaping between the curbs and sidewalks.

Planning

- D. The total area of residential structures shall not exceed 40 percent lot coverage per lot.
- E. A maximum of 40 percent of the front setback area may be paved for off-site parking and driveways. (City Code, Section 17.68.010.A.1.)
- F. Setbacks for the project shall be meet the following minimum requirements:

	Required Lot 1	Required Lot 2	Required Lot 3	Required Lot 4
<b>Front</b>	25' (north)	25' (north)	25' (east)	25' (east)
<b>Rear</b>	15' (south)	15' (south)	15' (west)	15' (west)
<b>Side Interior</b>	5' (west)	5' (east)	5' (south)	5' (north) & 5' (south)
<b>St. Side</b>			12 1/2' (north)	

  
CHAIRPERSON

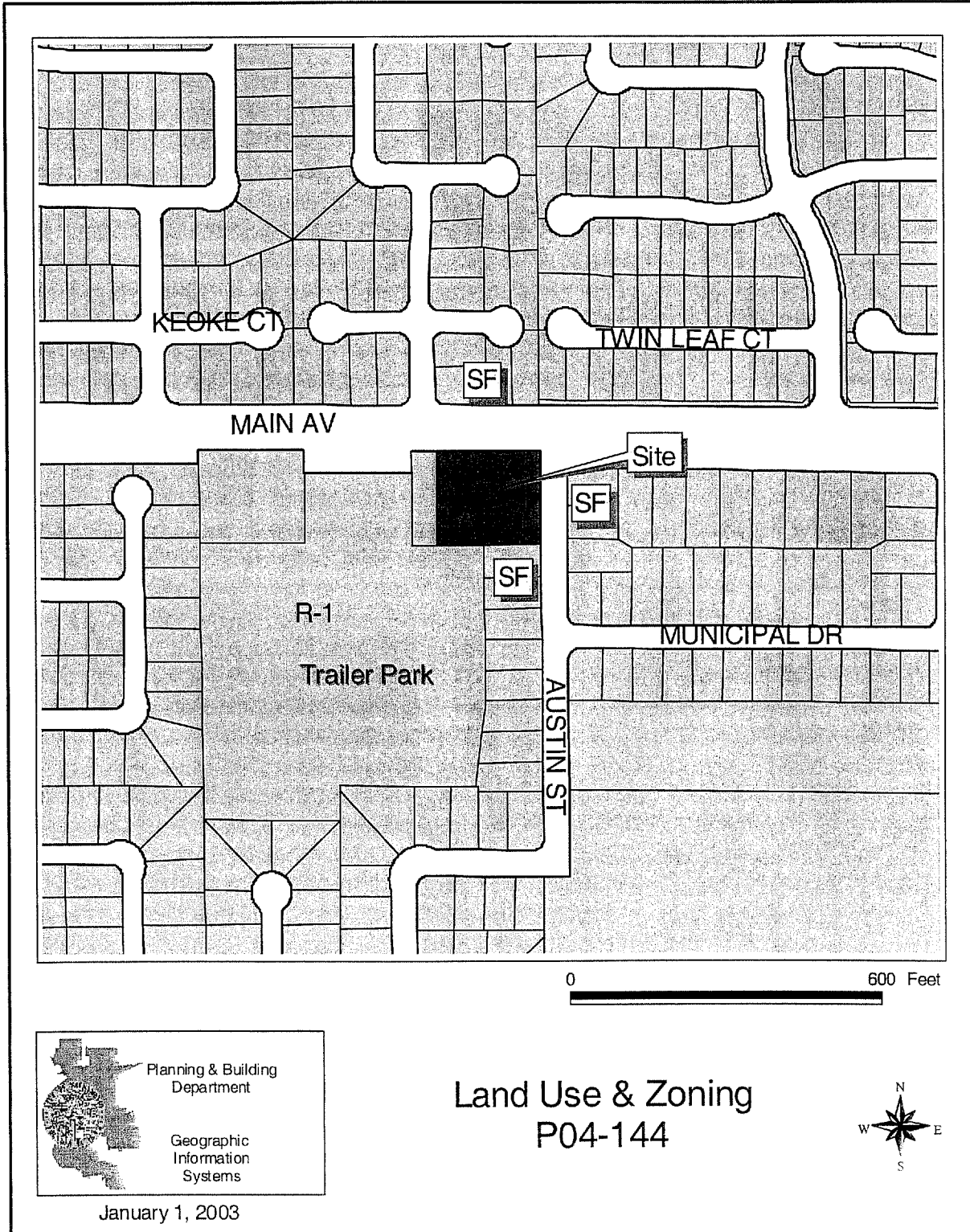
ATTEST:

*Gary M. Lane*  
SECRETARY TO CITY PLANNING COMMISSION

10/28/04  
DATE (P04-144)



Attachment 2  
Land Use & Zoning



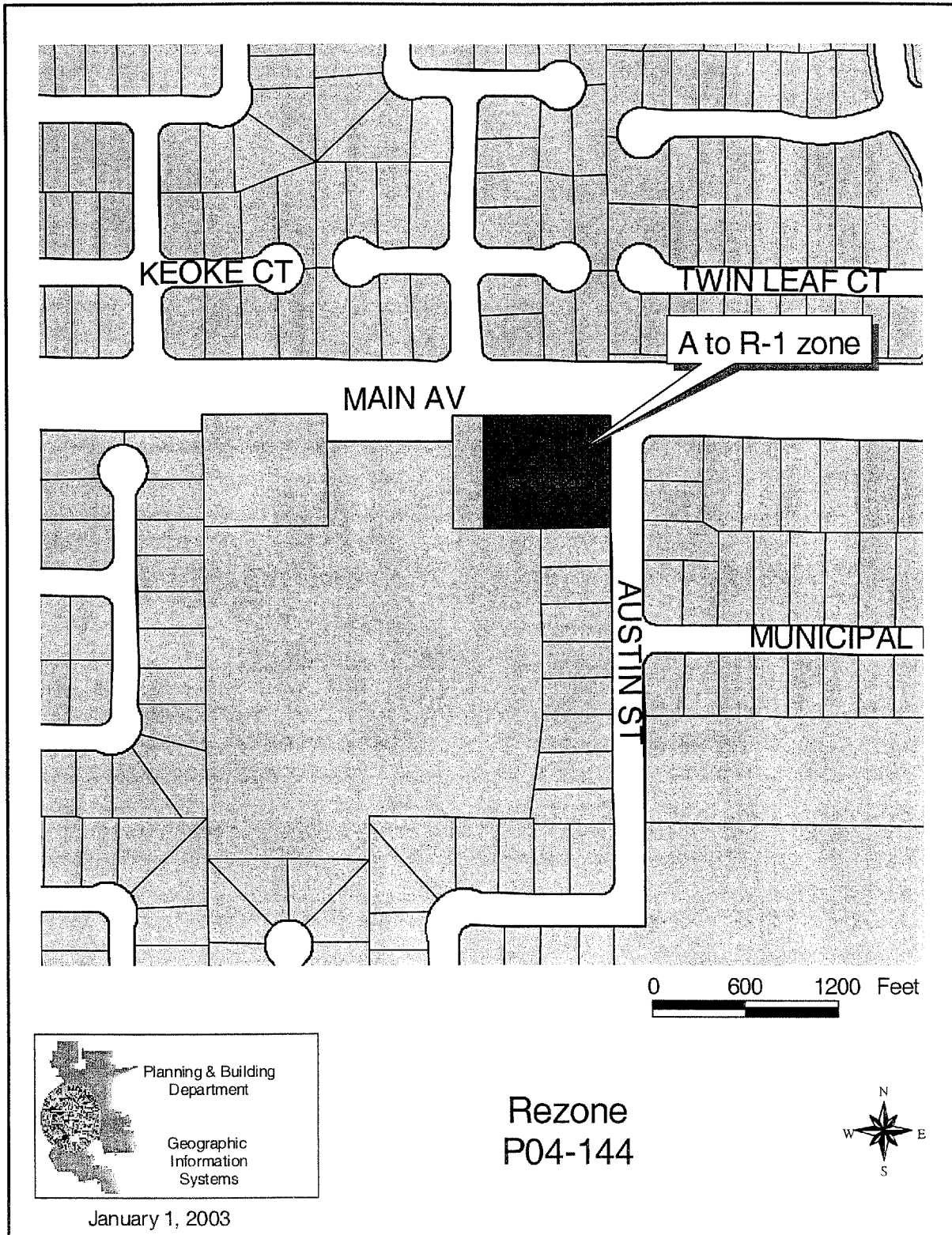
Planning & Building  
Department

Geographic  
Information  
Systems

January 1, 2003

Land Use & Zoning  
P04-144





# ORDINANCE NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF \_\_\_\_\_

**ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE TITLE 17 OF THE SACRAMENTO CITY CODE, AS AMENDED, BY REMOVING 0.9± GROSS ACRES FROM THE AGRICULTURE (A) AND PLACING THE SAME IN THE STANDARD SINGLE FAMILY (R-1) ZONE.**

(APN: 237-0022-011) (P04-144)

**BE IT ENACTED BY THE COUNCIL OF THE CITY OF SACRAMENTO:**

## **SECTION 1.**

The property generally described; known and referred to as 250 Main Avenue (APN: 237-0022-011) and which is shown on Exhibit 1, consist of 0.9± gross acres and is currently in the Agriculture (A) zone established by the Comprehensive Zoning Ordinance (Title 17 of the City Code). Said property is hereby removed from the A zone and placed in the Standard Single Family (R-1) zone.

## **SECTION 2.**

The City Clerk of the City of Sacramento is hereby directed to amend the official zoning map, which is a part of said Comprehensive Zoning Ordinance, Title 17 of the City Code, to conform to the provisions of this Ordinance.

## **SECTION 3.**

Rezoning of the property described in the attached Exhibit 1 by the adoption of this Ordinance shall be deemed to be in compliance with the procedures for the rezoning of property described in the Comprehensive Zoning Ordinance, Title 17 or the City Code, as amended, as said procedures have been affected by recent court decisions.

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**FOR CITY CLERK USE ONLY**

ORDINANCE NO. \_\_\_\_\_  
DATE ADOPTED: \_\_\_\_\_

DATE PASSED FOR PUBLICATION:

DATE ENACTED:

DATE EFFECTIVE:

ATTEST:

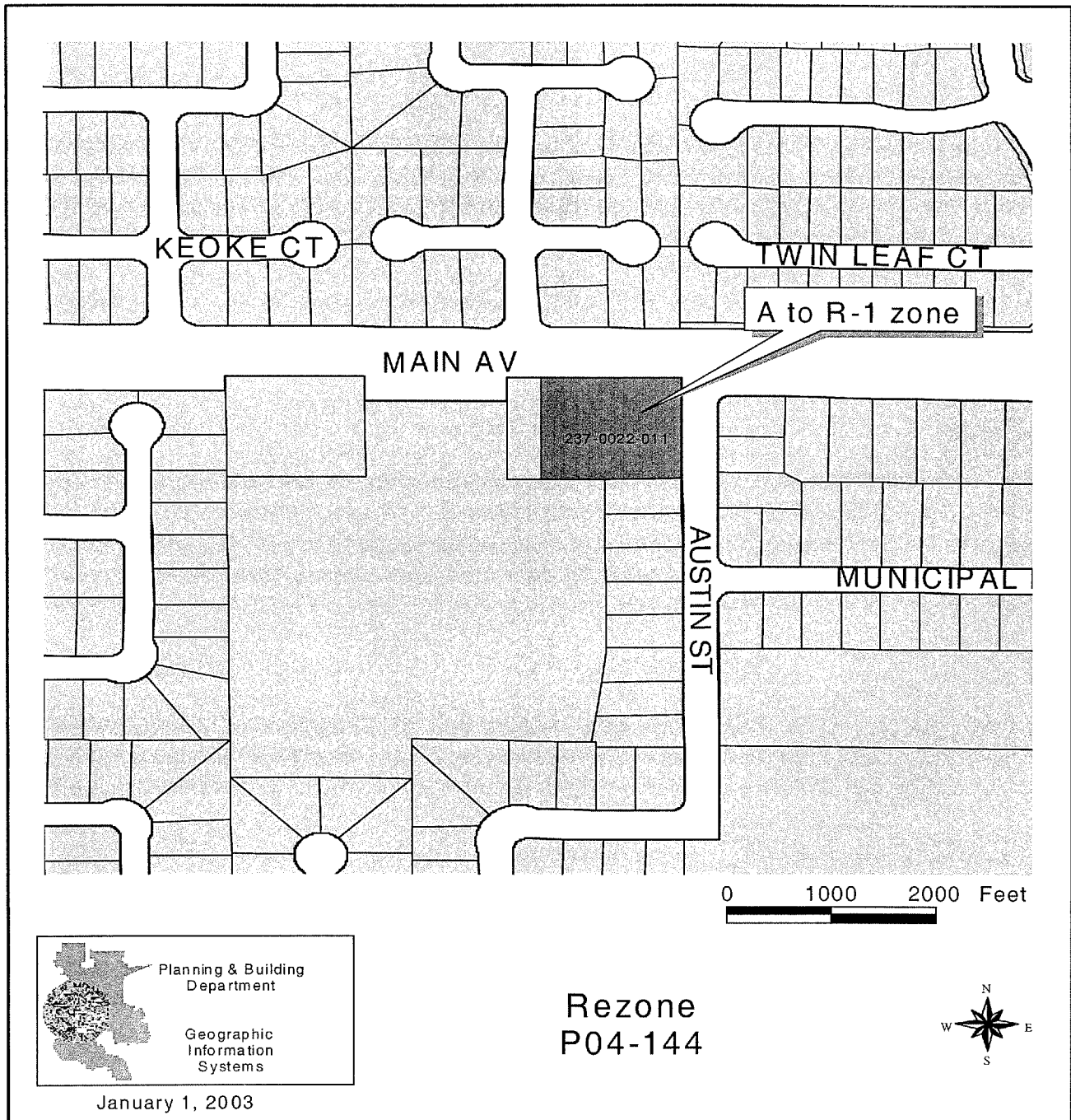
\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CITY CLERK

(P04-144)

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**FOR CITY CLERK USE ONLY**

ORDINANCE NO. \_\_\_\_\_  
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