



**REPORT TO  
PLANNING COMMISSION  
City of Sacramento**

915 I Street, Sacramento, CA 95814-2671

**STAFF REPORT**  
**September 14, 2006**

Honorable Members of the Planning Commission

**Subject:** Artismuk Subdivision. Entitlements to subdivide one parcel into 5 single Family lots on +.70 net acres in the Standard Single Family (R-1) zone.

- A. Environmental Determination: Exempt 15332;
- B. Tentative Map to subdivide one parcel into 5 parcels; and
- C. Subdivision Modification for lot depth

**Location/Council District:**

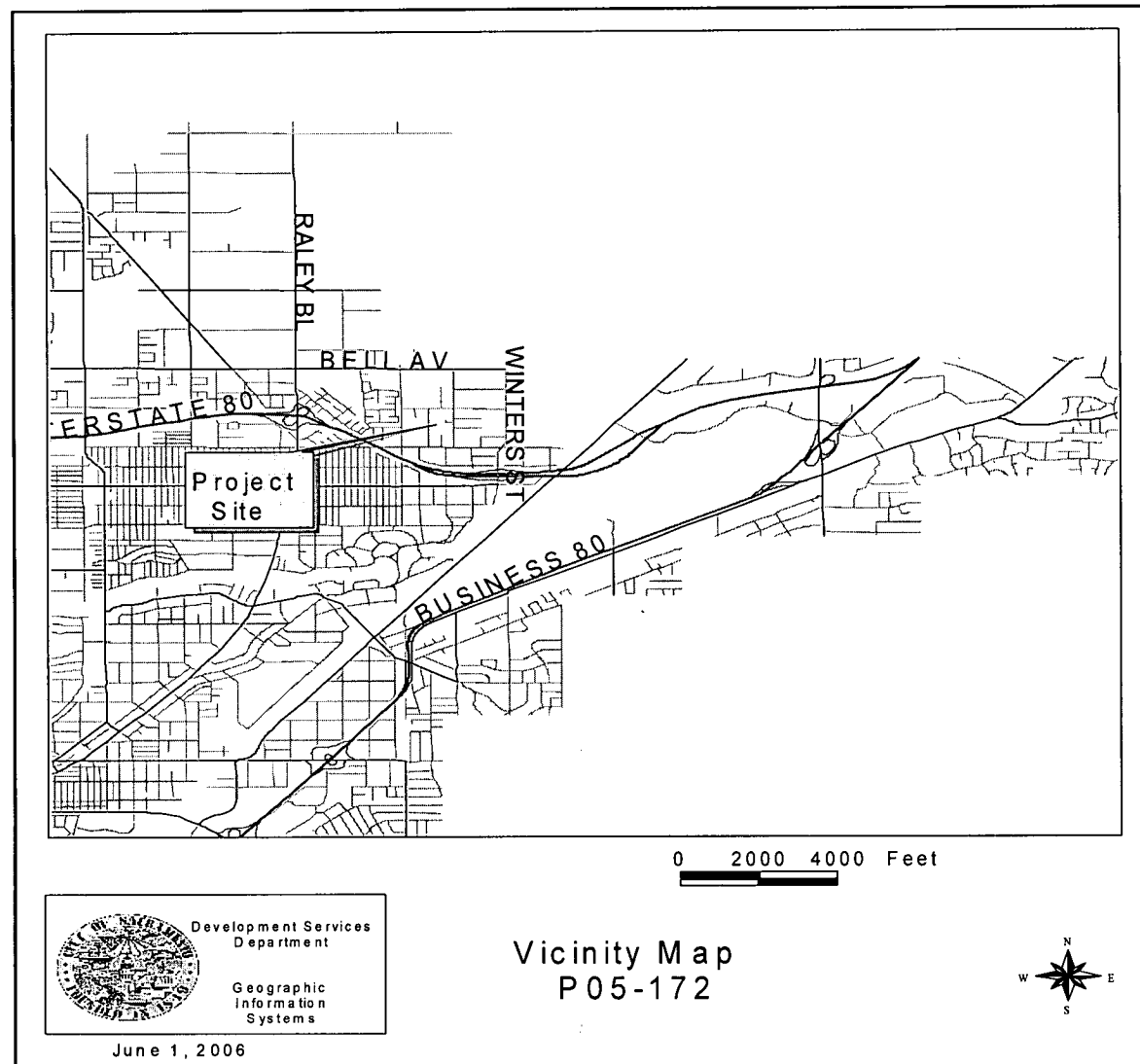
4104 Dayton Street, Sacramento, CA 95842  
Assessor's Parcel Number 238-0172-012  
Council District 2

**Recommendation:** Staff recommends the Commission approve the request based on the findings and subject to the conditions listed in Attachment 1. **At the time of the writing of this report, all issues were resolved.** The Commission has final approval authority over items A-C above, and its decision is appealable to City Council.

**Staff Contact:** Mark Kraft, Associate Planner, 808-8116

**Applicant:** CNA Engineering, (916) 485-3746, 2575 Valley Road, Sacramento, CA 95628

**Owner:** Ilya Artismuk, 7320 Wydener Way, Sacramento, CA 95842



**Summary:** The applicant is seeking entitlements to subdivide .70± net acres in the Standard Single-Family (R-1) zone at 4104 Dayton Street. The subject site will be divided into a total of 5 single family lots. **Staff recommends approval of the project**, subject to conditions in the Notice of Decision. This recommendation is based on the proposed use and density, which is consistent with the North Sacramento Community Plan designation and zoning for the site, and which is allowed under existing zoning. The recommendation is also based upon the consistency of the proposed project with General Plan policy, which encourages the development of infill housing. There are no outstanding issues with this project.

<b>Table 1: Project Information</b>
<b>General Plan designation:</b> Low Density Residential (4-15) dwelling units per acre
<b>North Sac. Community Plan designation:</b> Residential 4-8 dwelling units per net acre
<b>Existing zoning of site:</b> R-1 (Standard Single Family)
<b>Existing use of site:</b> Partially developed
<b>Property area:</b> .70 net acres

**Background Information:** There is no record of prior planning applications affecting this property.

**Public/Neighborhood Outreach and Comments:** The proposed project was routed to the Robla Park Community Association and McClellan Heights West Neighborhood Association, as well as to landowners within a 500 foot radius of the project site. As of the writing of this report, no written objections or concerns have been received regarding the project.

**Environmental Considerations:** The Environmental Services Manager has determined that the project, as proposed, is exempt from environmental review pursuant to CEQA Section 15332 (infill exemption).

**Policy Considerations:**

*General Plan Goals and Policies:*

The General Plan designates the subject parcel as Low Density Residential (4-15 du/na). Development under this designation will consist of single-family detached units, duplexes, halfplexes, townhouses, condominiums, zero lot line units and cluster houses. The project, which proposes single-family detached units, is within the General Plan's Low Density Residential range. Applicable General Plan goals and policies include:

General Plan Element, Policy 2, Sec 1-30

It is the policy of the City that adequate housing opportunities be provided for all income households and that projected housing needs are accommodated.

Residential Land Use Element, Goal C, Sec 2-15

Develop residential land uses in a manner which is efficient and utilizes existing and planned urban resources.

Housing Element, Goal 1, Sec 3-10.2

Provide adequate housing sites and opportunities for all households.

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Staff believes the proposal is consistent with the above goals and polices and supports the proposal.

*North Sacramento Community Plan:*

The North Sacramento Community Plan (NSCP) designates subject parcel as Low Density Residential (4-8 du/na). Single-family detached units and clustered units, patio homes, duplexes, halfplexes and zero lot line units are within this designation. The density of the proposed project is approximately 7 units per net acre and is consistent with the community plan designation. Applicable goals and policies of the North Sacramento Community Plan include:

Residential Land Use Goal, page 9

Accommodate the growth projected for North Sacramento by the City General Plan in an orderly and efficient manner, one which enhances the existing attractive features of the community.

Housing Element Goal, page 48

Provide adequate housing opportunities to attract new residents and employment centers.

The project meets the above policies and will provide additional ownership housing for the area.

*General Plan Update Vision and Guiding Principles:*

While the City's General Plan is being updated, the City Council has adopted a vision for the future of the City as well as several guiding principles to help achieve this vision. This was done to ensure that new developments submitted during the ongoing update comply with the goals and policies that are being incorporated into the General Plan through the update. The applicable guiding principles this proposal complies with include:

1. Include a mix of housing types within neighborhoods to promote a diversity of household types and housing choices for residents of all ages and income levels in order to promote stable neighborhoods.
2. Promote strategic development of vacant, underutilized, and infill land, especially along transportation and commercial corridors, to improve the city's economic outlook.
3. Promote designs for development that are compatible with the scale and character of Sacramento's existing neighborhoods.

The proposed project complies with the above guiding principles and is not contrary to any of the proposed policies.

**Land Use:**

The project site is within an existing single family residential neighborhood, and low density residential is proposed in the General Plan and North Sacramento Community Plan. The applicant proposes to develop the low density single family lots, which are consistent with the residential land use policies and density requirements of the General Plan, North Sacramento Community Plan, and Zoning Codes.

**Tentative Map design**

The Tentative Map will create 5 lots on .70± acres. Staff's position is that the proposed subdivision is compatible with existing and proposed single family subdivisions in the area. Surrounding development minimizes the possibility of providing connectivity to adjoining parcels. The design allows for the construction of necessary utilities, and does not to preclude or hinder development of parcels adjacent to the project site.

In evaluating tentative maps, the Commission is required to make the following findings:

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 designates the subject site as Low Density Residential and the North Sacramento Community Plan land use designation is Residential (4-8 du/na);
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; and
4. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.

It is staff's position that the Commission can make the above findings for the proposed project. City services are available to serve all of the proposed parcels and all improvements shall be designed and constructed to the satisfaction of the Development Engineering Division.

Following is a summary of the lot design on the tentative map:

<b>Table 1 -- Tentative Map Components</b>			
<b>Lot No.:</b>	<b>Lot Size:</b>	<b>Lot Dimensions:</b>	<b>Description:</b>
1	0.14± acre (6,203± square feet)	63' x 98'±	Proposed Single-Family Home
2	0.13± acre (5,837± square feet)	64' x 86'±	Proposed Single-Family Home
3	0.14± acre (5,953± square feet)	77' x 91'±	Proposed Single-Family Home
4	0.16± acre (7,093± square feet)	55' x 106'±	Proposed Single-Family Home
5	0.12± acre (5,286± square feet)	52' x 109'±	Proposed Single-Family Home

**Vehicular Circulation:** The property fronts on Dayton Street, and the parcels will be accessed via public roadway, with a 41' street, with a cul-de-sac, running along the southern edge of the property.

**Pedestrian Circulation:** The project will be conditioned to provide curb, gutter and sidewalk per City standards to the satisfaction of the Development Engineering Division along Dayton Street adjacent to the project, and on the cul-de-sac within the subdivision.

**Walls, Fencing & Trees:** No fencing or gate is shown abutting Dayton Street; however, any fencing or gates abutting Dayton Street will be subject to Development Services Department approval. No Heritage Trees were identified on the subject site.

### **Subdivision Modifications**

Per the Subdivision Ordinance, no subdivision shall create lots which are impractical for improvement or use due to steepness of terrain, location of water courses, size, shape, inadequate frontage or access or building area or other physical condition. In evaluating subdivision modifications, the Commission is required to make the following findings:

1. That 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. That the cost to the subdivider of strict or literal compliance with the regulation is not the sole reason for granting the modification;
3. That the modification will not be detrimental to the public health, safety or welfare or be injurious to other properties in the vicinity;

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4. That 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.

The proposed tentative map requires a Subdivision Modification for lot depth as detailed below on Table 2:

Lot No.:	Lot Size:	Lot Dimensions:	Non-Standard Description:
1	6,203± square feet	63' x 98'±	Lot is less than 100' in depth
2	5,837± square feet	64' x 86'±	Lot is less than 100' in depth
3	5,953± square feet	77' x 91'±	Lot is less than 100' in depth
4	7,093± square feet	55' x 106'±	N/A
5	5,286± square feet	52' x 109'±	N/A

All lots meet the lot width requirement of 52 feet and the lot area minimum of 5200 square feet, with the corner lot (Lot 1) exceeding the minimum lot area requirement of 6200 square feet. It is staff's position that, given the size and configuration of the property, the proposed subdivision is the best method of utilizing the existing property. Staff's position is that the lots are of adequate size to construct average sized homes and provide adequate setback and yard area. Staff therefore, supports the subdivision modification.

Subdivision Review Committee

The project was heard and approved by the Subdivision Review Committee on May 3, 2006. Conditions of Approval are included in the staff report.

Respectfully submitted by:



MARK KRAFT  
Associate Planner

Recommendation Approved:

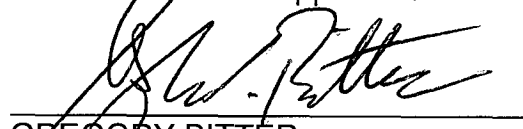
  
GREGORY BITTER  
Senior Planner

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**Attachment 1- Recommended Findings and Conditions**

**Findings Of Fact**

- A. Environmental Determination:** The Environmental Services Manager has determined that the project, as proposed, is exempt from environmental review pursuant to CEQA Section 15332 (infill exemption).
- B.** The Tentative Map to subdivide one parcel into 5 lots on .70± partially developed acres in the Standard Single Family (R-1) zone is hereby approved based upon 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, 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 designates the subject site as Low Density Residential and the North Sacramento Community Plan land use designation is Residential (4-8 du/na);
  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; and
  4. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.
- C.** The Subdivision Modifications for lot depth is hereby approved subject to the following findings;
1. That 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. That the cost to the subdivider of strict or literal compliance with the regulation is not the sole reason for granting the modification;
  3. That the modification will not be detrimental to the public health, safety or welfare or be injurious to other properties in the vicinity;

4. That 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.

**Conditions Of Approval**

- B. The Tentative Map to subdivide one parcel into 5 lots on .70± partially developed acres in the Standard Single Family (R-1) zone is hereby approved based upon the following findings of fact:

**NOTE: These conditions shall supersede any contradictory information shown on the Tentative Map approved for this project (P05-172). 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 Final 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:

**GENERAL: All Projects**

- B1. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments;
- B2. Show all continuing and proposed/required easements on the Final (Parcel) Map;
- B3. 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;

**DEF: Streets**

- B4. 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 the construction of full frontage improvements on Dayton Street. **Frontage**

***improvements shall include the construction of Dayton Street, adjacent to the subject property, to a City standard 53-foot half-street section.*** The design and construction of such improvements, including any necessary transitions from existing improvements, shall be to the satisfaction of the Development Engineering Division.

- B5. Dedicate and construct the proposed cul-de-sac to a standard 41-foot residential street section with a 40-foot radius bulb and to the satisfaction of the Development Engineering Division.
- B6. 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;
- B7. The applicant shall use best efforts to obtain an easement from the adjacent property owner(s) to construct a round corner for the Southeast corner of the intersection of Dayton and the proposed cul-de-sac. If not, the applicant shall meet the ADA requirement for ramps for the said intersection to the satisfaction of the Development Engineering Division.
- B8. The applicant shall install permanent street signs to the satisfaction of the Development Engineering Division.

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

- B9. Dedicate a 12.5 foot public utility easement (PUE) for underground facilities and appurtenances adjacent to all public street rights of ways;

#### **CITY UTILITIES**

- B10. Provide separate metered domestic water services to each parcel.
- B11. Prior to or concurrent with the submittal of improvement plans, the applicant must provide the Department of Utilities (DOU) 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 DOU 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: 1) 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. 2) 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 DOU prior to improvement plan approval.

- B12. A 6-inch water main is located in Dayton Street. A new water main (8-inch minimum) shall be constructed in the new street. A new fire hydrant will be required to the satisfaction of the DOU and the Fire Department.
- B13. Provide separate sanitary sewer services to each parcel to the satisfaction of the DOU. A new sanitary sewer main (8-inch minimum) shall be constructed in the new street. Note: A 6-inch sewer main exists in Dayton Street adjacent to the site.
- B14. A drainage study using the City of Sacramento's SSWMM model shall be reviewed and approved by the DOU. Finished lot pad elevations shall be a minimum of 1.20 feet above the 100-year HGL and shall be approved by the DOU. On-site detention may be required. The drainage study shall identify all existing off-site flows that are blocked by the proposed project and shall propose private drainage facilities and private easements to convey these flows. Sufficient off-site and on-site spot elevations shall be provided in the drainage study to determine the direction of storm drain runoff. The drainage study shall include an overland flow release map for the proposed project. Lot pad elevations shall be a minimum of 1.5 feet above the controlling overland release elevation. Storm Drain pipes in the streets shall be sized based on the DOU SSWMM model. Drainage improvements shall be to the satisfaction of the DOU. Note: An existing 42-inch storm drain pipe is located in Dayton Street 200 feet north of the proposed street.
- B15. 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 DOU. The proposed development shall not block existing off-site drainage. If necessary, 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.
- B16. 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.
- B17. 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.

- B18. This project will disturb greater than 1 acre of property, therefore the project is required to comply with the State "NPDES General Permit for Stormwater Discharges Associated with Construction Activity" (State Permit). To comply with the State Permit, the applicant will need to file a Notice of Intent (NOI) with the State Water Resources Control Board (SWRCB) and prepare a Stormwater Pollution Prevention Plan (SWPPP) prior to construction. A copy of the State Permit and NOI may be obtained at [www.swrcb.ca.gov/stormwtr/construction.html](http://www.swrcb.ca.gov/stormwtr/construction.html). The SWPPP will be reviewed by the Department of Utilities prior to issuing a grading permit or approval of improvement plans to assure that the following items are included: 1) vicinity map, 2) site map, 3) list of potential pollutant sources, 4) type and location of erosion and sediment BMPs, 5) name and phone number of person responsible for SWPPP, 6) signed certification page by property owner or authorized representative.

#### **FIRE**

- B19. Provide the required fire hydrants in accordance with CFC 903.4.2 and Appendix III-B, Section 5.

#### **PPDD: Parks**

- B20. **Payment of In-lieu Park Fee:** Pursuant to Sacramento City Code Chapter 16.64 (Parkland Dedication) the applicant shall pay to City an in-lieu park fee in the amount determined under SCC §§16.64.040 and 16.64.050 equal to the value of land prescribed for dedication under 16.64.030 and not satisfied by dedication. (See Advisory Note)
- B21. **Maintenance District:** The applicant shall initiate and complete the formation of or annexation to a parks maintenance district. (Contact Development Services Department, Special Districts, Project Manager. In assessment districts, the cost of neighborhood park maintenance is equitably spread on the basis of special benefit. In special tax districts, the cost of neighborhood park maintenance is spread based upon the hearing report, which specifies the tax rate and method of apportionment.)

#### **ADVISORY NOTES:**

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

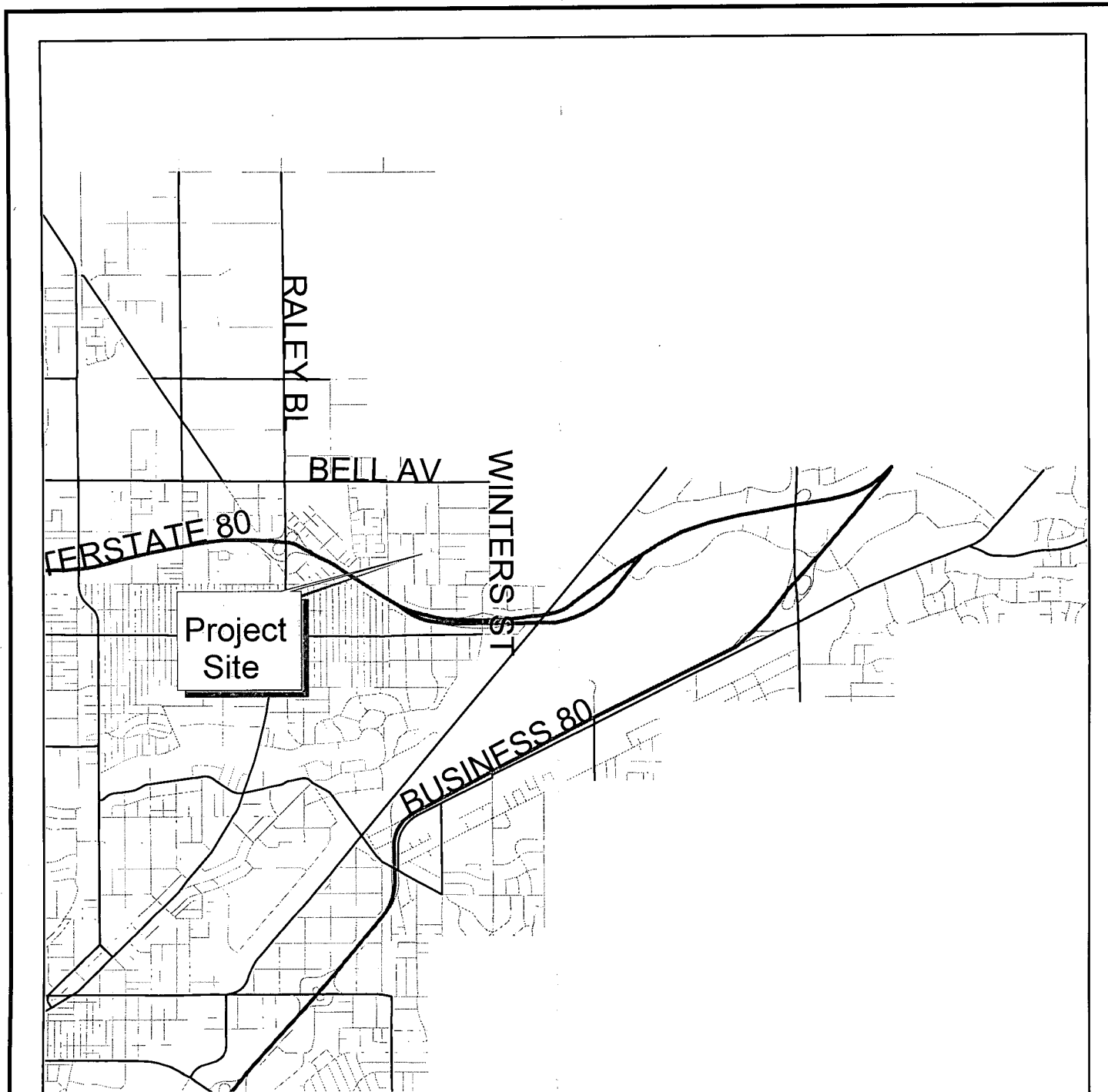
1. The proposed project is located in the Flood zone designated as an X zone on the Federal Emergency Management Agency (FEMA) Federal Insurance Rate Maps

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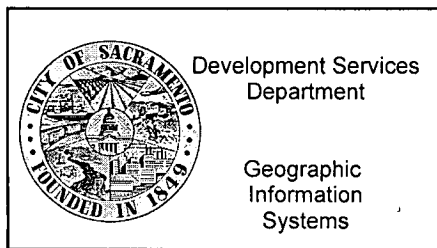
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(FIRMs) dated July 6, 1998. Within the X zone, there are no requirements to elevate or flood proof.

2. As per City Code, the applicant will be responsible to meet his/her obligations regarding:
  - 1) Title 16, 16.64 Park Dedication / In Lieu (Quimby) Fees, due prior to approval of the final map. The Quimby fee due for this project is estimated at \$9,387.00. This is based on 5 single family residential units and an average land value of \$105,000.00 per acre for the North Sacramento Planning Area, plus an additional 20% for off-site park infrastructure improvements, less 0 acres in land dedication. Any change in these factors will change the amount of the Quimby fee due. The final fee is calculated using factors at the time of payment.
  - 2) Title 18, 18.44 Park Development Impact Fee, due at the time of issuance of building permit. The Park Development Impact Fee due for this project is estimated at \$21,890.00. This is based on 5 single-family residential units at \$4,378.00 each. Any change in these factors will change the amount of the PIF due. The fee is calculated using factors at the time that the project is submitted for building permit.
  - 3) Community Facilities District 2002-02, Neighborhood Park Maintenance CFD Annexation

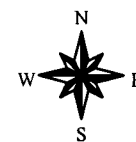


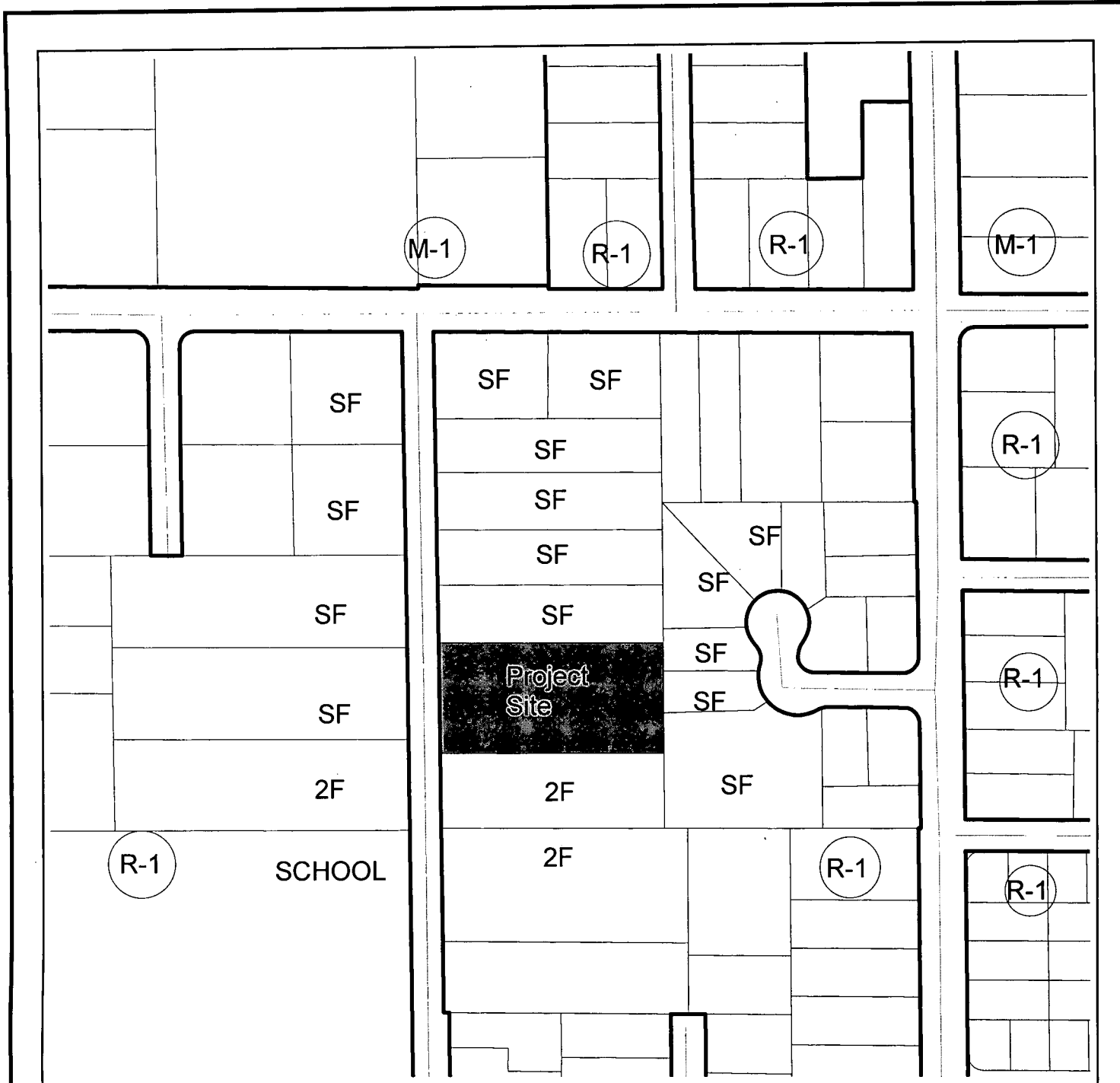
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June 1, 2006

Vicinity Map  
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Development Services  
Department  
  
Geographic  
Information  
Systems

June 1, 2006

# Land Use & Zoning

## P05-172

