



REPORT TO PLANNING COMMISSION City of Sacramento

915 I Street, Sacramento, CA 95814-2671

PUBLIC HEARING
March 22, 2007

Honorable Members of the Planning Commission

Subject: Palmer Street TM. A request to subdivide one 0.61± acre partially developed parcel into four parcels in the Standard Single-Family (R-1) zone in the North Sacramento Community Plan Area.

- A. **Environmental Determination:** Categorical Exemption pursuant to CEQA Section 15332.
- B. **Planning Commission Tentative Map:** to subdivide one 0.61± acre parcel into four parcels in the Standard Single-Family (R-1) zone.
- C. **Planning Commission Subdivision Modification:** to allow non-standard lots.
- D. **Planning Commission Subdivision Modification:** to allow three parcels without public street frontage.
- E. **Planning Commission Variance:** to allow building permits for constructing single family residences without public street frontage.

Location/Council District:

3143 Palmer Street, Sacramento
Assessor's Parcel Number: 265-0052-020
North Sacramento Community Plan
Council District 2

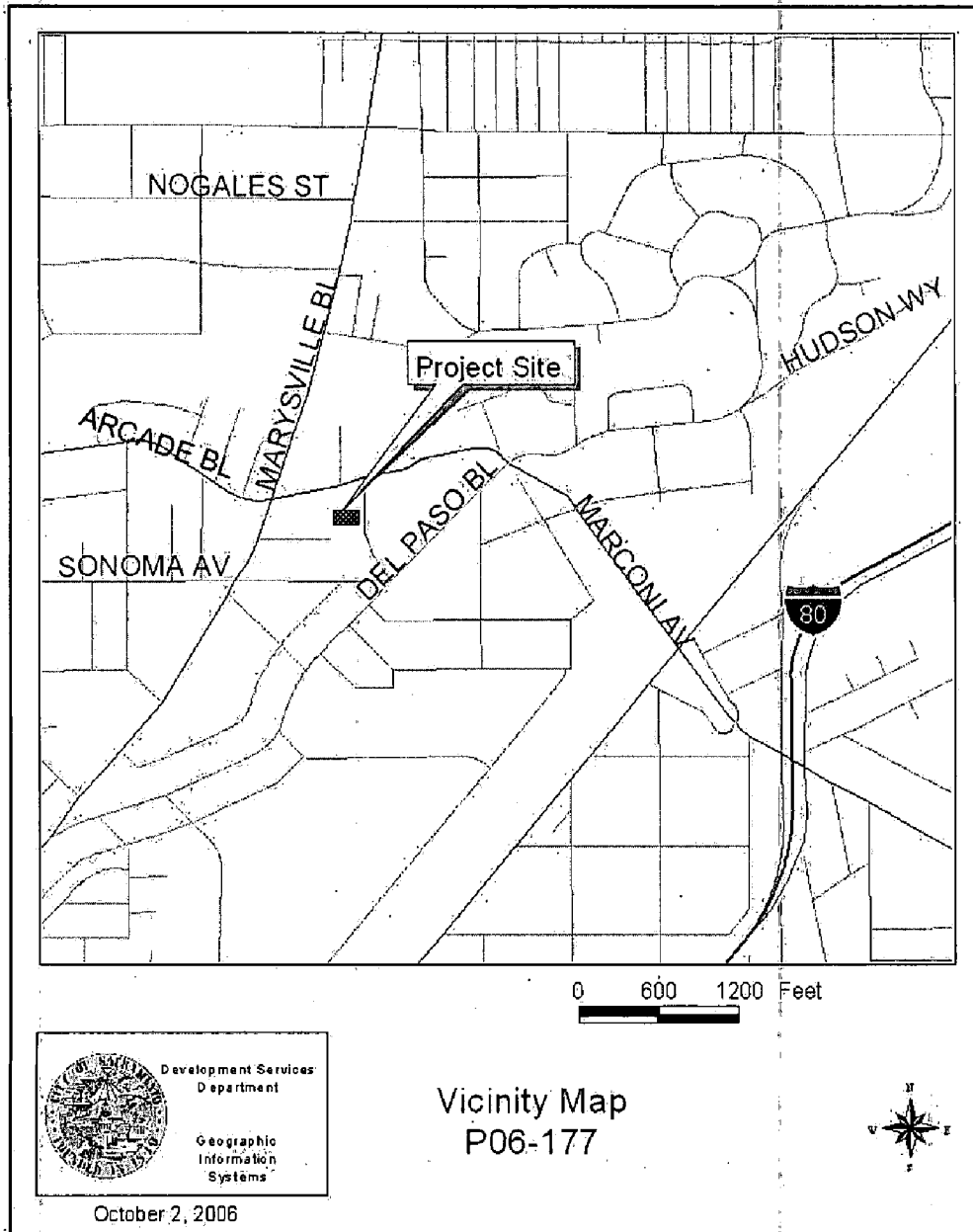
Recommendation:

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 issued were resolved.** The Commission has final approval authority over items A to E above, and its decision is appealable to City Council.

Staff Contact: Elise Gumm, Assistant Planner, (916) 808-1927
Stacia Cosgrove, Senior Planner (916) 808-7110

Applicant: Robert Grigas & Associates c/o Lisa Haynes (916) 202-9471
30 Alazar Court, Sacramento, CA 95835

Owner: Gary Penn, (818) 881-7048
17732 Duncan Street, Encino, CA 91316



Summary:

The applicant is proposing to subdivide one 0.61± acre parcel into four parcels in the Standard Single-Family (R-1) zone in the North Sacramento Community Plan Area. The project site is an infill site located adjacent to the North Sacramento Redevelopment area. The General Plan designates the subject parcel as Low Density Residential, 4-15 dwelling units per net acre, and the North Sacramento Community Plan designates the subject parcel as Residential, 4-8 dwelling units per net acre. Staff is recommending approval of the project because the project will provide ownership housing opportunities as well as being consistent with the General and Community Plan designation, and there are no unresolved issues.

Table 1: Project Information

General Plan designation:	Low Density Residential 4-15 du/na
North Sacramento	
Community Plan designation:	Residential 4-8 du/na
Existing zoning of site:	R-1
Existing use of site:	Single Family Home
Property area:	0.61± gross acres
Density:	6.56 du/na

Background Information:

Two existing single family homes and an existing shed are on the project site. The applicant proposes to remove the shed and the house at the back, and the parcel will be subdivided into four single family lots. The existing house in the middle will remain, and new houses will be built to occupy each of the new lots.

Public/Neighborhood Outreach and Comments:

The project was routed to North Hagginwood Neighborhood Alliance and South Hagginwood Neighborhood Alliance. City staff has not received any comments from any of these Associations.

Environmental Considerations:

The City of Sacramento's Environmental Planning Services determines that the proposed project is exempt from the provisions of the California Environmental Quality Act (CEQA 15332) due to the consistency with applicable policies and regulations as infill project.

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.

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

North Sacramento Community Plan:

The North Sacramento Community Plan (NSCP) designates subject parcel as 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 6 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 applicant is proposing to subdivide one 0.61± acre parcel into four parcels. In evaluating the 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.

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

Lot No.:	Lot Size:	Lot Dimensions:	Description:
1	0.17± acre (7,200± square feet)	60' x 120'±	Proposed Single-Family Home
2	0.19± acre (8,280± square feet)	69' x 120'±	Existing Single-Family Home
3	0.11± acre (4,932± square feet)	55' x 90.5'±	Proposed Single-Family Home
4	0.14± acre (5,883± square feet)	65' x 90.5'±	Proposed Single-Family Home

All proposed lots are reviewed as interior lots, and 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.

Vehicular Circulation: The project site is adjacent to Palmer Street and contains a 20 foot private driveway through the site. An extended 10 foot driveway at the end of the 20 foot driveway will provide access to the rear lots. A hammer head for fire truck turn around is not necessary because the distance from the street to the rear of each structure is less than 150 feet as shown on the site plan. If the structure on Lot 3 on the field will be more than 150 feet from the end of the driveway, the house will be fully sprinkled.

Pedestrian Circulation: No rolled curb, gutter, and sidewalk exist on Palmer Street. The project is subject to construct standard subdivision improvements per City standards to the satisfaction of the Development Engineering Division. The project will be also conditioned to pave the driveway so the pedestrian access can be identified through the site.

Walls, Fencing & Trees: No fencing or gate is shown abutting Palmer Street; however, any fencing or gates abutting Palmer Street will be subject to Development Services Department approval. A heritage oak was identified on the subject site, and the proposed house plan will be designed to accommodate the tree, so the tree will not be removed. The project will be conditioned to retain the heritage oak in order to avoid the additional environmental review necessary to remove it. Additional reviews from Development Services Department and Urban Tree Services are required if the heritage oak needs to be removed due to construction.

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;
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 to create lots without public street frontage and a non-standard size lot as detailed below on Table 2:

Table 2 -- Non-Standard Lots Summary			
Lot No.:	Lot Size:	Lot Dimensions:	Non-Standard Description:
1	7,200± square feet	60' x 120'±	N/A
2	8,280± square feet	69' x 120'±	No Public Street Frontage
3	4,932± square feet	55' x 90.5'±	No Public Street Frontage / Non-standard Size
4	5,883± square feet	65' x 90.5'±	No Public Street Frontage

Although Lot 2, 3 & 4 do not have public street frontage, the 20 foot paved driveway will provide access to these lots. Development Engineering has reviewed the requested modifications and found the modifications acceptable, subject to the conditions contained in this staff report. Staff supports the request because of the infill nature of this project.

Staff recommends approval of the tentative map and subdivision modification with conditions since it conforms to the requirements of the City of Sacramento Subdivision Ordinance and other standards required by the City's Development Engineering Division.

Variance:

Per Zoning Code Section 17.68.03 (C), no building permit may be issued for any building or structure on any parcel unless said parcel has at least twenty (20) feet of public street or approved private street frontage. The proposed tentative map requires a Planning Commission Variance to allow building permits for constructing single family residences on Lots 2, 3 and 4. In consideration of a variance request, the Commission is required to make the following findings:

1. A variance cannot be a special privilege extended to one individual property owner. The circumstances must be such that the same variance would be appropriate for any property owner facing similar circumstances.
2. A variance must not be injurious to public welfare, nor to property in the vicinity of the applicant.
3. A variance must be in harmony with the general purpose and intent of this title. It must not adversely affect the general plan or specific plans of the city, or the open space zoning regulations.

Staff recommends approval of the request because of the infill nature of this project and because the proposal will not be detrimental to the public health, safety or welfare, or result in the creation of a nuisance.

Subdivision Review Committee Recommendation:

On February 21, 2007, the Subdivision Review Committee, with all ayes, voted to recommend approval of the proposed Tentative Map and Subdivision Modification subject to the conditions of approval in Attachment 1.

Recommendation:


Staff recommends the Commission approve the requested entitlements based on the findings and subject to the conditions listed in Attachment 1.

Respectfully submitted by:



Elise Gumm, Assistant Planner

Recommendation Approved:



Stacia Cosgrove, Senior Planner

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Attachment 1: Recommended Findings and Conditions

Findings of Fact

A. Environmental Determination: Exemption

1. The Planning Commission of the City of Sacramento finds as follows:

The City of Sacramento's Environmental Planning Services has reviewed the **Palmer Street Tentative Map (P06-177)** and has determined the Project is exempt from review under the California Environmental Quality Act as follows:

- a. The Project is exempt under the following provisions of the California Environmental Quality Act and/or Guidelines: **CEQA Guidelines Section 15332, Infill Development Projects**
- b. The factual basis for the finding of exemption is as follows:

The proposed project is consistent with the General Plan, is located within the City limits, is located at a site with no habitat value, and can be adequately served by utilities and public services. The project would not have significant effects relating to traffic, noise, air quality, or water quality.

2. The Planning Commission has reviewed and considered the Environmental Planning Services determination of exemption and the comments received at the hearing on the Project and has determined that the Project is exempt from review under the California Environmental Quality Act for the reasons stated above.

B. Tentative Map to subdivide one 0.61± acre parcels into four parcels in the Standard Single-Family (R-1) zone is **approved subject to the following Findings of Fact and Conditions of Approval:**

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. Subdivision Modification to allow two parcels without public street frontage is **approved** subject to the following Findings of Fact and the Conditions of Approval:

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.

D. Variance to allow building permits for constructing two single family residences without public street frontage is **approved** subject to the following Findings of Fact and Conditions of Approval:

1. A variance cannot be a special privilege extended to one individual property owner. The circumstances must be such that the same variance would be appropriate for any property owner facing similar circumstances.
2. A variance must not be injurious to public welfare, nor to property in the vicinity of the applicant.
3. A variance must be in harmony with the general purpose and intent of this title. It must not adversely affect the general plan or specific plans of the city, or the open space zoning regulations.

Conditions of Approval

- B. **Tentative Map** to subdivide one 0.61± acre parcels into four parcels in the Standard Single-Family (R-1) zone.

NOTE: These conditions shall supersede any contradictory information shown on the Tentative Map approved for this project (P06-177). 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. 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 Division.

The City strongly encourages the applicant to thoroughly discuss the conditions of approval for the project with their Engineer/Land Surveyor consultants prior to City Planning Commission approval. The improvements required of a Tentative Map can be costly and are completely dependent upon the condition of the existing improvements. Careful evaluation of the potential cost of the improvements required by the City will enable the applicant to ask questions of the City prior to project approval and will result in a smoother plan check process after project approval:

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 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 Division. Improvements required shall be determined by the city. The City shall determine improvements required for each phase prior to recordation of each phase. Any public improvement not specifically noted in these conditions or on the Tentative Map shall be designed and constructed to City standards. This

shall include street lighting and the repair or replacement/reconstruction of any existing deteriorated curb, gutter and sidewalk per City standards to the satisfaction of the Development Engineering Division.

- B5. The applicant shall dedicate an additional 0.5-ft of right of way and shall construct Palmer St adjacent to the subject property to a City standard 41-ft right of way street cross-section 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 Division.

PUBLIC/PRIVATE UTILITIES

- B7. Dedicate the "Proposed Access Easement" as a public utility easement for underground facilities and such underground and aboveground appurtenances to provide service as a public utility easement for underground facilities and appurtenances.
- B8. Dedicate a 12.5-ft public utility easement for overhead and underground facilities and appurtenances adjacent to all public street rights of ways.
- B9. Dedicate any private drive, ingress and egress easement, or Irrevocable Offer of Dedication and 10 feet adjacent to the North and West side of the private drive as a public utility easement for underground facilities and appurtenances.

CITY UTILITIES

- B10. If required by the Department of Utilities (DOU), the applicant shall enter into and record an Agreement for Conveyance of Easements with the City, in a form acceptable to the City Attorney, requiring that private easements be granted, as needed, for drainage, water and sanitary sewer at no cost at the time of sale or other conveyance of any lot. A note stating the following shall be placed on the Final Map: "The lots created by this map shall be developed in accordance with recorded agreement for conveyance of easements in Book____, O.R. Page____."
- B11. Any new domestic water services shall be metered. Only one domestic water service is allowed per parcel or lot. Excess services shall be abandoned to the satisfaction of the DOU.

- B12. Provide separate sanitary sewer services to each parcel or lot to the satisfaction of the DOU.
- B13. Per City Code, the Subdivider may not develop the project in any way that obstructs, impedes, or interferes with the natural flow of existing off-site drainage that crosses the property.
- B14. 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. All lots and/or parcels within the development shall be graded so that drainage does not cross lot lines. The project shall construct the required public and/or private infrastructure to handle runoff to the satisfaction of the DOU. If private infrastructure is constructed to handle runoff, the applicant shall dedicate the required private easements and/or, at the discretion of the DOU, the applicant shall enter into and record an Agreement for Maintenance of Drainage with the City, in a form acceptable to the City Attorney. No grading shall occur until the grading plan has been reviewed and approved by the DOU.
- B15. This project is less than 1 acre in size; therefore, the project is not required to comply with the State "NPDES General Permit for Stormwater Discharges Associated with Construction Activity" (State Permit) and prepare a Stormwater Pollution Prevention Plan (SWPPP) prior to construction. The applicant, however, 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.

FIRE

- B16. Provide a public fire hydrant in accordance with CFC 903.4.2 and Appendix III-B, Section 5 to the satisfaction of the DOU and the Fire Department.
- B17. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be provided with a roadbed consisting of material unaffected by the introduction of water based upon fire flow or rain based on 25 year storm and a surface consisting of a minimum of a single layer of asphalt. CFC 902.2.2.2
- B18. Provide an emergency vehicle access easement for all roads used for fire department access.

PPDD: Parks

- B19. **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)

- B20. Maintenance District:** The applicant shall initiate and complete the formation of a parks maintenance district (assessment or Mello-Roos special tax district), or annex the project into an existing parks maintenance district. The applicant shall pay all city fees for 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.)

MISCELLANEOUS

- B21.** If the Propose Access Easement is a private it shall also be an easement for private underground utilities.
- B22.** The distance between the new parcel line and any existing structure shall be a minimum of three feet.
- B23.** This project shall require street lighting. There is an existing street lighting system around 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.

ADVISORY NOTES:

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

- A.** Per Sacramento City Code, water meters shall be located at the point of service which is the back of curb for separated sidewalks or the back of walk for connected sidewalks.
- B.** The on-site water, sanitary sewer and storm drain systems shall be private systems maintained by the homeowners association (HOA) or a privately funded maintenance district. Private easements shall be dedicated for these facilities as noted in the Agreement for Conveyance of Easements.
- C.** Residential water taps shall be sized per the City's Building Department onsite plumbing requirements (water taps may need to be larger than 1-inch depending on the length of the house service, number of fixture units, etc.).

- D. The building pad elevation shall be a minimum of 1.5 feet above the local controlling overland release elevation or the finished floor elevation shall be a minimum of 1.8 feet above the local controlling overland flow release elevation, whichever is higher.
- E. Prior to design of the subject project, the DOU suggests that the applicant request a water supply test to determine what pressure and flows the surrounding public water distribution system can provide to the site. This information can then be used to assist the engineers in the design of the on-site fire suppression system.
- F. Existing Sacramento Regional County Sanitation District (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 County Sanitation District 1 (CSD-1) will issue sewer 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.
- G. Developing this property may / will require the payment of sewer impact fees. Impact fees for CSD-1 shall be paid prior to filing and recording the Final Map or issuance of Building Permits, whichever is first. Applicant should contact the Fee Quote Desk at 876-6100 for sewer impact fee information.
- H. Special consideration should be given during the design phase of a development project to address the benefits derived from the urban forest by installing, whenever possible, large shade trees and thereby increasing the shade canopy cover on residential lots and streets. Trees in the urban environment reduce air and noise pollution, furnish habitat for wildlife, provide energy saving shade and cooling, enhance aesthetics and property values, and contribute to community image and quality of life.
- I. 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 \$5,632. This is based on three (3) new single-family residential units and an average land value of \$105,000 per acre for the North Sacramento Community Planning Area, plus an additional 20% for off-site park infrastructure improvements, less 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 (PIF), due at the time of issuance of building permit. The Park Development Impact Fee due for this project is estimated at \$13,479. This is based on three (3) new single-family residential units at \$4,493 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.

C. Subdivision Modification to allow three parcels without public street frontage.

C1. The applicant shall comply with the conditions of approval on the Tentative Map (P06-177).

D. Variance to allow building permits for constructing single family residences without public street frontage.

D1. The project shall be constructed in conformance with the approved revised plans.

D2. Site plan and house plans shall comply with single family residential development standards.

D3. All house plans shall submit for Design Review Approval prior to the issuance of any building permits.

D4. Applicant/owner shall obtain all necessary building permits prior to demolition and construction.

D5. Applicant/owner shall provide decorative paving materials in order to differentiate the driver isle and the pedestrian connection to Palmer Street. The driveway paving shall be to the satisfaction of the Development Services Department, Current Planning Division.

D6. Development of this site shall be in compliance with the conditions of approval on the Tentative Map (P06-177).

D7. Any modification to the project shall be subject to review and approval by Planning Division prior to the issuance of any building permits. Any significant modification to the project may require subsequent entitlements.

NAME
 Penn Parcel Map
 Lot 9 & Por. Lot 1
 Bk. 16 Maps, Pg 49

OWNER
 Gary J. Penn & Esther W. Penn
 17732 Duncan St.
 Encino, CA 91316
 818-881-7048

SUBDIVIDER
 Robert Grigas & Associates
 P.O. Box 2212
 Loomis, CA 95650
 916-223-1394

SURVEYOR
 Ralph Miller, LS 3639
 P.O. Box 5062
 Auburn, CA 95604
 530-885-0882

ZONING
 Present R1 Proposed Same

USE
 Present - Duplex
 Proposed - Four individual Parcels

LOTS 4

AREA 26663 sq. ft. gross

SCHOOL DISTRICTS
 North Sacramento Elementary
 Grant Union High
 Los Rio Community College

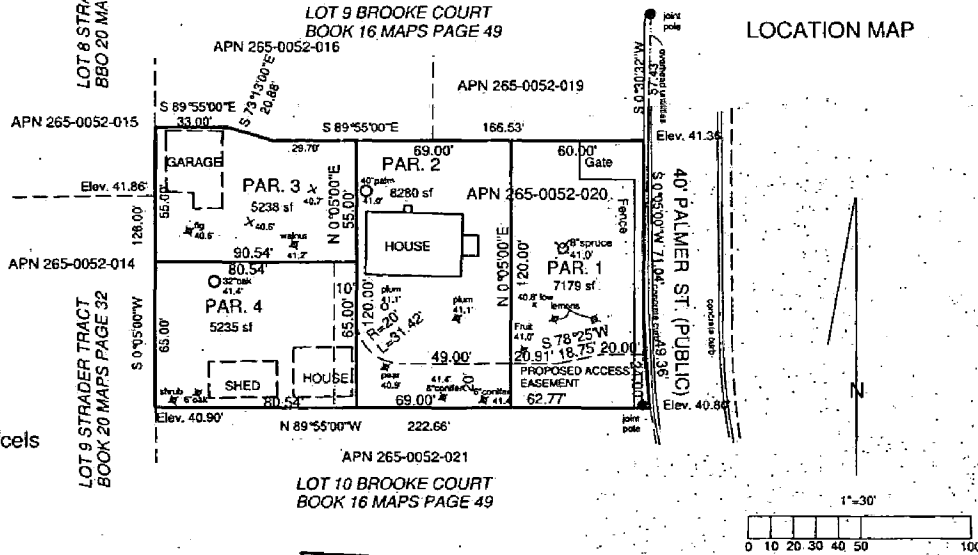
WATER SUPPLY
 City of Sacramento

SEWER
 City of Sacramento

NOTE

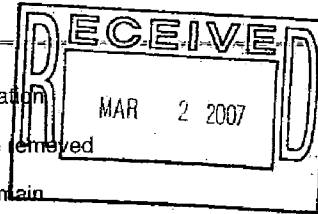
The land ranges in elevation from a low of 40.6' to a high of 41.6'. Contour was not shown and spot elevations were shown. Elevation basis City of Sacramento Benchmark 278-A5B - 35.26'

Structures on Parcels 3 & 4 to be removed



LEGEND

- × spot elevation
- * tree to be removed
- o tree to remain
- R/W right of way

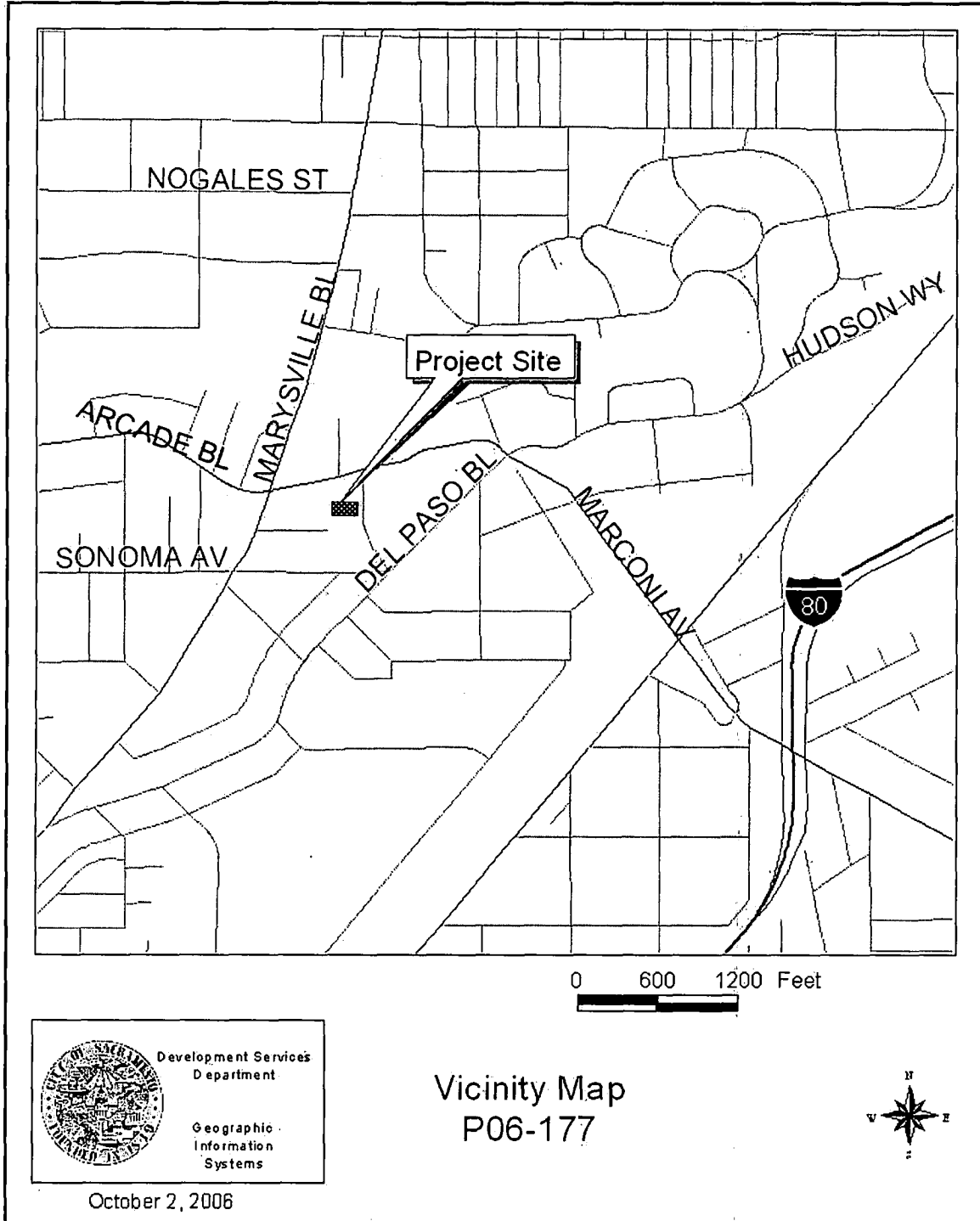


REVISED

TENTATIVE PARCEL MAP
 PENN PARCEL MAP
 Lot 9 & Por. Lot 1 Brooke Court,
 Book 16 Maps, Page 12, S.C.R.
 Ralph Miller, LS3639 June 2006
 rev Dec 2006

Exhibit A: Tentative Map

Attachment 2: Vicinity Map



1. Attachment 3: Land Use and Zoning Map

