

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

ACTION OF THE ZONING ADMINISTRATOR

On Wednesday, September 29, 2004, the Zoning Administrator approved with conditions a tentative map to subdivide one parcel into two for single-family residential development, with reduction in the minimum lot depth, in the Standard Single Family Residential and Del Paso Nuevo Special Planning District (R-1-SPD) zone for the project known as (File No. Z04-116). Findings of Fact and conditions of approval for the project are on pages 2-5.

ACTION OF DESIGN REVIEW STAFF

On Wednesday, September 29, 2004, Design Review staff approved plans for two new single-family houses. Conditions of approval are listed on page 6.

Project Information

Request: **Zoning Administrator Tentative Map** to divide one parcel into two parcels totaling 0.34± undeveloped acres in the standard single-family residential and Del Paso Nuevo Special Planning District (R-1-SPD) zone; **Zoning Administrator Subdivision Modification** to reduce the depth of both lots from the standard 100 foot minimum to 91 feet deep;

Staff Level Design Review for two new single-family houses, one on each new lot, in the Del Paso Heights Design Review District.

Location: 3408 Taylor Street (D2, Area 4)

Assessor's Parcel Number: 250-0210-041

Applicant: Reza Valizadeh
3921 Mona Park Lane
Carmichael, CA 95608

Property Owner: Gennadiy Tkachev
7780 Lialana Way
Citrus Heights, CA 95610

Project Planner: Philip Reed

General Plan Designation: Low Density Residential 4-15 du/na
Community Plan: North Sacramento
Community Plan Designation: Residential 4-8 du/na
Existing Zoning of Site: Standard Single-Family Residential,
in the Del Paso Nuevo Special Planning District (R-1-SPD)
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:

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

Topography: Flat
 Property Area: 0.34± acres
 Property Dimensions: 91 feet x 165 feet
 Street Improvements: Lacks curb, gutter, and sidewalk
 Utilities: Existing (except storm drain)

Project Plans: See Exhibit A

Previous Files: None

Additional Information: The applicant is requesting to subdivide one corner parcel into two parcels for single-family residential development. The new parcels will exceed the minimum area required, for both interior and corner lots as applicable, but they will be slightly shorter than the minimum required depth (91 feet, instead of 100 feet). Nevertheless, the subdivision proposed will provide two buildable lots where currently there is only one parcel of excessive size. The proposed subdivision is otherwise consistent with all requirements of this zone. All property owners within 100 feet of the project site were notified and the project site was posted. Staff did not receive any calls regarding this project.

Subdivision Review Committee: The proposed map was heard at the Subdivision Review Committee on September 15, 2004. The applicant was in agreement with staff on the requirements of the conditions as proposed, and the Committee recommended that the project be approved by the Zoning Administrator subject to these conditions, listed below under the heading Conditions of Approval.

Agency Comments: The proposed project has been reviewed by the City's Utilities, Parks, and Fire Departments, and the Building Division and Development Engineering and Finance (Public Works) Division of the City's Development Services Department, as well as SMUD and other utilities. The comments received pertaining to the subdivision have been included as conditions of approval.

Environmental Determination: This project will not have a significant effect on the environment and is exempt from environmental review pursuant to California Environmental Quality Act Guidelines, Section 15315, Minor Land Divisions.

Conditions of Approval (Tentative Map):

NOTE: These conditions shall supersede any contradictory information shown on the Tentative Map. 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:

GENERAL: All Projects

1. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments;

2. Show all continuing and proposed/required easements on the Parcel Map;
3. If unusual amounts of bone, stone, or artifacts are uncovered, work within 50 meters of the area will cease immediately and a qualified archaeologist shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less than significant effect before construction resumes. A note shall be placed on the final improvement plans referencing this condition;

DEVELOPMENT SERVICES: Streets

4. Construct standard subdivision improvements as noted in these conditions pursuant to section 16.48.110 of the City Code. All improvements shall be designed and constructed to the satisfaction of the Development Engineering & Finance Division. Improvements required shall be determined by the City, but at a minimum, streets shall include half-streets and at least one travel lane in each direction. Any public improvement not specifically noted in these conditions or on the Tentative Map shall be designed and constructed to City standards;
5. The applicant shall design and construct full frontage improvements on Taylor Street and Ford Road, adjacent to the project site. Frontage improvements shall include construction of Taylor Street and Ford Road to standard 53-foot residential half-street sections. The design and construction of such improvements shall be to City Standards and to the satisfaction of the Development Engineering and Finance Division.
6. Construct an A.D.A. compliant ramp at the northeast corner of Taylor Street and Ford Road, adjacent to the project site.
7. If construction of the above noted public improvements prevent adequate drainage of the site then improvements may be deferred, as determined by the City, and the applicant shall contribute it's fair share of the ultimate subdivision improvements as determined by the Department of Utilities and the Development Engineering and Finance Division.
8. 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 & Finance Division;

PUBLIC/PRIVATE UTILITIES

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

CITY UTILITIES

10. Only one domestic water service is allowed per parcel. Any new domestic water services shall be metered.
11. 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.
12. Provide separate sanitary sewer services to each parcel to the satisfaction of the Department of Utilities.

13. Properly abandon under permit, from the City and County Environmental Management Department, any well or septic system located on the property.
14. The site does not front on an existing piped drainage system. Drainage from Parcels fronting on Taylor Street and Ford Road will ultimately be required to drain to a piped drainage system located at the intersection of Taylor Street and Carroll Avenue. The proposed project is located approximately 700 feet north of this point of connection. The Department of Utilities has a preliminary master drainage study for this area identifying the ultimate drainage system for the area. The applicant shall construct or contribute fees for its fair share of the ultimate drainage improvements.
15. The applicant is required to construct public drainage facilities consistent with the approved master drainage study or alternatively build interim drainage facilities as approved by the Department of Utilities. If the applicant builds interim drainage facilities that are not consistent with approved master drainage study (e.g. ditches and culverts), such facilities will not be reimbursable. The applicant shall submit a drainage study for the interim drainage facilities. The drainage study must show no net increase in flooding to the downstream properties. If interim drainage improvements prevent the construction of permanent standard subdivision improvements per Section 16.48.110 of the City Code, then the applicant shall contribute its fair share of the ultimate subdivision improvements as determined by the Department of Utilities and the Development Engineering and Finance Division (Public Works).
16. A grading plan showing existing and proposed elevations is required. Adjacent off-site topography shall also be shown to the extent necessary to determine impacts to existing surface drainage paths. No grading shall occur until the grading plan has been reviewed and approved by the Department of Utilities. The proposed development shall not block existing off-site drainage that flows through Lots A or B. 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.
17. 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.
18. 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.
19. 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

20. 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.

21. The applicant must provide proof they have initiated and completed the formation of a parks maintenance district (assessment or Mello-Roos special tax district), or annexed the project to an existing parks maintenance district prior to recording a 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 not a requirement of this Tentative Map:

22. 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;
23. The proposed project is located in the Flood zone designated as an X zone on the Federal Emergency Management Agency (FEMA) Federal Insurance Rate Maps (FIRMs) dated July 6, 1998. Within the X zone, there are no requirements to elevate or flood proof.

Findings of Fact

1. The Tentative Subdivision Map is consistent with the General Plan and the North Sacramento Community Plan which designate the subject site as Low Density Residential 4-15 du/na and Residential 4-8 du/na respectively.
2. All existing streets and/or utility easements of record are reserved. The Tentative Subdivision Map will not result in the abandonment of any street or utility easement of record.
3. The Tentative Subdivision Map will not eliminate or reduce in size the access way to any resulting parcel.
4. The resulting parcels from the Tentative Subdivision Map conform to the requirements of the City's Subdivision Ordinance (Title 16 of City Code), the City's General Plan, and the City's Comprehensive Zoning Code.


 Joy D. Patterson
 Zoning Administrator

The Tentative Map that is granted must be finalized within two years after such tentative map is approved. If such map is not so finalized the Tentative Map shall be deemed to have expired and shall be null and void. The decision of the Zoning Administrator may be appealed to the Planning Commission. An appeal must be filed within 10 days of the Zoning Administrator's hearing. If an appeal is not filed, the action of the Zoning Administrator is final.

Note: The applicant will need to contact the Public Works Department (Jerry Lovato, 808-7918) after the appeal period is over to submit for a Final Map.

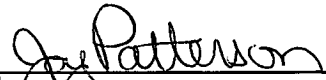
cc: File (original)
 ZA Log Book
 Applicant
 Public Works (Jerry Lovato)

Conditions of Approval – Design Review:

1. Applicant shall obtain all necessary building permits prior to commencing construction.
2. The building permit for each house shall conform substantially to the plans as approved by Design Review staff. Any changes or alterations from the approved plans shall require additional review and approval by Design Review staff.
3. The house located on the new corner lot shall utilize a gridded window design for the street side facing bathroom window, as well as for the other windows. Design Review staff suggests a window design featuring grids on the upper half of the window, but no grids on the lower half, for all of the windows.
4. All exterior entry doors and garage doors shall be raised panel design.
5. Roofing shall be minimum 30-year laminated dimensional composition shingle. Design Review staff recommends using tile roofing.

Advisory Note:

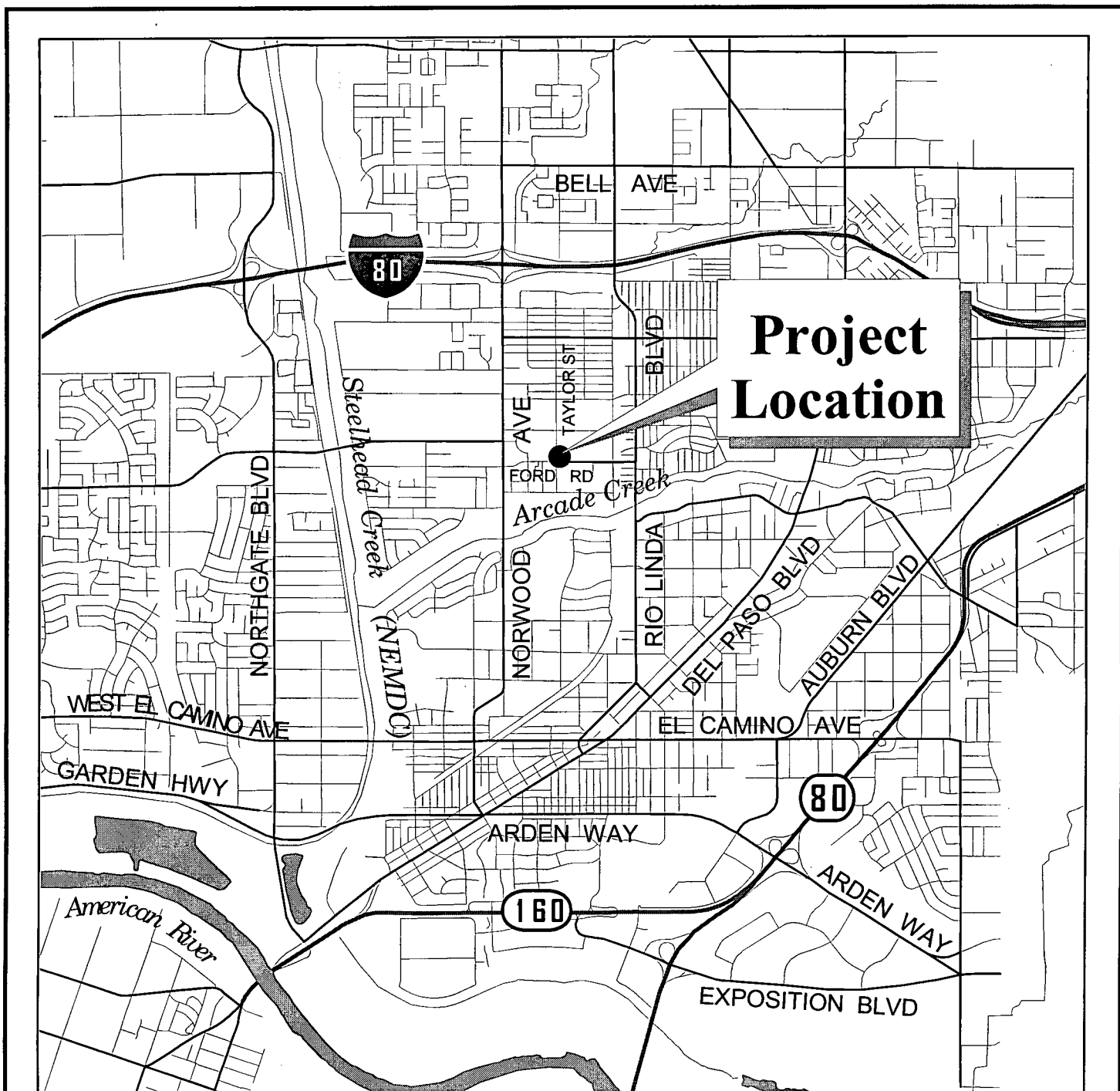
6. Front setbacks allowed in the Del Paso Nuevo Special Planning District (SPD) are as follows: minimum 17'6" to the main structure and minimum 12'6" to the front porch/entry structure.


for 

Luis Sanchez
Design Review

No building permit shall be issued until expiration of the 10-day appeal period. If an appeal is filed, no permit shall be issued until final approval is received. The applicant and the owners of all properties adjoining the subject property have the right to appeal this decision to the Design Review and Preservation Board. Appeals must be filed within 10 days of the staff action.

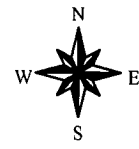
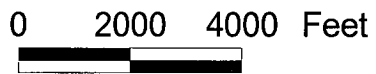
Any questions about the Design Review conditions of approval shall be directed to Luis Sanchez at (916) 808-5957.

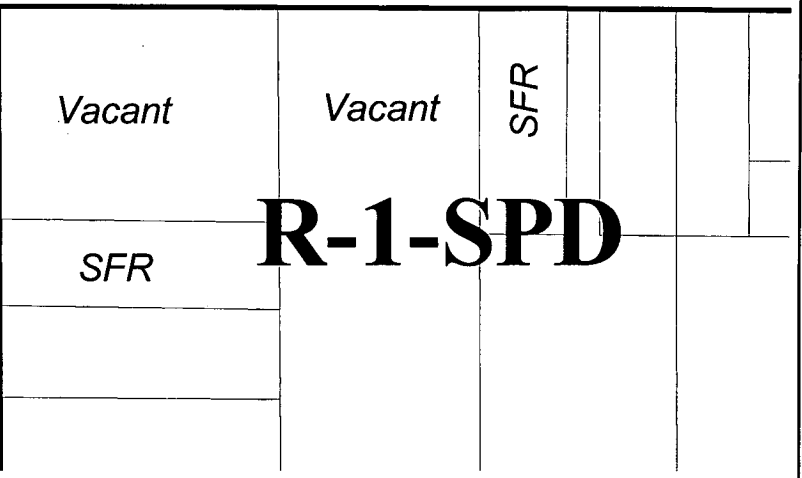
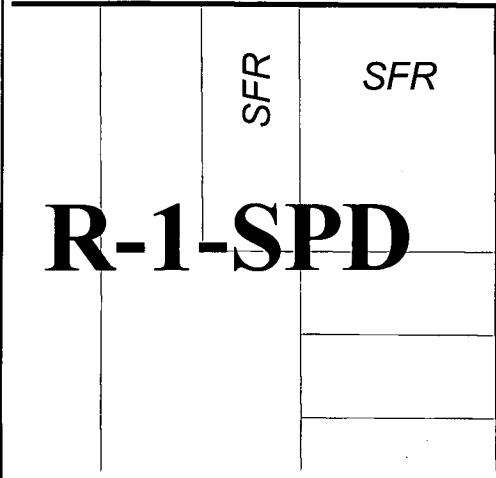
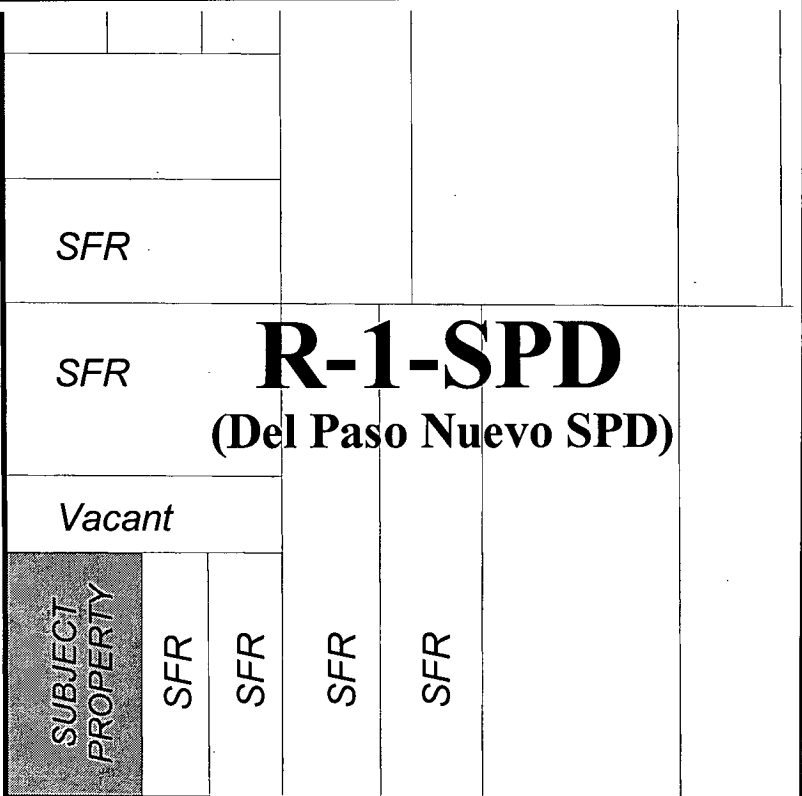
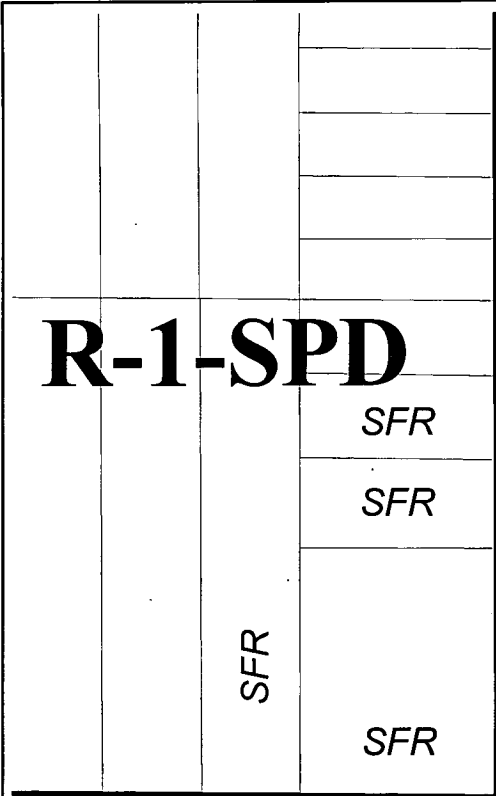



 Development Services
Department

Geographic
Information
Systems

Vicinity Map



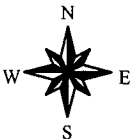



Development Services
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Geographic
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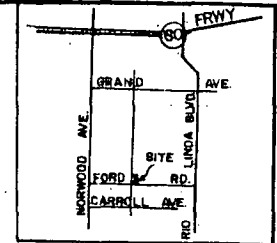


Land Use & Zoning

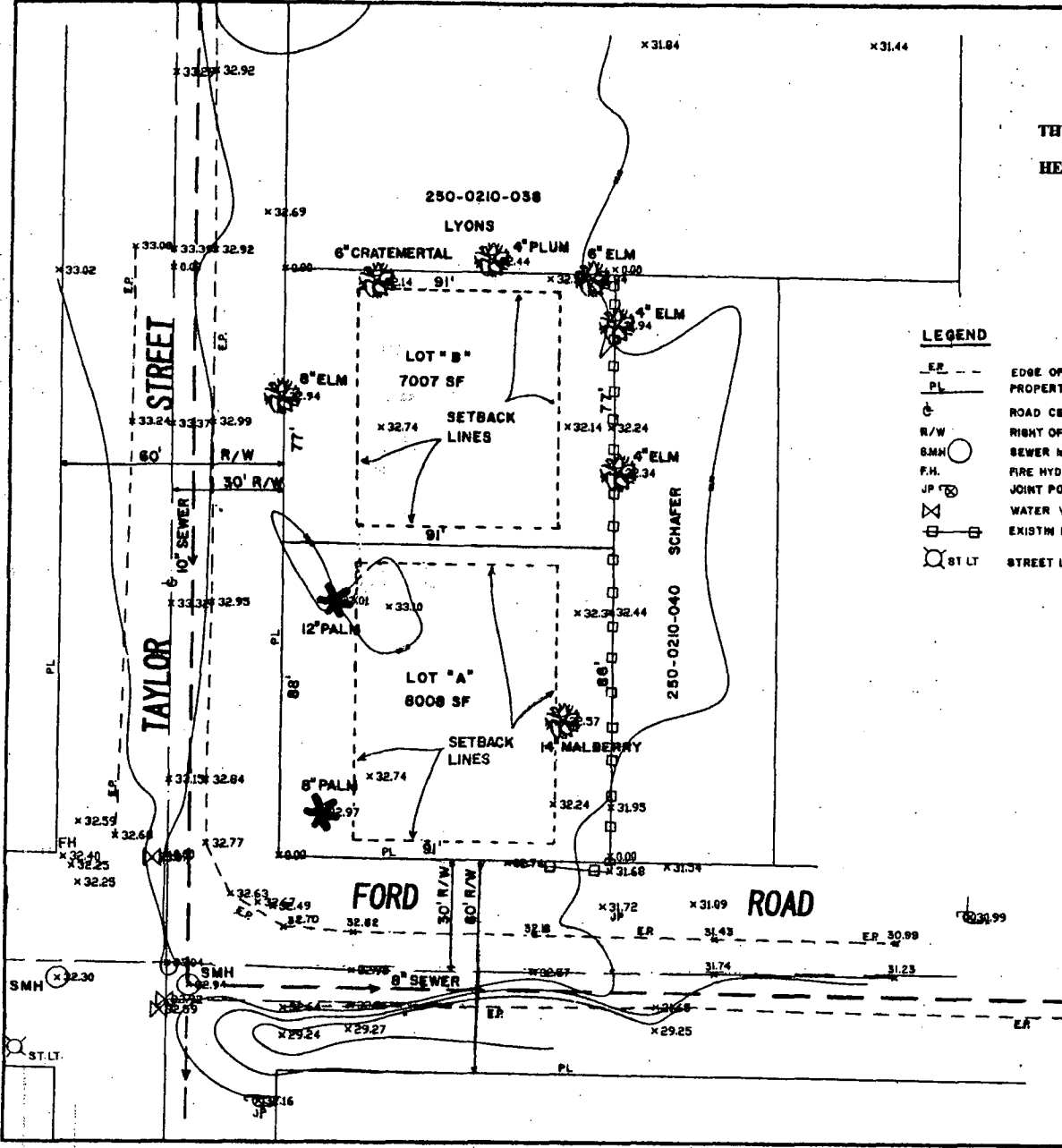


TENTATIVE PARCEL MAP
3408 TAYLOR ROAD
 THE WEST 91 FEET OF LOT 25 IN BOOK 36, AS SHOWN
 ON THE AMENDED PLAT OF WEST DEL PASO
 HEIGHTS, RECORDED DECEMBER 5, 1911, IN BOOK 12
 OF MAPS, MAP NO.52

APRIL 2004



VICINITY MAP
(NTS)



LEGEND

- EP --- EDGE OF PAVEMENT
- PL --- PROPERTY LINE
- ⊕ --- ROAD CENTER LINE
- R/W --- RIGHT OF WAY
- SMH ○ --- SEWER MAN HOLE
- FH ○ --- FIRE HYDRANT
- JP ⊗ --- JOINT POLE
- ⊗ --- WATER VALVE
- ⊠ --- EXIST FENCE
- ⊙ --- ST LT --- STREET LIGHT

OWNER/DEVELOPER: GFRNADIY TKACHEV
 7780 LILIANA WAY
 CITRUS HEIGHTS, CA. 95610

ENGINEER: ADG ENGINEERING
 3921 MONA PARK LANE
 CARMICHAEL, CA. 95608
 (916) 487-3766

SURVEYOR: RB SURVEYS
 10159 LIME KILN ROAD
 GRASS VALLEY, CA. 95949
 (530) 268-9389

PRESENT ZONING: R1

PROPOSED ZONING: R1

PRESENT USE: VACANT LOT

PROPOSED USE: RESIDENTIAL HOME

NUMBER OF LOTS: 2

SCHOOL DISTRICT: GRANT JOINT UNION DISTRICT

WATER SUPPLY: CITY OF SACRAMENTO

SANITARY SEWER: CITY OF SACRAMENTO

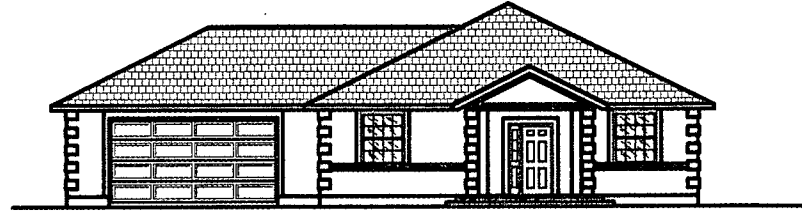
STORM DRAIN: CITY OF SACRAMENTO



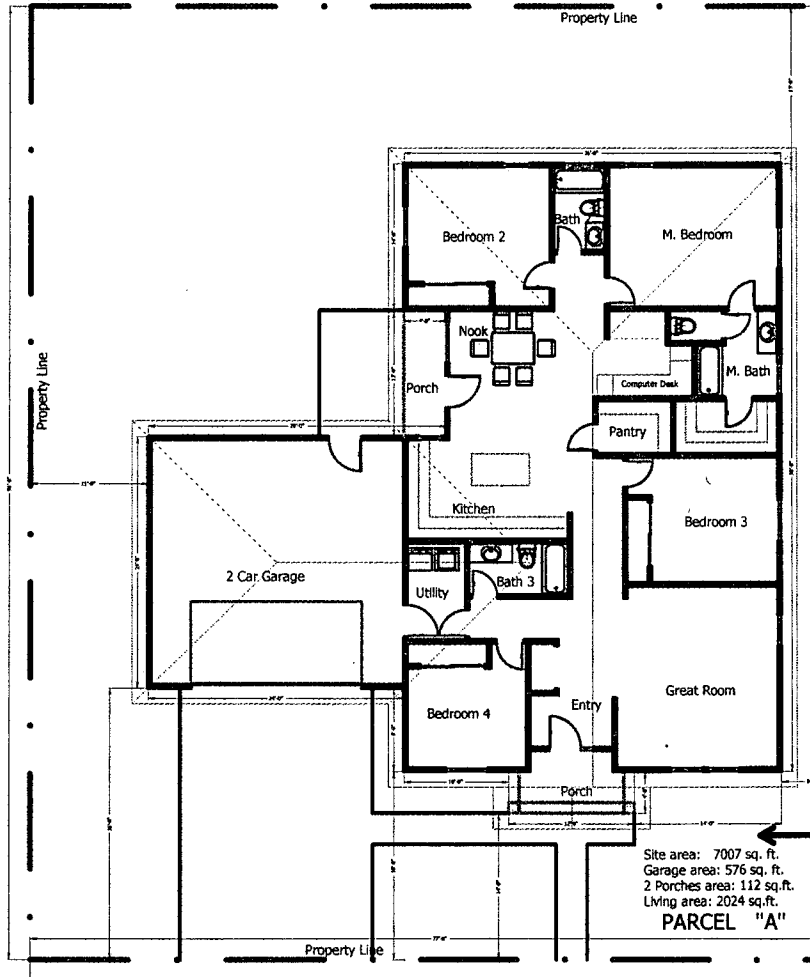
EXHIBIT A



Front Elevation



Front Elevation



Site area: 7007 sq. ft.
 Garage area: 576 sq. ft.
 2 Porches area: 112 sq. ft.
 Living area: 2024 sq. ft.

PARCEL "A"



Taylor St.



Site area: 8008 sq. ft.
 Garage area: 576 sq. ft.
 2 Porches area: 104 sq. ft.
 Living area: 2008 sq. ft.

PARCEL "B"

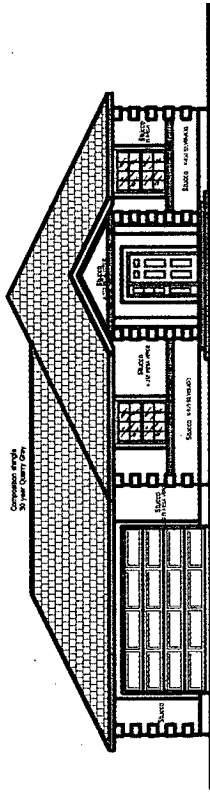


Ford St.

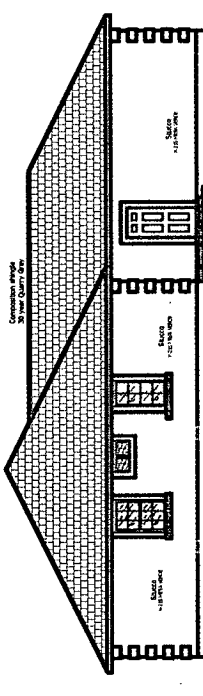
Plot Plan / Floor Plans - NEW CONSTRUCTION DESIGN REVIEW 3408 Taylor St. Sacramento, CA 95838

EXHIBIT B-1

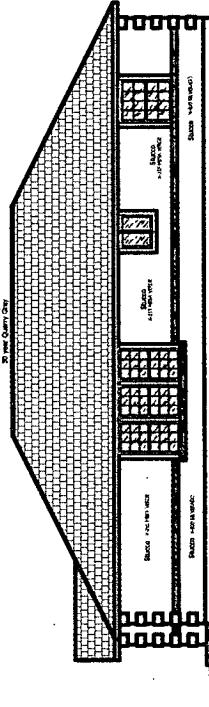
EXHIBIT B-2



FRONT ELEVATION / WEST

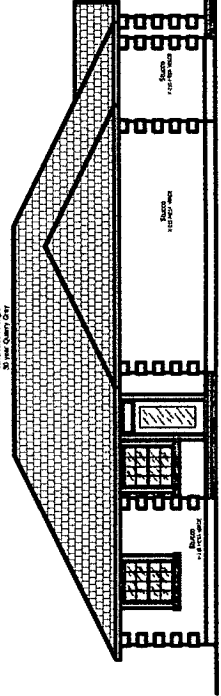


REAR ELEVATION / EAST

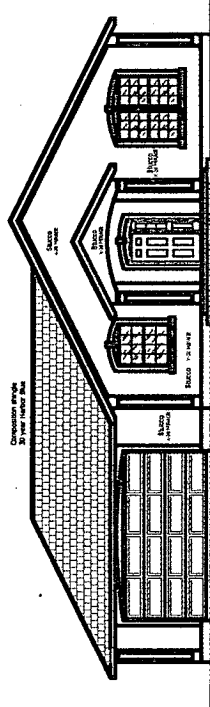


RIGHT SIDE ELEVATION / SOUTH

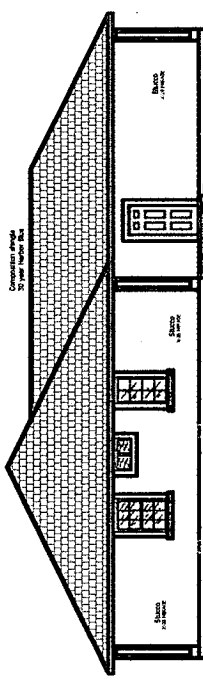
NOTE:
ALL DIMS ARE IN FEET AND INCHES



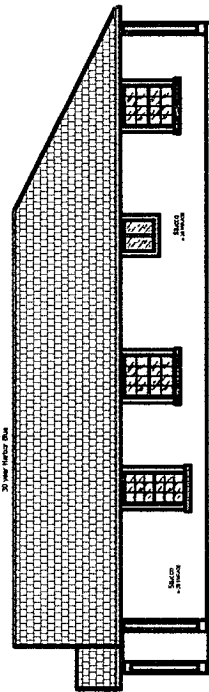
LEFT SIDE ELEVATION / NORTH
PARCEL "B"



FRONT ELEVATION / WEST

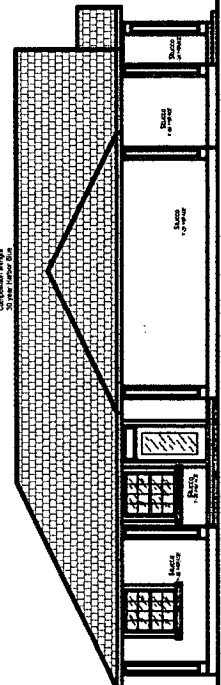


REAR ELEVATION / EAST



RIGHT SIDE ELEVATION / SOUTH

NOTE:
ALL DIMS ARE IN FEET AND INCHES



LEFT SIDE ELEVATION / NORTH
PARCEL "A"