

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

**ACTION OF THE ZONING ADMINISTRATOR**

On Wednesday, March 30, 2005, the Zoning Administrator approved with conditions a tentative map to subdivide one parcel into two parcels in the Standard Single Family (R-1) zone for the project known as (File Z04-293). Findings of Fact and conditions of approval for the project are listed on pages 2-4.

**Project Information**

Request:

**Zoning Administrator Tentative Map** to subdivide one parcel into two parcels, totaling 0.5± partially developed acres in the Standard Single Family Residential (R-1) zone.

Location: 486 Pinedale Avenue (D2, Area 4)

Assessor's Parcel Number: 226-0151-006

Applicant: CNA Engineering {Contact: Steve Norman}  
2575 Valley Road  
Sacramento, CA 95821

Property Owner: Igor Yanovsky  
5117 Dry Creek Road  
Sacramento, CA 95838

Project Planner: Lindsey Alagozian

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

**Surrounding Land Use and Zoning:**

North: R-1; Residential  
South: R-1; Residential  
East: R-1; Residential  
West: R-1; Residential

Property Dimensions: Irregular  
Property Area: 0.5± acres  
Topography: Flat  
Street Improvements: Existing  
Utilities: Existing

Project Plans: See Exhibit A

Previous Files: None

Additional Information The applicant is requesting to subdivide one parcel into two parcels in the Standard Single Family (R-1) zone. Currently the site contains one single family residence under construction. The proposed subdivision will create a total of two interior lots that meet all standard requirements for single family development. Parcel 1 will be approximately 60 feet wide by 140 feet deep and parcel 2 will be 72 feet wide by 140 feet deep.

The project requires approval of the Zoning Administrator for a two parcel Tentative Map. The project is located within the Robla Neighborhood Association and the Del Paso Heights Improvement Association. Staff sent early project notification to the associations. In addition, the site was posted and property owners within 100 feet of the subject parcel were notified of the public hearing. Staff received no phone calls regarding the project.

Subdivision Review Committee: The proposed map was heard at the Subdivision Review Committee (SRC) on March 16, 2005. During the hearing minor changes were made to the proposed conditions of approval. All conditions were accepted by both the applicant and the Committee. The Subdivision Review Committee recommended that the project be approved by the Zoning Administrator subject to the conditions listed below.

Agency Comments The proposed project has been reviewed by the Department of Utilities, Public Works – Transportation and Engineering Planning Divisions, Fire, Parks, the Building Division, 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:** 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. 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/owner shall construct full-frontage improvements on Pinedale Avenue, adjacent to the subject site. Frontage improvements shall include construction of Pinedale Avenue to a 20.5-foot residential half-street section. This shall include a 5' attached sidewalk, rolled curb plus gutter, and a 15' unstriped travel way - measured from the face-of-curb to the street centerline. Improvements shall include at least one 12' travel lane in each direction. The street pavement shall transition to provide said travel lanes in a fashion subject to the approval of the Development Engineering & Finance Division. The design and construction of said improvements shall be to the satisfaction of the Development Engineering and Finance Division.
6. 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**

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

#### **CITY UTILITIES**

8. Provide separate metered domestic water services to each parcel. Any excess services must be abandoned to the satisfaction of the Department of Utilities.
9. Provide separate sanitary sewer services to each parcel to the satisfaction of the Department of Utilities.
10. 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 the site. 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. Each new lot shall be graded to drain independently to Pinedale Avenue.

11. 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.
12. 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.
13. 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.

**PPDD: Parks**

14. 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.
15. 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 are not a requirement of this Tentative Map:

16. 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.
17. Developing this property may require the payment of sewer impact fees. Impact fees for CSD-1 shall be paid prior to filing and recording of the Parcel Map or issuance of Building Permit, whichever is first. Applicant should contact the Fee Quote Desk at (916) 876-6100 for sewer impact fee information.

**Findings of Fact – Tentative Map**

1. The Tentative Subdivision Map is consistent with the General Plan and the North Sacramento Community Plan which designates 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 this Subdivision Ordinance, Chapter 40, the City's General Plan, and the City's Comprehensive Zoning Code.


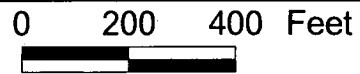
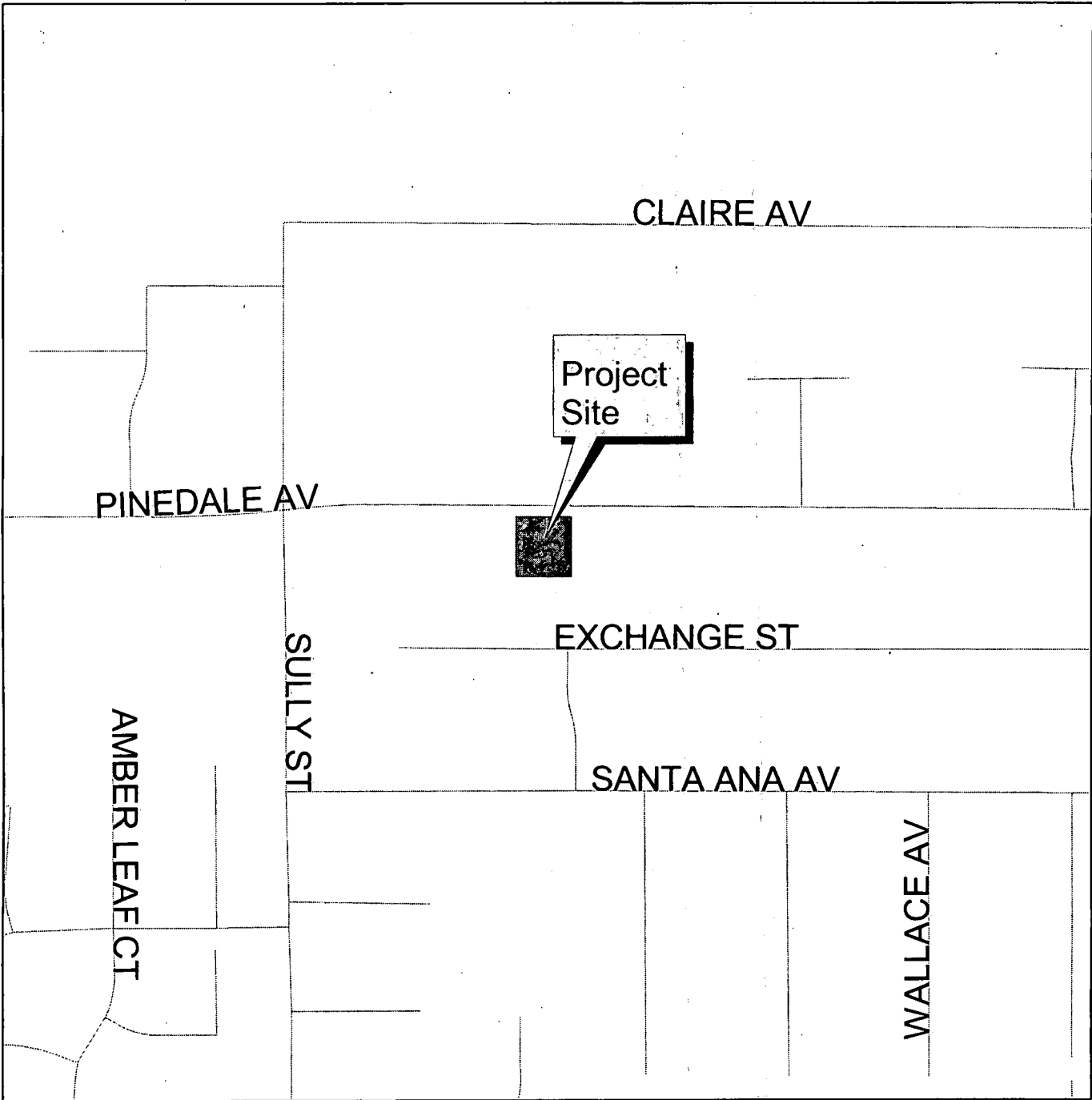


Joy D. Patterson  
Zoning Administrator

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 Development Engineering and Finance Division (Jerry Lovato, 808-7918) after the appeal period is over to submit for a Final Map.

cc: File (original)  
ZA Log Book  
Applicant  
Development Engineering and Finance Division (Jerry Lovato)

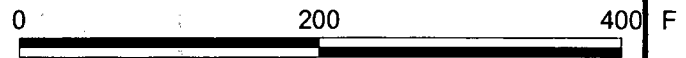
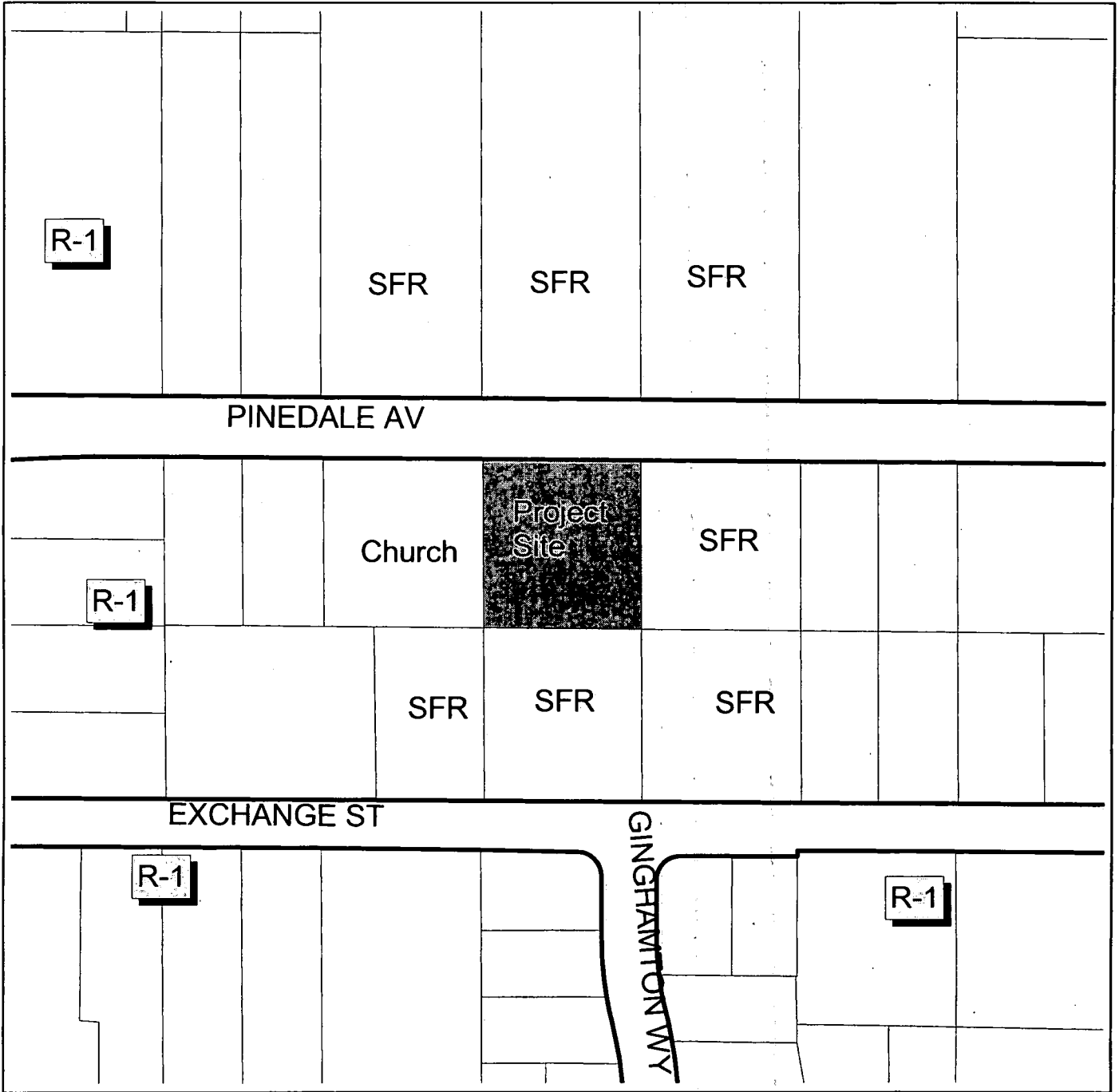


Development Services  
Department

Geographic  
Information  
Systems

### Vicinity Map





Development Services  
Department

Geographic  
Information  
System

# Land Use & Zoning



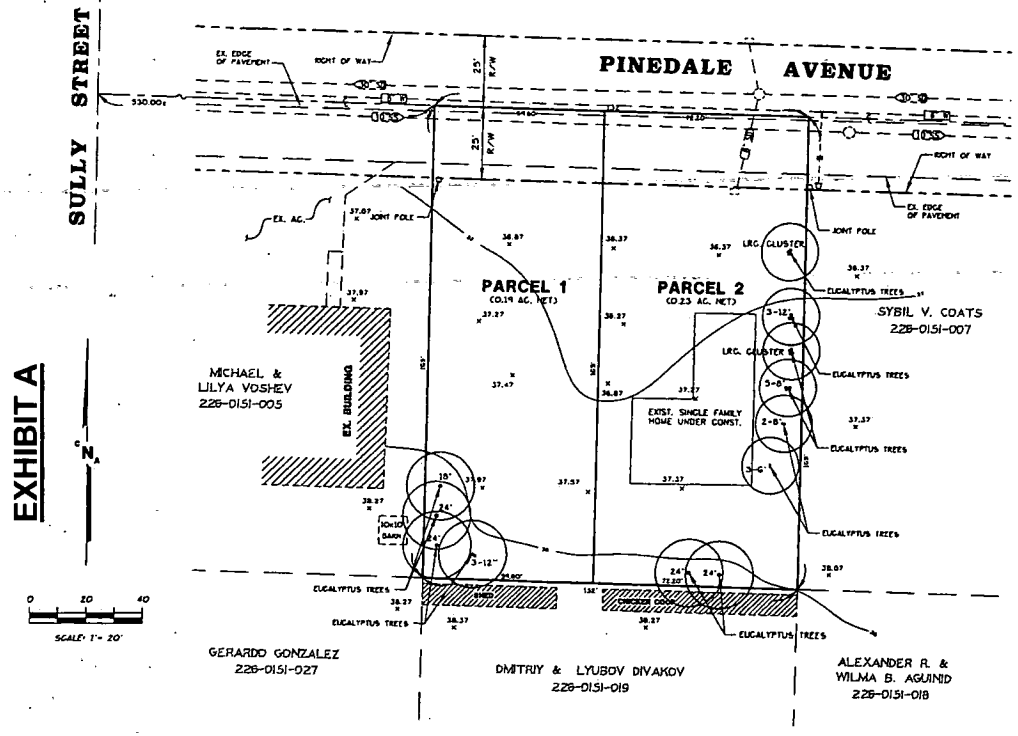
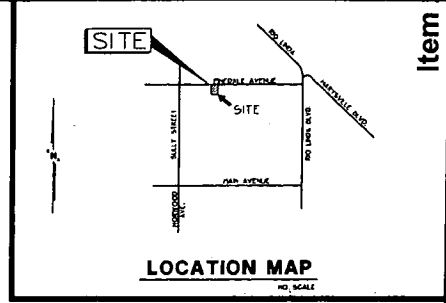


EXHIBIT A



# REVISD TENTATIVE PARCEL MAP FOR 486 PINEDALE AVENUE

CITY OF SACRAMENTO      CNA ENGINEERING INC.      STATE OF CALIFORNIA  
OCTOBER 2004      SHEET 1 OF 1      SCALE: 1" = 20'

<b>OWNER:</b> IGOR TANOVSKY 3117 DRY CREEK ROAD SACRAMENTO, CA. 95838 PHONE: (916) 214-1048	<b>DEVELOPER:</b> IGOR TANOVSKY 3117 DRY CREEK ROAD SACRAMENTO, CA. 95838 PHONE: (916) 214-1048	<b>ENGINEER:</b> CNA ENGINEERING INC. 2575 VALLEY RD SACRAMENTO, CA. 95821 PHONE: (916) 485-3746	<b>PARCEL NO.</b> 228-0151-008
<b>PRESENT USE</b> VACANT LOT ZONING R1 AC. GROSS= .5 AC. NET= .42	<b>PROPOSED USE</b> 2 SINGLE FAMILY LOTS PARCEL 1 AC. GROSS= .23 AC. NET= .19 PARCEL 2 AC. GROSS= .27 AC. NET= .23	<b>SEWER DISPOSAL</b> CITY OF SACRAMENTO	<b>ELECTRICITY</b> S.M.U.D.
<b>SCHOOL DISTRICT</b> CITY OF SACRAMENTO	<b>FIRE DISTRICT</b> CITY OF SACRAMENTO	<b>PARK DISTRICT</b> CITY OF SACRAMENTO	<b>WATER</b> CITY OF SACRAMENTO
<b>FLOOD CONTROL AND STORM DRAINAGE</b> CITY OF SACRAMENTO			

**204-293**  
REC'D MAR 17 2005

**REVISED**

BENCHMARK ELEV.: 35.59 SACTO. CO. B.M. NO.:	NO. DESCRIPTION ENGR. INT. COUNTY APPROVAL APPROVED BY DATE	SCALE HORIZ.: 1" = 20' VERT.: 1" = 4'/A' FLD. BK.: 1" = 4'/A'	DRAFTED BY: RTH CHECKED BY: SJM DATE: 10/6/2004	ASSESSOR'S PARCEL NO.: 228-0151-008		<b>CNA ENGINEERING INC.</b> CNA ENGINEERING: LAND SURVEYING; PLANNING; STRUCTURAL DESIGN PHONE: (916) 485-3746 2575 VALLEY ROAD, SACRAMENTO, CA 95821	<b>TENTATIVE PARCEL MAP FOR: 486 PINEDALE AVENUE</b> CITY OF SACRAMENTO      STATE OF CALIFORNIA	SHEET <b>1</b> OF <b>1</b> SHEETS FILE NO.: 046154
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