

**CITY OF SACRAMENTO  
DEVELOPMENT SERVICES DEPARTMENT  
ZONING ADMINISTRATOR**  
New City Hall, 915 I Street, 3<sup>rd</sup> Floor, Sacramento, CA 95814

**ACTION OF THE ZONING ADMINISTRATOR:**

On Thursday May 11, 2006 the Zoning Administrator approved with conditions a Tentative Map and a Subdivision Modification to subdivide two (2) parcels into four (4) parcels for in the Standard Single Family (R-1) zone for the project known as File Z05-330. Findings of Fact and conditions of approval for the project are listed on pages 3-8.

**Project Information:**

*The applicant is requesting to subdivide two (2) parcels in four (4) parcels in order to allow for development of four (4) new homes. A similar project for this site was approved in October 2002; however that tentative map application (Z02-065) has expired.*

*The project will require a public hearing by the Zoning Administrator for the following entitlements:*

1. **Prior Negative Declaration.**
2. **Prior Mitigation Reporting Plan.**
3. **Zoning Administrator Tentative Map** to subdivide two (2) parcels into four (4) parcels on 0.64± vacant acres in the Standard Single Family (R-1) zone.
4. **Subdivision Modification** to create parcels less than 100 feet deep.

Location: 6014 T Street (District 6, Area 3)

Assessor's Parcel Numbers: 011-0173-039 & 011-0173-040

Applicant: Ruben Juarez  
5802 Singhill Avenue  
Livermore CA, 95206

Property Owner: Same as Applicant

Project Planner: Robert W. Williams

General Plan Designation: Low Density Residential 4-15 du/na

Existing Land Use of Site: Vacant

Existing Zoning of Site: Standard Single Family (R-1)

**Surrounding Land Use and Zoning:**

North: R-1 & C-4; Freeway, Heavy Commercial  
South: R-1; Duplexes  
East: R-1; Duplex  
West: R-1; Single Family Residences

Property Dimensions: Irregular  
 Property Area: 0.64± acres.

Topography: Flat  
 Street Improvements: Existing  
 Utilities: Existing

Project Plans: See Exhibit A

Previous Files: Z02-065, Previously Approved Expired Tentative Map Application  
 (Includes Prior Negative Declaration)

Additional Information: The applicant is requesting to subdivide two (2) parcels into four (4) parcels on 0.64± vacant acres in the Standard Single-Family Residential (R-1) zone. The existing lot is an interior lot (not a corner lot) on the south side of T Street, which on this block is a frontage road for the U.S. Highway 50 freeway. The freeway across the street is below the level (sunken) of T Street in this area.

These properties were annexed into the City in 1911. Information received by staff indicates this site may have been used by State Highway Department in the past. A 24' x 32' storage structure that was on the project site was recently demolished or removed. The parcels are surrounded on three sides by residential development consisting of either single or two family homes.

The new parcels that are proposed will be irregular in size and vary from 5,875 square feet to 6,302 square feet. The applicant is requesting a subdivision modification because the parcels do not meet the required 100 feet depth. A public street will be extended from T Street in order for the two lots toward the south to have public access.

The size of the parcels limits the development of the site. One existing parcel is approximately 2,000 square feet in size and the other existing parcel is approximately 25,000 square feet. The applicant is requesting to subdivide the property into four parcels in order to provide a viable site for single-family development. By extending a public street through the development to create two corner lots, duplexes could be constructed on the corner lots. The applicant has not submitted plans for development at this time.

An identical tentative map (with the subdivision modification) was submitted on April 11, 2002, file number Z02-065. This project was submitted by a different applicant and was approved on October 31, 2002. This project was not considered to be exempt from the provisions of CEQA; therefore a Negative Declaration was prepared for the tentative map project.

The previously approved tentative map was not finalized within the required three years after approval, and a two year time extension application was not filed before the expiration of the tentative map on October 31, 2005. Therefore the project requires a new tentative map application to be approved. The previously approved Negative Declaration is still applicable for this project.

Early project notification was sent to the Tahoe Park Neighborhood Association. No comments were received from the association. The site was posted and property owners within 100 feet of the subject site were notified. Staff did not receive any phone calls until after the hearing date, and then one call was received (during the appeal period) requesting additional information about the proposed Tentative Parcel Map. No opposition to this project has been expressed.

Subdivision Review Committee: The proposed map was heard at the Subdivision Review Committee on March 15, 2006. During the hearing, minor changes were effected on the proposed conditions of approval specific to the map were accepted by the applicant and approved by the Committee. The conditions are listed under 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 utility agencies. The comments received pertaining to the subdivision have been included as conditions of approval.

Environmental Determination The Environmental Services Manager has determined the project, as proposed, will not have a significant impact to the environment; therefore, a Negative Declaration has been prepared. In compliance with Section 15070 (B)1 of the California Environmental Quality Act Guidelines, the applicant has incorporated mandatory mitigation measures into the project plans to avoid identified impacts or to mitigate such impacts to a point where clearly no significant impacts will occur. These mitigation measures address noise. The mitigation measures are listed in the attached Mitigation Monitoring Plan. During the public review period staff did not receive any comments from the public.

**CONDITIONS:** Tentative Map

**NOTE: These conditions shall supersede any contradictory information shown on the Tentative Map approved for this project (Z05-330). 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 and Finance Division:

**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;
4. Prior to submittal of improvement plans for any phase of this project, the developer's design consultant(s) shall participate in a pre-design conference with City staff. The purpose of this conference is to allow City staff and the design consultants to exchange information on project design requirements and to coordinate the improvement plan review process. Contact the Development Engineering and Finance Division, Plan Check Engineer at 808-7493 to schedule the conference. It is strongly recommended that the conference be held as early in the design process as possible;

**DEVELOPMENT ENGINEERING AND FINANCE DIVISION: Streets**

5. Submit a Geotechnical Analysis prepared by a registered engineer to be used in street design. The analysis shall identify and recommend solutions for groundwater related problems, which may occur within both the subdivision lots and public right-of-way. Construct appropriate facilities to alleviate those problems. As a result of the analysis street sections shall be designed to provide for stabilized subgrades and pavement sections under high groundwater conditions;
6. Repair or replace/reconstruct any existing deteriorated curb, gutter and sidewalk fronting the property along "T" Street per City standards and to the satisfaction of the Development Engineering and Finance Division;
7. Dedicate and construct the proposed residential street as a 41-foot public street to the satisfaction of the Development Engineering and Finance Division;
8. This project shall require street lighting;
9. No on-street parking is allowed in the proposed court. The curbs shall be painted "No Parking Fire Lane" to the satisfaction of the Development engineering and Finance Division and the Fire Department;
10. Developer is required to install permanent street signs to the satisfaction of the Development Engineering and Finance Division;
11. Construct standard subdivision improvements as noted in these conditions pursuant to section 16.48.110 of the City Code. All improvements shall be designed and constructed to the satisfaction of the Development Engineering and Finance Division. Any public improvement not specifically noted in these conditions or on the Tentative Map shall be designed and constructed to City standards;
12. 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;

**PUBLIC/PRIVATE UTILITIES**

13. Dedicate a standard 12.5 foot public utility easement (PUE) for underground facilities and appurtenances adjacent to all public street right of ways;
14. Show the existing overhead right-of-way recorded in Book 321 of Official Records Page 143 on the recorded map;

**CITY UTILITIES**

15. Only one domestic water service per parcel is allowed. Any new domestic water services shall be metered. Excess domestic water services must be abandoned to the satisfaction of the Department of Utilities;

16. A water distribution system (8" minimum) shall be designed and constructed to City standards and installed in public streets as required by the Department of Utilities;
17. Prior to or concurrent with the submittal of improvement plans, a project specific water study shall be approved by the Department of Utilities. The water distribution system shall be designed 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 a least 30 pounds per square inch and (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 water study shall determine if the existing and proposed water distribution system is adequate to supply fire flow demands for the project. A water supply test may be required for this project. Contact the Department of Utilities for the pressure boundary conditions to be used in the water study;
18. A fire hydrant is required in T Street. The construction shall be to the satisfaction of the Department of Utilities and Fire Department;
19. Per Sacramento City Code, water meters shall be located at the point of service which is the back of walk for connected sidewalks. Water meters shall be located to the satisfaction of the Department of Utilities;
20. Abandon existing 6 inch public sewer main, easement and maintenance hole located within the proposed Lot 4 and adjacent to lot (APN 011-0173-040) and provide a new service for APN 011-0173-045 to sewer main in 61<sup>st</sup> Street or T Street to the satisfaction of the Department of Utilities;
21. An 8" minimum sanitary sewer main is required in the public street and shall be connected to the existing 30" sanitary sewer main in T Street;
22. Provide separate sanitary sewer services to each parcel to the satisfaction of the Department of Utilities;
23. Properly abandon under permit, from the City and County Environmental Management Department, any well or septic system located on the property;
24. Public and private streets with City maintained water, drainage and sanitary sewer facilities shall have a minimum paved AC (asphalt concrete) width of 25-feet from lip of gutter to lip of gutter. Drain inlets, curbs and gutter shall be constructed to City standards for residential streets;
25. All lots shall be graded so that drainage does not cross property lines;
26. 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;
27. Finished lot pad elevation 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;
28. A drainage study and shed map as described in Section 11.7 of the City Design and Procedures Manual is required. This study and shed map shall be approved by the

Department of Utilities. The study shall identify all existing off-site flows that may be impacted by the proposed project. Sufficient off-site and on-site spot elevations shall be provided in the drainage study to determine the direction of storm water runoff and impact of overland release;

29. Per City Code, the Subdivider may not develop the subdivision in any way that obstructs, impedes, or interferes with the natural flow of the drainage across the property. The project shall construct the required public and/or private infrastructure to handle off-site runoff to the satisfaction of the Department of Utilities. If private infrastructure is constructed to handle off-site 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;
30. 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;
31. 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 for this project. This will not affect the site design. Storm drain message is required at all drain inlets. Improvement plans must include the source control measures selected for the site. Refer to the "Guidance Manual for On-Site Stormwater Quality Control Measures" dated January 2000 for appropriate source control measures;

#### **FIRE**

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

#### **PPDD: Parks**

33. **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);
34. **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**

35. Title to any property required to be dedicated to the City in fee shall be conveyed free and clear of all rights, restrictions, easements, impediments, encumbrances, liens, taxes,

assessments or other security interests of any kind (hereafter collectively referred to as "Encumbrances"), except as provided herein. The applicant shall take all actions necessary to remove any and all Encumbrances prior to approval of the Final Map and acceptance of the dedication by City, except that the applicant shall not be required to remove Encumbrances of record, including but not limited to easements or rights-of-way for public roads or public utilities, which, in the sole and exclusive judgment of the City, cannot be removed and/or would not interfere with the City's future use of the property. The applicant shall provide title insurance with the City as the named beneficiary assuring the conveyance of such title to City;

### **ADVISORY NOTES**

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

36. Prior to design of the subject project, the Department of Utilities 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 fire suppression systems;
37. The proposed project is located in the Flood zone designated as **Shaded X** zone on the Federal Emergency Management Agency (FEMA) Federal Insurance Rate Maps (FIRMs) that have been revised by a Letter of Map Revision effective February 18, 2005. Within the Shaded X zone, there are no requirements to elevate or flood proof;
38. 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 \$8,224. This is based on 4 single family residential units and an average land value of \$115,000 per acre for the East Broadway 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 \$17,512. This is based on 4 single family units at \$4,378 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.

### **PLANNING ADVISORY**

39. **ADVISORY:** The construction of a new Single Family home or Duplex on either of these properties is subject to Citywide Design Review checklist approval before and applying for a building permit.

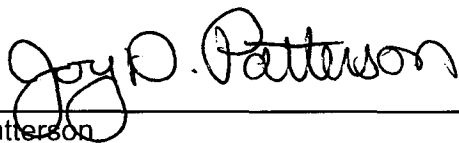
### **Findings of Fact – Tentative Map:**

1. None of the conditions described in Government Code Section 66474, subsection (a) through (g), inclusive, exist with respect to the proposed subdivision.

2. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City's General Plan, and Chapter 16 of the City Code, which is a Specific Plan of the City. The City's General Plan designates the site as Low Density Residential (4-15 du/na)..
3. The site is physically suitable for the type of development proposed and suited for the proposed density.
4. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife their habitat.
5. The design of the subdivision or the type of improvements are not likely to cause serious public health problems.
6. The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use, of, property within the proposed subdivision.

**Findings of Fact – Subdivision Modification:**

1. 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. The cost to the subdivider, of strict or literal compliance with the regulation, is not the sole reason for granting the modification.
3. The modification will not be detrimental to the public health, safety or welfare or be injurious to other properties in the vicinity.
4. Granting the modification is in accord with the intent and purposes of these regulations and is consistent with the General Plan and with all other applicable specific plans of the City.



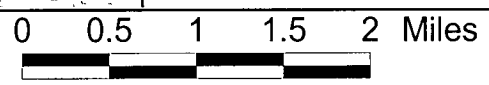

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Joy D. Patterson  
Zoning Administrator

The Tentative Map that is granted must be finalized within three 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: ZA Log Book (original) File DE&F (Jerry Lavoto) Applicant Property Owner



Development Services  
Department

Geographic  
Information  
Systems

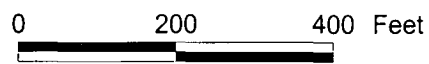
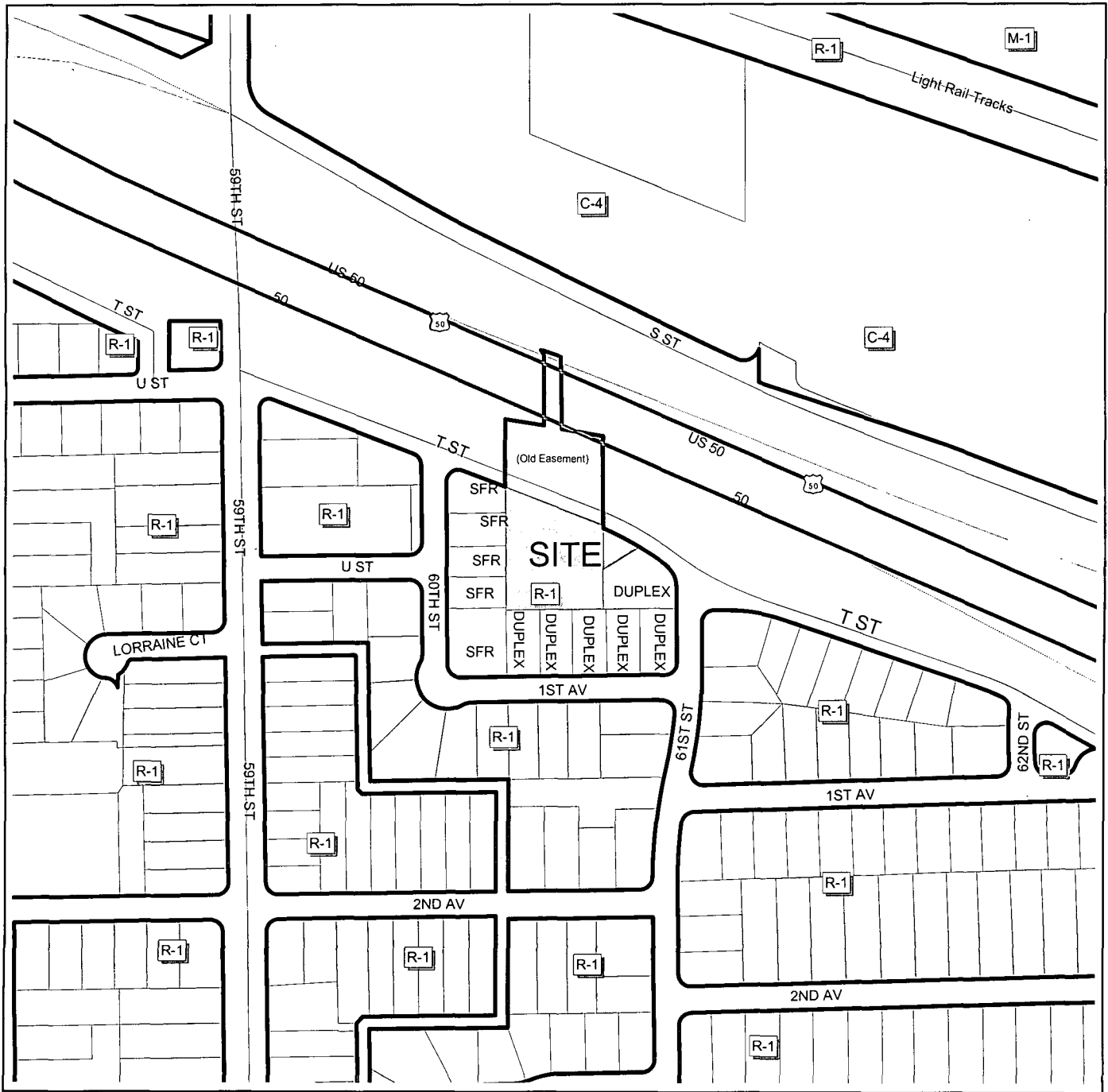

Vicinity Map  
6014 T Street  
011-0173-039 & 011-0173-040



Z05-330

May 11, 2006

Item 02

Development Services  
Department

Geographic  
Information  
System

Land Use & Zoning  
6014 T Street  
011-0173-039 & 011-0173-040



