

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

ACTION OF THE ZONING ADMINISTRATOR

On Wednesday, May 05, 2004, the Zoning Administrator approved with conditions for Tentative Map Time Extension and a Subdivision Modification Time Extension for the project known as Z04-057. Findings of Fact for the project are the same as previously approved for file P01-111 and are listed in the Notice of Decision at the end of the original report (see attached). New Conditions of approval, which include the new expiration date, are listed on pages 2-4 below.

Project Information

- Request:
1. **Zoning Administrator Tentative Map Time Extension** for three years to divide one parcel into four parcels located on 0.91 ± acres in the Standard Single Family (R-1) zone.
 2. **Zoning Administrator Subdivision Modification Time Extension** for three years to reduce the required lot width from 52 feet to 50 feet for four standard single family lots.

Location: 220 Main Avenue (D2, Area 4)

Assessor's Parcel Number: 237-0022-008

Applicant: Gardner & Associates (Deborah Hoover)
601 Commerce Dr. #130
Roseville, CA 95825

Property Owner: Emmitt Lewis
2020 Hurley Way #245
Sacramento, CA 95825

Project Planner: Sandra Yope

Project Plans: Exhibit A

Additional Information: The proposed application is for time extension of previously approved tentative map to subdivide one parcel into four parcels and a subdivision modification to reduce the required width of all four lots from 52 feet to 50 feet in the Single Family Residential (R-1) zone. On March 14, 2002, the Planning Commission approved the entitlements to subdivide the property into four parcels. The applicant is requesting an extension of time to construct the project as previously approved in order to finish meeting all required conditions necessary for filing the final map. There are no proposed changes to the previously approved project. The original findings of fact, and conditions of approval are listed in the attached original staff report. The new expiration date is listed below with additional new conditions.

Subdivision Review Committee: The proposed map was heard at the Subdivision Review Committee on April 21, 2004. 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.

Environmental Determination: The Time Extensions requests have been determined not to require environmental review.

Conditions of Approval-New (Original conditions are listed in Notice of Decision and Findings of Fact, of the original report)

1. The new expiration date for the tentative map and subdivision modification is March 14, 2007.
2. The applicant shall comply with the conditions of P01-111 unless superseded by the conditions below.

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

3. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments.
4. Show all continuing and proposed/required easements on the Parcel Map.
5. Pursuant to City Code Section 16.40.190, indicate easements on the Final Map to allow for the placement of centralized mail delivery unit. The specific location for such easement shall be subject to review and approval of the Department of Development Services after consultation with the U.S. Postal Service.
6. Private reciprocal ingress, egress, and maneuvering easements along the northerly property line fronting Main Avenue are required in order to allow access movements in the form of a shared access between Parcels 1 and 2, and between parcels 3 and 4 (the Parcels 1, 2, 3, and 4 refer to those shown on the City approved Tentative Map for this project). The applicant shall enter into and record an Agreement For Conveyance of Easements with the City stating that a private reciprocal ingress, egress, and maneuvering easements along the northerly property line fronting Main Avenue shall be conveyed to and reserved from Parcels 1 and 2, and from Parcels 3 and 4 at no cost, at the time of sale or other conveyance of any of these parcels. The shape and location of the required easements shall be as shown on the city approved Tentative Map for this project.
7. Dedicate to the City the LIMITED ACCESS RIGHTS EASEMENT to the proposed lots along the northerly property line fronting Main Avenue, except for the portion covered by the shared driveways, as shown on the City approved Tentative Map.
8. 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

9. 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.
10. 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 Department of Development Services. Any public improvement not specifically noted in these conditions or on the Tentative Map shall be designed and constructed to City standards. This shall include the design and installation of ornamental street lights.
11. Dedicate and construct the street section adjacent to the proposed project site (i.e. Main Avenue) and all the related public improvements to a 55-foot half-street and/or to match the existing improvements, east of the project site to match the subdivision improvements between Austin Street and Justice Street. The required public improvements in this regard shall also include a separated sidewalk by an 8.5-foot planter, and a two-way-left turn lane as per the requirement of and to the satisfaction of the Department of Development Services.
12. The proposed subdivision improvements shall comply with A.D.A requirements in all respects. All the work in this regard shall be done as per City Standards and to the satisfaction of the Department of Development Services.

PUBLIC /PRIVATE UTILITIES:

13. 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.
14. Dedicate any private drive, ingress and egress easement, or Irrevocable Offer of Dedication and 10 feet adjacent thereto as a public utility easement for overhead and underground facilities and appurtenances.
15. The owner/developer of the above noted property **MUST** disclose to the future/potential owners the existing 69 kV electrical facilities.

SMUD has an existing 69 kV overhead facilities adjacent to Main Avenue.

CITY UTILITIES:

16. Provide separate metered domestic water services to each parcel.
17. Provide separate sanitary sewer services to each parcel to the satisfaction of the Department of Utilities.
18. 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.
19. 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.

PARKS:

20. The applicant must provide proof of compliance with City Code 16.64 (Parkland Dedication) prior to approval of special permits or issuance of building permit if the parcel was created after March 5, 1981, the effective date of City Ordinance # 81-007 relating to the Dedication of Land, Payment of Fees, or both, for Park and Recreational Purposes.
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 the issuance of any building permit. 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 costs will be spread based upon the hearing report, which specifies the tax rate and method of apportionment. (Contact Development Services Department, Special Districts, Program Specialist)

ADVISORY NOTES:

- 22 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.



Joy D. Patterson
Zoning Administrator

cc: File
Applicant
ZA Log Book

P01-111 - Main Avenue Tentative Map

- REQUEST:
- A. Environmental Determination: Exempt, Section 15315;
 - B. Tentative Map to divide one parcel into four parcels located on 0.91± acre in the Standard Single Family (R-1) zone;
 - C. Subdivision Modification to reduce the required lot width from 52 feet to 50 feet for four standard single family lots.

LOCATION: 220 Main Avenue
APN: 237-0022-008
North Sacramento Community Plan
Robla School District
Council District 2

APPLICANT:	Steve Gardner, (916) 782-5177 Gardner & Associates 601 Commerce Drive, Suite 130 Roseville, CA 95838
OWNER:	Chattar Bains 4490 Windcloud Avenue Sacramento, CA 95838
APPLICATION FILED:	August 27, 2001
STAFF CONTACT:	Ted Kozak, (916) 264-1944

SUMMARY:

The applicant proposes to subdivide 0.91± net developed acres into four single family lots. Additionally, the project provides the opportunity of single family home ownership within the City and the North Sacramento Community Plan area.

RECOMMENDATION:

Staff recommends approval of the project, subject to conditions. This recommendation is based on the consistency of the project with the General Plan and the North Sacramento Community Plan policies that promote neighborhood revitalization and ownership opportunities. For this reason, Planning staff supports the proposed tentative map.

PROJECT INFORMATION:

General Plan Designation:	Low Density Residential (4-15 du/ac)
North Sacramento Community Plan:	Residential (4-8 du/ac)
Existing Land Use of Site:	vacant
Existing Zoning of Site:	R-1 zone

Surrounding Land Use and Zoning:

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

Existing Property Dimensions:	200' x 140'±
Proposed Property Dimensions:	50' x 140'±
Property Area:	0.91± acres
Density of Development:	4.4 dwelling units per net acre
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

OTHER APPROVALS REQUIRED: In addition to the entitlements requested, the applicant will also need to obtain the following permits or approvals, including, but not limited to:

<u>Permit</u>	<u>Agency</u>
Final Map or Certificate of Compliance	Public Works, Development Services
Building Permit	Building Division
Design Review	Design Review Staff

STAFF EVALUATION: Staff has the following comments:

A. Policy Considerations

General Plan/ North Sacramento Community Plan

The General Plan designates the site as Low Density Residential (4-15 dwelling units per acre). The North Sacramento City Community Plan designates the site as Residential (4-8 dwelling units per acre). The site is currently undeveloped.

General/Community Plan Policies

The proposed project generally furthers the General Plan and the North Sacramento Community Plan goals and polices:

"... that adequate quality housing opportunities be provided for all income households and that projected housing needs are accommodated." (Sec. 1-31)

"Improve the quality of residential neighborhoods Citywide by protecting, preserving and enhancing their character." (Sec 2-10)

The proposed tentative map is consistent with the housing goals and policies of the General Plan and North Sacramento Community Plan.

B. Tentative Map Design

The proposed map subdivides an undeveloped lot, approximately 0.91± acres in size, into 4 standard single family lots. Density of the project is 4.4 units per net acre. The General Plan and the Community Plan designates the site as Low Density Residential (4-15 units per net acre) and Residential (4-8 units per net acre), respectively. The proposed project is within the density range of units permitted in the zone and the tentative map request is consistent with the General Plan in that the project provides home ownership opportunities within the North Sacramento Community Plan area.

The tentative map proposes to subdivided the lot into four lots, with all lots measuring approximately 50' X 140'. All four lots require a Subdivision Modification for the creation of substandard lots that do not comply with the Subdivision Ordinance for minimum lot width. The lots will be developed with single family units in the future, fronting onto Main Avenue.

Over the past several months, Public Works and Planning staff has worked with the applicant to address this concern. Public Works staff was concerned with the development of four single family units backing out onto Main Avenue, a major arterial. As a result, the applicant has agreed to prove shared driveways for parcels 1 & 2 and 3 & 4. The applicant agreed to the requirement to provide private reciprocal ingress, egress, and maneuvering easements along the northerly property line fronting the Main Avenue in order to allow the access movements in the form of a shared access between the Parcels 1 and 2, and between Parcels 3 and 4. Further, prior to recordation of the Final Map, the applicant is required to enter into an Agreement For Conveyance of Easements with the City stating that private reciprocal ingress, egress, and maneuvering

easements along the northerly property line fronting Main Avenue shall be conveyed to and reserved from Parcels 1 and 2, and from Parcels 3 and 4 at the time of sale or other conveyance of any of these parcel.

Staff supports the proposed tentative map since the request to subdivide the lot is consistent with housing goals and policies to provide balanced housing opportunities.

C. Subdivision Modification

1. The applicant has proposed a Subdivision Modification in order to provide four 50' in width parcels. The request for the Subdivision Modification is necessary so as to maintain the minimum density for the site, since the creation of 3 equal 66-8" wide lots would lower the required density to less than 4 net dwelling units per acre (du/ ac). Furthermore, while the width of the lots are reduced to 50' the overall lot size of 50' X 140' is 7,200 square feet, well above the 5,200 square foot requirement.

D. Building Design

The site is currently undeveloped and is located within the Expanded North Sacramento Design Review area. Prior to construction of any homes on the When these sites, the building designs will require Design Review approval.

PROJECT REVIEW PROCESS:

A. Environmental Determination

The proposed project is exempt from environmental review pursuant to CEQA Guidelines (CEQA Section 15315).

B. Public/Neighborhood/Business Association Comments

The project has been routed and noticed to several public and business associations such as the Del Paso Heights Improvement Association, Heights Residents Working Together, North Hagginwood Neighborhood Alliance, Oak Knoll & Johnson Heights Neighborhood Group, Parker Homes Neighborhood Improvement Association, Robla Community Association, South Hagginwood Neighborhood Alliance, Terrace Manor Neighborhood Association, and the Youngs Heights Neighborhood Association. There have been no comments received.

C. Summary of Agency Comments

The project has been reviewed by several City Departments and other agencies. Comments received have been incorporated as conditions of approval for the

project.

D. Subdivision Review Committee Recommendation

On February 6, 2002, the Subdivision Review Committee, by a vote of three ayes, voted to recommend approval of the proposed Tentative Map subject to the conditions of approval in the attached Notice of Decision.

PROJECT APPROVAL PROCESS: Of the entitlements below, Planning Commission has the authority to approve or deny A - C. The Planning Commission action may be appealed to the City Council. The appeal must occur within 10 days of the Planning Commission action.

RECOMMENDATION:

Staff recommends the Planning Commission take the following actions:

- A. Adopt the attached Notice of Decision and Findings of Fact which finds that the project is Exempt pursuant to CEQA Section 15315;
- B. Adopt the attached Notice of Decision and Findings of Fact approving the Tentative Map to divide one parcel into four parcels located on 0.91± acres in the Standard Single Family (R-1) zone;
- C. Adopt the attached Notice of Decision and Findings of Fact approving the Subdivision Modification to reduce the required lot width from 52 feet to 50 feet for four lots in the Standard Single Family (R-1) zone.

Report Prepared By,



Ted Kozak, Assistant Planner

Report Reviewed By,

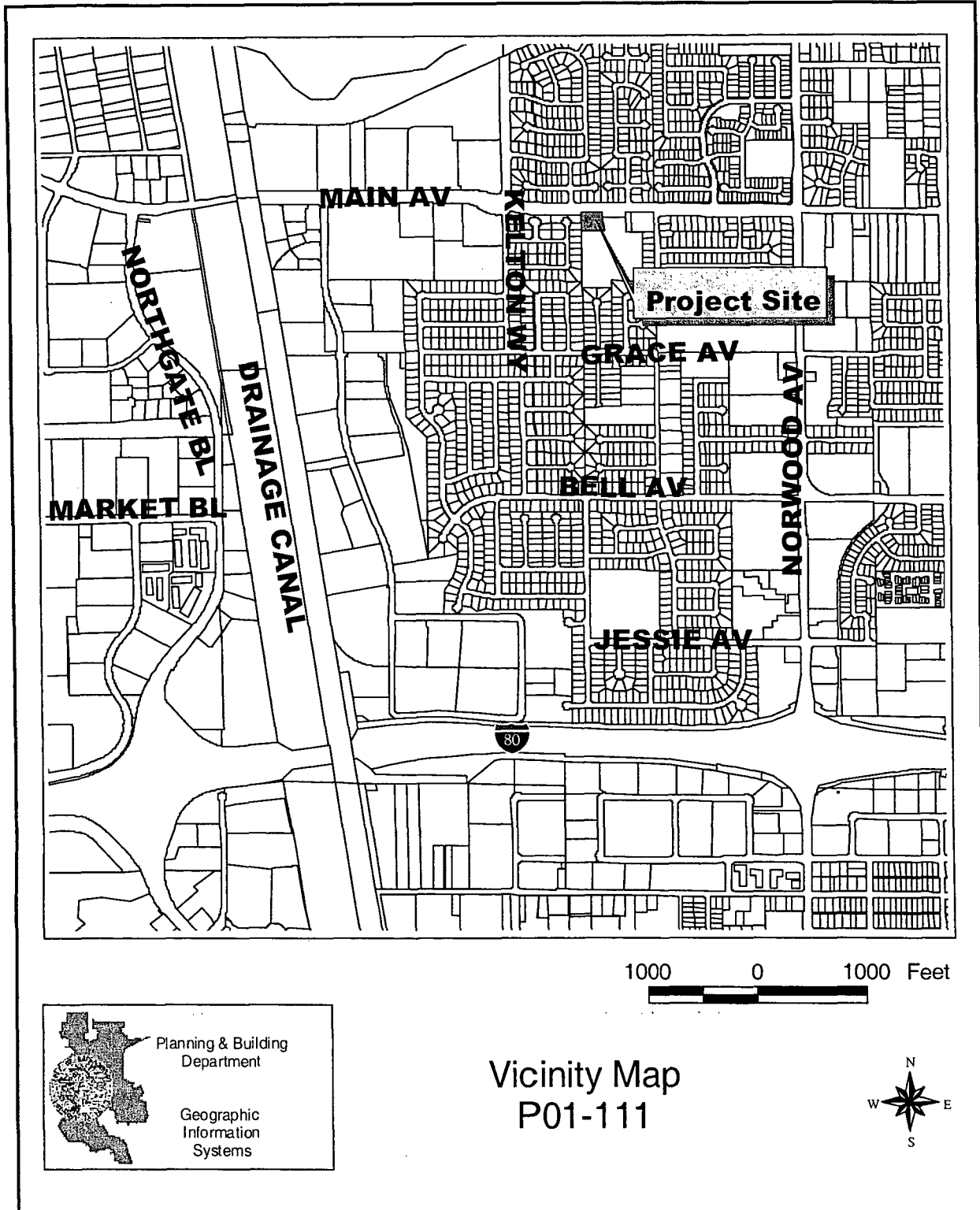


Jeanne Corcoran, Senior Planner

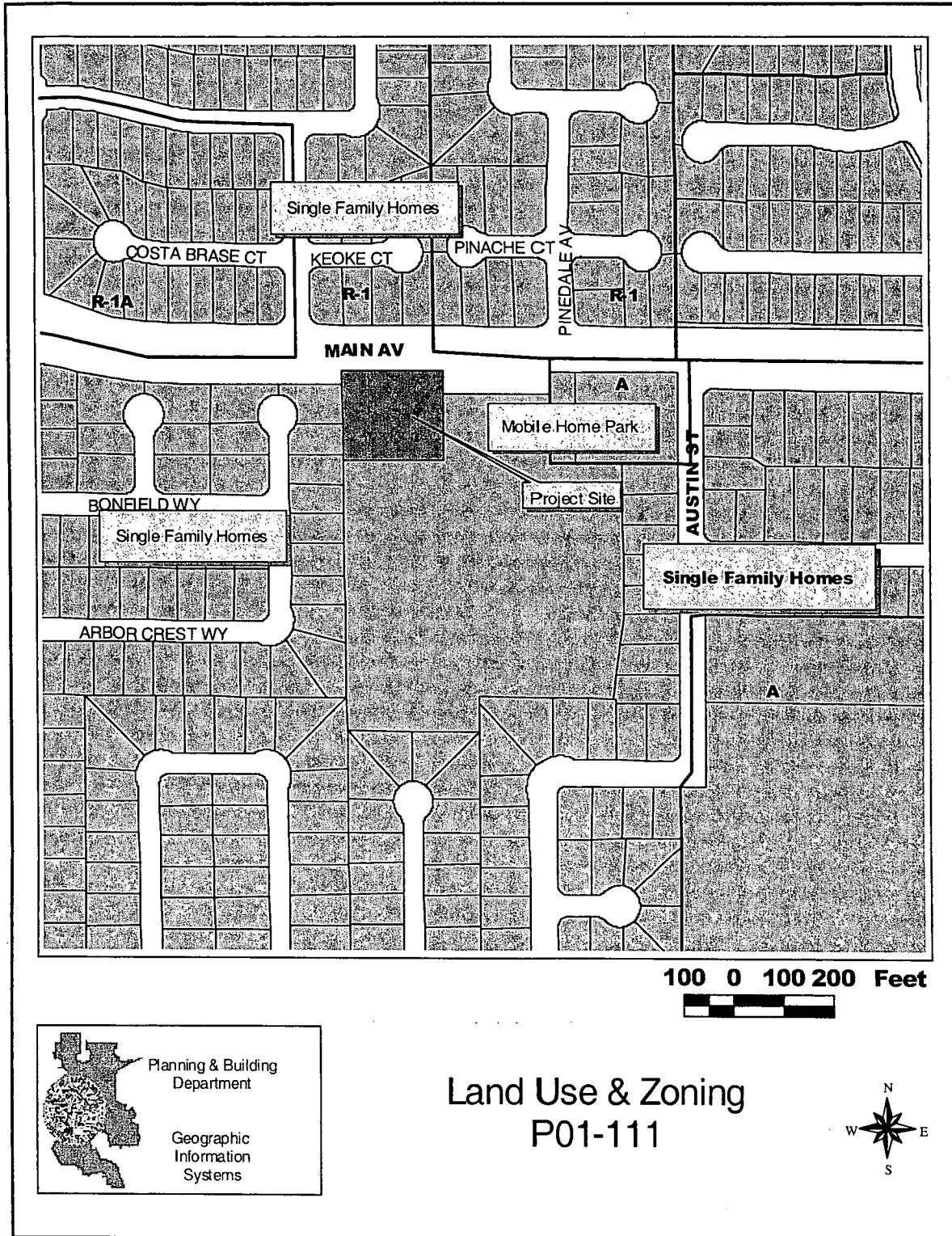
Attachments


Attachment 1	Notice of Decision & Findings of Fact
Exhibit 1A	Tentative Map
Attachment 2	Vicinity Map
Attachment 3	Land Use & Zoning Map

Attachment 2
Vicinity Map



Attachment 3
Land Use & Zoning Map




 Planning & Building
 Department

 Geographic
 Information
 Systems

Land Use & Zoning
P01-111



Amended by Staff 3/14/02
NOTICE OF DECISION AND FINDINGS OF FACT FOR
Main Avenue Tentative Map, LOCATED AT 220 Main Avenue SACRAMENTO,
CALIFORNIA IN THE STANDARD SINGLE FAMILY (R-1) ZONE. (P01-111)

At the regular meeting of March 14, 2002, the City Planning Commission heard and considered evidence in the above entitled matter. Based on verbal and documentary evidence at said hearing, the Planning Commission took the following actions for the location listed above:

- A. Environmental Determination: Exempt, Section 15315;**
- B. Approved the Tentative Map to divide one parcel into four parcels located on 0.91± acres in the Standard Single Family (R-1) zone;**
- C. Approved the Subdivision Modification to reduce the required lot width from 52 feet to 50 feet for four lots in the Standard Single Family (R-1) zone.**

These actions were made based upon the following findings of fact and subject to the following conditions:

FINDINGS OF FACT

- A. Categorical Exemption: The City Planning Commission finds and determines that the proposed project is exempt from environmental review pursuant to Section #15315 of the CEQA Guidelines.
- B. Tentative Map: The Tentative Map to divide one parcel into four parcels located on 0.91± acres in the Standard Single Family (R-1) zone is approved based on the following findings of fact:
 - 1. None of the conditions described in Government Code Section 66474, subsection (a) through (g) inclusive, exist with respect to the proposed subdivision;
 - 2. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City's General Plan, and Section 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/ac).
 - 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.

C. Subdivision Modification: The Subdivision Modification to reduce the required lot width from 52 feet to 50 feet in the Standard Single Family (R-1) zone is approved based on the following findings of fact:

1. There are no practical alternatives for splitting this parcel in this matter, given its width and depth;
2. The cost to the subdivider of strict or literal compliance with the Subdivision Ordinance is not the sole reason for granting the modification; and
3. The modification will not be detrimental to the public health, safety, or welfare, and it will not be injurious in any way to other properties in the vicinity in that there are no new structures or alterations to existing structures proposed.

CONDITIONS OF APPROVAL

B. The Tentative Map to divide one parcel into four parcels located on 0.91± acres in the Standard Single Family (R-1) zone is hereby approved subject to the following conditions of approval:

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:

- B1. 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 Department of Public Works. Any public improvement not specifically noted in these conditions or on the Tentative Map shall be designed and constructed to City standards.
- B2. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments.
- B3. Show all continuing and proposed/required easements on the Parcel Map.
- B4. Private reciprocal ingress, egress, and maneuvering easements along the northerly property line fronting the Main Avenue are required in order to allow the access movements in the form of a shared access between the Parcels 1 and 2, and between Parcels 3 and 4 (the Parcels 1, 2, 3 and 4 refer to those shown on the City approved Tentative Map for this Project). The applicant shall enter into and record an Agreement For Conveyance of Easements with the City stating that a private reciprocal ingress, egress,

and maneuvering easements along the northerly property line fronting Main Avenue shall be conveyed to and reserved from Parcels 1 and 2, and from Parcels 3 and 4 at no cost, at the time of sale or other conveyance of any of these parcel. The shape and locations of the required easements shall be as shown on City approved Tentative Map for this Project.

- B5. Dedicate to City the LIMITED ACCESS RIGHTS EASEMENT to the proposed lots along the northerly property line fronting Main Avenue, except for the portion covered by the shared driveways, as shown on the City approved Tentative Map.
- B6. 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.

PUBLIC WORKS: Streets

- B7. 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.
- B8. Construct standard subdivision improvements as noted in these conditions pursuant to section 16.48.110 of the City Code. 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. Costs associated with offsite or overwidth improvements may be subject to reimbursement, per the development agreement.
- B9. Dedicate and construct the street section adjacent to the proposed Project site (i.e. Main Avenue) and all the related public improvements to a 55' half-street and / or to match the existing improvements to the satisfaction of Department of Public Works, and consistent with the approved plan(s) on file with the Department. The required public improvements in this regards shall also include a two-way -left turn lane as per the requirement of and to the satisfaction of Department of Public Works, Traffic Engineering Division.
- B10. The proposed subdivision improvements shall comply with A D A requirements in all respects. All the works in this regard shall be done as

per City Standards and to the satisfaction of the Department of Public Works.

LAS PARKS:

- B11. Enter into an agreement to dedicate Landscape Architect Section(LAS) approved, designated park sites to satisfy City Code Section 16.64.010 (Parkland Dedication) or as determined by LAS, submit to the City an appraisal of the property to be subdivided and pay the required Parkland dedication in-lieu fees.
- B12. *The applicant shall initiate and complete the formation of a parks maintenance district (assessment or Mello-Roos special tax district), or annex the project to an existing parks maintenance district prior to recording a Final (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 costs will be spread based upon hearing report which specifies the tax rate and method of apportionment.*

PUBLIC/PRIVATE UTILITIES:

- B13. Dedicate a 12.5 foot public utility easement for overhead and underground facilities and appurtenances adjacent to all public streets rights of ways.
- B14. Place the following note on the Parcel Map:

“There is an existing 69KV electrical facility running in an east-west direction adjacent to the Northern property line of the subject property.”

DEPARTMENT OF UTILITIES:

Water:

- B15. Only one domestic water service will be allowed per parcel. Any new domestic water services shall be metered.

Sewer:

- B16. Sanitary sewer services shall be connected to the existing main in Main Avenue. City crews shall tap sewer main for a fee.

Grading and Water Quality:

- B17. 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.

- B18. 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 improvement plans. These plans shall also show the methods to control urban run-off pollution from the project site during construction.

ADVISORY NOTES:

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

- A. Prior to the issuance of any building permits, provide the City with a copy of the certificate of payment of any school fees for the applicable school district(s).
- B. 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.
- C. The proposed project is located in 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.
- D. Gas service may be available to Project if desired. The developer should contact PG&E's Service Planning Department at (916) 386 5067 as soon as possible to coordinate construction so as not to delay the project.



CHAIRPERSON

ATTEST:



SECRETARY TO CITY PLANNING COMMISSION

3-14-02
DATE (P01-111)

