

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

ACTION OF THE ZONING ADMINISTRATOR

On Thursday November 17, 2005 the Zoning Administrator approved with conditions a Tentative Map and a Subdivision Modification to subdivide one (1) parcel into two (2) parcels for in the Standard Single Family (R-1) zone for the project known as File **Z05-206**. Findings of Fact and conditions of approval for the project are listed on pages 3-6.

Project Information:

The request is to divide one existing residential parcel with one single family home on the parcel into two parcels, in order to allow for the development of a new Single Family Residence. The existing lot is a deep lot (over 160 feet deep), and dividing the property will create a second deep lot. This project requires a public hearing by the Zoning Administrator for the following entitlement:

1. **Zoning Administrator Tentative Map** to subdivide one (1) parcel into two (2) parcels on 0.94± partially developed acres in the Standard Single Family, (R-1) zone.
2. **Subdivision Modification** to create a deep lot of over 160 feet deep.

Location: 330 Haggin Avenue (District 1, Area 4)

Assessor's Parcel Number 262-0182-007

Applicant: Tiffany Lathrop
Peabody Engineering
1700 Alhambra Blvd., Suite 102
Sacramento, CA 95816

Property Owner: Trudy Robles
330 Haggin Avenue
Sacramento, CA 95833

Project Planner: Robert W. Williams

General Plan Designation: Low Density Residential (4-15 du/na)
South Natomas
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)

Surrounding Land Use and Zoning:

North: R-1; Single Family Residences
South: R-1; Four Family Residences
East: R-1; Single Family Residence
West: R-1; Single Family Residences

Property Dimensions:	Approximate:	132' x 310'
New Parcel Dimensions:	Approximate:	66' x 310' each
Net Property Area:	Net Total:	0.94± acres; 40,920± sq. ft.

Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

Project Plans: See Exhibit A

Previous Files: P85-160

Additional Information: The applicant is requesting to subdivide one (1) parcel into two (2) parcels on 0.94± partially developed acres in the Standard Single Family, (R-1) zone. The existing lot is a deep lot of more than 160 feet in length. The applicant proposes to divide this lot down the center into two lots of equal size that will front on Haggin Avenue. This will result in the creation of a second deep lot. The proposed division of property requires a public hearing by the Zoning Administrator for a Tentative Parcel Map and a Subdivision Modification to create one new deep lot.

Currently a single family home (with detached garage and a detached trailer home) exists on the west (right) side of the existing parcel. This lot is proposed Parcel #1. The east (left) side of the parcel is vacant. This lot is proposed Parcel #2. Once the map is finalized the vacant parcel will be available for the construction of a new single-family residence.

Staff supports the project, after initial concerns that creating a new deep lot may hinder future development of the rear of the property and neighboring properties. The proposed parcels are consistent with the neighborhood, and the project was condition to by the Development Engineering and Finance division to provide an Irrevocable Offer of Dedication in the rear of the property for the possibility of future street development.

Early project notification was sent to the Natomas Community Association & the Gardenland-Northgate Neighborhood Association. No comments were received from either association. The site was posted and property owners within 100 feet of the subject site were notified. Staff did not receive any phone calls from property owners or residents regarding 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 November 2, 2005. 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: 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.

NOTE: These conditions shall supersede any contradictory information shown on the Tentative Map approved for this project (Z05-206). 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.

PUBLIC WORKS: 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 and Finance 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 and Finance Division.
5. At its discretion, the City may require the inclusion of traffic calming devices along residential streets, to be constructed as part of the public improvements as determined by the Development Engineering and Finance Division and the Department of Transportation.
6. The applicant shall dedicate in the form of an Irrevocable Offer of Dedication 20.5' of land along the southern property line of the proposed Tentative Map for a future road to the satisfaction of Development Engineering and Finance.
7. 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:

8. Dedicate a 12.5 foot public utility easement for overhead and underground facilities and appurtenances adjacent to all public street rights of ways.
9. Dedicate the West 5-feet of Parcel 2 as a public utility easement for overhead and underground facilities and appurtenances.
10. Connection to the District's sewer system shall be required to the satisfaction of CSD-1. Sacramento County Improvement Standards apply to sewer construction.
11. Each parcel and each building with a sewage source shall have a separate connection to the CSD-1 sewer system.

CITY UTILITIES

12. If required by the Fire Department, construct a fire hydrant fronting the project. The location of the fire hydrant shall be determined by the Department of Utilities and the Fire Department.

PPDD: Parks

13. 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.
14. 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 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 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:

15. 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.
16. The on-site water, sanitary sewer and storm drain systems shall be private systems maintained by the property owner.
17. 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, fire sprinkler system, etc.).

18. Each lot shall have a separate water and sanitary sewer service.
19. 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.
20. Developing this property may require the payment of additional 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.

PLANNING ADVISORY NOTES:

21. *Advisory:* All structures on the property must be legally built structures. No record of any building permit has been found for the long narrow (approximately 43' by 10') structure behind the home that shown on the tentative map. The structure, (and any other structures built without necessary building permits) must either be removed or all necessary building permits must be obtained.
22. *Advisory:* All vehicles, (including but not limited to autos, boats, campers, trailers, and other recreational vehicles), must be parked or stored on a paved surface.
23. *Advisory:* Construction of a new Single Family home is subject to the Citywide Design Review checklist before applying for a building permit.
24. *Advisory:* Any new homes to be built on either parcel should be designed with side yard setbacks that will not inhibit access for future development of the rear of the parcels.

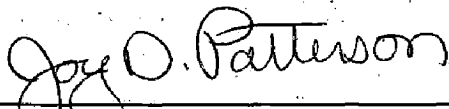
Findings of Fact – Tentative Map

1. The Tentative Subdivision Map is consistent with the General Plan and the South Natomas 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 the City's Subdivision Ordinance (Title 16 of City Code), the City's General Plan, and the City's

Comprehensive Zoning Code.

Findings of Fact – Subdivision Modifications for Parcel 2: Lot more than 160 feet deep.

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.

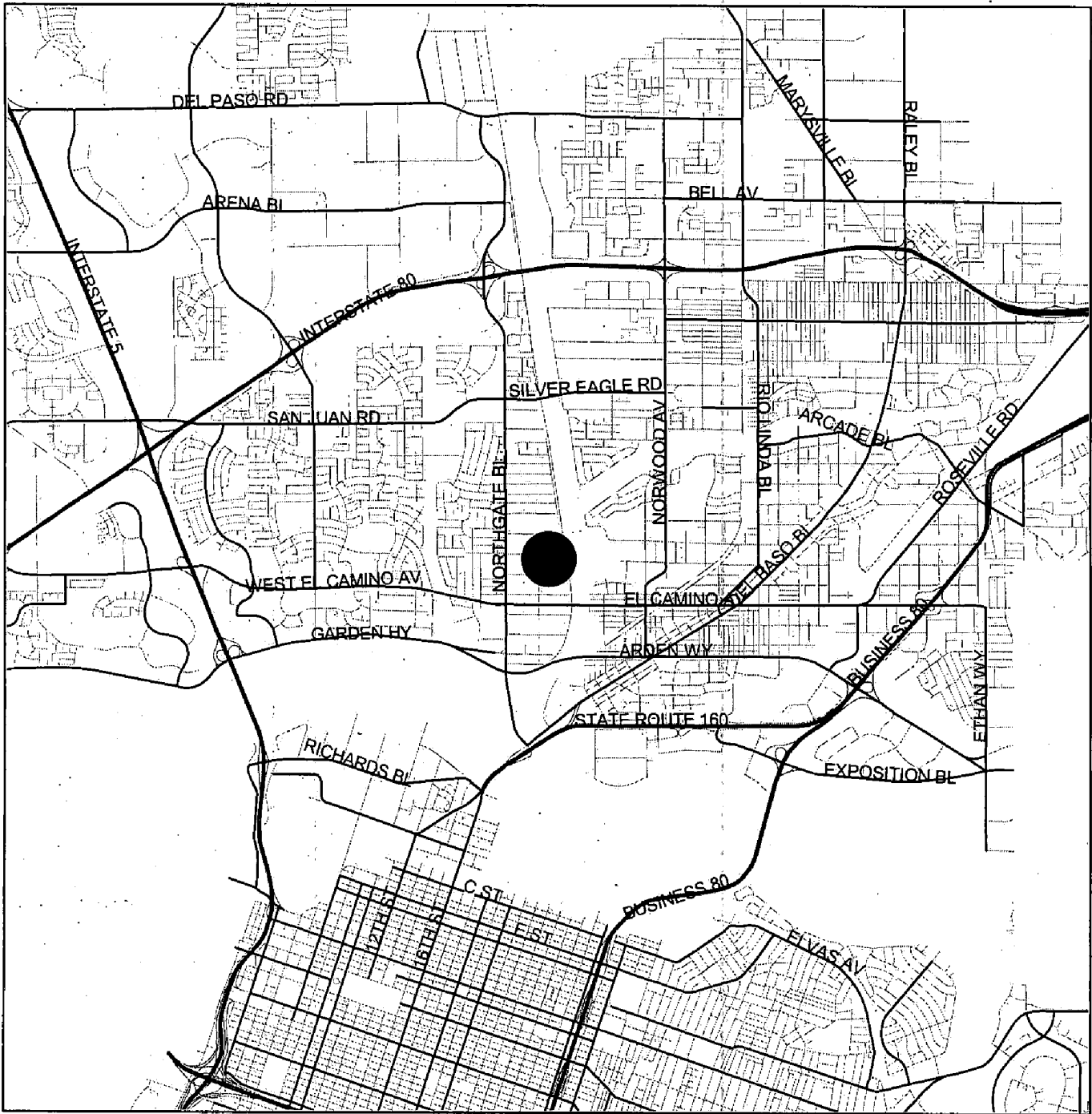



Joy D. Patterson
Zoning Administrator

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 Applicant Property Owner

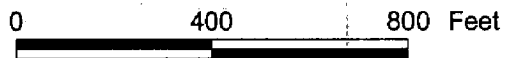



Development Services
Department

Geographic
Information
Systems

Vicinity Map





Development Services
Department

Geographic
Information
System

Land Use & Zoning



TENTATIVE PARCEL MAP HAGGIN AVENUE

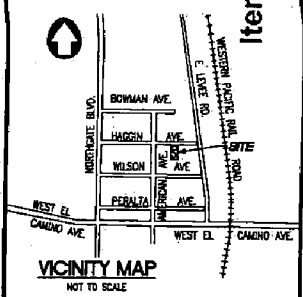
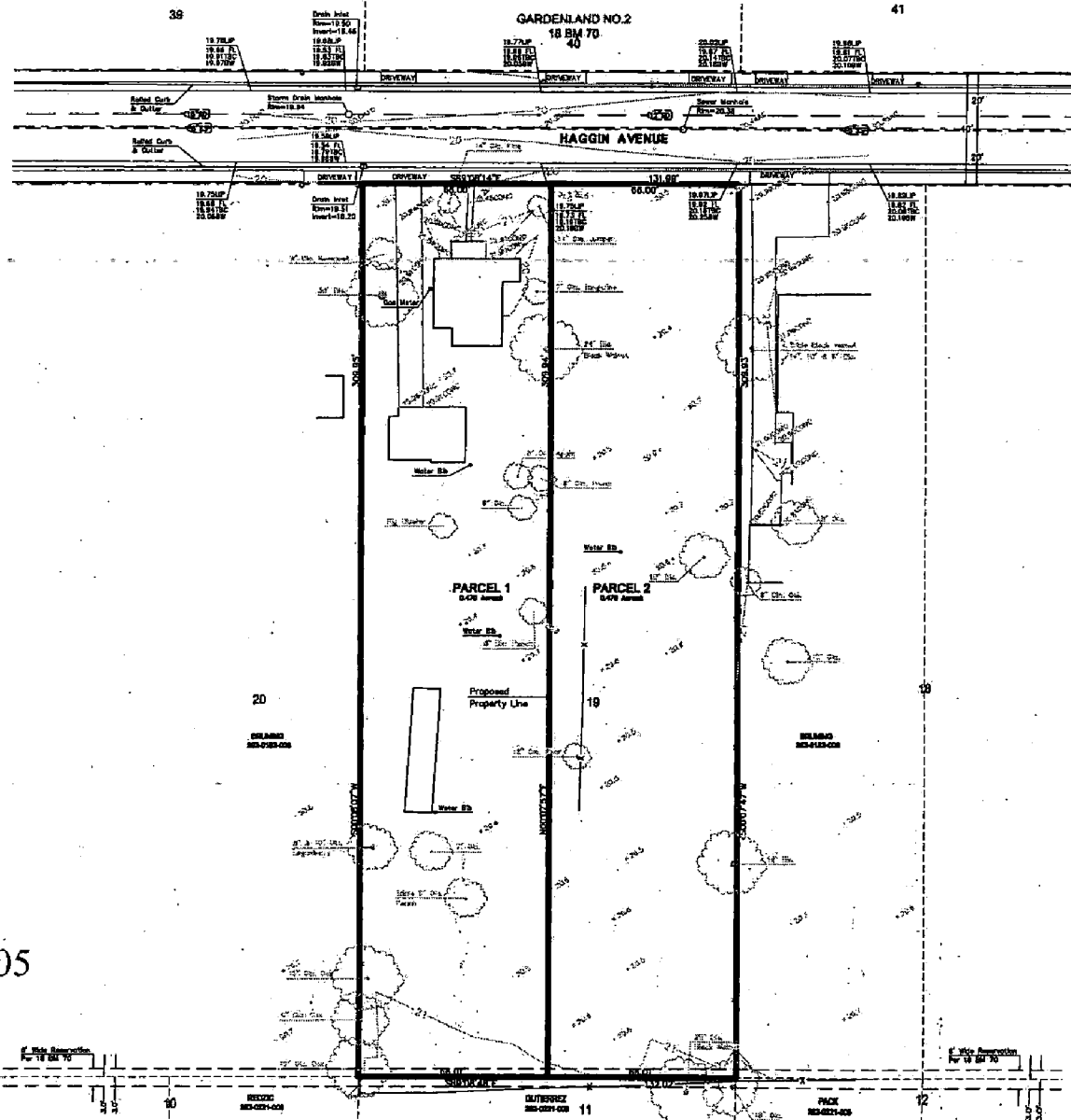
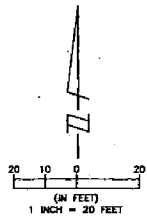


EXHIBIT A

OWNER
SALVADOR G. ROBLES AND JOSEPHINE ROBLES,
AS CO-TRUSTEES OF THE ROBLES FAMILY TRUST
330 ALHAMBRA AVENUE
SACRAMENTO, CA 95828
PHONE # 916-381-8080

ENGINEER
PEABODY ENGINEERING
1700 ALHAMBRA BLVD. SUITE 102
SACRAMENTO, CA 95816, PH# 731-8088
CONTACT: ALBERT DE LEON

LEGAL DESCRIPTION:
LOT 18 OF GARDENLAND No. 2, ACCORDING TO THE
OFFICIAL PLAT THEREOF FILED IN THE OFFICE OF THE
RECORDER OF SACRAMENTO COUNTY, CALIFORNIA, WITH
APPROX. 30, 1923 IN BOOK 18 OF MAPS, MAP No. 18-2

ASSESSOR'S PARCEL NUMBER:
208-0182-007

ZONING:
PRESENT: R1
PROPOSED: R1

NUMBER OF LOTS:
PRESENT: 1
PROPOSED: 2

AREA:
GROSS: 0.8328 Acres
NET: 0.8302 Acres

USES:
PRESENT: RESIDENTIAL, SINGLE FAMILY
PROPOSED: RESIDENTIAL, SINGLE FAMILY


SOURCE OF WATER:
CITY OF SACRAMENTO

FIRE DISTRICT:
CITY OF SACRAMENTO

SANITATION FACILITIES:
CITY OF SACRAMENTO

DRAINAGE FACILITIES:
CITY OF SACRAMENTO

Z05-206
REC'D AUG 5, 2005

 Peabody Engineering
1700 Alhambra Blvd., Suite 102
Sacramento, CA, 95818
(916) 731-8088 office (916) 731-8088 fax

ALBERT DE LEON L.S. 7716
LICENSE EXPIRES 3/31/07

DATE



TENTATIVE PARCEL MAP
DATE 8-02-05

November 17, 2005

Z05-206