

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

**ACTION OF THE ZONING ADMINISTRATOR**

On Wednesday, March 31, 2004, the Zoning Administrator approved with conditions a tentative map to subdivide one parcel into four parcels in the Standard Single Family (R-1-SPD) zone for the project known as (File Z04-015). Findings of Fact and conditions of approval for the project are listed on pages 2-5.

**Project Information**

Request:

1. **Zoning Administrator Tentative Map** to subdivide one parcel into four parcels on 0.7± acres in the Standard Single Family (R-1-SPD) zone.
2. **Subdivision Modification** to create one deep lot (Parcel 3).

Location: 613 Hayes Avenue (D2, Area 4)

Assessor's Parcel Number: 250-0150-042

Applicant: Hassan Pejuhesh  
629 Commons Drive  
Sacramento, CA 95825

Property Owner: Vitally Bugriyev  
6833 Purslane Way  
Citrus Heights, CA 95621

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: Vacant

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

Surrounding Land Use and Zoning:

North: R-1-SPD, Residentail

South: R-1-SPD, Residentail

East: R-1-SPD, Residentail

West: R-1-SPD, Residentail

Property Dimensions: 186 feet x 165 feet

Property Area: 0.7± acres

Topography: Flat

Street Improvements: Existing  
Utilities: Existing

Project Plans: See Exhibit A

Previous Files: P90-482; Proposed four parcel map that was approved, but did not obtain Final Map.

Additional Information The applicant is requesting to subdivide one parcel into four parcels in the Standard Single Family (R-1) Del Paso Nuevo Special Planning District. The project will create one corner lot with 7,350 square feet (parcel 1). Two interior lots are created that exceed the minimum 5,200 square feet in size (parcels 2 and 4). Parcel three will be a deep lot with 9,570 square feet in size. No development is proposed at this time. The applicant is aware that a Special Permit for deep lot development is prohibited in the Del Paso Nuevo Special Planning District. The project requires approval of the Zoning Administrator for a four parcel Tentative Map and a Subdivision Modification for the deep lot. The site was posted and property owners within 100 feet of the project site were notified of the proposal. Staff received one phone call requesting additional information about the project.

Subdivision Review Committee: The proposed map was heard at the Subdivision Review Committee (SRC) on March 17, 2004. During the hearing minor changes were made to the proposed conditions of approval. All changes 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:

**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 Department of Public Works. 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. Standard subdivision improvements shall include the installation of any required street lighting;
5. The applicant shall construct full frontage improvements on Hayes Avenue and Taylor Street. Frontage improvements shall include construction of Hayes Avenue and Taylor Street, adjacent to the subject property, to a 53-foot half-street section, (Conceptually approved by City Council - May 13, 2003). This shall include a 5' separated sidewalk, 6' planter, 6" vertical curb plus gutter, and a 15' unstriped travel way - measured from the face-of-curb to the street centerline. The design and construction of such improvements shall be to City Standards and to the satisfaction of the Department of Public works.
6. Construct an A.D.A. compliant curb ramp at the intersection of Taylor Street and Hayes Avenue, adjacent to the project site. All improvements shall be to City Standards and to the satisfaction of the Department of Public Works.
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 Department of Public Works;

#### **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-way.

#### **CITY UTILITIES**

9. Provide separate metered domestic water services to each parcel.
10. Provide separate sanitary sewer services to each parcel to the satisfaction of the Department of Utilities.
11. Either the lots must be graded so that drainage does not cross property lines (preferred) or the applicant must enter into and record an **Agreement for Conveyance of Easements** with the City stating that a private reciprocal drainage easement shall be conveyed to and reserved from each parcel as needed, at no cost, at the time of sale or other conveyance of either parcel. A note stating the following must be placed on the Parcel Map:

**“THE PARCELS CREATED BY THIS MAP SHALL BE DEVELOPED IN ACCORDANCE WITH RECORDED AGREEMENT FOR CONVEYANCE OF EASEMENTS # (BOOK \_\_\_, PAGE \_\_).”**

12. 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 Parcels 1 through 4. 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.
13. 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.
14. 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.
15. Place a 2-inch (minimum) sleeve(s) under the sidewalk for each 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.

**PPDD: Parks**

16. The Applicant shall comply with City Code 16.64.010 (Parkland Dedication) and dedicate a park site at a location deemed acceptable to the City's Parks Planning, Design, Development (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 Resolution No. 2003-842.
17. 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 costs will be spread based upon hearing report which specifies the tax rate and method of apportionment. (Contact Public Works Department, Special Districts, Program Specialist).

**ADVISORY NOTES:**

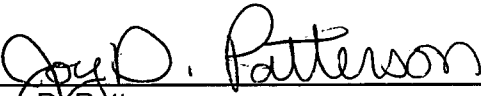
The following advisory notes are informational in nature and are not a requirement of this Tentative Map:

18. 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);

19. 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;
20. A special permit for deep lot development is not permitted in the Del Paso Nuevo Special Planning District pursuant to Section 17.112.030 Prohibited Uses.
21. 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.
22. There is an existing street lighting system in this project area. Improvements of right-of-way may require modification to the existing system. Electrical equipment shall be protected and remain functional during construction.

**Findings of Fact – Tentative Map**

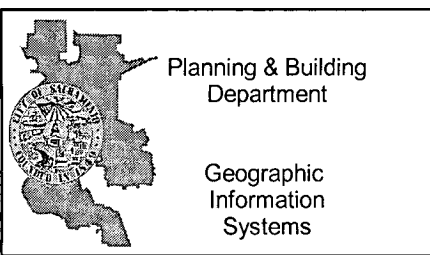
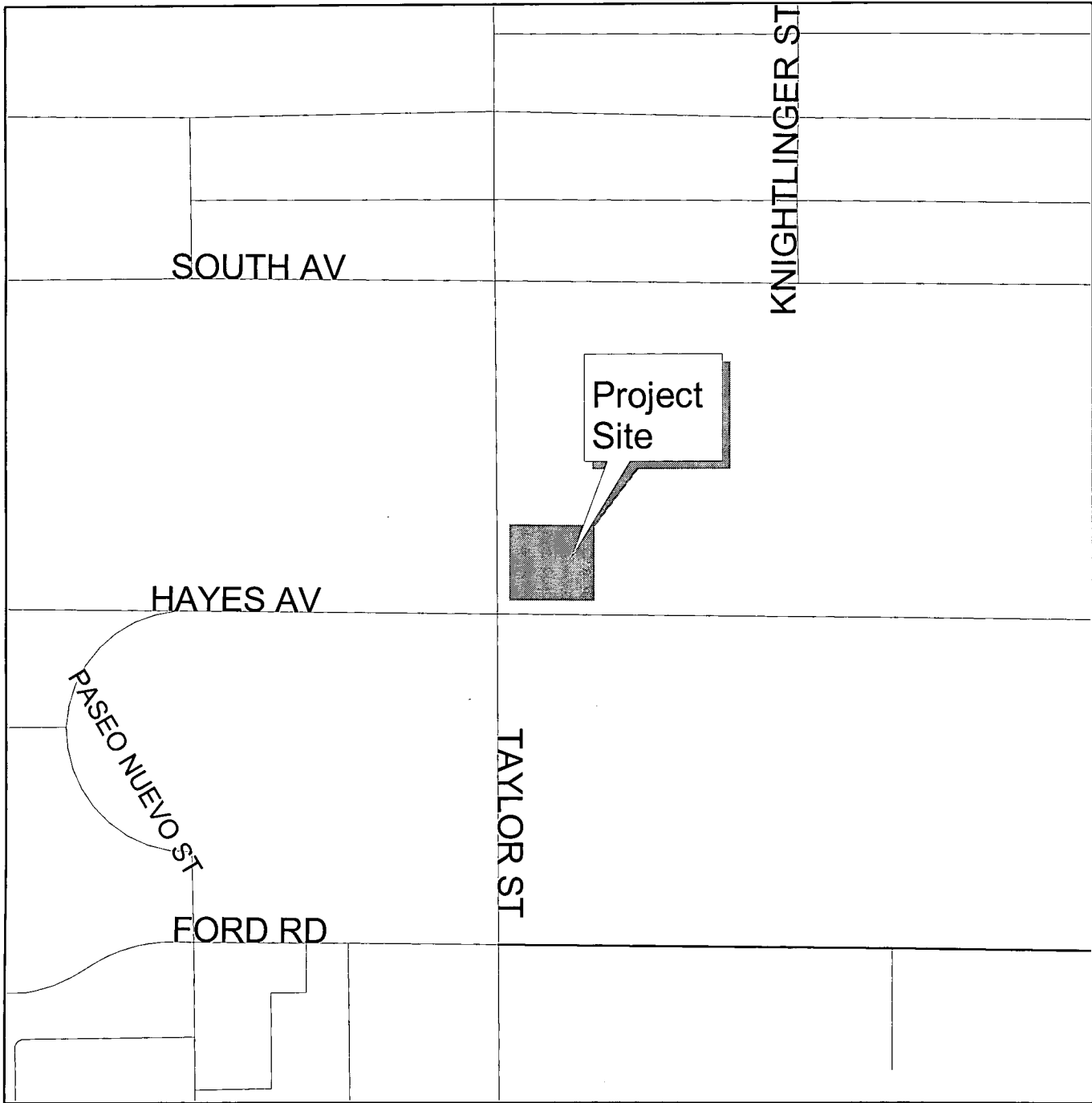
1. The Tentative Subdivision Map is consistent with the General Plan and the North Sacramento Community Plan which designates the subject site as Low Density Residential (4-15 du/na) and Residential (4-8 du/na), respectively.
2. All existing streets and/or utility easements of record are reserved. The 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

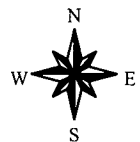
The Tentative Map that is granted must be finalized within two years after such tentative map is approved. If such map is not so finalized the Tentative Map shall be deemed to have expired and shall be null and void. The decision of the Zoning Administrator may be appealed to the Planning Commission. 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.

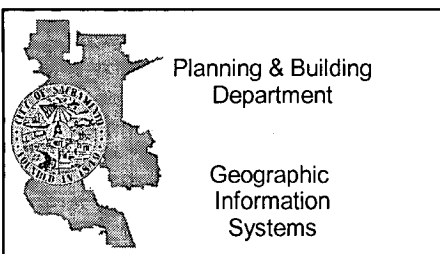
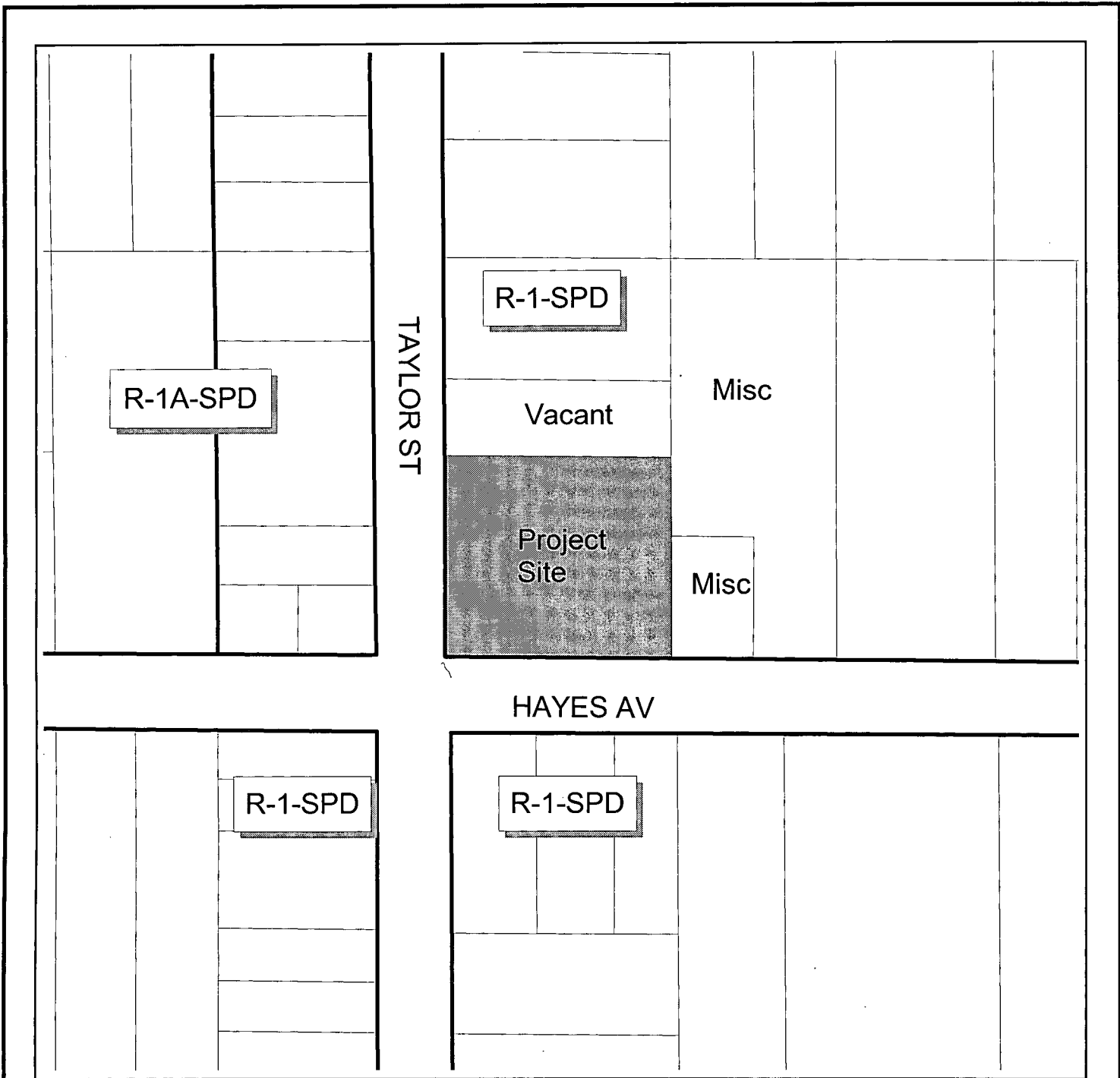
Note: The applicant will need to contact the Public Works Department (Jerry Lovato, 264-7918) after the appeal period is over to submit for a Final Map.

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



## Vicinity Map



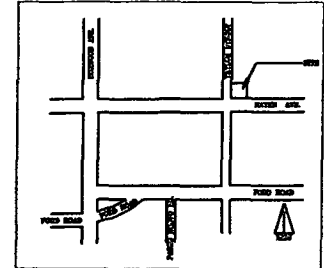


# Land Use & Zoning



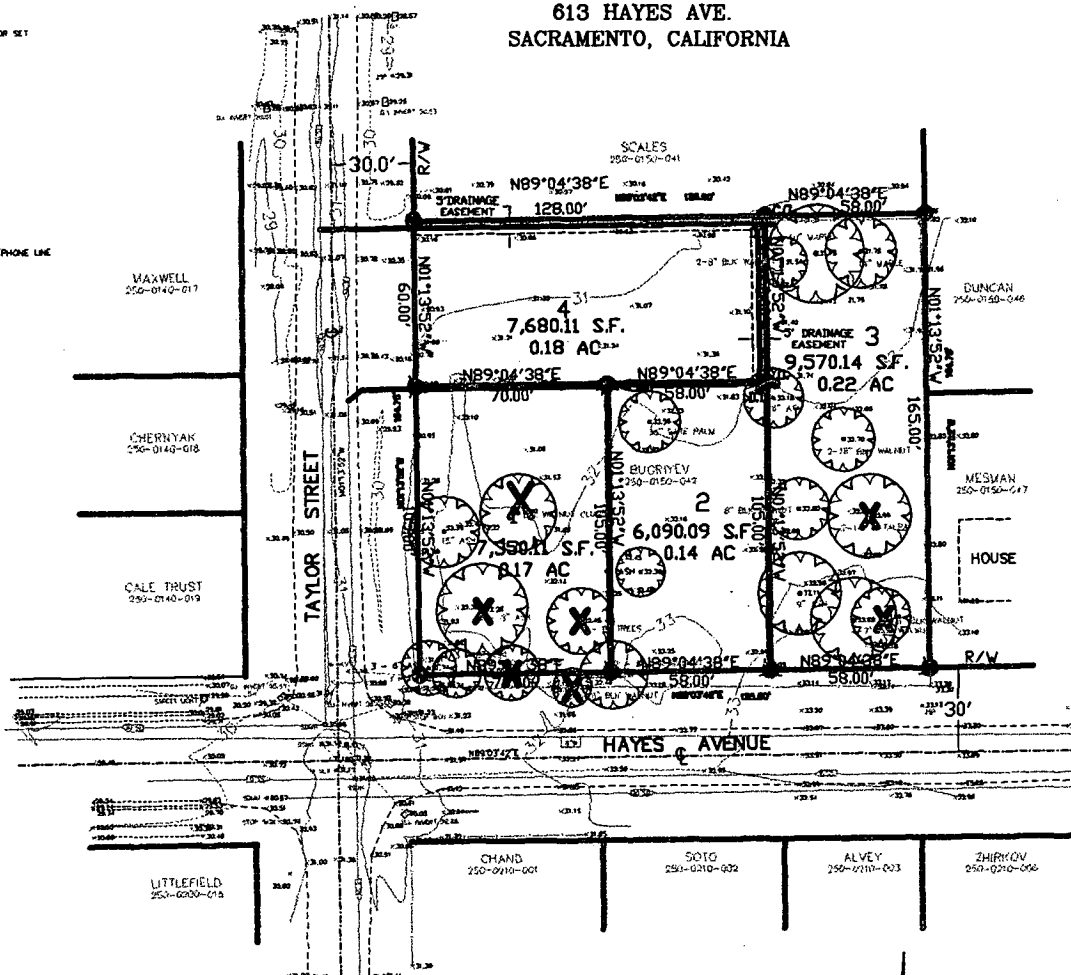
# VITALLY ESTATE

613 HAYES AVE.  
SACRAMENTO, CALIFORNIA



VICINITY MAP

- LEGEND**
- A.P.N. ASSESSOR'S PARCEL NUMBER
  - CLF CHAIN LINK FENCE
  - D DRAIN INLET
  - o DIMENSION POINT NOTHING FOUND OR SET
  - EB ELECTRICAL BOX
  - ECOP ELECTRICAL CONTROL PANEL
  - FO FINISHED GRADE
  - FH FIRE HYDRANT
  - FL FLOW LINE
  - X FOUND MONUMENT AS NOTED
  - 2' o GAS LINE
  - GM GAS METER
  - GP GUARD POST
  - GW GUY WIRE
  - HCP HANDICAP RAMP
  - HCS HANDICAP SIGN
  - INDICATES CONCRETE
  - JOINTSPOLE
  - NPS NO PARKING AT ANY TIME SIGN
  - OH CTV OVERHEAD CABLE, ELECTRIC & TELEPHONE LINE
  - OH CBE OVERHEAD CABLE & ELECTRIC LINE
  - PLI PARKING LOT LIGHT
  - P.O.B. POINT OF BEGINNING
  - RD RECORD DATA PER SS P.M. 9
  - SS CO SANITARY SEWER CLEAN OUT
  - SS LH SANITARY SEWER LINE
  - SS MH SANITARY SEWER MANHOLE
  - SD SL STORM DRAIN LINE
  - SD MH STORM DRAIN MANHOLE
  - TBW TOP BACK OF WALK
  - TC TOP OF CURB
  - TO TOP OF GRATE
  - TP TOP OF PAVEMENT
  - TSD TRAFFIC SIGNAL BOX
  - TSL TRAFFIC SIGNAL LIGHT
  - UG E UNDERGROUND ELECTRIC LINE
  - W WATER LINE
  - WM WATER METER
  - WMB WATER METER BOX
  - WS WATER SPOUT
  - WV WATER VALVE
  - WB EXISTING BUILDING
  - EXISTING CONTOUR
  - PROPERTY LINE
  - CENTER LINE
  - EASEMENT LINE
  - REMOVE TREE



**SITE INFORMATION:**

**OWNER, DEVELOPER:**

VITALY BUGRIYEV  
6633 PURSLANE WAY  
CITRUS HEIGHTS, CA, 95621  
TELEPHONE NO. (916) 418-3502

**ASSESSOR'S PARCEL NUMBER:**

A.P.N. 0250-0150-042

**ZONING:**

PRESENT: R-1, SDP (DEL PASO NUEVO S.P.D.)  
PROPOSED: R-1, SDP

**USES:**

PRESENT: RESIDENTIAL  
PROPOSED: RESIDENTIAL

**AREAS:**

LOT AREA: 0.7 ACRE

PROPOSED NO. OF LOTS: 4  
**REVISED**

1 SITE PLAN  
SCALE: 1"=20'

PROJECT NO.	204-015
DATE	03/27/04
DRAWN BY	W.P.
CHECKED BY	H.P.
DATE	03/27/04

**H.P. ENGINEERING AND CONSTRUCTION**  
480 CALHOUN DRIVE  
SACRAMENTO, CA 95825  
TELEPHONE: (916) 425-1288



INSURANCE PLAN FOR:  
VITALY BUGRIYEV  
6633 PURSLANE WAY  
CITRUS HEIGHTS, CALIFORNIA 95621

PARCEL MAP  
A.P.N. 250-0150-042

C-1