

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

ACTION OF THE ZONING ADMINISTRATOR

On Wednesday, July 21, 2004, the Zoning Administrator approved with conditions a tentative map to subdivide one parcel into two parcels for half-plex development and a variance to reduce the front setback and construct a fence within the front yard setback area in the Standard Single Family (R-1) zone for the project known as (File Z04-099). 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 two parcels for half-plex development on 0.16 undeveloped acres in the Standard Single Family (R-1) zone.
2. **Zoning Administrator Variance** to reduce the front setback (which faces Sutterville Road) from 25 feet to 12.5 feet.
3. **Zoning Administrator Variance** to construct a six foot high fence within the front yard setback area (along Sutterville Road).

Location: North east corner of 24th Street and Sutterville Road (D5, Area 3)

Assessor's Parcel Number: 013-0363-012 and 013-0363-023

Applicant: Steven and Deborah Soderberg
2424 Maybrook Drive
Sacramento, CA 95835

Property Owner: Same as Applicant

Project Planner: Lindsey Alagozian

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

Property Dimensions: 186 feet x 165 feet
Property Area: 0.7± acres
Topography: Flat

Street Improvements: Existing
 Utilities: Existing

Project Plans: See Exhibit A thru F

Previous Files: None

Additional Information The applicant is requesting to subdivide one parcel into two parcels for half-plex development in the Standard Single Family (R-1) zone. The project will create two parcels for the purpose of developing a half-plex. Parcel one will be 3,349 square feet in size and parcel two will be 3,616 square feet in size. Half-plex development is permitted by right on corner lots in the Standard Single Family (R-1) zone. The applicant has submitted plans for the proposed half-plex which also includes a request to reduce the required front yard setback from 25 feet to 12.5 feet. In addition, the applicant would like to construct a 6-foot high fence along this front yard setback area on Sutterville Road.

The project requires approval of the Zoning Administrator for a two parcel Tentative Map and Variances for the reduced front yard setback and the proposed fence within the front yard. The site was posted and property owners within 100 feet of the project site were notified of the proposal. Staff received a letter from the Western Pacific Neighborhood Association in which the group expressed concerns for the project. The president of the association contacted the applicant and worked out the issues. Staff did not receive any other concerns for the project.

Subdivision Review Committee: The proposed map was heard at the Subdivision Review Committee (SRC) on July 7, 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.

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;

DEVELOPMENT SERVICES: Streets

4. Repair or replace/reconstruct any existing deteriorated curb, gutter and sidewalk per City standards to the satisfaction of the Development Engineering & Finance Division;
5. 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

6. Dedicate a 12.5-foot public utility easement for overhead and underground facilities and appurtenances adjacent to Sutterville Road.

CITY UTILITIES

7. 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.
8. Either the lots must be graded so that drainage does not cross property lines 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 Certificate of Compliance:

"THE PARCELS SHOWN ON EXHIBIT "B" SHALL BE DEVELOPED IN ACCORDANCE WITH RECORDED AGREEMENT FOR CONVEYANCE OF EASEMENTS # (BOOK ___, PAGE ___)"

9. 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.
10. 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

11. 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.
12. 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, Program Specialist)

ADVISORY NOTES:

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

The proposed project is located in the 100-year floodplain, designated as an **A99** zone on the Federal Emergency Management Agency (FEMA) Federal Insurance Rate Maps (FIRMs) that have been revised by a Letter of Map Revision effective May 22, 2000. Within the A99 zone, there are no requirements to elevate or flood proof.

Variance – Fence

13. A six foot high fence may be placed within the front yard setback (along Sutterville Road) but must provide a minimum of a five foot setback, or is placed on a line parallel to the street which represents the extension of the wall of the main building which is nearest to the street.

Variance - Setback

14. The applicant shall submit site, floor, and elevation plans for the halfplex to Planning for verification of compliance with zoning regulations.

Findings of Fact – Tentative Map

1. The Tentative Subdivision Map is consistent with the General Plan designates the subject site as Low Density Residential 4-15 du/na.
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.

Findings of Fact – Setback Variance:

1. Granting the Variance does not constitute a special privilege extended to an individual applicant in that:
 - a. the reduced setback ensures that the project will be consistent with surrounding development; and
 - b. the reduced setback ensures the halfplex is a suitable size; and
 - c. other variances have been approved under similar circumstances.
2. Granting the Variance request does not constitute a use variance in that a halfplex is a permitted use in the Standard Single Family (R-1) zone.
3. Granting the request will not be injurious to the public health, safety, or welfare nor result in a nuisance in that:
 - a. the residential structure will not negatively impact neighboring property owners; and
 - b. the project will provide adequate open space.
4. The project is consistent with the General Plan which designates the subject site Low Density Residential 4-15 du/na.

Findings of Fact – Fence Variance:

1. Granting the Variance does not constitute a special privilege extended to an individual applicant in that:
 - a. the six foot high fence within the front yard area ensures that both units will have adequate yard space; and
 - b. other variances have been approved under similar circumstances.
2. Granting the Variance request does not constitute a use variance in that a halfplex is a permitted use in the Standard Single Family (R-1) zone.
3. Granting the request will not be injurious to the public health, safety, or welfare nor result in a nuisance in that the fence has been conditioned to not compromise safety; and
4. The project is consistent with the General Plan which designates the subject site Low Density Residential 4-15 du/na.

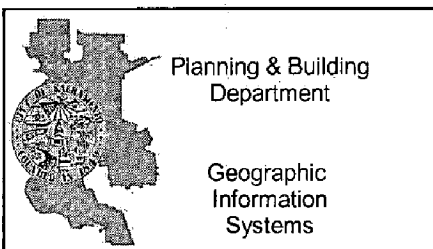
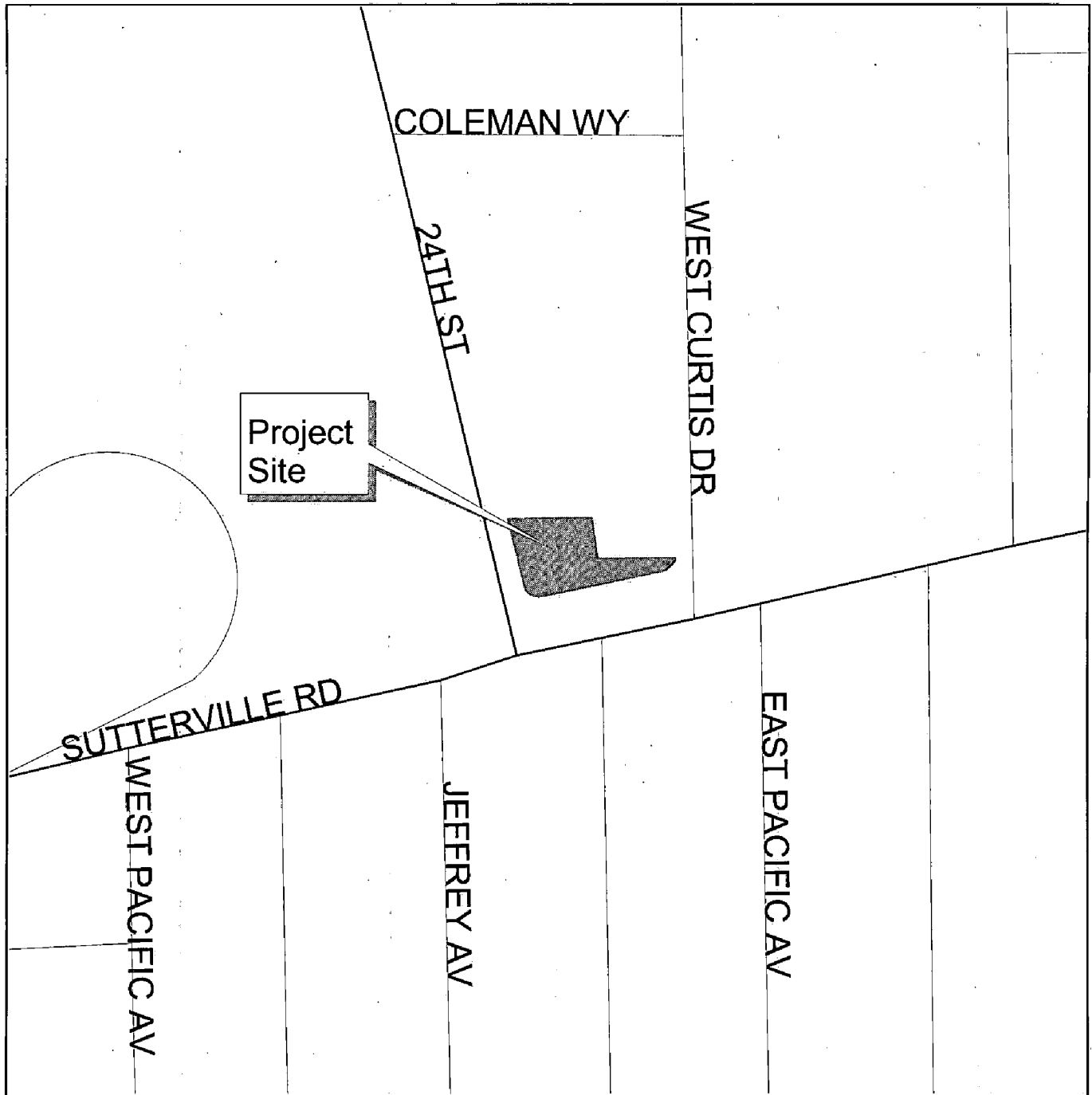


Joy D. Patterson
Zoning Administrator

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.

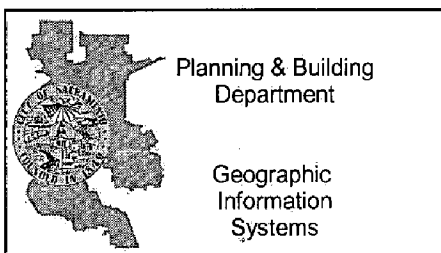
Note: The applicant will need to contact the Public Works Department (Jerry Lovato, 264-7918) after the appeal period is over to submit for a Final Map.

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



Vicinity Map

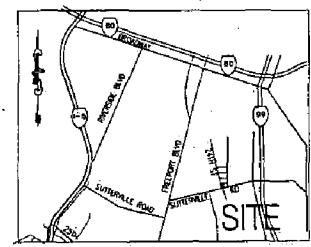
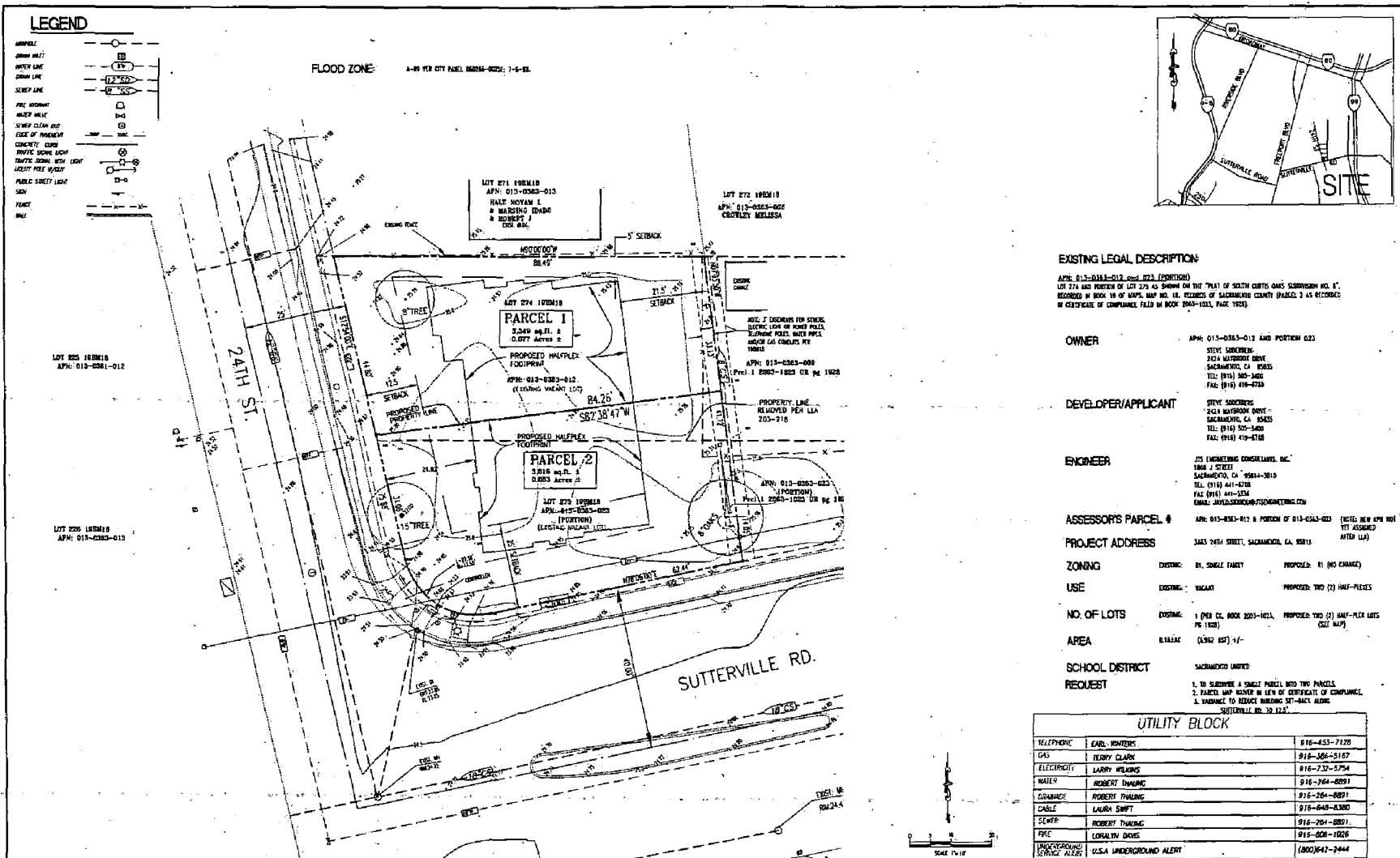




Land Use & Zoning



EXHIBIT A



EXISTING LEGAL DESCRIPTION:
 APN: 013-0383-012 and 023 (PORTION)
 LOT 274 AND PORTION OF LOT 273 AS SHOWN ON THE "PLAN OF SOUTH CITIES ONE'S SUBDIVISION NO. 1", RECORDED IN BOOK 19 OF MAPS, MAP NO. 18, RECORDS OF SACRAMENTO COUNTY (PARCEL 2 AS RECORDED IN CERTIFICATE OF COMPLIANCE FILED IN BOOK 3000-1023, PAGE 1923).

OWNER: APN: 013-0383-012 AND PORTION 023
 STEVE SACKBORG
 2424 WATERBURY DRIVE
 SACRAMENTO, CA 95833
 TEL: (916) 305-3462
 FAX: (916) 419-6730

DEVELOPER/APPLICANT: STEVE SACKBORG
 2424 WATERBURY DRIVE
 SACRAMENTO, CA 95833
 TEL: (916) 305-3462
 FAX: (916) 419-6730

ENGINEER: JTS ENGINEERING CONSULTANTS, INC.
 1008 J STREET
 SACRAMENTO, CA 95814-3010
 TEL: (916) 441-0700
 FAX: (916) 444-2554
 EMAIL: JTS@JTSENGINEERING.COM

ASSESSOR'S PARCEL #: APN: 013-0383-012 & PORTION OF 013-0383-023 (DATE: NEW APN NOT YET ASSIGNED AFTER LIA)

PROJECT ADDRESS: 3663 24TH STREET, SACRAMENTO, CA 95811

ZONING: EXISTING: R1, SINGLE FAMILY PROPOSED: R1 (NO CHANGE)

USE: EXISTING: RESIDENTIAL PROPOSED: TWO (2) HALF-FLEXIBLES

NO. OF LOTS: EXISTING: 1 (PER CL. BOOK 2003-1023, PG. 1923) PROPOSED: TWO (2) HALF-FLEX LOTS (SEE MAP)

AREA: BALANCE (3,362 SQ) +/-

SCHOOL DISTRICT: SACRAMENTO UNIFIED

REQUEST:
 1. TO SUBDIVIDE A SINGLE PARCEL INTO TWO PARCELS.
 2. PARCEL MAP BEING IN LIEU OF CERTIFICATE OF COMPLIANCE.
 3. VARIANCE TO REDUCE BIDDING ST-BACK ALONG SUTTERVILLE RD. TO 12.5'

UTILITY BLOCK		
TELEPHONE	EARL WHITERS	916-453-7120
GAS	TERRY CLARK	916-366-5157
ELECTRICITY	LARRY WILSONS	916-732-2754
WATER	ROBERT PAULING	916-264-8893
SEWERAGE	ROBERT PAULING	916-264-8893
CABLE	LAURIE SWIFT	916-648-8300
FIRE	ROBERT PAULING	916-291-8891
UNDERGROUND SERVICE ALERT	USA UNDERGROUND ALERT	(800)647-2444

BENCHMARK ELEVATION:	JTS ENGINEERING CONSULTANTS, INC. 1008 J STREET SACRAMENTO, CALIFORNIA 95814 (916) 441-6708	DESIGNED: N/A	SCALE: H:1"=10'		NO. 1	DESCRIPTION: PRELIMINARY PARCEL MAP	ENGR. DMT	APPROVAL BY	DATE	
FIELD BOOK NO.:		DRAWN: DDS/WMA	CHECKED: JTS		SUBMITTED: JAMES T. SPODOLSKY	NO. 2	DESCRIPTION: REVISED PARCEL MAP	NO. 2		
PC:						NO. 3	DESCRIPTION: REVISED PARCEL MAP			
TENTATIVE PARCEL MAP (12-04-099)/ PARCEL MAP NUMBER / VARIANCE		3663 24TH STREET		CITY OF SACRAMENTO		APN: 013-0383-012 AND 023 (PORTION)		CALIFORNIA		
DATE: 02/20/04 SHEET 1 OF 1 JOB NO: 2004-014										

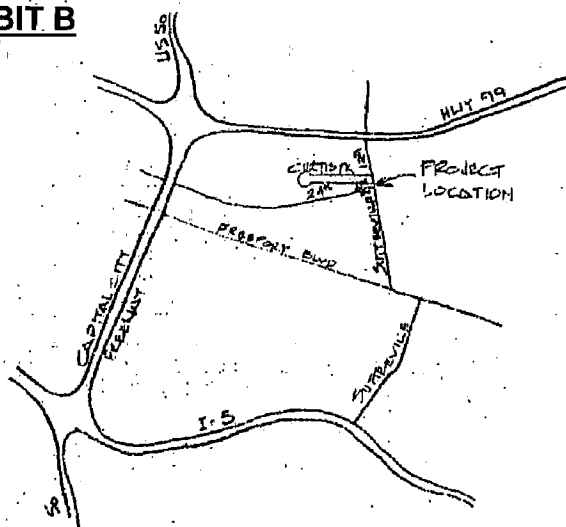
204-099
REVISED
 REC'D JUL 16 2004

Item 8

July 21, 2004

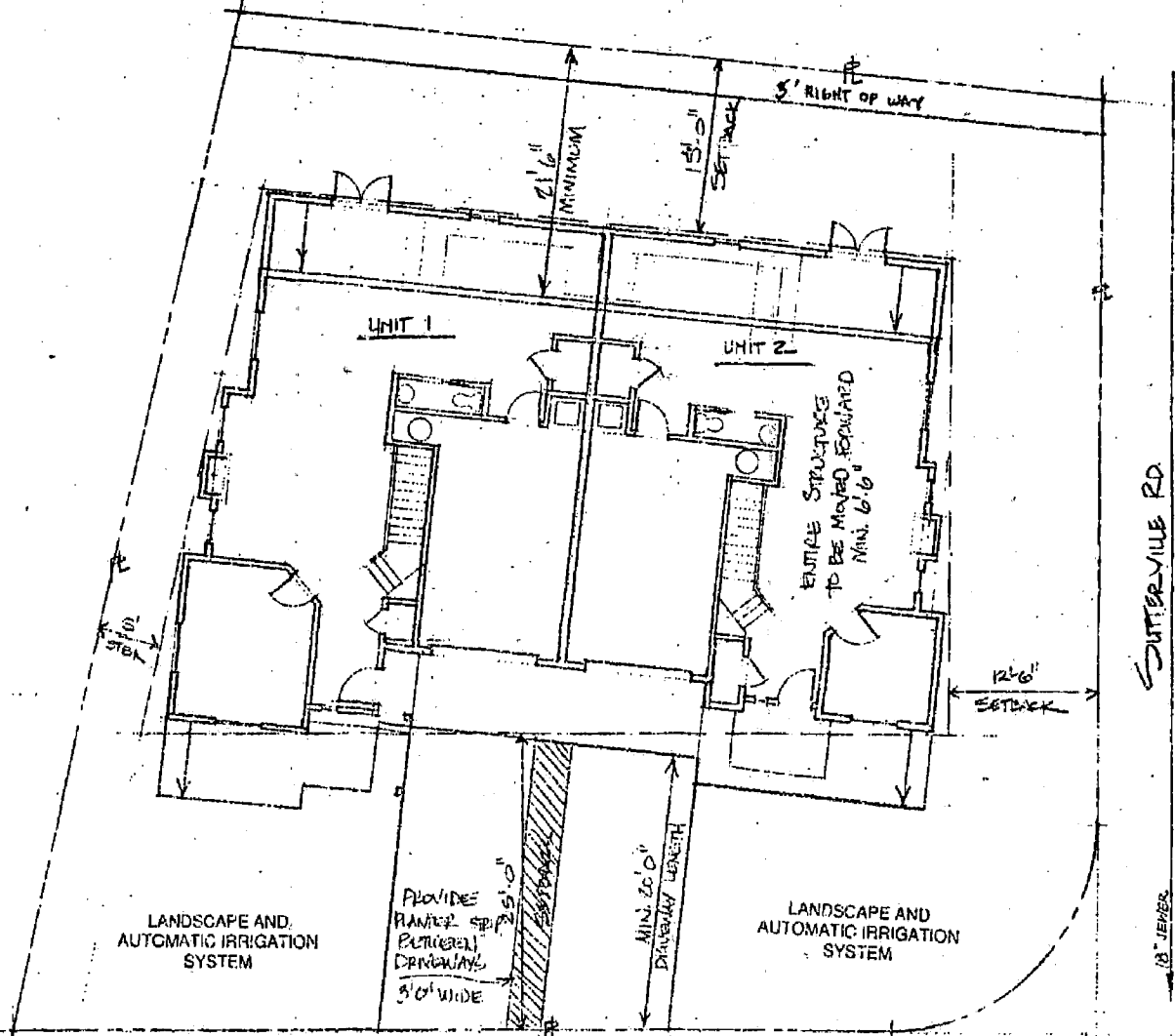
204-099

EXHIBIT B



LOCATION MAP

← NORTH → NTS



APPROVED FOR LOT COVERAGE
 DATE: 5/10/04 BY: JAIL VEED
 CITY OF SACRAMENTO PLANNING DIVISION
 This approval SHALL NOT be held to permit or approve the
 violation of any state law, City ordinance, or private agreement,
 and includes that priority lines and other information submitted
 by the applicant are true and correct.

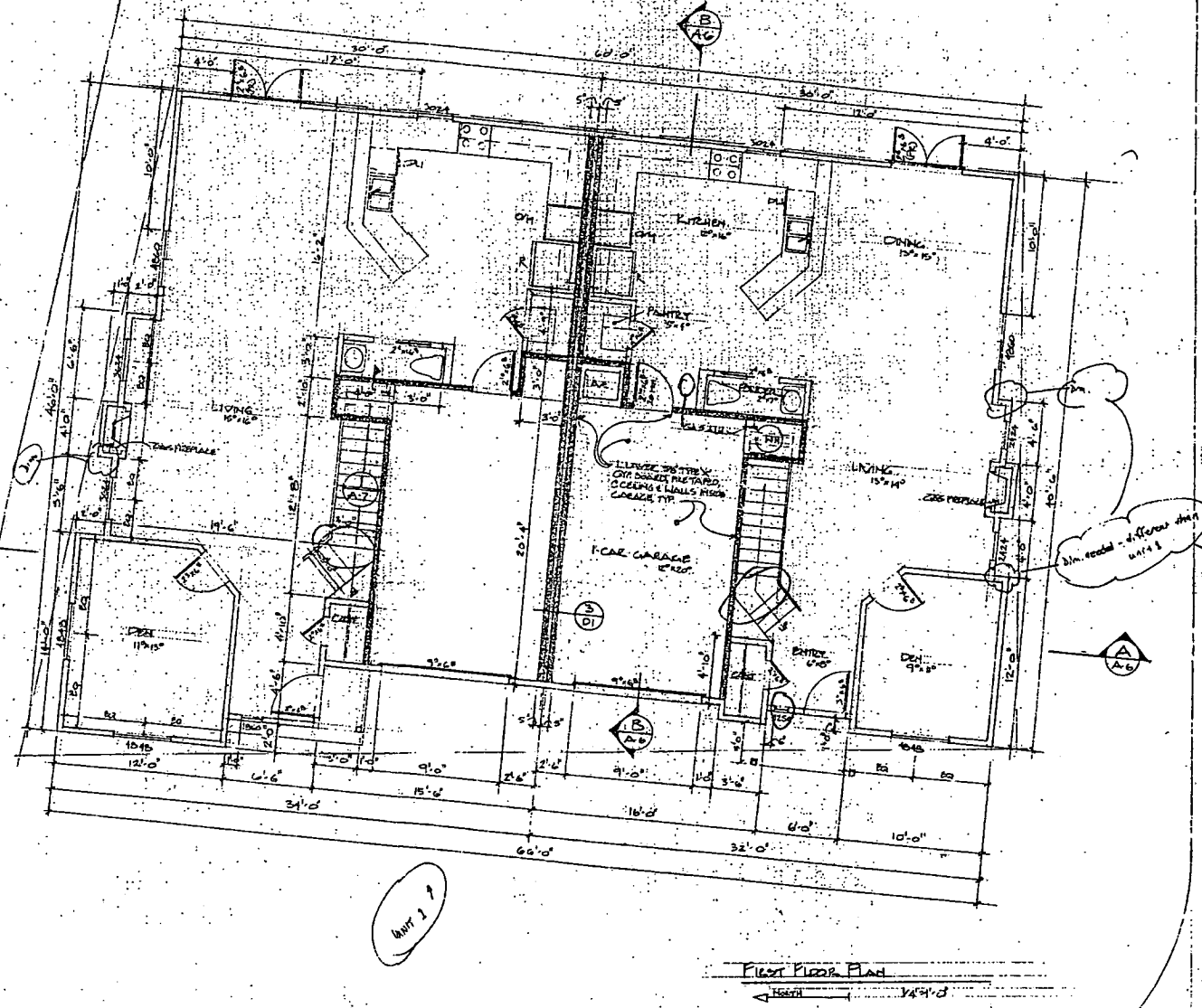
24th Street

SITE PLAN

← NORTH →

1/8" = 1'-0"

EXHIBIT C



- SYMBOL LEGEND**
- GWS CONNECTION
 - WATER CONNECTION FOR KITCHEN HOSE BID
 - WINDOW
 - HEIGHT IN INCHES
 - WIDTH IN INCHES
 - 1 HOUR RATED WALL - SEE DETAIL FOR PARTY WALL
 - EXTENT OF 1 HOUR RATED WALL - FULL WIDTH OF ROOM, UP 2' ABOVE TOP OF WALL, AND 1' FROM FINISH FLOOR FINISH (NOTE: CEILING IS SHIP FLOOR ONLY)

- FLOOR PLAN NOTES**
- 1) STRIP WATER HEATER TO ADD WALLS TO BRACE PER CODE.
 - 2) DOOR FROM UNIT FROM GARAGE TO BE 20 MIN RATED, W/ SHIELD SEAL AND SELF-CLOSING HINGES.

- GENERAL PLAN NOTES**
- DIMENSIONS NOTED ON UNIT 1 TYP ARE SAME IN UNIT 2.
 - DIMENSIONS THAT ARE DIFFERENT FROM UNIT 1 ARE INDICATED IN UNIT 2.
 - NOTES/ROOM NAMES OCCUR TYPICALLY ON UNIT 2, ARE SAME IN UNIT 1.
 - NOTES THAT ARE DIFFERENT FROM UNIT 2 ARE INDICATED IN UNIT 1.

Z04-099
REC'D AUG 02 2004

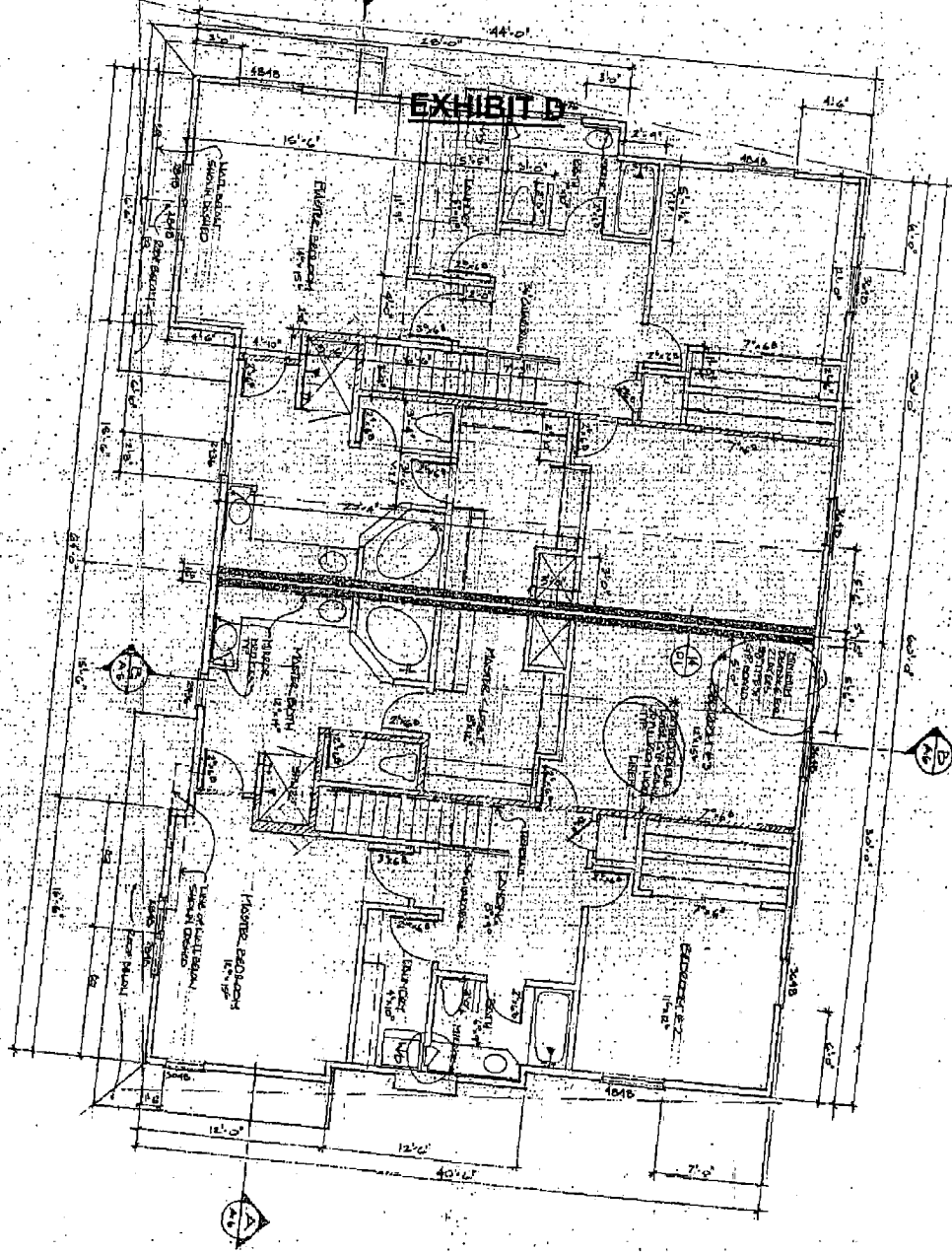
CITY OF SACRAMENTO
NORTH PERMIT
CENTER
JUN 11 2004
RECEIVED

FIRST FLOOR PLAN
← NORTH 1/4" = 1'-0"

Item R

July 21, 2004

Z04-099



← North
 ← West

EXHIBIT D

GENERAL NOTES
 - SEE FIRST FLOOR PLAN FOR GENERAL NOTES

Z04-099
 REC'D AUG 0 8 2004

CITY OF SACRAMENTO
 NORTH PLANNING
 CENTER
 JUN 11 11 2004
RECEIVED

24th St. at Sutterville
 Sacramento, California 95818
 Prepared by Richard Price

Sacramento
 North Planning
 Center

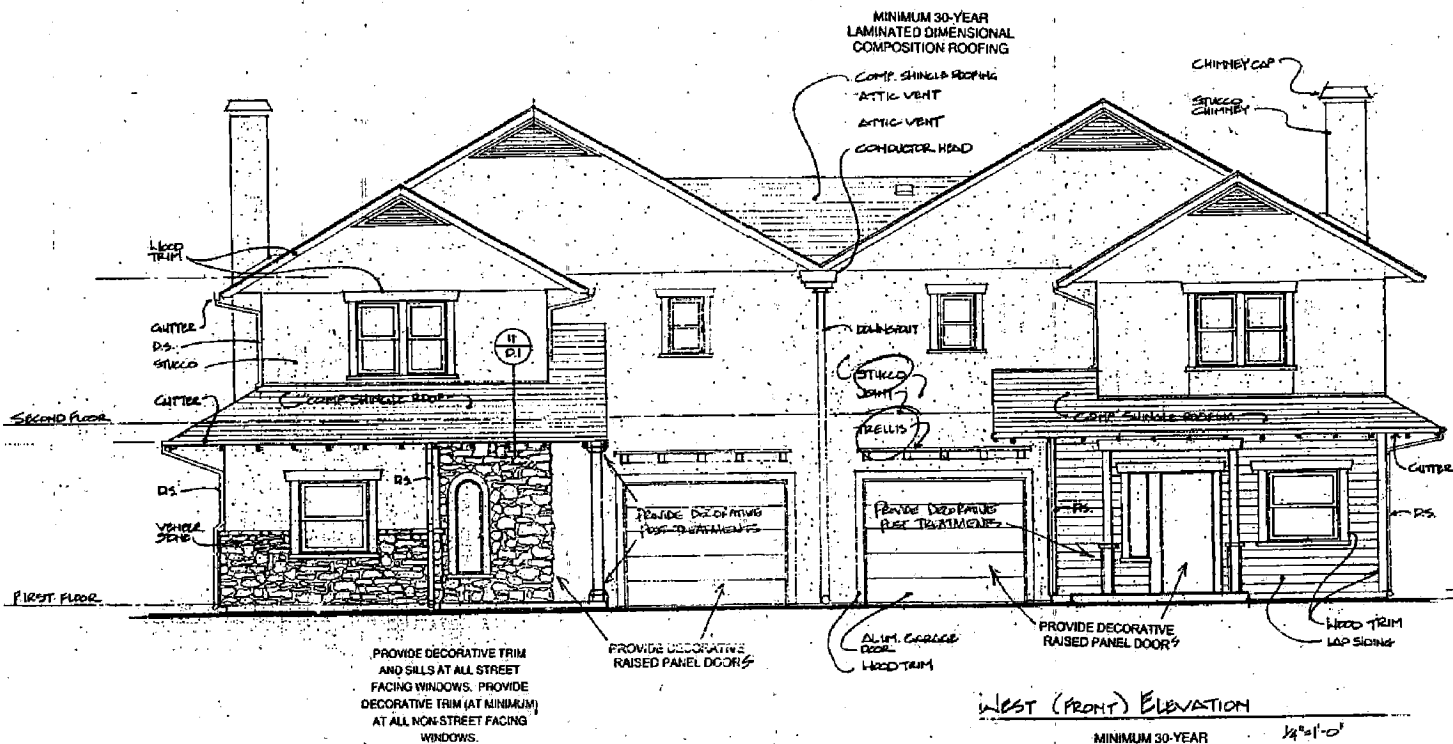
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Checked	11/1/93
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Date	12-1-93
Sheet	A-2

Z04-099

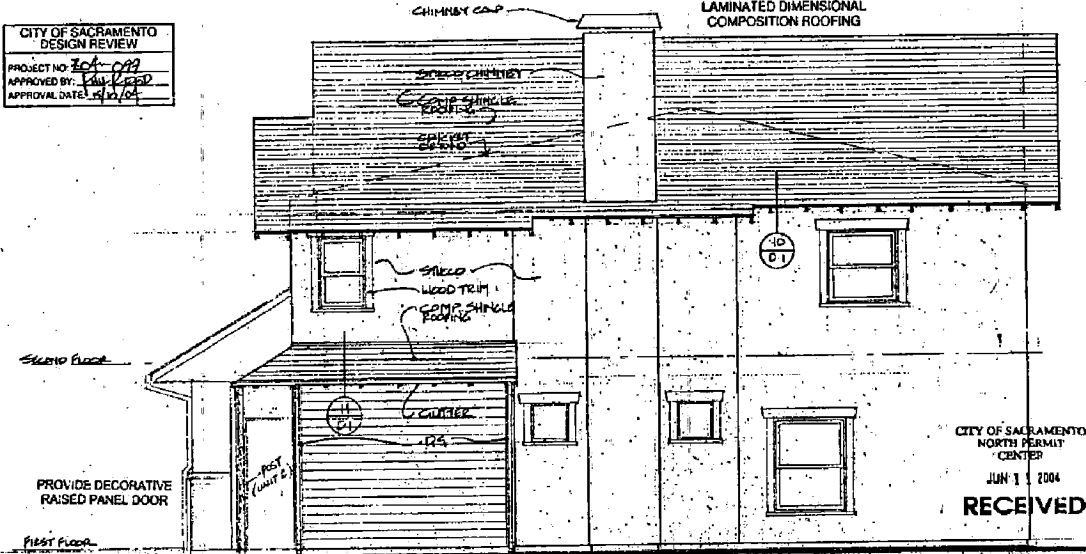
July 21, 2004

Item 8

EXHIBIT E



CITY OF SACRAMENTO
DESIGN REVIEW
PROJECT NO. **Z04-099**
APPROVED BY: *[Signature]*
APPROVAL DATE: **6/16/04**



CITY OF SACRAMENTO
NORTH PERMIT
CENTER
JUN 1 2004
RECEIVED

Z04-099

UNIT 1 DESIGN July 21, 2004

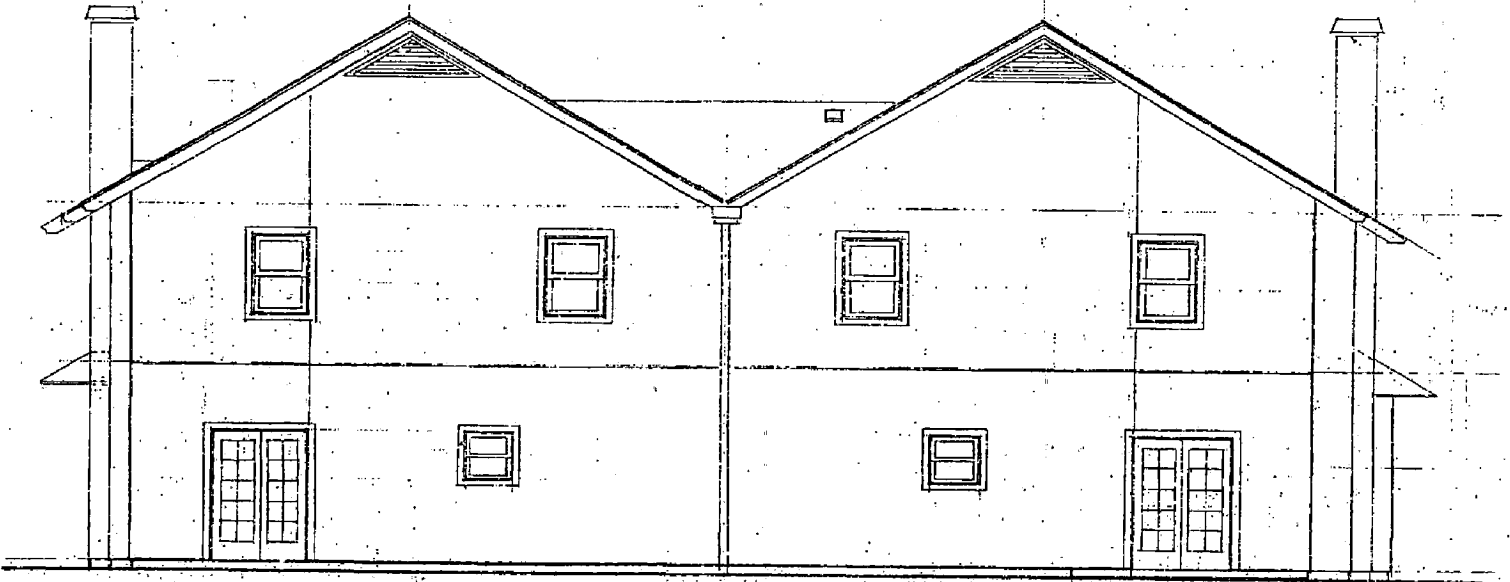
REC'D AUG 02 2004
Z04 Item 8

SOUTH (SUTCLIFFE) ELEVATION
1/4" = 1'-0"

24th St. at Sutcliffe
Sacramento, California 95818
Prepared by Richard Price

WEST AND SOUTH ELEVATIONS
Date 2-29-04
Scale 1/4" = 1'-0"
Drawn ROP
Job 15.03
Sheet **A-4**

EXHIBIT F

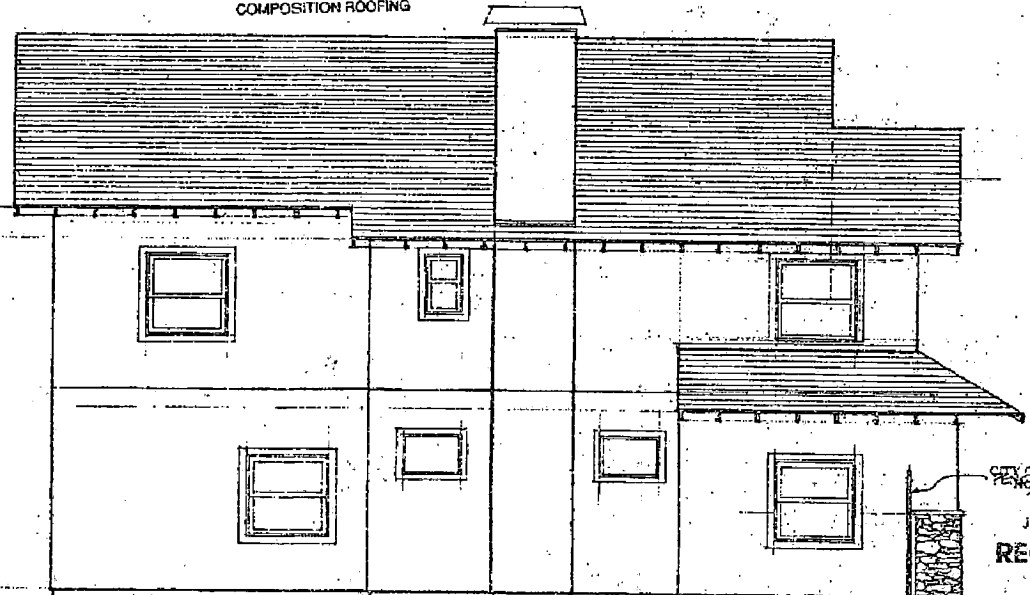


EAST (REAR) ELEVATION

SEE A-4 TYPICAL NOTES

2 1/2"

MINIMUM 30-YEAR
LAMINATED DIMENSIONAL
COMPOSITION ROOFING



CITY OF SACRAMENTO
PERMIT CENTER
JUN 11 2004
RECEIVED

60"
MIN. WRAP

21st St at Sutterville

East
Side
Elev

Sheet 2
Scale 1/8"=1'-0"
Drawn 0