

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

ACTION OF THE ZONING ADMINISTRATOR

On Wednesday, April 21, 2004, the Zoning Administrator approved with conditions a tentative map to create two new parcels (File Z04-008). 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 totaling 0.70± partially developed acres in the Single Family Residential (R-1) zone.

2. **Zoning Administrator Subdivision Modification** to create a deep flag lot.

Location: 4540 Del Rio Road (D4 Area 2)

Assessor's Parcel Number: 017-0101-002

Applicant: Morton & Pitalo, Inc (Eddie Kho)
1788 Tribute Road #200
Sacramento, CA 95815

Property Owner: Ticon Construction Inc.
2020 Hurley Way, Ste. 155
Sacramento, CA 95825

Project Planner: Sandra Yope

General Plan Designation: Low Density Residential (4-15 du/na)
Existing Land Use of Site: Single Family Residence
Existing Zoning of Site: Vacant

Surrounding Land Use and Zoning:

North: R-3; Multi-Family
South: R-1; Multi-Family
East: R-1; Single Family Residential
West: R-2; Vacant

Property Dimensions: 100 feet x 310 feet
Property Area: 0.7± acres
Topography: Flat
Street Improvements: Existing
Utilities: Existing

Project Plans: Exhibit A

Previous Files: None

Additional Information: The applicant proposes to subdivide one parcel into two parcels for future development. The site has a single family residence towards the rear of the property and the front section is vacant. The rear lot will be a deep lot and flag lot. The lot will be greater than 160 feet in depth and will also create a flag shaped lot in order to provide the required twenty feet of public street frontage to the site. Both lots will meet the Subdivision Code size and area requirements.

The project is located within the Land Park Community Association area. The plans were sent to the neighborhood association and staff received no comments. The project was noticed and staff received no calls.

Subdivision Review Committee: The proposed map was heard at the Subdivision Review Committee on April 7, 2004. During the hearing, the map was approved by the Committee with no changes. The conditions are listed under Conditions of Approval.

Agency Comments: The proposed project has been reviewed by the City Utilities Department, the Building Division, and the Public Works - Transportation and Engineering Planning Divisions, Parks, SMUD, and other utilities. The comments received pertaining to the tentative map have been included as conditions.

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.

Conditions of Approval- Tentative Map:

The following conditions shall be satisfied prior to filing the Final Map unless a different time for compliance is specifically stated in these conditions:

NOTE: The design of any improvement not covered by these conditions shall be to City standard.

GENERAL:

1. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessment.
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. 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. Improvements required shall be determined by the city. 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 repair or

replacement/reconstruction of any existing deteriorated curb, gutter, and sidewalk.

PUBLIC /PRIVATE UTILITIES:

5. Dedicate a 12.5-foot public utility easement for overhead and underground facilities and appurtenances adjacent to all public street rights-of-way.
6. Dedicate any private drive, ingress and egress easement as a public utility easement for overhead and underground facilities and appurtenances.
7. Dedicate a 5-foot public utility easement for overhead and underground facilities and appurtenances along the northern property line of parcel A.

CITY UTILITIES:

8. Only one domestic water service is allowed per parcel. Any new domestic water services shall be metered. Current records indicate the water service for the existing structure runs through Parcel A. The applicant shall purchase from the Department of Utilities a new water service for Parcel B and reconnect the existing building to the new water service. The new building on Parcel A shall connect to the existing water service or abandon the existing service and purchase a new water service at time of building permit.
9. Provide separate sanitary sewer services to each parcel at the time of building permit, to the satisfaction of the Department of Utilities. Current records indicate the sewer service for the existing structure runs through Parcel A. The applicant shall purchase from the Department of Utilities a new sewer service for Parcel B and reconnect the existing building to the new sewer service. The new building on Parcel A shall connect to the existing sewer service or abandon the existing service and purchase a new sewer service at time of building permit.
10. 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 Final Map:

"THE PARCELS CREATED BY THIS MAP SHALL BE DEVELOPED IN ACCORDANCE WITH RECORDED AGREEMENT FOR CONVEYANCE OF EASEMENTS # (BOOK __, PAGE __)."

11. 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.
12. 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:

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 Resolution No. 2003-842.

19. 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:

15. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet and an unobstructed vertical clearance of not less than 13 feet 6 inches. CFC 902.2.2.1.
16. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be provided with a roadbed consisting of material unaffected by the introduction of water based upon fire flow or rain based on 25 year storm and a surface consisting of a minimum of a single layer of asphalt. CFC 902.2.2.2.
17. 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.
18. An 84" sanitary sewer trunk line runs approximately 16' west of the west property line of the subject property.

Findings of Fact-Tentative Map:

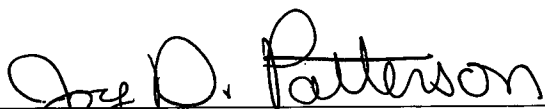
1. The Tentative Subdivision Map is consistent with the General Plan which designates the subject site as Low Density Residential (4-15 du/na).
2. All existing streets and/or utility easements of record are reserved. The Tentative Subdivision Map will not result in the abandonment of any street or utility easement of record.
3. The Tentative Subdivision Map will not eliminate or reduce in size of the access way to any resulting parcel.
4. The resulting parcels from the Tentative Subdivision Map conform to the requirements of this Subdivision Code, Title 16 of the City Code, the City's General Plan, and the City's Comprehensive Zoning Code.

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.

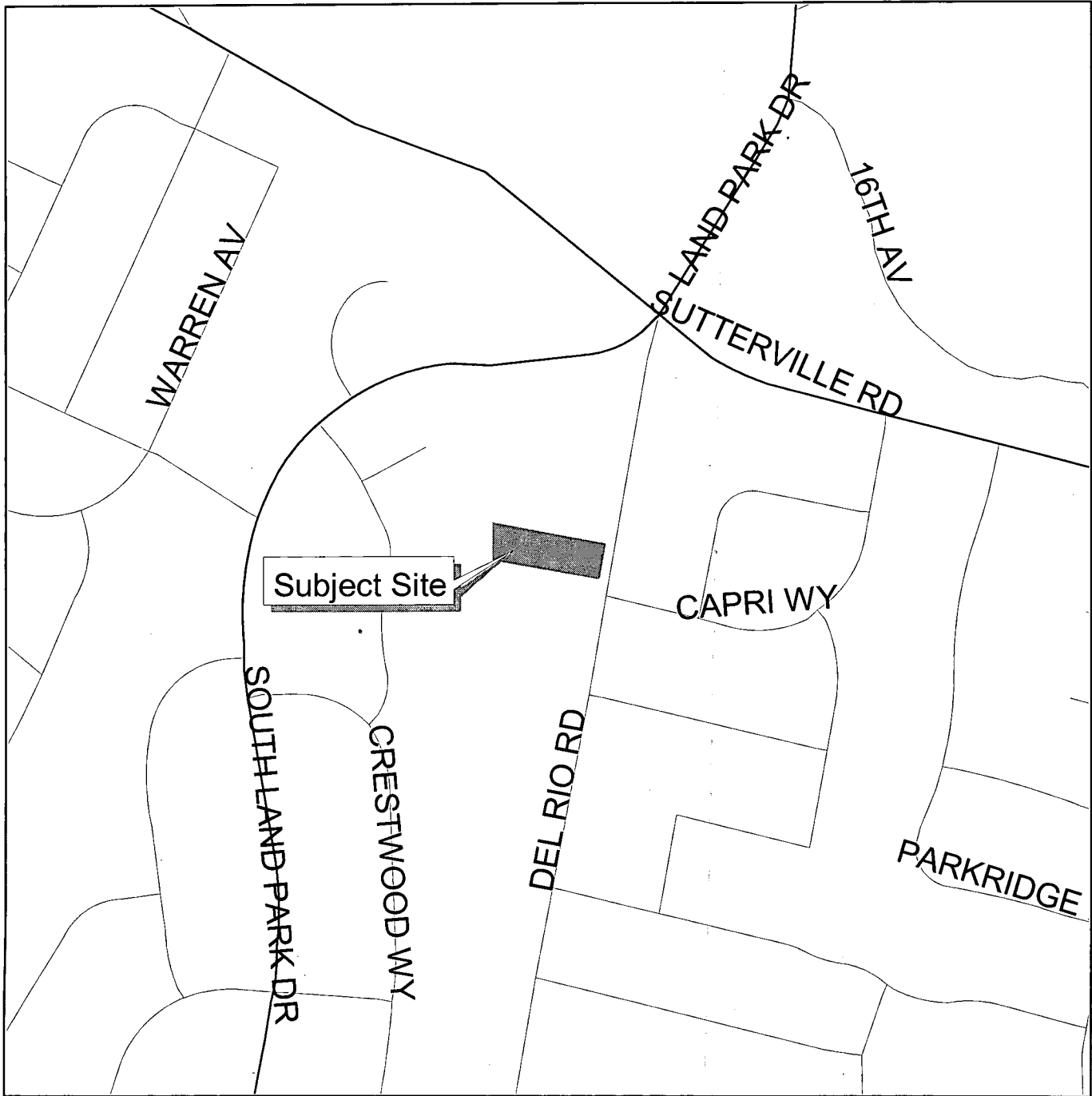


Joy D. Patterson
Zoning Administrator

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 Lavoto, 808-7918) after the appeal period is over to submit for a Final Map.

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



0 300 600 Feet



Planning & Building
Department

Geographic
Information
Systems

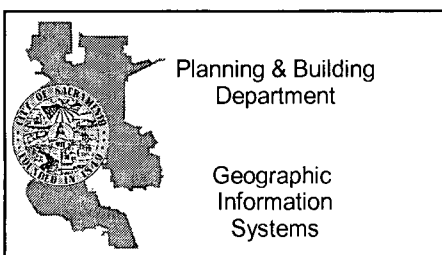
Vicinity Map



Z04-008

April 21, 2004

Item 1



Land Use & Zoning

