

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

**ACTION OF THE ZONING ADMINISTRATOR**

On Wednesday, April 20, 2005, the Zoning Administrator approved with conditions a tentative map to subdivide one parcel into two parcels for half-plex development (File **Z04-2721**). Findings of Fact and conditions of approval for the project are listed on pages 2-5.

**Project Information**

Request: **Zoning Administrator Tentative Map** to subdivide one parcel into two parcels for half-plex development on .18 ± undeveloped acres in the Standard Single Family (R-1) zone.

Location: 3641 Folsom Blvd. (D3, Area 1)

Assessor's Parcel Number: 008-0251-011

Applicant: Garry Weldon  
10890 Jackson Road  
Sacramento, CA 95830

Property Owner: Dain Domich Jr.  
1050 45<sup>th</sup> Street  
Sacramento, CA 95819

Project Planner: Evan Compton

General Plan Designation: Low Density Residential (4-15 du/na)  
Community Plan Designation: None  
Existing Land Use of Site: Vacant Land  
Existing Zoning of Site: Standard Single Family (R-1)

**Surrounding Land Use and Zoning:**

North: R-1; Single Family Residential  
South: R-1A; Single Family Residential  
East: R-1; Single Family Residential  
West: R-1; Single Family Residential

Property Dimensions: 80 feet x 106 feet  
Property Area: .20 ± acres  
Topography: Flat  
Street Improvements: Existing  
Utilities: Existing

Project Plans: Exhibit A

Previous Files: P88-108 for half-plex development

Additional Information: The applicant proposes to subdivide one parcel into two parcels for half-plex development. The parcel is currently vacant. The site is on the north side of Folsom Blvd. The existing parcel is 106 ± feet deep. A duplex is allowed by right on a corner lot in the R-1 zone subject to development requirements. This proposal is consistent with development in the area and would allow individual ownership of the two units. The design of the home will require citywide design review.

The project was noticed and staff received one call concerning the future development of the parcel and the individual did not have objections to the proposal.

Subdivision Review Committee: The proposed map was heard at the Subdivision Review Committee on April 6, 2005. During the hearing, the original conditions of approval 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 Utilities Department, the Building Division, and the Development Engineering And Finance Division, 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:

**CONDITIONS:** Tentative Map

**NOTE:** These conditions shall supersede any contradictory information shown on the Tentative Map approved for this project (Z04-272). 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:

**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.

4. Repair or replace/reconstruct any existing deteriorated curb, gutter and sidewalk along 37<sup>th</sup> Street and Folsom Boulevard, fronting the property, per City standards to the satisfaction of the Development Engineering and Finance Division.
5. The applicant/owner shall restore/construct the landscaped planter, fronting the property, to match existing improvements along Folsom Boulevard.

#### **PUBLIC/PRIVATE UTILITIES**

6. Dedicate a 12.5-foot public utility easement for overhead and underground facilities and appurtenances adjacent to all public street rights of ways.

#### **CITY UTILITIES**

7. Only one domestic water service per parcel is allowed. Any excess domestic water services must be abandoned to the satisfaction of the Department of Utilities. The applicant should be advised that the tap record research and verification of tap locations by the field crews involved prior to sign-off of this condition may take a considerable amount of time, therefore, all requests should be submitted in a timely manner.

#### **PPDD: Parks**

8. 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.
9. 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).

#### **PLANNING**

10. The Tentative Map shows the neighbor's garage crossing the property line. The garage will have to be moved or a Lot Line Adjustment approved before recording the Final Map. Buildings will not be allowed to cross property lines.

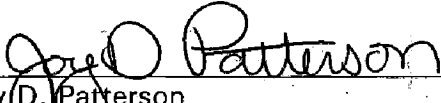
**ADVISORY NOTES:**

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

11. Developing this property will require the payment of 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.
12. This project does not require street lighting. 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.
13. Developing this property will require review of the future access to parcel 1 by the Development Engineering and Finance Division.
14. 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) that have been revised by a Letter of Map Revision effective February 18, 2005. Within the X zone, there are no requirements to elevate or flood proof.
15. Prior to design of the subject project, the Department of Utilities suggests that the applicant request a water supply test to determine what pressure and flows the surrounding public water distribution system can provide to the site. This information can then be used to assist the engineers in the design of the fire suppression systems.
16. Each parcel shall have separate metered domestic water and sewer services that do not cross property lines. Construction of new water and sewer services may be deferred until the time of building permit.
17. The driveway off of Folsom Blvd shall be a minimum of 20 feet and including a T shaped turnaround to the satisfaction of The Development Engineering and Finance Division.
18. The design of the new halfplex will require citywide design review.

**Findings of Fact-Tentative Map:**

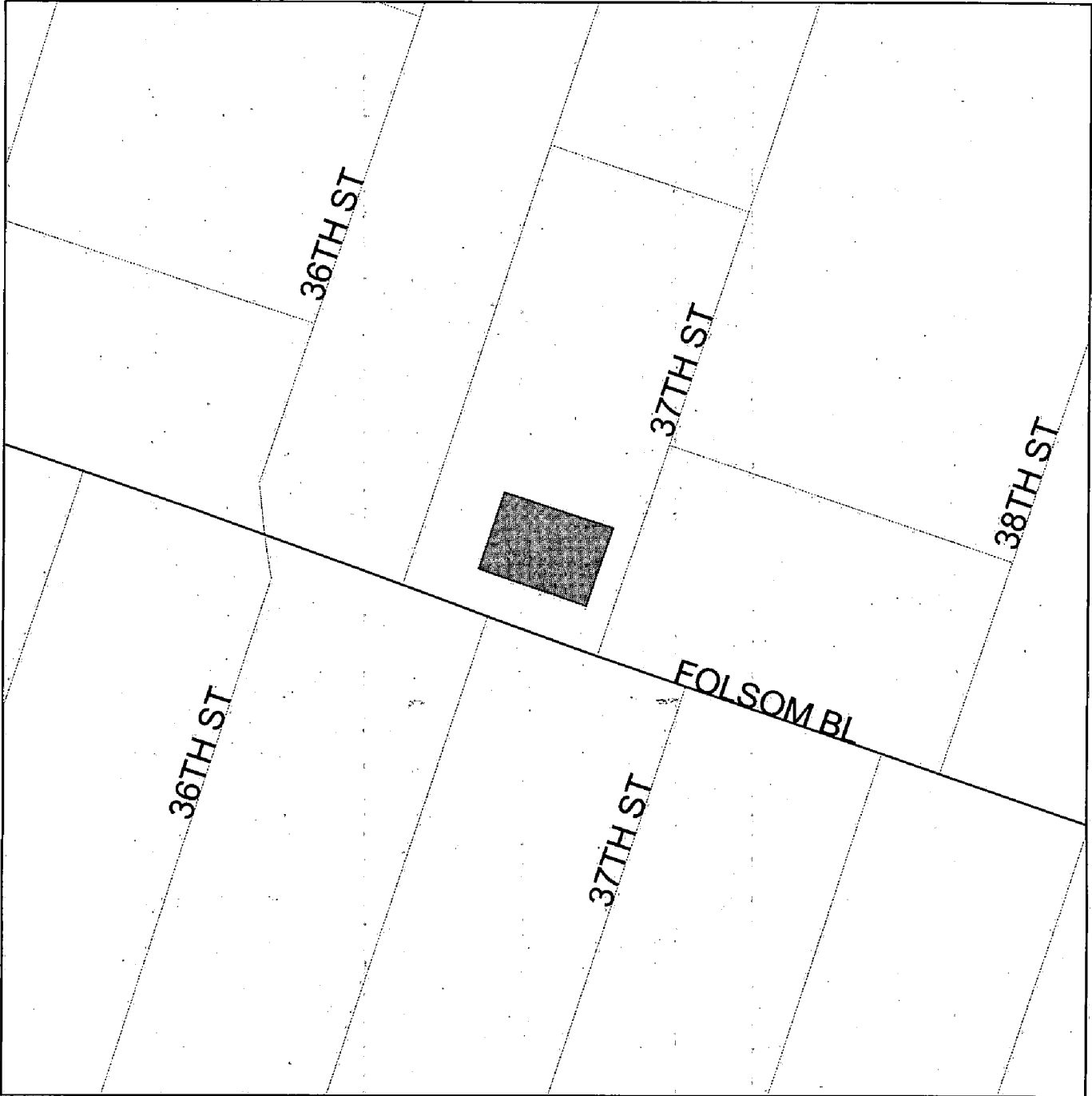
1. The Tentative Subdivision Map is consistent with the General Plan which designates the subject site as Low Density Residential (4-15 du/na).
2. All existing streets and/or utility easements of record are reserved. The Tentative Subdivision Map will not result in the abandonment of any street or utility 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, Title 16 of the City 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 Development Engineering Department (Khuyen Vo) after the appeal period is over to submit for a Final Map.

cc: File (original)      ZA Log Book      Applicant      Development Engineering (Khuyen Vo)



0 100 200 Feet



 Development Services  
Department

Geographic  
Information  
Systems


# Vicinity Map



Z04-272

April 20, 2005

Item 8

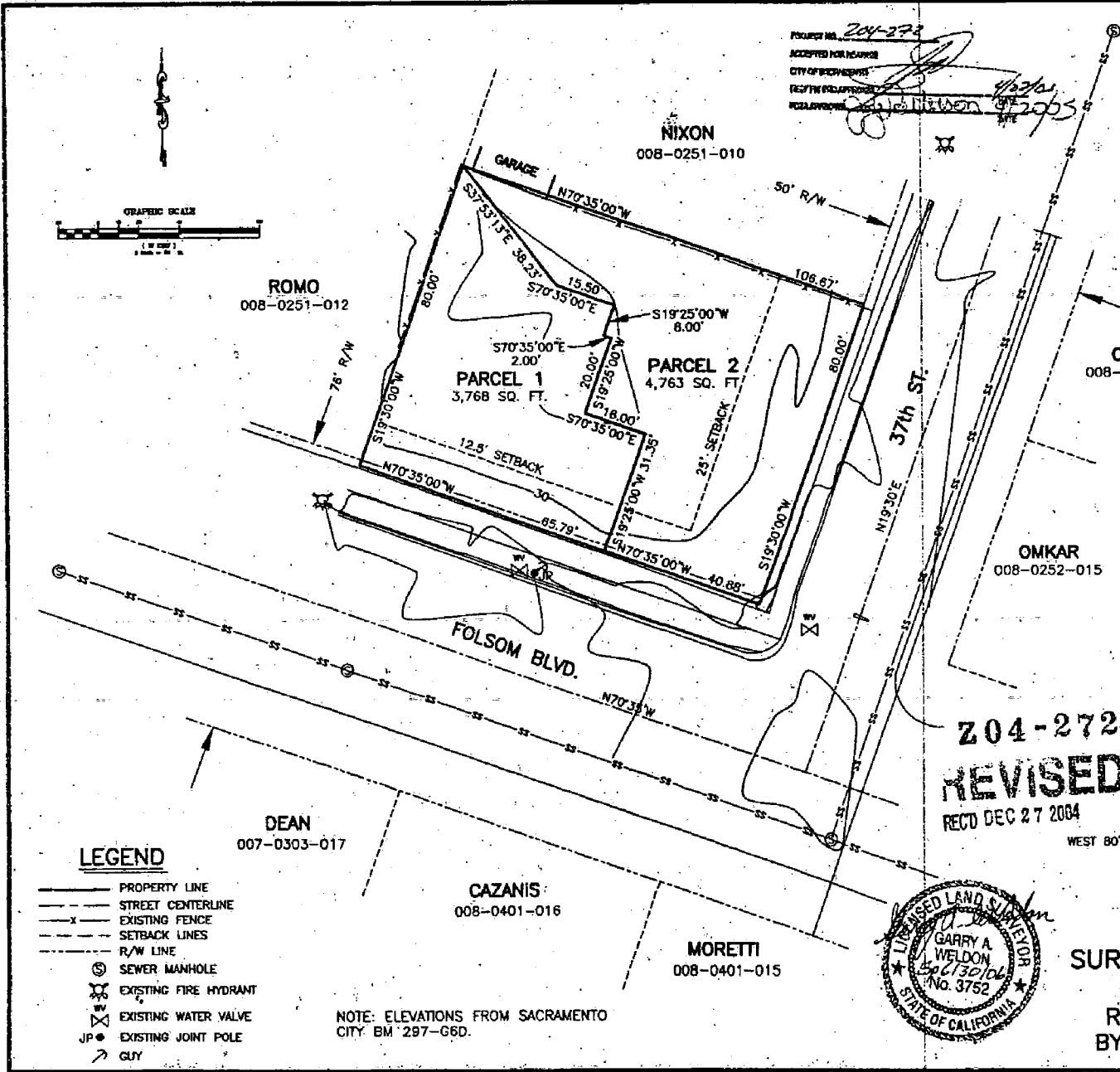



Development Services  
Department

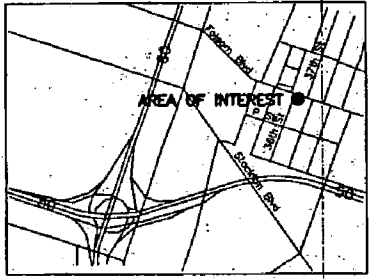
Geographic  
Information  
System

# Land Use & Zoning





PROJECT NO. Z04-272  
 ACCEPTED FOR RECORD  
 CITY OF SACRAMENTO  
 REC'D FOR RECORD APPROVAL  
 REC'D APPROVAL  
*Garry A. Weldon* 4/26/05



VICINITY MAP  
NOT TO SCALE

OMKAR  
008-0252-016

OWNER & SUBDIVIDER:	DAIN DOMICH, JR. 1050 45th ST. SACRAMENTO, CA 95819-3717
SURVEYOR:	GARRY A. WELDON 10890 JACKSON RD. SACRAMENTO, CA 95830.
PRESENT ZONING:	R-1
PRESENT USE:	VACANT LAND
NUMBER OF LOTS:	1 TO 1/2 PLEX
GROSS AREA:	8,034 Sq. Ft.
WATER SUPPLY:	SACRAMENTO CITY
DRAINAGE:	SACRAMENTO CITY
SANITARY:	CITY OF SACRAMENTO
FLOOD CONTROL:	SACRAMENTO METRO
SCHOOL DISTRICT:	SACRAMENTO CITY UNIFIED

**Z04-272**  
**REVISED**  
 RECD DEC 27 2004

WEST 80' OF LOTS 2 & 3 OF NICKEL PLATE TRACT, BK 8 RM PG 25.

**LEGEND**

- PROPERTY LINE
- STREET CENTERLINE
- x- EXISTING FENCE
- - - SETBACK LINES
- - - R/W LINE
- ⊙ SEWER MANHOLE
- ⊗ EXISTING FIRE HYDRANT
- ⊗ EXISTING WATER VALVE
- ⊙ EXISTING JOINT POLE
- ↘ GUY

NOTE: ELEVATIONS FROM SACRAMENTO CITY BM 297-G6D.



**TENTATIVE MAP**  
 SURVEY FOR DAIN DOMICH, JR.  
 3641 FOLSOM BLVD.  
 REVISED OCTOBER 26, 2004  
 BY GARRY A. WELDON LS3752