

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

ACTION OF THE ZONING ADMINISTRATOR

On Wednesday, March 30, 2005, the Zoning Administrator approved with conditions a tentative map and two subdivision modifications to create two parcels and a variance to reduce the required side yard setback for the new corner parcel for the project known as Z05-018. 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 0.27 developed acres in the Single Family Residential (R-1).
 2. **Zoning Administrator Subdivision Modification** to create two lots less than 100 feet deep.
 3. **Zoning Administrator Subdivision Modification** to create a corner lot less than 62 feet wide.
 4. **Zoning Administrator Variance** to reduce the required side yard setback from five feet to three feet for Parcel 1.

Location: 3175 and 3181 High Street (D2, Area 4)

Assessor's Parcel Number: 265-0040-023

Applicant: Ken Ching
10118 Fair Oaks Blvd.
Fair Oaks, CA 95628

Property Owner: Same as owner

Project Planner: Sandra Yope

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

Surrounding Land Use and Zoning:	Setbacks	Required	Existing	Proposed
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North:	R-1; Single Family Residential	Front:	25'	25'	25'
South:	R-1; Single Family Residential	Side (N):	12.5'	7'	7'
East:	R-1; Single Family Residential	Side (S):	5'	52'	12.5'
West:	R-1; Multi-Family Residential	Rear:	15'	135'	9.5'

Property Dimensions: Irregular
Property Area: 0.27+ 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 the purpose of a future sale. The parcel has two single family houses. The site is on the southwest corner of Arcade Boulevard and High Street. The new northern corner parcel will be irregular in shape and have less than the required 62 foot width at the front setback line. Additionally, each lot will only be 94 feet deep instead of the required 100 feet depth. The Subdivision Code requires a corner lot width of 62 feet and a lot depth of 100 feet. The applicant is requesting a subdivision modification to create the two lots that do not meet the required depth and a corner lot that does not meet the required width. All lots will meet all other lot size requirements of the Subdivision Code.

The proposed subdivision will create a property line within three of the existing structure on the south interior side (Parcel 1). The applicant is requesting a variance to allow the reduce setback for the existing structure and proposed new lot.

The site is located within the South Hagginwood Neighborhood Alliance area. The project plans were sent to the 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 March 15, 2005. During the hearing, minor changes were effected on the proposed conditions of approval specific to the map which 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 and 15305(a).

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.

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 all public street rights of ways.


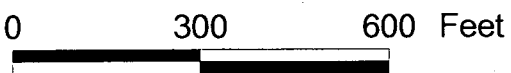
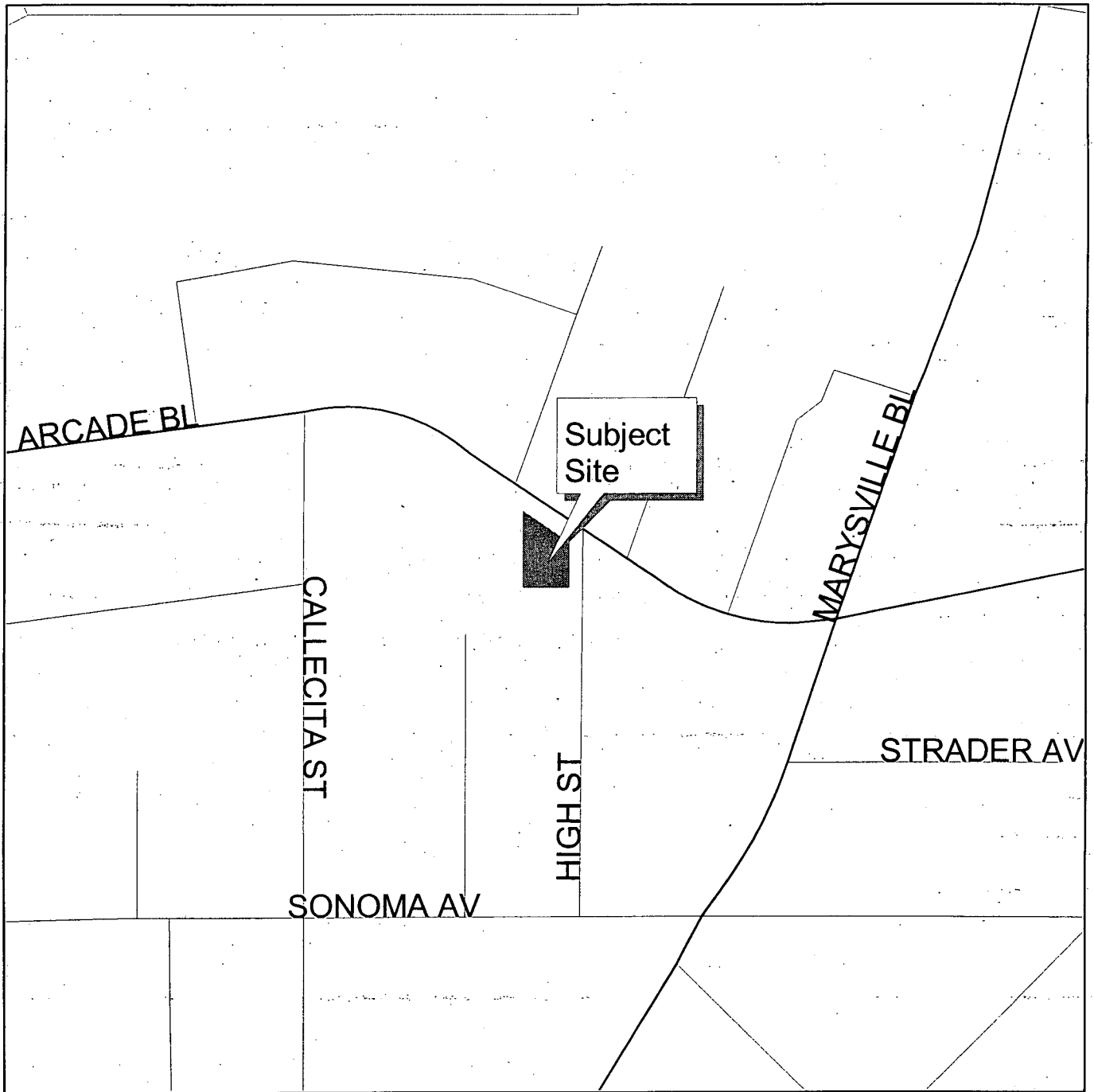
CITY UTILITIES:

7. Provide separate metered domestic water services to each parcel. 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.
8. Provide separate sanitary sewer services to each parcel to the satisfaction of the Department of Utilities. The applicant should be advised that the tap record research for any existing services, 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.

BUILDING DIVISION

9. Any existing underground sewer or electrical lines that cross property lines shall either be removed or rerouted.

ADVISORY NOTES:



Development Services
Department

Geographic
Information
Systems


Vicinity Map



Z05-018

March 30, 2005

Item 5

Development Services
Department

Geographic
Information
System

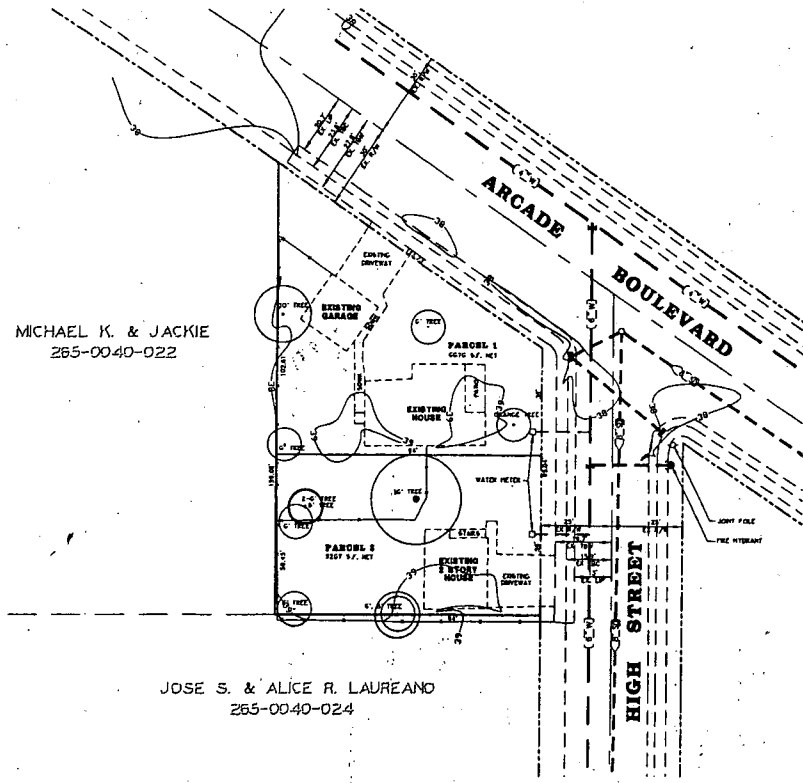
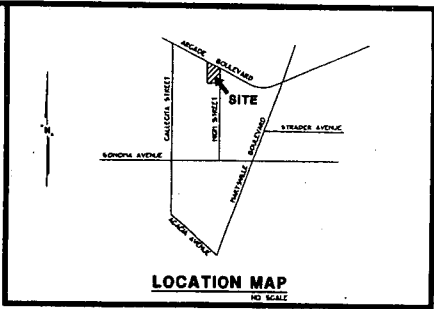
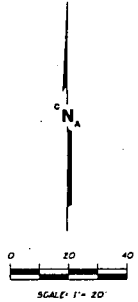
Land Use & Zoning



Z05-018

March 30, 2005

ITEM 5



TENTATIVE PARCEL MAP FOR 3175 & 3181 HIGH STREET

CITY OF SACRAMENTO
JANUARY, 2005

STATE OF CALIFORNIA
SCALE: 1" = 20'

CNA ENGINEERING INC.
SHEET 1 OF 1

OWNER: KEN CHING 10118 FAR OAKS BLVD. FAR OAKS, CA. 95628 PHONE: (916) 410-6668	DEVELOPER: KEN CHING 10118 FAR OAKS BLVD. FAR OAKS, CA. 95628 PHONE: (916) 410-6668	ENGINEER: CNA ENGINEERING INC. 2575 VALLEY RD SACRAMENTO, CA 95821 PHONE: (916) 485-3746	PARCEL NO. 265-0040-023
PRESENT USE: 2 SINGLE FAMILY LOTS ZONING RE PARCEL 1 AC. GROSS= 0.27 AC. NET= 0.15 PARCEL 2 AC. GROSS= 0.15 AC. NET= 0.12	PROPOSED USE: 2 SINGLE FAMILY LOTS ZONING RE PARCEL 1 AC. GROSS= 0.27 AC. NET= 0.15 PARCEL 2 AC. GROSS= 0.15 AC. NET= 0.12	SEWER DISPOSAL: CITY OF SACRAMENTO	ELECTRICITY: S.H.U.D.
SCHOOL DISTRICT: CITY OF SACRAMENTO	FIRE DISTRICT: CITY OF SACRAMENTO	PARK DISTRICT: CITY OF SACRAMENTO	WATER: CITY OF SACRAMENTO
FLOOD CONTROL AND STORM DRAINAGE: CITY OF SACRAMENTO			

REVISED

REC'D MAR 17 2005

705-018

BENCHMARK ELEV.:	NO.	DESCRIPTION	ENCR. INT.	CITY APPROVAL APPROVED BY DATE	SCALE	DRAFTED BY: RHM			CNA ENGINEERING INC. CIVIL ENGINEERING; LAND SURVEYING; PLANNING; STRUCTURAL DESIGN PHONE: (916) 485-3746 2575 VALLEY ROAD, SACRAMENTO, CA 95821	TENTATIVE PARCEL MAP FOR: 3175 & 3181 HIGH STREET CITY OF SACRAMENTO STATE OF CALIFORNIA	SHEET 1 OF 1 SHEETS FILE NO.: 041207P
				HORIZ: 1" = 20'	DESIGNED BY: SJM						
				VERT: 1" = N/A	CHECKED BY: ED						
				F.L.D. BK: 1" = N/A	DATE: 1/24/2004						
					ASSESSOR'S PARCEL NO.: 265-0040-013						

EXHIBIT A