

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

ACTION OF THE ZONING ADMINISTRATOR

On Wednesday, February 16, 2005, the Zoning Administrator approved with conditions a tentative map and a subdivision modification to subdivide one parcel into three parcels in the Multi Family (R-2A) zone for the project known as (File Z04-263). 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 three parcels on 0.49± undeveloped acres in the Multi-Family (R-2A) zone.
2. **Subdivision Modification** to create two parcels less than 100 feet deep (Parcel B and C).

Location: 3701 Norwood Avenue (D2, Area 4)

Assessor's Parcel Number: 250-0331-007

Applicant: Slooten Consulting {Contact: Hiru Desai}
4740 Northgate Boulevard #125
Sacramento, CA 95834

Property Owner: Feister Construction
1220 Melody Lane
Roseville, CA 95678

Project Planner: Lindsey Alagozian

General Plan Designation: Medium Density Residential 16-29 du/na
North Sacramento
Community Plan Designation: Residential 11-29 du/na
Existing Land Use of Site: Vacant
Existing Zoning of Site: Multi Family (R-2A) zone

Surrounding Land Use and Zoning:

North: R-2A; Residential
South: R-3; Residential
East: R-1; Commercial
West: R-3; Residential

Property Dimensions: 90 feet by 147 feet
Property Area: 0.49 ± acres
Topography: Flat
Street Improvements: Existing
Utilities: Existing

Project Plans: See Exhibit A

Previous Files: None

Additional Information The applicant is requesting to subdivide one parcel into three parcels in the Multi Family (R-2A) zone. Currently the site is vacant. The applicant is requesting to subdivide the parcel into three parcels for a future multi family development. The applicant has submitted an exhibit demonstrating that with the parcel split, the property could be developed in accordance with the multi-family regulations of the zone. The exhibit is a potential future multi-family development that is not proposed at this time, but is consistent with driveway concerns identified by Development Engineering and Finance off Norwood Avenue.

The project requires approval of the Zoning Administrator for a three parcel Tentative Map. Two parcels will be less than 100 feet deep (Parcels B and C); therefore, a Subdivision Modification is required to create two substandard sized lots. The project is located within the vicinity of the Del Paso Heights Improvement Association and the Terrace Manor Association. Staff sent early project notification to the associations, but received no comments on the project. The site was posted and property owners within 100 feet of the project site were notified of the proposal. Staff received no phone calls regarding the project.

Subdivision Review Committee: The proposed map was heard at the Subdivision Review Committee (SRC) on December 15, 2004. During the hearing minor changes were made to the proposed conditions of approval. Both the applicant and the Committee accepted all conditions. 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 approved for this project (Z04-263). 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. 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 Development Engineering & Finance Division. 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 design and installation of ornamental streetlights.
5. Repair or replace/reconstruct existing deteriorated curb, gutter, and sidewalk along Norwood Avenue, fronting the property, per City standards to the satisfaction of the Development Engineering & Finance Division.
6. The design of walls, fences, signage, 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 at maturity. The Development Engineering and Finance Division shall determine the area of exclusion.

PUBLIC/PRIVATE UTILITIES

7. 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

8. Provide separate metered domestic water services to each parcel. Any excess services must be abandoned to the satisfaction of the Department of Utilities. Construction of new services may be deferred until the time of building permit.
9. Provide separate sanitary sewer services to each parcel to the satisfaction of the Department of Utilities. Construct a new 8" sewer main in Morey Avenue to serve Parcel B. Construction of new services may be deferred until the time of building permit.
10. 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 the site. 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. Parcel A shall be graded to drain to Norwood Avenue, Parcel B shall be graded to drain to Morey Avenue, and Parcel C shall be graded to drain to Norwood and/or Morey Avenue.
11. 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.

12. 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.
13. 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.

PPDD: Parks

14. 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.
15. 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).

ADVISORY NOTES:

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

16. 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.
17. Existing Sacramento Regional County Sanitation District (SRCSD) facilities serving this proposed project are capacity constrained. Ultimate capacity will be provided by construction of the Lower Northwest and Upper Northwest Interceptors, currently scheduled for completion in 2010. SRCSD is working to identify potential interim projects to provide additional capacity. SRCSD and County Sanitation District 1 (CSD-1) will issue sewer permits to connect to the system if it is determined that capacity is available and the property has met all other requirements for service. This process is "first come, first served". There is no guarantee that capacity will be available when actual requests for sewer service are made. Once connected, the property has the entitlement to use the system. However, its entitlement is limited to the capacity accounted for by the payment of the appropriate SRCSD fees.

18. Developing this property may require the payment of additional sewer impact fees. Applicant should contact the Fee Quote Desk at 876-6100 for sewer impact fee information.

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 Medium Density Residential 16-29 du/na and Residential 11-29 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.

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.

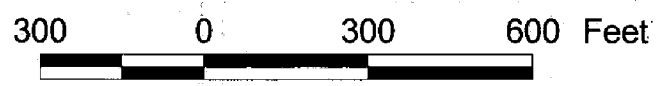
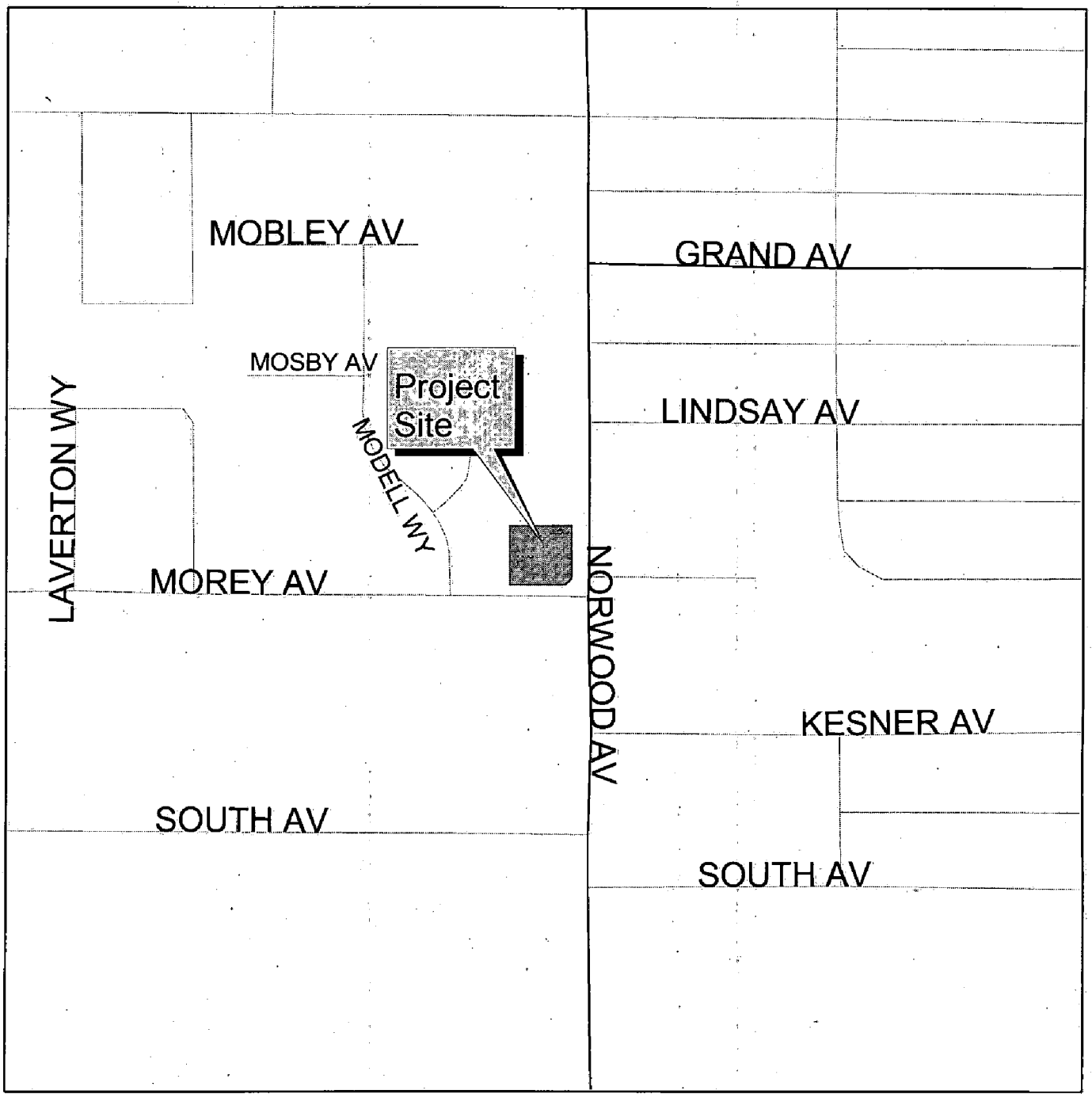



Joy D. Patterson
Zoning Administrator

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

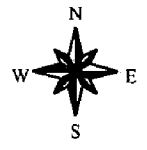
cc: File (original)
ZA Log Book
Applicant
Public Works (Jerry Lovato)

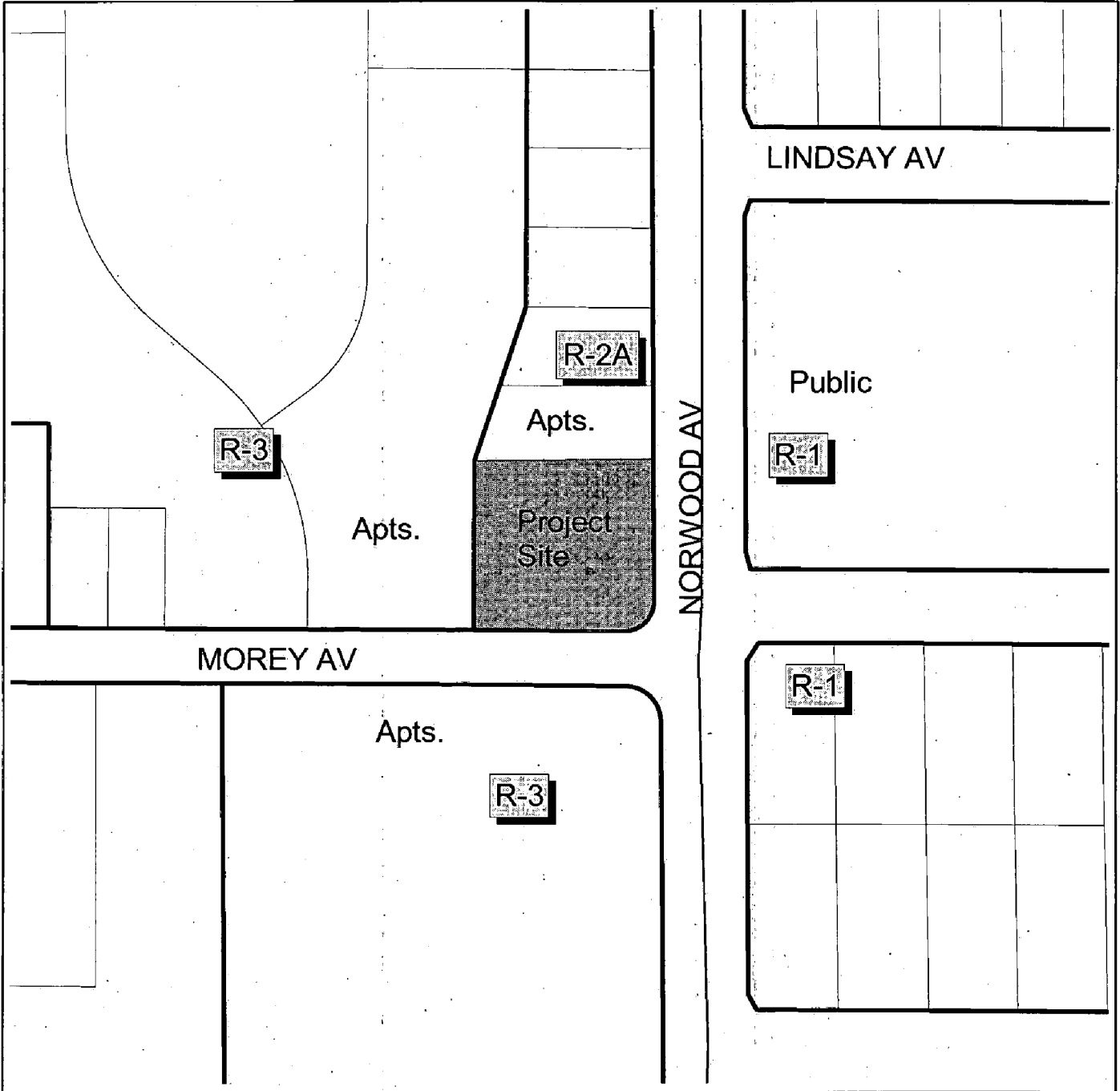




Development Services
Department

Geographic
Information
Systems

Vicinity Map



Development Services
Department

Geographic
Information
System

Land Use & Zoning



