

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

**ACTION OF THE ZONING ADMINISTRATOR**

On Thursday, March 23, 2006, the Zoning Administrator approved with conditions a tentative map and two subdivision modifications to create four parcels for the project known as Z05-326. Findings of Fact and conditions of approval for the project are listed on pages 2-6.

**Project Information**

- Request:      1.    **Zoning Administrator Tentative Map** to subdivide two parcels into four parcels totaling 0.60 partially developed acres in the Single Family Residential (R-1).
2.    **Zoning Administrator Subdivision Modification** to create three interior lots less than 52 feet wide (Parcels A, C, and D).
3.    **Zoning Administrator Subdivision Modification** to create one interior lot less than 5,200 square feet in area (Parcel C).

Location:      2723 & 2733 Altos Ave (D2, Area 4)

Assessor's Parcel Number: 263-0142-015, 031

Applicant:     CNA Engineering (Attn: Steve Norman)  
                  2575 Valley Road  
                  Sacramento, CA 95821

Property       Candace Nigg  
Owner:        2625 Crosby Way  
                  Sacramento, CA 95815

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

Surrounding Land Use and Zoning:

North:        R-1; Single Family Residential and Vacant  
South:        R-1; Single Family Residential

East: R-1; Vacant  
 West: R-1; Multi-Family Residential

Property Dimensions: Irregular  
 Property Area: 0.60<sub>±</sub> acres  
 Topography: Flat  
 Street Improvements: Existing  
 Utilities: Existing

Project Plans: Exhibit A

Previous Files: None

Additional Information: The applicant proposes to subdivide two interior parcels into four parcels for the purpose of development. The parcel has one single family house that will be retained and a shed on a future lot. The site is on the west side of Altos Avenue. The northern and southern most parcels (Parcels A and D) will be flag lots with a 20 foot access strip to the street. Parcels A, C, and D will have less than the required 52 foot width. Parcel C will also be less than the required 5,200 square feet in area. The Subdivision Code requires all interior lots to have a width of 52 feet and a minimum of 5,200 square feet of total area. The applicant is requesting subdivision modifications to create the three lots that do not meet the required width and one lot that does not meet area size. The lots meet the remaining subdivision code requirements for size and area.

The project was noticed and staff received one call requesting additional information.

Subdivision Review Committee: The proposed map was heard at the Subdivision Review Committee on March 1, 2006. 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.

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. 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 and Finance Division. Improvements required shall be determined by the city. The City shall determine improvements required for each phase prior to recordation of each phase. 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 street lighting and the repair or replacement/reconstruction of any existing deteriorated curb, gutter and sidewalk per City standards to the satisfaction of the Development Engineering and 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 and 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 way.
7. Dedicate the South 10 feet of Parcel D as a public utility easement for overhead and underground facilities and appurtenances.

**CITY UTILITIES:**

8. Provide the required fire hydrants in accordance with CFC 903.4.2 and Appendix III-B, Section 5.
9. Provide separate metered domestic water services to each parcel. Any excess services must be abandoned to the satisfaction of the Department of Utilities. If no frontage improvements are required, construction of new services may be deferred until the time of building permit.
10. Residential water taps shall be sized per the City's Building Department on-site plumbing requirements (water taps may need to be larger than 1-inch depending on the length of the house service, number of fixture units, etc).
11. A new fire hydrant will be required to the satisfaction of the Department of Utilities and the Fire Department.
12. Water meter boxes located in driveways shall be as follows: (1) for 1-inch domestic water service, Christy traffic box B1324 (H/20 loading) with reading lid B1324-61GH and (2) for 1.5-inch domestic

water service, Christy traffic box B1730 (H/20 loading) with reading lid B1730-51G.

13. Provide separate sanitary sewer services to each parcel to the satisfaction of the Department of Utilities. If no frontage improvements are required, construction of new services may be deferred until the time of building permit. Sewer service to Parcel A shall be to the existing main along the north property line of Parcel A.
14. 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. 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. Each new lot shall be graded to drain independently to Altos Avenue. 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. The drainage condition shall be to the satisfaction of the Department of Utilities.
15. 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 improvement plans. These plans shall also show the methods to control urban runoff pollution from the project site during construction.
16. 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**

17. Payment of In-lieu Park Fee: Pursuant to Sacramento City Code Chapter 16.64 (Parkland Dedication) the applicant shall pay to City an in-lieu park fee in the amount determined under SCC §§16.64.040 and 16.64.050 equal to the value of land prescribed for dedication under 16.64.030 and not satisfied by dedication.
18. Maintenance District: The applicant shall initiate and complete the formation of a parks maintenance district (assessment or Mello-Roos special tax district), or annex the project into an existing parks maintenance district. The applicant shall pay all city fees for formation of or annexation to a parks maintenance district. (Contact Development Services Department, Special Districts, Project Manager. In assessment districts, the cost of neighborhood park maintenance is equitably spread on the basis of special benefit. In special tax districts, the cost of neighborhood park maintenance is spread based upon the hearing report, which specifies the tax rate and method of apportionment.)

**ADVISORY NOTES:**

19. The furthest projection of the exterior wall of a building shall be accessible from within 150 ft of an approved Fire Department access road and water supply as measured by an unobstructed route around the exterior of the building. (CFC 902.2.1)
20. 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.

21. Any proposed development plans should provide for unrestricted utility access and prevent easement encroachments that might impair the safe and reliable maintenance and operation of PG&E's facilities.
22. Gas service may be available to this project if desired. The developer should contact PG&E's Service Planning Department at (916) 386-5112 as soon as possible to coordinate construction so as not to delay the project.
23. The subject property is outside the boundaries of CSD-1 but within the Urban Service Boundary and the Sacramento Regional County Sanitation District (SRCSD) shown on the Sacramento County General Plan. City Utilities Department approval will be required for sewage service.
24. As per City Code, the applicant will be responsible to meet his/her obligations regarding:
  - 1) Title 16, 16.64 Park Dedication / In Lieu (Quimby) Fees, due prior to approval of the final map. The Quimby fee due for this project is estimated at \$2,860. This is based on 1 new single family residential unit and an average land value of \$160,000 per acre for Planning Area Airport/ Meadowview, plus an additional 20% for off-site park infrastructure improvements, less 0 acres in land dedication. Any change in these factors will change the amount of the Quimby fee due. The final fee is calculated using factors at the time of payment.
  - 2) Title 18, 18.44 Park Development Impact Fee, due at the time of issuance of building permit. The Park Development Impact Fee due for this project is estimated at \$4,378. This is based on 1 home at \$4,378. Any change in these factors will change the amount of the PIF due. The fee is calculated using factors at the time that the project is submitted for building permit.
  - 3) Community Facilities District 2002-02, Neighborhood Park Maintenance CFD Annexation.

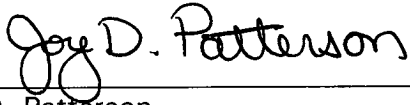
Findings of Fact-Tentative Map:

1. None of the conditions described in Government Code Section 66474, subsection (a) through (g), inclusive, exist with respect to the proposed subdivision.
2. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City's General Plan, and Chapter 16 of the City Code, which is a Specific Plan of the City. The City's General Plan designates the site as Low Density Residential (4-15 du/na) and the North Sacramento Community plan designates the site as Residential (4-8 du/na).
3. The site is physically suitable for the type of development proposed and suited for the proposed density.
4. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife their habitat.
5. The design of the subdivision or the type of improvements are not likely to cause serious public health problems.
6. The design of the subdivision or the type of improvements will not conflict with easements, acquired

by the public at large, for access through or use, of, property within the proposed subdivision.

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.



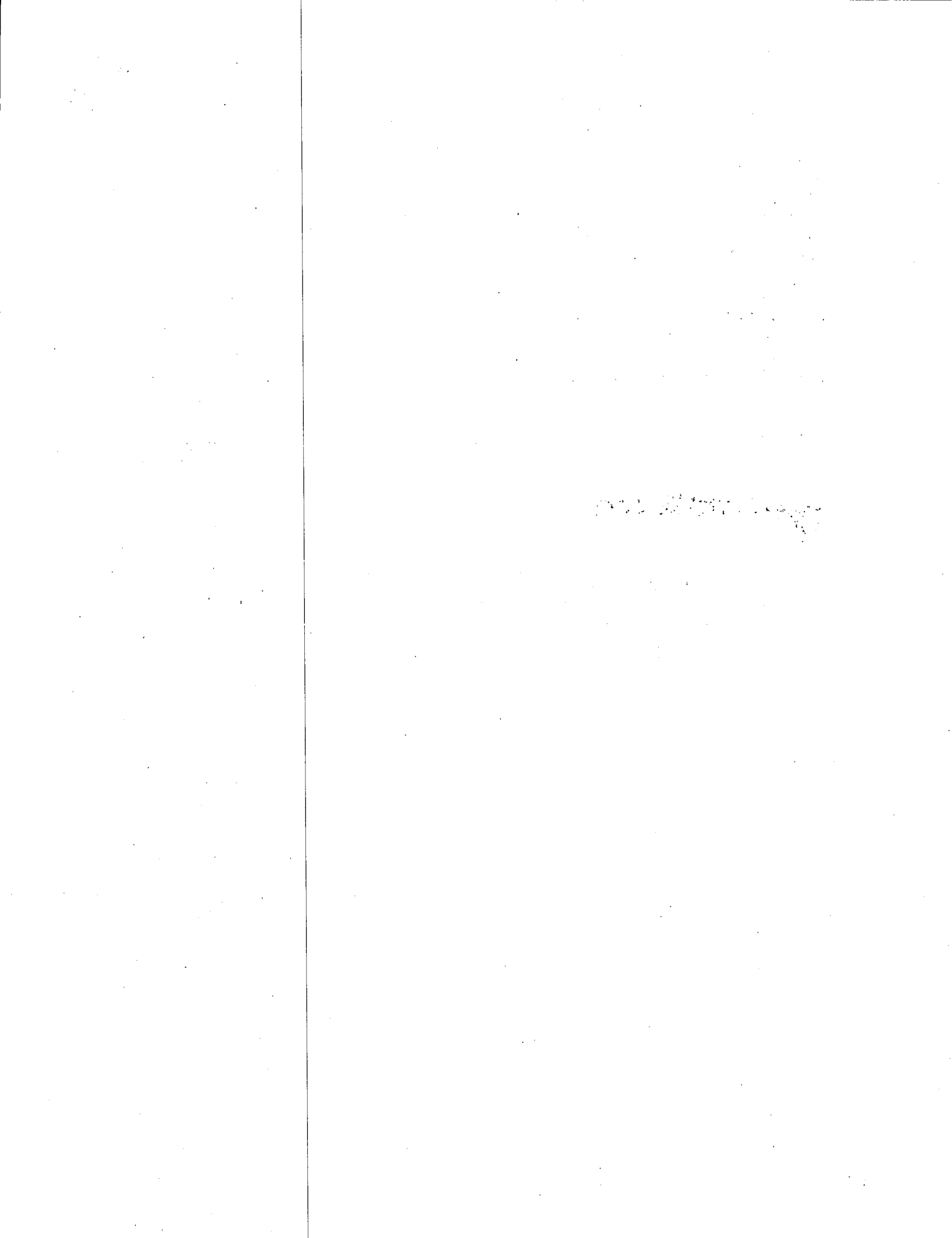
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Joy D. Patterson  
Zoning Administrator

The Tentative Map that is granted must be finalized within three 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)      Owner





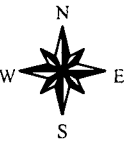
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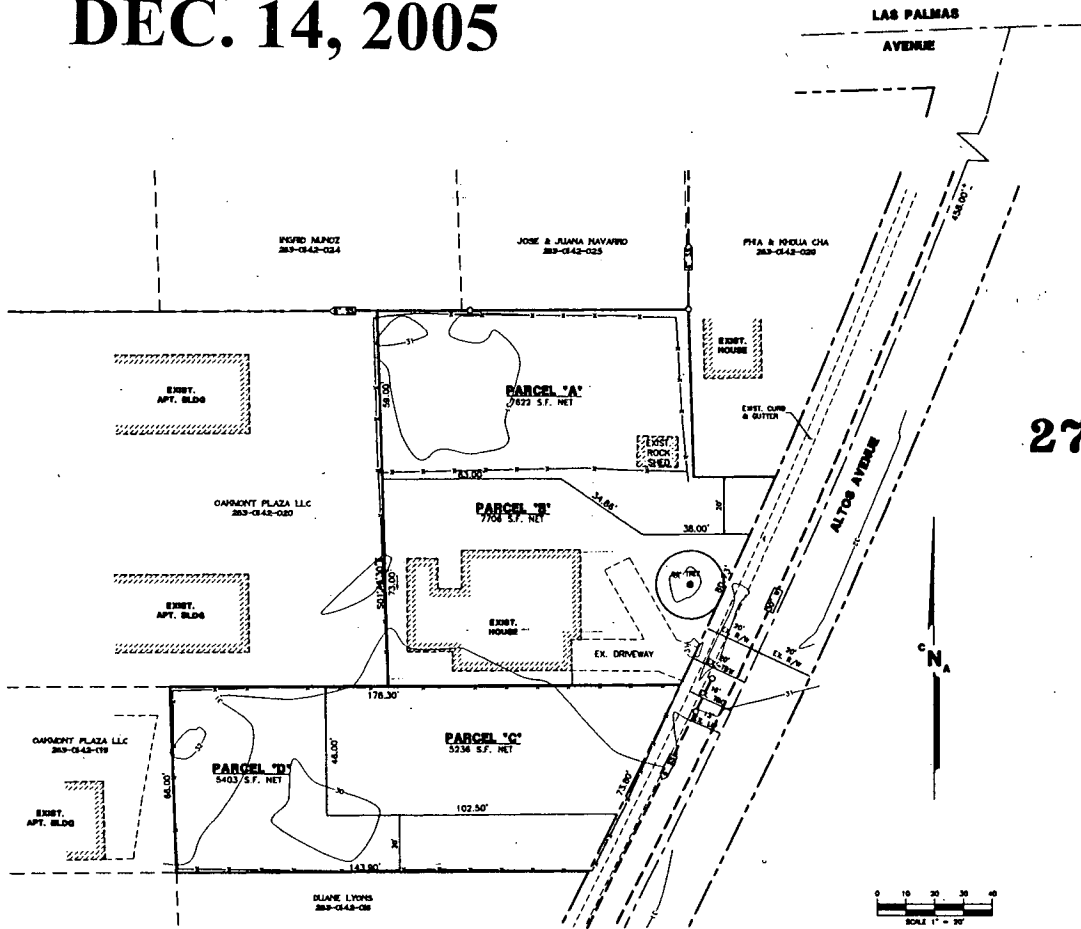
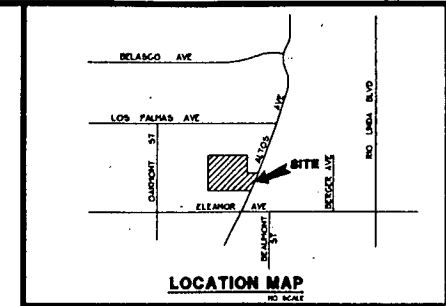
Development Services  
Department

Geographic  
Information  
System

# Land Use & Zoning



# Z05-326 DEC. 14, 2005



## TENTATIVE PARCEL MAP FOR 2723 & 2733 ALTOS AVENUE

CITY OF SACRAMENTO  
SEPTEMBER, 2005

CNA ENGINEERING INC.  
SHEET 1 OF 1

STATE OF CALIFORNIA  
SCALE: 1" = 20'

OWNER	DEVELOPER	ENGINEER	PARCEL NO.
CARDACE HCG 2733 ALTOS AVENUE SACRAMENTO, CA PHONE: (916) 203-5307	CNA ENGINEERING INC. 2575 VALLEY RD SACRAMENTO, CA 95811 PHONE: (916) 485-3746	CNA ENGINEERING INC. 2575 VALLEY RD SACRAMENTO, CA 95811 PHONE: (916) 485-3746	263-0142-031 263-0142-015
PRESENT USE	PROPOSED USE	SEWER DISPOSAL	ELECTRICITY
2 SINGLE FAMILY LOTS 1/2 & 1 HOME R1 PARCEL 1 AC. GROSS= 0.38 PARCEL 2 AC. GROSS= 0.24	4 SINGLE FAMILY LOTS R1 PARCEL A AC. GROSS= 0.17 PARCEL B AC. GROSS= 0.18 PARCEL C AC. GROSS= 0.12 PARCEL D AC. GROSS= 0.12	CITY OF SACRAMENTO	5/HUD.
SCHOOL DISTRICT	FIRE DISTRICT	PARK DISTRICT	WATER
CITY OF SACRAMENTO	CITY OF SACRAMENTO	CITY OF SACRAMENTO	CITY OF SACRAMENTO
FLOOD CONTROL AND STORM DRAINAGE			
CITY OF SACRAMENTO			

EXHIBIT A

BENCHMARK ELEV.: 33.484 SAC. CITY B.N. NO.: 277-H5A MULTI MARK TOWER BASE NORTH OF ELEANOR AVENUE, BETWEEN TRACTION AVENUE AND ALTOS AVENUE.	NO. 1 DESCRIPTION	COUNTY APPROVAL APPROVED BY DATE	SCALE HORIZ. 1" = 20' VERT. 1" = N/A FLD BK.:	DRAWN BY: JLD DESIGNED BY: SJM CHECKED BY: CO DATE: 9/26/2005	ASSESSOR'S PARCEL NO.: 263-0142-031/015
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**CNA ENGINEERING INC.**  
CIVIL ENGINEERING/LAND SURVEYING-PLANNING-STRUCTURAL DESIGN  
PHONE: (916) 485-3746  
2575 VALLEY ROAD, SACRAMENTO, CA 95821

**TENTATIVE SUBDIVISION MAP FOR:  
2733 ALTOS AVENUE**  
CITY OF SACRAMENTO STATE OF CALIFORNIA

DATE PLOTTED: 12/14/05 P.L. 0058.DWG	SHEET <b>1</b> of <b>1</b> SHEETS FILE NO.: 0056
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