

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

**ACTION OF THE ZONING ADMINISTRATOR**

On Wednesday, July 21, 2004, the Zoning Administrator approved with conditions a tentative map to create two new parcels (File Z04-149). Findings of Fact and conditions of approval for the project are listed on pages 2-3.

**Project Information**

Request: **Zoning Administrator Tentative Map** to subdivide one parcel into two parcels totaling 0.39± developed acres in the Single Family Residential, Executive Airport Overlay-4 (R-1){EA-4} zone.

Location: 3170 and 3180 35<sup>th</sup> Avenue (D5 Area 3)

Assessor's Parcel Number: 025-0201-040

Applicant: German Engineering (Hugh McWilliams)  
3000 Franklin Blvd  
Sacramento, CA 95818

Property Owner: Timothy and Helga Lee  
7727 River Landing Drive  
Sacramento, CA 95831

Project Planner: Sandra Yope

General Plan Designation: Low Density Residential (4-15 du/na)  
South Sacramento

Community Plan Designation: Residential (4-8 du/na)

Existing Land Use of Site: Residential

Existing Zoning of Site: Single Family Residential, Executive Airport Overlay-4 (R-1){EA-4}

**Surrounding Land Use and Zoning:**

North: R-1 {EA-4}; Single Family Residential  
South: R-1 {EA-4}; Single Family Residential  
East: R-1 {EA-4}; Two Family Residential  
West: R-1 {EA-4}; Single Family Residential

Property Dimensions: 143.11 feet x 119.43 feet

Property Area: 0.39± acres

Topography: Flat

Street Improvements: Existing

Utilities: Existing

Project Plans: Exhibit A

Previous Files: P3030

Additional Information: The applicant proposes to subdivide one parcel into two parcels for financing purposes. The site is developed with two single family houses and one duplex. The proposed property line will create two lots with two single family residences on the east parcel and the duplex on the west parcel. Both lots will exceed the Subdivision Code size and area requirements.

The project was noticed and staff received no calls.

Subdivision Review Committee: The proposed map was heard at the Subdivision Review Committee on July 7, 2004. 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. Repair or replace/reconstruct any existing deteriorated curb, gutter and sidewalk fronting the property per City standards to the satisfaction of the Department of Development Services.

**PUBLIC /PRIVATE UTILITIES:**

4. Dedicate a 2-foot public utility easement for overhead facilities and appurtenances to cover the existing service facilities crossing over the Property lines.

**CITY UTILITIES:**

5. Current utility records indicate water services crossing property lines. The applicant shall verify the location of existing water and sewer services. New water services shall be connected to the water main in 35<sup>th</sup> Avenue.
6. No water services shall cross property lines. Only one domestic water service is allowed per parcel.

Any new domestic water services shall be metered and shall be connected to the water main in 35<sup>th</sup> Avenue. Abandon any excess water services;

7. Any sanitary sewer services that cross property lines shall be relocated or a private sewer easement shall be obtained

**ADVISORY NOTE:**

8. The proposed project is located in the 100-year floodplain, designated as an A99 zone on the Federal Emergency Management Agency (FEMA) Federal Insurance Rate Maps (FIRMs) that have been revised by a Letter of Map Revision effective May 22, 2000. Within the A99 zone, there are no requirements to elevate or flood proof.

Findings of Fact-Tentative Map:

1. The Tentative Subdivision Map is consistent with the General Plan and the South Sacramento Community Plan which designates the subject site as Low Density Residential (4-15 du/na) and Residential (4-8 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 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.

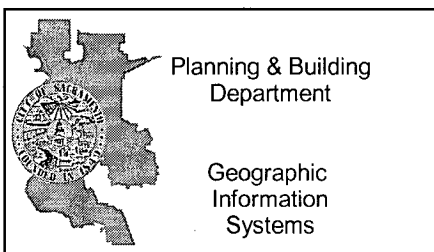
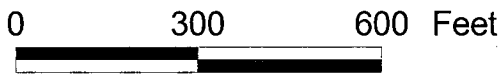
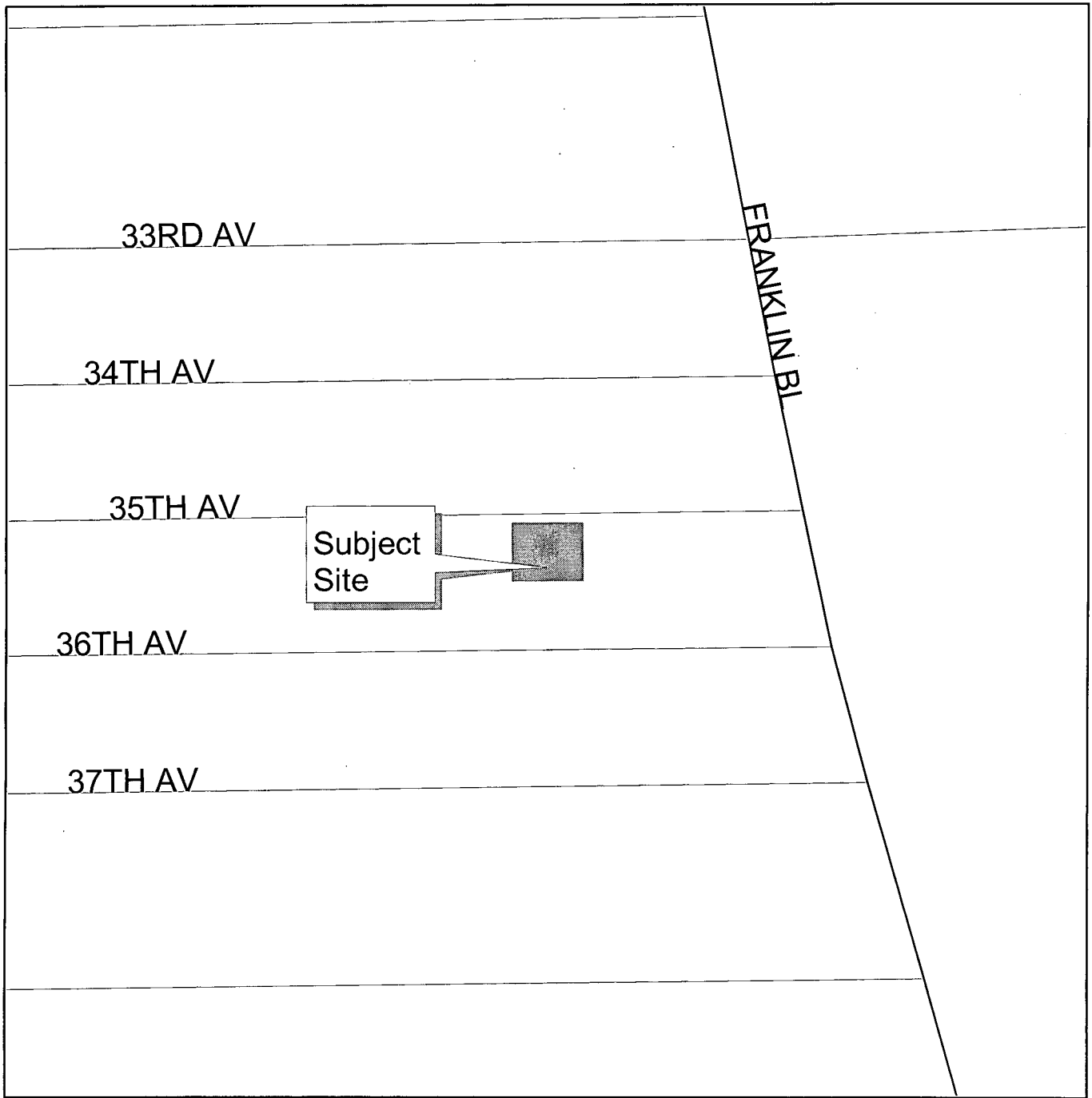


Joy D. Patterson  
Zoning Administrator

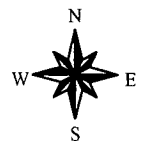
The Tentative Map that is granted must be finalized within two years after such tentative map is approved. If such map is not so finalized the Tentative Map shall be deemed to have expired and shall be null and void. The decision of the Zoning Administrator may be appealed to the Planning Commission. 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)



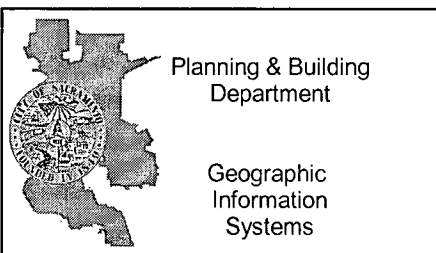
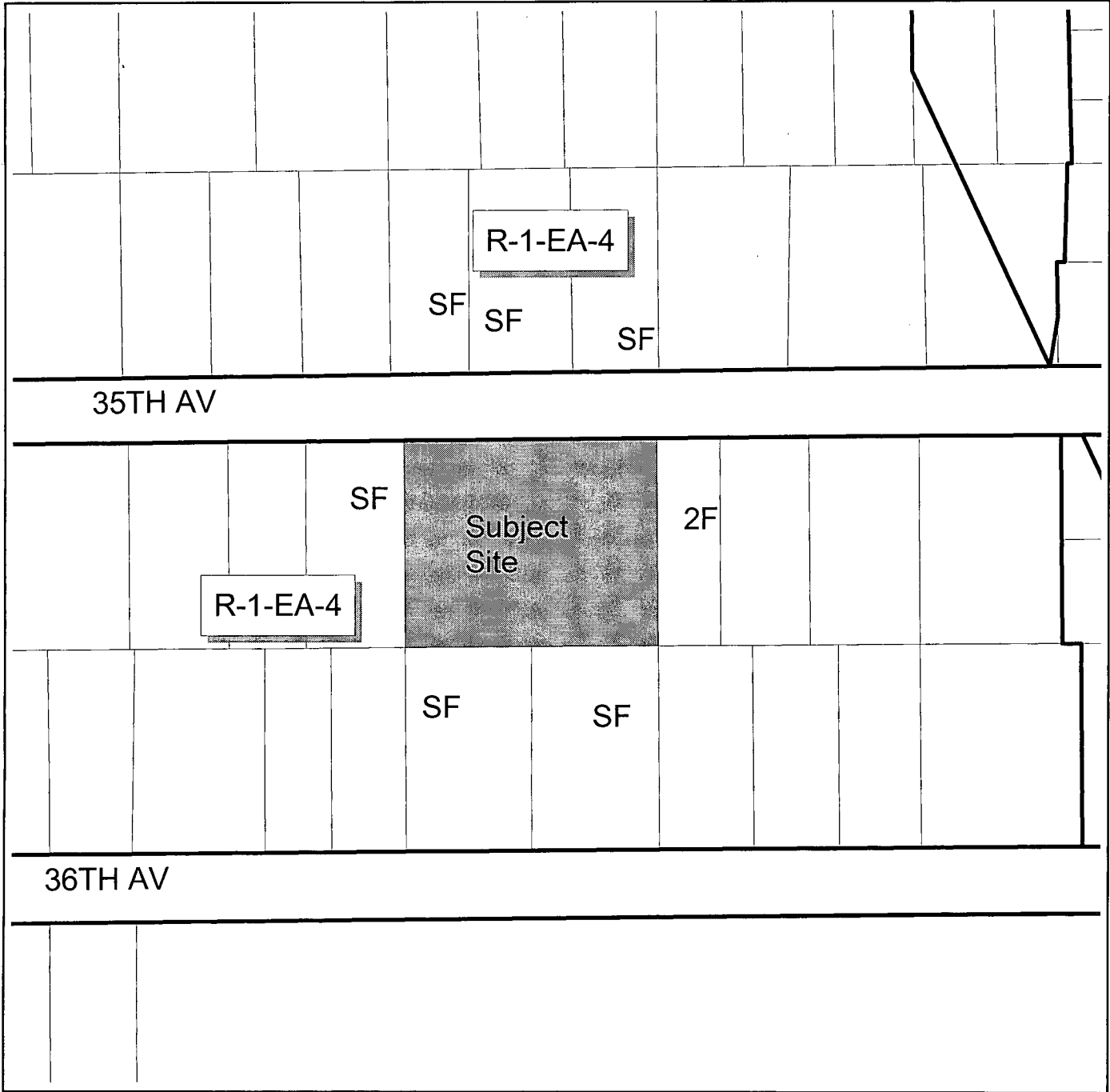
## Vicinity Map



Z04-149

July 21, 2004

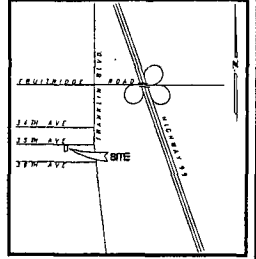
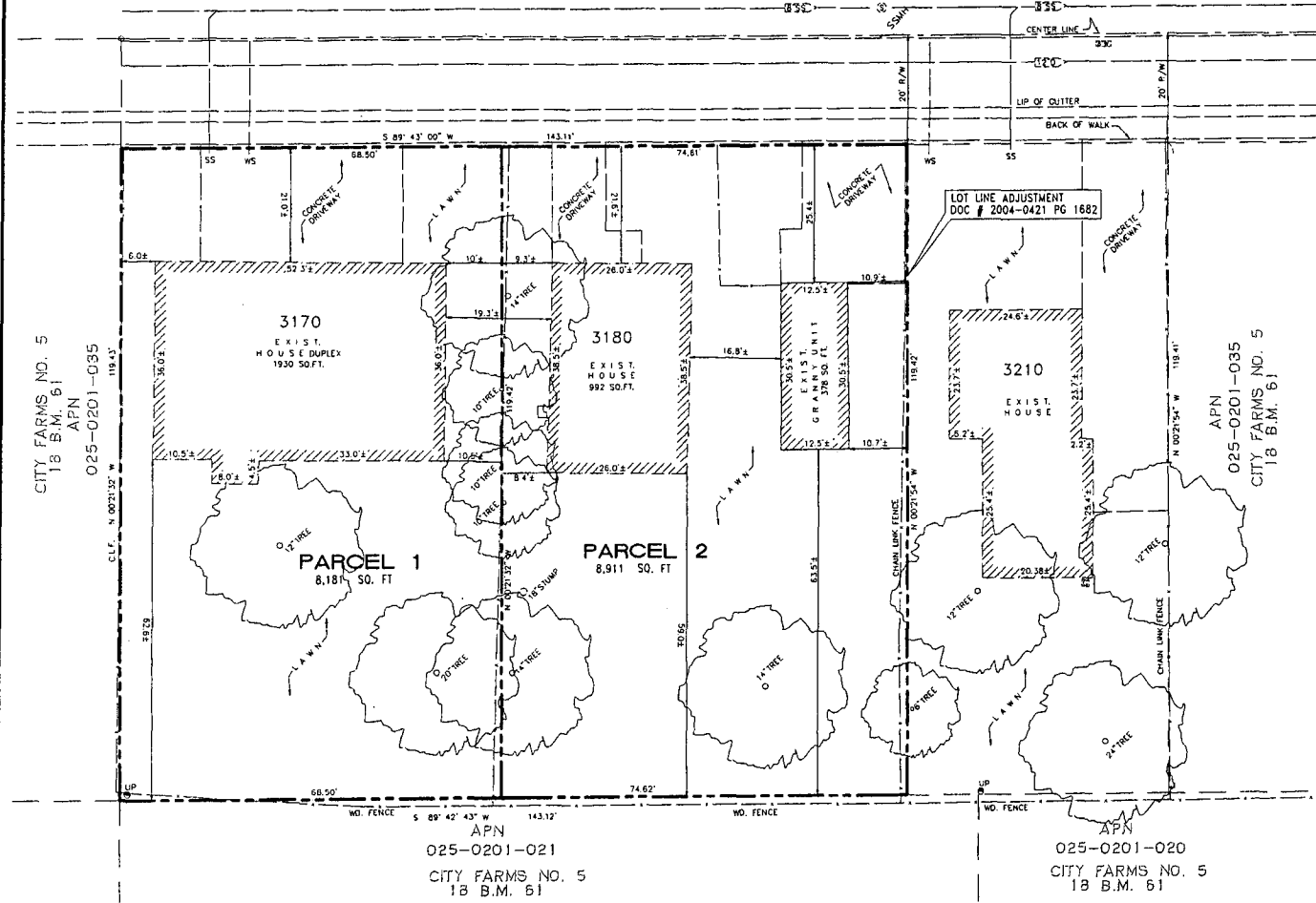
Item 6



# Land Use & Zoning



35 TH AVE.



SITE DATA

OWNER & SUBOWNER: TIMOTHY & HELGA LEE  
 6355 RIVERSIDE BLVD.  
 SACRAMENTO CA. 95831

ENGINEER: GERMAN ENGINEERING  
 3000 FRANKLIN BLVD.  
 SACRAMENTO CA. 95818

IMPROVEMENTS: AS REQUIRED BY SAC. CO.  
 PUBLIC WORKS DEPT.

EXISTING USE: RES. TWO SINGLE FAMILY UNITS

PROPOSED USE: RES. TWO SINGLE FAMILY UNITS

EXISTING ZONING: R-1 EA-4

PROPOSED ZONING: R-1 EA-4

ASSESSORS PARCEL NO.: 025-0201-040 & 041

EXIST. SEWAGE DISPOSAL: SACRAMENTO COUNTY

EXIST. WATER SUPPLY: CITY OF SACRAMENTO

DRAINAGE: CITY OF SACRAMENTO

FIRE PROTECTION: SAC. METRO FIRE DISTRICT

SCHOOL DISTRICT: SAC. CITY UNIFIED SCHOOL DIST.

PARK DISTRICT: SACRAMENTO COUNTY PARKS DISTRICT

NO. OF LOTS PROPOSED: 2 LOTS

LOT SIZE/AREAS:  
 PARCEL 1 = 8181 SQ. FT.  
 PARCEL 2 = 8911 SQ. FT.

LEGEND

- S --- STORMDRAIN LINE & SIZE
- SS --- STORMDRAIN LINE
- S --- SANITARY SEWER MANHOLE
- S --- GAS METER
- W --- WATER MAIN
- JAW --- UTILITY POLE & ANCHOR WIRE
- SS --- SEWER SERVICE
- WS --- WATER SERVICE
- --- PROPOSED LOT CORNER

NOTES

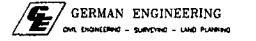
1. UTILITIES SHOWN HEREON ARE BASED ON VISUAL SURFACE LOCATION ONLY. IT IS CAUTIONED THAT ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. (A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND RECORD ALL KNOWN UTILITIES.) HOWEVER, GERMAN ENGINEERING ASSUMES NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF ITS DETERMINATION OF SUCH UNDERGROUND UTILITIES NOR FOR THE EXISTENCE OF OTHER BURIED OBJECTS OR UTILITIES WHICH MAY BE ENCOUNTERED, WHICH ARE NOT SHOWN ON THIS PLAN.



John A. Germon Date

TENTATIVE PARCEL MAP  
 3170, 3180, and 3190 35 TH AVENUE  
 APN 025-0201-040

CITY OF SACRAMENTO CALIFORNIA  
 Scale: 1"=10' Sheet 1 of 1 May 2004



Z04-149

05-28-2004