

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

ACTION OF THE ZONING ADMINISTRATOR

On Wednesday, May 25, 2005, the Zoning Administrator approved with conditions a tentative map to subdivide one parcel containing an existing duplex into two (2) lots in the Standard Single-Family Residential (R-1) Executive Airport Overflight (EA-4) zone to create another lot for a new single-family residence, for the project known as (File Z04-352). Findings of Fact and conditions of approval for the project are listed on pages 2-4.

Project Information

Request: **Zoning Administrator Tentative Map** to subdivide one lot into two (2) lots on 0.37± partially developed acres in the Standard Single-Family Residential (R-1) Executive Airport Overflight (EA-4) zone.

Location: 2537 Wah Avenue (D5, Area 3)

Assessor's Parcel Number: 041-0014-003

Applicant: Raj, Anil N. and Sashi K.
2700 Gardendale Road
Sacramento, CA 95822

Owner: same as above

Project Planner: Philip Reed

General Plan Designation: Low Density Residential 4-15 du/na
Community Plan Designation: Residential 4-8 du/na
Community Plan (CP): Airport Meadowview CP
Existing Zoning of Site: Standard Single-Family (R-1) Executive Airport Overflight (EA-4) zone

Surrounding Land Use and Zoning:

North: R-2B-R (EA-4); multi-family apartments
South: R-2B-R (EA-4); multi-family apartments
East: R-1 (EA-4); single-family homes and duplexes
West: R-1 (EA-4); vacant and single-family dwelling

Existing Land Use of Site: one duplex on the corner

Topography: Flat
Property Area: 0.37± acres
Property Dimensions: approx 114± feet x 165± feet
Street Improvements: existing
Utilities: existing

Previous Files: none

Project Plans: See Exhibit A

Additional Information: The property being split already has a duplex on the corner with a large vacant area adjacent to the north. By splitting the property into two (2) parcels, a new interior lot will be created for construction of a new single-family house, while the existing duplex will remain on its

own corner lot meeting all setback requirements of the zone. Each of the proposed new lots will provide in excess of the minimum dimensions and area for interior and corner lots respectively.

Public notice was sent to all property owners within 100 feet of the subject property and the site was posted. Staff received no calls or other inquiries about the proposed subdivision.

Agency Comments: The proposed project has been reviewed by the City's Utilities, Parks, and Fire Departments, and the Building Division and Development Engineering and Finance (Public Works) Division of the City's Development Services Department, as well as SMUD and other utility agencies. The comments received pertaining to the subdivision have been included as conditions of approval.

Subdivision Review Committee: The proposed map was heard at the Subdivision Review Committee (SRC) on May 11, 2005. There were no changes made at SRC to the proposed conditions and SRC therefore recommended that the project be approved by the Zoning Administrator subject to these conditions, listed below.

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 of Approval (Tentative Map):

NOTE: These conditions shall supersede any contradictory information shown on the Tentative Map approved for this project (Z04-352). 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 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 fronting the property 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 Development Engineering & Finance Division shall determine the area of exclusion.

PUBLIC/PRIVATE UTILITIES

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

7. Connection or reconnection to CSD-1's sewer system shall be required to the satisfaction of CSD-1. Sacramento County Improvement Standards apply to any on and off-site sewer construction.
8. Each parcel and each building with a sewage source shall have a separate connection to the CSD-1 sewer system.

CITY UTILITIES

9. Provide a separate metered domestic water service to parcel 2. Construction of new services may be deferred until the time of building permit. Only one domestic water service is allowed per parcel.

PPDD: Parks

10. 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.
11. 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:

12. The proposed project is located in a FEMA designated A-99 Zone. The site is also within the Morrison Creek 100-year flood plain with a base flood elevation of 15.1 feet. Within the Morrison Creek 100-year flood plain the following regulations will apply: All new residential development, excepting single family residential infill areas will be required to be constructed with the lowest floor, including basement, at or above elevation 15.1 feet, or 3 feet above the highest adjacent grade, whichever is lower. The site is considered single-family residential infill and is therefore exempt from these requirements. Please contact the Department of Utilities at (916) 808-1400 prior to building design for an up-to-date status of the flood zone.
13. Developing this property may require the payment of sewer impact fees. Applicant should contact the Fee Quote Desk at (916) 876-6100 for sewer impact fee information.

Findings of Fact

1. The Tentative Parcel Map is consistent with the General Plan and the Airport Meadowview Community Plan, which designate 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 Parcel Map will not result in the abandonment of any street or utility easement of record.

3. The Tentative Parcel Map will not eliminate or reduce in size the access way to any resulting parcel.
4. The resulting parcels from the Tentative Parcel Map conform to the requirements of the City's Subdivision Ordinance (Title 16 of City Code), the City's General Plan, and the City's Comprehensive Zoning Code.

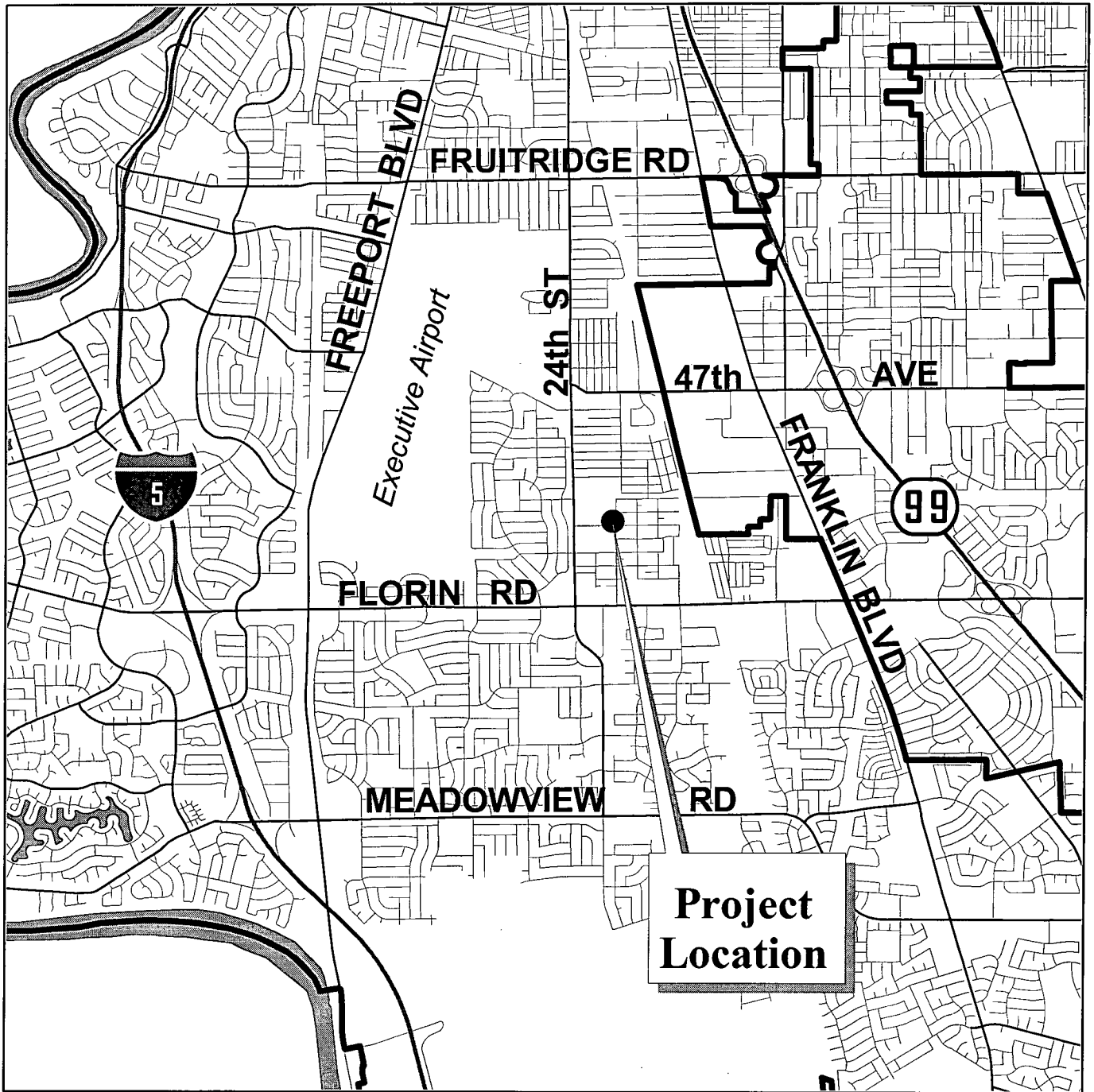


Joy D. Patterson
Zoning Administrator

The Tentative Map that is granted must be finalized within 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 Development Engineering and Finance (Public Works) Division of the City's Development Services Department (Jerry Lovato, 808-7918) after the appeal period is over to submit for a Final Map.

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

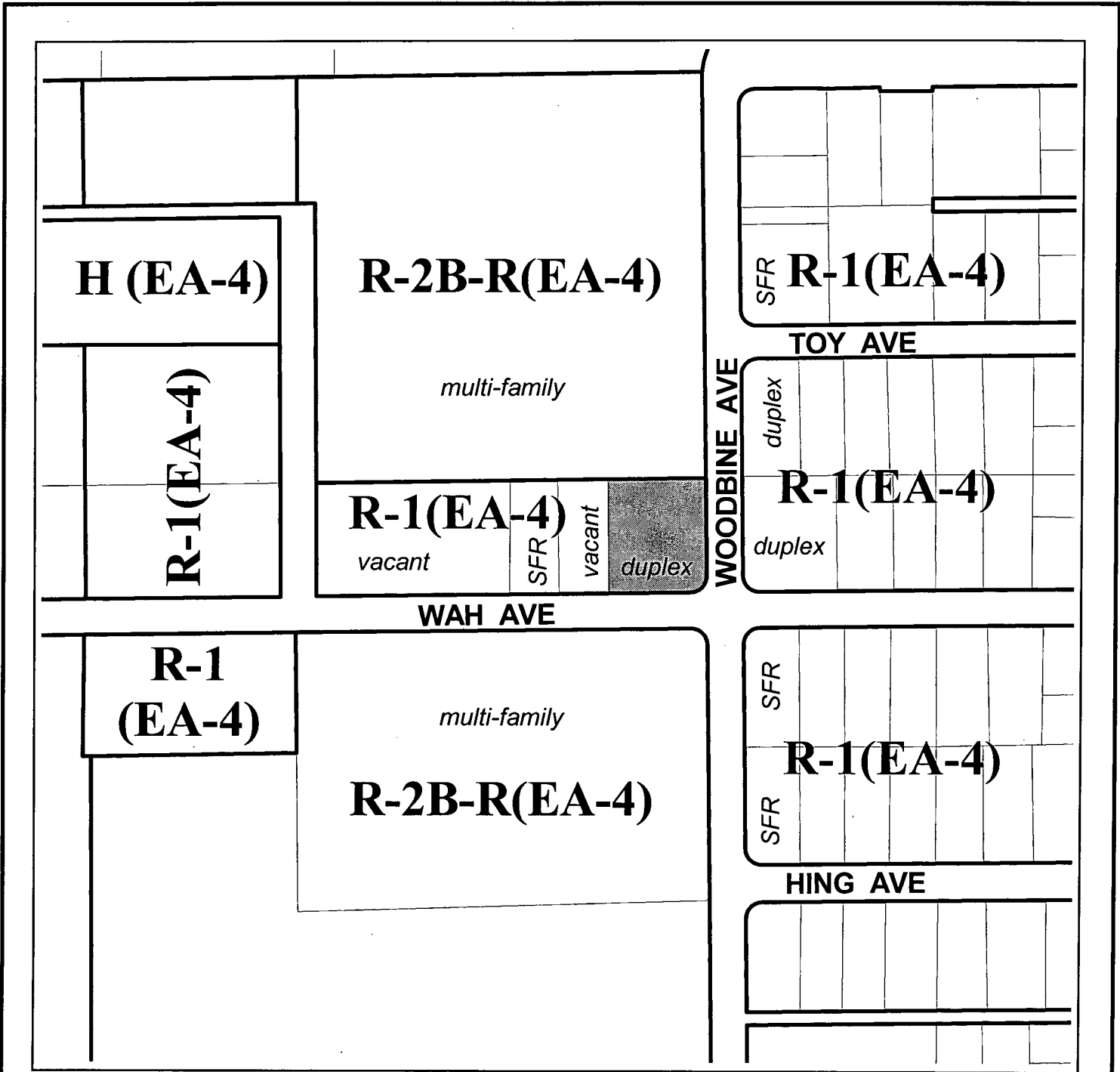


Development Services
Department

Geographic
Information
Systems

Vicinity Map

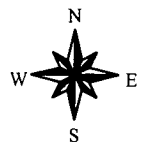
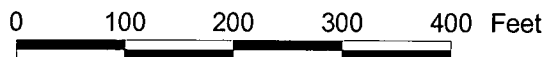


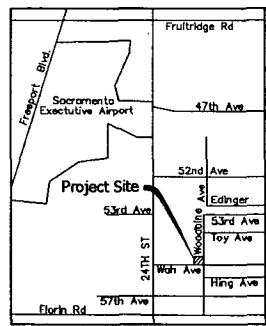
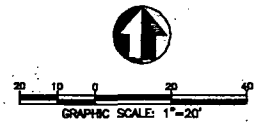
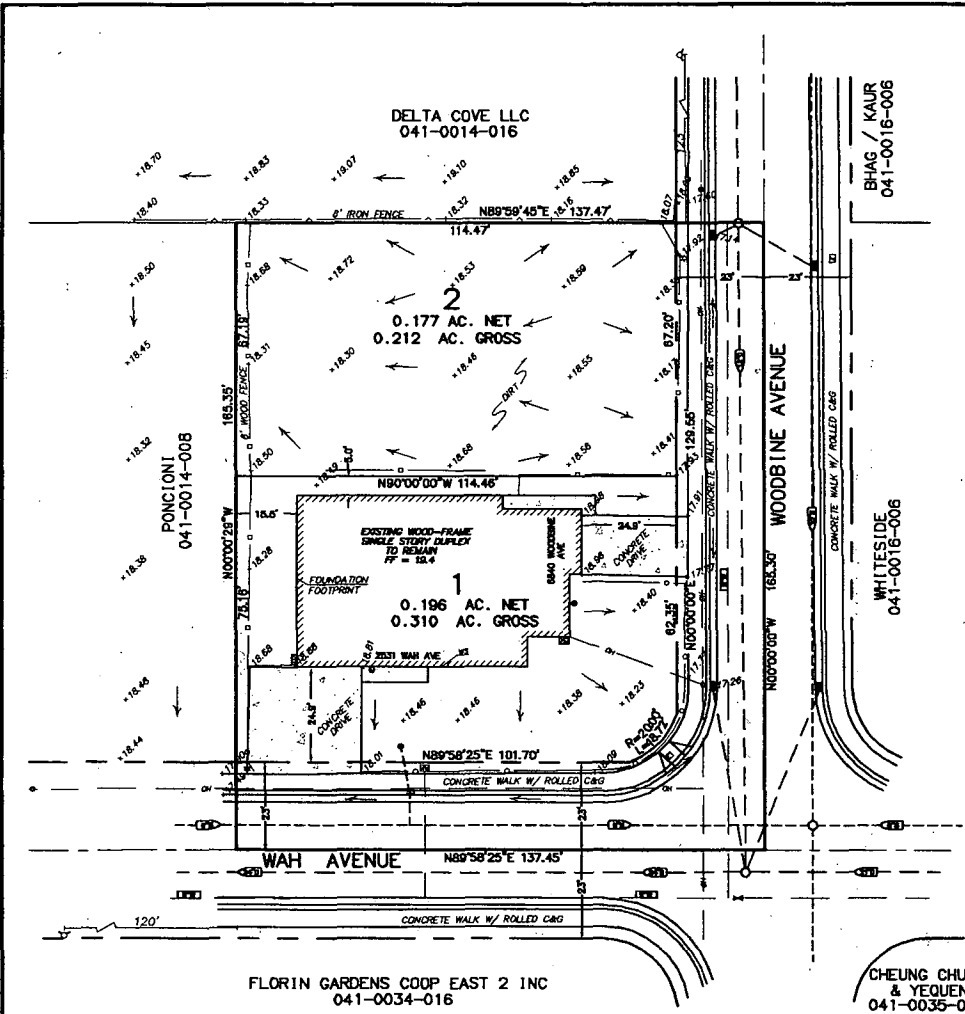


Development Services
Department

Geographic
Information
System

Land Use & Zoning





Vicinity Map
No Scale

- LEGEND:**
- STORM DRAIN MANHOLE ○
 - DI ○
 - SEWER MANHOLE ○
 - SEWER CLEANOUT ○
 - WATER VALVE ○
 - WATER METER ○
 - FIRE HYDRANT ○
 - ELECTRIC METER ○
 - ELECTRIC PULLBOX ○
 - GAS METER ○
 - STREET LIGHT ○
 - JOINT UTILITY POLE ○
 - FLOW DIRECTION →
 - CONCRETE WROUGHT IRON FENCE ———
 - CHAINLINK FENCE ———
 - WOOD FENCE ———
 - OVERHEAD LINE ———
 - WATER LINE W/ SIZE ———
 - STORM DRAIN LINE W/ SIZE AND FLOW DIRECTION ———
 - SEWER LINE W/ SIZE AND FLOW DIRECTION ———
 - ROAD CENTERLINE ———
 - BOUNDARY LINE ———
 - PROPOSED LOT LINE ———
 - RIGHT OF WAY ———

CHEUNG CHU YAN
& YEQUEN
041-0035-003

GENERAL NOTES:

OWNERS:
Anil N & Sashi Raj
2700 Gardendale Road
Sacramento, CA 95822-5451
Phone: (916) 505-8575

APPLICANT/DEVELOPER:
Parker Brothers Construction Services
Attention: Don Parker
1527 3rd St.
Sacramento, CA 95814
Phone: (916) 343-6198

SURVEYOR:
Peomas
Attention: Tom Brungs
2295 Gateway Oaks Drive, Suite 250
Sacramento, CA 95833
Phone: (916) 929-7100
Fax: (916) 929-6380

ASSESSOR'S PARCEL NUMBER:
041-0014-003

AREA:
Gross: 22,726 ± Sq. Ft. / 0.522 ± Gross Acres
Net: 16,237 ± Sq. Ft. / 0.373 ± Net Acres

PRESENT USE:
Duplex

PROPOSED USE:
2 Single Family Residential Lots

EXISTING / PROPOSED ZONING:
R-1

SEWAGE DISPOSAL:
County of Sacramento - CRCSO

WATER SUPPLY:
City of Sacramento

STORM DRAINAGE:
City of Sacramento

GAS:
Pacific Gas & Electric (PG&E)

ELECTRIC:
Sacramento Municipal Utility District (SMUD)

TELEPHONE:
SBC

FIRE DISTRICT:
City of Sacramento

SCHOOL DISTRICT:
Sacramento City Unified School District

RECREATION & PARK DISTRICT:
City of Sacramento

LEGAL DESCRIPTION:
The East three quarters of Lot 37, as shown on the "Plat of Camellia Acres", Book 15 Maps, Map No. 21, Excepting the West 56 feet of said East three quarters and Excepting that portion of the southeasterly corner of said Lot 37 Deeded to City R/W per Book 830825 O.R. 1482.

TOPOGRAPHY:
Peomas: December 2003



PSOMAS
2295 Gateway Oaks Drive, Suite 250
Sacramento, CA 95833
(916) 929-7100 (916) 929-6380 (FAX)

TENTATIVE PARCEL MAP
APN 041-0014-003
City of Sacramento, California
DECEMBER, 2003

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