

**CITY OF SACRAMENTO
DEPARTMENT OF PLANNING & BUILDING
ZONING ADMINISTRATOR
1231 I Street, Sacramento, CA 95814**

ACTION OF THE ZONING ADMINISTRATOR

On Tuesday, November 23, 2004, the Zoning Administrator approved with conditions a tentative map to subdivide one residential parcel into four lots in the Multi-Family Residential (R-5) zone for the project known as (File Z04-276). Findings of Fact and conditions of approval for the project are listed on pages 2-5.

Project Information

Request: **Zoning Administrator Tentative Map** to subdivide one parcel into four (4) lots totaling 0.30± partially developed acres in the Multi-Family Residential (R-5) zone.

Location: 1416 – 19th Street (D3, Area 1)

Assessor's Parcel Number: 007-0241-014

Applicant: Allied-Langdon Engineering (Gerald Dishington)
1650 Silica Avenue
Sacramento, CA 95815

Property Owner: James Cathcart
1418 – 19th Street
Sacramento, CA 95815

Project Planner: Philip Reed

General Plan Designation: High Density Residential 30+ du/na
Community Plan Designation: Multi-Family Residential
Community Plan: Central City
Existing Zoning of Site: Multi-Family Residential (R-5)
Existing Land Use of Site: 3 duplexes (6 dwelling units, total)

Surrounding Land Use and Zoning:

North: R-5; Residential
South: R-5; Residential
East: C-2; Commercial
West: R-5; Residential

Topography: Flat
Property Area: 0.30± acres
Property Dimensions: 80 feet x 160 feet
Street Improvements: Existing
Utilities: Existing

Previous Files: none

Project Plans: See Exhibit A

Additional Information: The applicant is requesting to subdivide one parcel into four lots. There is already three duplex structures on the property, and the requested subdivision will provide a separate lot for each of these existing structures, plus a vacant fourth lot which can be developed in the future. Since the property is located within the Central City, lots are allowed at minimum dimensions of 40 feet by 80 feet, as stated in City Code Section 16.40.240.B. All of the proposed lots comply with this minimum size, and the proposed subdivision is otherwise entirely consistent with all requirements of the zone. The site was noticed, as was all property owners within 100 feet of the subject property. Staff did not receive any calls regarding this project.

Subdivision Review Committee: The proposed map was heard at the Subdivision Review Committee (SRC) on November 3, 2004. One condition was added by Planning; otherwise, there were no changes made at SRC to the proposed conditions of approval, and all of them were acceptable to the applicant. The Committee recommended that the project be approved by the Zoning Administrator subject to these conditions, which are listed below under the heading Conditions of Approval.

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 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 of Approval (Tentative Map):

NOTE: These conditions shall supersede any contradictory information shown on the Tentative Map. 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;

DEaF (Public Works): 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. Construct an A.D.A. compliant curb ramp at the northwest corner of 19th & O Streets, adjacent to the project site, if not already in place. If no receiving curb ramps exist at the northeast and

southwest corners of said intersection (A.D.A. compliant *or not*), then curb ramps shall be constructed at these locations in addition to the ramp adjacent to the project site. Improvements may be subject to reimbursement per the Curb Ramp Replacement Policy for Development Projects, and shall be to the satisfaction of the Development Engineering & Finance Division.

6. 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;

SMUD

7. Dedicate the West 5 feet of Parcels 1 & 2 as a Public Utility Easement (PUE) for underground facilities and appurtenances.
8. Dedicate the North 5 feet of Parcel 3 as a Public Utility Easement (PUE) for underground facilities and appurtenances.

CITY UTILITIES

9. Provide separate metered domestic water and sewer services to Parcels 1, 2, and 3 prior to the final map. Any excess services must be abandoned to the satisfaction of the Department of Utilities. Construction of new water and sewer services for Parcel 4 may be deferred until the time of building permit.
10. The only water distribution main that can be tapped for water to the site is an eight inch main in the N/O Alley. Parcels 2, 3, and 4 are not contiguous to an existing public water distribution main that can be tapped for water services. The applicant shall construct off-site water main extensions as determined by the Department of Utilities or enter into and record an Agreement for Conveyance of Easements with the City, in a form acceptable to the City Attorney, stating that Parcel 1, 2, and 3 shall convey to the Parcel 2, 3, and 4, as needed, private easements for water service at no cost at the time of sale or other conveyance of either parcel. A note stating the following shall be placed on the Final Map:

"THE PARCELS CREATED BY THIS MAP SHALL BE DEVELOPED IN ACCORDANCE WITH RECORDED AGREEMENT FOR CONVEYANCE OF EASEMENTS # (BOOK __, PAGE __)."

11. Parcel 2 is not contiguous to an existing public sanitary sewer main that can be tapped for a sewer service. The applicant shall construct sewer main extensions as determined necessary by the Department of Utilities or enter into and record an Agreement for Conveyance of Easements with the City, in a form acceptable to the City Attorney, stating that Parcel 1 shall convey to the Parcel 2, as needed, private easements for sewer service at no cost at the time of sale or other conveyance of either parcel. A note stating the following shall be placed on the Final Map:

"THE PARCELS CREATED BY THIS MAP SHALL BE DEVELOPED IN ACCORDANCE WITH RECORDED AGREEMENT FOR CONVEYANCE OF EASEMENTS # (BOOK __, PAGE __)."

12. 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.

13. Records indicate that during heavy storms the intersection adjacent to the site has experienced flooding. The lowest finished floor elevation of the living space of the structures shall be a minimum of 1.5 feet above the highest adjoining back of sidewalk elevation fronting the subject property. Finished floor elevations shall be shown on the construction plans.
14. Either the lots must be graded so that drainage does not cross property lines or the applicant must enter into and record an **Agreement for Conveyance of Easements** with the City stating that a private reciprocal drainage easement shall be conveyed to and reserved from each parcel as needed, at no cost, at the time of sale or other conveyance of either parcel. A note stating the following must be placed on the Final Map:
"THE PARCELS CREATED BY THIS MAP SHALL BE DEVELOPED IN ACCORDANCE WITH RECORDED AGREEMENT FOR CONVEYANCE OF EASEMENTS # (BOOK __, PAGE __)."

PPDD: Parks

15. 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.
16. 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 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)

BUILDING

17. For any private underground utilities (Water, Sewer, & Electrical) that cross the property line; they shall either be removed, relocated so it does not cross the property line, or an easement shall be provided.

PLANNING

18. A minimum 3-foot setback shall be provided from the southerly line of the new Parcel 2, to the bay window projecting from the south side of the existing duplex structure currently located on said parcel, as required by City Zoning Code, Section 17.60.040.B.2.a.

ADVISORY NOTES:

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

19. The owner / developer must disclose to future/potential owners the exiting electrical substation "STATION B" on the east side of 19th Street.
20. Developing this property may require the payment of additional sewer impact fees. Applicant should contact the Fee Quote Desk at (916) 876-6100 for sewer impact fee information.

21. This project does not require street lighting. There is an existing street lighting system in this project area. Improvements of right-of-way may require modification to the existing system. Electrical equipment shall be protected and remain functional during construction.
22. 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

1. The Tentative Subdivision Map is consistent with the General Plan and the Central City Community Plan which designate the subject site as High Density Residential 30+ du/na and Multi-Family Residential 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 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

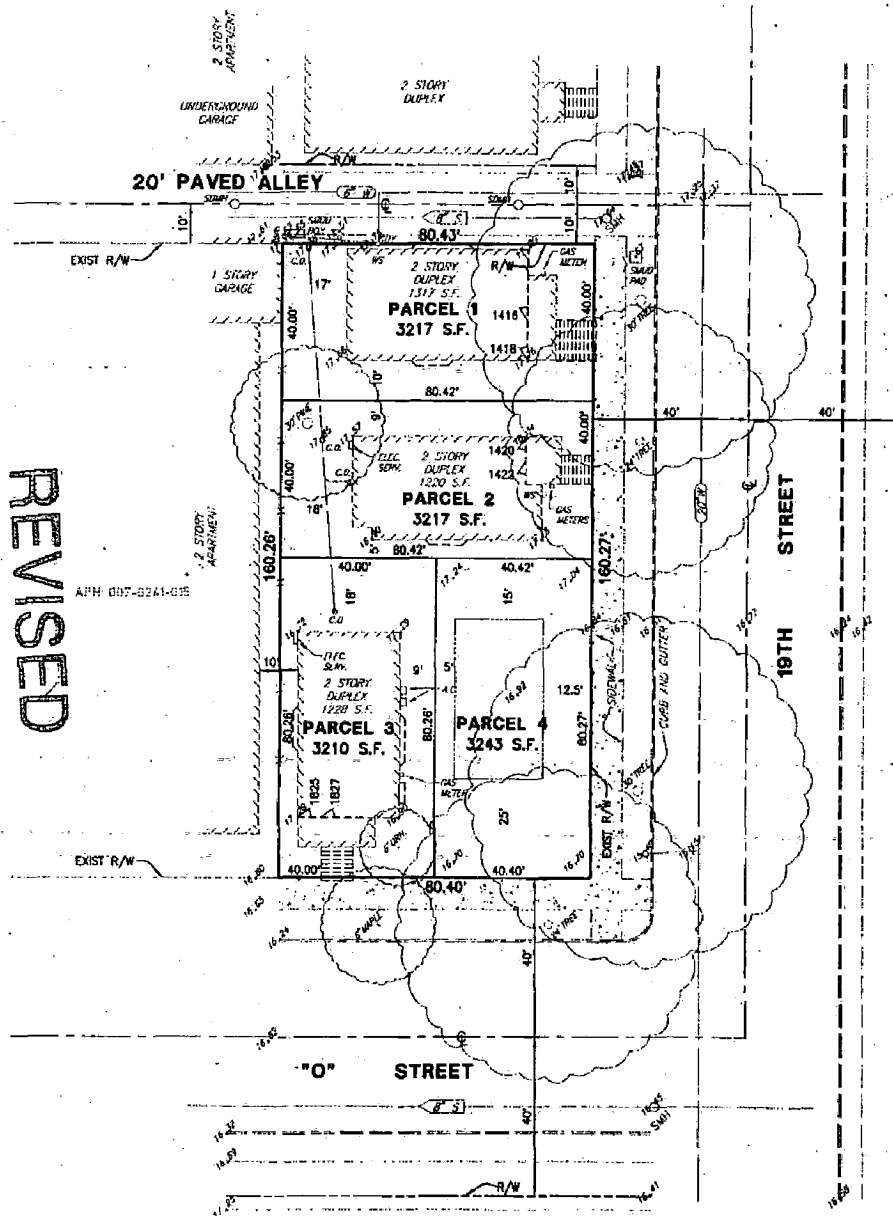
The Tentative Map that is granted must be finalized within two years after such tentative map is approved. If such map is not so finalized the Tentative Map shall be deemed to have expired and shall be null and void. The decision of the Zoning Administrator may be appealed to the Planning Commission.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

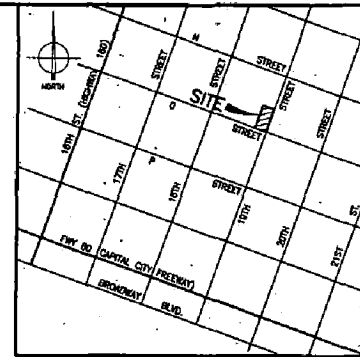
RECD OCT 29 2004
Z04-276

REVISED



LEGEND

- SMH SANITARY SEWER MANHOLE
- S SANITARY SEWER
- CO CLEAN OUT
- W WATER
- WS WATER SERVICE
- F FIRE HYDRANT
- SOMH STORM DRAIN MANHOLE
- BUILDING SETBACK LINE



VICINITY MAP
NOT TO SCALE

OWNER & SUBDIVIDER:
 JAMES A. CATHCART
 1418 10TH STREET
 SACRAMENTO, CA 95814
 (916) 491-0017

ENGINEER:
 ALLIED-LANGDON ENGINEERING
 1850 SILICA AVENUE
 SACRAMENTO, CA 95815
 (916) 849-0177

IMPROVEMENTS: AS REQUIRED

- EXISTING USE: RESIDENTIAL
- PROPOSED USE: RESIDENTIAL
- EXISTING ZONING: R-5
- PROPOSED ZONING: R-5
- ASSESSOR'S PARCEL NO.: 007-0241-014
- SEWAGE DISPOSAL: CITY OF SACRAMENTO
- WATER SUPPLY: CITY OF SACRAMENTO
- DRAINAGE: CITY OF SACRAMENTO
- FIRE PROTECTION: CITY OF SACRAMENTO
- SCHOOL DISTRICT: CITY OF SACRAMENTO
- PARK DISTRICT: CITY OF SACRAMENTO
- ACREAGE: 0.3 AC
- NO. OF LOTS: 4
- LOT SIZE: AS SHOWN


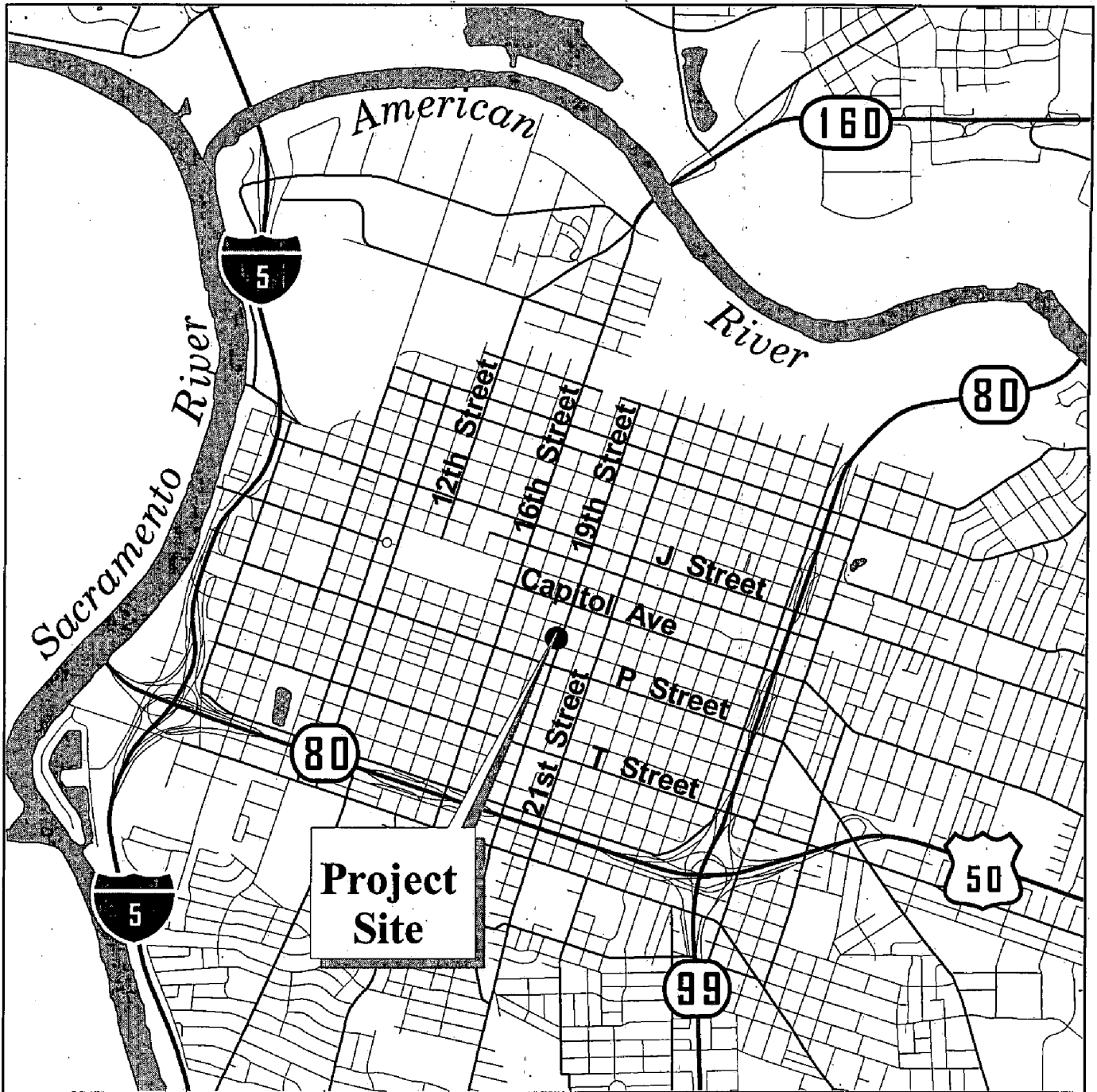


Grand D. DeWitt

**TENTATIVE
 PARCEL MAP**
 FOR
1416 19TH STREET
 APN 007-0241-014
 CITY OF SACRAMENTO, CALIFORNIA
 OCTOBER, 2004 SCALE: 1"=20'

SHEET 1 OF 1

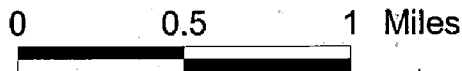
**ALLIED
 LANGDON
 ENGINEERING**
 1850 SILICA AVENUE, SACRAMENTO, CALIFORNIA 95815
 PHONE: (916) 849-0177 FAX: (916) 849-9803


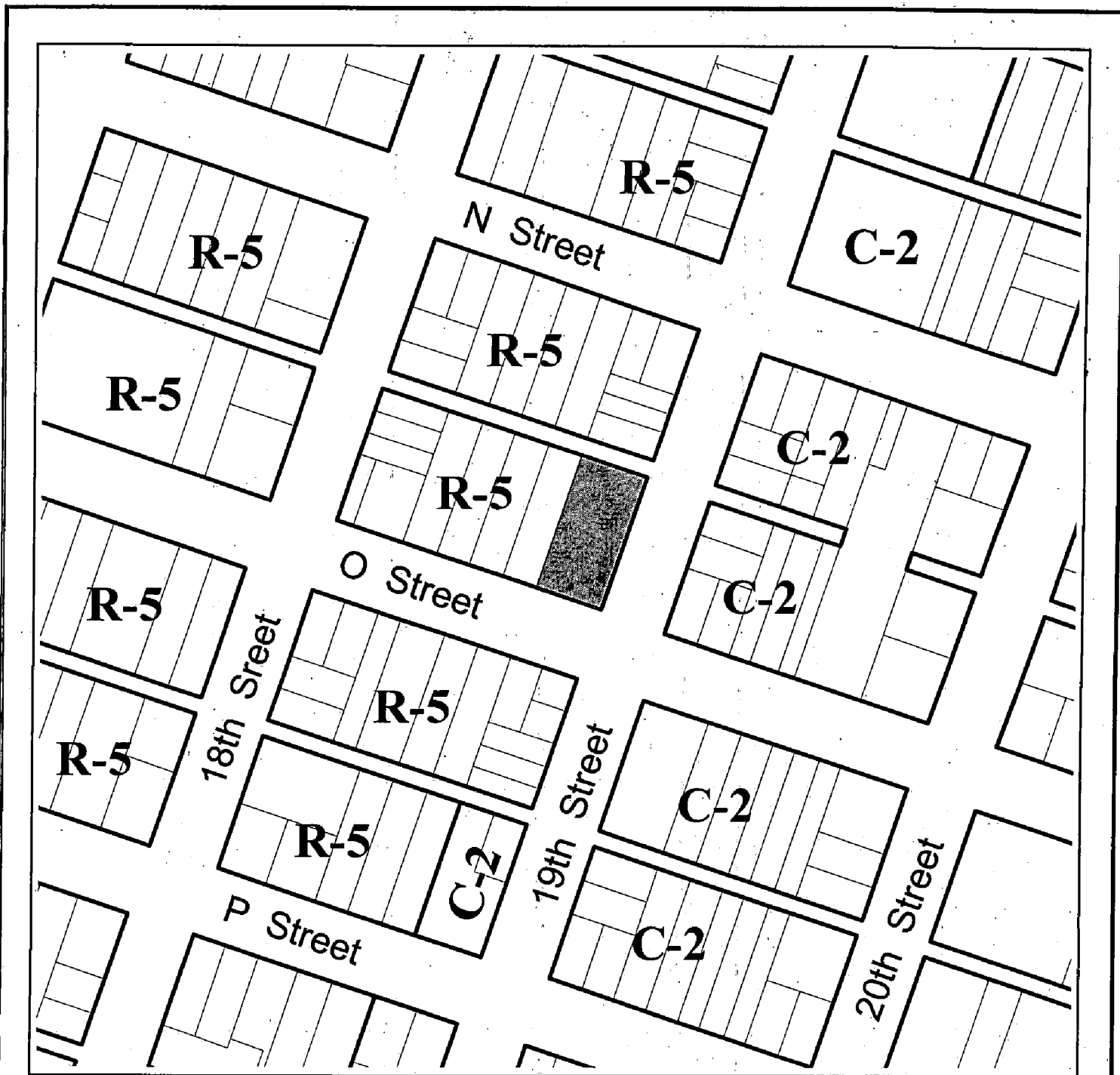


Development Services
Department

Geographic
Information
Systems

Vicinity Map





Development Services
Department

Geographic
Information
System

Land Use & Zoning

