

## DIRECTOR REPORT

### STAFF RECOMMENDATION

Staff recommends the Zoning Administrator approve, with conditions, Tentative Map for the project known as **Crosby Way Tentative Map (Z23-089)**. Draft Conditions of Approval and Findings of Fact for the project are included below.

### REQUESTED ENTITLEMENTS

1. **Tentative Parcel Map** to subdivide one ±1.02-acre parcel, developed with an existing single-unit dwelling into two parcels in the Multi-Unit Dwelling (R-2A) Zone.
2. **Site Plan and Design Review** for review of the tentative parcel map layout with a deviation to exceed lot depth requirements.

### PROJECT INFORMATION

Location: 2731 Crosby Way  
Parcel Number: 266-0271-003-0000  
Council District: 2  
Applicant: Tim Marquess, 1671 Glenrose Ave Trust  
4005 Manzanita Avenue, Suite 401, Carmichael, CA 95608  
Property Owner: Tim Marquess, 1671 Glenrose Ave Trust  
4005 Manzanita Avenue, Suite 401, Carmichael, CA 95608  
Project Planner: Deja Harris, Associate Planner  
Hearing Date: February 13, 2025

### Land Use Information

General Plan: Neighborhood (N)  
Community Plan Area: Arden Arcade  
Specific Plan: N/A  
Zoning: Multi-Unit Dwelling (R-2A)  
Special Planning District: N/A  
Planned Unit Development: N/A  
Design Review Area: Citywide  
Parking District: Suburban  
Open Space District: N/A  
Historic Landmark: N/A  
Historic District: N/A

Surrounding Land Use and Zoning

North:	R-2A, M-1	Residential/ Industrial
South:	R-2A	Residential
East:	R-2A	Residential
West:	R-2A, M-1	Residential/ Industrial

Site Characteristics

Existing Property Area:	44,431 square feet / 1.02 acres
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Existing Land Use:	Residential

Other Information

Concurrent Files:	None
Previous Files:	P04-162

**ATTACHMENTS**

Attachment 1: Tentative Parcel Map

**BACKGROUND**

The project is located on one parcel of approximately 1.02 acres within the Multi-Unit Dwelling (R-2A) Zone. The parcel is an irregularly shaped lot with street frontage on both Crosby Way and Glenrose Avenue and is currently developed with a detached single-unit dwelling fronting Glenrose Avenue. The site is surrounded by residential uses to the south and east and industrial uses to the north and west. The site is served by existing public infrastructure.

Entitlement History & Code Enforcement Action

Historical imagery from 1968 shows there were two detached dwelling units at the site, one unit fronting Glenrose Avenue and the other fronting Crosby Way. Pursuant to SCC 17.208.162, a duplex dwelling, or two detached single-unit dwellings on the same lot, is a permitted use in the R-2A Zone. The dwelling unit fronting Crosby appears to have been demolished between 1999 and 2001 and the northern portion of the site was left vacant. According to code enforcement records, the site was illegally used as a parking lot from approximately 2003 to 2010. On January 10, 2008, the Planning and Design Commission approved a request to subdivide the lot into two lots and develop an off-site parking lot, on the proposed northern lot, for use by the existing industrial use to the west (P04-162). The parking lot was to include paving, landscaping, and lighting which complied with City standards at that time. In July of 2010, the lot remained unpaved and continued being used as a parking lot without adhering to the conditions of approval of P04-162. Per code enforcement action, the operator was instructed to cease all operations of the parking lot until all improvements have been made or additional penalties would be assessed. In September of 2010, the lot ceased operations and all vehicles were cleared from the parcel. Accordingly, the code enforcement action was closed. The approved tentative map was not finalized, the parking lot was never constructed, and the former entitlements have now expired.

Over the years, it appears the use of the northern portion of the site has transitioned into a contractor storage yard. Pursuant to Sacramento City Code 17.108.040, a contractor storage yard means a lot used for the storage of large equipment, vehicles, or other materials commonly used in the contractor's type of business; storage of scrap materials used for repair and maintenance of contractor's own equipment; and buildings or structures used for related offices and repair facilities. The Multi-Unit Dwelling (R-2A) Zone prohibits this use. Staff has been working with the applicant to cease use of the site as a contractor storage yard, including removal of material and use.

## PROPOSED PROJECT AND ANALYSIS

The applicant is proposing to subdivide the parcel into two lots and retain the existing single-unit dwelling, on its own parcel. There is no new development proposed as a part of this application and the existing single-unit dwelling will continue to have access as currently exists. Single-unit dwellings are permitted in the R-2A zone and 2040 General Plan Policy LUP-3.7 indicates that minimum density standards apply to new standalone residential development. This request requires Zoning Administrator approval of a Tentative Parcel Map and Site Plan and Design Review of the proposed map layout and applicable development standards of the existing single-unit dwelling on its respective parcel.

### Tentative Parcel Map

The proposed parcels vary in size. Parcel 1, developed with an existing 800 square foot single-unit dwelling is proposed to be 7,500 square feet in size and parcel 2, currently vacant, is proposed to be 37,474 square feet (0.86 acres) in size. The R-2A zone has minimum requirements for lot size, width, and depth as detailed in Table 1. Lot 1 meets the minimum lot size, width, and depth requirements of the Multi-Unit Dwelling (R-2A) zone. Lot 2 meets the minimum lot size, and width, and a deviation is required to exceed the maximum lot depth. The proposed parcels will maintain adequate access to the public street on both Crosby Way and Glenrose Avenue.

<b>Table 1: R-2A Development Standards</b>					
<b>Standard</b>	<b>Required</b>	<b>Lot 1 (Fronting Glenrose Avenue)</b>	<b>Deviation</b>	<b>Lot 2 (Fronting Crosby Way)</b>	<b>Deviation</b>
<b>Lot Size (Sq Ft)</b>	2,500	7,500	N	37,474	N
<b>Lot Width (Ft)</b>	20'	50'	N	99.88'-149.88'	N
<b>Lot Depth (Ft)</b>	80' - 160'	150'	N	300'	Y; lot depth

Planning staff supports the tentative parcel map as all development standards are met with the exception of the lot depth requirement on Lot 2. The subdivision will provide for future infill development on the vacant lot.

### Site Plan and Design Review

Site Plan and Design Review is required for the review of the map layout and to review the existing single-unit dwelling remaining on Lot 1 and to ensure compliance with the required lot coverage and setback requirements of the Multi-Unit Dwelling (R-2A) Zone. Table 2 below illustrates compliance with these applicable development standards for the existing dwelling unit on its proposed parcel.

<b>Table 2: R-2A Development Standards</b>		
<b>Standard</b>	<b>Required</b>	<b>Lot 1 (Fronting Glenrose Avenue)</b>
<b>Front Setback</b>	10' – 25'	15' (existing)
<b>Rear Setback</b>	15'	108.8' (new)
<b>Interior Setback</b>	5'	5' (existing) & 12' (existing)
<b>Lot Coverage</b>	50%	11%

### *Fencing*

Pursuant to Sacramento City Code 17.620.120, a parcel abutting a residential zone or use shall provide a minimum 6-foot high solid wall of masonry, brick, or similar material along all property lines which abut a residential zone or use. No construction is proposed with this application, however if lot 2 is developed with a nonresidential use a masonry wall will be required to separate the residential use.

### **SUBDIVISION REVIEW COMMITTEE**

The proposed tentative parcel map was heard at the Subdivision Review Committee on August 21, 2024. The conditions of approval were accepted by the applicant and forwarded by the committee. The resulting conditions are listed under Conditions of Approval below.

### **PUBLIC / NEIGHBORHOOD OUTREACH AND COMMENTS**

This project was routed to Ben Ali Community Association, Rancho Del Paso Neighborhood Association, North Sacramento Chamber of Commerce, Preservation Sacramento, Civic Thread, Sacramento Area Bicycle Advocates, and Region Builders. Staff received no comments.

The site was posted with project information at the time of submittal. All property owners and residents within 500 feet of the subject site, and neighborhood association were mailed a public hearing notice and on January 31, 2025, a notice was posted at the project site. At the time of the writing of this report, staff did not receive any additional comments or expressed opposition to the proposed project.

### **ENVIRONMENTAL DETERMINATION**

The Community Development Department, Environmental Planning Services Division has reviewed this project and the Zoning Administrator determined that it is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15315, Minor Land Divisions (Categorical Exemption – Class 15). This project qualifies for this exemption as it applies to divisions of property that are in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels. The division is consistent with the General Plan and zoning in that no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a

division of a larger parcel within the previous 2 years, and the parcel(s) does not have an average slope greater than 20 percent. This project is to subdivide one 1.02 acre parcel developed with an existing single-unit dwelling into two parcels. This project is consistent with the Multi-Unit Dwelling (R-2A) zoning designation and development standards and does not propose any new development nor does it modify the existing conditions of the site layout regarding ingress/egress. Therefore, the project will not have a significant effect on the environment and no further CEQA analysis is required.

## **FLOOD HAZARD ZONE**

State Law (SB 5) and Planning and Development Code chapter 17.810 require that the City must make specific findings prior to approving certain entitlements for projects within a flood hazard zone. The purpose is to ensure that new development will have protection from a 200-year flood event or will achieve that protection by 2025. The project site is within a flood hazard zone and is an area covered by SAFCA's Improvements to the State Plan of Flood Control System, and specific findings related to the level of protection have been incorporated as part of this project. Even though the project site is within a flood hazard zone, the local flood management agency, SAFCA, has made adequate progress on the construction of a flood protection system that will ensure protection from a 200-year flood event or will achieve that protection by 2025. This is based on the SAFCA Urban level of flood protection plan, adequate progress baseline report, and adequate progress toward an urban level of flood protection engineer's report that were accepted by City Council Resolution No. 2016-0226 on June 21, 2016 and the *SAFCA 2024 Adequate Progress Annual Report* accepted by City Council Resolution No. 2024-0311 on October 22, 2024.

### **No Net Loss Findings Gov. Code, § 65863**

The vacant portion of the property is within the Housing Element Sites Inventory and does not include a reduction of residential capacity within the meaning of Government Code § 65863 (housing element no net loss) or Government Code § 66300 (housing crisis act no net loss) because development is not proposed at this time and the property will remain vacant.

## **FINDINGS OF FACT**

### **Environmental Determination: Exempt**

The Community Development Department, Environmental Planning Services Division has reviewed this project and the Zoning Administrator determined that it is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15315, Minor Land Divisions (Categorical Exemption – Class 15). This project qualifies for this exemption as it applies to divisions of property that are in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels. The division is consistent with the General Plan and zoning in that no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel(s) does not have an average slope greater than 20 percent. This project is to subdivide one 1.02 acre parcel developed with an existing single-unit dwelling into two parcels. This project is consistent with the Multi-Unit Dwelling (R-2A) zoning designation and development standards and does not propose any new development nor does it modify the existing conditions of the site layout regarding ingress/egress. Therefore, the project will not have a significant effect on the environment and no further CEQA analysis is required.

### **Tentative Parcel Map**

1. None of the conditions described in City Code section 17.828.090 and Government Code section 66474 exist with respect to the proposed subdivision as follows:
  - a. The proposed map is consistent with the General Plan, all applicable community and specific plans, Title 17 of the City Code, and all other applicable provisions of the City Code;
  - b. The design and improvement of the proposed subdivision is consistent with the General Plan, all applicable community and specific plans, Title 17 of the City Code, and all other applicable provisions of the City Code as conditioned;
  - c. The site is physically suitable for the type of development;
  - d. The site is physically suitable for the proposed density of development;
  - e. The design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat;
  - f. The design of the subdivision and the type of improvements are not likely to cause serious public health problems;
  - g. The design of the subdivision and 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.
2. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the General Plan, all applicable community and specific plans, Title 17 of the City Code, and all other applicable provisions of the City Code (Gov. Code §66473.5);
3. The discharge of waste from the proposed subdivision into the existing community sewer system will not result in a violation of the applicable waste discharge requirements prescribed by the California Regional Water Quality Board, Central Valley Region, in that existing treatment plants have a design capacity adequate to service the proposed subdivision (Gov. Code §66474.6);
4. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities (Gov. Code §66473.1); and
5. The Zoning Administrator has considered the effect of the approval of this Tentative Subdivision Map on the housing needs of the region and has balanced these needs against the public service needs of its residents and available fiscal and environmental resources (Gov. Code §66412.3).

### **Site Plan and Design Review**

1. The design, layout, and physical characteristics of the proposed development are consistent with the General Plan which designates the site as Neighborhood (N) and the Arden Arcade Community Plan in that the development provides an opportunity for future residential infill development. There is no transit village plan applicable to this project.

2. The design, layout, and physical characteristics of proposed development are consistent with all applicable design guidelines and with all applicable development standards. Deviations proposed to exceed the maximum lot depth are consistent with the surrounding development and the purpose and intent of the Planning and development Code in that the parcel can adequately accommodate future infill development.
3. All streets and other public access ways and facilities, parking facilities, and utility infrastructure are adequate to serve the proposed development and comply with all applicable design guidelines and development standards as the proposed parcel map does not result in any new changes to ingress/egress from Crosby Way and Glenrose Avenue, parking facilities, nor required utilities needed to ensure proper operation of the use.
4. The design, layout, and physical characteristics of the proposed development as conditioned are visually and functionally compatible with the surrounding neighborhood. No development is proposed with this request and the existing single-unit dwelling will continue to have access as currently exists.
5. The design, layout, and physical characteristics of the proposed development as conditioned minimizes energy consumption and encourages the use of renewable energy sources in that the project uses existing utility infrastructure, public access ways, and existing driveways. The project does not propose new development.
6. The design, layout, and physical characteristics of the proposed development as conditioned are not detrimental to the public health, safety, convenience, or welfare of persons residing, working, visiting, or recreating in the surrounding neighborhood and will not result in the creation of a nuisance in that the project is compatible with all applicable development standards and is compatible with the surrounding development. No new development is proposed with this application.

### **200-Year Flood Protection**

1. The project site is within an area for which the local flood-management agency has made adequate progress (as defined in California Government Code section 65007) on the construction of a flood-protection system that, for the area intended to be protected by the system, will result in flood protection equal to or greater than the urban level of flood protection in urban areas for property located within a flood-hazard zone, as demonstrated by the SAFCA Urban Level of Flood Protection Plan and Adequate Progress Baseline Report and the SAFCA Adequate Progress Toward an Urban Level of Flood Protection Engineer's Report, each accepted by the City Council on June 21, 2016 (Resolution No. 2016-0226), and the SAFCA 2024 Adequate Progress Annual Report accepted by the City Council on October 22, 2024 (Resolution No. 2024-0311).

### **No Net Loss Findings Gov. Code, § 65863**

The project does not include a reduction of residential capacity within the meaning of Government Code § 65863 (housing element no net loss) or Government Code § 66300 (housing crisis act no net loss).

### **CONDITIONS OF APPROVAL**

### **Tentative Parcel Map**

**NOTE: These conditions shall supersede any contradictory information shown on the Tentative Map or approved for this project (Z23-089). 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 at the discretion of the Department of Public Works.

The City strongly encourages the applicant to thoroughly discuss the conditions of approval for the project with their Engineer/Land Surveyor consultants prior to City Planning approval. The improvements required of a Tentative Map can be costly and are completely dependent upon the condition of the existing improvements. Careful evaluation of the potential cost of the improvements required by the City will enable the applicant to ask questions of the City prior to project approval and will result in a smoother plan check process after project approval:

#### **Public Works:**

1. The applicant shall repair any existing deteriorated curb, gutter, and sidewalk along Crosby Way per City standards and to the satisfaction of the Department of Public Works.
2. Dedicate in the form of an irrevocable offer of dedication (IOD) and additional 1.5 feet along Crosby Way for right of way purposes to the satisfaction of the Department of Public Works. An additional 1.5 feet of right of way is required to comply with the City's industrial street section.
3. Show all continuing and proposed/required easements on the Parcel Map.
4. 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 to 3.5' in height. The area of exclusion shall be determined by the Department of Public Works.

#### **SMUD:**

5. SMUD has existing overhead 12kV and secondary facilities along Crosby Way and on the parcel that will need to remain. The Applicant shall be responsible for maintaining all CalOSHA and State of California Public Utilities Commission General Order No. 95 safety clearances during construction and upon building completion. If the required clearances cannot be maintained, the Applicant shall be responsible for the cost of relocation.
6. Any necessary future SMUD facilities located on the Applicant's property shall require a dedicated SMUD easement. This will be determined prior to SMUD performing work on the Applicant's property.



7. In the event the Applicant requires the relocation or removal of existing SMUD facilities on or adjacent to the subject property, the Applicant shall coordinate with SMUD. The Applicant shall be responsible for the cost of relocation or removal.
8. SMUD reserves the right to use any portion of its easements on or adjacent to the subject property that it reasonably needs and shall not be responsible for any damages to the developed property within said easement that unreasonably interferes with those needs.
9. The Applicant shall not place any building foundations within 5-feet of any SMUD trench to maintain adequate trench integrity. The Applicant shall verify specific clearance requirements for other utilities (e.g., Gas, Telephone, etc.).
10. The Applicant shall comply with SMUD siting requirements (e.g., panel size/location, clearances from SMUD equipment, transformer location, service conductors). Information regarding SMUD siting requirements can be found at: <https://www.smud.org/en/Business-Solutions-and-Rebates/Design-and-Construction-Services>.
11. The Applicant shall provide separate SMUD service points to each parcel to the satisfaction of SMUD.

**SRCSD:**

12. Before the ISSUANCE OF A BUILDING PERMIT: The owner must contact the Regional San Permit Services Unit at [PermitServices@sacsewer.com](mailto:PermitServices@sacsewer.com) or by phone at (916) 876-6100 to determine if sewer impact fees are due. Fees are to be paid before the issuance of building permits.

**SASD:**

13. The subject property is outside the boundaries of SacSewer but within the Urban Service Boundary and Sacramento Regional County Sanitation District (Regional San) boundaries. Regional San will provide ultimate conveyance and treatment of the sewer generated from this site, but the City of Sacramento Utilities Department's approval will be required for local sewage service.

**DOU:**

14. All existing easements and all existing right-of-ways shall be shown on the Final Map, except for all abandoned easements and right-of-ways.
15. DOU records indicate there is an existing City sanitary sewer main adjacent to the west property line of 2731 Crosby Way parcel. Applicant shall provide evidence of an existing public easement for the existing City sanitary sewer main, if there is none, applicant shall dedicate an easement over the existing sewer main to the satisfaction of the DOU. The DOU Field Services will assist the applicant in field verifying the location of City Utilities. The applicant should call the following for assistance: Customer Service at (916) 808-

5454.

## **PARKS:**

16. **Payment of In-lieu Park Fee:** Pursuant to Sacramento City Code Chapter 17.512 (Parkland Dedication) the applicant shall pay to City an in-lieu park fee in the amount determined under SCC §§17.512.030 and 17.512.040 equal to the value of land prescribed for dedication under 17.512.020 and not satisfied by dedication. (See Advisory Note)
17. **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 Infrastructure Finance, Brent Mueller, (916)808-5715, [bmueller@cityofsacramento.org](mailto:bmueller@cityofsacramento.org)*).

## **Urban Forestry:**

### **Required Tree Preservation Measures for City and Private Protected Trees**

18. Any Regulated Work within the dripline or Tree Protection Zone of a protected tree shall be separately permitted prior to the start of construction and supervised by a Certified Arborist. Submit a tree permit application and a tree protection plan created by a Certified Arborist to [UrbanForestry@cityofsacramento.org](mailto:UrbanForestry@cityofsacramento.org) and refer to the planning project number or off-site project number.
19. All excavation, grading, or trenching within the dripline of a protected tree for the purpose of utility installation, constructing foundations, footings, sidewalks, curbs, gutters, or any other reason shall employ one of the following methods: Hydro-excavation, pneumatic excavation or hand digging and shall be directly supervised by a Certified Arborist.
20. There shall be no grade changes within the dripline of protected trees. All grade changes shall be accommodated onsite.
21. There shall be no soil compaction within the dripline of protected trees.
22. The following is a list of activities that are prohibited within the right-of-way planter and/or tree protection zone of protected trees: pedestrian and equipment traffic that could compact the soil or physically damage roots, parking vehicles, equipment and/or port-a-potties, storing of soil, construction materials, petroleum products, water or building refuse, disposing of wash water, paint, cement, fuel or other potentially damaging liquids, and any other activities that may have negative impacts on the trees and soil.
23. The applicant shall be financially responsible for any damage to City trees associated with the project. Accidental or negligent actions that damage City trees may result in a penalty. The monetary value of any such damages will be appraised by the City Urban Forester or his authorized representative and shall be expressed as the monetary equivalent of all labor and materials required to bring the tree in question to a state of comparable utility with regards to its condition and function prior to the beginning of the project.

**Advisory Notes:**

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

**DOU:**

ADV1. The proposed project is located in a Zone X on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRMs). Accordingly, the project site lies in an area with no requirements to elevate or flood proof.

**Urban Forestry:**

ADV2. Subdivision of this parcel may result in a change to the protection status of trees on site. Per SCC 12.56.020, native tree species are protected at 12 inches in diameter on any parcel. Non-native trees on parcels that have a single-family home, or a duplex are protected at 32 inches in diameter. On an undeveloped lot, non-native trees are protected at 24 inches in diameter. If this tentative map subdivision results in trees 24 inches in diameter or greater on an undeveloped lot, they will then become private protected trees and will be subject to the permitting requirements per Sacramento City Code 12.56.

ADV3. Pursuant to Sacramento City Code 12.56, removal of private protected trees for the purposes of development requires a tree entitlement and at least a director-level hearing. The approval of a Tentative Map does not grant permission to remove any private protected trees on site. At the time of site plan and design review, Urban Forestry may require that the applicant submit an arborist report, including a tree inventory of all trees on site with their respective species, diameter, tree tag number, condition, and proposed action.

**SRCSO:**

ADV4. The City of Sacramento (City) is responsible for providing local sewer service to the proposed project site via their local sanitary sewer collection system. Regional San is responsible for the conveyance of wastewater from the City collection system to the EchoWater Resource Recovery Facility (EchoWater Facility).

**SASD:**

ADV5. Prior to the ISSUANCE OF A BUILDING PERMIT: The owner must contact Permit Services Unit at PermitServices@sacsewer.com or by phone at (916) 876-6100 to determine if Regional San impact fees are due. Fees are to be paid prior to the issuance of building permits.

**Parks:**

ADV6. As per City Code, the applicant will be responsible to meet his/her obligations regarding:

- a. Title 17, 17.512 Park Dedication / In Lieu (Quimby) Fees, due prior to recordation of the final map. The Quimby fee due for this project is estimated at \$12,832. This is based on the creation of one (1) new residential lot at an

average land value of \$100,000 per acre for the North Sacramento Community Plan Area, plus an additional 20% for off-site park infrastructure improvements. 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. The fee is due at the time of the final map.

- b. Community Facilities District 2002-02, Neighborhood Park Maintenance CFD Annexation.

### **Site Plan and Design Review**

#### **Planning:**

1. No construction or additions are allowed with this project approval.
2. Any changes, additions, or modifications shall require additional review and approval from Planning staff and may require additional entitlements.
3. This approval shall expire in three years from the approval date and may be extended consistent with the provisions in Sacramento City Code Section 17.828.170 and the Subdivision Map Act.

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*Deja Harris*

Deja Harris  
Associate Planner

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*Garrett Norman*

Garrett Norman  
Senior Planner

The decision of the Zoning Administrator and Design Director 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 and Design Director is final.

Note: The applicant will need to contact the Public Works Department after the appeal period is over to submit for a Final Map.

A discretionary permit expires and is thereafter void if the use or development project for which the discretionary permit has been granted is not established within the applicable time period. The applicable time period is either three years from the effective date of approval of the discretionary permit; or the time specified by the decision-maker, if so stated

in a condition of approval of the discretionary permit. A use or development project that requires a building permit is established when the building permit is secured for the entire development project and construction is physically commenced.

TENTATIVE PARCEL MAP  
**1671 GLENROSE AVENUE**  
SUBDIVISION NO. PXX-XXX

APN: 266-0271-003  
THE EAST 50 FEET OF THE WEST 100 FEET OF THE SOUTH HALF OF LOT 3 OF  
BLOCK L OF THE NORTH SACRAMENTO ADDITION NO. 4 SUBDIVISION IN THE  
CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA

**BASIS OF BEARINGS:**  
THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF GLENROSE  
AVENUE AS SHOWN ON 224 PM 41, WHICH HAS THE BEARING OF N 89° 55' 00" W.

**BENCHMARK:**  
TEMPORARY BENCHMARK

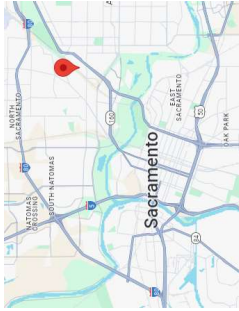
**FLOODPLAIN:**  
SUBJECT PROPERTY IS LOCATED WITHIN ZONE "X". AREAS WITHIN ZONE "X"  
ARE DETERMINED TO BE OUTSIDE THE 100 YEAR FLOOD PLAIN FLOOD PLAIN  
AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD  
INSURANCE RATE MAP COMMUNITY PANEL NO. 8/16/2012

**LEGEND**

- DIMENSION POINT (NOTHING FOUND OR SET)
- ✕ FOUND GASH (X)
- PARCEL LINE TO REMAIN
- NEW PARCEL LINE
- PARCEL LINE BEING REMOVED
- PUBLIC ROAD EASEMENT LINE
- EASEMENT LINE
- ROAD CENTERLINE
- OFF-SITE PROPERTY LINE
- EXISTING SANITARY SEWER (COMBINED SEWER)
- EXISTING WATERLINE

**REFERENCE DOCUMENTS**

- (1) ..... 11 BM 38
- (2) ..... 39 PM 15
- (3) ..... 224 PM 41



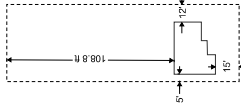
VICINITY MAP  
NOT TO SCALE

AUGUST 2024

SCALE: 1" = 40'



3359 PEACE COURT  
SACRAMENTO, CA 95828  
TEL: 775-762-5461  
EMAIL: andrew@elementengineering.com



LOT HOUSE VIEW  
SCALE 1"=40'

