

## DIRECTOR REPORT

### STAFF RECOMMENDATION

Staff recommends the Zoning Administrator approve with conditions a Tentative Parcel Map and recommends the Design Director approve with conditions Site Plan and Design Review with a deviation to exceed maximum allowed lot depth, for the project known as **Z20-060**. Draft Findings of Fact and Conditions of Approval for the project are included below.

### REQUESTED ENTITLEMENTS

1. **Tentative Parcel Map** to subdivide one 0.65-acre parcel into three parcels in the Multi-Unit Dwelling (R-2A) zone.
2. **Site Plan and Design Review** of the Tentative Parcel Map with a deviation to exceed maximum allowed lot depth.
3. **Site Plan and Design Review** of the existing homes to remain on Parcels 2 and 3.

### PROJECT INFORMATION

Location: 1737 Eldridge Avenue

Parcel Number: 265-0371-016-0000

Council District: 2 (Allen Warren)

Applicant: Andrew Hammond, Element Engineering  
3359 Peace Court,  
Sacramento, CA 95826

Property Owner: Nan Lin, Kaizen Capital  
P.O. Box 161751,  
Sacramento, CA 95816

Project Planner: Jose Quintanilla, Assistant Planner, (916) 808-5879

### Land Use Information

General Plan Designation: Traditional Neighborhood Medium Density (TNMD)

Community Plan Area: North Sacramento

Specific Plan: N/A

Zoning: R-2A (Multi-Unit Dwelling)

Special Planning District: N/A

Planned Unit Development: N/A

Design Review Area: North Sacramento

Parking District: Traditional

Historic District: N/A

Existing Land Use of Site: Residential

Surrounding Zoning and Land Uses

North:	R-3, R-2A	Vacant; Residential
South:	R-1	Residential
East:	R-2A	Residential
West:	R-2A	Residential

Site Characteristics

Existing Property Area:	28,314 square feet / 0.65 acres
Proposed Property Area:	
Parcel 1:	19,003 square feet / 0.436 acres
Parcel 2:	4,978 square feet / 0.114 acres
Parcel 3:	4,260 square feet / 0.098 acres
Topography:	Flat
Street Improvements:	Existing, Required
Utilities:	Existing

Other Information

Previous Files:	N/A
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**ATTACHMENTS**

Attachment 1: Tentative Parcel Map

**BACKGROUND***Existing Site*

The project site consists of a 28,314-square-foot (0.65 acres) parcel in the Multi-Unit Dwelling (R-2A) zone and is located on Eldridge Avenue between Academy Way and Judah Street, approximately 0.12 miles northwest of the Marconi/Arcade Light Rail Station. The applicant is proposing to subdivide the existing lot into three lots (proposed Parcels 1, 2, and 3) as shown on the attached project plans.

The two existing 1,200 square foot and 1,800 square foot homes fronting Eldridge Avenue will remain on Parcels 2 and 3, respectively. County records indicate that the homes on this property were constructed in 1938. No demolition or new construction is proposed with this request.

**PROPOSED PROJECT AND ANALYSIS**

The proposed subdivision of the existing lot into three lots requires an entitlement for a Tentative Parcel Map (TPM). This entitlement requires a public hearing before the Zoning Administrator.

The request for the TPM also requires an entitlement for Site Plan and Design Review (SPDR) as there are existing structures that will remain after the property is subdivided. This entitlement request includes deviations to the maximum allowed lot depth in the R-2A zone.

Tentative Parcel Map

The proposed TPM contains deviations to R-2A development standards. The R-2A zone allows for a maximum lot depth of 160 feet. With an average depth of 285.81 feet, proposed Parcel 1 requires a deviation to the maximum lot depth standards of the R-2A zone.

Proposed Parcel 1 is irregularly shaped with a 23-foot wide and 120-foot deep point of access fronting Eldridge Avenue between proposed Parcels 2 and 3. There is a 24-foot-wide access easement encompassing all 23 feet of Parcel 1 fronting Eldridge Avenue, and 6 inches of the adjacent portions of

Parcels 2 and 3. This easement encompassing Parcels 1, 2, and 3 is in anticipation of a driveway for future development on Parcel 1 and access for Parcels 2 and 3. Existing access for Parcels 2 and 3 is on Eldridge Avenue, and will be relocated to utilize the access easement for driveway access. Staff supports the proposed deviation to maximum allowed lot depth because it will allow for the future development of more housing on this lot while preserving the two existing homes.

The table below shows the proposed dimensions of the lots with deviations identified, where applicable.

<b>R-2A Development Standards: Lot sizes, width, and depth (17.208.130)</b>						
<b>Lot</b>	<b>Min. Lot Size (sq. ft.):</b> 2,500		<b>Min. Lot Width (ft.):</b> 20		<b>Required Lot Depth (ft.):</b> Min. 80 - Max. 160	
	<b>Proposed</b>	<b>Deviation</b>	<b>Proposed</b>	<b>Deviation</b>	<b>Proposed</b>	<b>Deviation</b>
1	19,003	No	23.00	No	285.81	Yes
2	4,978	No	41.48	No	120.00	No
3	4,260	No	35.50	No	120.00	No

If there are structures to remain after property subdivision, then a TPM also requires an entitlement for Site Plan and Design Review to evaluate the proposed property lines in relation to the structure to remain. In addition to the standards listed in the table below, lot coverage for the structures to remain on newly created Parcels 2 and 3 must be analyzed. The maximum allowed lot coverage in the R-2A zone is 50%. Post-subdivision, Parcel 2 would have a lot coverage of 24% (1,200-square-foot home on a 4,978-square-foot lot) and Parcel 3 would have a lot coverage of 42% (1,800-square-foot home on a 4,260-square-foot lot), below the maximum allowed coverage of 50%.

<b>R-2A Development Standards: Setbacks (17.208.140)</b>						
<b>Lot</b>	<b>Front &amp; Street Side-Yard (ft.):</b> Min. 10 – Max. 25		<b>Rear-Yard (ft.):</b> 15		<b>Interior Side-Yard (ft.):</b> 5 (abutting a single-unit dwelling)	
	<b>Proposed</b>	<b>Deviation</b>	<b>Proposed</b>	<b>Deviation</b>	<b>Proposed</b>	<b>Deviation</b>
1	N/A	N/A	N/A	N/A	N/A	N/A
2	Existing	N/A	24	No	Existing & 15	No
3	Existing	N/A	15	No	7	No

### Land Use and Density

The R-2A zone is a multi-unit dwelling zone that allows for a maximum density of 17 dwelling units per net acre. The subject site is designated as Traditional Neighborhood Medium Density (TNMD) per the 2035 General Plan, which has an allowed density range of 8 to 36 dwelling units per net acre. Future residential development on Parcel 1 must adhere to these density ranges and provide a minimum of 4 dwelling units to a maximum of 8 dwelling units to comply with TNMD minimum required density and R-2A maximum allowed density.

### Subdivision Review Committee

The proposed map was heard at the Subdivision Review Committee on September 2, 2020. During the meeting, the proposed conditions of approval for the Tentative Parcel Map were accepted by the applicant and forwarded by the committee. The resulting conditions are listed under Conditions of Approval.

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

This project was routed to Preservation Sacramento, WALKSacramento, Sacramento Area Bicycle Advocates, Region Builders, Hagginwood Community Association (HCA), and North Sacramento Chamber of Commerce. Staff received questions about the project and the property from Hagginwood Community Association.

All property owners and residents within 500 feet of the subject site, as well as the neighborhood association, were mailed a public hearing notification. The site was posted with project information after submittal and for the Public Hearing on September 11, 2020. At the time of the writing of this report, staff did not receive any additional comments. No opposition to the project was received.

## **ENVIRONMENTAL DETERMINATION**

Environmental Planning Services of the Community Development Department has reviewed this project and determined that it is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15332, In-Fill Development (Categorical Exemption – Class 32).

## **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 2019 Adequate Progress Annual Report accepted by City Council Resolution No. 2019-0398 on October 22, 2019.

### **Conditions of Approval – Tentative Parcel Map**

NOTE: These conditions shall supersede any contradictory information shown on the Tentative Map approved for this project (Z20-060). 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 Zoning Administration 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:

**General: All Projects**

1. Pay off existing assessments or file the necessary segregation requests and fees to segregate existing assessments.
2. Private reciprocal ingress, egress, and maneuvering easements are required for future development of the area covered by this Tentative Map. The applicant shall enter into and record an Agreement For Conveyance of Easements with the City stating that a private reciprocal ingress/egress, and maneuvering easement shall be conveyed to and reserved from Parcels 1, 2 and 3 at no cost, at the time of sale or other conveyance of either parcel.
3. Show all continuing and proposed/required easements on the Parcel Map.

**Public Works: Zarah Lacson (916) 808-8494**

4. Construct standard subdivision improvements as noted in these conditions pursuant to section 17.504.050 of the City Code. All improvements shall be designed and constructed to the satisfaction of the Department of Public Works. 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.

5. The applicant shall construct Eldridge Avenue to a modified local residential street section with attached sidewalk and roll curb per City standards to the satisfaction of the Department of Public Works.

**Note:** The existing 48" oak tree and the utility poles shall remain in the public right-of-way behind the sidewalk.

6. All right-of-way and street improvement transitions that result from changing the right-of-way of any street shall be located, designed, and constructed to the satisfaction of the Department of Public Works. The center lines of such streets shall be aligned.
7. The applicant shall provide a signing and striping improvement plan if new signage or striping is proposed; or if existing signing and/or striping is removed or relocated. The plans shall be to the satisfaction of the Department of Public Works.
8. 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 Department of Public Works.

**Electrical: Kaleb Haile (916) 808-7020**

9. This project will require the installation of streetlights on all public streets fronting this property to the satisfaction of Public Works. The number and locations of these lights will be determined when development plans are submitted for review.

**SMUD: John Yu (916) 732-6321**

10. SMUD has existing overhead 12kV facilities Eldridge Ave 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.

11. To bring power to Parcel 1, the Applicant shall provide the following:
  - a. Shall dedicate any private drive, ingress, and egress easement, (and 10-feet adjacent thereto) as a public utility easement for (overhead and) underground facilities and appurtenances. All access roads shall meet minimum SMUD requirements for access roads.
  - b. Shall dedicate and provide all-weather vehicular access for service vehicles that are up to 26,000 pounds. At a minimum: (a) the drivable surface shall be 20-feet wide; and (b) all SMUD underground equipment and appurtenances shall be within 15-feet from the drivable surface.
12. 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.
13. 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.
14. 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.
15. The Applicant shall dedicate a 12.5-foot public utility easement (PUE) for overhead and/or underground facilities and appurtenances.
16. The Applicant shall provide separate SMUD service points to each parcel to the satisfaction of SMUD.

**SRCSD:** Robb Armstrong (916) 876-6104

17. Developing this property will require the payment of Regional San sewer impact fees (connection fees). Regional San sewer impact fees shall be paid prior to recording of the final map. For questions pertaining to Regional San sewer impact fees, please contact the Permit Services Unit at (916) 876-6100 or by email at [PermitServices@sacsewer.com](mailto:PermitServices@sacsewer.com).

**Department of Utilities:** Lorenzo Hernandez (916) 808-4939

18. The applicant shall grant, and reserve easements as needed, for drainage facilities and for surface storm drainage, at no cost at or before the time of sale or other conveyance of any parcel or lot. A note stating the following shall be placed on the Final Map: "Reciprocal easements for drainage and surface storm drainage shall be granted and reserved, as necessary and at no cost, at or before the time of sale or conveyance of any parcel shown in this map."
19. Current records indicate that the existing water and sanitary sewer services are shared among Parcel 2 and Parcel 3. Prior to the sign-off of this condition, the applicant shall provide a separated water and sewer service to Parcel 2 and Parcel 3 to the satisfaction of the Department of Utilities. (Note: There is an existing 6-inch City water main and 6-inch City sanitary sewer main in Eldridge Avenue. Per City Code services shall not cross property lines. The applicant should be advised that the tap record and verification of tap locations by the field crews involved prior to sign-off of this condition may take a considerable amount of time,

therefore, all requests should be submitted in a timely manner.)

**FIRE:** King Tunson (916) 808-1358

20. The furthest projection of the exterior wall of future buildings shall be accessible from within 150 ft of an approved Fire Department access road (minimum 20' wide) and approved water supply as measured by an unobstructed route around the exterior of the building. (CFC 503.1.1, 507.5.1)
21. Dead ends exceeding 150 feet in length require an approved Fire Department turnaround (45' radius cul-de-sac or city standard hammerhead). CFC 503.2.5
22. Roads used for Fire Department access shall have an unobstructed width of not less than 20' and unobstructed vertical clearance of 13'6" or more. CFC 503.2.1
23. Fire Apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities. CFC 503.2.3
24. Provide the required fire hydrants in accordance with CFC 507 and Appendix C, Section C102.1 as amended the Sacramento Municipal Code.

**Parks:** Brianna Moland (916) 808-6188

25. **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)

**Miscellaneous:**

26. CC&R's shall be approved by the City and recorded assuring maintenance of private roadway(s), shared driveways, lights, landscaping, sewers, drains and water systems.

**Advisory Notes:**

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

27. 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.
28. Future development on Parcel 1 (at 0.436 acres) will require a minimum of four (4) dwelling units to comply with the minimum allowable density for the Traditional Neighborhood Medium Density (TNMD) General Plan designation (8-36 dwelling units per net acre). (Planning)
29. Per 17.624.030: A detached accessory structure or use shall be located on the same lot as the primary building, structure, or use to which it relates. There is an existing detached accessory structure encroaching on Parcel 1. Please note that prior to recordation of the final map, this structure will have to be removed. (Planning)
30. Per City Code Section, 13.04.070, multiple water service to a single lot or parcel may be allowed if approved by DOU Development Review and Operations and Maintenance staff. Any

new water services (other than fire) shall be metered. Excess services shall be abandoned to the satisfaction of the DOU. (DOU)

31. At the time of building permit, the development of this site must comply with the current drainage design standards. Per the current DOU Onsite Manual, either a static or dynamic analysis for mitigating sizing and drainage system design may be used. Using the static analysis and per the DOU onsite project storage method, an estimated 12,800 cubic feet of detention must be provided per each additional acre of impervious area with a limited maximum discharge rate of 0.05 cfs/acre or per the latest approved onsite criteria. The required detention volume can be partially or fully mitigated by implementing Low Impact Development (LID) features such as Stormwater Planters, porous pavement and disconnected roof drains, provided these features conform to the DOU's Hydromodification Management Plan (HMP) requirements. Designer shall utilize the latest edition of the Sacramento Area Hydrology Model (SAHM) when using LID features. The applicant is advised to contact the City of Sacramento Utilities Department Drainage Planning Section (916-808-1400) at the early planning stages to address any drainage related requirements. (Note: A maintenance agreement may be required for detention and Low Impact Development (LID) features.) (DOU)
32. Water meters shall be located at the point of service, which is back of curb for separated sidewalks, back of walk for connected sidewalks. (DOU)
33. Residential water taps shall be sized per the City's Building Department onsite plumbing requirements (water taps from the water main in the street to the meter may need to be larger than 1-inch depending on the length of the house service, number of fixture units, etc.). (DOU)
34. 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. (DOU)
35. Timing and Installation. When fire protection, including fire apparatus access roads and water supplies for fire protection, is required to be installed, such protection shall be installed and made serviceable prior to and during the time of construction. CFC 501.4 (Fire)
36. All turning radii for fire access shall be designed as 35' inside and 55' outside. CFC 503.2.4 (Fire)
37. Roads used for Fire Department access that are less than 28 feet in width shall be marked "No Parking Fire Lane" on both sides; roads less than 36 feet in width shall be marked on one side. (Fire)
38. Per the most recently adopted California Residential Code, all new residential construction including 1 and 2 family dwellings and townhouses shall be provided with an approved NFPA 13 D sprinkler system. (Fire)
39. 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 Sacramento Regional Wastewater Treatment Plant (SRWTP). (Regional San)
40. Structural setbacks less than 14-feet shall require the Applicant to conduct a pre-engineering meeting with all utilities to ensure property clearances are maintained. (SMUD)
41. 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.). (SMUD)

42. 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>.
43. 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 \$5,328. This is based on the creation of 6 new units 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.

### **Conditions of Approval – Site Plan and Design Review**

#### **Planning and Design Review**

1. No construction or additions are allowed with this project approval.
2. Any additional changes, additions, or modifications shall require additional review and approval from Planning staff and may require additional entitlements.

#### **Site Plan and Design Review Advisory Notes**

3. PLANNING: Any future building or site renovations are subject to Site Plan and Design Review approval, prior to issuance of building permits.
4. URBAN FORESTRY: Approval of this tentative map will result in Parcel 1 being considered an undeveloped lot for the purpose of Urban Forestry's review of any future plans for development. Undeveloped lots have different standards for tree removal than lots with single-family homes and duplexes.
5. URBAN FORESTRY: When plans for future development of Parcel 1 are submitted for plan review, the applicant shall include an arborist report with the planning project submittal.
6. URBAN FORESTRY: If removal or nonstandard work is being proposed on any private protected tree or city tree, a tree entitlement is required, and the project will be subject to a director-level review.
7. URBAN FORESTRY: The 48-inch interior live oak is in the right-of-way (City inventory # TREE-11670). Any proposed changes in the right-of-way must consider this tree. If the tree will be retained, a tree protection plan created by a qualified arborist shall be submitted for review. If removal is proposed, a tree permit application, an arborist report and a replacement plan will be required.

**Findings of Fact – Environmental Determination: Exempt**

1. Based on the determination and recommendation of the City’s Environmental Planning Services Manager and the oral and documentary evidence received at the hearing on the project, the Planning and Design Commission finds that:
  - a. The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.
  - b. The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.
  - c. The project site has no value as habitat for endangered, rare, or threatened species.
  - d. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
  - e. The site can be adequately served by all required utilities and public services.

**Findings of Fact – 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 Parcel 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).

### **Findings of Fact – 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 Traditional Neighborhood Medium Density (TNMD). There is no specific plan or 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 or, if deviations from design guidelines or development standards are approved, the proposed development is consistent with the purpose and intent of the applicable design guidelines and development standards. The proposed deviation to maximum allowed lot depth is consistent with the goals and policies of the R-2A zone and the TNMD General Plan designation in that the future development of housing is anticipated with access easements to adequately accommodate 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.
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 each site will continue to have access as currently exists until the land is subdivided, after which all parcels will have access through a shared access easement.
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.
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 no development is proposed with this request.



Jose R Quintanilla (Sep 17, 2020 11:44 PDT)

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Jose Quintanilla  
Assistant Planner



Teresa Haenggi (Sep 17, 2020 11:45 PDT)

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Teresa Haenggi  
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.

