

**CITY OF SACRAMENTO  
COMMUNITY DEVELOPMENT DEPARTMENT  
DIRECTOR HEARING**  
300 Richards Blvd, 3rd Floor, Sacramento, CA  
95811

**STAFF RECOMMENDATION**

Staff recommends the Design Director approve with conditions the Site Plan and Design Review for the lot line adjustment with a deviation to exceed maximum lot depth in the R-2 zone for the project known as file **DR25-137**. Draft Findings of Fact and Conditions of Approval for the project are included below.

**Project Information:**

A. Environmental Determination: Exempt from the provisions of the California Environmental Quality Act (CEQA) under Class 5, Section Number 15305, Minor Alterations in Land Use Limitations.

B. Site Plan and Design Review for a lot line adjustment with a deviation to exceed maximum lot depth in the Duplex Dwelling Zone (R-2) within the Citywide Design Review Area.

Location: 4163 Lucas Ct. & 4201 Moss Dr.,  
Sacramento, CA 95822

Assessor's Parcel Numbers: 016-0054-005-0000 & 016-0054-006-0000

Applicant: Sarah Marriott, JTS Engineering  
1808 J Street, Sacramento, CA 95811

Property Owners: 4163 Lucas Ct: Sharon May Wong, Curtis Alan Wong,  
Susan Joan Fong, Mason Kim Wong, Alan James  
Wong  
108 Arbusto Cir., Sacramento, CA 95831

4021 Moss Dr: Daniel Fisher & Brianna Crawley  
4201 Moss Dr., Sacramento, CA 95822

Project Planner: Sarah Scott, Assistant Planner, (916) 808-2688

General Plan Designation: Neighborhood  
Community Plan Area: Land Park

Zoning: Duplex Dwelling Zone (R-2)  
 Design Review Area: Citywide  
 Existing Land Use of Sites: Duplex Dwellings

Surrounding Zoning and Land Use:

North: (R-2) Duplex dwelling  
 South: (R-1) Single-unit dwelling  
 East: (R-1) Single-unit dwelling  
 West: (R-2) Bike trail

Site Information:

Existing Property Dimensions:

	Width	Depth	Approx. Acres
<b>4163 Lucas Ct.</b>	71.79'	83.55'	0.34 acres
<b>4201 Moss Dr.</b>	87.45'	142.28'	0.32 acres

Proposed Property Dimensions:

	Width	Depth	Approx. Acres
<b>4163 Lucas Ct.</b>	71.79'	83.55'	0.22 acres
<b>4201 Moss Dr.</b>	87.45'	223.5'	0.45 acres

Topography: Flat  
 Street Improvements: Existing  
 Utilities: Existing

**Project Information:**

The project site consists of two parcels totaling approx. 0.66 acres in the Duplex Dwelling Zone (R-2) within the Citywide Design Review Area. Duplex dwellings are built on each parcel. The applicant is proposing to adjust the lot lines between the parcels. The previous property owner of both 4163 Lucas Ct. and 4201 Moss Dr. constructed significant landscape improvements, including a pool, koi ponds, and detached accessory structures in the backyards across the existing property line. This lot line adjustment will allow those landscape improvements and detached accessory structures to remain as-is as part of 4201 Moss Dr. No new construction is proposed with this application.

Section 17.204.530.C of the Planning and Development Code establishes that the maximum lot depth for a parcel in the R-2 zone is 160 feet. The applicant is requesting a deviation through a public hearing to allow the lot depth for 4201 Moss Dr to exceed the

maximum lot depth by 63.5 feet, for a total of 223.5 feet. Both lots are irregularly shaped and already exceed the maximum width and size for parcels in the R-2 zone. As a result of this lot line adjustment, neither of the lot widths will change and while 4201 Moss Dr. will increase in size, furthering the existing deviation to lot size, 4361 Lucas Ct. will reduce in size, lessening the existing deviation.

Staff supports the deviation to exceed maximum lot depth in the R-2 zone since: 1) the proposed lots sizes complement the existing neighboring lot sizes; 2) the proposed deviation does not visually impede on the adjacent neighbors and surrounding community as it will be entirely confined to the rear yard; and 3) recording these new lot lines will allow for the existing landscape improvements and detached accessory structures to remain as-is.

Property owners, tenants, and neighborhood groups within 500 feet of the subject site received notification of the public hearing occurring on Thursday, October 9th, 2025. Neighborhood associations that were notified for the hearing include South Land Park Neighborhood Association, Land Park Community Association, Sacramento Riverfront Association, and Preservation Sacramento. Staff has not received any public comments or correspondence related to the project as of the drafting of this report.

### **Environmental Considerations:**

The project is also determined to be exempt from the provisions of the California Environmental Quality Act (CEQA) under Class 5 Section Number 15305, Minor Alterations in Land Use Limitations.

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

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.

### **Draft Findings of Fact:**

1. The design, layout, and physical characteristics of the proposed project are consistent with the general plan and any applicable specific plan or transit village plan in that the proposal adheres to the goals and policies of the general plan land use designation of Neighborhood.
2. The design, layout, and physical characteristics of the proposed project are consistent with all applicable design guidelines and with all applicable development standards in that the proposal meets all applicable development standards for the R-2 zone with exception for maximum lot depth and the design standards for duplex dwellings.
3. All streets and other public access ways and facilities, parking facilities, and utility infrastructure are adequate to serve the subject site and comply with all applicable design guidelines and development standards.
4. The design, layout, and physical characteristics of the proposed project are visually and functionally compatible with the surrounding neighborhood in that the proposed lot lines are compatible with neighboring properties.
5. The design, layout, and physical characteristics of the proposed project ensure energy consumption is minimized and use of renewable energy sources is encouraged.

6. The design, layout, and physical characteristics of the proposed project 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 and will not be a detriment to the neighborhood.

7. 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).

#### **DRAFT CONDITIONS OF APPROVAL:**

##### **Planning / Design Review- Sarah Scott**

1. The lot line adjustment shall be recorded per approved plans and conditions of approval.
2. Any new scopes of work or proposed structures will require a new Site Plan and Design Review application.
3. The 10-day appeal period shall commence October 9th, 2025.
4. All other notes and drawings on the final plans as submitted by the applicant are deemed conditions of approval. Any work that differs from the final set of plans approved by the Planning staff shall be subject to review and approval prior to issuance of a building permit or work undertaken.
5. Any modification to the project shall be subject to the review and approval of planning staff (and may require additional entitlements).
6. This approval shall expire in three (3) years from the approval date.

##### **SMUD- Ellen Springer**

7. SMUD has existing overhead 21kV and low voltage/secondary facilities along the east side of the parcels 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.
8. 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.

9. 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, including but not limited to vegetation management, tree pruning or removal, weed abatement and application of weed abatement material, and a height restriction of fifteen feet tall at full maturity. Applicant shall submit landscape improvement plans with tentative or final map as a condition of approval.
10. The Applicant shall provide separate SMUD service points to each parcel to the satisfaction of SMUD.
11. The Applicant shall locate, verify, and provide a drawing to SMUD identifying all electrical utility infrastructure for the existing structures. If necessary, any existing onsite electrical infrastructure that serves existing structures shall be relocated to the satisfaction of SMUD.

**Sac Sewer- Robb Armstrong**

12. Pursuant to SacSewer's easement rights for the 72-inch sewage force main:
  - A. Any improvement or proposed use, including landscaping, that restricts SacSewer access to its existing easements to construct, operate, maintain, and repair its facilities will not be permitted.
  - B. Permanent structures, walls, signs, and footings will not be permitted within the existing SacSewer easement areas.
  - C. Construction staging and stockpiling within the existing SacSewer easement areas will not be permitted. A note will be placed on any plans issued for construction activities.
  - D. Deep-rooted trees or trees with mature growth of more than five feet, oak trees, and other environmentally protected species will not be permitted within the SacSewer easement area.
  - E. Any proposed tree plantings and landscaping shall be placed so that mature roots will not infiltrate manholes or other SacSewer structures. A geotextile fabric root protection barrier system may be required.
13. An approved Access Permit will be required from SacSewer for any access to SacSewer facilities or property. A note will be placed on any plans issued for construction activities.
14. Improvements shall not be installed in such a manner that will impede vehicular access by SacSewer for maintenance purposes.
15. The applicant shall provide SacSewer with continuous, unimpeded access to its facilities at all times.
16. Any proposed utility crossings of a SacSewer interceptor shall be a maximum of 45 degrees from the line perpendicular to the interceptor's centerline.
17. Any proposed utility crossing of the SacSewer interceptor shall have a minimum vertical

clearance of five (5) feet and cross at 90 degrees. Pipe joints will not be permitted within the trench zone above the interceptor.

18. Parallel utilities (water, drain, electrical, etc.) will not be permitted within the existing SacSewer easement area.
19. Sewer service laterals cannot connect directly to the SacSewer interceptor system.
20. The applicant shall submit all landscaping, utility, and improvement plans directly affecting SacSewer easements, facilities, and property for SacSewer review and approval.
21. Before the ISSUANCE OF A BUILDING PERMIT: The owner must contact SacSewer Development Services at PermitServices@sacsewer.com or by phone at (916) 876-6100 to determine if SacSewer impact fees are due. Fees must be paid before the issuance of building permits.

### Advisory Notes

#### *Advisory:*

- ADV.1. The City of Sacramento (City) is responsible for providing local sewer service to the proposed project site via its local sanitary sewer collection system. SacSewer is responsible for conveying sewage from the City collection system to the EchoWater Resource Recovery Facility for treatment, resource recovery, and disposal. (SACSEWER)
- ADV.2. SacSewer has the 72-inch Sump 2A sewage force main (SacSewer operating system N29) and associated easements located along the eastern property line of the parcel. This facility and easements are to be delineated within the project plan set. This facility is owned by SacSewer and maintained and operated by the City. (SACSEWER)
- ADV.3. BLDG: Projects must be submitted prior to December 12, 2025 to be reviewed under the 2022 CBC, otherwise they will be subject to the 2025 CBC. See <https://www.cityofsacramento.gov/content/dam/portal/cdd/Images/CodeAdoptionTimeline2025.jpg> for more important dates regarding 2025 CBC adoption.
- ADV.4. DOU: All stormwater and surface runoff drainage impacts resulting from new impervious areas (such as but not limited to roof areas, driveway, paving, etc.) shall be subject to drainage mitigation as specified in the current Onsite Design Manual and/or the Design and Procedures Manual. Drainage mitigation shall be accomplished by: (1) conforming to a City approved Drainage Study or Master Plan, (2) providing onsite drainage detention, or (3) payment of combined sewer system drainage impact fees (applies only in the CSS). Applicant is advised to contact the City of Sacramento Department of Utilities Development Review Section (916-808-7890) or DOUDevelopmentReview@cityofsacramento.org at the early planning stages to address any onsite drainage related requirements.

- ADV.5. DOU: If the aggregate landscape area of this project is equal to or greater than 500 sq. ft., it is subject to Water Efficient Landscape Requirements, Chapter 15.92 of the Sacramento City Code, consistent with Chapter 2.7 of the California Code of Regulations, the Model Water Efficient Landscape Ordinance.
- ADV.6. UF: Trees on Adjacent Parcels - While not required by city code for unprotected trees, the applicant has an obligation to protect trees owned by others on adjacent properties and should obtain permission to perform any work such as pruning or excavation within the dripline of such tree. Case law in California requires that reasonable care be taken to protect trees owned by others.

**ATTACHMENTS:**  
Exhibit A: Site Plan

*Sarah Scott*

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Sarah Scott  
Assistant Planner

  
Matthew Sites (Sep 30, 2025 11:53:56 PDT)

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Matthew Sites, AIA, LEED AP  
Senior Architect



