

DIRECTOR REPORT

STAFF RECOMMENDATION

Staff recommends the Zoning Administrator and Urban Design Manager approve with conditions, a Tentative Subdivision Map to subdivide one parcel into 16 parcels and three common lots and Site Plan and Design Review of the map and single-unit dwellings, for the project known as **Z23-081**. Draft Findings of Fact and Recommended Conditions of Approval for the project are included below.

REQUESTED ENTITLEMENTS

- A. **Tentative Subdivision Map** to subdivide ± 0.81 -gross-acres into 16 parcels and three common lots, and
- B. **Site Plan and Design Review** of the map and associated site improvements with deviations to minimum front- and rear-yard setbacks, minimum lot depth, minimum lot size, maximum lot coverage, maximum front-yard paving, and to create lots without 20-feet of public street frontage, in the Multi-Unit Dwelling (R-3) zone.

PROJECT INFORMATION

Location: 6207 Riverside Boulevard

Parcel Number: 030-0361-002

Council District: 7

Applicant: Javed T. Siddiqui, P.E.
JTS Engineering Consultants, Inc.
1808 J Street
Sacramento, CA 95811

Property Owner: John Carvalho
6207 Riverside LLC
8201 Freeport Boulevard
Sacramento, CA 95832

Project Planner: Angel Anguiano, Associate Planner, (916) 808-5519

Hearing Date: May 15, 2025

Land Use Information

General Plan Designation: Neighborhood
Community Plan Area: Pocket
Specific Plan: N/A
Zoning: R-3
Special Planning District: N/A
Planned Unit Development: N/A
Design Review Area: Citywide

Historic District: N/A

Existing Land Use of Site: Recreational Club House (Swimming/Tennis)

Surrounding Zoning and Land Uses

North: R-1-R Ellsworth C. Zacharias Park

South: R-3 Multi-Unit Dwellings

East: R-3 Multi-Unit Dwelling

West: R-3 Seymore Park

Site Characteristics

Property Area: ±35,391 S.F., ±0.81 gross acres

Property Dimensions: ±77.06'W x ±412.99'L

Topography: Flat

Street Improvements: Existing, Required

Utilities: Existing

Other Information

Previous Files: DR22-051

BACKGROUND

Existing Site, Zoning, and Background

The project site is a developed ±0.81-gross-acre parcel located east of Havenside Drive, north of Parklin Avenue, west of Greenhaven Drive, and south of Riverside Boulevard. The site is surrounded by multi-family to the east, single-unit dwellings on the south and west, and Ellsworth C Zacharias Park and to the north.

The project site is located within the Multi-Unit Dwelling (R-3) zone. The purpose of the R-3 zone is to accommodate traditional types of apartments. This zone is located outside the central city, serving as a buffer along major streets and near shopping centers (SCC: 17.208.300).

Previous Approval and Proposed Change

On March 16, 2023, the Urban Design Manager approved the Site Plan and Design Review (DR22-051) for a 16-unit multi-unit dwelling development, which included a tree permit to remove two Private Protected trees. Additionally, the Preservation Director approved the demolition of all existing structures. However, as a condition of approval, the project applicant is required to provide an on-site historical summary plaque to acknowledge the site's history and its role as a neighborhood recreational space (IR22-164).

The proposed development consists of three separate residential buildings, each designed as a three-story structure. The applicant has opted to build townhomes instead of a multi-unit dwelling complex while maintaining the same architectural design and site plan.

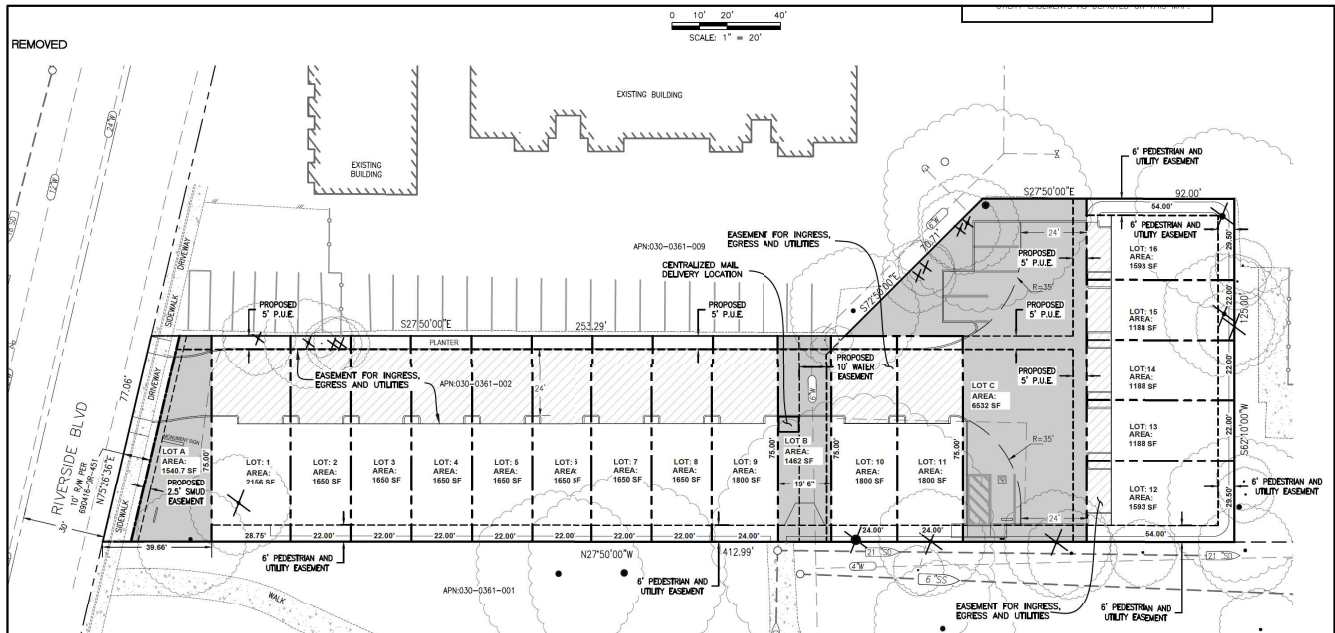
PROPOSED PROJECT AND

ANALYSIS

The proposed project requires entitlements for a Tentative Subdivision Map and Site Plan and Design Review of the map. The request requires approval before the Zoning Administrator.

Tentative Subdivision Map

Access into the subdivision is provided from Riverside Boulevard through a private lane, allowing for the placement of utilities, and vehicle and pedestrian access to all 16 lots.



Site Plan and Design Review of the Map

The request to subdivide the property is reviewed against the development standards within the Multi-Unit Dwelling (R-3) zone (SCC: 17.208.330). The purpose of the review is to create developable lots and support future development. Table 1 below provides a summary of the R-3 development standards and needed deviations to develop the project. The applicant is requesting deviations to minimum lot size, minimum lot depth, and maximum lot coverage.

Table 1: R-3 Lot Size Standards (SCC: 17.208.320 and 17.208.330)			
Standard	Required	Proposed	Deviation
Lot Size	Minimum: 2,000 (Sq. Ft.) Maximum: No minimum	Minimum: 1,188 (Sq. Ft.) Maximum: 2,156 (Sq. Ft.)	Yes
Lot Width	Minimum: 20 (feet) Maximum: No Maximum	Minimum: 22.00' (feet) Maximum 28.75' (feet)	No
Lot Depth	Minimum: 80'feet Maximum: 160'feet	Minimum: 54' (feet) Maximum: 75' (feet)	Yes
Lot Coverage	Minimum: No minimum Maximum: 50%	Minimum: 32% Maximum: 72%	Yes

Deviation Request: Section 17.208.320 of the Sacramento City Code provides development standards for parcel lot sizes, lot depth, and maximum lot coverage standards in the R-3 zone. A lot size deviation is requested for lots 2-16 from the minimum lot size standard of 2,000-square-feet. The proposed lot sizes range from 1,188-square-feet to 1,800-square-feet. Lot depth deviations are requested for all 16 lots from the minimum lot depth standard of 80-feet. The proposed depth for the lots deviating from the minimum 80'-foot standard range from 54-feet to 75-feet. A lot coverage deviation is requested for lots 13 to 15 from the maximum 50% lot coverage. The proposed lot coverages are 63%. All lots meet the minimum width standard. A summarized list of lots deviating from the aforementioned lot standards are listed in Table 2 below. Discussion regarding lot coverage is further discussed below.

Table 2: Lots Deviating from Minimum Lot Standards (SC: 17.204.330)									
Lot Number	Required				Proposed				Deviation
	Size (sf)	Width (ft)	Depth (ft)	Lot Coverage	Size (sf)	Width (ft)	Depth (ft)	Lot Coverage	
1	2,000'	Min: 20'	Min: 80' Max: 160'	Max: 50%	2,156	28.75'	75.00'	35%	Yes
2					1,650	22.00'	75.00'	44%	Yes
3					1,650	22.00'	75.00'	44%	Yes
4					1,650	22.00'	75.00'	44%	Yes
5					1,650	22.00'	75.00'	44%	Yes
6					1,650	22.00'	75.00'	44%	Yes
7					1,650	22.00'	75.00'	44%	Yes
8					1,650	22.00'	75.00'	44%	Yes
9					1,800	24.00'	75.00'	40%	Yes
10					1,800	24.00'	75.00'	40%	Yes
11					1,800	24.00'	75.00'	40%	Yes
12					1,593	29.50'	54.00'	47%	Yes
13					1,188	22.00'	54.00'	63%	Yes
14					1,188	22.00'	54.00'	63%	Yes
15					1,188	22.00'	54.00'	63%	Yes
16					1,800	29.50'	54.00'	42%	Yes

Staff Analysis: Lot Standard Deviations

The purpose of the lot size, depth and coverage standards in the R-3 zone is to ensure that new lots are developable, provide adequate public safety access, and are supported by necessary infrastructure when development occurs. Staff is supportive of the lot standard deviations request, as the proposed plans demonstrate that the lots will have sufficient access via the private road and can be developed with housing types that are on smaller lots, providing a mix of neighborhood housing options.

Without the requested deviations, it is estimated that the applicant would only be able to develop eight to 16 residential units, below the minimum general plan requirement. The applicant is seeking to develop an alternative housing product that is smaller in size, provides opportunities for upward housing mobility, and offers housing options that are currently scarce in the neighborhood, i.e., new constructed single-unit ownership. In addition, the applicant switched from a rental to ownership product as it attracts different types of financing opportunities and reduced the long-term operating and leasing risk of a long-term debt for rentals (i.e. multi-unit dwellings). Given these factors, staff believe the deviations are reasonable and will contribute positively to the community by offering diverse housing options that align with the evolving character.

Site Plan and Design Review - Setbacks

The project design is reviewed against Citywide Single-Unit and Duplex Residential Design Guidelines (Design Guidelines). The Design Guidelines encourage innovation to support infill housing development that is consistent with adopted city policies such as smart growth, resilience, sustainability, and utilization of existing infrastructure. A request to deviate from the minimum front-, rear-yard setbacks, maximum front-yard paving, and to create lots without 20-feet of public street frontage are requested. A summarized list of lots deviating from setbacks are listed in Table 4 below.

Under Sacramento City Code Section 17.208.340, the R-3 zone requires a minimum front yard setback of 10 feet and a minimum rear yard setback of 15 feet. There is no minimum or maximum interior side yard setback required. As shown in Table 4, all 16 proposed lots deviate from the front

Table 3: R-3 Lot Setbacks (17.208.340)

Standard	Required (ft)	Proposed (ft)	Deviation
Setbacks	-	-	-
Front	Minimum: 10'	3'	Yes
Street Side-yard	Maximum: 25'	Maximum 25'	No
Interior-Side	No Minimum or Maximum	Minimum: 0.3"	N/A
Rear	Minimum: 15'	Minimum: 11'	Yes

yard setback requirement, proposing reduced front yard setbacks ranging from 3 feet to 9 feet. In addition, all lots propose rear yard setbacks of 11 to 13 feet, below the required 15 feet, which constitutes a deviation.

The purpose of front and rear yard setback requirements is to ensure consistent building orientation, provide adequate separation between structures, and maintain a visually cohesive street frontage. These standards also help protect access to light and air, privacy, and open space for each dwelling. Staff supports the requested deviations because the applicant provides a functional combination of rear yard open space and the development is adjacent to public parks, providing residents with convenient access to public open space and recreational amenities that support walkability and active lifestyles. Overall, staff finds that the proposed deviations are justified by the project's proximity to community-serving amenities and its ability to meet the broader goals of the zoning code related to livability and city-wide housing goals to provide additional housing options.

Table 4: R-3 Setback Standards (SCC: 17.208.340)

Lot Number	Required - Setbacks			Proposed - Setbacks			Deviation
	Front and Street-Yard	Interior	Rear	Front	Interior	Rear	
1	Minimum: 10' Maximum: 25'	No Minimum or Maximum	Minimum: 15'	3'	0.3"	11'	Yes
2				3'	0.3"	11'	Yes
3				3'	0.3"	11'	Yes
4				3'	0.3"	11'	Yes
5				3'	0.3"	11'	Yes
6				3'	0.3"	11'	Yes
7				3'	0.3"	11'	Yes
8				3'	0.3"	11'	Yes
9				3'	0.3"	11'	Yes
10				3'	0.3"	11'	Yes
11				3'	0.3"	11'	Yes
12				9'	0.3"	13'	Yes
13				9'	0.3"	13'	Yes
14				9'	0.3"	13'	Yes
15				9'	0.3"	13'	Yes
16				9'	0.3"	13'	Yes

General Subdivision Design Standards and Front-Yard Landscaping

The applicant is requesting deviations from the maximum 50% front-yard paving area (SCC: 17.612.010.A.1.a) and the requirement for each lot to have a minimum of 20 feet of public or private

street frontage (SCC: 17.500.010.C).

The intent of the front-yard paving limit is to promote sustainable site design by increasing permeable surfaces that absorb rainwater, reduce stormwater runoff, reduces urban heat island effect, encourage the planting of trees and landscaping, and minimize the visual dominance of paving and vehicles in the streetscape. The minimum street frontage standard ensures that each lot has safe and legal access for residents, emergency services, trash collection, and utility connections.

To facilitate site access and enable efficient development of the project, the applicant is seeking relief from these two standards. Approximately 83% of the front-yards are paved for lots 1-11 and 100% of the front-yard for lots 12-16 are fully paved. Staff routed the tentative map to applicable Utility and Public Works staff, along with public safety agencies, for their review of the aforementioned street frontage standard and supports the proposed deviations based on their respective approvals and conditions for the project.

PUBLIC/NEIGHBORHOOD OUTREACH AND COMMENTS

This project was routed to Preservation Sacramento, Civic Thread, Sacramento Area Bicycle Advocates (SABA), Sacramento Housing Alliance, Pocket Greenhaven Community Association, and Sacramento Metropolitan Air Quality Management District (SMAQMD). All property owners and residents within 500 feet of the subject site, as well as the afore-mentioned neighborhood associations, were mailed a public hearing notice. The site was posted with project information after submittal.

Agency Comments: The proposed tentative map has been reviewed by the City of Sacramento's Utilities, Parks, Fire Department, the Building Division and the Department of Engineering Division of the City's Public Works department, as well as Sacramento Municipal Utility District (SMUD).

Subdivision Review Committee: The proposed map was heard by the Subdivision Review Committee on June 3, 2024. The drafted conditions are listed under 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 15332 – In-fill Development.

Flood Hazard Zone: 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).

Findings of Fact – Tentative Map

1. None of the conditions described in Government Code §66474 exist with respect to the proposed subdivision as follows:
 - a. The proposed map is consistent with the General Plan "Neighborhood" land use designation, all applicable community and specific plans, and all other applicable provisions of the City Code.

- b. The design of the proposed subdivision is consistent with the General Plan, all applicable community and specific plans, and all other applicable provisions of the City Code.
 - c. The site is physically suitable for the type of development.
 - d. The site is physically suitable for the proposed subdivision.
 - e. The design of the subdivision is not likely to cause substantial environmental damage or substantially and avoidable 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 will not conflict with easements, acquired by the public at large, for access through or use of the property within the proposed subdivision.
2. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the General Plan land use designation of "Neighborhood" and all applicable community and specific plans as well as 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].
 5. The City 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].
 6. The local flood management agency has made adequate progress (as defined in California Government Code §65007) on the construction of a flood protection system what will result in flood protection equal to or greater than the urban level of flood protection.

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 and any applicable specific plan or transit village plan; in that the project is within the Neighborhood designation and single-unit dwellings are envisioned land uses within the designation.
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; in that, the requested deviations for the proposed development, as it will create additional homeownership opportunities, and meet the required minimum density. The development will also have adequate streets, public access, parking, and utility infrastructure to

serve the project.

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; in that, the project will utilize existing infrastructure to develop the site.
4. The design, layout, and physical characteristics of the proposed development are visually and functionally compatible with the surrounding neighborhood; in that the project subdivision is generally consistent with surrounding lot designs and compliment adjacent properties.
5. The design, layout, and physical characteristics of the proposed development ensure energy consumption is minimized and use of renewable energy sources is encouraged; in that, the applicant will utilize green building standards to the greatest extend possible.
6. The design, layout, and physical characteristics of the proposed development 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 proposed subdivision is compatible with other residential uses found in the surrounding neighborhood.

Recommended Conditions of Approval – Tentative Map

Department of Public Works

1. Pursuant to City Code Section 17.500.190, indicate easements on the Final Map to allow for the placement of centralized mail delivery units. The specific locations for such easements shall be subject to review and approval of the Department of Public Works after consultation with the U.S. Postal Service.
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 Lot A to all appropriate parcels, at no cost, at the time of sale or other conveyance of either parcel.
3. Show all continuing and proposed/required easements on the Final Map.
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. Any public improvement not specifically noted in these conditions or on the Tentative Map shall be designed and constructed to City standards. This shall include the repair or replacement/reconstruction of any existing deteriorated curb, gutter and sidewalk adjacent to the subject property along Riverside Boulevard per City standards to the satisfaction of the Department of Public Works.
5. Dedicate sufficient right of way or public access easement along the Riverside Boulevard frontage to the back of the existing sidewalk to the satisfaction of the Department of Public

Works. (Note: it appears the existing sidewalk is not part of the existing right of way).

6. Design private streets to meet the city standards regarding structural section. Private streets shall be inspected to the satisfaction of the Department of Public Works.
7. Provide a standard driveway at the entrance to the private street.
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 to 3.5' in height. The area of exclusion shall be determined by the Department of Public Works.
9. Form a Homeowner's Association. CC&R's shall be approved by the City and recorded assuring maintenance of common Lot A, any common landscaping and common lighting. The Homeowner's Association shall maintain all private drives, lights, and landscaping.

Department of Utilities

10. 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.
11. There is an existing 6-inch City water main on the property. The applicant shall provide evidence of an existing public easement for the existing water main. If there is none, applicant shall dedicate a public water easement for the existing water main to the satisfaction of the DOU.
12. The applicant shall grant and reserve easements, as needed, for water, drainage and sanitary sewer 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 utilities, drainage, water and sanitary sewer facilities, 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."
13. Per City Code 13.04.230, no permanent structure (including without limitation garages, patios, concrete slabs, tool shed and similar structures) shall be constructed on top of water, sewer or drainage pipelines or anywhere within the associated utility easements.

SMUD

14. SMUD has existing underground 12kV facilities on the north and east sides of the project site that will need to remain. The Applicant shall be responsible for maintaining all CalOSHA and State of California Public Utilities Commission General Order No. 128 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.
15. 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.

16. 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.
17. 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.
18. 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.).
19. 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>.
20. The Applicant shall provide separate SMUD service points to each parcel to the satisfaction of SMUD.
21. The Applicant shall dedicate any private drive, ingress and egress easement, and 10-feet adjacent to each side thereof as a public utility easement for overhead and/or underground facilities and appurtenances. All access roads shall meet minimum SMUD requirements for access roads. The private drive and 10-foot adjacent PUE shall be subject to SMUD's landscaping and tree placement guidelines within the easement area and such landscaping shall be subject to SMUD's landscaping and tree placement guidelines including but not limited to tree pruning, removal, and weed abatement and a maximum allowable height of fifteen feet at full maturity. Applicant shall submit landscape improvement plans with tentative or final map as a condition of approval.
22. The Applicant 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.
23. Property line from Lot 1-11 to be extended up to the easterly boundary, and that 27' easterly of these lots is dedicated as PUE.
24. Dedicate 5' northerly of lot 12-16 as PUE.
25. Dedicate entire Lot A & C as PUE.

Fire Department

26. Provide the required fire the required fire hydrants in accordance with California Fire Code Section 507 and Appendix C, Section C102.1 as amended the Sacramento City Code Section 507.5.1.

27. Maintenance agreements shall be provided for the interior roadways of the proposed complex and for the fire protection systems. The agreement shall be record with the Public Records Office having jurisdiction and shall provide for the following:
- A. Provisions for the necessary repair and maintenance of the roadway surface
 - B. Removal of vegetation overgrowing the roadway and infringing on the roadway clear vertical height of thirteen feet six inches (13'6") and/or width of twenty feet (20')
 - C. Provisions for the maintenance, repair, and/or replacement of NO PARKING-FIRE LANE signage or striping
 - D. Provisions for the necessary repair and maintenance of vehicle and pedestrian access gates and opening systems
 - E. Unrestricted use of and access to the roadways covered by the agreements.
 - F. Provisions for the control of vehicle parking in prohibited areas and a mechanism for the removal of vehicles illegally parked.
 - G. Maintenance and timely repair of all fire protection systems, including but not limited to hydrants, fire alarm systems and fire sprinklers.

Youth Parks and Community Enrichment

28. **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)
29. **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, bmuel@cityofsacramento.org*).

Advisory Notes:

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

- ADV 1. All new residential buildings must be constructed in accordance with the approved plans and conditions of approval (DR22-051), except as otherwise specified in this approval.
- ADV 2. 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.
- ADV 3. 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.
- ADV 4. The applicant is responsible for the protection and repair of the City sanitary sewer, drainage

and water mains during construction of the proposed structure. Contact Underground Service Alert at 1-800-642-2444, 48 hours before work is to begin.

- ADV 5. Before the ISSUANCE OF A BUILDING PERMIT: The owner must contact the Regional San Permit Services Unit at 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.
- ADV 6. 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).
- ADV 7. 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.
- ADV 8. 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 \$48,336. This is based on the creation of 16 new residential units at an average land value of \$265,000 per acre for the Pocket 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. Title 18, 18.56 Park Development Impact Fee, due at the time of issuance of building permit. The Park Development Impact Fee is estimated at \$82,217. The Park Development Impact Fee due for this project is based on the Remainder of City Rate of \$2.18 per square foot for residential projects, with a minimum rate of \$2,588 for units under 750 square feet and a maximum of \$6,903 for units over 2,000 square feet. change in these factors will change the amount of the PIF due. The fee is calculated using factors at the time that the project is submitted for building permit.
 - c. Community Facilities District 2002-02, Neighborhood Park Maintenance CFD Annexation.
 - d. When possible, residential buildings should be oriented to front onto Frank Seymour Park to provide visual access to the park and eyes on the park for safety.
 - e. Provide wayfinding signage and physical access for Frank Seymour Park and Ellsworth Zacharias Park across Riverside Blvd.

Attachments:

1. Project Plans

Angel Anguiano

Respectfully Submitted: _____

Angel Anguiano
Associate Planner

Marcus Adams

Marcus Adams (May 9, 2025 11:37 PDT)

Reviewed By: _____

Marcus Adams
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.

SURVEY NOTES:

- 1) A PRELIMINARY FIELD REPORT BY PACIFIC TITLE COMPANY, ORDER NO. P-256177, DATED 09/17/2019 WAS PROVIDED FOR THE PREPARATION OF THIS SURVEY.
- 2) THE BOUNDARY INFORMATION SHOWN HEREIN IS BASED ON A FIELD SURVEY.
- 3) THE ACTUAL LOCATIONS OF UNDERGROUND FACILITIES SHOULD BE VERIFIED PRIOR TO ANY NEW CONSTRUCTIONS.
- 4) THE TREE, LOCATION, SIZE AND AGE OF TREES SHOWN ON THESE DRAWINGS WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. INTERESTED PARTIES ARE CAUTIONED THAT ONLY ACTUAL EXAMINATION WILL REVEAL THE TYPES, LOCATIONS AND REPORTS OF SUCH TREES. THE ACTUAL LOCATIONS OF UNDERGROUND FACILITIES SHOULD BE VERIFIED PRIOR TO ANY NEW CONSTRUCTIONS.
- 5) TEMPORARY CHAINLINK FENCE AROUND PROJECT SITE WAS NOT LOCATED AS A PART OF THIS SURVEY. ONLY PERMANENT AND FIELD FENCES HAVE BEEN SHOWN HEREON.
- 6) DUE TO LARGE AND OVERSHADOWING VEGEATION, SOME GROUND FEATURES WERE NOT ABLE TO BE LOCATED AT THE TIME OF SURVEY 10/29/2020. EXACT LOCATIONS OF CONCRETE ARE NOT KNOWN AS THEY EXTEND INTO AREAS WITH DENSE BRUSHES OR VEGETATION.
- 7) TREE LOCATIONS, SIZES, AND DRAINAGES ARE APPROXIMATE. OTHER TREES MAY EXIST THAT ARE NOT SHOWN ON THIS SURVEY, DUE TO LIMITED ACCESS AND VISIBILITY. PLEASE CONSULT WITH A LICENSED ARBORIST FOR COMPLETE AND ACCURATE TREE INFORMATION.

LEGEND

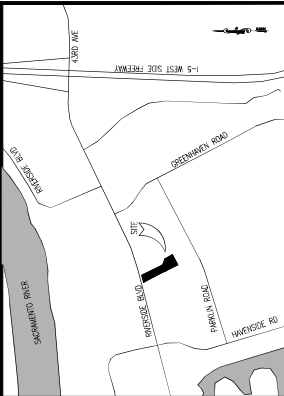
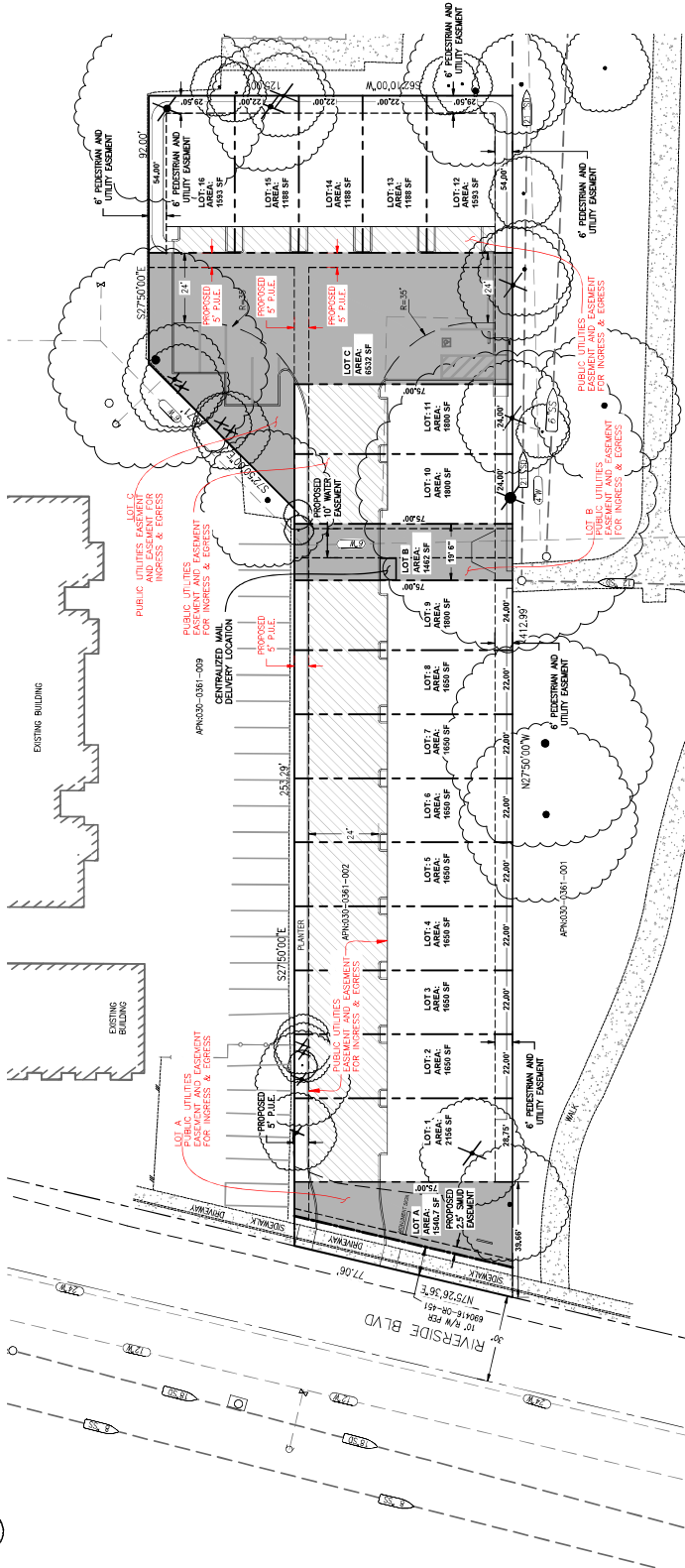


LOT A, LOT B AND LOT C

EASEMENT FOR INGRESS, EGRESS AND UTILITIES

TREE TO BE REMOVED

- NOTES:
- 1) ALL EXISTING IMPROVEMENTS WILL BE REMOVED.
 - 2) LOT A, LOT B AND LOT C COMMON AREAS ARE FOR COMMON USE FOR INGRESS/EGRESS OF OWNERS AND INVITEES, AUTOMOBILES AND INSTALLATION & MAINTENANCE OF UTILITIES AS REQUIRED.
 - 3) ALL UNITS SHALL BE SEPARATED BY 6-INCHES.
 - 4) PROPOSED INGRESS, EGRESS, PEDESTRIAN AND UTILITY EASEMENTS IS SHOWN ON THIS MAP.



VICINITY MAP
NO SCALE

EXISTING LEGAL DESCRIPTION

APN: 030-0381-002
OWNER: JTS ENGINEERING CONSULTANTS, INC.
1808 J STREET
SACRAMENTO, CA 95811
TEL (916) 441-6708
FAX (916) 441-6708
EMAIL: jts@jts-engineering.com
JTS ENGINEERING CONSULTANTS, INC.
1808 J STREET
SACRAMENTO, CA 95811
TEL (916) 441-6708
FAX (916) 441-6708
EMAIL: jts@jts-engineering.com

PROJECT ADDRESS

6207 RIVERSIDE BLVD

ZONING

EXISTING: R-3
PROPOSED: NO CHANGE

USE

CLOSED CLUB HOUSE

LOT

1 2-16

AREA

0.27 ACRES
0.27 ACRES
0.81 ACRES
35,391 SF

REQUEST

TO SUBDIVIDE EXISTING LOT INTO 16 NEW LOTS AND THREE COMMON AREA LOTS.

PROPOSED INGRESS, EGRESS, PEDESTRIAN AND UTILITY EASEMENTS AS DEPICTED ON THIS MAP.

SCHOOL DISTRICT: SACRAMENTO CITY UNIFIED

UTILITY CONTACTS

TELEPHONE: (916) 972-2432

SAFETY: (916) 972-2432

ELECTRICITY: (916) 733-5200

WATER: (916) 875-2248

CABLE: (800) 835-2722

SEWER: (916) 806-5454

FIRE: (916) 806-5454

UNDERGROUND SERVICE ALERT: (800) 272-2600

BENCHMARK ELEV. 13927
BENCHMARK: BM 316-5A H/LT1 NWL
FIELD BOOK NO. _____ PG. _____

DESIGNED: N/A
DRAWN: PCC/MAR
CHECKED: JTS / FWW
SUBMITTED: JAMES L. SERRA, P.E.
REC: 25924

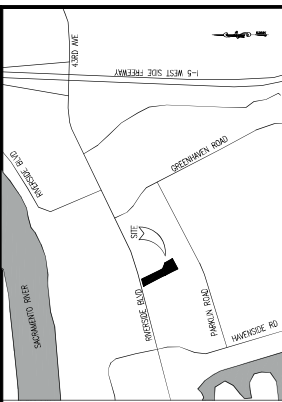
SCALE: 1"=20'
JTS ENGINEERING CONSULTANTS, INC.
1808 J STREET
SACRAMENTO, CALIFORNIA 95811 (916) 441-6708

APPROVAL BY: _____
NO DATE: _____
REVISION: _____

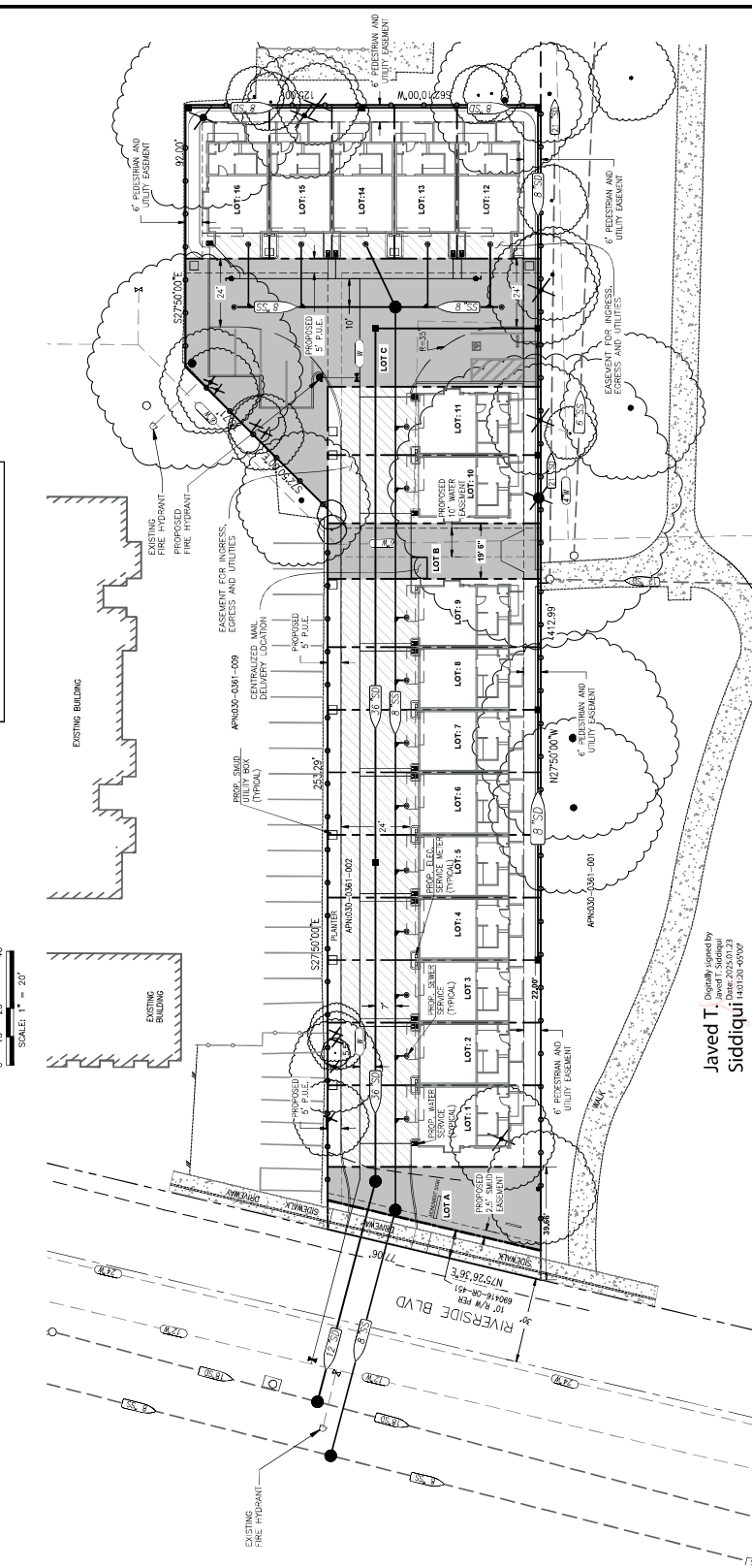
CITY OF SACRAMENTO
APN: 030-0381-002

CABANA TOWNHOMES TENTATIVE SUBDIVISION MAP (TSM)
6207 RIVERSIDE BLVD
DATE: 04-28-20
SHEET 1 OF 1
CALIFORNIA
JOB NO: 2020-100

EXISTING	PROPOSED
PROPERTY LINE	---
RIGHT OF WAY	---
CENTER LINE	---
MANHOLE	○
TELEPHONE MANHOLE	⊙
ELECTRIC MANHOLE	⊙
INLET	⊙
WATER LINE	---
CABLE TV CONDUIT LINE	---
SEWER LINE	---
COMBINED SERVICE LINE	---
FIRE HYDRANT	⊙
BUTTERFLY VALVE	⊙
GATE VALVE	⊙
BLOW OFF VALVE	⊙
POST IND. VALVE	⊙
SPRINKLER CLEAN OUT	⊙
WATER METER	⊙
FIRE DEPT. CONNECTION	⊙
ENLARGED/REDUCED	⊙
THURST BLOCK	⊙
CONCRETE CURB	---
SPOT ELEVATION	---
GRADE LINE	---
TOP OF PAVEMENT	---
TOP OF WALK	---
EDGE OF PAVEMENT	---
DRAINAGE DIRECTION	---
SIGNAL LIGHT	---
PARKING LIGHT	---
U.S. TELEPHONE LINE	---
PULL BOX	---
UTILITY POLE	---
GAS METER	---
CABLE TV BOX	---
UTILITY POLE W/GUY	---
PUBLIC STREET LIGHT	---
SUN	---
FENCE	---
GUARD POST	---
BENCH MARK	---
TREE TO BE REMOVED	---
TREE	---
WALL	---
LANDSCAPE DRAIN	---
BACKFLOW DEVICE	---

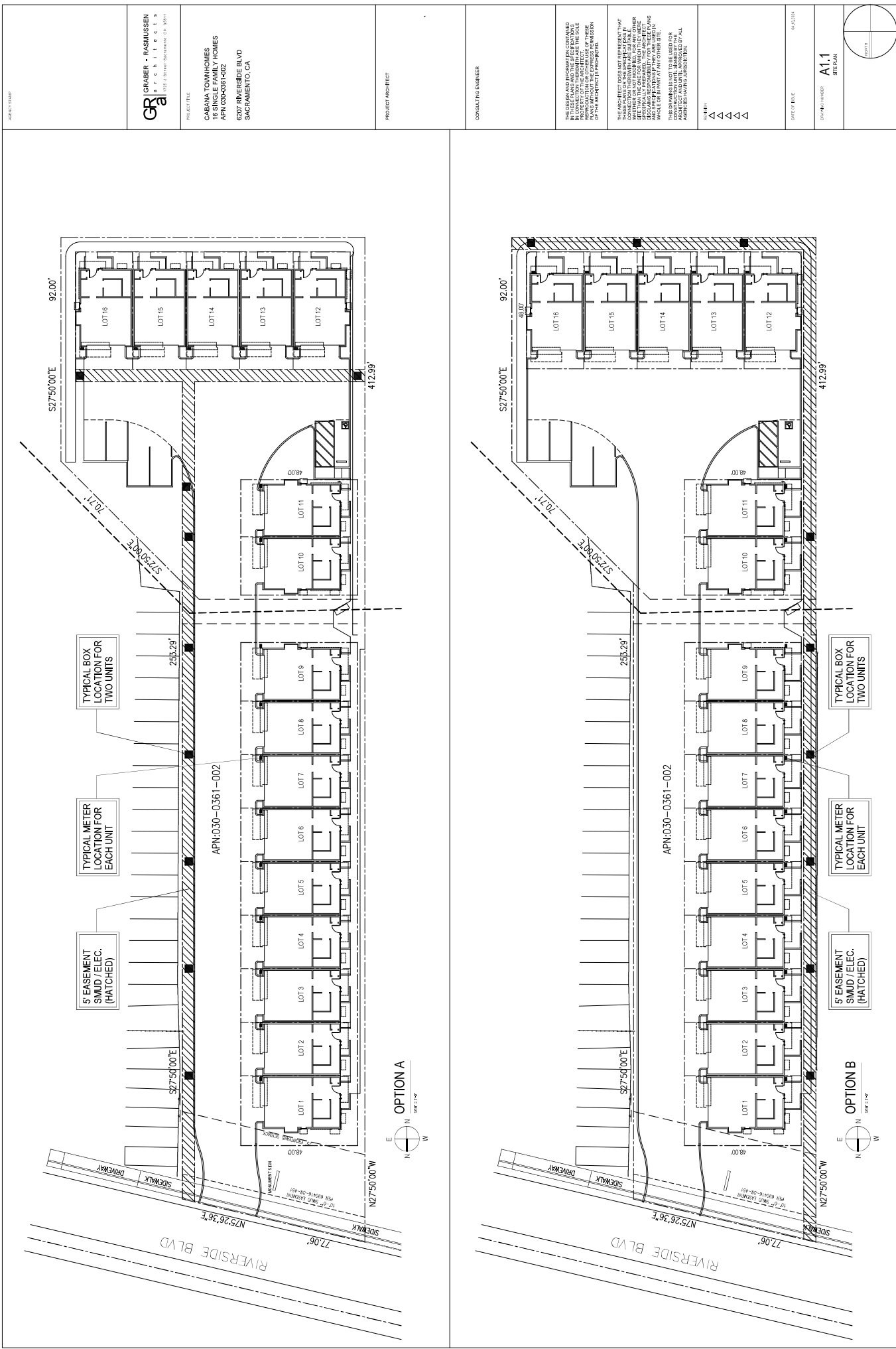


- NOTES:**
- 1) ALL EXISTING IMPROVEMENTS WILL BE REMOVED.
 - 2) LOT A, LOT B AND LOT C COMMON AREAS ARE FOR COMMON USE FOR INGRESS/EGRESS OF OWNERS AND INVITES, AUTOMOBILES AND INSTALLATION & MAINTENANCE OF UTILITIES AS REQUIRED.
 - 3) ALL UNITS SHALL BE SEPARATED BY 6-INCHES.
 - 4) PROPOSED INGRESS, EGRESS, EASEMENT AND UTILITY EASEMENTS AS DEPICTED ON THIS MAP.



Javed T. Siddiqui
 Digitally signed by Javed T. Siddiqui
 Date: 2023.01.23
 1440320-0007

BENCHMARK ELEV. 1392' BENCHMARK: BM 316-5A HLT1 WAL FIELD BOOK NO. _____ PG. _____		JTS ENGINEERING CONSULTANTS, INC. 1808 J STREET SACRAMENTO CALIFORNIA 95811 (916) 441-6708		DESIGNED: N/A DRAWN: PCS/MAR CHECKED: JTS / FWW SUBMITTED: JAVED T. SIDDIQUI, P.E. REC: 25924		SCALE: 1"=20' DATE: 01-23-23 SHEET 1 OF 1		CONCEPTUAL UTILITY PLAN 6207 RIVERSIDE BLVD APN: 030-0381-002 CITY OF SACRAMENTO		JOB NO: 2023-100 CALIFORNIA	
--	--	---	--	--	--	--	--	--	--	---------------------------------------	--



ARCHITECTURAL SITE PLAN	GRABER • RASMUSSEN ARCHITECTS 1732 J Street Sacramento, CA 95811	PROJECT TITLE CASANA TOWNHOMES 16 SINGLE FAMILY HOMES APN 030-0361-002 6507 RIVERSIDE BLVD SACRAMENTO, CA	PROJECT ARCHITECT	CONSULTING ENGINEER	THESE PLANS AND SPECIFICATIONS CONTAIN INFORMATION THAT IS THE PROPERTY OF GRABER • RASMUSSEN ARCHITECTS. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. NO PART OF THESE PLANS OR SPECIFICATIONS IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF GRABER • RASMUSSEN ARCHITECTS.	THESE PLANS AND SPECIFICATIONS CONTAIN INFORMATION THAT IS THE PROPERTY OF GRABER • RASMUSSEN ARCHITECTS. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. NO PART OF THESE PLANS OR SPECIFICATIONS IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF GRABER • RASMUSSEN ARCHITECTS.	DATE OF BLUE 04/20/2018	DRAWN BY A1.1 STEPHAN	DATE OF BLUE 04/20/2018
-------------------------	--	--	-------------------	---------------------	---	---	----------------------------	-----------------------------	----------------------------

