City of SACRAMENTO
Community Development

300 Richards Blvd., 3rd Floor
Sacramento, CA 95811

Help Line: 916-264-5011
CityofSacramento.org/cdd

DIRECTOR REPORT

STAFF RECOMMENDATION

Staff recommends the Zoning Administrator approve, with conditions, a Tentative Map, and Design Director approve, with conditions, a Site Plan and Design Review entitlement for the project known as **4233 May Street Parcel Map (Z26-034)**. Draft Conditions of Approval and Findings of Fact for the project are included below.

REQUESTED ENTITLEMENTS

1. **Tentative Parcel Map** to subdivide an approximately ±0.4-acre parcel into three parcels in the Single-Unit Dwelling (R-1) zone.

2. **Site Plan and Design Review** of the tentative map layout with a deviation to minimum lot width requirements.

PROJECT INFORMATION

Location:	4233 May Street
Parcel Number:	237-0130-019-0000
Council District:	2
Applicant:	Sergey Areston, The Developer Pro, Inc. 10940 White Rock Road, Suite 120 Rancho Cordova, CA 95670
Property Owner:	Lada Areston, RPA Challenge Inc 5406 Crossings Drive, Suite 102-394 Rocklin, CA 95677
Project Planner:	Kevin Valente, Contract Planner
Hearing Date:	November 12, 2026

Land Use Information

General Plan:	Neighborhood (N)
Housing Element Site:	Yes – Three Above-Moderate Income Units
Community Plan Area:	North Sacramento
Specific Plan:	N/A
Zoning:	Single-Unit Dwelling (R-1)
Special Planning District:	N/A
Planned Unit Development:	N/A
Design Review Area:	Citywide
Open Space District:	N/A

Historic Landmark:	N/A	
Historic District:	N/A	
Surrounding Zoning Land Use		
North:	R-1	Residential
South:	R-1	Residential
East:	R-1	Residential
West:	R-1	Residential
Site Characteristics		
Existing Property Area:	20,328 gross square feet / 0.47 gross acres	
Topography:	Flat	
Street Improvements:	Existing	
Utilities:	Existing	
Existing Land Use:	Vacant	
Other Information		
Concurrent Files:	None	
Previous Files:	None	

ATTACHMENTS

Attachment A: Tentative Parcel Map

PROPOSED PROJECT AND ANALYSIS

BACKGROUND

The project is located on an approximately 0.47-acre parcel within the Single-Unit Dwelling (R-1) zone. The parcel is currently vacant with generally flat topography. The site is surrounded by residential uses and is served by existing public infrastructure.

PROJECT DESCRIPTION

The applicant is proposing to subdivide the 0.47-gross-acre parcel into three parcels which will be 51.33 feet wide, 132 feet deep and 6,776 square feet in size. All parcels would have public right-of-way frontage along May Street. The applicant is also required to dedicate additional right-of-way on May Street and build it to the City's 53-foot residential street section (half-street only). No development is proposed as a part of this project.

ENTITLEMENT ANALYSIS

This request requires Zoning Administrator approval of a Tentative Parcel Map and Design Director approval of Site Plan and Design Review for review of the proposed map layout with a deviation to lot width requirements.

Tentative Parcel Map

The applicant is proposing to subdivide the 0.47-gross-acre parcel into three 6,776-square-foot lots, which would result in a residential density of 8 dwelling units per acre (du/ac), consistent with the minimum density of 3 du/ac, as established by the 2040 General Plan Map LUP-8. The R-1

Zone requires lot depths between 100 and 160 feet, lot width of 52 feet, and a minimum lot size of 5,200 square feet. Table 1 below shows the proposed dimensions of the lots with deviations identified, where applicable. As shown, all proposed parcels require deviations to the minimum lot width within the R-1 Zone. These deviations are discussed in further detail under the Site Plan and Design Review section of this report.

Table 1: R-1 Development Standards				
	Minimum Lot Size: 5,200 Sf	**Minimum Lot Width:** 52' (Interior Lot)	**Required Lot Depth:** Min. 100' Max. 160'	**Deviation**
Lot 1	6,776	51.33'	132'	Y; lot width
Lot 2	6,776	51.33'	132'	Y; lot width
Lot 3	6,776	51.33'	132'	Y; lot width

Planning staff supports the proposed tentative parcel map and finds the proposed layout and configuration of the parcels are adequate to accommodate future development. While no new construction is proposed at this time, future development on the newly created parcels will be reviewed under a separate Site Plan and Design Review entitlement for consistency with the density standards of the 2040 General Plan Map LUP-8 and conformance with the development standards of the R-1 zone and Citywide Design Guidelines. As such, staff recommends approval of the Tentative Map.

Site Plan and Design Review

While no development is proposed as part of this project, a Site Plan and Design Review entitlement is required to review the proposed map layout and any deviations from the development standards.

Deviation – Lot Width

The R-1 Zone requires a minimum lot width of 52 feet for interior parcels. As proposed, Parcels 1, 2, and 3 provide a lot width of 51.33 feet, requiring a deviation. The purpose of the minimum lot width standards in the R-1 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 requested minimum lot width deviation and find it meets the purpose and intent of the standard, as the proposed tentative map demonstrates that the lots will have sufficient access and the tentative map is compatible with the development pattern and surrounding homes of the neighborhood

SUBDIVISION REVIEW COMMITTEE

The project was routed to all applicable city departments and outside agencies on June 19, 2026. Comments received have been incorporated into conditions of approval or advisory notes below. The proposed tentative subdivision map was heard at the Subdivision Review Committee on September 2, 2026. The draft conditions of approval, included herein, were accepted by the applicant and forwarded by the Committee.

PUBLIC / NEIGHBORHOOD OUTREACH AND COMMENTS

Property owners, current residents/tenants, and neighborhood groups within 500 feet of the subject site received notification of the public hearing occurring on November 12, 2026. The Robla

Park Community Association, Robla Neighbors United, Rancho Del Paso Neighborhood Association, North Sacramento Chamber of Commerce, and Preservation Sacramento neighborhood advisory groups were notified of the project. Staff has not received any public comments, and there is no known opposition.

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 15332, Infill Development (Categorical Exemption – Class 32). Class 15332 consists of projects consistent with applicable General Plan Land Use designation and zoning regulations, on parcels within city limits on no more than 5-acres, where the site has no value as habitat for rare, threatened or endangered species, and approval of the project would not result in any significant effects related to traffic, noise, air or water quality. This project is to subdivide a 0.47-gross-acre parcel into three parcels. The three lots will be available for future residential development, subject to separate entitlement approvals. The project proposes a density of 8 dwelling units per net acre, which is consistent with the minimum density of 3 units per net acre, as established by the 2040 General Plan. The project is also consistent with the Single Unit Dwelling (R-1) zoning designation in that the new parcels are sufficient in size to accommodate future residential development on the newly created vacant parcels. 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 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 facilities of the State Plan of Flood Control or other flood management facilities protect the project to the urban level of flood protection. This is based on the SAFCA Urban Level of Flood Protection Engineer's Reports accepted by the City Council on October 21, 2025 (Resolution No. 2025-0283).

NO NET LOSS (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).

FINDINGS OF FACT

Environmental Determination: Categorical Exemption (Class 32 – Infill Development)

1. 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 15332, Infill Development (Categorical Exemption – Class 32). Class 15332 consists of projects consistent with applicable GP LU designation and zoning

regulations, on parcels within city limits on no more than 5-acres, where the site has no value as habitat for rare, threatened or endangered species, and approval of the project would not result in any significant effects related to traffic, noise, air or water quality.

Tentative Subdivision 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).

6. The project site is within an area for which the facilities of the State Plan of Flood Control or other flood management facilities protect the project to the urban level of flood protection, as demonstrated by the SAFCA Urban Level of Flood Protection Engineer's Report, accepted by the City Council on October 21, 2025 (Resolution No. 2025-0283).

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 North Sacramento Community Plan in that the tentative map 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 from lot width requirements of the R-1 Zone are consistent with the purpose and intent of the Planning and Development Code in that the lot sizes are sufficient to support 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 tentative map provides for the extension of necessary public and private utility infrastructure to meet the needs of future residential development and the subject site offers improvements to existing roads.

4. The design, layout, and physical characteristics of the proposed development as conditioned are visually and functionally compatible with the surrounding neighborhood. No new construction is proposed with this request.

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 ties into existing road and utility networks that will be extended to serve the 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 lot sizes are sufficient to accommodate future infill development and the proposed parcels will maintain adequate access to May Street.

No Net Loss (Gov. Code, § 65863)

1. 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).

200-Year Flood Protection

1. The project site is within an area for which the facilities of the State Plan of Flood Control or other flood management facilities protect the project to the urban level of flood protection, as demonstrated by the SAFCA Urban Level of Flood Protection Engineer's Report, accepted by the City Council on October 21, 2025 (Resolution No. 2025-0283).

CONDITIONS OF APPROVAL

Tentative Parcel Map

NOTE: These conditions shall supersede any contradictory information shown on the Tentative Map or approved for this project (Z25-054). 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: Jeovany Cantellano // jcantellano@cityofsacramento.org

1. 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. This shall include the repair or replacement/reconstruction of any existing deteriorated curb, gutter and sidewalk adjacent to the subject property per City standards to the satisfaction of the Department of Public Works.

2. The applicant shall dedicate sufficient right-of-way along May Street, and construct May Street to a City Standard 53-foot residential street section (half-street only) adjacent to the subject property, to City standards to the satisfaction of the Department of Public Works.

3. 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.

4. The applicant shall provide and install sidewalk barricades on the southernmost end of sidewalk to City standards to the satisfaction of the Department of Public Works.

5. 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.

SMUD: Ellen Springer // Ellen.Springer@smud.org

6. 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.

7. 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.

8. 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. Applicant is further made aware that the proposed location of any relocated facilities will be subject to SMUD's vegetation management practices.

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.

10. 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.).

11. In the event the City requires an Irrevocable Offer of Dedication (IOD) for future roadway improvements, the Applicant shall dedicate a 12.5-foot public utility easement (PUE) for overhead and/or underground facilities and appurtenances adjacent to the City's IOD.

12. 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.

13. The Applicant shall provide separate SMUD service points to each parcel to the satisfaction of SMUD.

14. The Applicant shall dedicate a 12.5-foot public utility easement for overhead and/or underground facilities and appurtenances adjacent to all public street rights-of-ways.

15. 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.

16. The Public Utility Easement (PUE) and/or dedicated SMUD easement area shall be subject to SMUD's landscaping and tree placement guidelines within the easement area and to SMUD's regular vegetation management practices. These guidelines and practices include, but are not limited to, a vegetation maximum height no greater than 15 feet at full maturity, tree pruning, removal, weed abatement, application of weed abatement material, and other standard vegetation management activities. SMUD reserves the right to prune or remove vegetation that is located adjacent to or within the easement area as necessary to maintain safe and reliable electric service. Applicant shall be responsible for confirming with SMUD appropriate/acceptable landscaping including placement within the easement area. For more information, please visit https://www.smud.org/Corporate/Environmental-Leadership/Protecting-Trees-and-Power-Lines

17. Should Bioretention basins be utilized they are to be located outside of any PUE and SMUD easement. Bioretention Basins clearance from any PUE and SMUD easement is 5-feet.

SASD: Robb Armstrong // (916) 876-6104

18. 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 building permits are issued.

DOU: Saraí Ochoa // sochoa@cityofsacramento.org

19. 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.

Solid Waste: Adam Roitman // aroitman@cityofsacramento.org

20. Project must meet the requirements outlined in City Code Chapter 13.10.

21. There must be sufficient space to store a minimum of one garbage container and one mixed recycling container per unit, excluding ADU(s), and one organics recycling container per parcel. Additional containers may be required to ensure all material generated on the parcel is diverted into the correct waste stream to minimize contamination and/or overstacking. The minimum space needed is approximately 35 inches by 87 inches per unit.

22. There must be sufficient pace to set out all containers (garbage, mixed recycling, and organics recycling) in front of each parcel and remain in compliance with City Code Chapter 13.10.100.

23. Solid waste trucks must be able to safely move about the project, with minimum backing, and be able to empty the bins and containers safely.

Parks: Molivann Phlong // mphlong@cityofsacramento.org

24. 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)

25. 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, Doreen Chia, (916)808-5447, dchia@cityofsacramento.org).

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.

27. Form a Homeowner's Association with CC&R's for Lots _/all private streets and the islands within the private streets to be approved by the City. CC&R's shall be recorded assuring

maintenance of all private streets, lights, sewer services, drop inlets, drain leads, landscaping, irrigation and noise barriers.

Advisory Notes:

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

Public Works

1. 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 advisory note.

2. House plans shall comply with City Code Chapter 17.508 *Driveways* which includes:

   17.508.040.J All driveways shall be at least 5-ft away from the property line.

   17.508.050.A Residential driveways shall have a width of at least 10-ft and a depth of at least 20-ft measured from the right-of-way line.

   17.508.070.D.3 Garages off alleys shall be set back at least 4-feet away from the alley right-of-way.

DOU

3. Prior to or concurrent with the first cycle submittal of the improvement plan and/or building permit application, the applicant shall submit a project specific drainage study meeting the criteria specified in the current Onsite Design Manual and/or the Design and Procedures Manual, for review and approval by the DOU. Per the current DOU Onsite Design 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 5,200 cubic feet of detention must be provided per each additional acre of impervious area. The maximum discharge rate must be limited to an estimated 0.31 cfs/acre. The applicant is advised to contact the City of Sacramento Utilities Department Development Review Section (916-808-7890) at the early planning stages to address any drainage related requirements. Failure to submit the drainage study with the first cycle submittal of the improvement plans and/or building permit application will delay permit review and approval. (Note: A maintenance agreement may be required for detention and Low Impact Development (LID) features.)

4. On October 24, 2023, and November 14, 2023, City Council adopted Resolutions 2023-0338 and 2023-0368, respectively, to adjust the Water System, Sewer, and Combined Sewer Development Fees, as well as, establish the Storm Drainage Development Fee to align with updated Nexus Studies. These resolutions provide for an effective date for the new Utility Development Fees as of January 22, 2024. (Note: This project is in Drainage Basin 144 which is subject to the new Drainage Pumped Impact Fee per City Council Resolution 2023-0368.)

5. The applicant must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. This ordinance requires the applicant to show erosion and sediment control methods on the construction drawings. These plans shall also show the methods to control urban runoff pollution from the project site during construction.

6. Water meters shall be located at the point of service, which is back of curb for separated sidewalks or back of walk for connected sidewalks.

7. 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.

SASD

8. 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.

Solid Waste

9. Provide a waste management plan when building plans are submitted. The waste management plan shall show where containers will be stored on the property and the location where they will be placed on the public right-of-way for collection.

Parks

10. 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 $3,420. This is based on the tentative subdivision map to split one (1) vacant residential lot into three (3) residential lots in the R-1 zone. The Quimby in lieu fee is based on the total number of units approved for construction or allowed by zone with 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 finalizing conditions on the final map. The Department of Public Works is the lead for resolving the conditions on the map, including the invoicing and payment of the in-lieu fee.

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

Site Plan and Design Review

1. No construction or additions are allowed with this project approval.

2. Deviations to the following development standards are approved as follows:

    a. Minimum lot width requirements pursuant to Sacramento City Code (SCC) section 17.204.230 for Parcels 1, 2, and 3.

Advisory Notes:

The following advisory notes are informational in nature and are not a requirement of this Site Plan and Design Review:

Fire

1. 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.

Respectfully Submitted: Kevin Valente

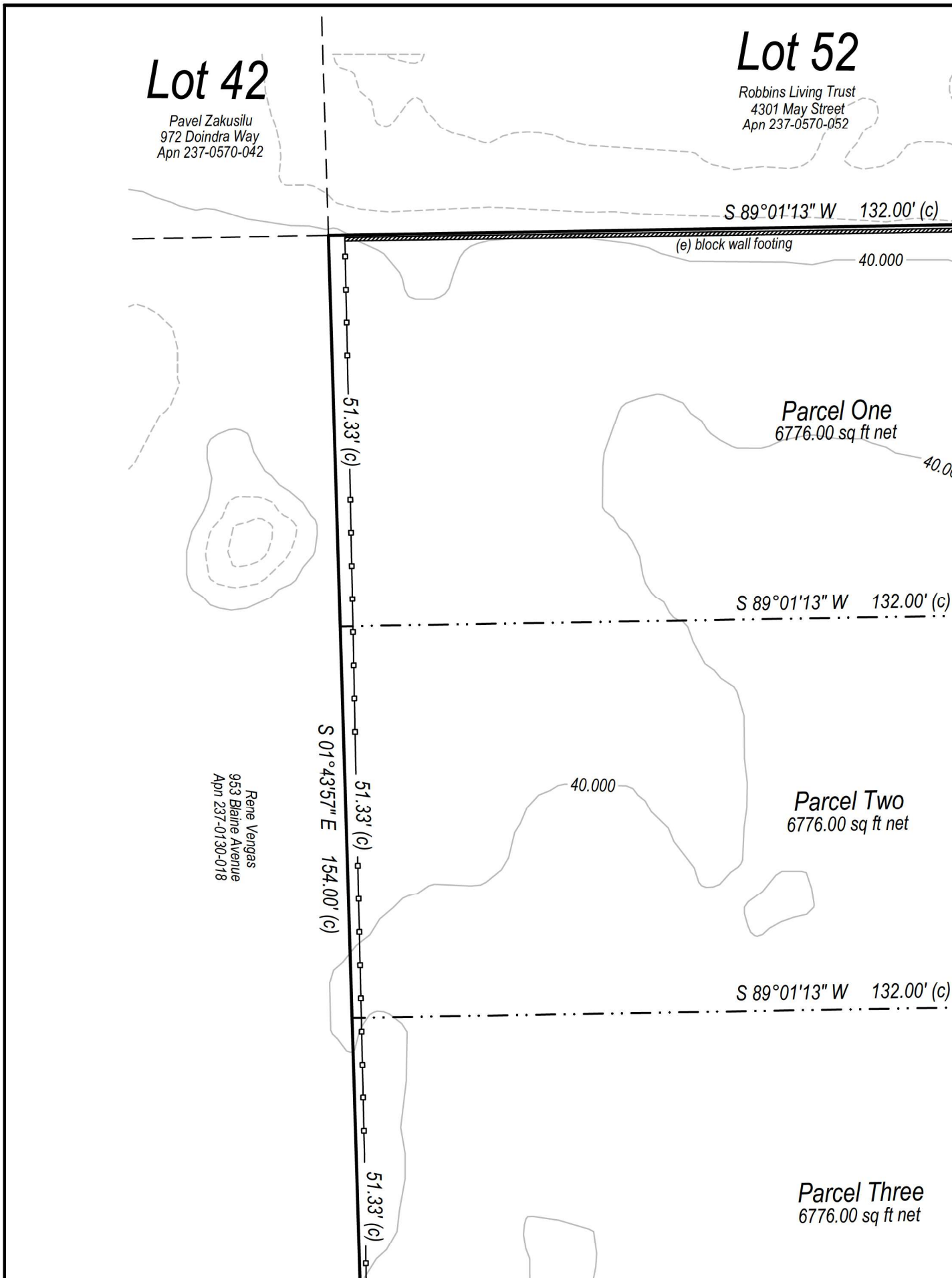
Kevin Valente
Contract Planner

Recommendation Approved:

Zach Dahla
Senior Planner

The decision of the Zoning Administrator and Design Director may be appealed to the Planning and Design Commission. An appeal must be filed within 10 days of the Director hearing. If an appeal is not filed, the actions 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.


Lot 42
Pavel Zakusilu
972 Doindra Way
Apn 237-0570-042
Lot 52
Robbins Living Trust
4301 May Street
Apn 237-0570-052
S 89°01'13" W 132.00' (c)
(e) block wall footing
40.000
51.33' (c)
Parcel One
6776.00 sq ft net
S 89°01'13" W 132.00' (c)
S 01°43'57" E 154.00' (c)
Rene Vengas
953 Blaine Avenue
Apn 237-0130-018
40.000
Parcel Two
6776.00 sq ft net
S 89°01'13" W 132.00' (c)
51.33' (c)
Parcel Three
6776.00 sq ft net