



REPORT TO PLANNING COMMISSION City of Sacramento

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915 I Street, Sacramento, CA 95814-2671

PUBLIC HEARING
November 18, 2010

To: Members of the Planning Commission

Subject: 45th and F Streets Tentative Map (P10-062)

A request to subdivide an existing 0.15-acre parcel in the Standard Single-Family (R-1) zone into two parcels with each parcel containing an existing single-family residence.

- A. Environmental Determination: Exempt per CEQA Guidelines Section 15332;
- B. Tentative Map to subdivide an existing 0.15-acre parcel in the Standard Single-Family (R-1) zone into two parcels;
- C. Subdivision Modification to create a corner lot with less than 62 feet in width in the Standard Single-Family (R-1) zone;
- D. Subdivision Modification to create an interior lot with an area less than 5,200 square feet and a corner lot with an area less than 6,200 square feet in the Standard Single-Family (R-1) zone;
- E. Subdivision Modification to create two lots less than 100 feet in depth in the Standard Single-Family (R-1) zone;
- F. Variance to allow non-standard building setbacks in the Standard Single-Family (R-1) zone; and
- G. Variance to allow non-standard lot coverage in the Standard Single-Family (R-1) zone.

Location/Council District:

601 45th Street and 4510 F Street, Sacramento, CA 95819

Assessor's Parcel Number 004-0303-037-0000 and 004-0303-038-0000

Council District 3

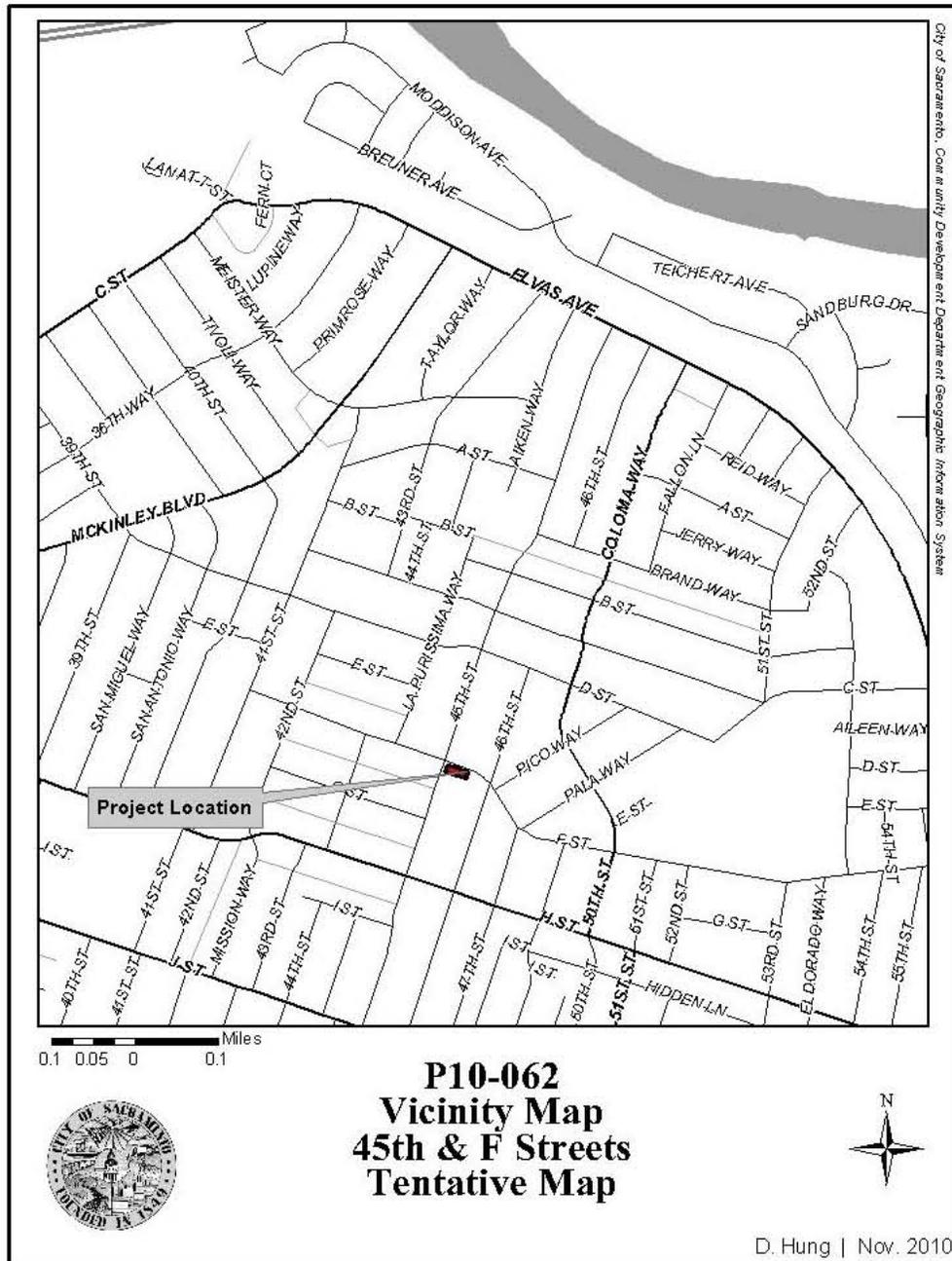
Recommendation: Staff recommends the Commission approve the request based on the findings and subject to the conditions listed in Attachment 1. The Commission has final approval authority over items A-G above, and its decision is appealable to City Council

Contact: David Hung, Associate Planner, (916) 808-5530; Stacia Cosgrove, Senior Planner, (916) 808-7110

Applicant: Brian Holloway, Holloway Land Company, (916) 996-2019, 442 Pico Way, Sacramento, CA 95819

Owners: Chris Little, (916) 698-1961, 4510 F Street, Sacramento, CA 95819; Beatrice Morley, 601 45th Street, Sacramento, CA 95819

Vicinity Map



Summary: The applicant is proposing to subdivide one parcel into two parcels on approximately 0.15 acres to create two legally subdivided lots. There are currently two single-family residences on the site and the proposal will result in a separate parcel for each dwelling. The project requires a Tentative Map, Subdivision Modifications and Variances for setbacks and lot coverage. Staff has sent early notices to various neighborhood groups in the area and has not received any opposition on the proposal.

Table 1: Project Information
General Plan designation: Traditional Low Density Residential
Existing zoning of site: Standard Single-Family (R-1) zone
Existing use of site: Residential
Property area: 0.15 acre

Background Information: The subject parcel was originally known as Lot 119 on the recorded map of the Plat of Mont Clair or Brooke Realty Company's Subdivision No. 106. The parcel was never legally subdivided but is separated into two halves with each half having its own assessor's parcel number for tax reporting purpose only. Records search finds that the dwelling on parcel 004-0303-037 (601 45th Street) was built in 1938 and the dwelling on parcel 004-0303-038 (4510 F Street) was built in 1968. Since the subject parcel is a corner lot, the use of two units, or duplex, would be allowed by right. Applicant is now requesting to subdivide the lot to create two individual lots.

Public/Neighborhood Outreach and Comments: Staff sent early notices to various community groups including the East Sacramento Improvement Association (ESIA), the East Sacramento Preservation Task Force, the McKinley East Sacramento Neighborhood Association (MENA) and WALKSacramento. Staff received a correspondence from ESIA dated October 12, 2010 which reads, "The ESIA Board reviewed the project notification for 45th and F Streets, and we have no objections to the project."

Environmental Considerations: The Development Services Department, Environmental Planning Services Division has reviewed this project and determined that it is exempt from the provisions of the California Environmental Quality Act (CEQA) under Section 15332, In-fill Development Projects, which characterized the project as an infill development. The project is consistent with the applicable general plan and zoning designations and with the general plan policies, occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses, has no habitat value, would not result in significant effects to traffic, air, noise, and water, and can be adequately served by utilities and public services.

Policy Considerations: The 2030 General Plan Update was adopted by City Council on March 3, 2009. The 2030 General Plan's goals, policies, and implementation programs define a roadmap to achieving Sacramento's vision to be the most livable city in America. The 2030 General Plan Update designation of the subject site is Traditional

Low Density Residential which provides for moderate intensity housing and neighborhood-support uses. The 2030 General Plan has identified goals and policies under the Land Use and Urban Design Element and the Housing Element. Some of the goals and policies supported by this project are:

- *Land Use and Urban Design Element (Goal LU 4.1) Neighborhoods.* Promote the development and preservation of neighborhoods that provide a variety of housing types, densities, and designs and a mix of uses and services that address the diverse needs of Sacramento residents of all ages, socio-economic groups, and abilities.
- *Land Use and Urban Design Element (Policy LU 4.3.2) Replacement of Non-Conforming Densities in Traditional Neighborhoods.* The City shall preserve the existing diversity of housing types and densities on each block of Traditional Neighborhoods. Where proposed residential development on a parcel within a Traditional Neighborhood block would exceed the maximum allowed density, the City may allow the development if it would not cause the overall density for the block to be exceeded. Where the density of existing development on a Traditional Neighborhood block falls outside the applicable density range of its land use designation, the City shall allow replacement development on the parcel that maintains the same density.
- *Land Use and Urban Design Element (Policy LU 4.3.7) Single-Family Housing in Traditional Neighborhoods.* The City shall encourage the retention of existing single-family dwellings in Traditional Neighborhoods and discourage rezoning of single-family districts to multifamily districts.
- *Housing Element. (Policy H-2.2.1)* The City shall promote quality residential infill development through the creation/adoption of flexible development standards and with funding resources.
- *Housing Element. (Goal H-4)* Preserve, maintain and rehabilitate existing housing to ensure neighborhood livability and promote housing affordability.

The proposed project meets the 2030 General Plan goals and policies related to Citywide Land Use and Urban Design and the Housing Element for the traditional residential designation. Even though the designation of the site is Traditional Low Density Residential which allows for three to eight units per net acre, the dwelling units are existing and no change in density occurs as a result of the proposed tentative map; the project would also not cause the overall density for the block to be exceeded. Therefore, staff does not feel that the proposal conflicts with the allowable density of the General Plan designation.

Project Design:

Land Use

Tentative Map

Map Design: The tentative map proposes to subdivide an existing 0.15-acre parcel in the Standard Single-Family (R-1) zone into two parcels; the tentative map design is summarized below:

Parcel No.:	Lot Size:	Lot Description:	Use:
A (601 45 th Street)	3,140 square feet	Corner Lot	Existing Single-Family Dwelling
B (4510 F Street)	3,610 square feet	Interior Lot	Existing Single-Family Dwelling

The minimum lot area per dwelling unit in the R-1 zone is 6,200 square feet for a corner lot and 5,200 square feet for an interior lot. Due to the substandard lot sizes proposed, as well as non-standard lot widths and lot depths, subdivision modifications and variances are required; see the respective sections below for further discussions.

Vehicular Circulation and Parking: The subject site is located on the southeast corner of 45th Street and F Street. Both 45th Street and F Street are two-way public streets. The existing residence on Parcel A does not have off-street parking; however, there is available on-street parking directly in front of the parcel. The existing residence on Parcel B has an existing driveway on F Street for access to an attached garage.

Pedestrian Circulation: Existing sidewalk and rolled curb are found at the frontage on 45th Street and F Street. The project does not impact or change existing circulation in and around the site.

Walls and Fencing: All existing fencing on each of the parcels is to remain.

On October 20, 2010, the Subdivision Review Committee, with all ayes, voted to recommend approval of the proposed Tentative Map, subject to the conditions of approval as found in Attachment 1.

In evaluating tentative maps, the Commission is required to make the following findings:

- A. None of the conditions described in Government Code Section 66474, subsection (a) through (g), inclusive, exist with respect to the proposed subdivision:
 - a. The proposed map is consistent with applicable general and specific plans as specified in Section 65451;
 - b. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City's General Plan, all applicable community and specific plans, and Title 16 of the City Code, which is a specific plan of the City;

- c. The site is physically suitable for the type of development proposed;
 - d. The site is physically suitable for the proposed density of the 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 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;
- B. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City General Plan and Title 16 Subdivisions of the City Code, which is a specific plan of the City (Gov. Code §66473.5);
- C. 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);
- D. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities (Gov. Code §66473.1);
- E. The Planning Commission 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).

Staff recommends approval of the Tentative Map with conditions as it is consistent with the goals and policies of the General Plan and Title 16 of the City Code. The site is physically suitable for the type of development proposed and suited for the proposed density; 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 habitat; the design of the subdivision and the type of improvements are not likely to cause serious public health problems, and 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. The project will not overly burden the sewer system, nor will it preclude future passive or natural heating and cooling opportunities.

Subdivision Modifications

Per the City's Title 16 Subdivision Code, the minimum width and area of all lots proposed for single-family and two-family residential uses in the R-1 zone shall conform to the following restrictions:

- Interior lots shall have a minimum width of fifty-two (52) feet at the front building setback line.
- Corner lots shall have a minimum width of sixty-two (62) feet at the front building setback lines.
- Lot depth shall not exceed one hundred sixty (160) feet and shall not be less than one hundred (100) feet in depth.
- Interior lots shall have an area of not less than five thousand two hundred (5,200) square feet.
- Corner lots shall have an area of not less than six thousand two hundred (6,200) square feet.

The lot design standards for the project are as follows:

Table 3: Lot Design Standards

Standard	Required	Proposed	Deviation?
Minimum lot size Corner Parcel	6,200 square feet	3,140 square feet (Parcel A)	Yes
Minimum lot size Interior Parcel	5,200 square feet	3,610 square feet (Parcel B)	Yes
Corner lot width	62'	45' (Parcel A)	Yes
Interior lot width	52'	80.23' (Parcel B)	No
Lot depth	Not more than 160', not less than 100'	69.77' (Parcel A) 45' (Parcel B)	Yes

Both Parcels A and B do not meet the minimum lot size requirement. Parcel A does not meet the minimum corner lot width. Both parcels do not meet the required lot depth. By the creation of substandard sized parcels which do not meet the minimum lot area, minimum lot width and lot depth requirements, the project requires the approval of Subdivision Modifications. In evaluating subdivision modifications, the Commission is required to make the following findings:

- A. That the property to be divided is of such size or shape, or is affected by such topographic conditions, or that there are such special circumstances or conditions affecting the property that it is impossible, impractical, or undesirable in the particular case to conform to the strict application of these regulations;

Due to the existing structures and site constraints, it is impossible, impractical, or undesirable in the particular case to conform to the strict application of these regulations.

- B. That the cost to the subdivider of strict or literal compliance with the regulation is not the sole reason for granting the modification;

The cost to the subdivider of strict or literal compliance with the regulation is not the sole reason for granting the modification.

- C. That the modification will not be detrimental to the public health, safety or welfare or be injurious to other properties in the vicinity;

The modification will not be detrimental to the public health, safety or welfare or be injurious to other properties in the vicinity in that the buildings are already constructed on the site and adequate yard areas are being provided.

- D. That granting the modification is in accord with the intent and purposes of these regulations and is consistent with the general plan and with all other applicable specific plans of the city.

The density and the land use are consistent with general plan goals and policies for single-family housing in traditional neighborhoods.

Taking into account that the site is already developed and adequate yard areas exist around the buildings, and no additional construction is being proposed at this time, staff supports the proposed lot sizes, lot widths and lot depths. Due to the substandard corner lot size for Parcel A, staff has conditioned that neither a duplex nor a halfplex shall be allowed on the new corner parcel. The applicant has also requested Variances to allow non-conforming setbacks and lot coverage; see Variance section for more discussion. The subdivision modification is not based solely on the cost to the subdivider and will not be detrimental to the public health, safety or welfare in the neighborhood. The proposal is consistent with the goals and polices for single-family housing in traditional neighborhoods. Therefore, staff supports the requested subdivision modifications.

Variances

As shown below, the proposal will create non-conforming street side and rear setbacks on Parcel A and non-conforming front and rear setbacks for Parcel B. This is because when the single lot is subdivided into two lots, the front setback of the new "Parcel B" is now located on F Street (the narrowest portion of a lot abutting a public street). As a result, a setback variance is required to deviate from standard setback requirements. Additionally, a lot coverage variance is required for Parcel B since it exceeded the maximum lot coverage of 40%. The following tables show compliance or non-compliance of the proposal with height, setback and lot coverage requirements:

Table 4A: Height and Setback Standards (Parcel A: 601 45th Street)			
Standard	Required	Proposed	Deviation?
Height	35'	1-story	No
Front setback	20' or average of the two nearest buildings	24.48'	No
Side setback	5'	8.31'	No
Street side setback	12.5'	6.75'	Yes
Rear setback	15'	13.11'	Yes

Table 4B: Height and Setback Standards (Parcel B: 4510 F Street)			
Standard	Required	Proposed	Deviation?
Height	35'	2-story	No
Front setback	20' or average of the two nearest buildings	7'	Yes
Side setback	5'	5' (west side) 14.44' (east side)	No
Rear setback	15'	4.63'	Yes

Table 5: Lot Coverage and Density					
Parcel	Lot Square Footage	Building Coverage	Lot Coverage (40% Maximum)	Density (Traditional Low Density 3 – 8 units/acre)	Deviation?
Parcel A	3,140 sq. ft.	819 sq. ft.	26%	14 units per net acre	Yes
Parcel B	3,610 sq. ft.	2,265 sq. ft.	62%	12 units per net acre	Yes

As shown above, the proposal will create non-conforming street side and rear setbacks on Parcel A and non-conforming front and rear setbacks for Parcel B. As a result, a setback variance is required to deviate from standard setback requirements. Additionally, a lot coverage variance is required for Parcel B since it exceeded the maximum lot coverage of 40%.

The following findings must be made in order to grant a variance:

- A. A variance cannot be a special privilege extended to one individual property owner. The circumstances must be such that the same variance would be appropriate for any property owner facing similar circumstances;

Granting the variances does not constitute a special privilege extended to one individual property owner in that due to the existing location of the built structures on the site, a land subdivision on similar parcels would create non-conforming setbacks.

- B. The consideration of “use variances” is specifically prohibited. These are variances which request approval to locate a use in a zone from which it is prohibited by ordinance;

Granting the variances does not constitute a use variance in that the existing use is allowed in the zone and a change in use is not requested.

- C. A variance must not be injurious to public welfare, nor to property in the vicinity of the applicant;

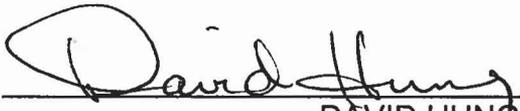
Granting the variances will not be injurious to public welfare, nor to property in the vicinity of the applicant in that the use has already been legally established on the site and the buildings were approved and built to the current manner.

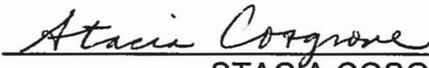
- D. A variance must be in harmony with the general purpose and intent of the zoning code. It must not adversely affect the general plan or specific plans of the city, or the open space zoning regulations.

The variances do not adversely affect the goals and policies for single-family housing in traditional neighborhoods.

Staff supports the variances to the setbacks and lot coverage as described above since the use was established legally on the site and built to the current manner and no changes are proposed to the structures. Even though the designation of the site is Traditional Low Density Residential which allows for three to eight units per net acre, the dwelling units are existing and no change in density occurs as a result of the proposed tentative map; the project would also not cause the overall density for the block to be exceeded. Therefore, staff does not feel that the proposal conflicts with the allowable density of the General Plan designation. Staff also finds that adequate yard areas are provided for each residence. Due to the above findings, staff has no objections to the variances.

Recommendation: Staff recommends the Commission approve the requested entitlements based on the findings and subject to the conditions listed in Attachment 1.

Respectfully submitted by: 
DAVID HUNG
Associate Planner

Approved by: 
STACIA COSGROVE
Senior Planner

Recommendation Approved:


GREGORY BITTER
Principal Planner

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Attachment 1
Proposed Findings of Fact and Conditions of Approval
45th and F Streets Tentative Map (P10-062)
601 45th Street and 4510 F Street

Findings of Fact

A. Environmental Determination: Exemption

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 Commission finds that the Project is exempt from review under CEQA Guidelines Section 15332, In-Fill Development Projects of the California Environmental Quality Act, as follows:
 - a. The project complies with all applicable policies of the General Plan, as well as with the applicable zoning regulations;
 - b. The proposed development occurs within City limits on a project site of no more than five (5) 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; and
 - e. The site can be adequately served by all required utilities and public services.

B. The **Tentative Map to subdivide an existing 0.15-acre parcel in the Standard Single-Family (R-1) zone into two parcels is **approved** subject to the following Findings of Fact and Conditions of Approval:**

1. None of the conditions described in Government Code Section 66474, subsection (a) through (g), inclusive, exist with respect to the proposed subdivision as follows:
 - a. The proposed map is consistent with applicable general and specific plans as specified in Section 65451;
 - b. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City's General Plan, all applicable community and specific plans, and Title 16 of the City Code, which is a specific plan of the City;

- c. The site is physically suitable for the type of development proposed;
 - d. The site is physically suitable for the proposed density of the 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 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 City General Plan and Title 16 Subdivisions of the City Code, which is a specific plan of the City (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 Planning Commission 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).

C/D/E. The **Subdivision Modifications** to allow non-standard sized lots, non-standard lot widths and lot depths are **approved** subject to the following Findings of Fact and Conditions of Approval:

1. Due to the existing structures and site constraints, it is impossible, impractical, or undesirable in the particular case to conform to the strict application of these regulations;

2. The cost to the subdivider of strict or literal compliance with the regulation is not the sole reason for granting the modification;
3. The modification will not be detrimental to the public health, safety or welfare or be injurious to other properties in the vicinity in that the buildings are already constructed on the site and adequate yard areas are being provided;
4. The density and the land use are consistent with general plan goals and policies for single-family housing in traditional neighborhoods.

F/G. The **Variiances** to allow non-conforming setbacks and lot coverage are **approved** subject to the following Findings of Fact and Conditions of Approval:

1. Granting the variances does not constitute a special privilege extended to one individual property owner in that due to the existing location of the built structures on the site, a land subdivision on similar parcels would create non-conforming setbacks;
2. Granting the variances does not constitute a use variance in that the existing use is allowed in the zone and a change in use is not requested;
3. Granting the variances will not be injurious to public welfare, nor to property in the vicinity of the applicant in that the use has already been legally established on the site and the buildings were approved and built to the current manner;
4. The variances do not adversely affect the goals and policies for single-family housing in traditional neighborhoods.

Conditions of Approval

B. The Tentative Map to subdivide an existing 0.15-acre parcel in the Standard Single-Family (R-1) zone into two parcels is hereby approved subject to the following conditions:

NOTE: These conditions shall supersede any contradictory information shown on the Tentative Map approved for this project (P10-062). 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 Transportation.

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 Commission 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. Show all continuing and proposed/required easements on the Parcel Map;

**DEPARTMENT OF TRANSPORTATION: STREETS
(Anis Ghobril, Department of Transportation, 808-5367)**

3. Construct standard subdivision improvements as noted in these conditions pursuant to section 16.48.110 of the City Code. All improvements shall be designed and constructed to the satisfaction of the Department of Transportation. Improvements required shall be determined by the city. 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 street lighting and the repair or replacement/reconstruction of any existing deteriorated curb, gutter and sidewalk fronting the property along "F" and "45th" Streets per City standards to the satisfaction of the Department of Transportation;**

PLANNING (David Hung, 808-5530)

4. The following shall be recorded on the Title Report: **A duplex or halfplex development per section City Code section 17.24.050(37) is not permitted on the resulting corner lot (601 45th Street).**

PUBLIC/PRIVATE UTILITIES (Yujean Kim, SMUD, 732-5027)

5. Dedicate a 5-foot public utility easement (PUE) for underground and overhead facilities and appurtenances adjacent to F street;

CITY UTILITIES (Neal Joyce, Department of Utilities, 808-1912)

6. The applicant shall enter into and record an Agreement of Conveyance of Easements with the City, in a form acceptable to the City Attorney, stating that a private reciprocal sewer, and/or drainage easement shall be conveyed to and reserved from each parcel as needed, at no cost, at the time of sale or other conveyance of either parcel. A note stating the following must be placed on the

Final Map: "THE PARCELS CREATED BY THIS MAP SHALL BE DEVELOPED IN ACCORDANCE WITH RECORD AGREEMENT FOR CONVEYANCE OF EASEMENTS # (BOOK_____, PAGE _____)";

C/D/E. The Subdivision Modifications to allow non-standard sized lots, non-standard lot widths and lot depths is hereby approved subject to the following conditions:

C/D/E1. The applicant shall comply with the conditions of approval on the Tentative Map (P10-062).

C/D/E2. The following shall be recorded on the Title Report: **A duplex or halfplex development per section City Code section 17.24.050(37) is not permitted on the resulting corner lot (601 45th Street).**

F/G. The Variances to allow non-standard building setbacks and lot coverage is hereby approved subject to the following conditions:

F/G1. The street side and rear setbacks of Parcel A (601 45th Street) are approved as such:

Street side setback	6.75' (minimum)
Rear setback	13.11' (minimum)

F/G2. The setbacks and lot coverage of Parcel B (4510 F Street) are approved as such:

Front setback	7' (minimum)
Side setback (west)	5' (minimum)
Side setback (east)	14.44' (minimum)
Rear setback	4.63' (minimum)
Lot coverage	62% (maximum)

F/G3. Any deviation from the minimum setbacks or any request to exceed the maximum allowed lot coverage for Parcel B shall be subject to further review and approval by the City of Sacramento's Community Development Department.

F/G4. The following shall be recorded on the Title Report: **A duplex or halfplex development per section City Code section 17.24.050(37) is not permitted on the resulting corner lot (601 45th Street).**

Attachment 2 – Land Use & Zoning Map

