Title: 3702 7th Avenue Subdivision (P19-060) [Noticed 04/08/2020]

File ID: 2020-00183

Location: 3702 7th Avenue, APN: 013-0351-001-0000 (District 5)

Recommendation: Conduct a public hearing and upon conclusion approve: Item A. Environmental Exemption (Per CEQA Guidelines Section 15332 - Infill Development); Item B. Tentative Subdivision Map to subdivide one (1) parcel measuring ±0.138 acres into two (2) residential parcels in the Single-Unit Dwelling (R-1) zone; and Item C. Site Plan and Design Review of the Tentative Subdivision Map with deviations for front setback, rear-yard setback, lot size, lot width, and lot depth.

Contact: Jose Quintanilla, Assistant Planner, 916-808-5879, jquintanilla@cityofsacramento.org; Marcus Adams, Senior Planner, 916-808-5044, MAdams@cityofsacramento.org

Presenter: Jose Quintanilla, Assistant Planner, 916-808-5879, Community Development Department

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

Property Owner: Kia Nejatian, 6 Coleman Place, Unit 7, Menlo Park, CA 94025

Attachments:
1-Description/Analysis
2-Background
3-Findings of Fact and Conditions of Approval
4-Exhibit A: Tentative Subdivision Map
Description/Analysis

Issue Detail: The applicant is requesting to subdivide a developed ±0.138-acre parcel into two (2) parcels in the Single-Unit Dwelling (R-1) zone in the Central Oak Park neighborhood at the southeast corner of 37th Street and 7th Avenue.

This project requires approval of the tentative map as well as Site Plan and Design Review for the design of the tentative map with deviations for front setback, rear-yard setback, lot size, lot width, and lot depth. Per City Code section 17.808.120 a deviation that reduces any minimum or exceeds any maximum distance, area, or quantity stated in a development standard by an amount greater than 50% is subject to commission-level review. Three of the requested deviations, lot size, lot depth, and rear setback, require review at the Planning and Design Commission.

Public/Neighborhood Outreach and Comments: As part of the application review process, the proposal was routed to Preservation Sacramento, Region Builders, Walk Sacramento, Sacramento Area Bicycle Advocates, Environmental Council of Sacramento (ECOS), Oak Park Neighborhood Association, and Oak Park Little League Baseball/Softball.

Staff mailed hearing notices to all property owners within 300 feet of the project site and posted the site prior to the public hearing. At the time of writing this report, staff has not received any comments on the project in response to the hearing notice.

Policy Considerations: The General Plan designation for the subject site is Traditional Neighborhood Low Density (3-8 dwelling units per net acre).

Staff finds that the project is consistent with the following General Plan goals and policies:

Goal LU 4.3 Traditional Neighborhoods. Retain the pedestrian-scale, pre-automobile form, and lush urban forest that typifies traditional neighborhoods and contributes to their special sense of place.

Policy LU 4.3.5 Small-lot Single Family Development. Within areas designated Traditional Neighborhood, the City shall allow single family homes on existing parcels of 6,400 square feet or less.

These dwelling units are existing, and the subdivision of this parcel creates an additional for-sale unit in the City. The addition of for-sale dwelling units in the City supports home ownership as well as General Plan policies related to small-lot residential development in Traditional Neighborhoods. The subdivision of this parcel will not negatively impact adjacent properties as each dwelling has dedicated existing off-street parking and utility connections will be made to each parcel without easements from adjoining properties being necessary.

Environmental Consideration: The Community Development Department, Environmental Planning Services Division has reviewed this project and determined it to be exempt from the provisions of the California Environmental Quality Act (CEQA) under Class 32, Section 15332 (In-Fill Development).

Class 32 consists of projects characterized as infill development meeting the following conditions:
(a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.

(b) The proposed development occurs within Sacramento city limits on a project site of no more than five acres substantially surrounded by urban areas.

(c) The project has no value as habitat for endangered, rare, or threatened species.

(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

(e) The site can be adequately served by all required utilities and public services.

200-Year Flood Protection: State Law (SB 5) and Planning and Development Code chapter 17.810 require that the City must make specific findings prior to approving certain entitlements for projects within a flood hazard zone. The purpose is to ensure that new development will have protection from a 200-year flood event or will achieve that protection by 2025. The project site is within a flood hazard zone and is an area covered by SAFCA's Improvements to the State Plan of Flood Control System, and specific findings related to the level of protection have been incorporated as part of this project. Even though the project site is within a flood hazard zone, the local flood management agency, SAFCA, has made adequate progress (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 2019 Adequate Progress Annual Report accepted by the City Council on October 22, 2019 (Resolution No. 2019-0398).

Rationale for Recommendation: Staff is recommending approval of the project because these dwelling units are existing, and the subdivision of this parcel creates an additional for-sale unit in the City. The addition of for-sale dwelling units in the City supports home ownership as well as General Plan policies related to small-lot residential development in Traditional Neighborhoods.

Staff recommends the Planning and Design Commission approve the requested entitlements based on the rationale above and the findings, and subject to the conditions listed in Attachment 3.
Background Information

The applicant is proposing to subdivide a developed ±0.138-acre corner parcel into two (2) parcels in the Single-Unit Dwelling (R-1) zone. There are currently two single-unit dwellings on the site and the subdivision will result in a separate parcel for each dwelling. The R-1 zone allows two (2) dwelling units on corner lots. Each dwelling unit includes its own dedicated off-street parking.

The requested entitlements include: A Tentative Subdivision Map to subdivide one (1) parcel into two (2) parcels; Site Plan and Design Review for review of the tentative map with deviations for minimum lot size, lot width, lot depth, and front and rear-yard setbacks. Staff is recommending approval of the project because these dwelling units are existing; there will be no discernable change to the characteristics of the neighborhood. The surrounding Oak Park neighborhood has many examples of streets with smaller lots at the corner, reflecting the historic parcel pattern. The addition of for sale dwelling units in the City supports home ownership as well as General Plan policies related to small-lot residential development in Traditional Neighborhoods.

<table>
<thead>
<tr>
<th>Table 1: Project Information</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>General Plan Designation:</strong></td>
</tr>
<tr>
<td><strong>Zoning:</strong></td>
</tr>
<tr>
<td><strong>Community Plan Area:</strong></td>
</tr>
<tr>
<td><strong>Design Review Area:</strong></td>
</tr>
<tr>
<td><strong>Current Use:</strong></td>
</tr>
<tr>
<td><strong>Property Area:</strong></td>
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</tbody>
</table>
Neighborhood Context

The project site is a corner lot located at the southeast corner of 37th Street and 7th Avenue with two existing single-unit residences. The subject site is bounded by single-unit residences on all sides with a church in close proximity to the southwest.

Entitlement Review

Tentative Subdivision Map

On February 19, 2020, the Subdivision Review Committee voted to recommend approval of the Tentative Subdivision Map, subject to the conditions of approval in Attachment 3.

The Tentative Subdivision Map would subdivide an approximately 0.138-acre site into two (2) residential parcels. The proposed property line would result in the creation of two parcels with each parcel containing one of the existing homes. Parcel 1 will be 40.03 feet wide by 79.52 feet deep. Parcel 2 will be 70.62 feet wide by 40.03 feet deep.

Site Plan and Design Review

Site Plan and Design Review of the Map

Site Plan and Design Review is required to evaluate the proposed Tentative Subdivision Map for compliance with the applicable subdivision and development standards of the R-1 zone.

The project site is within the Single-Unit Dwelling (R-1) zone. The R-1 zone prescribes minimum lot size, depth, and width standards for new parcels. For a comprehensive look at development standards in the R-1 zone as well as their relation to the proposed subdivision see Table 2 below.

The proposed subdivision deviates from development standards related to setbacks as well as lot size, width, and depth. Parcel 1 requires deviations for lot size, width, and depth as well as deviations for the required front and rear-yard setbacks. Parcel 2 requires deviations for lot size, and depth, and front and rear-yard setbacks. Parcel 1’s deviations for lot size and lot rear setback and Parcel 2’s deviations for lot depth, and rear setback require approval from the Planning and Design Commission because any deviation that reduces any minimum or exceeds any maximum distance, area, or quantity stated in a development standard by an amount greater than 50% is subject to commission-level review.
### Table 2: R-1 Development Standards: Lot size, width, depth, and setbacks (17.204.230)

<table>
<thead>
<tr>
<th>Standard</th>
<th>Required</th>
<th>Proposed</th>
<th>Deviation?</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Lot Size</strong></td>
<td>Corner Lots: min. 6,200 SF</td>
<td>Parcel 1: 3,183.48 SF</td>
<td>Yes¹</td>
</tr>
<tr>
<td></td>
<td>Interior Lots: min. 5,200 SF</td>
<td>Parcel 2: 2,827.61 SF</td>
<td>Yes</td>
</tr>
<tr>
<td><strong>Lot Width</strong></td>
<td>Interior Lots: min. 52’</td>
<td>Parcel 1: 40.03’</td>
<td>Yes</td>
</tr>
<tr>
<td></td>
<td>Corner Lots: min. 62’</td>
<td>Parcel 2: 75.07’</td>
<td>No</td>
</tr>
<tr>
<td><strong>Lot Depth</strong></td>
<td>Minimum: 100’</td>
<td>Parcel 1: 75.08’</td>
<td>Yes</td>
</tr>
<tr>
<td></td>
<td>Maximum: 160’</td>
<td>Parcel 2: 40.03’</td>
<td>Yes¹</td>
</tr>
<tr>
<td><strong>Front Setback</strong></td>
<td>7th Avenue: ±16’</td>
<td>Parcel 1: 18.95’</td>
<td>No⁴</td>
</tr>
<tr>
<td><strong>Setback²</strong></td>
<td>37th Street: ±14’</td>
<td>Parcel 2: 12.2’</td>
<td>Yes</td>
</tr>
<tr>
<td><strong>Interior Side</strong></td>
<td>Parcel 1: min. 3’</td>
<td>Parcel 1: 3.31’</td>
<td>No</td>
</tr>
<tr>
<td><strong>Setback³</strong></td>
<td>Parcel 2: min. 5’</td>
<td>Parcel 2: 6.06’</td>
<td>No</td>
</tr>
<tr>
<td><strong>Street Side</strong></td>
<td>12.5’</td>
<td>Parcel 1: 14.2’</td>
<td>No</td>
</tr>
<tr>
<td><strong>Setback</strong></td>
<td></td>
<td>Parcel 2: 10.08’</td>
<td>N/A</td>
</tr>
<tr>
<td><strong>Rear Setback</strong></td>
<td>15’</td>
<td>Parcel 1: 6.06’</td>
<td>Yes¹</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Parcel 2: 5.22’</td>
<td>Yes¹</td>
</tr>
</tbody>
</table>

¹City Code Section 17.808.120: A deviation that reduces any minimum or exceeds any maximum distance, area, or quantity stated in a development standard by an amount greater than 50% is subject to commission-level review.

²City Code Section 17.204.240.A.1: If there are at least two other buildings with front-yard setbacks on the same side of the street on the same block as the lot for which the setback is being determined, the front-yard setback must be equal to either of the two nearest buildings’ setbacks or in between the two nearest buildings’ setbacks.

³City Code Section 17.204.240.B.1-2: A minimum interior side-yard setback of three feet applies to interior lots having a width of less than 52 feet and corner lots having a width of less than 62 feet. Unless paragraph 2 or 3 of this subsection applies, the minimum interior side-yard setback is five feet.

⁴Parcel 1’s front setback is existing and not changing.

The purpose and intent of development standards such as setbacks and minimum lot sizes is to ensure a standard, consistent aesthetic for development within a particular neighborhood. Setbacks provide light and air between structures and lot sizes ensure a regular street pattern and spacing between buildings.

Lots measuring approximately 40’ by 80’ are common in the Oak Park area and are typical of the historic street pattern. There will be no change to the physical characteristics or density of the neighborhood, just the opportunity to own a smaller lot within a traditional neighborhood. Staff supports the subdivision and finds it consistent with General Plan policies that support new development that respects the physical characteristics of the neighborhood and supports home ownership. The requested deviations are consistent with the purpose and intent of the lot size and setback standards.
Attachment 3
Proposed Findings of Fact and Conditions of Approval
3702 7th Avenue Subdivision
3702 7th Avenue, Sacramento, CA 95817

Findings of Fact

A. **Environmental Determination:** Exempt

1. The Planning and Design Commission of the City of Sacramento finds as follows:

   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 project is exempt from review under Section 15332, Infill Development Project, of the California Environmental Quality Act (CEQA), as follows:

   a. The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.

   b. The proposed development occurs within Sacramento city limits on a project site of no more than five acres substantially surrounded by urban areas.

   c. The project has no value as habitat for endangered, rare, or threatened species.

   d. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

   e. The site can be adequately served by all required utilities and public services.

B. The **Tentative Map** to subdivide one (1) parcel measuring ±0.138 acres into two (2) residential parcels within the Single-Unit Dwelling (R-1) zone is approved based on the following Findings of Fact:

1. None of the conditions described in Government Code section 66476 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, and all applicable community and specific plans, Title 17 of the City Code, 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 density of development.

e. The design of the subdivision and the proposed improvements are 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 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).

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).
C. The Site Plan and Design Review of the Tentative Subdivision Map with deviations for front and rear-yard setback, lot size, lot width, and lot depth within the Single-Unit Dwelling (R-1) zone, is approved based on the following Findings of Fact:

1. The design, layout, and physical characteristics of the proposed development are consistent with the General Plan Traditional Neighborhood Low Density designation and is consistent with General Plan goals and policies that support small-lot single-family development and development that respects the physical characteristics of a given neighborhood.

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 deviations to lot size and setbacks maintain the historic street pattern, preserve the existing space between structures, and supports the livability of the traditional neighborhood.

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 all necessary facilities are existing or conditioned to adequately serve 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 site has existing dwelling units and this project proposes no new structures, but simply the subdivision of the parcel.

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 no new construction or demolition is proposed; and

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 there will be no change in the intensity of development on the site.
D. **200-Year Flood Protection**

1. 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 2019 Adequate Progress Annual Report accepted by the City Council on October 22, 2019 (Resolution No. 2019-0398).

**CONDITIONS OF APPROVAL**

B. The **Tentative Map** to subdivide one (1) parcel measuring ±0.138 acres into two (2) residential parcels within the Single-Unit Dwelling (R-1) zone is approved subject to the following Conditions of Approval:

**General**

B1. Pay off existing assessments or file the necessary segregation requests and fees to segregate existing assessments.

B2. Show all continuing and proposed/required easements on the Final Map.

**Public Works:** James Switzgable (916) 808-7808

B3. 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 along 37th Street and 7th Avenue per City standards to the satisfaction of the Department of Public Works.

B4. 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:** John Yu (916) 732-6321

B5. SMUD has existing overhead 21kV facilities along 37th St and in the 7th-9th alley that will need to remain. The Applicant shall be responsible for maintaining all CalOSHA and State of California Public Utilities Commission General Order No. 95 safety clearances during construction and upon building completion. If the required clearances cannot be maintained, the Applicant shall be responsible for the cost of relocation.

B6. 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.

B7. 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.

B8. 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.

B9. 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.).

B10. 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.smu.org/en/Business-Solutions-and-Rebates/Design-and-Construction-Services](https://www.smu.org/en/Business-Solutions-and-Rebates/Design-and-Construction-Services)

B11. The Applicant shall provide separate SMUD service points to each parcel to the satisfaction of SMUD.

B12. The Applicant shall locate, verify, and provide a drawing to SMUD identifying all electrical utility infrastructure for the existing structures. If
necessary, any existing onsite electrical infrastructure that serves existing structures shall be relocated to the satisfaction of SMUD.

B13. The Applicant shall dedicate a 12.5-foot public utility easement for overhead and/or underground facilities and appurtenances adjacent to 7th Avenue.

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

B14. Developing this property will require the payment of Regional San sewer impact fees (connection fees). Regional San sewer impact fees shall be paid prior to the recording of the final map. For questions pertaining to Regional San sewer impact fees, please contact the Sewer Fee Quote Desk at (916) 876-6100

**DOU**: Lorenzo Hernandez (916) 808-4939

B15. Current records indicate that the existing water and sanitary sewer services are shared among Parcel 1 and Parcel 2. Prior to sign-off of this condition, the applicant shall provide a separate water and sanitary sewer services to Parcel 1 and 2 to the satisfaction of the Department of Utilities. Per City Code services shall not cross property lines. The applicant should be advised that the tap record and verification of tap locations by the field crews involved prior to sign-off of this condition may take a considerable amount of time, therefore, all requests should be submitted in a timely manner. (Note: There is an existing 6-inch City water main in 7th Avenue and 37th Street and an existing 8-inch City sewer main in the alley and a 24-inch City sewer main in 37th Street.)

B16. The applicant shall grant and reserve easements, as needed, for drainage and 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 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.”

B17. Recent City inspection indicated that the detention pond for Residential Permits number RES-1607265 & RES-160727 was not constructed per plans. Prior to the sign-off of this condition, the applicant shall pull a Grading Only Permit and construct the detention pond to the satisfaction of the DOU. After the construction and final inspection of the drainage detention pond, a certification letter shall be provided to the Utilities Department Entitlement Engineer.
**Parks:** Brianna Moland (916) 808-6188

B18. 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)

**Advisory Notes:**

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

**Parks:**

B19. 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 $1,767. This is based on the creation of 1 new lot, at an average land value of $155,000 per acre for the Fruitridge-Broadway 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.

**SRCSD:**

B20. The City of Sacramento (City) is responsible for providing local sewer service to the proposed project site via their local sanitary sewer collection system. Regional San is responsible for the conveyance of wastewater from the City collection system to the Sacramento Regional Wastewater Treatment Plant (SRWTP).

B21. Per City Code Section, 13.04.070, multiple water service to a single lot or parcel may be allowed if approved by DOU Development Review and Operations and Maintenance staff. Any new water services (other than fire) shall be metered. Excess services shall be abandoned to the satisfaction of the DOU.

B22. Per Sacramento City Code, water meters shall be located at the point of service which is located at the back of curb for separate sidewalks. or the back of walk for connected sidewalks.
B23. The onsite water, sewer and storm drain systems shall be a private system maintained by the property owner.

C. The **Site Plan and Design Review** of the Tentative Subdivision Map with deviations for front and rear-yard setback, lot size, lot width, and lot depth within the Single-Unit Dwelling (R-1) zone, is **approved** subject to the following Conditions of Approval:

**Planning**

C1. This approval is for the tentative subdivision map only. Any modifications and/or additions to the site are subject to additional review by Planning staff and additional entitlements may be required.

**Exhibits**

Exhibit A: Tentative Subdivision Map