



CITY OF SACRAMENTO

CITY PLANNING DEPARTMENT
927 TENTH STREET
SUITE 300
SACRAMENTO, CA 95814
TELEPHONE (916) 449-5604

CITY MANAGER'S OFFICE
RECEIVED
DEC 9 1981

MARTY VAN DUYN
PLANNING DIRECTOR

December 8, 1981

City Council
Sacramento, California

Honorable Members in Session:

- SUBJECT:
1. Environmental Determination (Exempt 15115)
 2. Subdivision Modification to create lots substandard in area
 3. Tentative Map (P-9594)

LOCATION: 1819 20th Street

APPROVED
BY THE CITY COUNCIL

DEC 15 1981

OFFICE OF THE
CITY CLERK

SUMMARY

This is a request to divide a 9,600 square foot parcel into two separate parcels located in the C-2 General Commercial zone. The purpose of the division is to allow two existing structures to be situated on individual lots. The staff and Subdivision Review Committee recommend approval of the requests subject to conditions.

BACKGROUND INFORMATION

Land divisions that do not have a concurrent Variance, Rezoning, Plan Amendment, or Special Permit request, can be reviewed by the staff and transmitted directly to the City Council, thus eliminating review by the Planning Commission.

Surrounding Land Use and Zoning are as follows:

- North: Commercial; C-4
- South: Commercial; C-4
- East: Residential; C-4
- West: Commercial; C-4

The subject site is presently developed with two existings residential structures. The proposed division will separate the dwellings on individual sites with access from the alley. This will allow parking for each parcel.

In reference to the Subdivision Modification to create substandard parcels, the Subdivision Ordinance requires that any parcel be a minimum of 5,200 square feet (interior lot) in area. The applicant is proposing a 3,720 and 5,880 square foot lot. The smaller lot does not meet the requirements of the Subdivision Ordinance. Staff has no objection to the substandard lot because they are common in the Central City area and the lots are large enough to accommodate a structure.

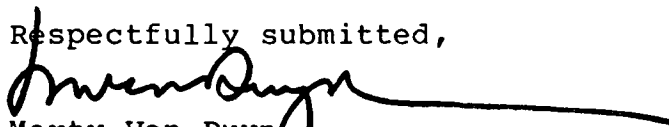
The Environmental Coordinator has determined that the proposed project will not have a significant adverse effect on the environment; therefore, this project is exempt from the provisions of CEQA.

RECOMMENDATION

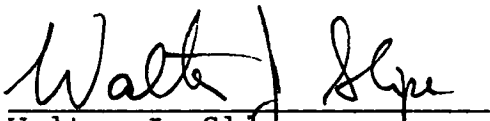
The Parcel Map Advisory Agency (Planning Director and City Engineer) based upon review by the Subdivision Review Committee, recommends approval of the Tentative Map and Subdivision Modification subject to the following conditions:

1. Applicant shall enter into an agreement with the City to participate in any future assessment district to provide street lights prior to filing the final map.
2. Applicant shall dedicate private easements for the existing sewer and water services and indicate those easements on the final map.

If the Council concurs with the recommendation, the proper action would be to adopt the attached resolution with conditions.

Respectfully submitted,

Marty Van Duyn
Planning Director

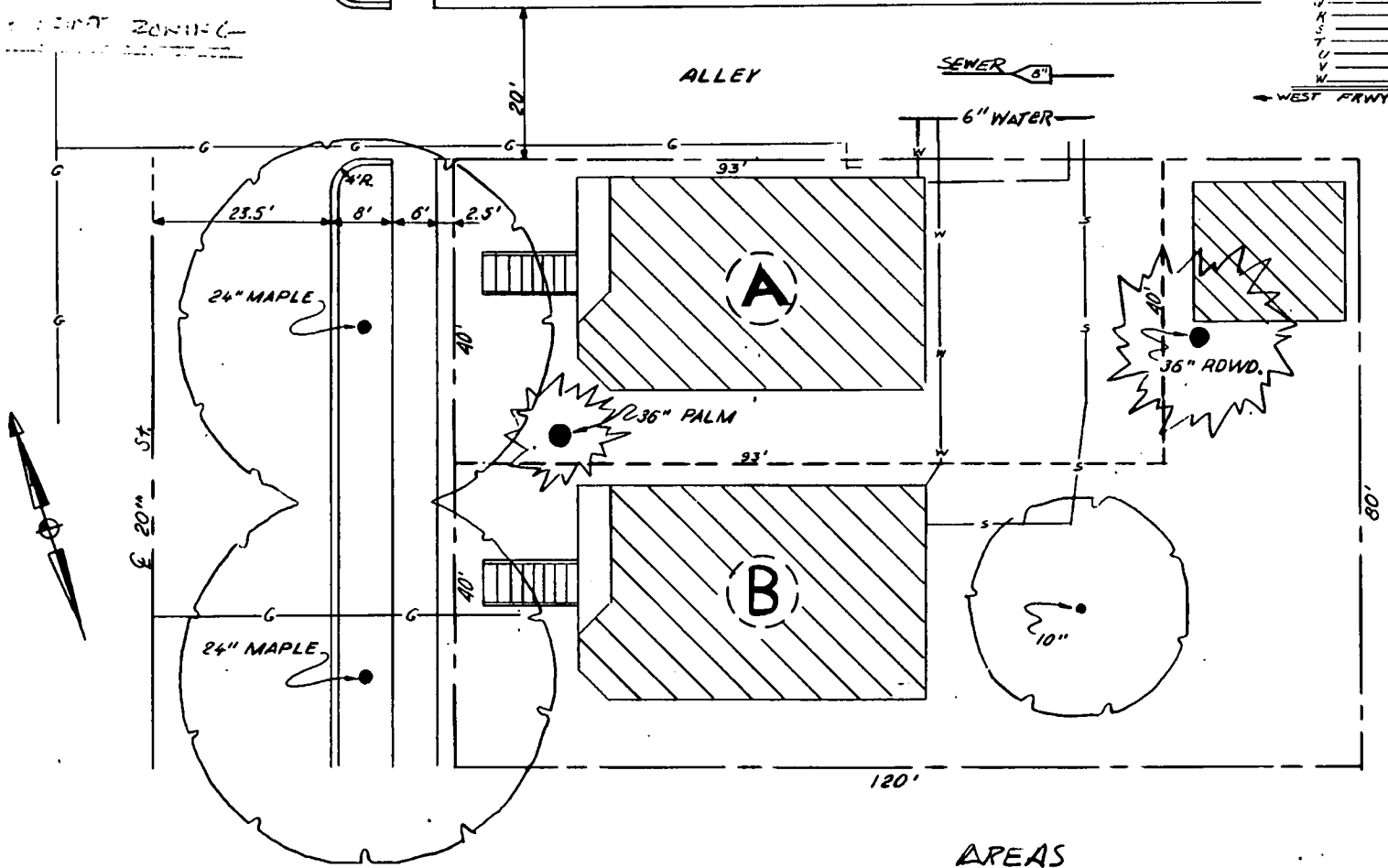
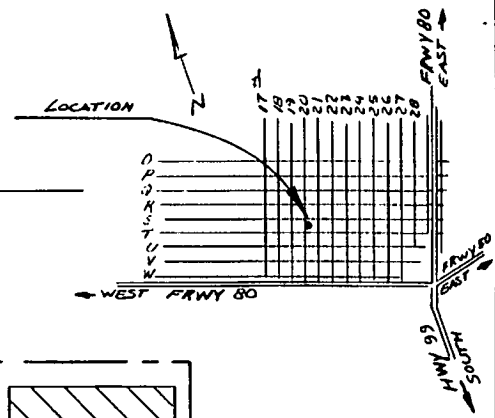
Recommendation Approved:


Walter J. Slige
City Manager

MVD:HY:lo
Attachments
P-9594

December 15, 1981
District No. 4

C-4
 ALLEY
 C-4
 SUBJECT SITE
 C-4



100' FRONT ZONING

SEWER 6"
 6" WATER

G - Gas Service
 S - Sewer
 W - Water

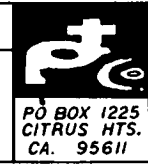
NOTE: LOCATIONS OF UTILITIES PER LOCATIONS AS DEFINED BY THEM.

AREAS
 Lot A 3720 sq
 Lot B 5880 sq

UTILITIES ETC
 SHERBURN CITY SCHOOL DIST.
 PG & E GAS
 CITY SEWER & WATER
 SMO ELECTRIC

DANIEL S. MAHAN
 L.S. 4882

L. REINMOER 8-81



PARCEL SPLIT-1819 20TH ST., SAC.

PAGE 2 OF 2

TENTATIVE MAP
 SCALE 1"=10'



RESOLUTION No. 81-918

Adopted by The Sacramento City Council on date of

DECEMBER 15, 1981

A RESOLUTION ADOPTING FINDINGS OF FACT,
APPROVING A REQUEST FOR SUBDIVISION
MODIFICATION AND TENTATIVE MAP FOR
PROPERTY LOCATED AT 1819 20TH STREET.
(APN: 010-025-17) (P-9594)

APPROVED
BY THE CITY COUNCIL

DEC 15 1981

OFFICE OF THE
CITY CLERK

WHEREAS, the Parcel Map Advisory Agency has submitted to the City Council its report and recommendations concerning the Subdivision Modification and Tentative Map for property located at 1819 20th Street

(hereinafter referred to as the proposed subdivision).

WHEREAS, the Council of the City of Sacramento, based on testimony submitted at public hearing(s) conducted on December 15, 1981 hereby finds and determines as follows:

- A. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City General Plan and the Central City Community Plan in that the plans designate the subject site for Heavy Commercial uses.
- B. The site is physically suitable for the type and proposed density of development in that the subject site is flat with no significant erosional, soil expansion, or other similar problems.
- C. The design of the subdivision or proposed improvements are not likely to cause substantial environmental damage and will not substantially and avoidably injure fish or wildlife or their habitat. The proposed project has been reviewed and assessed by the Environmental Coordinator who has filed a Negative Declaration with the City Clerk. By virtue of the Negative Declaration, the proposed project will not cause individual or cumulative adverse effects on the natural and social-physical environment nor substantially and avoidably injure fish, wildlife, or their habitat.
- D. The design of the subdivision or the type of improvements are not likely to cause serious public health problems in that community water and sewer systems exist at the site. The site is not within an established floodplain or over a known seismic fault.
- E. The design of the subdivision or the type of improvements will not conflict with easements acquired by the public for access through, or use of, the property within the proposed subdivision, in that there are no access easements for use by the public at large on the subject site.

- F. The discharge of waste from the proposed subdivision into the community sewer system servicing the proposed subdivision will not result in or add to a violation of the waste discharge requirements applicable to said sewer system which were prescribed by the California Regional Water Quality Control Board, Central Valley Region, in that the existing City of Sacramento treatment plants have a design capacity of 75 mgd and that actual treated discharge averages 56 mgd. The discharge from the proposed project will not create a condition exceeding the design capacity.
- G. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities in the proposed subdivision, taking into consideration the local climate, the contour and configuration of the parcel to be divided, and such other design and improvement requirements applicable to the proposed subdivision.
- H. In the matter of the requested Subdivision Modification, the Council determines as follows:
- 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, impracticable, or undesirable in the particular case to conform to the strict application of these regulations.

Fact: The site is located within the Central City where substandard lot sizes are common.

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

Fact: The creation of the substandard lot is difficult to avoid in this case because of the existing structures located on the site make it difficult to divide in any other fashion.

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

Fact: The granting of the modification will not change the characteristics of the area.

- d. That granting the modification is in accord with the intent and purpose of these regulations and is consistent with the General Plan and with all other applicable Specific Plans of the City.

Fact: The site is designated for commercial uses.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Sacramento as follows:

- A. The Negative Declaration be ratified;
- B. The Tentative Map and Subdivision Modification be approved subject to the following conditions:
1. Applicant shall enter into an agreement with the City to participate in any future assessment district to provide street lights prior to filing the final map;
 2. Applicant shall dedicate private easements for the existing sewer and water services and indicate those easements on the final map.

MAYOR

ATTEST:

CITY CLERK

P-9594



CITY OF SACRAMENTO

OFFICE OF THE CITY CLERK

915 I STREET

CITY HALL ROOM 203

SACRAMENTO, CALIFORNIA 95814

TELEPHONE (916) 449-5426

LORRAINE MAGANA
CITY CLERK

December 16, 1981

Joseph Mohamed Sr.
4405 College Town Drive
Sacramento, CA 95841


Dear Mr. Mohamed:

On December 15, 1981, the Sacramento City Council took the following action(s) for property located at 1819 and 1231 Twentieth Street (D4)(P-9594):

Adopted a Resolution adopting Findings of Fact and approving a Tentative Map to divide a 9,600 square foot parcel with 2 existing residences to be retained into one 93 foot by 40 foot parcel and one flag shaped parcel in the Heavy Commercial Zone, and a Subdivision Modification to create parcels substandard in area

Enclosed, for your records, is a fully certified copy of above referenced document.

Sincerely,


Lorraine Magana
City Clerk

LM/mm/34
Enclosure

cc: Planning Department
P & T Company