

## DIRECTOR REPORT

### STAFF RECOMMENDATION

Staff recommends the Zoning Administrator approve with conditions a Tentative Map and recommends the Preservation Director approve with conditions Site Plan and Design Review of the tentative map and building to remain for the project known as **Z21-005**. Draft Conditions of Approval and Findings of Fact for the project are included below.

### REQUESTED ENTITLEMENTS

1. **Tentative Parcel Map** to subdivide a 0.15-acre parcel into three lots located within the Single-Unit or Duplex Dwelling (R-1B-SPD) zone, Central City Special Planning District (SPD), and South Side Historic District.
2. **Site Plan and Design Review** of the Tentative Map and for the existing single-unit dwelling to remain on the Proposed Parcel One within the R-1B-SPD zone, Central City SPD, and contributing resource to the South Side Historic District with deviations for lot size and width.

### PROJECT INFORMATION

Location: 1208 T Street  
Parcel Number: 009-0141-004-0000  
Council District: 4  
Applicant: Javed T. Siddiqui, P.E.  
JTS Engineering Consultants, Inc.  
1808 J Street  
Property Owner: David Pajouhesh, Parissayaghamie Trust, (916) 605-0524  
Project Planner: Sean de Courcy, Associate Planner, (916) 808-2796

#### Land Use Information

General Plan: Traditional Neighborhood Medium (TNMD)  
Community Plan Area: Central City  
Specific Plan: Central City  
Zoning: Single-Unit or Duplex Dwelling Zone (R-1B-SPD)  
Special Planning District: Central City  
Planned Unit Development: n/a  
Design Review Area: Central City  
Parking District: Traditional  
Historic District: South Side  
Historic District Status: Contributing  
Existing Land Use of Site: Residential (single-unit dwelling)

Surrounding Land Use and Zoning

North:	R-3A-SPD	Residential (multi-unit)
South:	R-3A-SPD	Residential (multi-unit)
East:	R-1B-SPD	Residential (single- & two-unit)
West:	R-1B-SPD	Residential (single- & two-unit)

Site Characteristics

Existing Property Area:	4,333.8 square feet / 0.15 acres
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

Other Information

Concurrent Files:	n/a
Previous Files:	n/a

**ATTACHMENTS**

Attachment 1: Project Plans

<b>Table 1: R-1B-SPD Development Standards</b>					
		<b>Required</b>	<b>Lot 1**</b>	<b>Lot 2</b>	<b>Lot 3</b>
<b>Setbacks (ft)</b>	<b>Front-Yard</b>	22	16	16	5
	<b>Rear-Yard</b>	15	25	25	15
	<b>Interior Side-Yard</b>	5	3.5 / 10.0	***	***
<b>Lot</b>	<b>Size (sq ft)</b>	3,200	3,433	1,601	1,601
	<b>Width (ft)</b>	40 (min)	40	20*	20*
	<b>Depth (ft)</b>	80 (min)	80	80	80
	<b>Coverage (%)</b>	60	32	***	***
<b>Height (ft)</b>		35	12	***	***
<b>Density (du/lot)</b>		2 du/lot	1 du/lot	***	***
<b>Parking</b>		0	0	***	***

\* - deviation requested

\*\* - existing development on Lot 1

\*\*\* - no development proposed on Lots 2 &amp; 3

**PROPOSED PROJECT AND ANALYSIS**Existing Site

The subject property is a ±40-foot x ±160-foot corner lot located in the middle of the block bounded by 12<sup>th</sup> Street, 13<sup>th</sup> Street, T Street, and Tomato Alley within the Southside Park neighborhood in the Central City. The site is located within the Single-Unit or Duplex Dwelling zone (R-1B-SPD), Central City Special Planning District (SPD), and the South Side Historic District. The site is identified as a contributing resource to the South Side Historic District. A single-unit dwelling is located on the northern half of the parcel, and the southern half of the parcel is vacant.

### Entitlement Review

The proposed project requires approval of a tentative map (TM) and site plan and design review. The subdivision of the project site requires review of a TM at a public hearing with the Zoning Administrator and Site Plan and Design Review (SPDR) with the Preservation Director. Deviations from development standards also requires SPDR at a public hearing with the Preservation Director.

### *Tentative Map*

The applicant is proposing to subdivide the existing parcel into three lots as shown on the attached exhibit, so that the existing single-unit dwelling will be on a separate property (proposed Parcel One), leaving two vacant lots (proposed Parcel Two and Parcel Three) available for sale or future development. There is no specific development proposed with this application. The map also includes private utility easements from Tomato Alley.

The project site is located within the Traditional Neighborhood Medium (TNMD) general plan designation and the Single-Unit or Duplex Dwelling (R-1B-SPD) zone. The TNMD designation and R-1B-SPD zone allows for a maximum residential density of 36 dwelling units per acre (du/ac) and up to 2 du/lot respectively. The applicant is not proposing any development with this application. The existing single-unit dwelling results in an overall density of 13.3 du/ac consistent with the TNMD designation and 1 du/lot consistent with the R-1B-SPD zone.

The project also conforms to all design standards for subdivisions established in Sacramento City Code (SCC) chapter 17.500, including the requirement that all residentially-zoned lots shall have no less than 20 feet of public street frontage, approved private street frontage, or alleys in the Central City. Therefore, there are no deviations required for the TM.

### *Site Plan and Design Review*

The project also requires an entitlement for Site Plan and Design Review (SPDR) of the TM and because there is a structure that will remain after the property is subdivided. SPDR is required for the review of conformance with lot coverage, setbacks, and all other development standards. Additionally, the Preservation Director is required to review any potential deviations from these standards in order to retain the existing structure on the resulting new lot; specifically, in relation to the proposed new property lines and the new lot sizes.

Both new lots would conform to minimum standards for the R-1B-SPD zone established in SCC article IV of chapter 17.204 with the exception of lot size and lot width. However, even with the proposed deviations for lot size and width the new parcels would meet the purpose and intent of the development standard.

There is no development, additions, or demolition proposed with this application. The existing building needs only to conform with setbacks from the proposed new property lines and lot coverage. The existing single-unit dwelling conforms to the required setbacks of the R-1B-SPD zone and no deviations are required for the existing single unit dwelling. Future exterior changes to the single-unit dwelling or vacant parcel are subject to SPDR review prior to obtaining any building permits.

The existing residential building is 1,131 square feet and the proposed lot is 3,433 square feet. There are no other structures on the parcel that would increase the lot coverage. Therefore, the building to remain on proposed Parcel One will conform to maximum lot coverage requirement of the R-1B zone.

The project site is located within the Tradition parking district and it is also located within 0.25 miles of a light rail station. Pursuant to SCC section 17.608.020.G, the project does not require any onsite vehicle parking due to the project site's proximity to a light rail station. No bicycle parking is required for single-unit dwellings within the City.

#### Agency Comments

The proposed project has been reviewed by the City's Public Works Department (DPW), the Utilities Department (DOU), the Parks and Recreation Department (Parks), and the Fire Department (Fire), as well as the Building Division (Building) of the Community Development Department (CDD). Additionally, the Sacramento Municipal Utility District (SMUD), the Sacramento Area Regional Sanitation District (SRCSD), and the Sacramento Area Sewer District (SASD) have reviewed the project. The applicable comments that have been received pertaining to the project have been included as conditions of approval.

#### **SUBDIVISION REVIEW COMMITTEE**

The proposed map was presented to the Subdivision Review Committee on April 7, 2021. During the meeting, the proposed conditions of approval specific to the map were presented and accepted by the applicant and approved by the Committee. The conditions from the meeting are incorporated into the Conditions of Approval.

#### **PUBLIC / NEIGHBORHOOD OUTREACH AND COMMENTS**

This project was routed to the Southside Park Neighborhood Association and to Preservation Sacramento. Staff did not receive comments from any groups or individuals following the project routing. An early notice of the project was posted on the project site and all residents and property owners notified of the project on February 26, 2021. On April 29, 2021, the site was posted for hearing, and all property owners and residents within 500 feet of the subject site, as well as the neighborhood associations, were mailed a public hearing notification. Staff received one call in response to the early notice. The caller asked general questions about the project. At the time of the writing of this report, staff did not receive any additional comments. No opposition to the project was received.

#### **ENVIRONMENTAL CONSIDERATIONS**

Environmental Planning Services of the Community Development Department has reviewed this project and determined that it is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15315, Minor Land Divisions (Categorical Exemption – Class 15). Class 15 consists of divisions of property into four or fewer lots.

## 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 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 on the construction of a flood protection system that will ensure protection from a 200-year flood event or will achieve that protection by 2025. This is based on the SAFCA Urban level of flood protection plan, adequate progress baseline report, and adequate progress toward an urban level of flood protection engineer's report that were accepted by City Council Resolution No. 2016-0226 on June 21, 2016 and the SAFCA 2020 Adequate Progress Annual Report accepted by City Council Resolution No. 2020-0326 on October 13, 2020.

## CONDITIONS OF APPROVAL

### Tentative Map

NOTE: These conditions shall supersede any contradictory information shown on the Tentative Map approved for this project (Z21-005). 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 the public hearing. 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

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.

### Public Works

3. 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 street lighting and 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.

4. The applicant shall repair, or replace/reconstruct (in concrete) any deteriorated portion of Tomato Alley from the subject property's easterly property line to the subject property's westerly property line per City standards to the satisfaction of the Department of Public Works.
5. With the proposed development along the alley, the applicant shall install alley name signs at both alley entrances when required by either the Building, Police and/or Fire Departments. In the event the alley name signs are required, the applicant shall coordinate with the Department of Public Works on the location of the alley name signs at alley entrances. The installation of the alley name signs shall be to the satisfaction of the Department of Public Works.
6. 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-foot sight triangle). Walls shall be set back three 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 feet in height. The area of exclusion shall be determined by the Department of Public Works.

#### SMUD

7. SMUD has existing overhead 21kV facilities along Tomato Alley and a secondary line on the western side of Parcel 2 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.
8. 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.
9. 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.

10. 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.
11. The Applicant shall provide separate SMUD service points to each parcel to the satisfaction of SMUD.
12. The Applicant shall dedicate the west three feet of Parcel 2 and the south five feet of Parcels 1 & 2 as a public utility easement for overhead and underground facilities and appurtenances dry utilities only. The three-foot PUE on the west side of Parcel 2 is allowed only if the foundation of any new building is setback 5 feet from the westerly property line of Parcel 2.

#### DOU

13. The applicant shall grant and reserve easements, as needed, for water, drainage and sanitary sewer facilities, and for surface storm drainage, at no cost at or before the time of sale or other conveyance of any parcel or lot. A note stating the following shall be placed on the Parcel Map: "Reciprocal easements for utilities, drainage, water and sanitary sewer facilities, and surface storm drainage shall be granted and reserved, as necessary and at no cost, at or before the time of sale or conveyance of any parcel shown in this map."

#### Parks

14. 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:

15. If unusual amounts of bone, stone, or artifacts are uncovered, work within 50 meters of the area will cease immediately and a qualified archaeologist shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less than significant effect before construction resumes. A note shall be placed on the final improvement plans referencing this condition.
16. House plans shall comply with City Code Chapter 17.508 Driveways which includes: SCC 17.508.070.D.3 Garages off alleys shall be set back at least 4-feet away from the alley right-of-way.

17. At the time of the building permit for improvements (adding more than 500 square feet of increased imperviousness and/or removing more than 100 cubic feet of flood volume when fully built-out), the development of this site must comply with the current drainage design standards. Per the current DOU Onsite 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 7,600 cubic feet of detention must be provided per each additional acre of impervious area with a limited maximum discharge rate of 0.18 cfs/acre or per the latest approved onsite criteria. The required detention volume can be partially or fully mitigated by implementing Low Impact Development (LID) features such as Stormwater Planters, porous pavement and disconnected roof drains, provided these features conform to the DOU's Hydromodification Management Plan (HMP) requirements. Designer shall utilize the latest edition of the Sacramento Area Hydrology Model (SAHM) when using LID features. The applicant is advised to contact the City of Sacramento Utilities Department Drainage Planning Section (916- 808-1400) at the early planning stages to address any drainage related requirements. (Note: A maintenance agreement may be required for detention and Low Impact Development (LID) features.
18. This project is served by the Combined Sewer System (CSS). However, based on the project's description, the applicant will not be required to pay the combined sewer system impact fee at this time.
19. 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).
20. 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 issuance of building permits. For questions pertaining to Regional San sewer impact fees, please contact the Permit Services Unit at (916) 876-6100 or email PermitServices@sacsewer.com.
21. 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.
22. 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.).



23. 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>
24. 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 \$4,061. This is based on the creation of 2 new parcels at an average land value of \$360,000 per acre for the Central City 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.

#### Site Plan and Design Review

##### Planning

1. All modifications to the site shall be consistent with the final approved plans.
2. Lot dimensions shall be as shown on the Tentative Parcel Map.
3. The applicant shall obtain all necessary building permits prior to commencing building construction.
4. If any plans that are submitted for a building permit are revised, then a pdf copy of the revisions shall be provided to planning staff for this file.
5. Any modification to the project proposed in the future shall be subject to review and approval by Planning staff and may require additional entitlement(s).
6. Entitlements are valid for three years from date of approval.

##### Advisory Notes

7. FIRE: Future structure location and size shall meet the property set back requirements and/or the exterior wall rating and opening requirements established in the California Residential Code.
8. 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.

9. PARKS: 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 \$4,061. This is based on the creation of 2 new parcels at an average land value of \$360,000 per acre for the Central City 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.
10. REGIONAL SAN: 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).
11. REGIONAL SAN: 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 issuance of building permits. For questions pertaining to Regional San sewer impact fees, please contact the Permit Services Unit at (916) 876-6100 or email PermitServices@sacsewer.com.
12. SADS: The subject property is outside the boundaries of SASD but within the Urban Service Boundary and Sacramento Regional County Sanitation District (Regional San) boundaries. Regional San will provide ultimate conveyance and treatment of the sewer generated from this site, but the Sacramento City Utilities Department's approval will be required for local sewage service.
13. SMUD: 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.
14. SMUD: 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.).
15. SMUD: 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>
16. UTILITIES: The proposed development is not contiguous to an existing public water and combined sewer main. The nearest public water and combined sewer mains are located within Tomato Alley.

17. UTLITIES: This project is served by the Combined Sewer System (CSS). However, based on the project's description, the applicant will not be required to pay the combined sewer system impact fee.
18. UTLITIES: At the time of the building permit for improvements (adding more than 500 square feet of increased imperviousness and/or removing more than 100 cubic feet of flood volume when fully built-out), the development of this site must comply with the current drainage design standards. Per the current DOU Onsite 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 7,600 cubic feet of detention must be provided per each additional acre of impervious area with a limited maximum discharge rate of 0.18 cfs/acre or per the latest approved onsite criteria. The required detention volume can be partially or fully mitigated by implementing Low Impact Development (LID) features such as Stormwater Planters, porous pavement and disconnected roof drains, provided these features conform to the DOU's Hydromodification Management Plan (HMP) requirements. Designer shall utilize the latest edition of the Sacramento Area Hydrology Model (SAHM) when using LID features. The applicant is advised to contact the City of Sacramento Utilities Department Drainage Planning Section (916-808-1400) at the early planning stages to address any drainage related requirements. (Note: A maintenance agreement may be required for detention and Low Impact Development (LID) features.
19. UTLITIES: This project is served by the Combined Sewer System (CSS). However, based on the project's description, the applicant will not be required to pay the combined sewer system impact fee at this time.

## **FINDINGS OF FACT**

### Environmental Determination

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 Zoning Administrator and Preservation Director finds that the project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15315, Minor Land Divisions (Categorical Exemption – Class 15).

### Tentative Map

2. 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.
3. 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);
  4. 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);
  5. 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
  6. The Zoning Administrator has considered the effect of the approval of this Tentative 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).

Site Plan and Design Review


7. The project is located within the South Side Historic District, a historic district listed on the Sacramento Register of Historic and Cultural Resources.
8. The building on the project site is a contributing resource to the historic district, and no physical changes are proposed. The lot division is consistent with the development patterns, spaces, and spatial relationships found in this district, and therefore the project is fully consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties.
9. The deviation for lot size and width is consistent with the purpose of intent of these regulations in the Single-Unit or Duplex Dwelling (R-1B-SPD) zone and with the city's goal to encourage quality infill development within the Central City. Specifically, City Code Section 17.204.440 allows no interior side yard setbacks along the common-wall boundary of a subdivided duplex dwelling. Therefore, even with the lot size and width deviation two high-quality infill buildings could be constructed in the future on the new parcels which is the purpose and intent of the lot size and width requirements.

200-Year Flood Protection

10. 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 2020 Adequate Progress Annual Report accepted by the City Council on October 13, 2020 (Resolution No. 2020-0326).

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Respectfully Submitted: Sean de Courcy  
Sean de Courcy  
Associate Planner

Recommendation Approved:   
Karlo Felix  
Senior Planner

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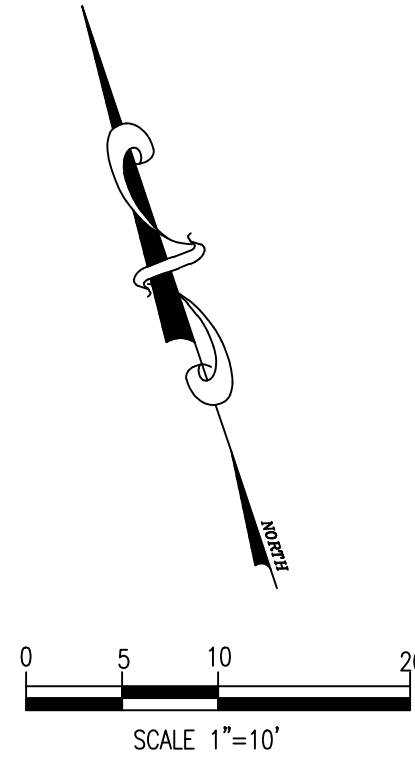
The decision of the Zoning Administrator and Preservation Director may be appealed to the Planning and Design Commission. An appeal must be filed within 10 days of the Zoning Administrator's and Preservation Director's hearing. If an appeal is not filed, the action of the Zoning Administrator and Preservation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

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**SURVEY NOTES:**

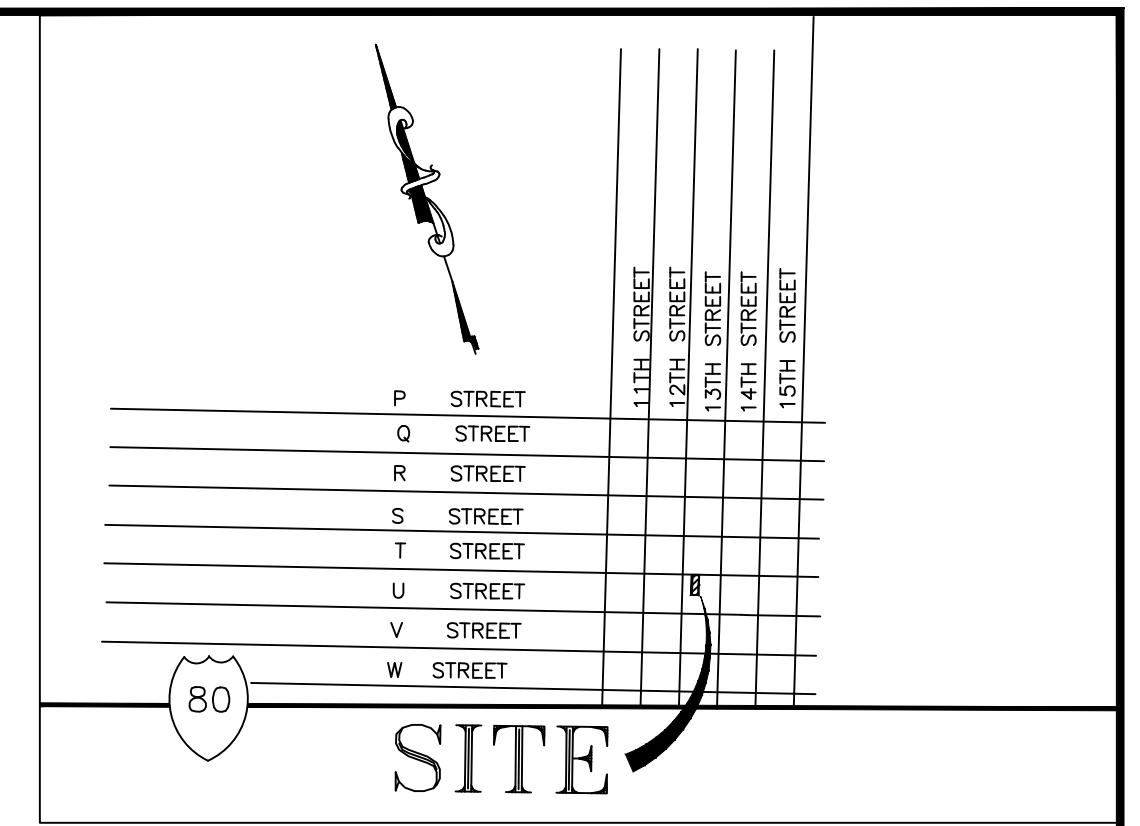
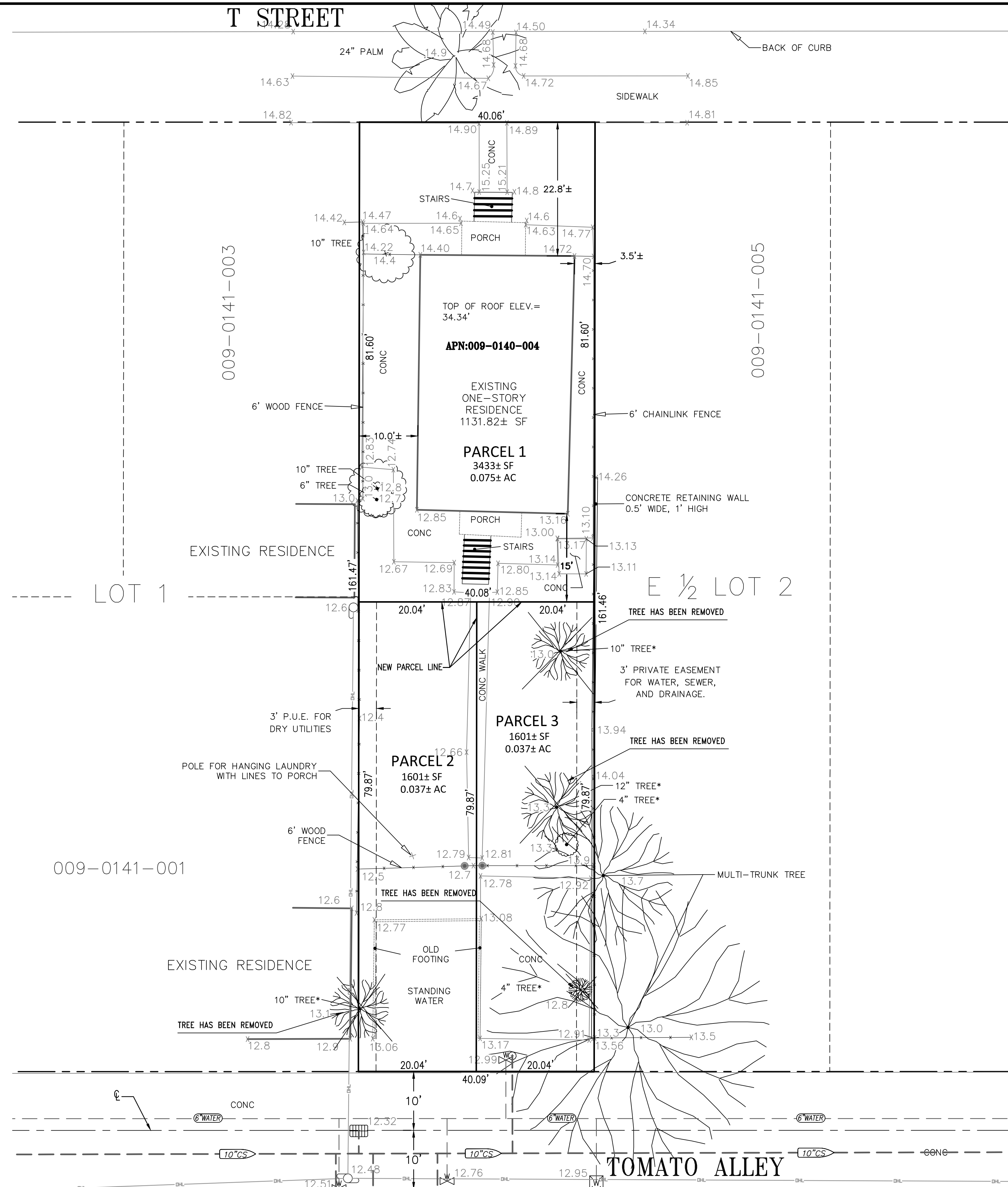
- 1) NO PRELIMINARY TITLE REPORT WAS PROVIDED FOR THE PREPARATION OF THIS SURVEY.
- 2) THE POSITION OF IDENTIFIED RECORD EASEMENTS HAVE BEEN PLOTTED USING RECORD DESCRIPTIONS. SURFACE FACILITIES HAVE BEEN PLOTTED USING FIELD INFORMATION. THE ACTUAL LOCATIONS OF UNDERGROUND FACILITIES SHOULD BE VERIFIED PRIOR TO ANY NEW CONSTRUCTIONS.
- 3) THIS IS NOT A BOUNDARY SURVEY. ADDITIONAL FIELD SURVEY AND RESEARCH WILL BE REQUIRED TO ESTABLISHED THE ACTUAL BOUNDARY.
- 4) THE TYPES, LOCATION, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE DRAWINGS WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. INTERESTED PARTIES ARE CAUTIONED THAT ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. JTS ENGINEERING CONSULTANTS, INC. ASSUMES NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF ITS DELINEATION OF SUCH UNDERGROUND UTILITIES NOR FOR THE EXISTENCE OF OTHER BURIED OBJECTS OR UTILITIES WHICH MAY BE ENCOUNTERED BUT WHICH ARE NOT SHOWN ON THESE DRAWINGS. PRESCRIPTIVE EASEMENTS MAY EXIST OVER THOSE FACILITIES WHICH ARE NOT WITHIN THE RECORD EASEMENT.
- 5) NO MONUMENTS WERE SET AS A PART OF THIS SURVEY.
- 6) TOPOGRAPHIC SURVEY SHOWN HEREON WAS PERFORMED BY MICHAEL DEQUINE AND ASSOCIATES AND PROVIDED BY THE OWNER. JTS ENGINEERING ASSUMES NO RESPONSIBILITY OF THE ACCURACY AND COMPLETENESS OF THE TOPOGRAPHIC SURVEY.



**LEGEND**

- WATER LINE
- COMBINED SEWER LINE
- GAS LINE
- MISCELLANEOUS FEATURE AS NOTED
- TELEPHONE POLE
- UNIDENTIFIED MANHOLE
- JOINT UTILITY POLE
- WATER METER
- DRAIN INLET
- WATER VALVE
- SEWER CLEAN-OUT
- GATE POST
- DECIDUOUS TREE
- PALM TREE
- FRUIT TREE
- OVERHEAD UTILITY LINES
- \* TREE TO BE REMOVED

**Javed T. Siddiqui** Digitally signed by  
 Javed T. Siddiqui  
 Date: 2021.04.07  
 11:25:25 -07'00'



**VICINITY MAP**  
NO SCALE

**EXISTING LEGAL DESCRIPTION:**

THE WEST 1/2 OF LOT 2, IN BLOCK BOUNDED BY 12TH AND 13TH AND T AND U STREET, OF THE CITY OF SACRAMENTO, ACCORDING TO THE OFFICIAL PLAT THEREOF.

APN: 009-0141-004

**OWNER/APPLICANT:** DAVOUD PAJOUHESH/PARISSAYAGHMAIE REV TRUST  
 658 41ST STREET  
 SACRAMENTO, CA 95819  
 CONTACT: DAVID PAJOUHESH  
 TEL: (916) 605-6524  
 EMAIL: arcodehm@comcast.net

**ENGINEER:** JTS ENGINEERING CONSULTANTS INC.  
 1808 J STREET  
 SACRAMENTO, CA 95811  
 TEL: (916) 441-6708  
 FAX: (916) 441-5336  
 CONTACT: JAVED T. SIDDIQUI, P.E.  
 EMAIL: javed.siddiqui@jtsengineering.com

**PROJECT ADDRESS:** 1208 T STREET  
 SACRAMENTO, CA 95811

**ZONING:** EXISTING: R-1B-SPD PROPOSED: NO CHANGE

**USE:** EXISTING: RESIDENTIAL PROPOSED: NO CHANGE

**PARCELS:** EXISTING: 1 PROPOSED: 3

**AREA:** 6471 ±SF (0.149 ±AC) PARCEL 1: 3269 ±SF (0.075 ±AC)  
 PARCEL 2: 1601 ±SF (0.037 ±AC)  
 PARCEL 2: 1601 ±SF (0.037 ±AC)  
 TOTAL: 6471 ±SF (0.149 ±AC)

**SCHOOL DISTRICT:** SACRAMENTO CITY UNIFIED

**REQUEST:** 1) TO SUBDIVIDE 1 PARCEL INTO 3 PARCELS.

**UTILITY CONTACTS**

TELEPHONE	AT&T	(916) 484-2388
GAS	PG&E	(916) 386-5469
ELECTRICITY	SMUD	(916) 732-5700
WATER	CITY OF SAC	(916) 808-5454
CABLE	COMCAST	(916) 830-6751
DRAINAGE	CITY OF SAC	(916) 264-5371
SEWER	CITY OF SAC	(916) 808-5426
FIRE	CITY OF SAC	(916) 808-1358
UNDERGROUND SERVICE ALERT	UNDERGROUND SERVICE ALERT	(800) 227-2600

BENCHMARK ELEV. \_\_\_\_\_  
 FIELD BOOK NO. \_\_\_\_\_ PG. \_\_\_\_\_

**JTS ENGINEERING CONSULTANTS, INC.**  
 1808 J STREET  
 SACRAMENTO CALIFORNIA 95811 (916) 441-6708

DESIGNED: N/A  
 DRAWN: DVN  
 CHECKED: JTS  
 SUBMITTED: JAVED T. SIDDIQUI, P.E. RCE: 25924

SCALE: 1"=10'



NO	DATE	REVISION	APPROVAL	BY

TENTATIVE PARCEL MAP  
**1208 T STREET**  
 CITY OF SACRAMENTO APN: 009-0141-004 CALIFORNIA

DATE: 1/15/2021  
 SHEET 1 OF 1