



# CITY OF SACRAMENTO

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

MARTY VAN DUYN  
PLANNING DIRECTOR

July 10, 1984

City Council  
Sacramento, California

Honorable Members in Session:

SUBJECT: 1. Environmental Determination (Exempt 13315)  
2. Tentative Map (P84-204)(FT)(APN: 006-224-26)

LOCATION: 1510 14th Street

## SUMMARY

The applicant is requesting a one-lot subdivision of .15+ acres currently being developed with a residential/commercial structure. The staff and the Subdivision Review Committee recommend approval of the Tentative Map.

## BACKGROUND INFORMATION

Land Divisions that do not have a concurrent request requiring Planning Commission review can be reviewed by staff and transmitted directly to City Council.

Surrounding land uses and zonings are as follows:

North: Residential and Commercial; R-5  
South: Parking; R-5  
East: Residential; R-5  
West: Residential and Parking; R-5

**APPROVED**  
BY THE CITY COUNCIL

**JUL 17 1984**

OFFICE OF THE  
CITY CLERK

The subject site is within the State Capitol Area Plan and development is proceeding in accordance with the Capitol Area Development Authority. The site is being developed with 4000 square feet of ground floor commercial and seven residential units on two upper levels. The purpose of the request is for individual ownership of each unit.

The project is exempt from environmental review pursuant to State EIR guidelines (CEQA Section 15315).

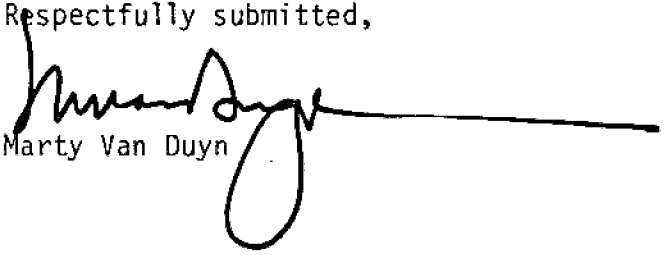
RECOMMENDATION

The Parcel Map Advisory Agency (Planning and Public Works Directors) based upon review by the Subdivision Review Committee, recommends the City Council adopt the attached Resolution, adopting Findings of Fact and approving the Tentative Map.

Respectfully submitted,



FOR CITY COUNCIL INFORMATION  
WALTER J. SLIPE  
CITY MANAGER



Marty Van Duyn

MVD:AG:pkb  
attachments  
P84-204

July 17, 1984  
District No.1

STREET

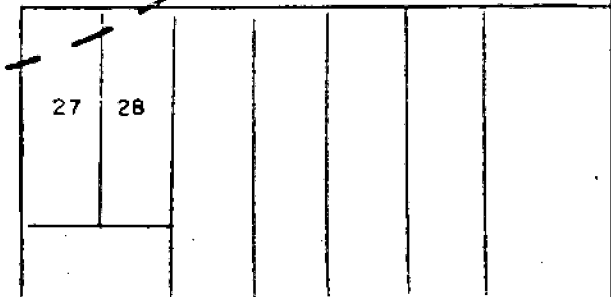
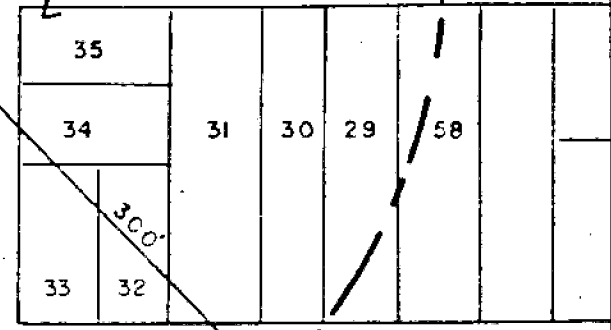
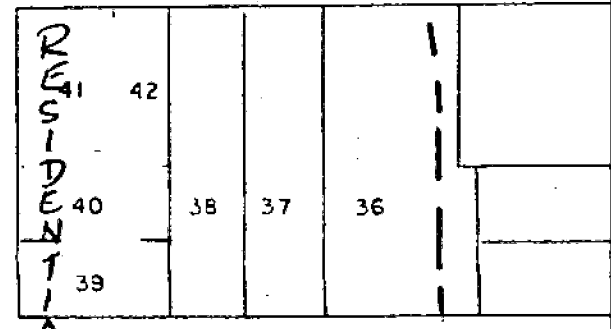
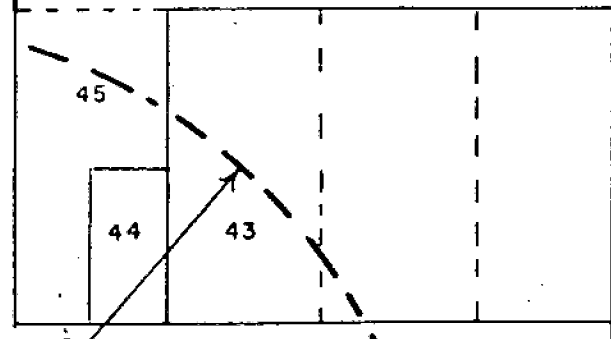
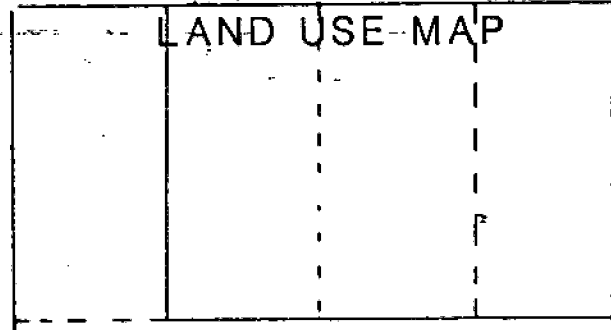
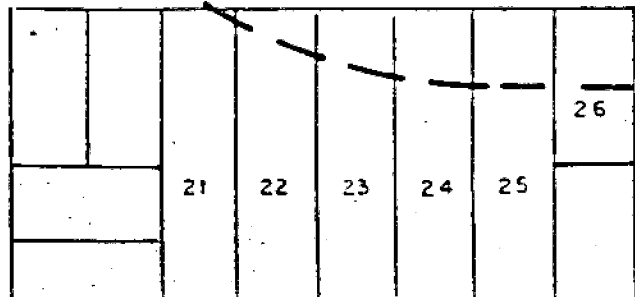
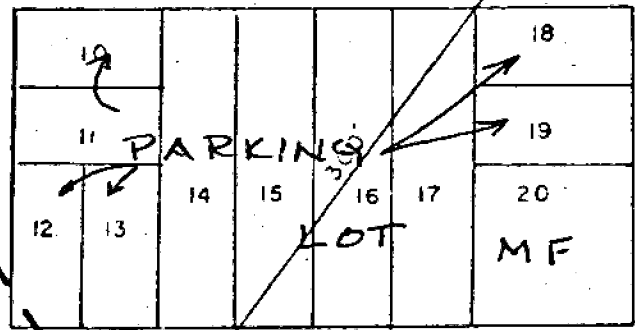
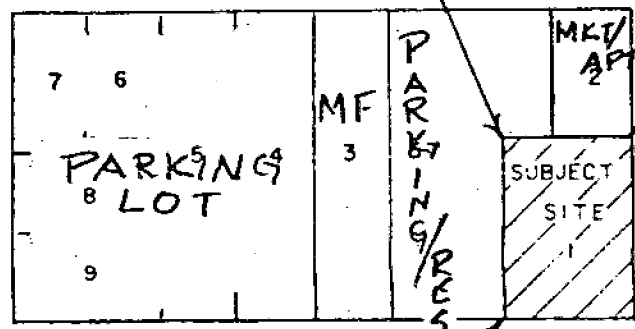
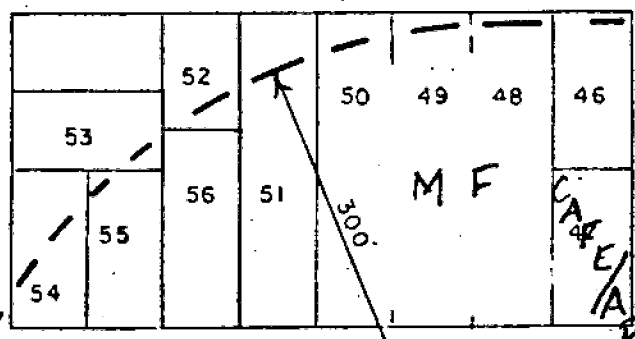
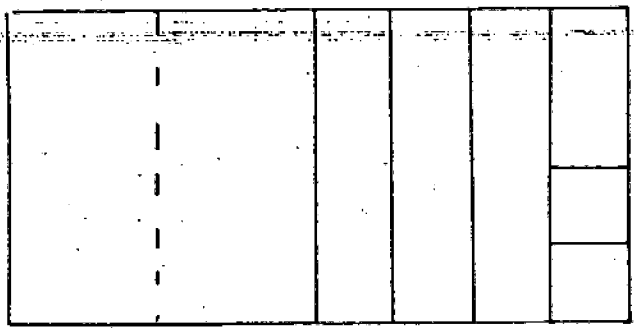
STREET

STREET

STREET

13TH

4TH



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**RESOLUTION No. 84-622**

**Adopted by The Sacramento City Council on date of**

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING  
A TENTATIVE MAP FOR PROPERTY LOCATED AT 1510 14th  
STREET

**APPROVED**  
BY THE CITY COUNCIL

(P- 84204)(APN: 006-224-26)

**JUL 17 1984**

WHEREAS, the City Council, on July 17, 1984, held a public hearing  
on the request for approval of a tentative map for property located at  
1510 14th Street;

OFFICE OF THE  
CITY CLERK

WHEREAS, all governmental and utility agencies affected by the development of the  
proposed subdivision have been notified and given the opportunity to respond;

WHEREAS, the City Environmental Coordinator has determined that the proposed  
project is exempt from environmental determination pursuant to CEQA, Section

WHEREAS, the Parcel Map Advisory Agency has submitted to the City Council its  
report and recommendations on the proposed subdivision;

WHEREAS, the City Council has considered the design of the proposed subdivision in  
relation to feasible future passive or natural heating and cooling opportunities;  
and

WHEREAS, the City Council has considered the effects that approval of the proposed  
subdivision would have on the housing needs of the Sacramento Metropolitan area  
and balances these needs against the public service needs of City residents and  
available fiscal and environmental resources.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO THAT:

1. The Negative Declaration has been prepared in compliance with CEQA, State and City Guidelines, and the Council has reviewed and considered the information contained therein.
2. None of the conditions described in Government Code Section 66474, subsections (a) through (g) inclusive, exist with respect to the proposed subdivision.
3. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City General Plan, and Chapter 40 of the City Code, which is a Specific Plan of the City. Both the City General Plan and the 1980 Central City Community Plan designate the subject site for Capitol Area Plan - Multi Family use(s).

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4. The discharge of waste from the proposed subdivision into the existing community sewer system will not result in violation of the applicable waste discharge requirements prescribed by the California Regional Quality Control Board, Central Valley Region in that existing treatment plants have a design capacity adequate to service the proposed subdivision.
5. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

P84204

14th STREET

O STREET

ALLEY

P 84204

PROPOSED DEVELOPMENT FOR SITE 16  
 DEVELOPER: ADMAL/EXPRESS, INC.  
 DATE: 11/13/88  
 SHEET NO. 16  
 TOTAL SHEETS: 18  
 LEGENDARY MAP OF PROPOSED CONDOMINIUM OF THE ADMAL EXPRESS BUILDING

**SUBDIVISION DATA**  
 1. Name of subdivision: ADMAL EXPRESS BUILDING  
 2. City: OAKLAND  
 3. County: ALAMEDA  
 4. Assessor's Parcel Number: 42-017-001-001  
 5. Acreage: 0.0000  
 6. Zoning: O-1  
 7. Assessor's Reference: 42-017-001-001  
 8. Description: EAST ONE-HALF OF LOT 3

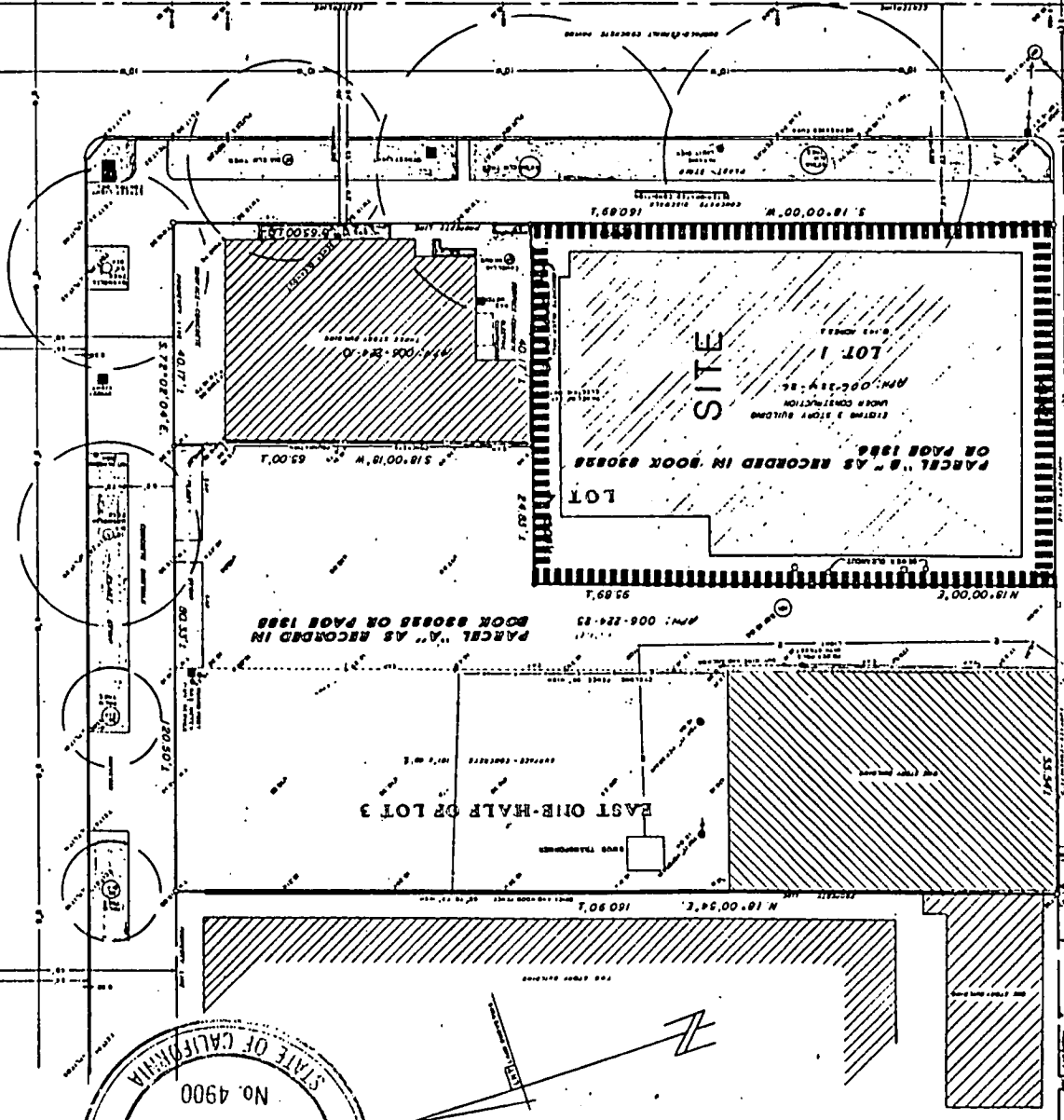
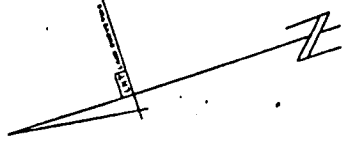
**DESCRIPTION**  
 EAST ONE-HALF OF LOT 3

**ASSESSORS REFERENCE**  
 42-017-001-001

**NOTICE**  
 NOTICE TO THE PUBLIC: This map is a preliminary map and is not to be used as a basis for any legal action.

**LEGEND**  
 1. Lot boundaries  
 2. Proposed building footprint  
 3. Easements  
 4. Utility lines  
 5. Right-of-way lines  
 6. Survey monuments  
 7. Proposed parking spaces  
 8. Proposed landscaping

**BENCH MARK**  
 BENCH MARK: A permanent marker used for surveying purposes.



**NOTICE TO THE PUBLIC**  
 NOTICE TO THE PUBLIC: This map is a preliminary map and is not to be used as a basis for any legal action.

July 18, 1984

CADA and Admail Express Inc.  
2230 K Street  
Sacramento, CA 95815

Dear Gentlemen:

On July 17, 1984, the Sacramento City Council took the following actions for property located at 1510 14th Street (P-84204):

Adopted Resolution No. 84-622 adopting Findings of Fact and approving a Tentative Map to divide .15± acres currently being developed with an office/residential structure located in the R-0 zone into one airspace lot for condominium development.

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

Sincerely,

Lorraine Magana  
City Clerk

LM/rr/33

Enclosure

cc: Planning Department  
LHT Land Surveying