City Council
June 28, 2022

Tentative Parcel Map 21-0002
830 S. Walnut
Request

The applicant, Yang Yu, is requesting to subdivide an existing 123,123 square foot parcel in the Single-Family Hillside (SF-H) zone into two parcels measuring 51,220 square feet and 73,570 square feet.
Vicinity Map
Background

• On June 7, 2021, the applicant submitted an initial plan to subdivide the parcel at 830 S, Walnut into three (3) lots. Due to the steep slopes present on the site, it was determined during staff review that only two (2) lots could be created.

• On May 19, 2022, the Planning Commission, after holding a public hearing on the matter, voted to recommend approval of the project to the City Council.
Topographic Map
Tentative Parcel Map
Analysis

• In the SF-H zone, the minimum lot size is dependent upon the average slope found on a given parcel. For slopes of under 20%, the minimum parcel size is 25,000 square feet. Both new lots meet the minimum lot size for the zone.

• Staff worked with the applicant to find buildable pads for potential new residences that minimized the amount of grading required.

• Per the Conditions of Approval, the Tentative Parcel Map will require a land dedication in order to complete the street and provide for the construction of a new curb and gutter along the Walnut Ave. property line.

• No new residences are proposed as a part of this application.
Environmental Review

• The project is categorically exempt from environmental review under CEQA pursuant to Section 15315 Class 15, Minor Land Divisions, of the State CEQA guidelines.
Recommendation

• Staff and the Planning Commission recommend that the City Council approve Tentative Parcel Map 21-0002 (TPM 83521) by approving Resolution 2022-40.
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DTSP Update & Consideration of Reincorporating the Two Western SP-23 Triangular Parcels into the Proposed Downtown Specific Plan Project Boundary
Request

155 N. Eucla Ave. and 159 Acacia St., 127 N. Acacia St.
Specific Plan No. 23 (SP-23) Sites

- 155 N. Eucla Ave.
- 159 & 127 N. Acacia St.
- 115 N. Cataract Ave.*
- Gold Line Bridge Location

*Site is already included in DTSP Boundary.
Reincorporate the two western SP-23 triangular sites into the proposed Downtown Specific Plan project boundary.