

## DIRECTOR REPORT

### STAFF RECOMMENDATION

Staff recommends the Zoning Administrator approve with conditions the Tentative Parcel Map, and the Design Director approve with conditions the Site Plan and Design Review for deviations to development standards including lot size, lot width, and the creation of a parcel without public street frontage and for alterations to the existing residence for the project known as **Z23-098**. Draft Findings of Fact and Conditions of Approval for the project are included below.

### REQUESTED ENTITLEMENTS

1. **Tentative Subdivision Map** to subdivide one 0.23-acre lot into two lots within the Single-Unit Dwelling (R-1) Zone.
2. **Site Plan and Design Review** with deviations for lot size, lot width, and the creation of a parcel without public street frontage. The existing house is proposed to remain with alterations including a raised basement and new stairs.

### PROJECT INFORMATION

Location: 5081 10<sup>th</sup> Avenue

Parcel Number(s): 015-0191-063-0000

Council District: 6

Applicant/Owner: Havencrest LLC c/o Colin Hammett  
2398 Fair Oaks Blvd. #7  
Sacramento, CA 95825

Project Planner: Danny Abbes, Associate Planner, (916) 808-5873

Hearing Date: May 2, 2024

#### Land Use Information

General Plan Designation: Neighborhood  
Community Plan Area: Fruitridge/Broadway  
Zoning: Single-Unit Dwelling (R-1)  
Design Review Area: Citywide  
Parking District: AB 2097  
Existing Land Use of Site: Residential

#### Surrounding Zoning and Land Uses

North:	R-1	Residential
South:	R-1	Residential
East:	R-1	Residential
West:	R-1	Residential

**Site Characteristics**

Existing Property Area: 1 lot, 10,168 square feet / 0.23 acres  
 Proposed Property Areas: 2 lots (sizes detailed in Table 1)  
 Topography: Flat  
 Street Improvements: Existing  
 Utilities: Existing

**ATTACHMENTS**

Attachment 1: Tentative Parcel Map, Attachment 2: Public comment

**PROPOSED PROJECT AND ANALYSIS**

*Background*

The subject site is a nearly quarter-acre square foot lot at the end of 10<sup>th</sup> Avenue with an existing residence. The residence is located on the northern half of the parcel. The applicant is proposing to split the residential lot in half and make alterations to the existing house. A fallen tree damaged the residence and part of the request is to repair damage to the roof and porch while also raising the basement height. There is no construction proposed for Parcel 2 with this application. A future request to develop the parcel would require review and approval of a separate Site Plan and Design Review entitlement.

*Project Details*

The proposed split of the subject site into two residential lots requires entitlements for a Tentative Parcel Map and Site Plan and Design Review to analyze site access and lot size, width and depth. This request requires a public hearing and decisions by the Zoning Administrator and Design Director. The applicant is proposing to subdivide the existing 0.23-acre residential lot into two residential lots and is requesting deviations to development standards for minimum lot size and width, and for the creation of a parcel without public street frontage.

Tentative Parcel Map (TPM) and Site Plan and Design Review (SPDR)

Table 1 below shows the proposed lot sizes and dimensions, with deviations identified where applicable. Staff supports the deviation requests since the parcels can accommodate residential development, and since proposed Parcel 2 without street frontage does not have a vehicle parking requirement and can be accessed from the existing 10<sup>th</sup> Avenue sidewalk.

The subdivision will allow for an additional residence or residences in a location within close proximity to the Stockton Blvd. commercial corridor and large-scale employer UC Davis Medical Center. Furthermore, the lot split is consistent with the City’s 2040 draft general plan’s desire to see new growth “accommodated primarily through infill of vacant and underutilized properties.”

The applicant is also proposing to raise the basement of the existing residence, enlarge windows, and redo the stairs. The lower level would have a stucco exterior and the upper would remain wood siding.

<b>Table 1: R-1 zone—Lot size, width, and depth. (17.204.230)</b>							
	<b>Lot Size</b>		<b>Lot Width</b>		<b>Lot Depth</b>		<b>Street Frontage</b>
	Min. 5,200 square feet		52 feet		100 – 160 feet		
Lot	<b>Proposed</b>	<b>Deviation</b>	<b>Proposed</b>	<b>Deviation</b>	<b>Proposed</b>	<b>Deviation</b>	<b>Deviation</b>
1	5,084 sq. ft.	Y	± 50 feet	Y	± 101 feet	N	Y
2	5,084 sq. ft.	Y	± 50 feet	Y	± 101 feet	N	Y

### *Subdivision Review Committee*

The proposed map was heard at the Subdivision Review Committee on March 20, 2024. During the meeting, the proposed conditions of approval for the Tentative Subdivision Map were accepted by the applicant and forwarded by the Committee. The resulting conditions are listed under Conditions of Approval.

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

This project was routed to Preservation Sacramento, Civic Thread, Sacramento Area Bicycle Advocates, Region Builders, and the Tahoe Park Neighborhood Association. Staff did not receive any comments from any community group.

All property owners and residents within 500 feet of the subject site were sent hearing notices for the December 21st hearing. The site was also posted at least 10 days in advance of the hearing with project information and hearing participation details as well as staff contact information for project comments or questions.

Staff did receive an e-mail from an area resident who expressed concern about a no-minimum parking requirement, and that the information posted at the site was removed. The subject site is within an AB2097 area which prohibits cities from establishing parking requirement minimums. Staff visited the site after receiving the e-mail and confirmed that project and hearing information remained posted at the site.

### **ENVIRONMENTAL DETERMINATION**

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 sections 15301, Existing Facilities and 15332, In-Fill Development.

### **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 developments 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 2023 Adequate Progress Annual Report accepted by City Council Resolution No. 2023-0337 on October 24, 2023.

### **Draft Conditions of Approval – Tentative Parcel Map**

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.

**GENERAL: All Projects**

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 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.

**SMUD**

4. SMUD has existing overhead 21kV and low voltage/secondary facilities along the west side of Parcels 1 and 2 that will need to remain. SMUD also has existing overhead low voltage/secondary along the south and east 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.
5. 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.
6. 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.
7. 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.
8. The Applicant shall provide separate SMUD service points to each parcel to the satisfaction of SMUD.
9. 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.

**Department of Utilities (DOU)**

10. All existing easements and all existing right-of-ways shall be shown on the Final Map,

except for all abandoned easements and abandoned right-of-ways.

11. 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 Final 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 Department**

12. 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)
13. Maintenance District: The applicant shall initiate and complete the formation of a parks maintenance district (assessment or Mello-Roos special tax district) or annex the project into an existing parks maintenance district. The applicant shall pay all city fees for formation of or annexation to a parks maintenance district. (Contact Infrastructure Finance, Brent Mueller, (916)808-5715, [bmueller@cityofsacramento.org](mailto:bmueller@cityofsacramento.org)).

### **Advisory Notes:**

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

14. If unusual amounts of bone, stone, or artifacts are uncovered, work, in the area within the distance required by federal and state regulations, 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.
15. Due to the limited public street frontage of Parcel 2, a future driveway for Parcel 2 will not be able to meet the city standard driveway design requirement, and because on site parking is not required, any future driveway for Parcel 2 shall not be allowed. The applicant shall plan the development of Parcel 2 without onsite parking.
16. The proposed resultant parcels are not contiguous to an existing public sewer main. Therefore, the applicant shall 1) obtain a private sewer easement from the neighboring property owner(s) to allow a new sewer service from the existing 8" City combined sewer main in 52nd Avenue or 2) if a private sewer easement is already existing, the applicant must a) ensure the neighboring property is aware of the existing private sewer easement b) ensure the private sewer easement meets and bounds are sufficient and c) ensure the neighboring property is willing to allow future construction for a new sewer service tap.
17. Prior to the ISSUANCE OF A BUILDING PERMIT: The owner must contact the Regional San Permit Services Unit at [PermitServices@sacsewer.com](mailto:PermitServices@sacsewer.com) or by phone at (916) 876-6100 to determine if sewer impact fees are due. Fees are to be paid prior to the issuance of building permits.

18. The subject property is outside the Local Collection Boundaries of SacSewer but within the Interceptor Collection Service Boundary. SacSewer will provide treatment of the sewer generated from this site, but the City of Sacramento Utilities Department's approval will be required for local sewage service.
19. 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.
20. 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.).
21. 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>. Applicant shall coordinate individual service panel location placement with SMUD Design Department.
22. As per City Code, the applicant will be responsible to meet their 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 one (1) new residential lot at an average land value of \$155,000 per acre for the Fruitridge Broadway Community Plan Area, north of Fruitridge Road, 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. The fee is due at the time of the final map.
  - b. Community Facilities District 2002-02, Neighborhood Park Maintenance CFD Annexation.

## **Draft Conditions of Approval – Site Plan and Design Review**

### **Planning and Design Review**

1. All other notes and drawings on the final plans as submitted by the applicant are deemed conditions of approval. Any work that differs from the final set of plans approved by the Planning staff shall be subject to review and approval prior to issuance of a building permit or work undertaken.
2. Alterations to the existing house shall be consistent with approved architectural elevations.
3. Wood lap siding shall remain as exterior material for upper floor of house.
4. Any modification to the project shall be subject to the review and approval of planning staff (and may require additional entitlements).
5. This approval shall expire in three (3) years from the approval date.

## **Public Works**

6. 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 per City standards to the satisfaction of the Department of Public Works.

## **Flood Finding**

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 2023 Adequate Progress Annual Report accepted by the City Council on October 24, 2023 (Resolution No. 2023-0337).

## **Draft Findings of Fact – Environmental Determination: Exempt**

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 finds that:
  - 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 with approval of deviation requests.
  - b. The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.
  - c. The project site 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.

## **Draft Findings of Fact – Tentative Parcel Map**

1. 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.
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); and
  5. The Zoning Administrator 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).

#### **Draft Findings of Fact – Site Plan and Design Review**

1. The design, layout, and physical characteristics of the proposed subdivision are consistent with the General Plan which designates the site as Neighborhood. There is no specific plan or transit village plan applicable to this project.
2. The design, layout, and physical characteristics of the proposed subdivision are consistent with all applicable design guidelines and with all applicable development standards. Deviations proposed to reduce lot size and lot width standards are consistent with the purpose and intent of the Planning and Development Code in that the proposed lot configurations can accommodate residential site development. The deviation to create a parcel without public street frontage is consistent with the purpose and intent of the Planning and Development Code in that the proposed parcel 1) does not require vehicle parking, 2) is accessible for emergency services, and 3) has direct pedestrian access from the 10<sup>th</sup> Avenue sidewalk.



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.
4. The design, layout, and physical characteristics of the proposed subdivision are visually and functionally compatible with the surrounding neighborhood in that the subdivision occurs at the end of the street and will not disrupt established lot patterns along the length of 10<sup>th</sup> Avenue.
5. The design, layout, and physical characteristics of the proposed development minimizes energy consumption and encourages the use of renewable energy sources as an urban infill development project utilizing existing road and utility networks.
6. The design, layout, and physical characteristics of the proposed subdivision 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 the site is accessible for emergency services and has direct sidewalk access.

*Danny Abbes*

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Danny Abbes  
Associate Planner

*MA*

Marcus Adams (Apr 26, 2024 13:52 PDT)

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Marcus Adams  
Senior Planner

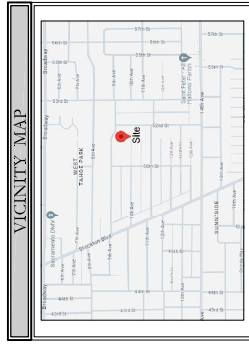
The decision of the Zoning Administrator and Design Director may be appealed to the Planning Commission. An appeal must be filed within 10 days of the Zoning Administrator's hearing. If an appeal is not filed, the action of the Zoning Administrator and Design Director is final.

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.

# TENTATIVE PARCEL MAP



"HAVENCREST PM"  
 5081 10th AVE  
 CITY OF SACRAMENTO  
 NOVEMBER 2023

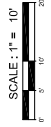


**OWNER / APPLICANT**  
 HAVENCREST LLC, A CALIFORNIA LIMITED LIABILITY COMPANY  
 SACRAMENTO, CA  
 info@havencrestllc.com

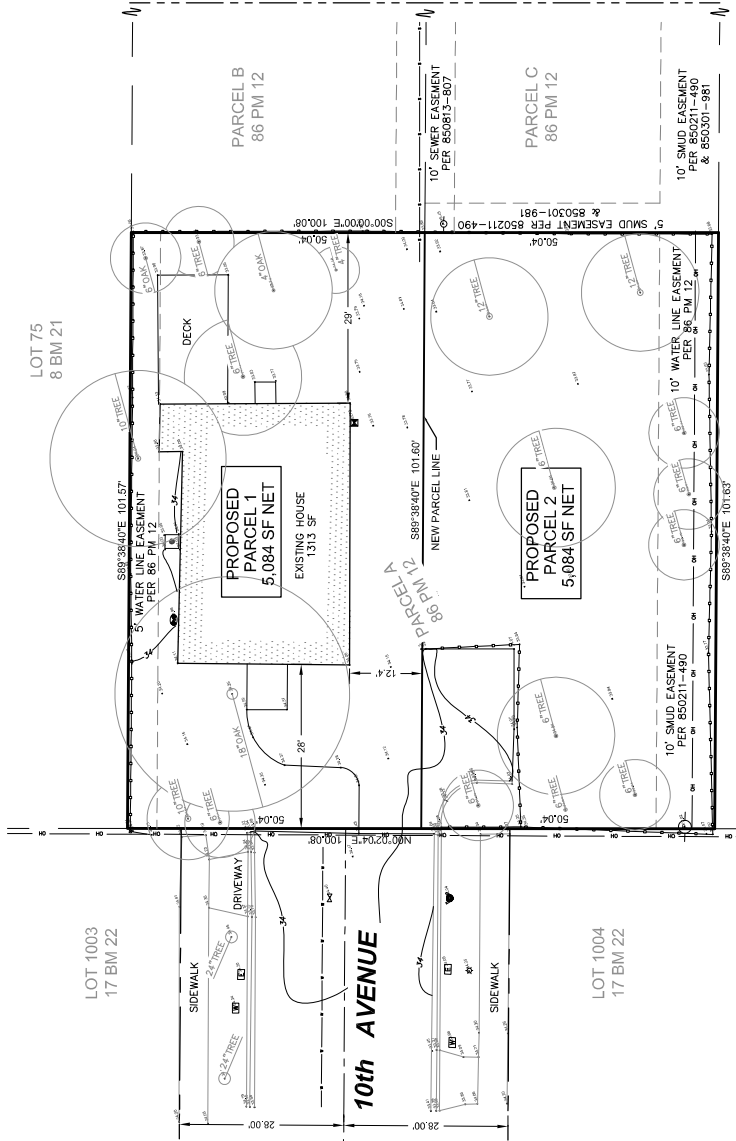
**SURVEYOR**  
 KLIMALAND SURVEYS  
 1715 CALIFORNIA ST. #171  
 SACRAMENTO, CA 95818  
 info@klimalandsurveys.com

**LEGAL DESCRIPTION**  
 PARCEL A, PPS 88 PM 12

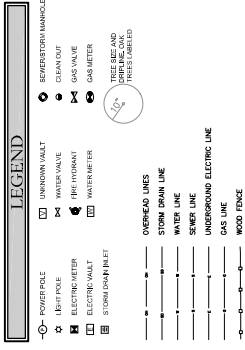
**NOTES**  
 NONE OF BEING AS SHOWN WITHIN THESE PLANS IS TO BE CONSIDERED AS A GUARANTEE.  
 ONLY THE FIELD NOTES AND THE CONTRACT TO SURVEY SHALL BE REFERRED TO FOR ALL INFORMATION.  
 SEE ARCHITECTURAL DRAWINGS FOR PROPOSED DEVELOPMENT AND IMPROVEMENTS.



DATE \_\_\_\_\_



**PROPERTY DATA**  
 APN: 015-419-1403  
 CITY OF SACRAMENTO  
 SCHOOL DISTRICT: SACRAMENTO CITY UNIFIED SCHOOL DISTRICT  
 PARCEL ID: 015-419-1403  
 WATER EJECTOR: CITY OF SACRAMENTO WATER  
 SEWER EJECTOR: CITY OF SACRAMENTO SEWER WATER SERVICES  
 STORM DRAIN INLET: CITY OF SACRAMENTO  
 SANITARY SEWER EJECTOR: CITY OF SACRAMENTO  
 EJECTOR ZONING: No. 1 (SEWER) SANITARY SEWER EJECTOR ZONING  
 PROPOSED ZONING: S.M.U.D.  
 PARCEL LABEL EJECTOR: NET: 15.00 S.F.  
 PROPOSED PARCEL 1: E.M.S.R.  
 PROPOSED PARCEL 2: S.M.U.D.



**DESIGNER**  
 Digital Drafting  
 and Design  
 digitaldrafting@gmail.com

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**CONTRACTOR**

*Jan Williams*

**OWNERS**

HAVENCREST LLC  
 2598 FAIR OAKS BLVD #7  
 SACRAMENTO, CA 95825  
 916 885-8240

**REVISIONS**

NO.	REVISION DATE:

**DRAWINGS PREPARED FOR:**

RESIDENTIAL  
 REPAIR  
 AND  
 LIFT

508 JOTH AVENUE  
 SACRAMENTO, CA 95820  
 APN: 000-000-000

**SHEET TITLE**

SITE  
 PLAN

DATE: 9-19-24	SHEET NO.:
PROJECT: F150-4	A00
SCALE: AS NOTED	DRAWN: D.A.N
CHECKED:	



**VICINITY MAP**  
 NTS

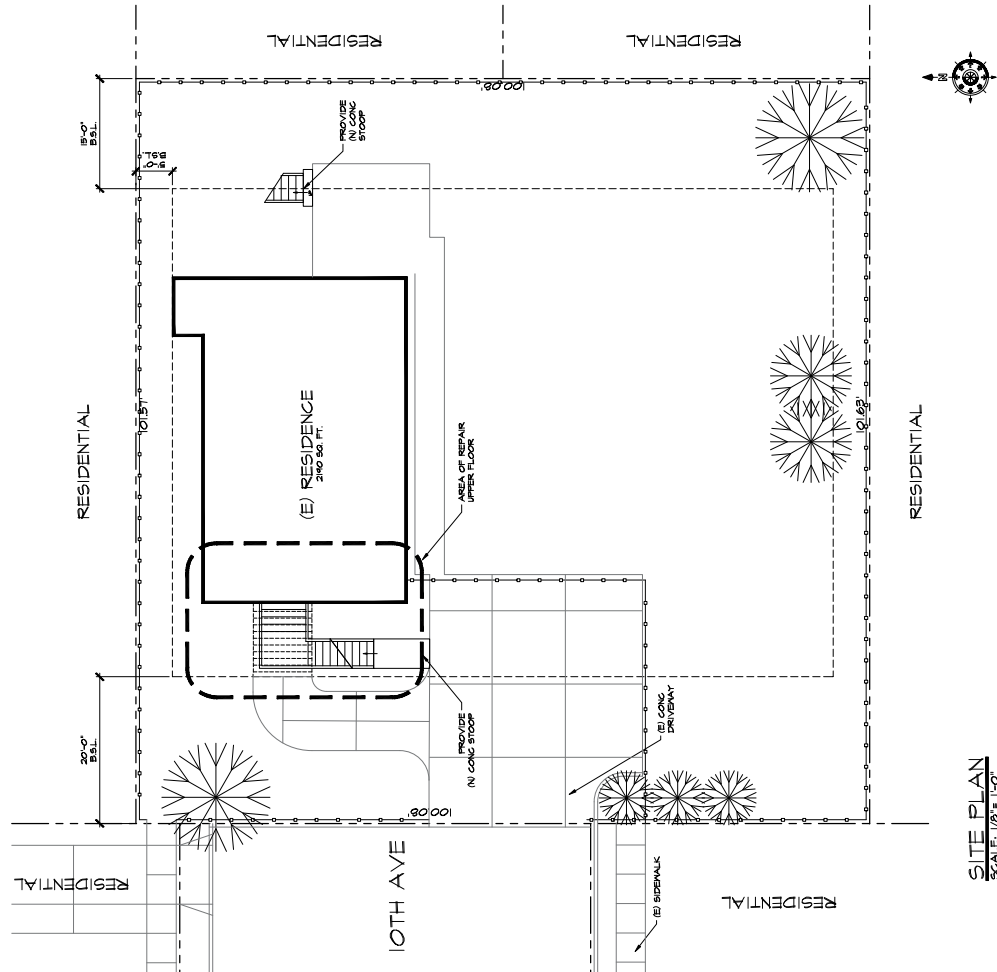
**PROJECT DATA**

**FIRE DISTRICT:** SACRAMENTO METRO FIRE DISTRICT  
**CONST. TYPE:** Single-Family Detached  
**OCCUPANCY:** R-1  
**BLDG. DEPT.:** City of Sacramento  
**LAND USE:** ANA00A RESIDENTIAL, SINGLE FAMILY  
**ZONING:** R-1  
**YEAR BUILT:** 1920  
**LIVING AREA:** 1070 SQ. FT.  
**BASEMENT FINISHED:** 1200 SQ. FT.  
**TOTAL:** 2140 SQ. FT.

**CURRENT CODES:**  
 2022 CALIFORNIA BUILDING CODE (CBC)  
 2022 CALIFORNIA RESIDENTIAL CODE (CRC)  
 2022 CALIFORNIA MECHANICAL CODE (CMC)  
 2022 CALIFORNIA PLUMBING CODE (CPC)  
 2022 CALIFORNIA ELECTRICAL CODE (CEC)  
 2022 CALIFORNIA ENERGY EFFICIENCY STANDARDS (CEES)  
 2022 CALIFORNIA ENERGY EFFICIENCY STANDARDS (CEES)  
 2022 CALIFORNIA ENERGY EFFICIENCY STANDARDS (CEES)  
 RESIDENTIAL MANDATORY CAL GREEN BUILDING CODE MEASURES

**SCOPE OF WORK:**  
 THE PROJECT CONSISTS OF DEVOLUTION OF EXISTING DAMAGED FRONT ROOM STAIRWAY, TO BE REPLACED IN KIND WITH NEW STAIRS. THE BUILDING WILL ALSO BE LIFTED TO ACCOMMODATE A NEW FULL SIZE WALL AT THE BASEMENT LEVEL WITH NEW FOUNDATION, SHEAR WALLS, NEW WINDOWS AND DOOR. CONDITIONS TO BE ADDED FOR FUTURE USE.

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  - D 2.1 DEVOLUTION FIRST FLOOR PLAN
  - A 2.0 BASEMENT FLOOR PLAN
  - A 2.1 SECOND FLOOR PLAN
  - A 3.1 ELEVATIONS
  - A 4.1 ROOF PLAN
  - S-1 BASEMENT FOUNDATION PLAN
  - S-2 SECOND FLOOR FRAMING
  - S-3 ROOF FRAMING
  - S-1 GENERAL STRUCTURAL NOTES
  - S-1-1 STRUCTURAL DETAILS
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  - G1 GREEN SHEET 1
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**SITE PLAN**  
 SCALE: 1/8" = 1'-0"

**GENERAL NOTES:**

1. SCOPE: PROVIDE ALL ITEMS, ARTICLES, MATERIALS AND OPERATIONS FOR A COMPLETE JOB. MATERIALS, EQUIPMENT AND INCIDENTALS NECESSARY, UNLESS THESE DRAWINGS EXCEED THOSE REQUIREMENTS OR RECOMMENDATIONS.
2. MATERIALS AND EQUIPMENT SHALL BE INSTALLED, APPLIED, OR ERECTED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND REQUIREMENTS UNLESS THESE DRAWINGS EXCEED THOSE REQUIREMENTS OR RECOMMENDATIONS.
3. BY SIGNING THESE CONTRACTS, THE GENERAL CONTRACTOR AGREES TO BE FAMILIAR WITH CONDITIONS UNDER WHICH WORK IS TO BE PERFORMED.
4. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES BEFORE PROCEEDING WITH ANY WORK.
5. CONTRACTOR SHALL MAINTAIN THE JOB SITE IN CLEAN CONDITION AND SHALL TAKE PRECAUTIONS TO PREVENT DAMAGE TO ADJACENT PROPERTIES AND UTILITIES. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE SAFETY REQUIREMENTS AND CODES.
6. DETAILS NOT SPECIFICALLY SHOWN SHALL BE SIMILAR TO DETAILS OF ADJACENT WORK.
7. THE CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES AND VERIFY ALL DIMENSIONS.
8. NO STRUCTURAL WORK SHALL BE CUT, NOTCHED, OR OTHERWISE WEAKENED WITHOUT THE WRITTEN APPROVAL OF THE DESIGNER. ANY SUCH WORK SHALL BE APPROVED IN WRITING BY THE DESIGNER IN ADVANCE.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE BUILDING AND THE OCCUPANTS DURING CONSTRUCTION AND SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE SAFETY REQUIREMENTS AND CODES.
10. PROVIDE ADEQUATE BLOCKING FOR ALL PINTERS' EQUIPMENT.
11. CONTRACTOR SHALL COMPLY WITH ALL PERTINENT LAND CODES, ORDINANCES, AND REGULATIONS. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE SAFETY REQUIREMENTS AND CODES.
12. THE OWNER WILL APPLY, PAY FOR, AND PICK UP ALL PERMITS.
13. THE GENERAL CONTRACTOR SHALL PROVIDE THE OWNER AND DESIGNER WITH ALL NECESSARY INFORMATION AND DOCUMENTATION TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES.
14. CONTRACTOR SHALL PROVIDE DUE CARE AND LEGAL NOTICE TO ADJACENT PROPERTY OWNERS REGARDING PROTECTION OF THEIR PROPERTY AND STRUCTURE BEFORE ANY WORK IS PERFORMED. CONTRACTOR SHALL FULLY RESTORE DAMAGE DONE TO ADJACENT PROPERTY TO THE ORIGINAL CONDITION AND TO THE OWNER'S SATISFACTION.
15. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR:  
 A. ALL CONTRACT DOCUMENTS.  
 B. DIMENSIONS AND/OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS.  
 C. ALL DIMENSIONS AND CONDITIONS AT THE SITE.  
 D. ANY CONDITION WHICH IN HIS OPINION MIGHT ENDANGER THE STABILITY OF THE STRUCTURE.  
 E. NEARING PROPER ALIGNMENT OF THE STRUCTURE TO COMPLETION OF WORK, INCLUDING ANY NECESSARY PRE-LOADING OF THE STRUCTURE.
16. REFERENCES OF DRAWINGS IS FOR CONVENIENCE ONLY AND DOES NOT LIMIT THE APPLICATION OF ANY DETAILS OR NOTES.
17. DIMENSIONS ARE TO THE FINISH WORK UNLESS OTHERWISE SPECIFIED. DIMENSIONS ARE TO THE FINISH WORK UNLESS OTHERWISE SPECIFIED. DIMENSIONS ARE TO THE FINISH WORK UNLESS OTHERWISE SPECIFIED.
18. OPENINGS IN WALLS SUCH AS DOORS AND WINDOWS, IF NOT DIMENSIONALLY SHOWN, SHALL BE DIMENSIONED TO THE CENTER OF THE WALL AS INDICATED ON THE DRAWINGS.
19. CONTRACTOR SHALL MAINTAIN THE JOB SITE IN CLEAN CONDITION AND SHALL TAKE PRECAUTIONS TO PREVENT DAMAGE TO ADJACENT PROPERTIES AND UTILITIES. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE SAFETY REQUIREMENTS AND CODES.
20. MEANS AND METHODS USED BY THE GENERAL CONTRACTOR AS RELATES TO THE WORK SHALL BE APPROVED BY THE DESIGNER. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES.
21. MEANS AND METHODS USED BY THE GENERAL CONTRACTOR AS RELATES TO THE WORK SHALL BE APPROVED BY THE DESIGNER. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES.
22. Storm Water Pollution Prevention shall be implemented at the initial stage of the site through the use of a silt fence, sediment basin, notice, or other approved method. (06050, 11062)

**WATER SAVING FEATURES:**

1. ALL TOILETS MUST USE NO MORE THAN 1.6 GPF PER FLUSH.
  2. ALL SHOWERS MUST USE NO MORE THAN 2.0 GPF PER MINUTE.
  3. ALL SINKS MUST USE NO MORE THAN 1.2 GPF PER FLUSH.
  4. ALL DISHWASHERS MUST USE NO MORE THAN 3.0 GPF PER CYCLE.
  5. ALL WATER SAVING FEATURES ON FLOOR RESTRICTIONS SHALL BE USED.
  6. DISHWASHER MUST BE ENERGY STAR QUALIFIED AND USE NO MORE THAN 4.5 GALLONS PER CYCLE.
- GENERAL WATER NOTES:**  
 GENERAL WATER SAVING FEATURES SHALL BE INSTALLED WITH WATER-CONSERVING PLUMBING FIXTURES OR FLOOR RESTRICTION DEVICES.



DESIGNER

Digital Drafting  
and Design  
danbedas@comcast.net

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CONTRACTOR

*Handwritten signature*

OWNERS

HAVENCREST LLC  
2348 FAIR OAKS BLVD #1  
SACRAMENTO, CA 95825  
916 845-6540

REVISIONS

NO.	REVISION DATE:

DRAWINGS PREPARED FOR:

RESIDENTIAL  
REPAIR  
AND  
LIFT

5081 10th Ave  
SACRAMENTO, CA 95820  
APN: 000-000-000

SHEET TITLE

DEMO SECOND  
FLOOR  
PLAN

DATE: 9-19-24

SHEET NO.:

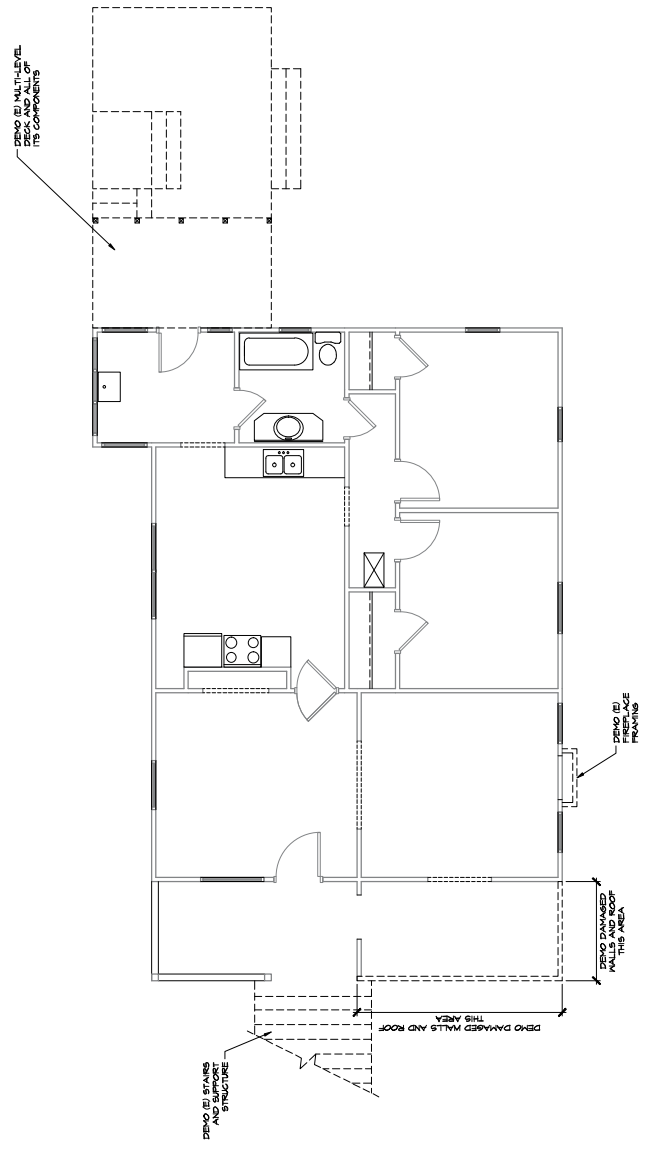
PROJECT: 150-4

SCALE: AS NOTED

DRAWN: DAN

CHECKED:

D2.1



DEMO SECOND FLOOR PLAN  
SCALE: 1/4" = 1'-0"

DESIGNER

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and Design  
danbedas@pcr@gmail.com

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CONTRACTOR

*Handwritten signature*

OWNERS

HAVENCREST LLC  
2310 FAIR OAKS BLVD #1  
SACRAMENTO, CA 95825  
916 845-6540

REVISIONS

NO.	REVISION DATE:

DRAWINGS PREPARED FOR:

RESIDENTIAL  
REPAIR  
AND  
LIFT

5081 10th Ave  
SACRAMENTO, CA 95820  
APN: 000-000-000

SHEET TITLE

BASEMENT  
PLAN

DATE: 9-19-24

SHEET NO.:

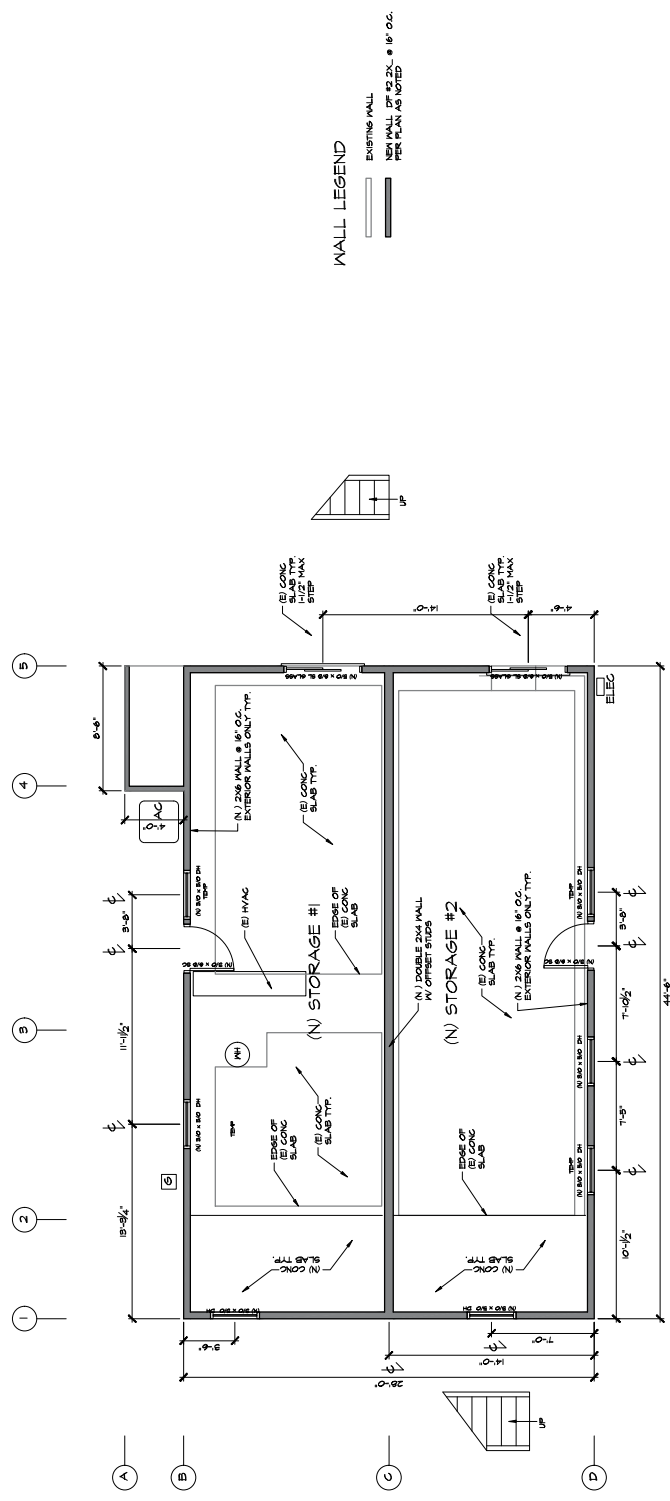
PROJECT: 150-4

SCALE: AS NOTED

DRAWN: DAN

CHECKED:

A20



WALL LEGEND

- EXISTING WALL
- NEW WALL @ 16" O.C. @ 4" TYP.
- NEW WALL @ 16" O.C. @ 8" O.C.

BASEMENT PLAN  
SCALE: 1/4" = 1'-0"

DESIGNER

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danbedas@earthlink.net

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CONTRACTOR

*Quadrant*

OWNERS

HAVENCREST LLC  
2348 FAIR OAKS BLVD #1  
SACRAMENTO, CA 95825  
916 845-6540

REVISIONS

NO.	REVISION	DATE:

DRAWINGS PREPARED FOR:

RESIDENTIAL  
REPAIR  
AND  
LIFT

5081 10th Ave  
SACRAMENTO, CA 95820  
APN: 000-000-000

SHEET TITLE

SECOND  
FLOOR  
PLAN

SHEET NO.:

DATE: 9-19-24

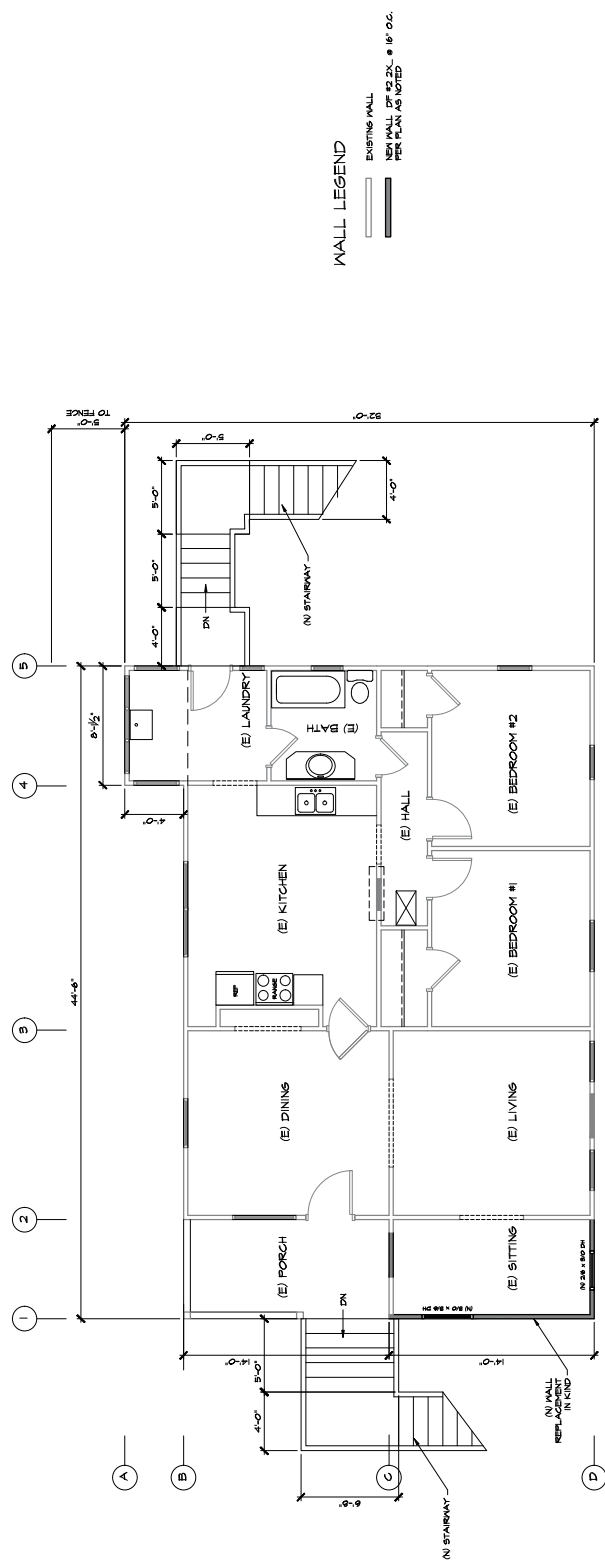
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SCALE: AS NOTED

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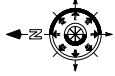
CHECKED:

A2.1



WALL LEGEND

- EXISTING WALL
- NEW WALL, 2" x 4" @ 16" O.C.
- NEW WALL, 8" @ 16" O.C.
- PER PLAN AS NOTED



SECOND FLOOR PLAN  
SCALE: 1/4" = 1'-0"

**DESIGNER**

Digital Drafting  
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danbeddes@earthlink.net

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**CONTRACTOR**

*[Handwritten Signature]*

**OWNERS**

HAVENREST LLC  
2348 FAIR OAKS BLVD #1  
SACRAMENTO, CA 95825  
916 845-6540

**REVISIONS**

NO.	REVISION DATE:

**DRAWINGS PREPARED FOR:**

RESIDENTIAL  
REPAIR  
AND  
LIFT

5081 10th Ave  
SACRAMENTO, CA 95820  
APN: 000-000-000

**SHEET TITLE**

ELEVATIONS

SHEET NO.:

DATE: 9-19-24

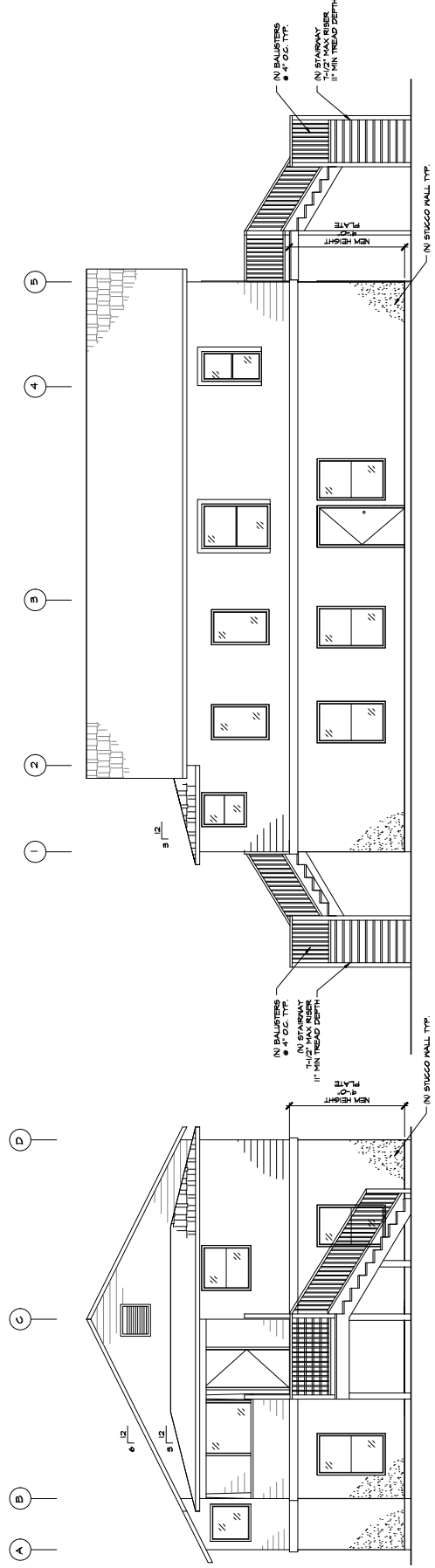
PROJECT: 150-04

SCALE: AS NOTED

DRAWN: DAN

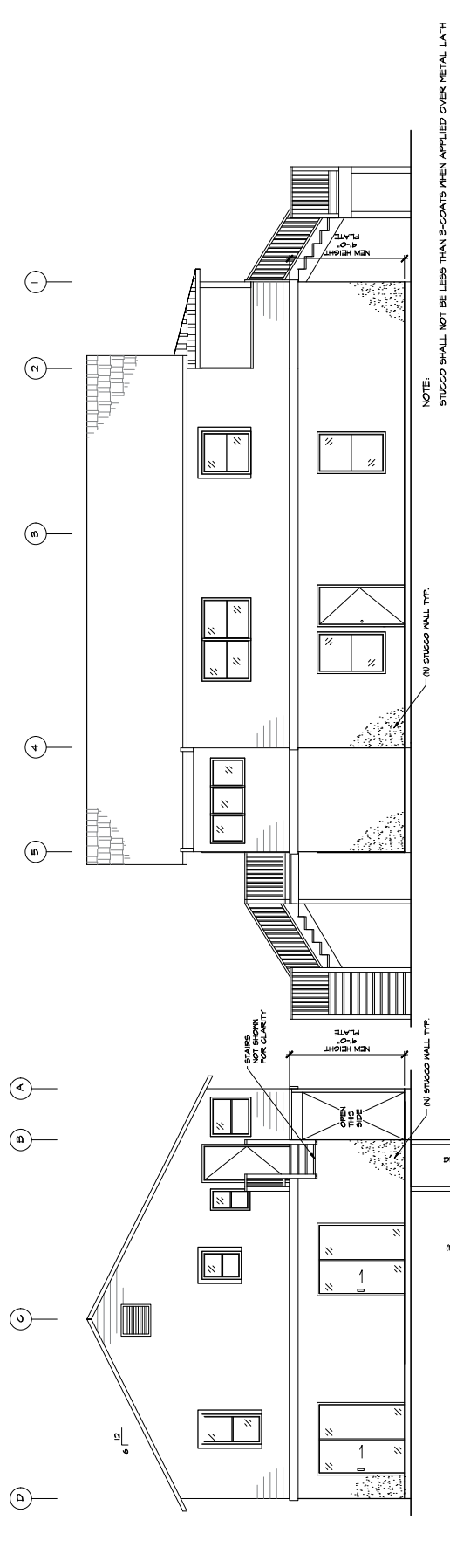
CHECKED:

A3.1



**RIGHT ELEVATION**  
SCALE: 1/4" = 1'-0"

**FRONT ELEVATION**  
SCALE: 1/4" = 1'-0"



**LEFT ELEVATION**  
SCALE: 1/4" = 1'-0"

**REAR ELEVATION**  
SCALE: 1/4" = 1'-0"

**NOTE:**  
STUCCO SHALL NOT BE LESS THAN 5-COATS WHEN APPLIED OVER METAL LATH OR WIRE LATH AND SHALL NOT BE LESS THAN TWO COATS WHEN APPLIED OVER MASONRY, CONCRETE, PRESSURE-TREATED WOOD, DECAY RESISTANT WOOD OR GYPSUM BACKING. ALL LATH AND LATH ATTACHMENTS SHALL BE OF CORROSION-RESISTANT MATERIALS. EXPANDED METAL OR MOVEN WIRE LATH SHALL BE ATTACHED WITH 1" DIA. 11-GAGE NAILS HAVING A 7/16" HEAD, OR 7/8" 16-GAGE STAPLES SPACED AT NO MORE THAN 6" OR AS MANUFACTURERS RECOMMENDS. CRC SEC. 5 R1028.6.1 AND R1028.6.2.  
PARTER RESISTIVE BARRIERS APPLIED OVER WOOD-BASED SHEATHING SHALL INCLUDE A WATER-RESISTIVE VAPOR-PERMEABLE BARRIER WITH A PERFORMANCE AT LEAST EQUAL TO TWO LAYERS OF GRADE D PAPER.  
REFERENCE CRC SEC. 5 R1028.6.3.



**From:** [Daniel Abbes](#)  
**To:** "[bingley@case.aol.com](mailto:bingley@case.aol.com)"  
**Subject:** RE: Property located at 5081 10th ave, 95820.  
**Date:** Wednesday, April 17, 2024 11:21:00 AM

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Hi Mary,

The sign was posted with the same letter you received in the mail. These letters are sent to every property owner and occupant within 500 feet of the subject property. Sometimes these notices get removed from the sign after they're posted. If you're interested in seeing the proposed plans, I can send them to you! Just let me know.

Regarding parking, the property at 5081 10<sup>th</sup> Avenue is within an AB2097 area. AB2097 is a state bill that prohibits local jurisdictions from requiring any minimum parking requirement for a project/property that is within a half-mile from a frequent transit stop.

I hope that information helps.

Danny Abbes, Associate Planner  
Community Development Department, City of Sacramento  
[DAbbes@cityofsacramento.org](mailto:DAbbes@cityofsacramento.org); (916) 808-5873

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We received letters yesterday, only 10 days notice. In addition, the planning department sign in the property fence is MISSING the development plan, its been torn off.

In additino, most of the renter so this street are long term. And they are concerned as are homeowners regarding the parking requirements. I will see to it that the long term renter have a copy fo the letter.

Can you give me a reasonable explanation NOW about the parking situation. We do plan to attend the online meeting.

Thanks

Mary Meinertcase  
9165625508