

# Agenda

## Director Hearing

Published by the  
Community Development Department  
(916) 264-5011

### DIRECTOR(S)

**Bruce Monighan**, Design Director,  
**Sean de Courcy**, Preservation Director  
**Kevin Colin**, Zoning Administrator

### CITY STAFF

**Jordyn Tanaka**, Administrative Technician

**Thursday July 10, 2025**  
**1:00 p.m.**

Join this meeting via Zoom

<https://cityofsacramento-org.zoom.us/j/82732542678?pwd=7CuPk2w882YMnPB5lfszz6YqbRA7KX.1>

Call In: US: +1-669-900-6833

International Numbers

Webinar ID: 827 3254 2678

Access Code: 320610 (\*320610# for call in attendees)

Public Participation Instructions: Click the link below

<https://www.cityofsacramento.gov/community-development/meetings-and-hearings/director-hearings>

### How to Submit Written Comments

Written comments may be emailed to the planner associated with the agenda item of interest. See agenda below for planner email address.

### Staff Reports

Each agenda item includes a link to download a staff report.

### Errata Items

Information received after publication of the agenda and staff reports, if any, is available for download at the link below (see 'Agenda for Upcoming Meetings'):

<https://www.cityofsacramento.gov/community-development/meetings-and-hearings/director-hearings>

### Attendance Assistance

If you have general questions or require special assistant to participate in the meeting, call (916) 264-5011 or email [commissionsubmit@cityofsacramento.org](mailto:commissionsubmit@cityofsacramento.org) at least 48 hours prior to the meeting.

- 1. Folsom Boulevard Additional Parking (DR25-048) (Noticed 6/27/2025)**  
Location: 8581 Folsom Blvd #24; APN(s): 078-0180-030-0000; (District 6)  
Entitlements: **Item A.** Environmental Exemption (Per CEQA 15311-Accessory Structures) and **Item B.** Site Plan and Design Review to expand an existing parking lot with a deviation to exceed maximum parking spaced allowed on a 4.89 acre parcel within the General Commercial (C-2-SPD) Zone, City Wide Design Review District and the Folsom Boulevard East Special Planning District  
**Contact:** Whitney Johnson, Assistant Planner, (916) 808-847,  
[WJohnson@cityofsacramento.org](mailto:WJohnson@cityofsacramento.org)
  
- 2. 1717 26<sup>th</sup> Street Tentative Map (Z24-081) (Noticed 6/27/2025)**  
Location: 1717 26<sup>th</sup> Street; APN(s): 007-0336-017-0000; (District 4)  
Entitlements: **Item A.** Environmental Exemption (Per CEQA 15332-Infill Development, 15315-Minor Land Divisions); **Item B.** Tentative Subdivision Map to subdivide a 0.137-acre property into four lots; and **Item C.** Site Plan and Design Review of the Tentative Subdivision Map layout and construction of three single-unit dwellings with a request for deviations to setbacks within the Residential Mixed Use (RMX-SPD) Zone and the Central Special Planning District (SPD).  
**Contact:** Sierra Peterson, Associate Planner, (916) 808-7181,  
[Speterson@cityofsacramento.org](mailto:Speterson@cityofsacramento.org)
  
- 3. New Dawn Treatment Center (Z25-010) (Noticed 6/27/2025)**  
Location: 2270 Copper Lane; APN(s): 252-0141-055-0000; (District 2)  
Entitlements: **Item A.** Environmental Exemption (Per CEQA 15301-Existing Facilities); **Item B.** Conditional Use Permit to establish a Residential Care Facility on a 0.34-acre parcel, developed with an existing duplex and accessory dwelling unit (ADU) in the Multi-Unit Dwelling (R-2A)Zone.  
**Contact:** Deja Harris, Associate Planner, (916) 808-5553,  
[DNHarris@cityofsacramento.org](mailto:DNHarris@cityofsacramento.org)

## Instructions for Public Participation in Director Hearings

All Director Hearings are conducted via **Teleconference Meetings Only**.

### View Agendas and Staff Reports Online

All meeting agendas and staff reports, including attachments, are available here:

<https://www.cityofsacramento.gov/community-development/meetings-and-hearings/director-hearings>

### Submit Written Comments Electronically

Written comments received are distributed to Directors, filed in the record, and will not be read aloud. Members of the public are encouraged to submit public comments electronically to the contact person identified for each agenda item. Use the link above to access the meeting agenda.

#### Director Hearings

##### *Join this meeting via Zoom*

<https://cityofsacramento-org.zoom.us/j/82732542678?pwd=7CuPk2w882YMnPB5lfszz6YgbRA7KX.1>

**Webinar ID:** 827 3254 2678    **Passcode:** 320610

**Dial in via telephone:** +16694449171 (Toll Free)

**Meeting ID:** 82732542678    **Passcode:** \*320610#

### Address the Directors via Zoom

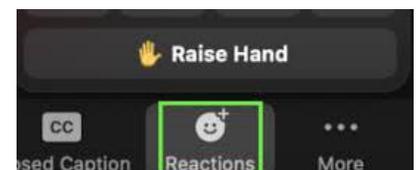
1. **LOCATE** the meeting agenda and Zoom link here:

<https://www.cityofsacramento.gov/community-development/meetings-and-hearings/director-hearings>

2. **LOGIN** to the meeting by either clicking on the Zoom webinar link on the meeting's agenda or dialing the Zoom phone number and entering the webinar ID.

3. **"RAISE YOUR HAND"** to speak when a Director confirms the public comment speaking period for your desired item.

a. **Online:** If you are online, click on "Raise Hand" on the bottom of your screen. First click "reactions"; then click "Raise Hand" (see image at right).

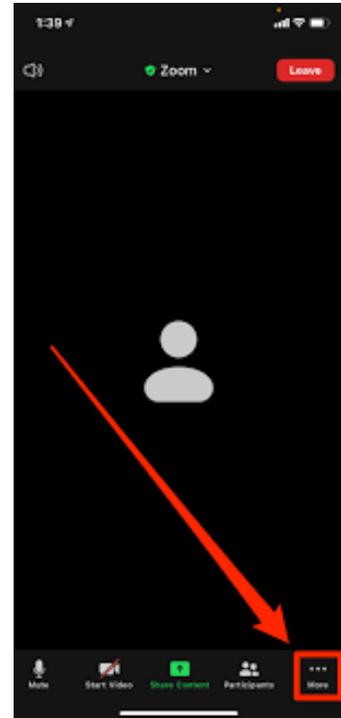


- b. **Mobile App:** In the mobile Zoom app, you can raise your hand by tapping the "Raise Hand" option in the "More" tab. See image at right for "More" tab location.
- c. **Telephone:** If you are calling in via telephone, to raise your hand, dial \*9 (star-nine). Then to unmute or mute, dial \*6 (star-six). Speakers will be called on by the last four digits of their phone number.

When it is your time to speak, it is recommended, but not required, that you give your name. All speakers will have 3 minutes to address the Director(s) and will be muted after the allocated time. Participants who wish to speak on multiple agenda items will follow the same process.

### Video Tutorials

- [How to join and participate in a Zoom webinar](#)
- [How to raise your hand in a Zoom webinar](#)



**CITY OF SACRAMENTO  
COMMUNITY DEVELOPMENT DEPARTMENT  
DIRECTOR HEARING  
300 Richards Blvd, 3rd Floor, Sacramento, CA  
95811**

**STAFF RECOMMENDATION**

Staff recommends the Design Director approve, with conditions, a deviation for rear and interior yard setbacks and the Site Plan and Design Review to enclosed and condition and existing detached garage project known as file **Folsom Boulevard Parking Addition (DR25-048)**. Draft Findings of Fact and Conditions of Approval for the project are included

**REQUESTED ENTITLEMENTS**

1. **Environmental Determination** this project is exempt from the provisions of the California Environmental Quality Act (CEQA) under Class 11, Section Number 15311, Accessory Structures.
2. **Site Plan and Design Review** to expand an existing parking lot with a deviation to exceed maximum parking spaced allowed on a 4.89 acre parcel within the General Commercial (C-2-SPD) Zone, City Wide Design Review District and the Folsom Boulevard East Special Planning District.

**PROJECT INFORMATION**

Location: 8581 Folsom Blvd, Sacramento, CA, 95826  
District: 7  
Assessor's Parcel Number: 078-0180-030-0000  
Applicant: Cartwright Nor Cal  
Andrew MacDonald  
3010 Lava Ridge Court, Suite 160  
Roseville, CA 95661  
Property Owner: Westside Gsa Holdings Sacramento Llc  
75 Malaga Cove Plz 16  
Palos Verdes Estates, Ca 90274  
Project Planner: Whitney Johnson, Assistant Planner, (916) 808-8947  
Land Use Information  
General Plan Designation: Residential Mixed Use  
Community Plan Area: East Sacramento  
Zoning: General Commercial Zone/Special Planning District,

Design Review Area: C-2-SPD  
Citywide SPDR  
Existing Land Use of Site: Vacant

Surrounding Zoning and Land Use:

North:	(R-1)	Single-unit Dwelling
South:	(C-2-SPD)	Moblie Home Park
East:	(C-2-SPD)	Mini-Storage
West:	(C-2-SWR-SPD)	Industrial

Site Information:

Existing Property Dimensions: 427' wide x 738' deep; Approx. 4.89 acres  
Topography: Flat  
Street Improvements: None  
Utilities: Existing

Setback Information:

	Required:	Proposed:
Interior side-yard (East)	5' - 0"	15'-0"
Rear yard (North)	15'-0"	67'-6"

Other Information

Concurrent Files: N/A  
Previous Files: Folsom Blvd Apartments (DR23-187)

**ATTACHMENTS**

Exhibit 1: Project Plans

**PROPOSED PROJECT AND ANALYSIS**

**Project Analysis:**

The proposed project is requesting a Site Plan and Design Review for the construction of a parking lot on a vacant lot that provides 45 additional parking stalls to the existing Social Security Administration Building parking lot. The request for additional parking is a result of the federal government order for all federal employees to return to the office. The goal is to prevent employees/the public from parking offsite onto the busy fronting street, Folsom Blvd. The existing building is to remain, and no new buildings are proposed. Utility scope includes underground subdrains for the pavement (permeable asphalt) which will connect to existing on-site storm drain infrastructure. Landscaping/tree planting is proposed at the new planter areas. Existing site lighting adjacent to the new expanded parking lot area will be upgraded to dual LED. The proposal includes the removal of non-private protected trees along with the addition of ample parking lot shading plan.

There was previously an approval for the Folsom Apartments Project, file number – DR23-187. This project entitlement has since expired. Staff believes the addition of the parking lot

Increases the flow of the overall lot and can accommodate the building's future needs. Should the apartment complex come back to life – converting paving into that project foundation would be doable.

The applicant is requesting a deviation through a public hearing to allow the addition 26.5 spaces over the maximum parking spaces allowable in a traditional parking district as outline in Title 17, 17.608.030B.

**Table 17.608.030B  
Maximum On-site Vehicle Parking Spaces by Parking Districts**

Land Use	Central Business and Arts & entertainment District	Urban District	Traditional District	Suburban District
Office	Maximum 1 space per 400 gross square feet of building	Maximum 1 space per 250 gross square feet of building	Maximum 1 space per 250 gross square feet of building	Maximum 1 space per 250 gross square feet of building

Staff supports the deviation and finds that the project is consistent with the purpose and intent of applicable design guidelines and development standards in that: 1) The proposal includes multiple trees and a good amount of landscaping. 2) The proposal includes the addition of short- and long-term bicycle parking. 3)The proposal includes the addition of benches and seating areas for guests and staff.

**Public Comments:**

Property owners, tenants, and neighborhood groups within 500 feet of the subject site received notification of the public hearing occurring on Thursday, July 10th, 2024. Neighborhood associations that were notified for the hearing include Folsom Boulevard Alliance (PBID), College Glen Neighborhood Association, Neighbors of College-Glen Preservation Sacramento. Staff has not received any correspondence from the public regarding this project as of the drafting of this report.

**Environmental Considerations:**

The project is also determined to be is exempt from the provisions of the California Environmental Quality Act (CEQA) under Class 1, Section Number 15301, Existing Facilities.

**200-Year Flood Protection:**

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 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:**

#### **Site Plan and Design Review:**

1. The design, layout, and physical characteristics of the proposed development are consistent with the general plan and any applicable specific plan or transit village plan in that the proposal adheres to the goals and policies of the general plan land use designation of Residential Mixed Use.
2. The design, layout, and physical characteristics of proposed development are consistent with all applicable design guidelines and with all applicable development standards for the C-2-SPD zone and the architectural design standards for the citywide design guidelines for parking lot design with exception of the proposed twenty five parking spaces which exceed this areas maximum parking.
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 development are visually and functionally compatible with the surrounding neighborhood in that the exterior design and massing of the project are compatible with the design of the adjacent buildings.
5. The design, layout, and physical characteristics of the proposed development ensure energy consumption is minimized and use of renewable energy sources is encouraged.
6. The design, layout, and physical characteristics of the proposed development 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 and will not be a detriment to the neighborhood.

7. 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 2024 Adequate Progress Annual Report accepted by the City Council on October 22, 2024 (Resolution No. 2024-0311).

## **DRAFT CONDITIONS OF APPROVAL:**

### **Planning / Design Review**

1. The proposed construction of the surface park lot is approved by the attached plans and conditions of approval.
2. Any modifications to the approved project shall be subject to the review and approval of Planning staff (and may require additional entitlements).
3. Setbacks requirements shall conform to approved plans unless otherwise conditioned.
4. Provide the following building materials on the surface parking lot as indicated per approved plans:
  - a. Asphalt paving with associated striping
  - b. Standard vertical curb
  - c. Existing lights to be upgraded
  - d. Landscape planters
  - e. Short Term bicycle parking
5. Lighting:
  - a. The type and location of the outdoor and exterior lighting (buildings, parking areas, etc.) shall be approved by Planning and Design Review staff during building plan check. Lighting shall be provided at the ground-level on all sides of the building and at each building entry.
  - b. Per Section 17.612.030(B), exterior lighting shall reflect away from public streets. Fixtures shall be unobtrusive and complementary to the architectural design of the building. Lighting shall be designed so as not to produce

hazardous and annoying glare to motorists and building occupants, adjacent residents, or the general public.

- c. The design of the light fixtures within the surface parking area shall be reviewed and approved by Planning and Design Staff. A lighting and photometric plan shall be provided for review and approval as part of Building Permit documents.
6. A photometric plan shall be provided for all outdoor lighting in and around the site at the time of plan check. Any new building mounted lighting shall be subject to final review and approval by Planning staff.
7. Construct landscape improvements including all required irrigation, ground coverings, shrubs, and trees as shown on the final approved landscape plan exhibit.
8. Any work involving a city tree, private protected tree, or within the park strip requires a tree permit. If any work involving a city tree, private protected tree, or within the park strip a tree permit shall be obtained from Urban Forestry.
9. No signage has been reviewed or approved through the Site Plan and Design Review process. All future signage shall conform to the sign code standards found in SCC section 15.148.160 and shall be reviewed under the separate sign permitting process.
10. The applicant shall obtain all necessary building and encroachment permits prior to commencing construction. No permits shall be issued within the 10-day appeal period.
11. 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.
12. This approval shall expire in three years from the approval date.
13. This approval shall expire in three (3) years from the approval date.

### ***Urban Forestry***

**General Tree Protection** – The applicant shall include the following Tree Preservation Measures in the General Notes, Grading Plans, Utility Plans, Demolition Plan, Landscape Plan and the offsite plans if the trees will be impacted by work proposed on each sheet.

#### **Required Tree Preservation Measures for City and Private Protected Trees**

14. This project shall contract with a project arborist experienced with tree protection and construction that is required to:
15. Attend the preconstruction meetings to approve of and inform contractors of all tree protection measures.

16. Visit the site before and after demolition, grading and landscaping as well as at least twice each month during construction to ensure that tree protection measures are implemented and maintained.
17. Be responsible for correcting any site conditions that may negatively impact the trees and revisit the site to ensure that corrective action was properly implemented.
18. The project arborist shall report in writing to Urban Forestry all violations and tree protection failures along with corrective action taken and expected outcomes.
19. All concrete sidewalks and driveways shall be retained throughout construction to protect the roots and soil from the impacts of construction activities.
20. Existing driveways shall be used as the sole access to the site. Where there are no existing driveways, access shall be limited to a one or two locations outside the dripline of protected trees that have protection from soil compaction with the use of one or more of the following: A 6-inch layer of hardwood chips covered by  $\frac{3}{4}$ -inch plywood or trench plates, geotextile fabric covered by a 6-inch layer of hardwood chips or an alternative that is approved by the City Arborist.
21. Right-of-way planters and City trees shall be separated from the construction site with a six-foot high chain link fence that shall remain throughout the duration of the project to protect trees and to prevent construction traffic from compacting the soil in the planters.
22. Construction trailers and port-a-potties shall be placed on existing hardscape or bridged over the tree protection zone or planter so as not to compact soil.
23. Any Regulated Work within the dripline or Tree Protection Zone of a protected tree shall be separately permitted prior to the start of construction and supervised by a Qualified Arborist. Submit a tree permit application and a tree protection plan created by a Qualified Arborist to [UrbanForestry@cityofsacramento.org](mailto:UrbanForestry@cityofsacramento.org) and refer to the planning project number or off-site project number.
24. All excavation, grading or trenching within the dripline of a protected tree for the purpose of utility installation, constructing foundations, footings, sidewalks, curbs, gutters, or any other reason shall employ one of the following methods: Hydro-excavation, pneumatic excavation or hand digging and shall be directly supervised by a qualified arborist.
25. There shall be no excavation deeper than the existing excavation for sidewalks within the dripline of protected trees.
26. There shall be no grade changes within the dripline of protected trees. All grade changes shall be accommodated onsite.
27. There shall be no soil compaction within the dripline of protected trees.
28. There shall be no non-native soil, non-organic matter or structural soil added to the right-of-way planter.

29. The following is a list of activities that require a tree permit if they are to occur or be used within the right-of-way planter and/or within the tree protection zone of protected trees: any regulated work as defined in SCC 12.56, excavation, grade changes, trenches, root or canopy pruning or boring.
30. The following is a list of activities that are prohibited within the right-of-way planter and/or tree protection zone of protected trees: pedestrian and equipment traffic that could compact the soil or physically damage roots, parking vehicles, equipment and/or port-a-potties, storing of soil, construction materials, petroleum products, water or building refuse, disposing of wash water, paint, cement, fuel or other potentially damaging liquids and any other activities that may have negative impacts on the trees and soil.
31. All trees shall be watered regularly according to the recommendation of the project arborist.
32. The applicant shall be financially responsible for any damage to the city trees associated with the project. Accidental or negligent actions that damage city trees may result in a penalty. The monetary value of any such damages will be appraised by the City Urban Forester or his authorized representative and shall be expressed as the monetary equivalent of all labor and materials required to bring the tree in question to a state of comparable utility with regards to its condition and function prior to the beginning of the project.

### ***Public Works***

33. Construct standard public improvements as noted in these conditions pursuant to Title 17 of the City Code. Improvements shall be designed to City Standards and assured as set forth in Section 17.502.130 of the City Code. All improvements shall be designed and constructed to the satisfaction of the Department of Public Works. Any public improvement not specifically noted in these conditions 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.
34. All existing driveways shall be designed and constructed to City Standards to the satisfaction of the Department of Public Works.
35. The site plan shall conform to the parking requirements set forth in City Code 17.608.040.
36. The design of walls fences and signage near intersections and driveways shall allow stopping sight distance per Caltrans standards and comply with City Code Section 12.28.010 (25' sight triangle). Walls shall be set back 3' 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' in height at maturity. The area of exclusion shall be determined by the Department of Public Works.

## ***Department of Utilities***

37. There is currently a 24-inch City drainage main and 10-foot drainage easement adjacent to the Northern property line of the subject parcel. Per City Code 13.04.230, no permanent structure (including without limitation garages, patios, concrete slabs, tool shed and similar structures) shall be constructed on top of drainage pipelines or anywhere within the associated utility easements.
38. Prior to or concurrent with the submittal of the building permit application, the applicant may be required to prepare a project specific drainage study meeting the criteria specified in the current Onsite Design Manual and/or the Design and Procedures Manual, for review and approval by the DOU. Per the current DOU Onsite Design 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 11,600 cubic feet of detention must be provided per each additional acre of impervious area. The maximum discharge rate must be limited to an estimated 0.08 cfs/acre. The applicant is advised to contact the City of Sacramento Utilities Department Development Review Section (916-808-7890) at the early planning stages to address any drainage related requirements. Failure to submit the drainage study may delay review and approval. (Note: A maintenance agreement may be required for any detention features.)
39. This project is in Drainage Basin 92 which is subject to the new Pumped Impact Fee per City Council Resolution 2023-0368.
40. All on-site drainage systems shall be designed to the standards specified in the DOU onsite design manual.
41. A grading plan showing existing and proposed elevations is required. Adjacent off-site topography shall also be shown to the extent necessary to determine impacts to existing surface drainage paths. No grading shall occur until the grading plan has been reviewed and approved by the DOU.
42. The applicant is required to comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. This ordinance requires the applicant to show erosion and sediment control methods on the construction drawings. The plans shall also show the methods to control urban runoff pollution from the project site during construction.
43. Post construction (permanent), stormwater quality control measures shall be incorporated into the development to minimize the increase of urban runoff pollution caused by development of the area. The project is an area not served by an existing regional water quality control facility and/or the project has less than one-acre of new or modified impervious area, therefore, only source control measures will be required.

## **Advisory Notes**

- ADV.1. **Department of Utilities.** The proposed development is located within the Sacramento Area Sewer District (SacSewer). Satisfy all SacSewer requirements. (Note: There is an existing County sewer main and 5-foot sewer easement located adjacent to the Northern property line.) If the project disturbs more than one acre of land, the project will be required to comply with the State’s “Construction General Permit”. To comply with the State Permit, the applicant must file a Notice of Intent (NOI) through the State’s Storm Water Multiple Application and Report Tracking System (SMARTS). A valid WDID number must be obtained and provided to the DOU prior to the issuance of any grading permits. The proposed project is located in a Zone X on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRMs). Accordingly, the project site lies in an area with no requirements to elevate or flood proof. On October 24, 2023 and November 14, 2023, City Council adopted Resolutions 2023-0338 and 2023-0368, respectively, to adjust the Water System, Sewer, and Combined Sewer Development Fees, as well as, establish the Storm Drainage Development Fee to align with updated Nexus Studies. These resolutions provide for an effective date for the new Utility Development Fees as of January 22, 2024.
- ADV.2. **Building Department.** The plans are required to comply with the applicable sections of the California Building Standards Code (California Code of Regulations Title 24 Volumes 1-12)

**ATTACHMENTS:**

Exhibit A: Site Plan, Floor Plan, Elevations.



Whitney Johnson  
Assistant Planner



Matthew Sites, AIA, LEED AP  
Senior Architect









IMAGE 1 - STREET VIEW FROM FOLSOM BLVD



IMAGE 2 - CORNER VIEW FROM ENTRY DRIVE AISLE



IMAGE 3 - CORNER VIEW FROM DRIVE AISLE



IMAGE 4 - CORNER VIEW FROM ENTRY DRIVE AISLE



IMAGE 5 - CORNER VIEW FROM DRIVE AISLE



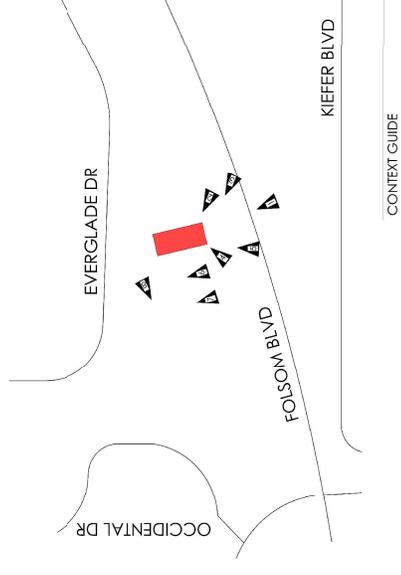
IMAGE 6 - VIEW FROM REAR DRIVE AISLE



IMAGE 7 - VIEW FROM LANDSCAPE



IMAGE 8 - VIEW FROM REAR DRIVE AISLE



**SITE PHOTOGRAPHS  
FOLSOM BLVD ADDITIONAL PARKING**

8581 FOLSOM BLVD  
SACRAMENTO, CA



## DIRECTOR REPORT

### STAFF RECOMMENDATION

Staff recommends the Zoning Administrator approve, with conditions, a Tentative Map; and the Design Director approve, with conditions, Site Plan and Design Review for the project known as **Z24-081 (1717 26<sup>th</sup> Street Tentative Map and Single-Unit Dwellings)**. Draft Findings of Fact and Conditions of Approval for the project are included below.

### REQUESTED ENTITLEMENTS

1. **Tentative Map** to subdivide a 0.14-acre lot into four lots within the Residential Mixed Use (RMX-SPD) zone and the Central City Special Planning District (SPD).
2. **Site Plan and Design Review** for the review of the tentative map and construction of three, single-unit dwellings with a request for a deviation to rear-yard setback standards.

### PROJECT INFORMATION

Location: 1717 26<sup>th</sup> Street  
Parcel Number: 007-0336-017-0000  
Council District: 4  
Applicant: Ruslan Bachinsky, Homeland Enterprises, LLC  
3325 Watt Avenue #189  
Sacramento, CA 95821  
Property Owner: Yuriy Knysh, Taylor Investments, LLC  
1420 E Roseville Parkway #140  
Roseville, CA 95661  
Project Planner: Sierra Peterson, Associate Planner  
Public Hearing Date: July 10, 2025

#### Land Use Information

General Plan: Residential Mixed Use (RMU)  
Housing Element Site: No  
Community Plan Area: Central City  
Specific Plan: Central City  
Zoning: Residential Mixed Use (RMX-SPD)  
Special Planning District: Central City  
Planned Unit Development: N/A  
Design Review Area: Central City - R Street Corridor  
Parking District: Urban  
Historic Landmark: No  
Historic District: N/A

Surrounding Land Use and Zoning

North:	RMX-SPD & R-3A-SPD	Single- and Multi-Unit Dwellings
South:	RMX-SPD	Single- and Multi-Unit Dwellings
East:	RMX-SPD	Single- and Multi-Unit Dwellings
West:	RMX-SPD	Single-Unit Dwellings and Office

Site Characteristics

Existing Property Area:	6,086 square feet / 0.14 acres
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing in the street
Existing Land Use:	Vacant lot

Other Information

Concurrent Files:	None
Previous Files:	None

**ATTACHMENTS**

- Attachment 1: Tentative Map
- Attachment 2: Plans

**PROPOSED PROJECT AND ANALYSIS**

**Site Context**

The project site is located on the east side of 26<sup>th</sup> Street at the corner of 26<sup>th</sup> Street and Quill Alley, between Q Street and R Street, within the Residential Mixed Use (RMX-SPD) zone and Central City Special Planning District (SPD). The site is surrounded by single- and multi-unit dwellings to the north, south, and east, and offices to the west. The site is served by existing public infrastructure including streets, sidewalks, and wet and dry utility connections.

**Project Details**

The applicant is proposing to subdivide the ±0.14-acre parcel into four lots to allow for the development of three single-family dwellings on their own lots, Parcels 1, 2 and 3, and maintaining the existing fourplex on Parcel 4. The project includes one attached ADU on Parcels 1, 2 and 3, resulting in a total of 10 dwelling units for all four parcels.

This request requires Zoning Administrator approval of a Tentative Map to subdivide the project site, and Design Director approval of Site Plan and Design Review of the tentative map layout and construction of a three single-unit dwellings and associated site improvements. The ADUs are not subject to discretionary review and are reviewed ministerially through the Building Division.

Tentative Map

The applicant proposes to subdivide the 0.14-acre site into four lots for the purposes of individual ownership of the proposed single-unit dwellings to be constructed on the resulting three lots. The

existing fourplex fronting on 26<sup>th</sup> Street will be maintained and on a separate parcel. The RMX-SPD zone does not contain prescriptive development standards for lot size, lot depth, lot width, lot coverage, applicable to the proposed map. The zone does have setback requirements that determine the layout of the lot and development of structures. The Central City SPD, R Street Corridor, has density standards for sites less than one-quarter mile of the center from a light rail station platform, with a minimum density is 30 dwelling units per net acre (du/ac) and a maximum density of 100 du/ac. The four parcels are located less than one-quarter mile from the center of a light rail station platform and the proposed density is 50 du/ac, consistent with the permitted density range of the SPD. As such, staff finds the proposed lot configuration and layout has demonstrated to adequately support the proposed development.

### Site Plan and Design Review

The project proposes the construction of three, three-story, single-unit dwellings on their own lots and maintaining the existing fourplex on its own lot. The RMX-SPD zone has objective standard as summaries in the table below. A request for deviations is included in the proposal and are discussed in detail in the Deviations section below.

		<b>Required</b>	<b>Parcel 1</b>	<b>Parcel 2</b>	<b>Parcel 3</b>	<b>Parcel 4</b>	<b>Deviation?</b>
<b>Setbacks (ft or ft-in)</b>	<b>Front-Yard</b>	10 – 25	N/A	N/A	N/A	Existing	No
	<b>Alley</b>	None	3'-1"	3'-1"	3'-1"	Existing	No
	<b>Rear-Yard</b>	15	7'-7"	7'-7"	7'-7"	8'-2"	Yes
	<b>Interior Side-Yard</b>	None	2'-1" and 0"	0"	2'-1" and 0"	4'	No
<b>Height (ft)</b>	35	27.33	27'-4"	27'-4"	Existing	No	
<b>Density (du/ac)</b>	30 – 100	40	45	40	60	N/A	
			50				
<b>FAR</b>	0.3 – 6.0	1.37	1.53	1.37	1.92	N/A	
			1.96				
<b>Open Space (sq. ft. / du)</b>	25	N/A	N/A	N/A	182.2	No	

### *Building Layout and Design*

The three-story building fronts on Quill Alley and orients the three units in a row of townhouses with two 1,508 square foot units on Parcels 1 and 3 flanking a middle 1,485 square foot unit on Parcel 2. The ADU units are on the first floor with the main entrance from Quill Alley. The single unit dwellings also have the main front door entrance from Quill Alley with interior stairs leading to the second and third stories. Each unit has access to a rear yard. The solid waste is located adjacent to the alley and screened from view with a fence. The air conditioning units for all six units are located on the roof behind a parapet wall.

The design and site layout of the three-story residential building is similar to new developments fronting on R Street and Indie Alley which are characterized by small lots, contemporary architectural design, three-story, rectangular massing, primary entrances located on the street or alley, and windows overlooking the alley. The proposed project relates to the alley way context with six residential entrances on the alley and ground level windows. The doors and window serve

as eyes on the alley and help to activate the area with exterior lighting and pedestrian activity. The design uses varying materials with stucco, on the first and third floor with a bank of three windows at the second story on each unit surrounded with a light colored cement fiber siding in a horizontal application. The Indie Alley elevation massing is broken up with vertical strip of darker cement fiber board through the middle of the building, and a lighter cement fiber board wrapping the corner of the building from the front elevation at the second story. The design of the building is mirrored on the interior side elevation. The design of the building provides vertical and horizontal planer breaks that help to define the three-story massing and the individual units. The material palette includes stucco, cement fiber siding, metal windows, metal entry doors, wood panel fencing, and exterior lighting.

The existing fourplex will be on Parcel 4 and meets the requirements for open space and solid waste storage as a result of the proposed subdivision. The rear yard of the existing fourplex will be subdivided for three new units. The open space that was provided in the rear yard, has been shifted to the south side yard of the existing building providing 25 square feet of outdoor space for each unit. The solid waste will be moved from the rear yard adjacent to Quill Alley to under the house, which is feasible based on the analysis provided on the proposed plans.

The proposed landscaping plan shows new landscaping for the 26<sup>th</sup> Street frontage with the removal of two trees that do not qualify as protected trees, and planting two new trees and various shrubs. Two trees are proposed on each lot for Parcels 1, 2, and 3 with one planted adjacent to Quill Alley and one in the rear yard.

### *Deviations*

The proposed project requests deviations for the rear-yard setback for Parcels 1, 2, 3, and 4.

The RMX-SPD zone does not have prescriptive parcel size or dimension standards and can result in smaller than average lot sizes. The proposed lot sizes for Parcels 1, 2, and 3 are 1,098 square feet, 970 square feet, and 1,098 respectively. The rear-yard setbacks are proposed at seven feet, seven inches, where 15 feet is required. Parcel 4 has a lot size of 2,913 square feet and is larger to maintain the existing fourplex while providing a similar size back yard of eight feet, two inches, where 15 feet is required. The Central City SPD – R Street Corridor, allows for more dense development with a density range of 30 – 100 du/ac, where the base RMX zone allows for a maximum of 60 du/ac. The reduced rear-yard setbacks meet the purpose and intent of providing outdoor space for the units, while providing a dense development that is consistent with the density range of the SPD. Staff finds the deviations to be appropriate given the small lot sizes that allow for individual ownership in the central city and a building form that is similar to other small lot developments on R-Street, Quill Alley, and Indie Alley.

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

Notice of the project was sent to property owners and residents within 500 feet of the project and the hearing notice was posted onsite 10 days prior to the hearing. Staff also sent notice of the project to Preservation Sacramento, Civic Thread, Sacramento Area Bicycle Advocates, Region Builders, Sacramento Housing Alliance, Midtown Association (PBID), Newton Booth Neighborhood Association and Midtown Neighborhood Association. Staff has not received any comment letters.

## **SUBDIVISION REVIEW COMMITTEE**

The proposed map was heard at the Subdivision Review Committee on June 18, 2025. During the meeting, the proposed conditions of approval specific to the map were accepted by the applicant and forwarded by the Committee with a recommendation of approval with conditions.

## **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), and Section 15332, Infill Development (Categorical Exemption – Class 32). The project is consistent with the RMU General Plan designation, the RMX-SPD zone, and Central City SPD. The project site is in the city limits on a site that is less than five acres and is substantially surrounded by urban uses. The project site has no value as habitat for endangered, rare, or threatened species. The project would have no significant effect on traffic, noise, air, or water quality because the project is consistent with the standards of the RMU General Plan designation, the RMX-SPD zone, and Central City SPD. The site is adequately served with all urban services and utilities and will have adequate access including emergency vehicle access. Therefore, the project will not have a significant effect on the environment and no further CEQA analysis is required.

## **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 2024 Adequate Progress Annual Report accepted by City Council Resolution No. 2024-0311 on October 22, 2024.

## **FINDINGS OF FACT**

### **Environmental**

1. The Zoning Administrator and Design Director have 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), and Section 15332, Infill Development (Categorical Exemption –

Class 32). The project is consistent with the RMU General Plan designation, the RMX-SPD zone, and Central City SPD. The project site is in the city limits on a site that is less than five acres and is substantially surrounded by urban uses. The project site has no value as habitat for endangered, rare, or threatened species. The project would have no significant effect on traffic, noise, air, or water quality because the project is consistent with the standards of the RMU General Plan designation, the RMX-SPD zone, and Central City SPD. The site is adequately served with all urban services and utilities and will have adequate access including emergency vehicle access. Therefore, the project will not have a significant effect on the environment and no further CEQA analysis is required.

### **Tentative Map**

2. None of the conditions described in Sacramento City Code (SCC) 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 Parcel 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 design, layout, and physical characteristics of the proposed development are consistent with the RMU general plan designation and any applicable specific plan or transit village plan.
8. The design, layout, and physical characteristics of proposed development are consistent with all applicable Central City design guidelines and with all applicable RMX-SPD and Central City – R Street Corridor development standards and the requested deviations Staff finds the deviations for the rear-yard setbacks are found to be appropriate given that the small lot sizes allow for individual ownership in the central city and the building form is similar to other small lot developments on R-Street, Quill Alley, and Indie Alley.
9. 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.
10. The design, layout, and physical characteristics of the proposed development are visually and functionally compatible with the surrounding neighborhood.
11. The design, layout, and physical characteristics of the proposed development ensure energy consumption is minimized and use of renewable energy sources is encouraged.
12. The design, layout, and physical characteristics of the proposed development 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.

### **200-Year Flood Protection**

13. 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 2024 Adequate Progress Annual Report accepted by the City Council on October 22, 2024 (Resolution No. 2024-0311).

## **CONDITIONS OF APPROVAL**

### **Tentative Map**

#### **Public Works**

- A1. Show all continuing and proposed/required easements on the Parcel Map.
- A2. Construct standard subdivision improvements as noted in these conditions pursuant to section 17.504.050 of the City Code. 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 along 26th Street per City standards to the satisfaction of the Department of Public Works.
- A3. The applicant shall repair or replace/reconstruct (in concrete) any deteriorated portion of the alley (Quill Alley) adjacent to the subject property to the nearest public street per City standards to the satisfaction of the Department of Public Works.
- A4. 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.
- A5. 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 feet 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 to 3.5 feet in height. The area of exclusion shall be determined by the Department of Public Works.

#### **SMUD**

- A6. SMUD has existing overhead 21kV and low voltage/secondary facilities along the north side of the property (north side of Quill Alley) that will need to remain. SMUD also has existing overhead low voltage/secondary facilities along the west side of the property 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.

- A7. SMUD has existing underground 21kV and low voltage/secondary facilities along the east side of the property that will need to remain. The Applicant shall be responsible for maintaining all CalOSHA and State of California Public Utilities Commission General Order No. 128 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.
- A8. 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.
- A9. 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.
- A10. 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.
- A11. 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. 12. The Applicant shall not place any building foundations within five-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.)
- A12. 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>.
- A13. The Applicant shall provide separate SMUD service points to each parcel to the satisfaction of SMUD.
- A14. 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.
- A15. The Applicant shall dedicate the South five-feet of Parcel 1, 2, and 3 as a public utility easement for underground facilities and appurtenances.
- A16. The PUE area shall be subject to SMUD's landscaping and tree placement guidelines within the easement area and such landscaping shall be subject to SMUD's vegetation management practices including, but not limited to, tree pruning, removal, a height limit of fifteen feet tall at full maturity and weed abatement. Applicant shall submit landscape improvement plans with tentative or final map as a condition of approval.

- A17. Additional transformer space may be required. This additional space will vary and the amount will depend on specific service requirements, including service size, voltage and other requirements. Furthermore, the location of this space will be site-dependent and could include subsurface (vaulted) or in-building space if pad-mounted and/or alcove space is unavailable or insufficient. Please reference “Electric Service in Downtown Sacramento”, <https://www.smud.org/-/media/Documents/Business-Solutions-and-Rebates/dcs/dcs-Electric-Service-in-Downtown-Sacramento>, for additional information on equipment spacing requirements.
- A18. Applicant will include phasing of development and order of planned construction upon submitting a new service application to SMUD for the initial subdivision phase(s) and/or road improvement backbone project(s).
- A19. Development should be phased to start adjacent to existing electrical infrastructure to minimize temporary overhead and/or underground electrical facilities.
- A20. Development phases submitted for new service should include all lots fronting streets.  
SRC Conditions

#### **SASD**

- A21. Before the ISSUANCE OF A BUILDING PERMIT: The owner must contact SacSewer Development Services at PermitServices@sacsewer.com or by phone at (916) 876-6100 to determine if SacSewer impact fees are due. Fees must be paid before the issuance of building permits.

#### **DOU**

- A22. 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: “Private/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**

- A23. 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)
- A24. 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).

**Advisory Notes:**

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

- ADV.A1. 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.
- ADV.A2. The City of Sacramento (City) is responsible for providing local sewer service to the proposed project site via its local sanitary sewer collection system. SacSewer is responsible for conveying sewage from the City collection system to the EchoWater Resource Recovery Facility for treatment, resource recovery, and disposal.
- ADV.A3. The proposed project is located in a Zone X on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRMs). Accordingly, the project site lies in an area with no requirements to elevate or flood proof.
- ADV.A4. Provide separate sanitary sewer and water services to each parcel to the satisfaction of the DOU.
- ADV.A5. This project is served by the Combined Sewer System (CSS). Therefore, the developer/property owner will be required to pay the Combined Sewer System Development Fee prior to the issuance of building permit. The fee will be used for improvements to the CSS. The applicant is recommended to contact the Department of Utilities Development Services at 916-808-7890 for a CSS fee estimate.
- ADV.A6. The applicant shall pay the Drainage Impact Fee or provide onsite drainage mitigation meeting the current Onsite Design Manual requirements. To meet the onsite detention requirement, 7,600 cubic feet of detention must be provided per each additional acre of impervious area. The maximum discharge rate must be limited to 0.18 cfs/acre. The applicant is advised to contact the City of Sacramento Utilities Department Development Review Section (916-808-7890) at the early planning stages to address any onsite drainage related requirements. Failure to submit the drainage study may delay review and approval. (Note: A maintenance agreement may be required for detention and Low Impact Development (LID) features.)
- ADV.A7. All lots shall be graded so that drainage does not cross property lines or private

drainage easements shall be dedicated.

- ADV.A8. The applicant must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. This ordinance requires the applicant to show erosion and sediment control methods on the construction drawings. These plans shall also show the methods to control urban runoff pollution from the project site during construction.
- ADV.A9. Water meter boxes located in driveways and alleys shall be traffic rated per the requirements of the City Standard Specifications.
- ADV.A10. On October 24, 2023, and November 14, 2023, City Council adopted Resolutions 2023-0338 and 2023-0368, respectively, to adjust the Water System, Sewer, and Combined Sewer Development Fees, as well as, establish the Storm Drainage Development Fee to align with updated Nexus Studies. These resolutions provide for an effective date for the new Utility Development Fees as of January 22, 2024.
- ADV.A11. 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 \$5,314. This is based on the tentative subdivision map to create four (4) residential lots in the RMX-SPD zone with three (3) duplex structures and three (3) attached ADUs. The ADUs shall not be included in the calculation of the density of the lot on which the accessory dwelling unit is located. The Quimby in lieu fee is based the total number of units approved for construction or allowed by zone with 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 finalizing conditions on the final map. The Department of Public Works is the lead for resolving the conditions on the map, including the invoicing and payment of the in-lieu fee.
  - b. Title 18, 18.56 Park Development Impact Fee, due at the time of issuance of building permit. The Park Development Impact Fee is estimated at \$9,172. The Park Development Impact Fee due for this project is based on the Central City Incentive Zone Rate of \$2.20 per square foot for residential projects, with a minimum rate of \$1,634 for units under 750 square feet and a maximum of \$4,360 for units over 2,000 square feet. Any change in these factors will change the amount of the PIF due. The fee is calculated using factors at the time that the project is submitted for building permit.
  - c. Community Facilities District 2002-02, Neighborhood Park Maintenance CFD Annexation.

**Site Plan and Design Review**

**Planning**

- B1. The project approval is for the subdivision of one parcel into four lots as shown on the approved Tentative Map.
- B2. Deviations to the following development standards are approved as follows:
  - a. Parcels 1, 2, and 3 have a rear-yard setback of seven feet and seven inches.
- B3. Any additional changes, additions, or modifications to the approved plans with respect to layout, setback, etc. shall require additional review and approval from Planning Division staff.
- B4. This approval is valid for three years and subject to SCC section 17.828.160.
- B5. Provide the following building materials on the apartment buildings as indicated per approved plans.
  - a. Membrane roof
  - b. Smooth finish plaster
  - c. Cement Fiber siding
  - d. Metal windows
  - e. Metal doors
  - f. Paving stones
  - g. Wood fencing
  - h. Aluminum gutters and downspouts
- B6. Planning In-progress inspections (93) shall be called for prior to the following Building Inspections: (10 Bldg-Foundation Forms, (12) Bldg-Concrete Slab Forms, and (81) Frame Across/Board. An (89) Planning Final shall be called for prior to (29) Building Final.
- B7. Rooftop mechanical equipment shall be at or below the parapet or provide integral self-supporting screening system. Location of HVAC units and any other rooftop mechanical equipment and screening design shall be per approved plans.
- B8. Construct landscape improvements including all required irrigation, ground coverings, shrubs, and trees as shown on the final approved landscape plan exhibit.

- B9. Any work involving a city tree, private protected tree, or within the park strip requires a tree permit. If any work involving a city tree, private protected tree, or within the park strip a tree permit shall be obtained from Urban Forestry.
- B10. Lighting:
- a. The type and location of the outdoor and exterior lighting (buildings, parking areas, etc.) shall be approved by Planning and Design Review staff during building plan check. Lighting shall be provided at the ground-level on all sides of the building and at each building entry.
  - b. Per Section 17.612.030(B), exterior lighting shall reflect away from public streets. Fixtures shall be unobtrusive and complementary to the architectural design of the building. Lighting shall be designed so as not to produce hazardous and annoying glare to motorists and building occupants, adjacent residents, or the general public.
  - c. The design of the light fixtures within the surface parking area shall be reviewed and approved by Planning and Design Staff. A lighting and photometric plan shall be provided for review and approval as part of Building Permit documents.
- B11. CDD will now begin requiring, as a condition of approval, the planting of a minimum of one tree in the front yard of each new single or duplex unit. A minimum of two trees will be required for homes on corner lots when the yard permits full canopy growth. Prior to requesting an (89) Planning Final, the following trees shall be installed:
- a. Parcels 1, 2, and 3. A minimum of one tree planted between each dwelling and Quill Alley. The species selected shall take into consideration the limited space between the structure and the alley.
  - b. Parcels 1, 2, and 3. A minimum of one tree planted between each dwelling and southern property line. The species selected shall take into consideration the limited space between the structure and the alley.
  - c. Parcel 4. The front yard of the existing multi-unit dwelling along 26<sup>th</sup> Street shall be maintained in a manner consistent with multi-unit open space standards established in SCC section 17.600.135.C. As such, a minimum of two trees providing shade shall be maintained between the multi-unit dwelling and 26<sup>th</sup> Street.
- B12. Any new or relocated electrical service panels shall not be placed on any street facing elevation and must be screened from street view when located on the interior side yard of the structure.

### **Public Works**

- B13. Construct standard public improvements as noted in these conditions pursuant to Title 17 of the City Code. Improvements shall be designed to City Standards and assured as set forth in Section 17.502.130 of the City Code. All improvements shall be designed and

constructed to the satisfaction of the Department of Public Works. Any public improvement not specifically noted in these conditions 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 along 26th Street per City standards to the satisfaction of the Department of Public Works.

- B14. The applicant shall repair or replace/reconstruct (in concrete) any deteriorated portion of the alley (Quill Alley) adjacent to the subject property to the nearest public street per City standards to the satisfaction of the Department of Public Works.
- B15. 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.
- B16. All new and existing driveways shall be designed and constructed to City Standards to the satisfaction of the Department of Public Works.
- B17. The applicant shall record the Final Map, which creates the lot pattern shown on the proposed site plan prior to obtaining any Building Permits.
- B18. The site plan shall conform to the parking requirements set forth in City Code 17.608.040.
- B19. The applicant shall provide a signing and striping improvement plan if new signage or striping is proposed; or if existing signing and/or striping is removed or relocated. The plans shall be to the satisfaction of the Department of Public Works.
- B20. The design of walls, fences and signage 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 feet 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 to 3.5 feet in height at maturity. The area of exclusion shall be determined by the Department of Public Works.

#### **Department of Utilities**

- B21. Per City Code Section, 13.04.070, multiple water service to a single lot or parcel may be allowed if approved by DOU Development Review and Operations and Maintenance staff. Any new water services (other than fire) shall be metered. Excess services shall be abandoned to the satisfaction of the DOU. (Note: There is an existing six-inch City water main located within Quill Alley.)
- B22. Residential water taps shall be sized per the City's Building Department onsite plumbing requirements (water taps from the water main in the street to the meter may need to be larger than one-inch depending on the length of the house service, number of fixture units, etc.).

- B23. Provide separate sanitary sewer and water services to each parcel to the satisfaction of the DOU.
- B24. This project is served by the Combined Sewer System (CSS). Therefore, the developer/property owner will be required to pay the Combined Sewer System Development Fee prior to the issuance of building permit. The fee will be used for improvements to the CSS. The applicant is recommended to contact the Department of Utilities Development Services at 916-808-7890 for a CSS fee estimate.
- B25. The applicant shall pay the Drainage Impact Fee or provide onsite drainage mitigation meeting the current Onsite Design Manual requirements. To meet the onsite detention requirement, 7,600 cubic feet of detention must be provided per each additional acre of impervious area. The maximum discharge rate must be limited to 0.18 cfs/acre. The applicant is advised to contact the City of Sacramento Utilities Department Development Review Section (916-808-7890) at the early planning stages to address any onsite drainage related requirements. Failure to submit the drainage study may delay review and approval. (Note: A maintenance agreement may be required for detention and Low Impact Development (LID) features.)
- B26. Finished floor elevations shall be a minimum of one-foot above the lowest adjacent drainage inlet or one-foot above the overland flow release elevation, whichever is higher or as approved by the DOU.
- B27. All lots shall be graded so that drainage does not cross property lines or private drainage easements shall be dedicated.
- B28. The applicant must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. This ordinance requires the applicant to show erosion and sediment control methods on the construction drawings. These plans shall also show the methods to control urban runoff pollution from the project site during construction.

### **Recycling and Solid Waste**

- B29. Project must meet the requirements outlined in City Code Chapter 13.10.
- B30. There must be sufficient space to store a minimum of one garbage container and one mixed recycling container per unit and one organics recycling container per parcel. The space needed is approximately 35 inches by 87 inches per unit. The containers shall be placed out of view from any street, sidewalk, or other public right-of-way by fence, landscaping, building, or other barrier or immediately adjacent to the residential building per City Code Chapter 13.10.100
- B31. There must be sufficient space to set out three containers (garbage, mixed recycling, and organics recycling) in front of each parcel and remain in compliance with City Code Chapter 13.10.100. Depending on service levels, this may mean up to eight feet of curb space required.
- B32. Solid waste trucks must be able to safely move about the project, with minimum backing, and able to empty the bins and containers safely. Containers must be placed along the curb closest to the property for collection. a. Collection will be provided on Quill Alley in front of each parcel.

**Urban Forestry**

- B33. All excavation, grading, or trenching within the dripline of a protected tree for the purpose of utility installation, constructing foundations, footings, sidewalks, curbs, gutters, or any other reason shall employ one of the following methods: Hydro-excavation, pneumatic excavation or hand digging and shall be directly supervised by a Arborist.
- B34. There shall be no excavation deeper than the existing excavation for sidewalks within the dripline of protected trees.
- B35. There shall be no grade changes within the dripline of protected trees. All grade changes shall be accommodated onsite.
- B36. There shall be no soil compaction within the dripline of protected trees.
- B37. There shall be no non-native soil, non-organic matter or structural soil added to the right-of-way planter.
- B38. The following is a list of activities that require a tree permit if they are to occur or be used within the right-of-way planter and/or within the tree protection zone of protected trees: any regulated work as defined in SCC 12.56, including excavation, grade changes, trenching, root or canopy pruning, or boring.
- B39. The following is a list of activities that are prohibited within the right-of-way planter and/or tree protection zone of protected trees: pedestrian and equipment traffic that could compact the soil or physically damage roots, parking vehicles, equipment and/or port-a-potties, storing of soil, construction materials, petroleum products, water or building refuse, disposing of wash water, paint, cement, fuel or other potentially damaging liquids, and any other activities that may have negative impacts on the trees and soil.
- B40. The applicant shall be financially responsible for any damage to City trees associated with the project. Accidental or negligent actions that damage City trees may result in a penalty. The monetary value of any such damages will be appraised by the City Urban Forester or his authorized representative and shall be expressed as the monetary equivalent of all labor and materials required to bring the tree in question to a state of comparable utility with regards to its condition and function prior to the beginning of the project.

**Building**

- B41. The plans are required to comply with the California Building Standards Code (California Code of Regulations Title 24 Volumes 1-12).
- B42. Exterior walls are required to be fire resistive rated based on the fire separation distance per CBC 705.5.
- B43. The maximum area of exterior wall openings, based on fire separation distance and degree of protection is based on the values provided in CBC 705.8. Please note that the allowable area values for unprotected, sprinklered, and protected openings are based on the building being equipped with an NFPA 13 automatic sprinkler system.

**Police***During Construction*

- B44. The applicant shall enclose the entire perimeter of the project with a chain link fence with necessary construction gates to be locked after normal construction hours.
- B45. Adequate security lighting shall be provided to illuminate vulnerable equipment and materials. Lighting shall be white light with full cut off fixtures.

**Advisory Notes:**

- ADV.B1. The proposed project is located in a Zone X on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRMs). Accordingly, the project site lies in an area with no requirements to elevate or flood proof.
- ADV.B2. Water meters shall be located at the point of service, which is at the inside edge of the right-of-way for public alleys.
- ADV.B3. On October 24, 2023, and November 14, 2023, City Council adopted Resolutions 2023-0338 and 2023-0368, respectively, to adjust the Water System, Sewer, and Combined Sewer Development Fees, as well as, establish the Storm Drainage Development Fee to align with updated Nexus Studies. These resolutions provide for an effective date for the new Utility Development Fees as of January 22, 2024.
- ADV.B4. If the structures will be classified as R-2 occupancies, please provide the following at the time these plans are submitted to the building department for permit issuance:
- a. Please determine if the ownership, operation, program participation, or funding of this project, either in whole or in part, falls within the definition of "Public Housing" and/or "Public Use" as defined in CBC Section 202.
    1. If public housing or public use:
      - i. Indicate on the plans that the code standard for accessible access is CBC Chapter 11B.
      - ii. Specify the locations of all accessible unit entries on the plans and provide detailing for an accessible route of travel as required by CBC Sections 11B-233 and 11B-206.
      - iii. Include necessary details to demonstrate compliance with all applicable requirements of CBC Section 11B-233.
    - b. If not public housing or public use:

1. Include language on the plans under the project information section stating, “Due to the ownership, operation, and nature of funding, this project is not considered public housing, and CBC Chapter 11A is the applicable standard for housing accessibility.”

ADV.B5. All newly constructed Covered Multifamily Dwellings are subject to the requirements of CBC Section 11A, including site work. Newly constructed covered multifamily dwellings, which can also be defined as public housing, shall be subject to the requirements of Chapter 11A and Chapter 11B.

---

Respectfully Submitted:



Sierra Peterson  
Associate Planner

Recommendation Approved:



Karlo Felix  
Senior Planner

---

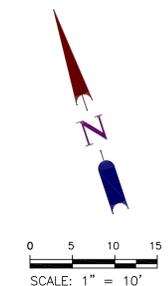
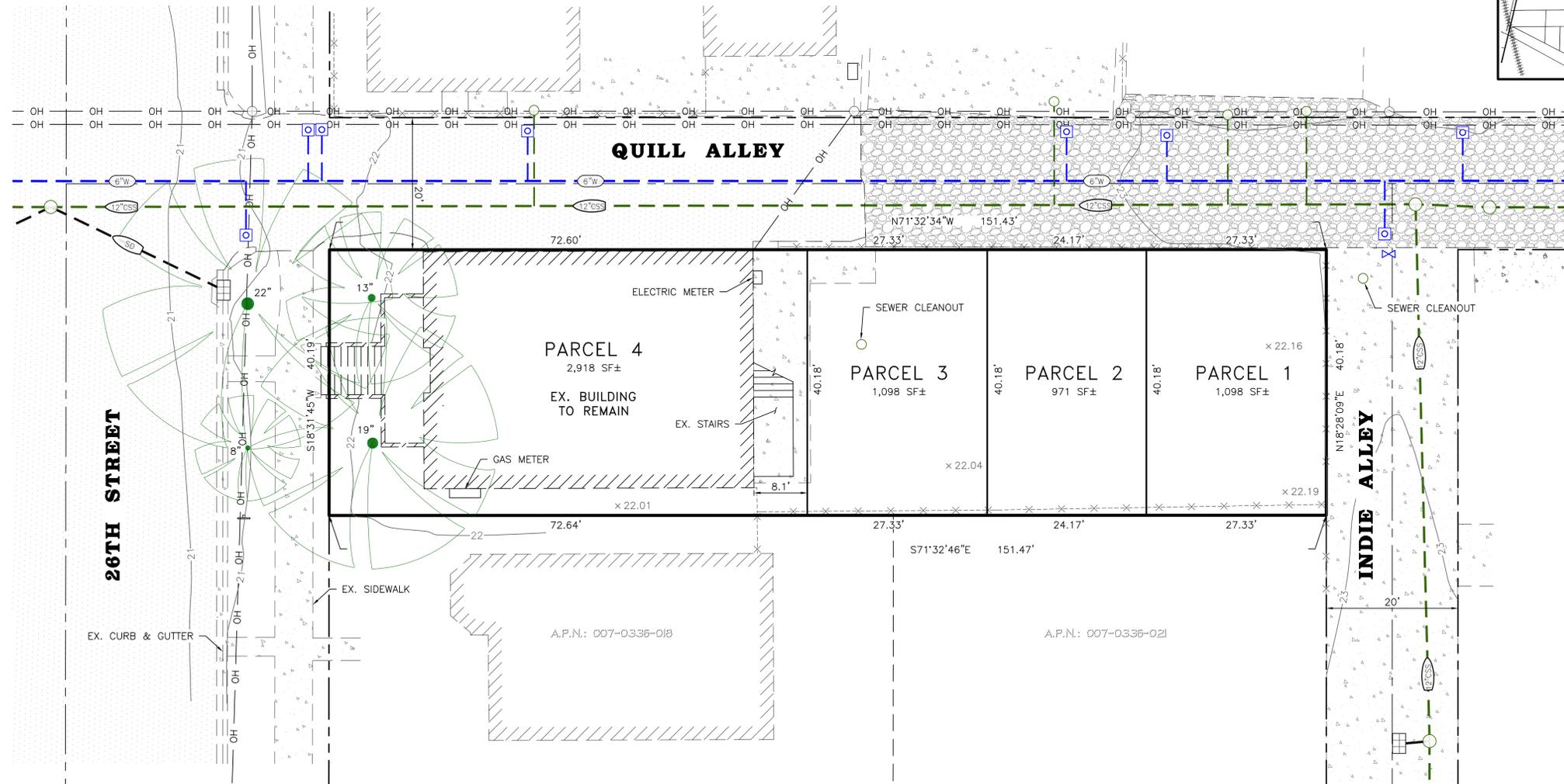
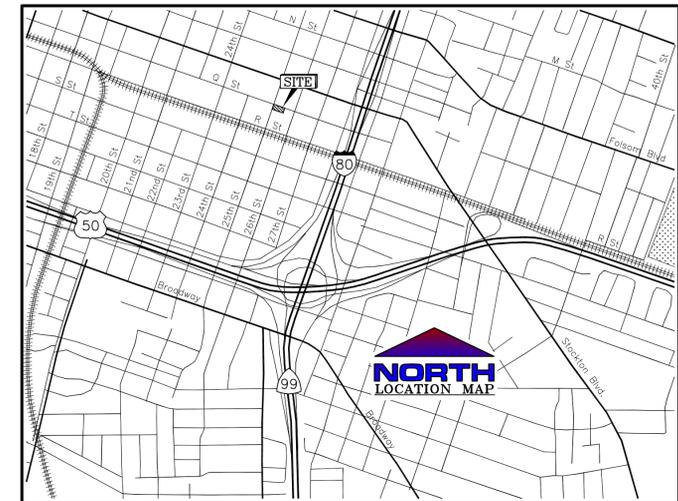
The decision of the Zoning Administrator and Design Director may be appealed to the Planning and Design Commission. The decision of the Preservation Director may be appealed to the Preservation Commission. An appeal must be filed within 10 days of the Directors hearing. If an appeal is not filed, the action of the Directors 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 FOR: 1717 26TH STREET

APN: 007-0336-017  
CITY OF SACRAMENTO STATE OF CALIFORNIA  
MAY 2025 SCALE 1"=20'  
SHEET 1 OF 1



### LEGEND

- DROP INLET
- MAINTENANCE HOLE
- COMBINED SANITARY SEWER
- STORM DRAIN
- WATER MAIN
- WATER METER
- FIRE HYDRANT
- CENTER LINE
- RIGHT-OF-WAY
- MASONRY WALL
- SLOPE
- CURB, GUTTER & SDWK
- FENCE
- DITCH FLOW DIRECTION
- FLOW DIRECTION
- OAK TREE
- NOT OAK TREE
- BUSH
- STREET LIGHT
- POWER POLE & ANCHOR
- ELEVATION
- OVERHEAD LINES

1717 26TH STREET			
OWNER	DEVELOPER	SURVEYOR/ENGINEER	PARCEL NO.
TAYLOR INVESTMENTS, LLC. 1420 EAST ROSEVILLE PARKWAY, SUITE 140 ROSEVILLE, CA 95661	TAYLOR INVESTMENTS, LLC. 1420 EAST ROSEVILLE PARKWAY, SUITE 140 ROSEVILLE, CA 95661	TOP ENGINEERING INC. 4811 CHIPPENDALE DRIVE, #207, SACRAMENTO, CA 95841 (916) 342-3657	007-0336-017
PRESENT USE	PROPOSED USE	SEWER DISPOSAL	ELECTRICITY
RMX-SPD - RESIDENTIAL MIXED USE/SPECIAL PLANNING DISTRICT 1 LOT 6,085 SF (0.140 AC)	RMX-SPD - RESIDENTIAL MIXED USE/SPECIAL PLANNING DISTRICT 4 PARCELS 6,085 SF (0.140 AC)	SRCSO	S.M.U.D.
SCHOOL DISTRICT	FIRE DISTRICT	PARK DISTRICT	WATER
SACRAMENTO CITY UNIFIED	CITY OF SACRAMENTO	CITY OF SACRAMENTO	CITY OF SACRAMENTO

**LEGAL DESCRIPTION:**  
THE NORTH ONE-QUARTER OF LOT 8 AND THE NORTH ONE-QUARTER OF THE WEST 70 FEET OF LOT 7 IN THE BLOCK BOUNDED BY "Q" AND "R", TWENTY-SIXTH AND TWENTY-SEVENTH STREETS OF THE CITY OF SACRAMENTO, ACCORDING TO THE OFFICIAL MAP OF SAID CITY.

**DIMENSION NOTE:**  
RECORD LOT DIMENSIONS ARE PER 3 BM 27. MEASURED DIMENSIONS ARE BASED ON THE FIELD SURVEY AND PARCEL MAP 248 PM 16. ACTUAL DIMENSIONS WILL BE FINALIZED DURING PARCEL MAP PROCESS.

**CONTOUR INTERVAL:**  
CONTOUR INTERVAL IS ONE FOOT (1').

PLN24-03819

CITY OF SACRAMENTO BENCHMARKS: 297-F6B  
BENCHMARK CITY OF SACRAMENTO DATUM ELEV.: 21.825  
HILTI NAIL TRAFFIC LIGHT BASE SW CORNER 29TH ST. AND S ST.

NO.	DESCRIPTION	ENGR. INT.	COUNTY APPROVED BY	DATE

**TOP ENGINEERING INC.**  
CIVIL ENGINEERING, LAND SURVEYING  
PLANNING, GENERAL ENGINEERING CONSTRUCTION  
PHONE: (916) 342-3657  
main@topenginc.com

SCALE	VERT.	PREPARED BY	DESIGNED BY
HORIZ. 1"=10'	N/A	VT	N/A
DRAFTED BY: VT		CHECKED BY: VT	

**TENTATIVE PARCEL MAP FOR:  
1717 26TH STREET  
APN: 007-0336-017**

DATE : 5/28/2025  
FN.: 24041\_2018  
SHEET  
1 OF 1  
SHEETS

VICINITY MAP/ N.T.S.



PROJECT INFORMATION:

<b>DEVELOPER:</b> RUSLAN BACHINSKY	<b>OWNERS:</b> RUSLAN BACHINSKY	<b>ZONING:</b> RMX-SPD - RESIDENTIAL MIXED USE/SPECIAL PLANNING DISTRICT
<b>PROPERTY DESCRIPTION:</b> 1717 26TH ST, SACRAMENTO, CA 95816 APN: 00703360170000	<b>PROJECT AREA:</b> 6,086 SQ-FT ±	<b>SCOPE OF WORK:</b> SPLIT ONE LOT INTO FOUR LOTS. FOURPLEX TO REMAIN ON ONE LOT. NEW SFH WITH ADU ON EACH NEW LOT. THREE NEW LOTS.
<b>PUBLIC SERVICES &amp; UTILITY PROVIDERS:</b> IMPROVEMENTS: CITY OF SACRAMENTO DRAINAGE: CITY OF SACRAMENTO WATER: CITY OF SACRAMENTO WATER SEWER: SRCSD ELECTRIC: S.M.U.D. GAS: PACIFIC GAS & ELECTRIC	<b>STREETS:</b> PUBLIC	<b>FIRE DISTRICT:</b> CITY OF SACRAMENTO
<b>PARKS &amp; RECREATION:</b> CITY OF SACRAMENTO	<b>SCHOOL DISTRICT:</b> SACRAMENTO CITY UNIFIED	<b>PRESENT USE:</b> SINGLE FAMILY HOME
<b>PROPOSED NUMBER OF LOTS:</b> 4 RESIDENTIAL PARCELS		

SHEET INDEX:

A1	SITE PLAN
A2	FLOOR PLANS
A3	FLOOR PLANS, ROOF PLANS
A4	ELEVATIONS
A5	ELEVATIONS
A6	3D VIEWS
A7	GENERAL 3D VIEW
A8	CONTEXT PHOTOS

LEGEND

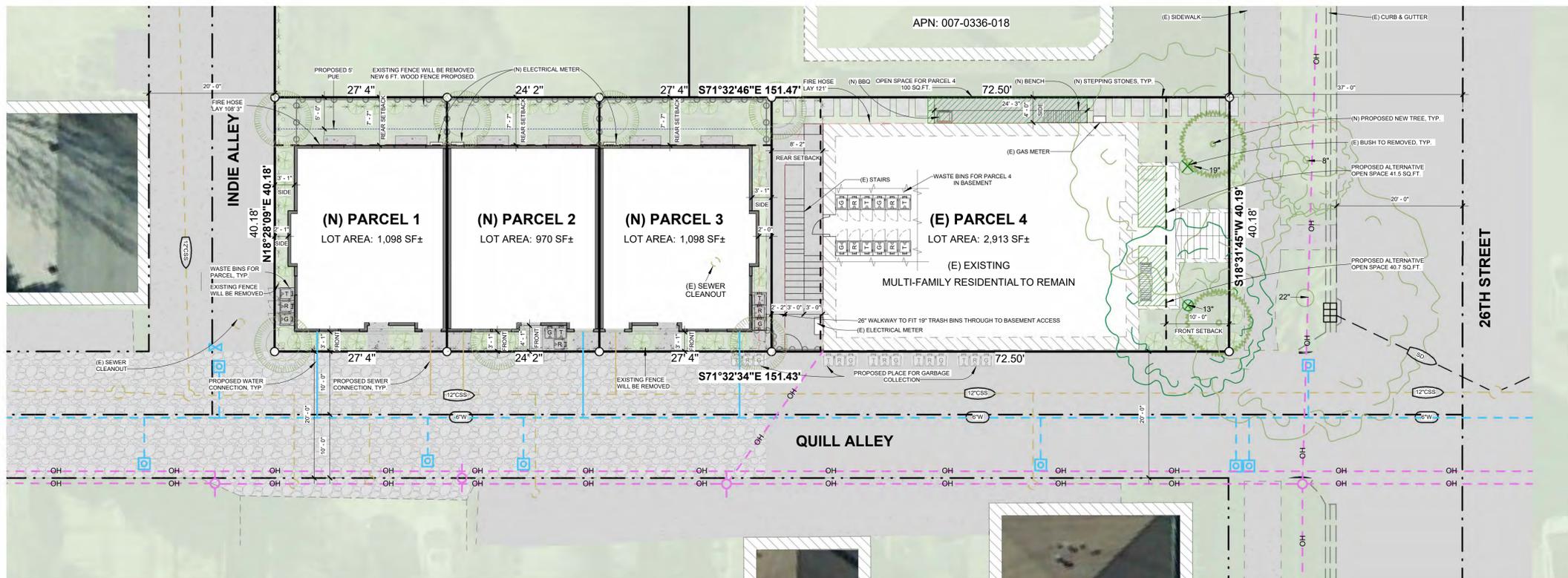
DESCRIPTION	PROPOSED (P)	EXISTING (E)
PROPERTY LINE	---	---
SETBACK LINE	---	---
RIGHT OF WAY EDGE	---	---
RIGHT OF WAY CENTER LINE	---	---
BENCHMARK		▲
STRUCTURE	---	---
ROADWAY CONCRETE	---	---
ROADWAY GRAVEL	---	---
ROADWAY ASPHALT CONCRETE	---	---
SIDEWALK CONCRETE	---	---
RETAINING CONCRETE WALLS	---	---
FENCE	○-○	×-×
WATER LINE	---	---
SEWER LINE	---	---
ELECTRICAL LINE	---	---
GAS LINE	---	---
LANDSCAPE AREA	---	---

PARCEL/PROPERTY INFORMATION

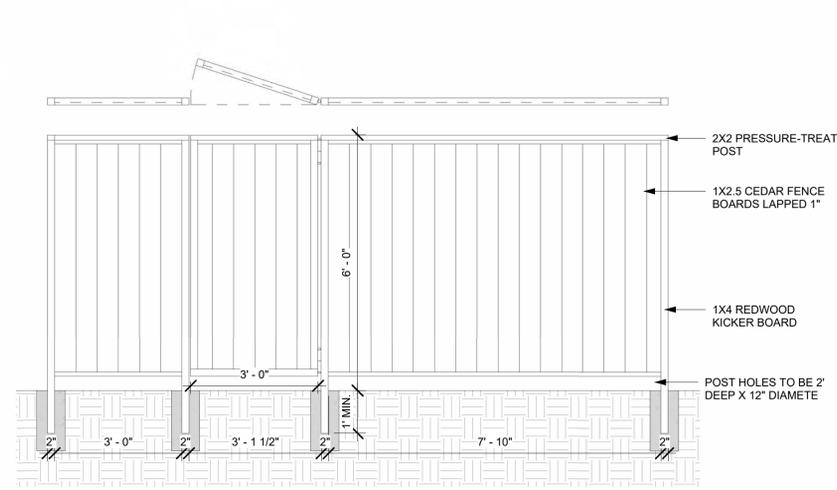
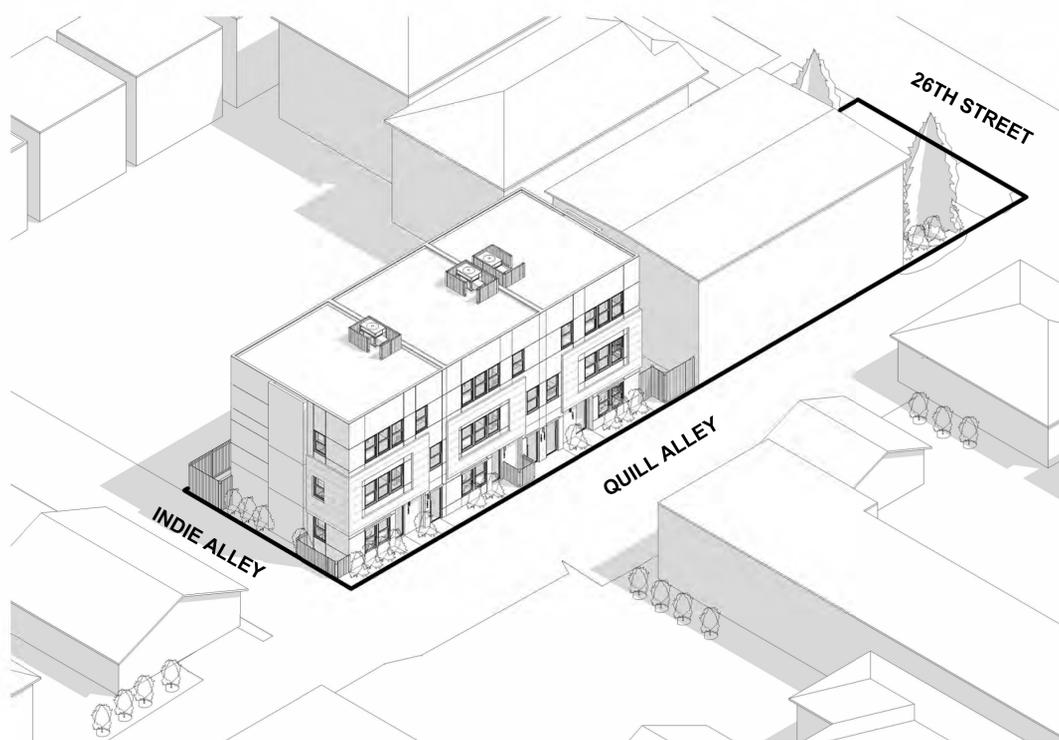
(P) NO. OF LOTS	TOTAL LOT (SF)	STRUCTURE/UNIT (SF)	ADU:	TOTAL STRUCTURE (SF)	FOOTPRINT (SF)	LOT COVERAGE (SF)	OPEN SPACE REQUIRED	OPEN SPACE PROVIDED	TRASH BIN REQUIRE D	TRASH BIN PROVIDE D	Structure (Type)	Dwelling (SF)	Garage (SF)	Other (SF)	Gross Bldg Area (SF)	Net Lot Area (SF)	Net Lot Area (SF)	FAR (Proposed)	Option: Max FAR	Notes
PARCEL 1	1,098	PRIMARY: 1508	ADU: 655	2,163	713	64.9%	NOT REQUIRED		3	3	(N)	1,508	-	-	2,163	1,508	1,098	1.37	2	
PARCEL 2	970	PRIMARY: 1485	ADU: 635	2,119	705	72.7%	NOT REQUIRED		3	3	(N)	1,485	-	-	2,119	1,485	970	1.53	2	
PARCEL 3	1,098	PRIMARY: 1508	ADU: 655	2,163	713	64.9%	NOT REQUIRED		3	3	(N)	1,508	-	-	2,163	1,508	1,098	1.37	2	
PARCEL 4	2,913	EXISTING HOUSE TO REMAIN		5,500	2000	68.6%	100	100	12	12	(E)	5,500	-	-	5,500	5,400	2,813	1.92	2	OPEN SPACE: 100 SF + 82.2 SF (Proposed alternative open space)

TREE LEGEND:

EXISTING TREES	PROPOSED TREES	PROPOSED BUSHES
	FRAXINUS PENNSYLVANICA "SUMMIT" SUMMIT ASH OPATAGIUS LAEVIGATA CRIMSON CLOUDY CRIMSON CLOUD HAWTHORNE	BUSH GERMANDER GREVILLEA NOBLELL GREVILLEA SPANISH LAVENDER



3 SITE PLAN  
1" = 10'-0"



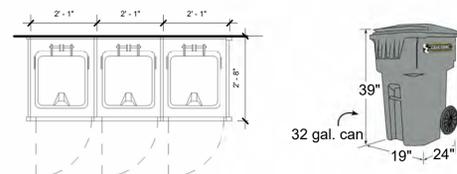
1 A - FENCE DETAIL  
1/2" = 1'-0"

**SOLID WASTE NOTES:**

- THERE MUST BE SUFFICIENT SPACE TO STORE A MINIMUM OF ONE GARBAGE AND ONE MIXED RECYCLING CONTAINER PER UNIT, AND ONE ORGANICS RECYCLING CONTAINER PER PARCEL, EXCLUDING AN ADU. THE SPACE NEEDED IS APPROXIMATELY 24 INCHES BY 60 INCHES PER UNIT. THE CONTAINERS SHALL BE PLACED OUT OF VIEW FROM ANY STREET, SIDEWALK, OR OTHER PUBLIC RIGHT-OF-WAY BY FENCE, LANDSCAPING, BUILDING, OR OTHER BARRIER OR IMMEDIATELY ADJACENT TO THE RESIDENTIAL BUILDING PER CITY CODE CHAPTER 13.10.100.
- THERE MUST BE SUFFICIENT SPACE TO SET OUT THREE CONTAINERS (GARBAGE, MIXED RECYCLING, AND ORGANICS RECYCLING) IN FRONT OF EACH PARCEL AND REMAIN IN COMPLIANCE WITH CITY CODE CHAPTER 13.10.100. DEPENDING ON SERVICE LEVELS, THIS MAY MEAN UP TO 8 FEET OF CURB SPACE REQUIRED.
- SOLID WASTE TRUCKS MUST BE ABLE TO SAFELY MOVE ABOUT THE PROJECT, WITH MINIMUM BACKING, AND ABLE TO EMPTY THE BINS AND CONTAINERS SAFELY. CONTAINERS MUST BE PLACED ALONG THE CURB CLOSEST TO THE PROPERTY FOR COLLECTION. A. COLLECTION IS PROVIDED ON D STREET.

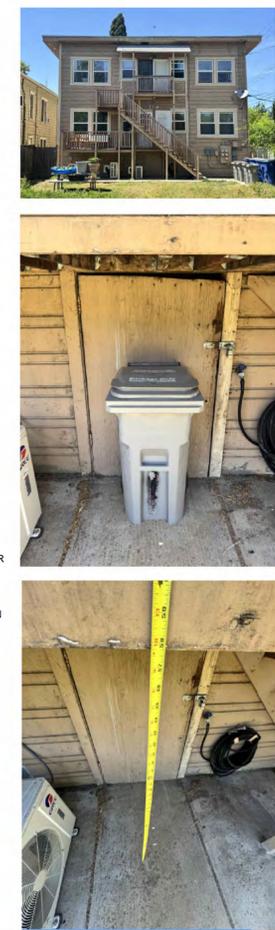
**Standard Bin and Can Dimensions**

Size	Height	Depth	Width
32 gal. can	39 in.	24 in.	19 in.
64 gal. can	40 in.	30 in.	28 in.
96 gal. can	47 in.	35 in.	29 in.
1 yd. bin	4 ft.	2 ft., 9 in.	6 ft., 10 in.
2 yd. bin	4 ft., 5 in.	4 ft.	6 ft., 10 in.
3 yd. bin	5 ft., 1 in.	3 ft., 7 in.	6 ft., 10 in.
4 yd. bin	5 ft., 9 in.	4 ft., 8 in.	6 ft., 10 in.
5 yd. bin	5 ft., 3 in.	5 ft., 9 in.	6 ft., 10 in.
6 yd. bin	6 ft.	5 ft., 10 in.	6 ft., 10 in.



2 TRASH STORAGE DETAIL (SIDE LOAD)  
3/8" = 1'-0"

TRASH BIN LOCATION ANALYSIS - PARCEL 4 (BASEMENT STORAGE)



**CALIFORNIA HOME COMPANY**  
3335 Watt Avenue, #189 Sacramento, CA 95821  
Email: design@cahomecompany.com

PROJECT NAME:  
**1717 26TH STREET, SACRAMENTO, CA 95816, APN: 007-0336-017-0000**

SHEET TITLE:  
**SITE PLAN**

PROJECT:  
1717 26TH ST

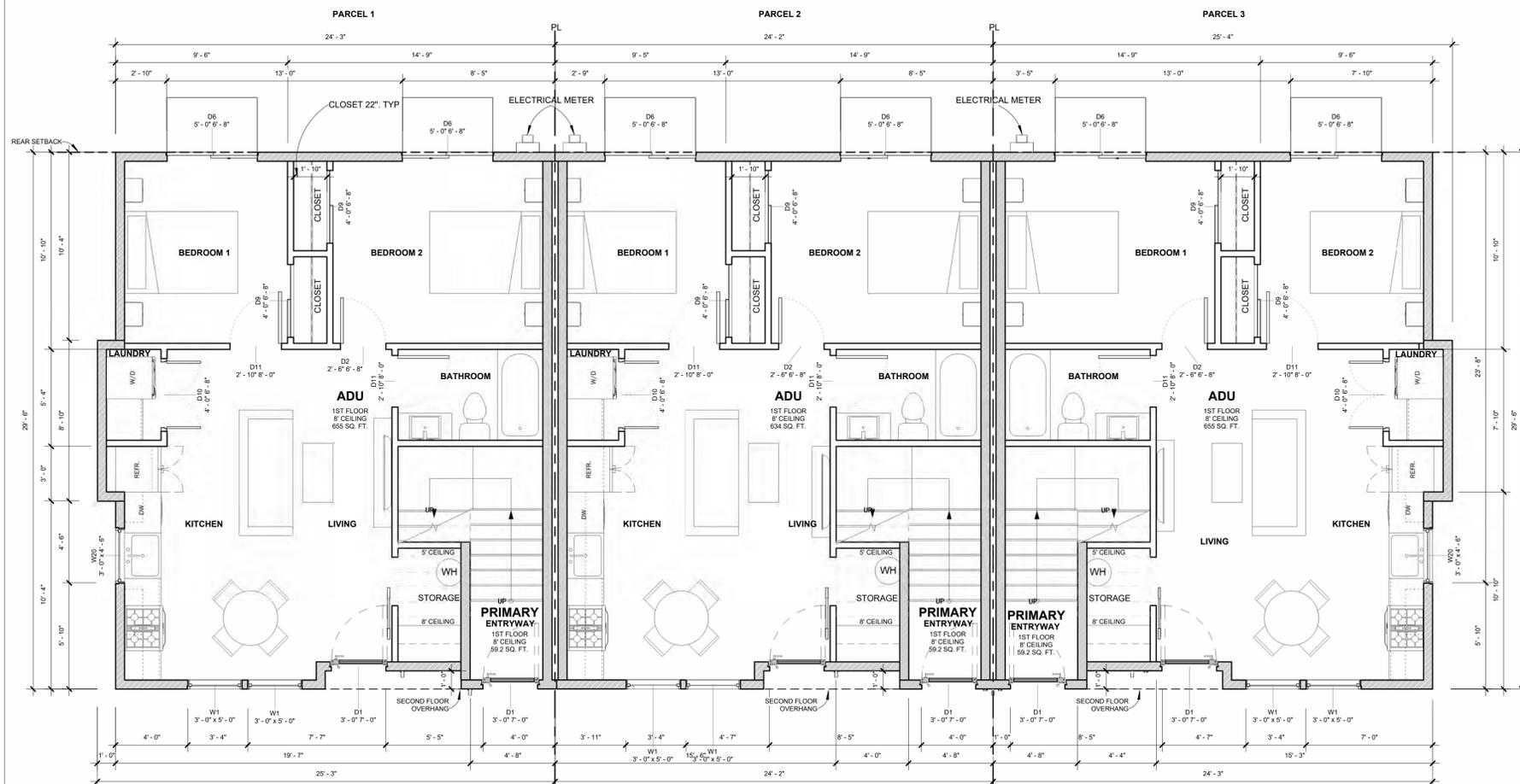
DESIGNED:  
Michael Rosliakov

DRAWN:  
Michael Rosliakov

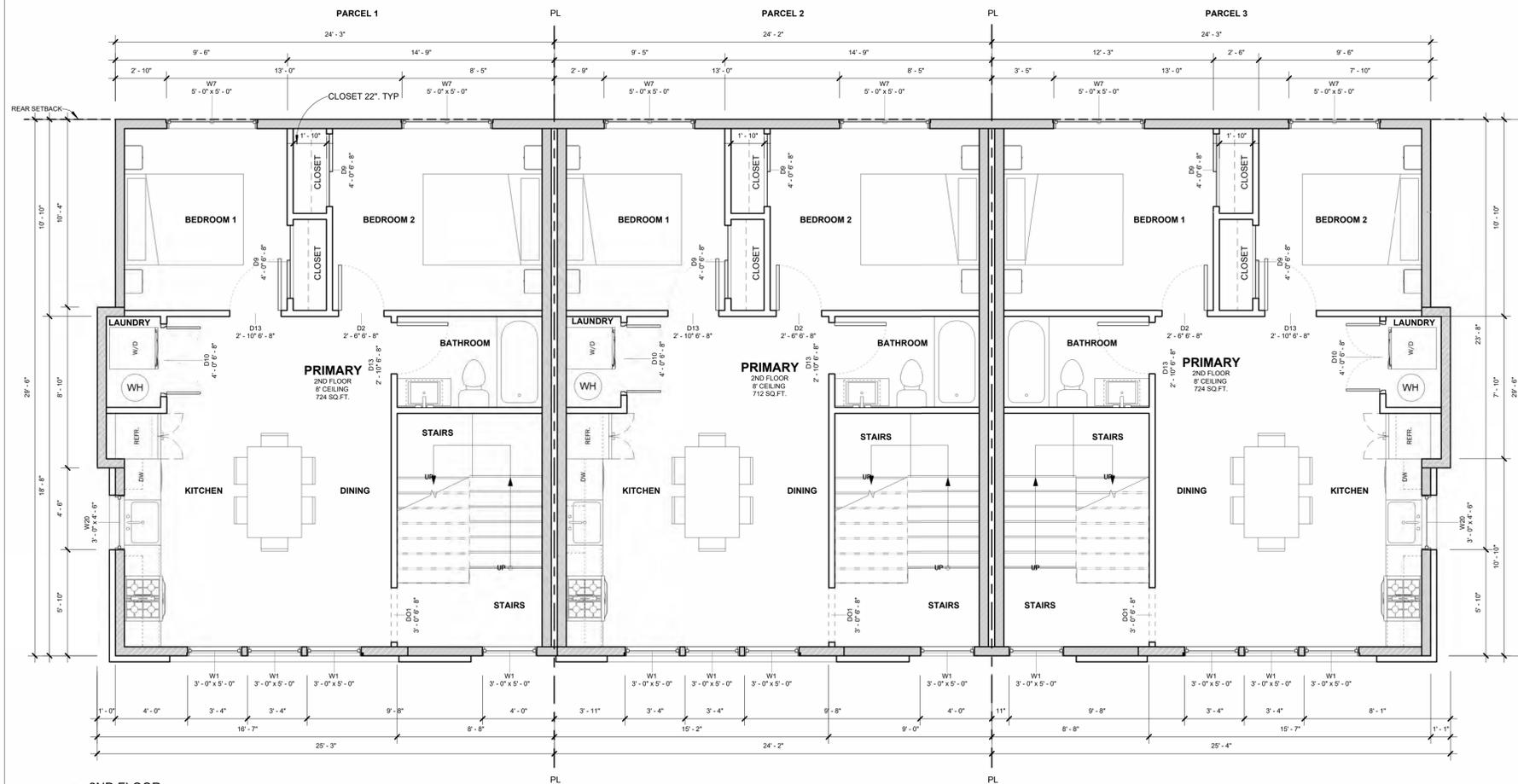
DATE: 05/22/2025

DATE: DESCRIPTION: #

SHEET:  
**A1**



1 1ST FLOOR  
1/4" = 1'-0"



2 2ND FLOOR  
1/4" = 1'-0"

ROOM SCHEDULE (PARCEL 1,3)

	NAME	AREA	PERIMETER	CEILING HEIGHT
ADU	LIVING AREA			
	BEDROOM 1	90 SF	38'-0"	8
	BEDROOM 2	116 SF	43'-2"	8
	CLOSET	9 SF	13'-2"	8
	CLOSET	9 SF	13'-6"	8
	KITCHEN	99 SF	50'-4"	8
	LIVING	155 SF	53'-10"	8
	SUBTOTAL:	477 SF		
	NON-LIVING AREA			
	CLOSET	22 SF	19'-6"	8
BATHROOM	40 SF	26'-0"	8	
LAUNDRY	15 SF	16'-0"	8	
SUBTOTAL:	77 SF			
TOTAL ADU:	554 SF			
PRIMARY	LIVING AREA			
	BEDROOM 1	90 SF	38'-0"	8
	BEDROOM 2	116 SF	43'-2"	8
	CLOSET	9 SF	13'-8"	8
	CLOSET	9 SF	13'-0"	8
	KITCHEN	99 SF	50'-4"	8
	DINING	159 SF	53'-10"	8
	LIVING	159 SF	53'-10"	9
	BAR	101 SF	50'-4"	9
	CLOSET	13 SF	15'-4"	9
BEDROOM 3	90 SF	38'-0"	9	
BEDROOM 4	116 SF	43'-2"	9	
CLOSET	9 SF	13'-4"	9	
CLOSET	9 SF	13'-4"	9	
SUBTOTAL:	978 SF			
NON-LIVING AREA				
ENTRYWAY	72 SF	41'-8"	8	
BATHROOM	40 SF	26'-0"	8	
LAUNDRY	15 SF	16'-0"	8	
STAIRS	80 SF	41'-8"	8	
BATHROOM	40 SF	26'-0"	9	
STAIRS	84 SF	41'-8"	9	
SUBTOTAL:	332 SF			
TOTAL ADU:	1310 SF			
TOTAL AREA	1864 SF			

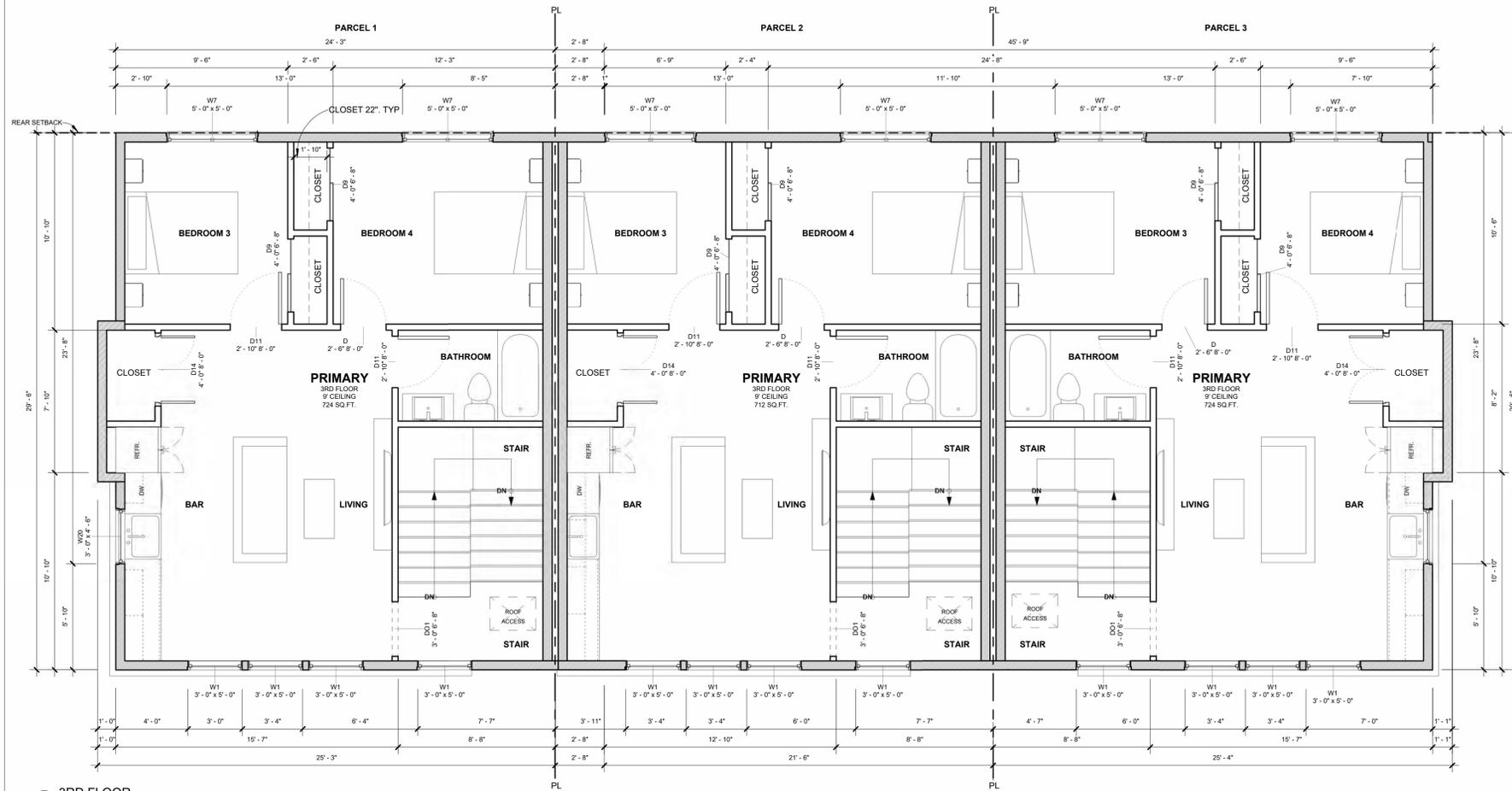
ROOM SCHEDULE (PARCEL 2)

	NAME	AREA	PERIMETER	CEILING HEIGHT
ADU	LIVING AREA			
	BEDROOM 1	88 SF	37'-6"	8
	BEDROOM 2	116 SF	43'-2"	8
	CLOSET	9 SF	13'-6"	8
	CLOSET	9 SF	13'-2"	8
	KITCHEN	88 SF	47'-10"	8
	LIVING	155 SF	53'-10"	8
	SUBTOTAL:	463 SF		
	NON-LIVING AREA			
	CLOSET	22 SF	19'-6"	8
LAUNDRY	14 SF	15'-8"	8	
BATHROOM	40 SF	26'-0"	8	
SUBTOTAL:	76 SF			
TOTAL ADU:	539 SF			
PRIMARY	LIVING AREA			
	BEDROOM 1	88 SF	37'-6"	8
	BEDROOM 2	116 SF	43'-2"	8
	CLOSET	9 SF	13'-8"	8
	CLOSET	9 SF	13'-0"	8
	KITCHEN	87 SF	47'-10"	8
	DINING	159 SF	53'-10"	8
	LIVING	88 SF	37'-6"	9
	BEDROOM 4	116 SF	43'-2"	9
	CLOSET	9 SF	13'-4"	9
CLOSET	9 SF	13'-4"	9	
BAR	88 SF	47'-10"	9	
LIVING	159 SF	53'-10"	9	
SUBTOTAL:	934 SF			
NON-LIVING AREA				
ENTRYWAY	72 SF	41'-8"	8	
STAIRS	80 SF	41'-8"	8	
BATHROOM	40 SF	26'-0"	8	
LAUNDRY	15 SF	16'-0"	8	
STAIRS	84 SF	41'-8"	9	
CLOSET	14 SF	15'-6"	9	
BATHROOM	40 SF	26'-0"	9	
SUBTOTAL:	346 SF			
TOTAL ADU:	1280 SF			
TOTAL AREA	1819 SF			

No	NAME	LOCATION	DIMENSIONS	NOTES	DESCRIPTION
1	W/D	---	W27" x D32" x H76.2"	Kenmore 2.2-Cu. Feet High Efficiency Steam Cycle Front-Load Washer (White) ENERGY STAR Model #2641202	

DOOR SCHEDULE

Type Mark	Width	Height	Head Height	Count	Door Type	Safety Glazing
D	<varies>	<varies>	<varies>	6	<varies>	
D1	3'-0"	7'-0"	7'-0"	6	ENTRY DOOR	TEMP.
D2	2'-6"	6'-8"	6'-8"	6	SWING	N/A
D6	5'-0"	6'-8"	6'-8"	6	DOUBLE SLIDING	TEMP.
D9	4'-0"	6'-8"	6'-8"	18	SLIDING CLOSET	N/A
D10	4'-0"	6'-8"	6'-8"	6	Double-Shutter	
D11	2'-10"	8'-0"	8'-0"	12	SWING	N/A
D13	2'-10"	6'-8"	6'-8"	6	SWING	N/A
D14	4'-0"	8'-0"	8'-0"	3	Double-Shutter	



① 3RD FLOOR  
1/4" = 1'-0"

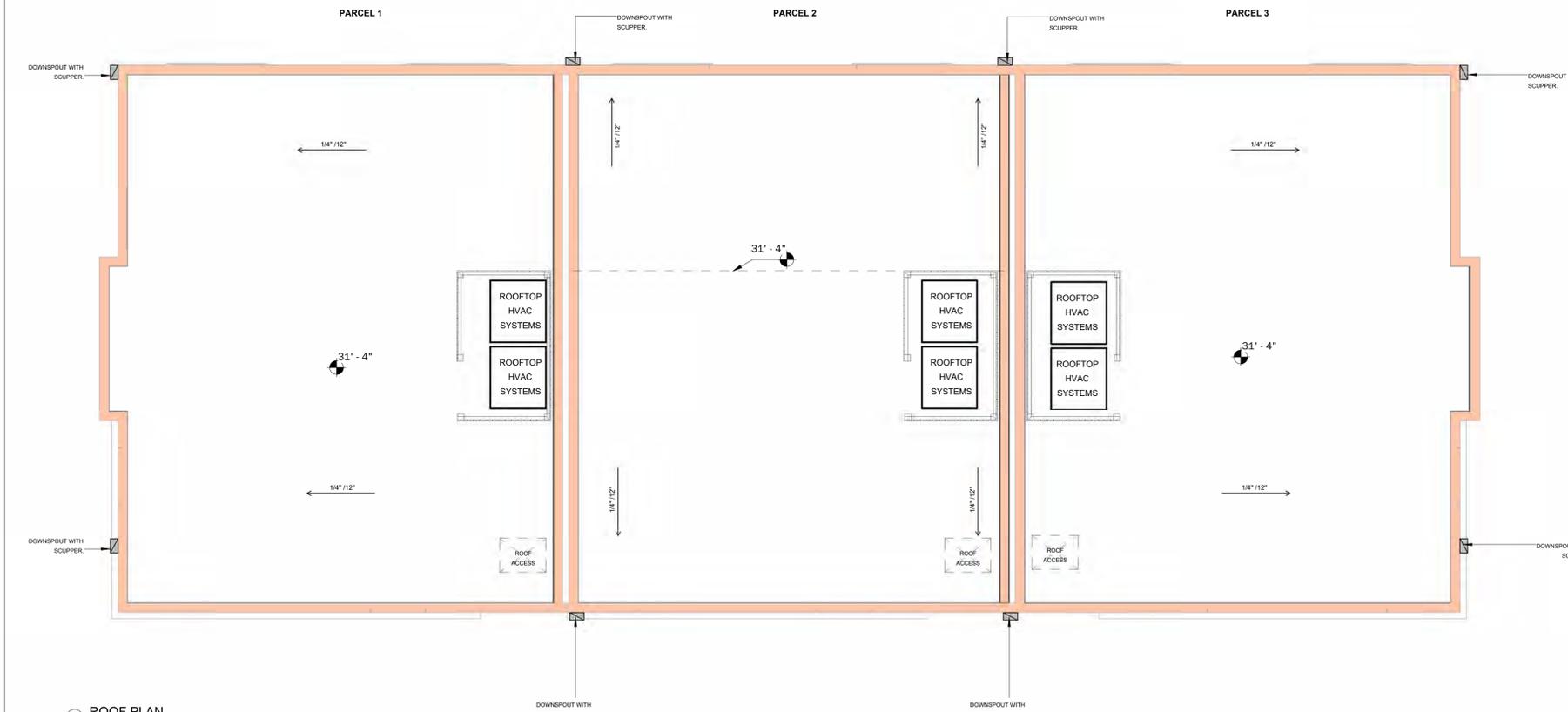
ROOM SCHEDULE (PARCEL 1,3)

	NAME	AREA	PERIMETER	CEILING HEIGHT
<b>ADU</b>				
LIVING AREA				
BEDROOM 1	90 SF	38'-0"	8	
BEDROOM 2	116 SF	43'-2"	8	
CLOSET	9 SF	13'-2"	8	
CLOSET	9 SF	13'-6"	8	
KITCHEN	99 SF	50'-4"	8	
LIVING	155 SF	53'-10"	8	
SUBTOTAL: 477 SF				
NON-LIVING AREA				
CLOSET	22 SF	19'-6"	8	
BATHROOM	40 SF	26'-0"	8	
LAUNDRY	15 SF	16'-0"	8	
SUBTOTAL: 77 SF				
TOTAL ADU: 554 SF				
<b>PRIMARY</b>				
LIVING AREA				
BEDROOM 1	90 SF	38'-0"	8	
BEDROOM 2	116 SF	43'-2"	8	
CLOSET	9 SF	13'-2"	8	
CLOSET	9 SF	13'-0"	8	
KITCHEN	99 SF	50'-4"	8	
DINING	159 SF	53'-10"	8	
LIVING	159 SF	53'-10"	9	
BAR	101 SF	50'-4"	9	
CLOSET	13 SF	15'-4"	9	
BEDROOM 3	90 SF	38'-0"	9	
BEDROOM 4	116 SF	43'-2"	9	
CLOSET	9 SF	13'-4"	9	
CLOSET	9 SF	13'-4"	9	
SUBTOTAL: 978 SF				
NON-LIVING AREA				
ENTRYWAY	72 SF	41'-8"	8	
BATHROOM	40 SF	26'-0"	8	
LAUNDRY	15 SF	16'-0"	8	
STAIRS	80 SF	41'-8"	8	
BATHROOM	40 SF	26'-0"	9	
STAIRS	84 SF	41'-8"	9	
SUBTOTAL: 332 SF				
TOTAL ADU: 1310 SF				
TOTAL AREA 1864 SF				

ROOM SCHEDULE (PARCEL 2)

	NAME	AREA	PERIMETER	CEILING HEIGHT
<b>ADU</b>				
LIVING AREA				
BEDROOM 1	88 SF	37'-6"	8	
BEDROOM 2	116 SF	43'-2"	8	
CLOSET	9 SF	13'-6"	8	
CLOSET	9 SF	13'-2"	8	
KITCHEN	88 SF	47'-10"	8	
LIVING	155 SF	53'-10"	8	
SUBTOTAL: 463 SF				
NON-LIVING AREA				
CLOSET	22 SF	19'-6"	8	
LAUNDRY	14 SF	15'-8"	8	
BATHROOM	40 SF	26'-0"	8	
SUBTOTAL: 76 SF				
TOTAL ADU: 539 SF				
<b>PRIMARY</b>				
LIVING AREA				
BEDROOM 1	88 SF	37'-6"	8	
BEDROOM 2	116 SF	43'-2"	8	
CLOSET	9 SF	13'-8"	8	
CLOSET	9 SF	13'-0"	8	
KITCHEN	87 SF	47'-10"	8	
DINING	159 SF	53'-10"	8	
BEDROOM 3	88 SF	37'-6"	9	
BEDROOM 4	116 SF	43'-2"	9	
CLOSET	9 SF	13'-4"	9	
CLOSET	9 SF	13'-4"	9	
BAR	88 SF	47'-10"	9	
LIVING	159 SF	53'-10"	9	
SUBTOTAL: 934 SF				
NON-LIVING AREA				
ENTRYWAY	72 SF	41'-8"	8	
STAIRS	80 SF	41'-8"	8	
BATHROOM	40 SF	26'-0"	8	
LAUNDRY	15 SF	16'-0"	8	
STAIRS	84 SF	41'-8"	9	
CLOSET	14 SF	15'-6"	9	
BATHROOM	40 SF	26'-0"	9	
SUBTOTAL: 346 SF				
TOTAL ADU: 1280 SF				
TOTAL AREA 1819 SF				

No.	NAME	LOCATION	DIMENSIONS	NOTES	DESCRIPTION
1	W/D	---	W27" x D32" x H76.2"	Kenmore 2.2-Cu. Feet High Efficiency Steam Cycle Front-Load Washer ( White ) ENERGY STAR Model #2641202.	



② ROOF PLAN  
1/4" = 1'-0"

**LEGEND**

TOP OF PLATE 1 - 26'-4". 24" TRUSS SYSTEM PLUS 6" PARAPET WALL.

PROJECT NAME:

1717 26TH STREET,  
SACRAMENTO, CA 95816,  
APN: 007-0336-017-0000

SHEET TITLE:

FLOOR PLAN,  
ROOF PLAN

PROJECT:

DESIGNED:

DRAWN:

DATE:

DATE: DESCRIPTION: #

DATE: DESCRIPTION: #

DATE: DESCRIPTION: #

SHEET:



③ NORTH (FRONT ELEVATION)  
1/4" = 1'-0"



④ SOUTH (REAR ELEVATION)  
1/4" = 1'-0"

MATERIAL & COLOR BOARD						
No	IMAGE	PRODUCT	MANUFACTURER	FINISH DESCRIPTION	SPECIFICS	AREA USED
1		STUCCO		SINGLE COAT STUCCO BY OMEGA.	COLOR: WHITES W 7008 BY SHERWIN WILLIAMS	EXTERIOR WALLS
2		STUCCO		SINGLE COAT STUCCO BY OMEGA.	COLOR: DARK GRAY W 7008	EXTERIOR WALLS
3		SIDING		JAMES HARDIE WOODTONE HARDIEPLANK FIBER CEMENT CEDARMILL SIDING 7.25"x144"	COLOR: DARK GRAY	EXTERIOR WALLS
4		WINDOWS	Andersen	METAL	COLOR: BLACK	Per Plan
5		ENTRY DOORS	Andersen	METAL	COLOR: BLACK	Per Plan
6		GARAGE DOOR		METAL	COLOR: WHITE	
7		PAVING STONES		STONE	COLOR: GREY	Sidewalk tiles
8		PAVING STONES		STONE	COLOR: GREY	DRIVEWAYS
9		FENCE		WOOD PANEL		Per Plan
10		RAIN GUTTER & DOWNSPOUT	Seamless, continuous	6" Half Round Aluminum		Per Plan



**CALIFORNIA HOME COMPANY**  
3335 Watt Avenue, #189 Sacramento, CA 95821  
Email: [design@cahomecompany.com](mailto:design@cahomecompany.com)

PROJECT NAME:

1717 26TH STREET,  
SACRAMENTO, CA 95816,  
APN: 007-0336-017-0000

SHEET TITLE:

ELEVATIONS

PROJECT:  
1717 26TH ST

DESIGNED:

DRAWN:  
MICHAEL ROSLIAKOV  
DATE: 05/22/2025

DATE:	DESCRIPTION:	#

SHEET:

**A4**



① EAST (LEFT ELEVATION)  
1/4" = 1'-0"



② WEST (RIGHT ELEVATION)  
1/4" = 1'-0"

MATERIAL & COLOR BOARD						
Nº	IMAGE	PRODUCT	MANUFACTURER	FINISH DESCRIPTION	SPECIFICS	AREA USED
1		STUCCO		SINGLE COAT STUCCO BY OMEGA.	COLOR: WHITES W 7008 BY SHERWIN WILLIAMS	EXTERIOR WALLS
2		STUCCO		SINGLE COAT STUCCO BY OMEGA.	COLOR: DARK GRAY W 7008	EXTERIOR WALLS
3		SIDING		JAMES HARDIE WOODTONE HARDIEPLANK FIBER CEMENT CEDAR/MILL SIDING 7.25"X14"	COLOR: DARK GRAY	EXTERIOR WALLS
4		WINDOWS	Andersen	METAL	COLOR: BLACK	Per Plan
5		ENTRY DOORS	Andersen	METAL	COLOR: BLACK	Per Plan
6		GARAGE DOOR		METAL	COLOR: WHITE	
7		PAVING STONES		STONE	COLOR: GREY	Sidewalk tiles
8		PAVING STONES		STONE	COLOR: GREY	DRIVEWAYS
9		FENCE		WOOD PANEL		Per Plan
10		RAIN GUTTER & DOWNSPOUT	Seamless, continuous	6" Half Round Aluminum		Per Plan



**CALIFORNIA HOME COMPANY**  
3335 Watt Avenue, #189 Sacramento, CA 95821  
Email: [design@cahomecompany.com](mailto:design@cahomecompany.com)

PROJECT NAME:  
**1717 26TH STREET,  
SACRAMENTO, CA 95816,  
APN: 007-0336-017-0000**

SHEET TITLE:  
**ELEVATIONS**

PROJECT:  
1717 26TH ST  
DESIGNED:  
Approver  
DRAWN:  
RM  
DATE: 05/22/2025

DATE:	DESCRIPTION:	#

SHEET:

**A5**



① VIEW 1 IN COLOUR (FRONT)



② VIEW 2 IN COLOUR (REAR)

PROJECT NAME:

1717 26TH STREET,  
SACRAMENTO, CA 95816,  
APN: 007-0336-017-0000

SHEET TITLE:

3D VIEWS

PROJECT:  
1717 26TH ST

DESIGNED:  
DRAWN:  
MICHAEL ROSLIAKOV  
DATE: 05/22/2025

DATE	DESCRIPTION	#

SHEET:

**A6**

PROJECT NAME:

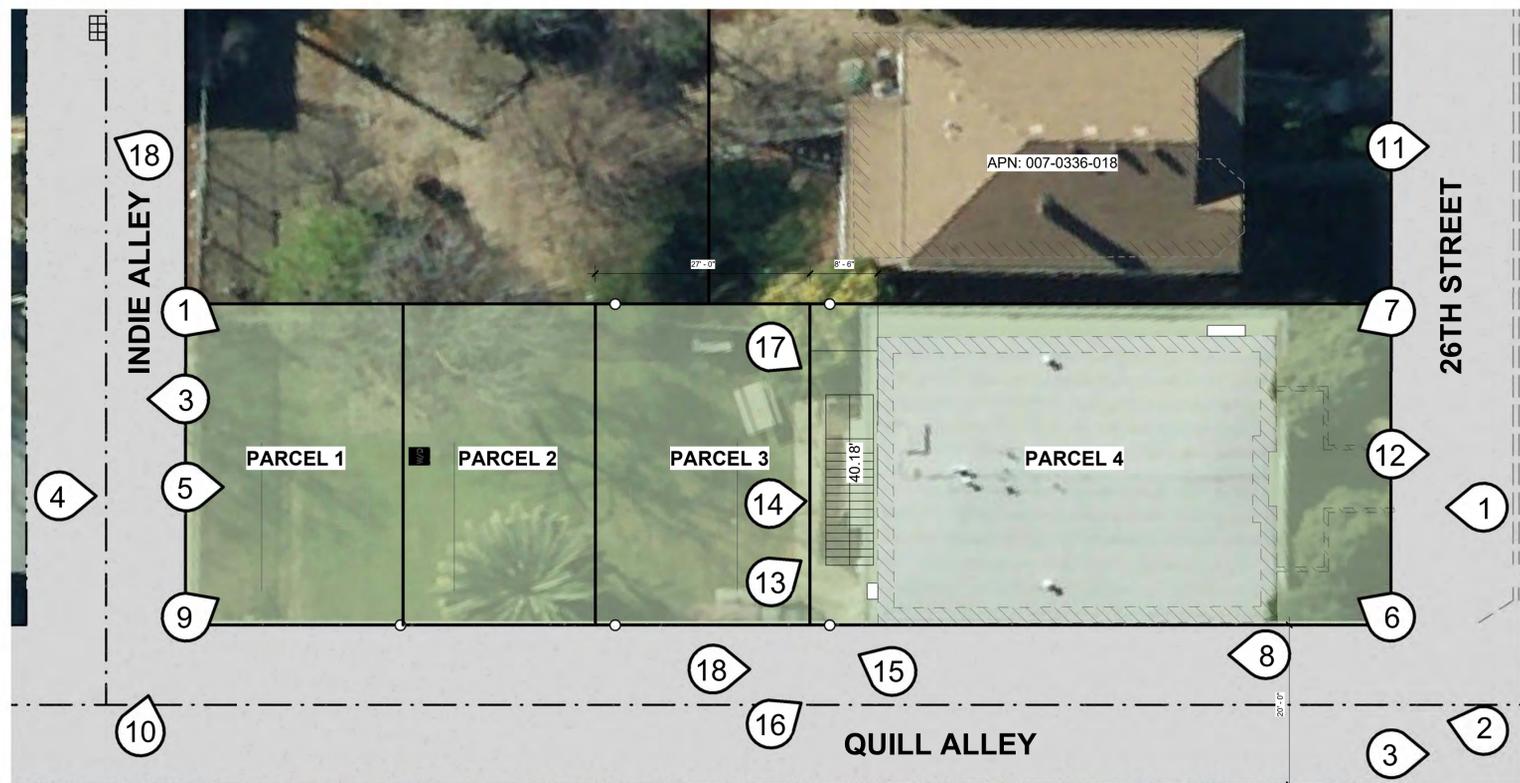
SHEET TITLE:

**PROJECT:**  
1717 26TH ST  
**DESIGNED:**  
  
**DRAWN:**  
MICHAEL ROSLIAKOV  
**DATE:** 05/22/2025

DATE	DESCRIPTION	#

**SHEET:**





## DIRECTOR REPORT

### STAFF RECOMMENDATION

Staff recommends the Zoning Administrator approve, with conditions, the Conditional Use Permit for a Residential Care Facility for the project known as **New Dawn Treatment Center (Z25-010)**. Draft Conditions of Approval and Findings of Fact for the project are included below.

### REQUESTED ENTITLEMENTS

1. **Conditional Use Permit** to establish a Residential Care Facility on a 0.34 acre parcel, developed with an existing duplex and accessory dwelling unit (ADU) in the Multi-Unit Dwelling (R-2A) Zone.

### PROJECT INFORMATION

Location: 2270, 2276, & 2282 Copper Lane

Parcel Number: 252-0141-055-0000

Council District: 2

Applicant: Kelly A Vierra, Law Offices of Kelly Vierra  
3500 Douglas Boulevard, Suite 180, Roseville, CA 95661

Property Owner: Ross Morton, Hillside Place LLC  
1741 E Roseville Parkway, Suite 100, Roseville, CA 95661

Project Planner: Deja Harris, Associate Planner

Hearing Date: July 10, 2025

### Land Use Information

General Plan: Neighborhood (N)

Community Plan Area: North Sacramento

Specific Plan: N/A

Zoning: Multi-Unit Dwelling (R-2A)

Special Planning District: N/A

Planned Unit Development: N/A

Design Review Area: Citywide

Parking District: Suburban  
 Open Space District: N/A  
 Historic Landmark: N/A  
 Historic District: N/A

Surrounding Land Use and Zoning

North:	R-2A	Residential
South:	R-1	Residential
East:	R-2A	Residential
West:	R-2A	Residential

Site Characteristics

Existing Property Area: 0.34 gross acres  
 Topography: Flat  
 Street Improvements: Existing  
 Utilities: Existing  
 Existing Land Use: Residential

Other Information

Concurrent Files: None  
 Previous Files: DR21-011

**ATTACHMENTS**

Attachment A: Project Plans  
 Attachment B: Community Comments

**BACKGROUND**

The operator is proposing to establish a “residential care facility” use within a 4,319 square foot duplex and a 600 square foot Accessory Dwelling Unit (ADU) within the Multi-Unit Dwelling (R-2A) zone. The facility would typically care for 12 individuals, but may offer care for up to 16 individuals under this request. The owner operates several residential care facilities within the Greater Sacramento region, providing treatment and support services for individuals and families affected by substance use disorders. The applicant is requesting a Conditional Use Permit (CUP) to establish a residential care facility at this location, offering mental health support services. The facility would be staffed 24-hours-a-day, providing personal assistance to residents.

The property currently functions as a sober living facility, offering housing for people committed to maintaining sobriety; there are not currently any supportive services onsite and the sober living facility functions as rental apartments.

The site is accessed via existing Copper Lane. Copper Lane is essentially a long, shared driveway that provides access to this property and an adjacent residential use.

**PROPOSED PROJECT AND ANALYSIS**

Conditional Use Permit (CUP)

The applicant is proposing to establish a residential care facility which requires Zoning Administrator approval of a Conditional Use Permit. Pursuant to Sacramento City Code 17.108.190, a “Residential Care Facility” provides primarily nonmedical resident services to seven or more individuals in need of personal assistance essential for sustaining the activities of daily living, or for the protection of the individual, on a 24-hour-a-day basis.

The CUP process is designed to evaluate a project’s potential impact on a site and the surrounding area and to ensure that all uses function harmoniously with one another.

*Operations*

The applicant is offering services on a 24-hour-a-day basis to up to sixteen individuals. The proposal includes no new construction or modifications to the existing buildings. The facility will serve individuals who voluntarily seek support for mental health challenges, including but not limited to anxiety and depression. The program is subject to licensing requirements and regulations of the California Department of Social Services and Department of Health Care Services. The proposed facility will differ from other facilities operated by New Dawn Treatment Center in that it will focus exclusively on mental health support, rather than recovery from substance abuse disorders or detoxification. Residents would typically stay about a month, but may stay longer for treatment.

New Dawn Treatment Center operates with a team working in structured shifts to ensure continuous care for clients. The facility will employ five staff members on the day shift and three staff members on the night shifts. Shift changes occur at approximately 4:30PM, 12AM, and 7:30AM. Onsite staff include a full-time clinical manager, who is a licensed therapist and a full-time licensed nurse to monitor and support each client’s health and wellness needs. Visitors are permitted once a week, with family visitations scheduled on Sundays. A maximum of 10 visitors are allowed at a time. All visits must be scheduled in advance; walk-in visits are not allowed.

*Site Access and Parking*

The project site is developed with a duplex and an ADU. The site is accessed via Copper Lane. The project does not propose any modifications to the existing onsite circulation, driveways, or parking facilities. Staff will park onsite within existing parking areas. Residents will not have their own vehicles onsite; a 16-passenger sprinter van will be used to transport patients, when necessary, and will be stored offsite.

There is no minimum or maximum parking requirement for this development, consistent with General Plan Policy LUP-4.14 of the 2040 General Plan. This project provides parking spaces with two, 2-car garages and there is adequate driveway length to accommodate two vehicles behind the garage for a total of 8 off-street parking spaces for the use of staff. No patient parking is allowed onsite. The bicycle parking standards are listed in Table 1 below.

<b>Table 1: Suburban Parking Requirements – Bicycle</b>					
<u>Use</u>	<u>Required</u>		<u>Proposed</u>		<u>Deviation Required?</u>
	<u>Long-Term</u>	<u>Short-Term</u>	<u>Long-Term</u>	<u>Short-Term</u>	

Residential Care Facility	None	2 spaces	0 spaces	2 spaces	No
---------------------------	------	----------	----------	----------	----

*Staff Recommendation*

Planning staff supports the project and recommends approval of the residential care facility. Pursuant to General Plan Land Use Policy LUP-6.10:

***LUP-6.10*** *The City shall encourage the development of older adult daycare facilities, assisted living facilities, hospice, childcare, and other care facilities in appropriate areas throughout Sacramento.*

Planning staff supports the project, as the residential care facility will provide a needed care service, in a residential setting, where onsite open space and the necessary staff parking is provided. The operation of the use would not cause a nuisance within the surrounding area, including any substantive impacts to traffic, parking, or noise because it does not modify any onsite circulation, or driveways and the project is conditioned to establish a process for neighbors to communicate directly with staff. State licensing by the California Department of Social Services and Department of Health Care Services introduces a high level of oversight, ensuring stringent standards for patient care and facility operations are met.

**PUBLIC / NEIGHBORHOOD OUTREACH AND COMMENTS**

This project was routed to the Del Paso Heights Community Association, North Sacramento Chamber, Benito Juarez Neighborhood Association, Preservation Sacramento and Civic Thread. The site was posted with project information at the time of submittal and an early notice was mailed to all property owners, residents, and neighborhood associations within 500 feet of the subject site. Staff received one email from a nearby resident in support of the residential care facility. Staff received several phone calls and two comments from nearby residents expressing opposition to the project. Residents expressed similar concerns related to increased foot traffic in the residential area, public safety risks and potential for crime, and an increase in noise, trash, and parking issues. One resident also expressed concerns about the site access, noting Copper Lane is unpaved and narrow.

In response to the concerns raised by the community, an online community meeting was held on June 11, 2025, regarding the proposed project. Comments received at the community meeting are summarized below:

- Proximity of the proposed use to an existing cannabis dispensary and potential for relapse.

*In response, the applicant provided further clarification detailing the intent to provide highly regulated support for mental health issues rather than drug and alcohol treatment. They emphasized that clients will be monitored by on-site staff 24-hour-a-day and will not have unrestricted access to come and go.*

All property owners and residents within 500 feet of the subject site, and neighborhood association were mailed a public hearing notice and on June 27, 2025, a notice was posted at the project site. At the time of the writing of this report, staff has not receive any additional comments, aside from those mentioned above.

**ENVIRONMENTAL DETERMINATION**

The Community Development Department, Environmental Planning Services Division has reviewed this project and the Zoning Administrator has determined that it is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15301, Existing Facilities. This project qualifies for this exemption as it applies to projects that consist of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. This project is not proposing new development nor is it modifying the existing conditions of the site layout regarding ingress/egress. Therefore, the project will not have a significant effect on the environment and no further CEQA analysis is required.

## **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 2024 Adequate Progress Annual Report* accepted by City Council Resolution No. 2024-0311 on October 22, 2024.

## **FINDINGS OF FACT**

### **Environmental Determination:**

The Community Development Department, Environmental Planning Services Division has reviewed this project and the Zoning Administrator has determined that it is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15301, Existing Facilities. This project qualifies for this exemption as it applies to projects that consist of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. This project is not proposing new development nor is it modifying the existing conditions of the site layout regarding ingress/egress. Therefore, the project will not have a significant effect on the environment and no further CEQA analysis is required.

### **Conditional Use Permit for a Residential Care Facility**

1. The proposed use is consistent with the Neighborhood (N) land use designation and the goals and policies of the 2040 General Plan, in that the project is consistent with General Plan policy encouraging the establishment of care facilities throughout the

Sacramento area, in appropriate settings. The care facility provides a neighborhood supportive use and local employment opportunities.

2. The proposed use and its operating characteristics are consistent with the applicable standards, requirements, and regulations of the Multi-Unit Dwelling (R-2A) zone and of all other provisions of this title and this code, in that a Residential Care Facility is a permitted use within the Multi-Unit Dwelling Zone with the approval of a Conditional Use Permit.
3. The proposed use is situated on a parcel that is physically suitable in terms of location, size, topography, and access, and that is adequately served by public and private services and utilities, in that the project site is already developed with multiple residential units, with onsite open space, landscaping, and parking areas, therefore rendering the site suitable for proper operation of the use.
4. The proposed use would not be 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 residential care facility will operate consistent with the surrounding residential uses. The use will not generate excessive noise, lighting, or parking requirements. The use permit is conditioned that the operator conduct operations of the facility in manner that would not be detrimental to the surrounding neighborhood by keeping the site free of litter, establishing and posting standard operating hours, and making themselves available to respond to neighbor concerns.

### **200-Year Flood Protection**

1. 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 22, 2024 (Resolution No. 2024-0311).

## **CONDITIONS OF APPROVAL**

### **Conditional Use Permit**

#### **Planning:**

1. This approval is for the establishment of a residential care facility providing care for up to 16 individuals. Any modification(s) to this permit are subject to City Code section 17.808.440.

2. The operator shall adhere to the City's noise standards prescribed in Title 8 of the Sacramento City Code.
3. The operator shall be responsible for the daily removal of all litter from the site.
4. At least one sign near the entrance of the building, conforming to City Code Sec.15.148.600(B), shall include the following information:
  - Hours of operation
  - Name and phone number of the permittee with accompanying text of, "For any question or concerns, please contact [insert permittee name & phone number]."
5. The applicant shall obtain all required licensing from State and local agencies.
6. No patient parking is allowed on site.
7. No passenger vehicles shall be stored onsite.
8. All parking areas shall comply with Sacramento City Code 17.612.020.
9. Provide a minimum of two short-term bicycle parking stalls. All bicycle parking facilities shall comply with the City's [Bike Rack Design & Placement Standards](#).

**Advisory Notes:**

**DOU:**

- ADV1. The proposed project is located in a Zone X on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRMs). Accordingly, the project site lies in an area with no requirements to elevate or flood proof.
- ADV2. This project is served by the Separated Sewer System. However, based on the project's description, the applicant will not be required to pay the separated sewer system impact fee.
- ADV3. If the structures have a system compliant with NFPA 13D, the installation of a reduced pressure principal backflow device will not be required. However, if the structures do not meet the requirements of an NFPA 13D system, the applicant will be required to install a reduced pressure principal backflow device (per City standards) as part of a building permit or submit evidence of an existing device that meets City requirements. The applicant may contact the Department of Utilities Development Services staff at [DOUDevelopmentReview@cityofsacramento.org](mailto:DOUDevelopmentReview@cityofsacramento.org) or 916-808-7890 for assistance in permitting requirements related to the installation of a backflow device.

**Sac Sewer:**

- ADV4. The City of Sacramento (City) is responsible for providing local sewer service to the proposed project site via its local sanitary sewer collection system. SacSewer is

responsible for conveying sewage from the City collection system to the EchoWater Resource Recovery Facility for treatment, resource recovery, and disposal.

ADV5. Before the ISSUANCE OF A BUILDING PERMIT: The owner must contact SacSewer Development Services at PermitServices@sacsewer.com or by phone at (916) 876-6100 to determine if SacSewer impact fees are due. Fees must be paid before the issuance of building permits.

**Parks:**

ADV6. As per City Code, the applicant will be responsible to meet his/her obligations regarding:

- a. Title 18, 18.56 Park Development Impact Fee, due at the time of issuance of building permit. The Park Development Impact Fee is estimated at \$763. The Park Development Impact Fee due for this project is based on the Housing Incentive Zone Rate of \$0.20 per square foot for retail and commercial services projects. Any change in these factors will change the amount of the PIF due. The fee is calculated using factors at the time that the project is submitted for building permit.

---



---

Deja Harris  
Associate Planner



---

Stacia Cosgrove  
Principal 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.



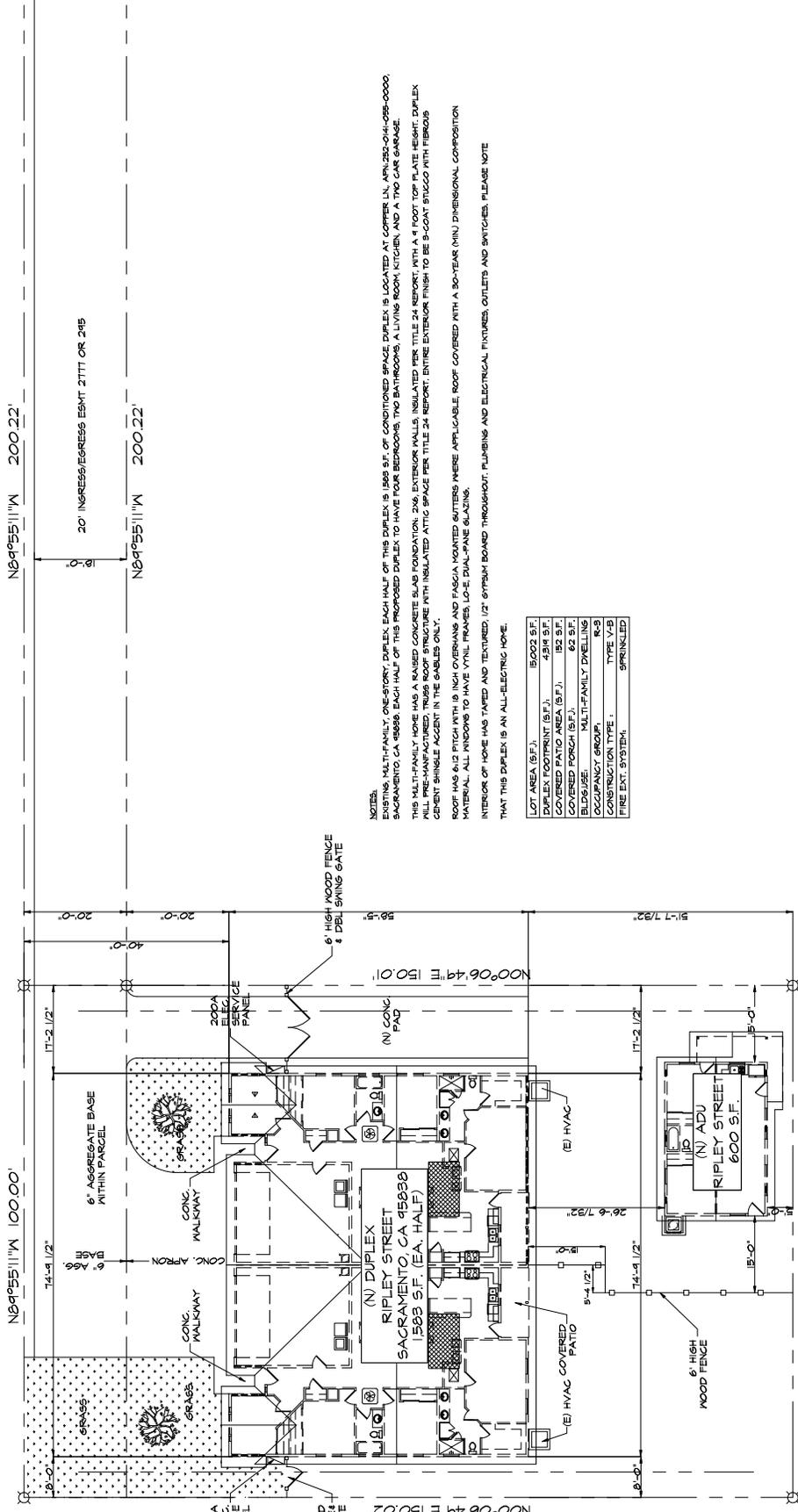
REVISIONS



PLOT PLAN

APN: \_\_\_\_\_  
Community: \_\_\_\_\_  
Date: \_\_\_\_\_  
Project: \_\_\_\_\_

1



NOTES:  
 1. THIS IS A MULTI-FAMILY ONE-STORY DUPLEX. EACH HALF OF THE DUPLEX IS 1583 S.F. OF CONDITIONED SPACE. DUPLEX IS LOCATED AT CORNER LN. APPLICABLE CALIFORNIA 0000, SACRAMENTO, CA 95838. EACH HALF OF THE PROPOSED DUPLEX TO HAVE FOUR BEDROOMS, TWO BATHROOMS, A LIVING ROOM, KITCHEN, AND A TWO CAR GARAGE.  
 2. THIS MULTI-FAMILY HOME HAS A RAISED CONCRETE SLAB FOUNDATION. EXTERIOR WALLS INSULATED PER TITLE 24, ROOFING WITH A FOOT TOP TO THE HEIGHT. DUPLEX MUST BE MANUFACTURED TRUSS ROOF STRUCTURE WITH INSULATED ATTIC SPACE PER TITLE 24. REPORT ENTIRE EXTERIOR FINISH TO BE 3/8" GYPSUM STUCCO WITH FIBROCK CEMENT BRUSHING ACCENT IN THE GABLES ONLY.  
 3. ROOF HAS A 12/12 PITCH WITH 1/2" INCH OVERHANGS AND FASCIA MOUNTED GUTTERS WHERE APPLICABLE. ROOF COVERED WITH A 30-YEAR (MIN) DIMENSIONAL COMPOSITION MATERIAL. ALL WINDOWS TO HAVE VINYL FRAMES, 10-1/2" DUAL-PANE GLAZING.  
 4. INTERIOR OF HOME HAS TYPED AND TEXTURED 1/2" GYPSUM BOARD THROUGHOUT. PLUMBING AND ELECTRICAL FIXTURES, OUTLETS AND SWITCHES. PLEASE NOTE THAT THIS DUPLEX IS AN ALL-ELECTRIC HOME.

LOT AREA (S.F.)	15002 S.F.
DUPLEX FOOTPRINT (S.F.)	4314 S.F.
COVERED PATIO AREA (S.F.)	152 S.F.
COVERED PORCH (S.F.)	62 S.F.
BLDG./USE	MULTI-FAMILY DWELLING
OCCUPANCY GROUP	K-3
CONSTRUCTION TYPE	TYPE V-B
FIRE EXT. SYSTEM	SPRINKLED

APN: 252-0141-055-0000  
 PROPOSED PLOT PLAN - COPPER LN.  
 SACRAMENTO, CA 95838  
 SCALE: 1"=10'-0"







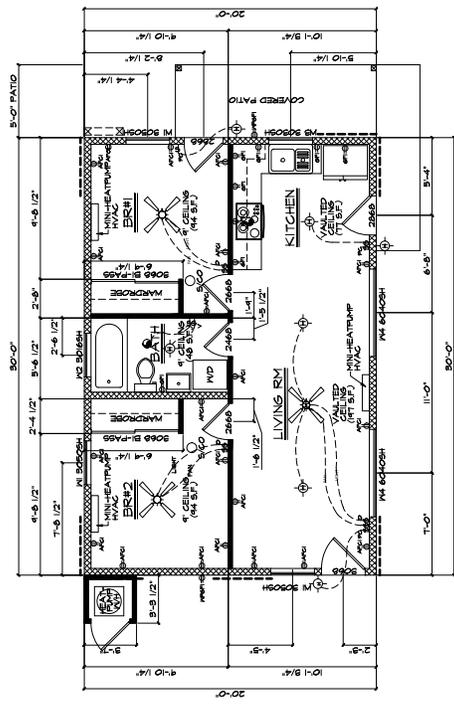
REVISIONS




ADU FLOOR PLAN

APN	
Demolition	
DATE	
Project	

A-4



ADU FLOOR PLAN - 600 S.E.  
SCALE: 1/4" = 1'-0"

**PROPOSED FLOOR PLANS**  
**MALL LEGEND**  
 = NEW 2x4 MALLS @ 16" O.C. U.O.N.  
 = NEW 2x6 MALLS @ 16" O.C. U.O.N.

**CAUTION:**  
 CONSULT WITH WINDOW MANUFACTURER TO  
 VERIFY WINDOW SIZES AND SPACING PRIOR TO  
 ORDERING WINDOW OPENINGS.  
 WINDOW SCHEDULE

WINDOW NO.	ROOM	QTY	TYPE	ROOM OPENING	REMARKS
W1	BATH	1	HS	5'-0" x 7'-0"	
W2	LIVING RM	2	HS	6'-0" x 6'-0"	
W3	LIVING RM	1	SH	6'-0" x 6'-0"	

REVISIONS



ADU  
EXTERIOR ELEVATIONS

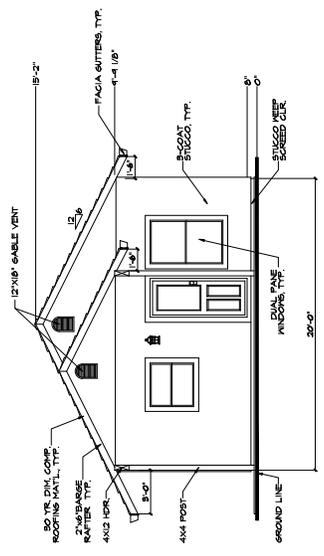
APN

Demolition

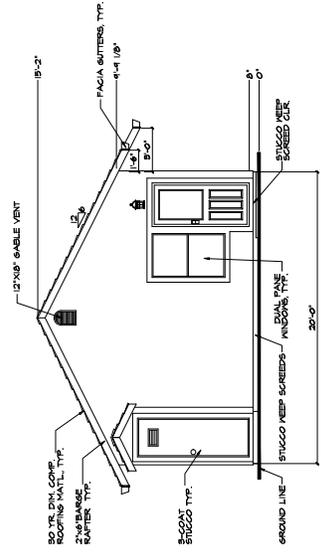
DATE

PROJECT

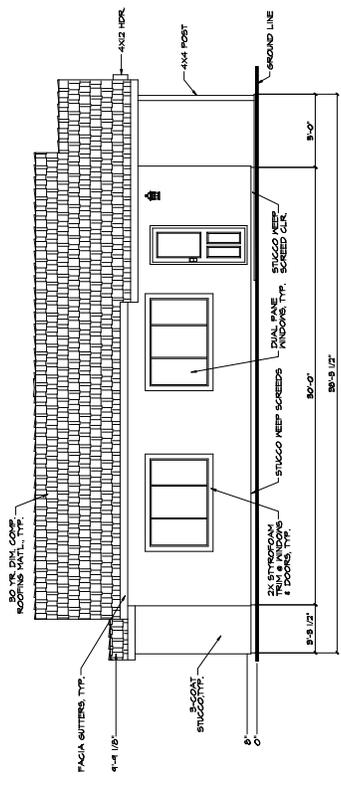
A-5



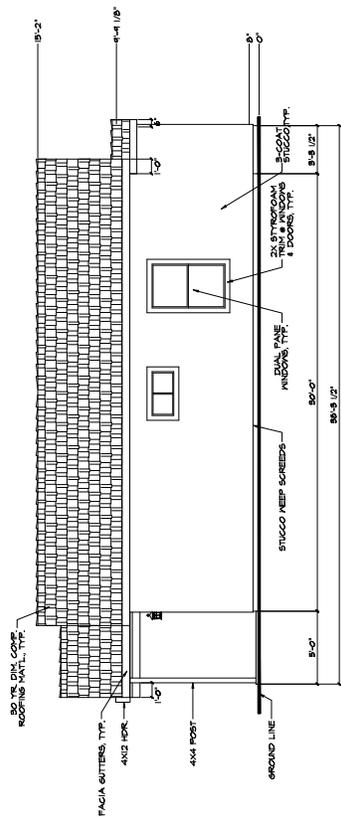
SOUTHWEST ELEVATION  
SCALE: 1/4" = 10"



SOUTHEAST ELEVATION  
SCALE: 1/4" = 10"



NORTHWEST ELEVATION  
SCALE: 1/4" = 10"



NORTHEAST ELEVATION  
SCALE: 1/4" = 10"

March 15, 2025

Deja Harris, Planner  
Sacramento Community Development,  
City of Sacramento  
300 Richards Blvd  
Sacramento, CA 95811

PROJECT NAME: NEW DAWN TREATMENT CENTER (Z25-010)

Dear Ms. Harris,

We are concerned property owners who live on Astoria Street, near this project. As homeowners, we are OBJECTING to the opening of New Dawn Treatment Center @ 2270, 2276, 2282 Copper Lane. We have valid concerns for our neighbors that a Drug Treatment Center moving into our neighborhood is beneficial.

Our neighborhood already is dealing with the Unhoused, Neighborhood Vandalism, Drug Related issues and Shootings. As I read the description given on the Planning Application, this is a residential facility for up to 12 people in need of personal assistance for living or the protection of the individual, on a 24 hour a day basis. This is to include, but not limited to Detox, Behavioral Therapy and Addiction, according to their website.

According to what their description is, our neighbors nearest to the facility will have to deal with unknown security issues and people coming and going of all hours. They could also have to deal with their own safety from patients entering and leaving the premises.

New Dawn is within walking distance to MANY small markets which sell Hard Liquor, Beer & Wine. Also, a WEED SANCTUARY, within 2 blocks! These establishments already add to the issues in our neighborhood.

In Conclusion, we have these valid concerns and do not think New Dawn Treatment is a good fit for our neighborhood!

Best Regards,

Jody Sizer, Resident  
Past President, Hagginwood Community Association  
Rockymomma5@gmail.com

**Deja Harris, Planner**  
Community Development Department  
City of Sacramento  
300 Richards Boulevard, Sacramento, CA 95811

**March 19<sup>th</sup>, 2025**

**RE: New Dawn Treatment Center (Z25-010)**

Dear Ms. Harris,

We are concerned property owners living on Astoria Street (zip 95838) near this proposed project:

- **New Dawn Treatment Center** located on Copper Lane (addresses 2270, 2276, and 2282).

We have concerns about New Dawn Treatment Center and how beneficial it would be to our neighborhood.

Our neighborhood is already dealing with neighborhood vandalism, drug related issues, and shootings. We are also dealing with the unhoused population, particularly along the nearby Ripley Property, located at: 3620 Ripley Street.

As I read in the description on the planning Application, the proposal is for a residential facility for up to 12 people in need of personal assistance for living or the protection of the individual on a 24-hour per day basis. This includes, but is not limited to, Detox, Behavioral Therapy, and Addiction (per their website).

According to their description, neighborhoods closest to the facility will have to deal with unknown security issues and people coming and going during all hours of the day. They could possibly deal with their own safety from patients entering and leaving the premises.

New Dawn is within walking distance to **many** small markets selling hard liquor, beer, and wine. It is two blocks from a **Marijuana Distribution Center!** These establishments add to the numerous issues in our neighborhood already.

**We have valid concerns and do not feel New Dawn Treatment Center is a good fit for our neighborhood!**

Please feel free to contact me at [rockymomma5@gmail.com](mailto:rockymomma5@gmail.com) to further discuss this issue.

Best regards,

**Jody Sizer, Resident**  
Past President, Hagginwood Community Association  
[Rockymomma5@gmail.com](mailto:Rockymomma5@gmail.com)

## Deja Harris

---

**From:** baltzpat123@icloud.com  
**Sent:** Thursday, March 27, 2025 5:05 PM  
**To:** Deja Harris  
**Subject:** Project New Dawn Treatment Center

Hello Deja,

I think this project is already causing problems on Ripley street. Copper Lane is an unimproved single gravel road, and they have already been having Sysco trucks deliver stuff to them for a while now. The trucks can not easily go to this address because it is at the end of Copper lane. So they are parking a big 18 wheeled diesel truck and trailer in the middle of Ripley street, and unloading it, and taking the freight down the gravel road on a carts. While they are doing this the truck is blocking traffic on Ripley. This is happening about once a week. I do not think this is very safe. I also do not believe Ripley is rated for diesel trucks because they weigh way too much.

Thank you  
Patricia Baltz  
37254 Ripley Street

**From:** [Josh Creter](#)  
**To:** [Deja Harris](#)  
**Subject:** Comment on Z25-010  
**Date:** Tuesday, March 11, 2025 5:12:48 PM

---

Hello,

I'm writing in response to your letter from 2/25/25 soliciting community feedback about the "New Dawn Treatment Center" (Application Z25-010 / APN 252-0141-055-0000).

I just wanted to provide my **overwhelmingly positive support** for this Conditional Use Permit. I think this is an excellent use of this parcel and welcome it in the neighborhood.

Thanks,  
Josh