

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 26th 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 26th 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 26th Street at the corner of 26th 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 26th 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.

Table 1: Development Standards							
		Required	Parcel 1	Parcel 2	Parcel 3	Parcel 4	Deviation?
Setbacks (ft or ft-in)	Front-Yard	10 – 25	N/A	N/A	N/A	Existing	No
	Alley	None	3'-1"	3'-1"	3'-1"	Existing	No
	Rear-Yard	15	7'-7"	7'-7"	7'-7"	8'-2"	Yes
	Interior Side-Yard	None	2'-1" and 0"	0"	2'-1" and 0"	4'	No
Height (ft)		35	27.33	27'-4"	27'-4"	Existing	No
Density (du/ac)		30 – 100	40	45	40	60	N/A
			50				
FAR		0.3 – 6.0	1.37	1.53	1.37	1.92	N/A
			1.96				
Open Space (sq. ft. / du)		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 26th 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 26th 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 26th 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:



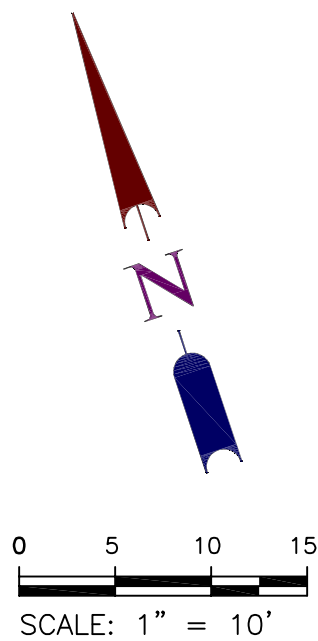
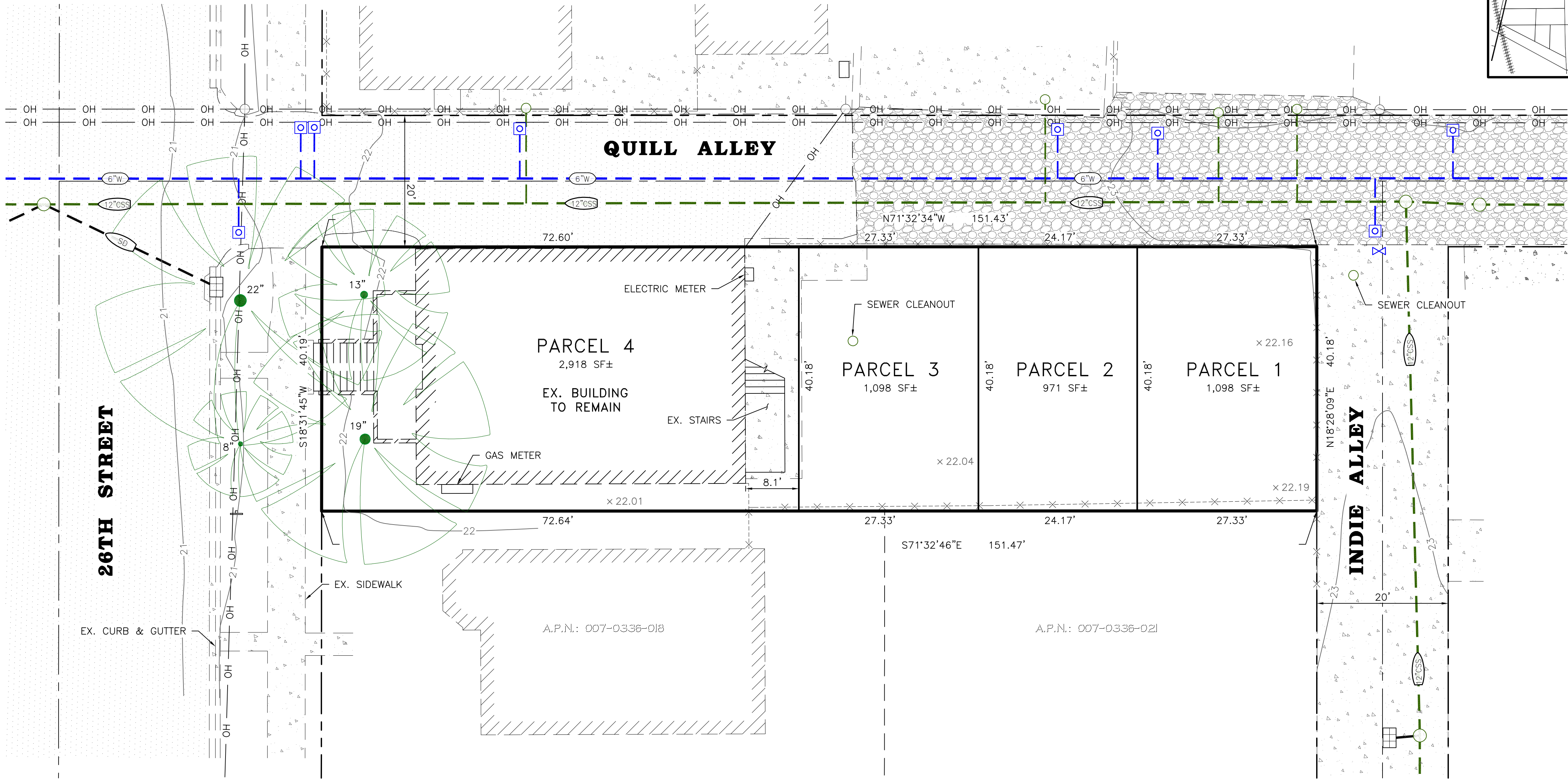
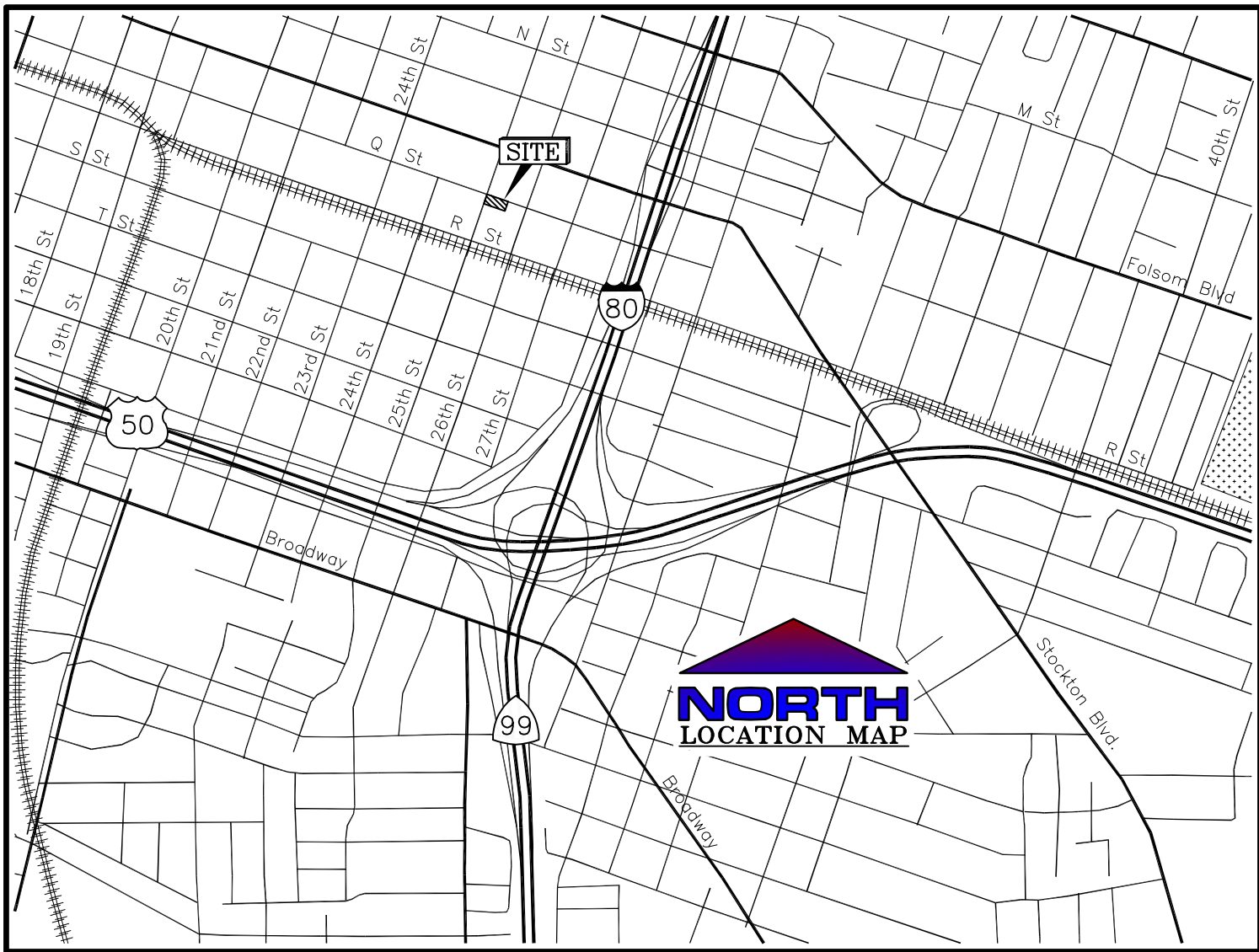
Karlo Felix
Senior Planner

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
1	REVISIONS			

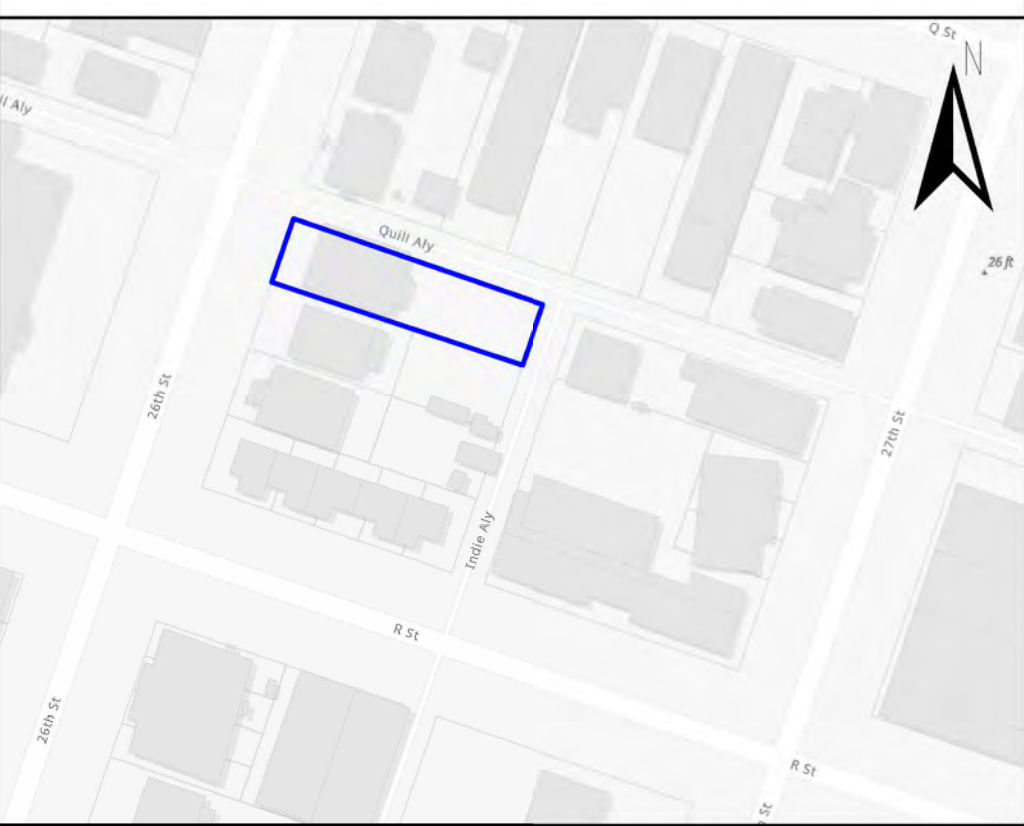
TOP ENGINEERING INC.
CIVIL ENGINEERING, LAND SURVEYING
PLANNING, GENERAL ENGINEERING CONSTRUCTION
PHONE: (916) 342-3657
main@topenginc.com

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

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

DATE : 5/28/2025
SHEET
1 OF 1
SHEETS

VICINITY MAP/ N.T.S.



PROJECT INFORMATION:

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

PROPOSED NUMBER OF LOTS: 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

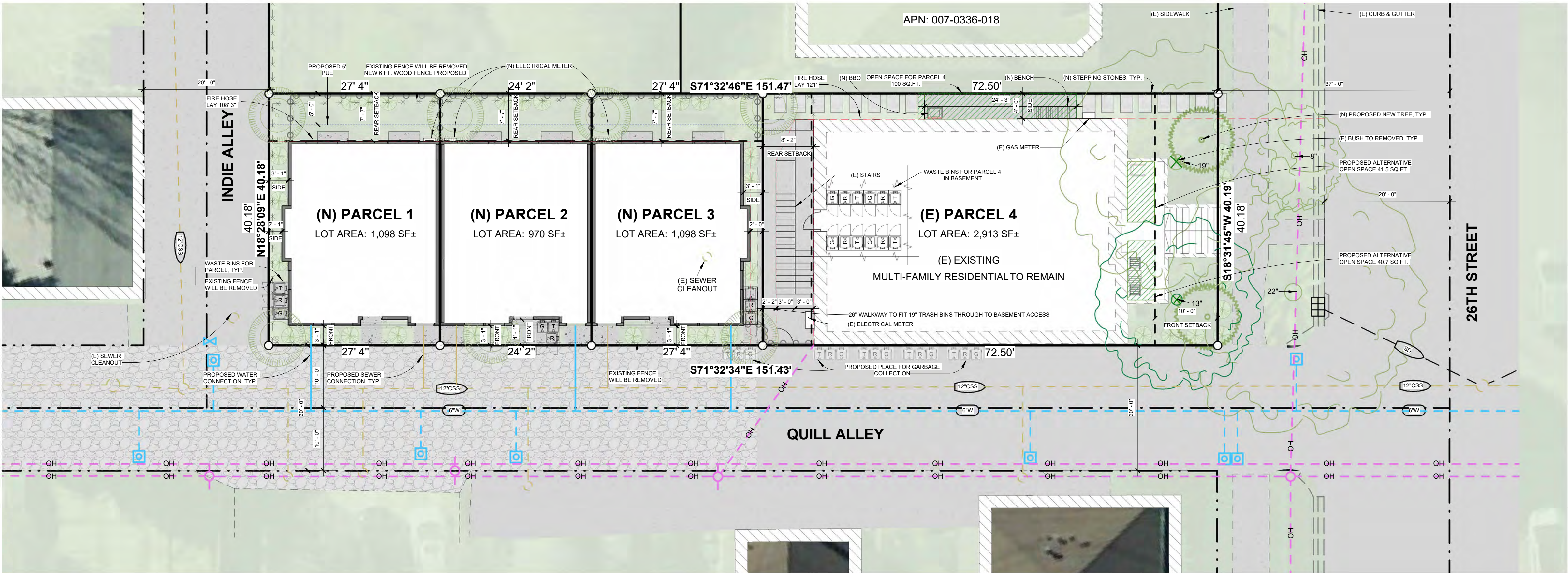
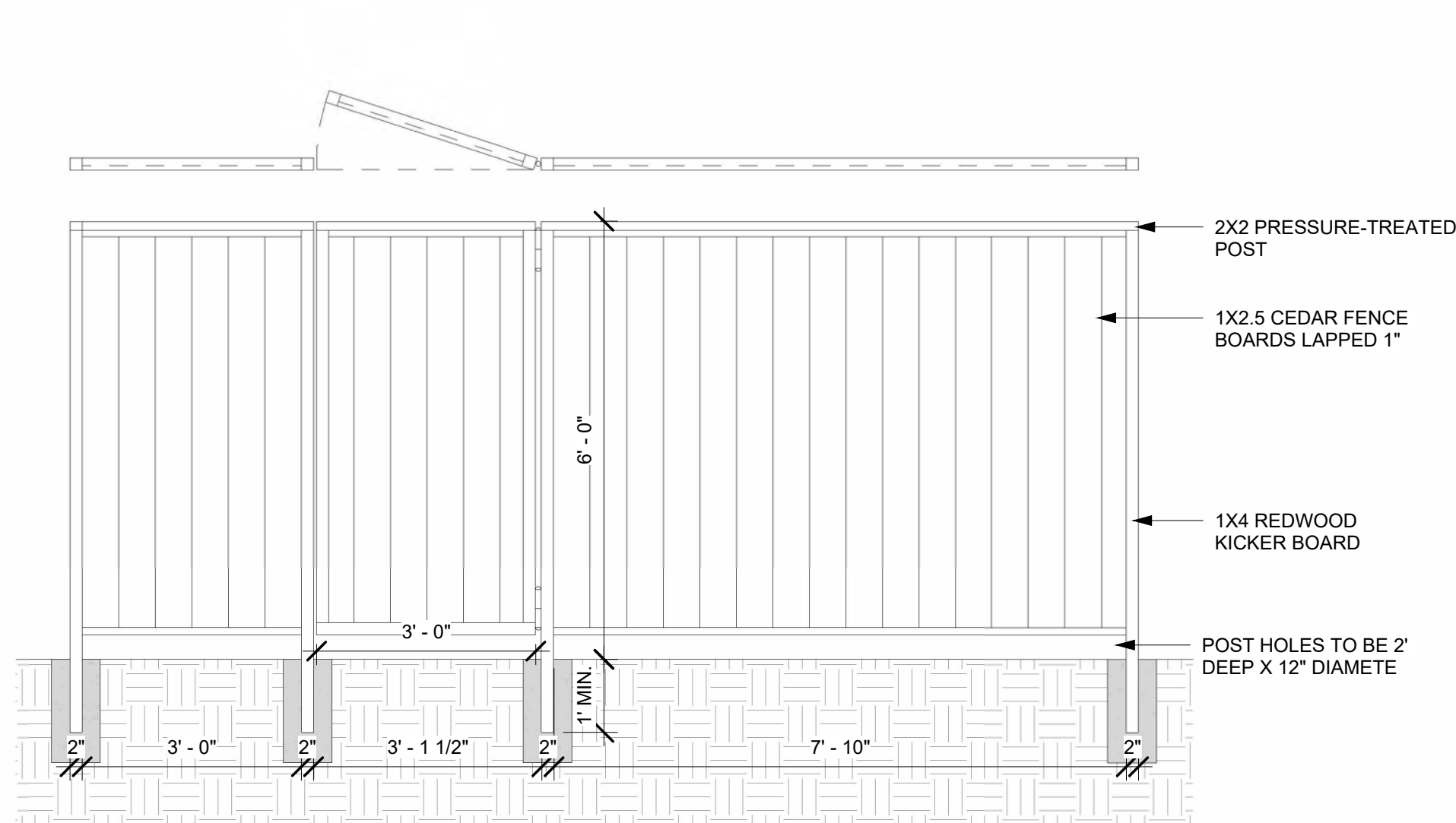
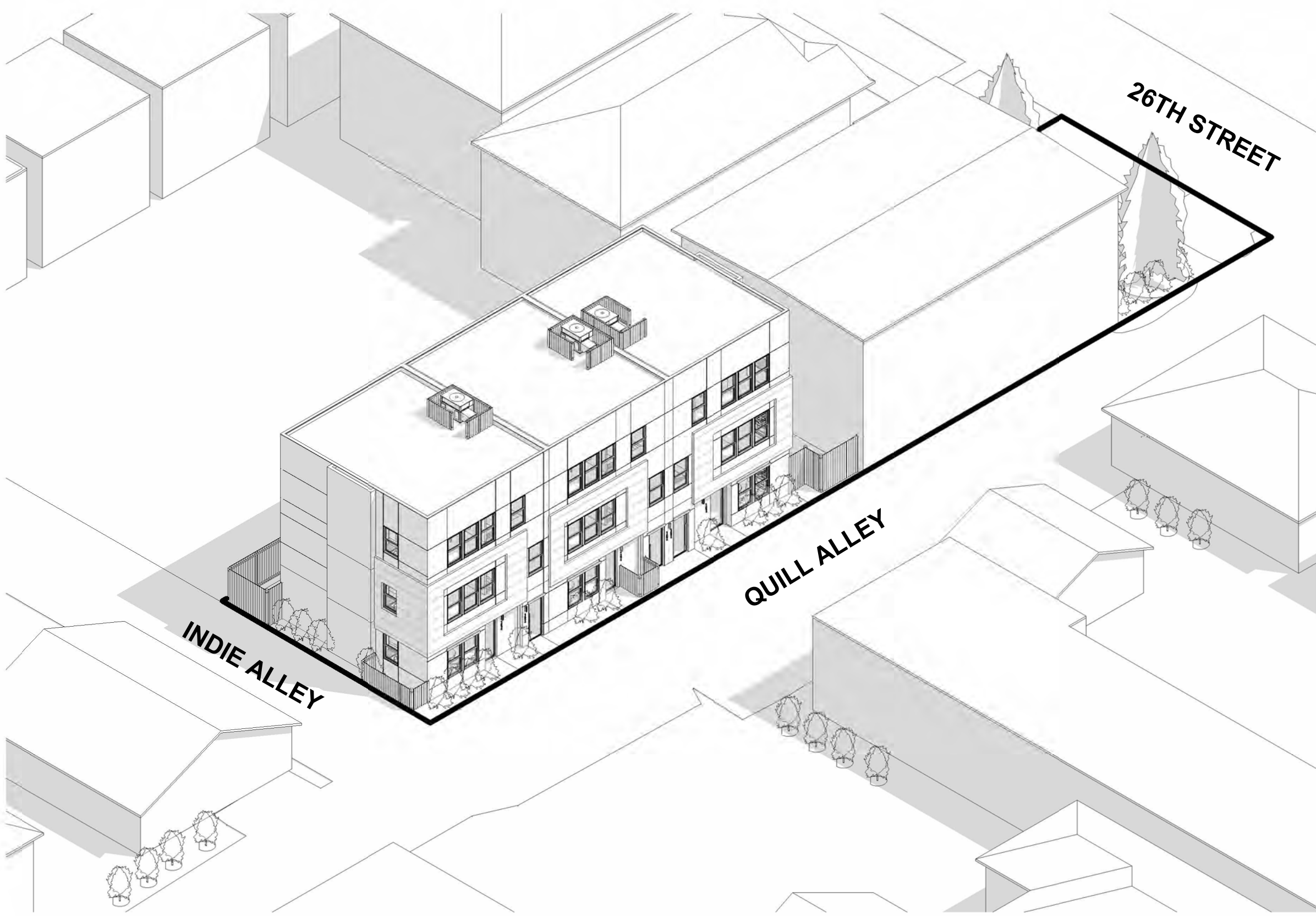
DESCRIPTION	PROPOSED (P)	EXISTING (E)
PROPERTY LINE		— — — —
SETBACK LINE		- - - - -
RIGHT OF WAY EDGE		- · - · -
RIGHT OF WAY CENTER LINE		- · - · -
BENCHMARK		⊕
STRUCTURE	[---]	[]
ROADWAY CONCRETE	[---]	[]
ROADWAY GRAVEL	[---]	[]
ROADWAY ASPHALT CONCRETE	[---]	[]
SIDEWALK CONCRETE	[---]	[]
RETAINING CONCRETE WALLS	[---]	[]
FENCE	⊗ ⊗	- x - x -
WATER LINE	[---]	[---]
SEWER LINE	[---]	[---]
ELECTRICAL LINE	[---]	[---]
GAS LINE	[---]	[---]
LANDSCAPE AREA	[---]	[]

PARCEL/PROPERTY INFORMATION

(P) NO. OF LOTS	TOTAL LOT (SF)	STRUCTURE/UNIT (SF)	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 Bid 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 GRATIAEUS LAEVIQATA CRIMSON CLOUD CRIMSON CLOUD HAWTHORNE	BUSH GERMANDER GREVILLEA "NOELL" GREVILLEA SPANISH LAVENDER

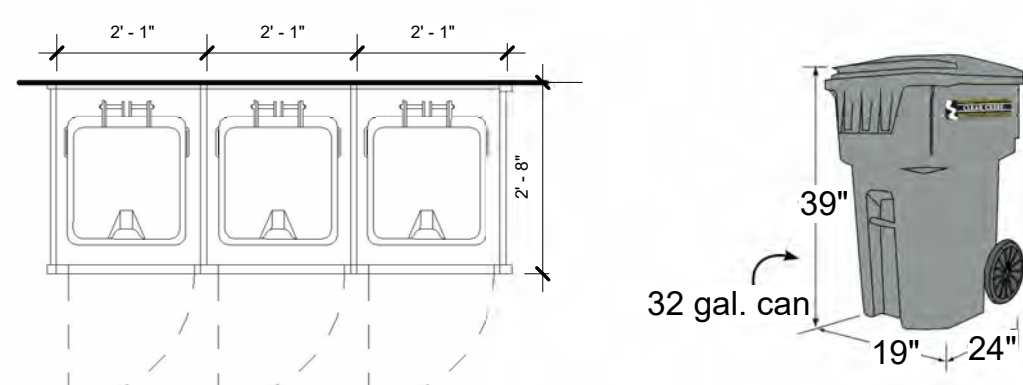
3 SITE PLAN
1" = 10'-0"1 A - FENCE DETAIL
1/2" = 1'-0"

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	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)

PROJECT NAME:

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

SHEET TITLE:

SITE PLAN

PROJECT:
1717 26TH ST

DESIGNED:

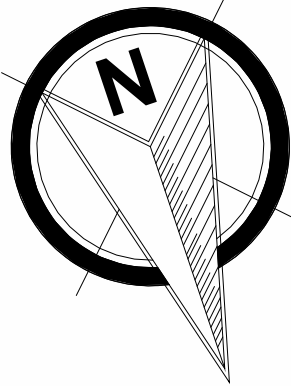
DRAWN:
Michael Rosliakov
DATE: 05/22/2025

DATE: DESCRIPTION: #

SHEET:

A1

California
HOME COMPANYCALIFORNIA 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:

FLOOR PLAN

PROJECT:
1717 26TH ST

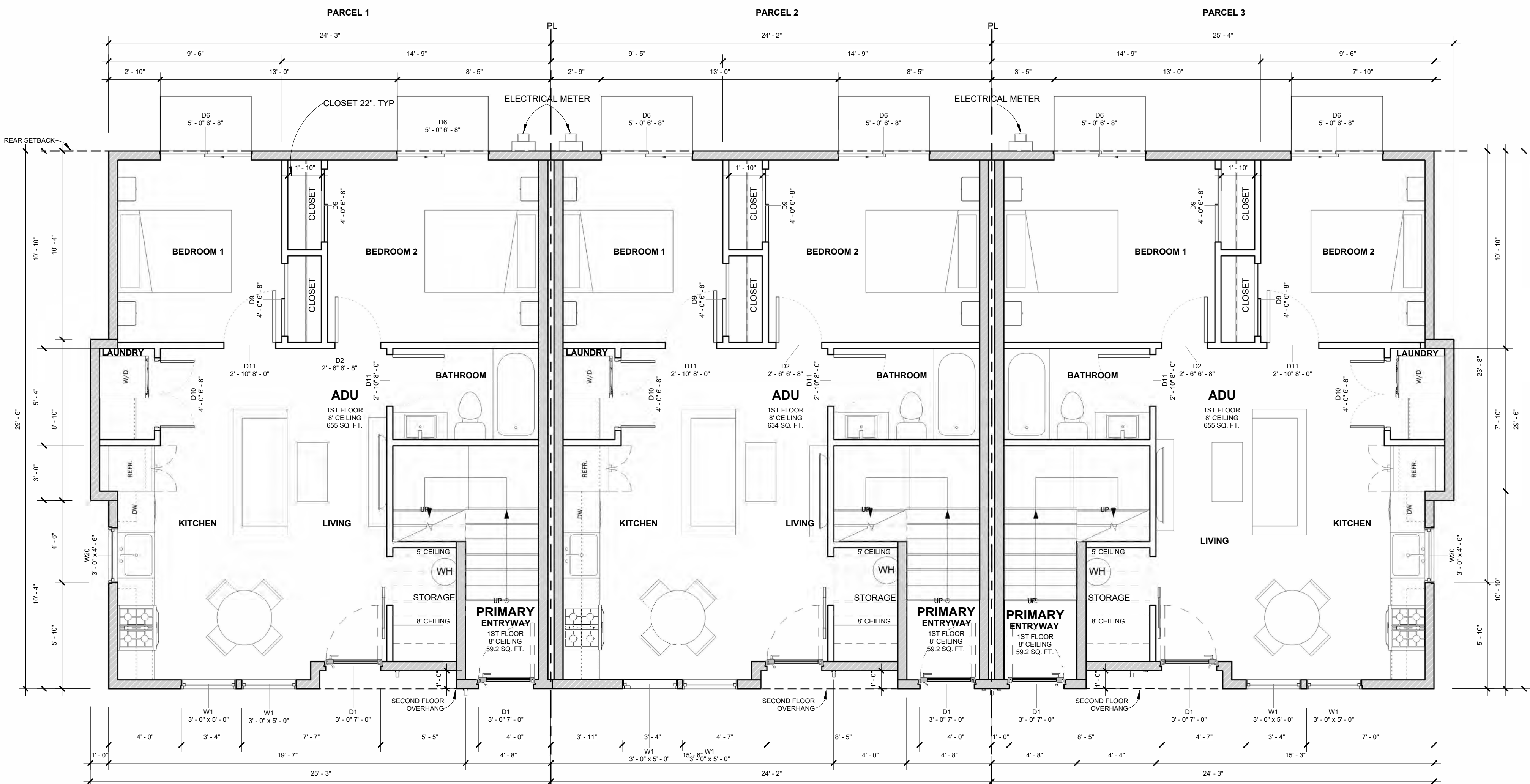
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DRAWN:
Michael Rosliakov
DATE: 05/22/2025

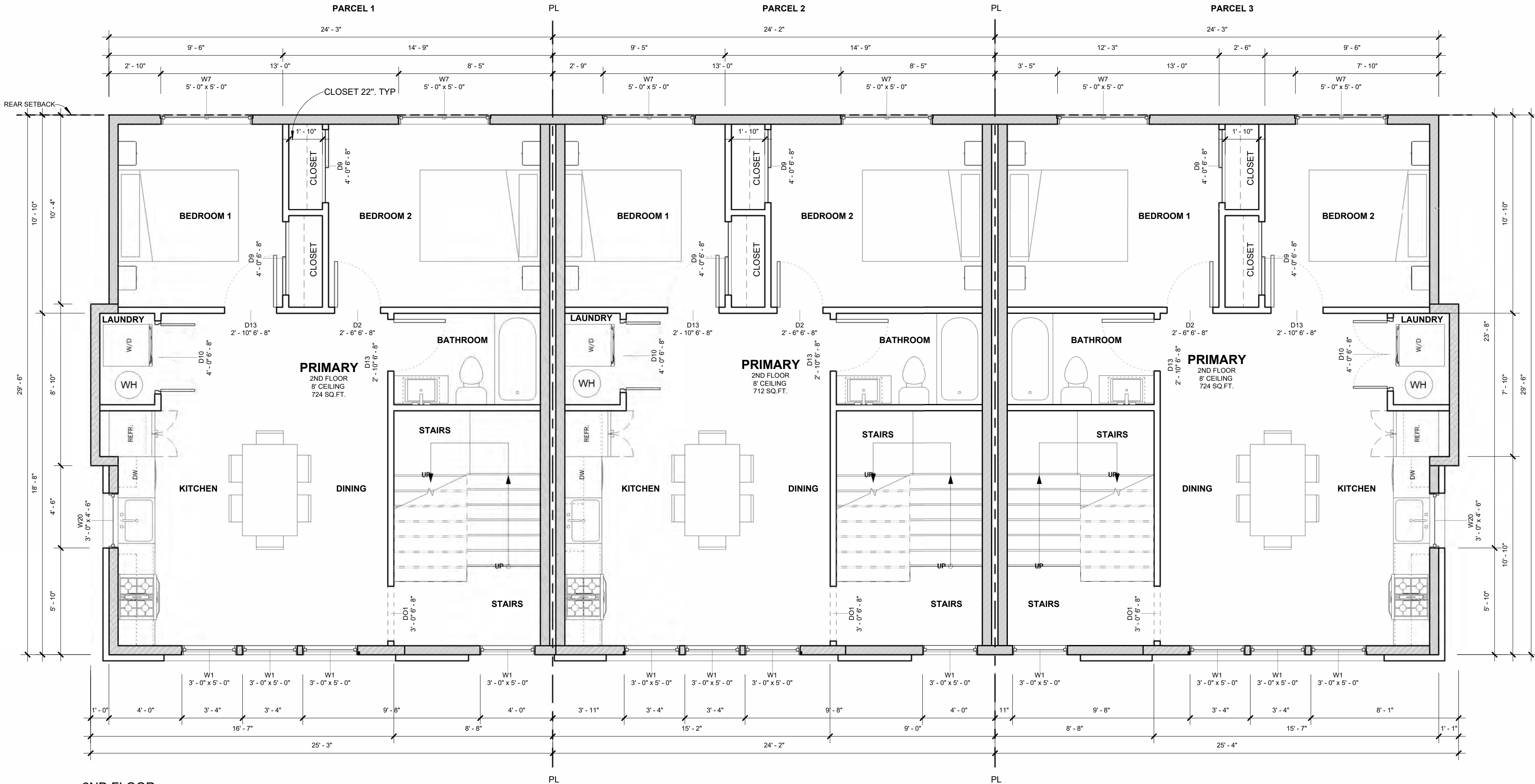
DATE: DESCRIPTION: #

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A2



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



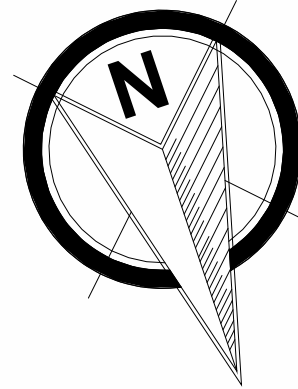
2 2ND FLOOR
1/4" = 1'-0"

ROOM SCHEDULE (PARCEL1,3)			
	NAME	AREA	PERIMETER
ADU	LIVING AREA		
	BEDROOM 1	90 SF	38'-0"
	BEDROOM 2	116 SF	43'-2"
	CLOSET	9 SF	13'-2"
	CLOSET	9 SF	13'-6"
	KITCHEN	99 SF	50'-4"
	LIVING	155 SF	53'-10"
	SUBTOTAL:	477 SF	
	NON-LIVING AREA		
	CLOSET	22 SF	19'-6"
PRIMARY	BATHROOM	40 SF	26'-0"
	LAUNDRY	15 SF	16'-0"
	SUBTOTAL:	77 SF	
	TOTAL ADU:	554 SF	
	LIVING AREA		
	BEDROOM 1	90 SF	38'-0"
	BEDROOM 2	116 SF	43'-2"
	CLOSET	9 SF	13'-8"
	CLOSET	9 SF	13'-0"
	KITCHEN	99 SF	50'-4"
PRIMARY	DINING	159 SF	53'-10"
	LIVING	159 SF	53'-10"
	BAR	101 SF	50'-4"
	CLOSET	13 SF	15'-4"
	BEDROOM 3	90 SF	38'-0"
	BEDROOM 4	116 SF	43'-2"
	CLOSET	9 SF	13'-4"
	CLOSET	9 SF	13'-4"
	BAR	88 SF	47'-10"
	LIVING	159 SF	53'-10"
NON-LIVING AREA	SUBTOTAL:	978 SF	
	ENTRYWAY	72 SF	41'-8"
	BATHROOM	40 SF	26'-0"
	LAUNDRY	15 SF	16'-0"
	STAIRS	80 SF	41'-8"
	BATHROOM	40 SF	26'-0"
	STAIRS	84 SF	41'-8"
	SUBTOTAL:	332 SF	
	TOTAL ADU:	1310 SF	
	TOTAL AREA	1864 SF	

ROOM SCHEDULE (PARCEL2)			
	NAME	AREA	PERIMETER
ADU	LIVING AREA		
	BEDROOM 1	88 SF	37'-6"
	BEDROOM 2	116 SF	43'-2"
	CLOSET	9 SF	13'-2"
	CLOSET	9 SF	13'-6"
	KITCHEN	88 SF	47'-10"
	LIVING	155 SF	53'-10"
	SUBTOTAL:	463 SF	
	NON-LIVING AREA		
	CLOSET	22 SF	19'-6"
PRIMARY	BATHROOM	14 SF	15'-8"
	LAUNDRY	15 SF	16'-0"
	SUBTOTAL:	76 SF	
	TOTAL ADU:	539 SF	
	LIVING AREA		
	BEDROOM 1	88 SF	37'-6"
	BEDROOM 2	116 SF	43'-2"
	CLOSET	9 SF	13'-8"
	CLOSET	9 SF	13'-0"
	KITCHEN	87 SF	47'-10"
PRIMARY	DINING	159 SF	53'-10"
	BEDROOM 3	88 SF	37'-2"
	BEDROOM 4	116 SF	43'-2"
	CLOSET	9 SF	13'-4"
	CLOSET	9 SF	13'-4"
	BAR	88 SF	47'-10"
	LIVING	159 SF	53'-10"
	SUBTOTAL:	934 SF	
	NON-LIVING AREA		
	ENTRYWAY	72 SF	41'-8"
NON-LIVING AREA	STAIRS	80 SF	41'-8"
	BATHROOM	40 SF	26'-0"
	LAUNDRY	15 SF	16'-0"
	STAIRS	84 SF	41'-8"
	CLOSET	14 SF	15'-6"
	BATHROOM	40 SF	26'-0"
	SUBTOTAL:	346 SF	
	TOTAL ADU:	1280 SF	
	TOTAL AREA	1819 SF	

NOTES			
No	NAME	LOCATION	DESCRIPTION
1	W/D	---	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	



PROJECT NAME:

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

SHEET TITLE:

FLOOR PLAN,
ROOF PLAN

PROJECT:
1717 26TH ST

DESIGNED:
Approver

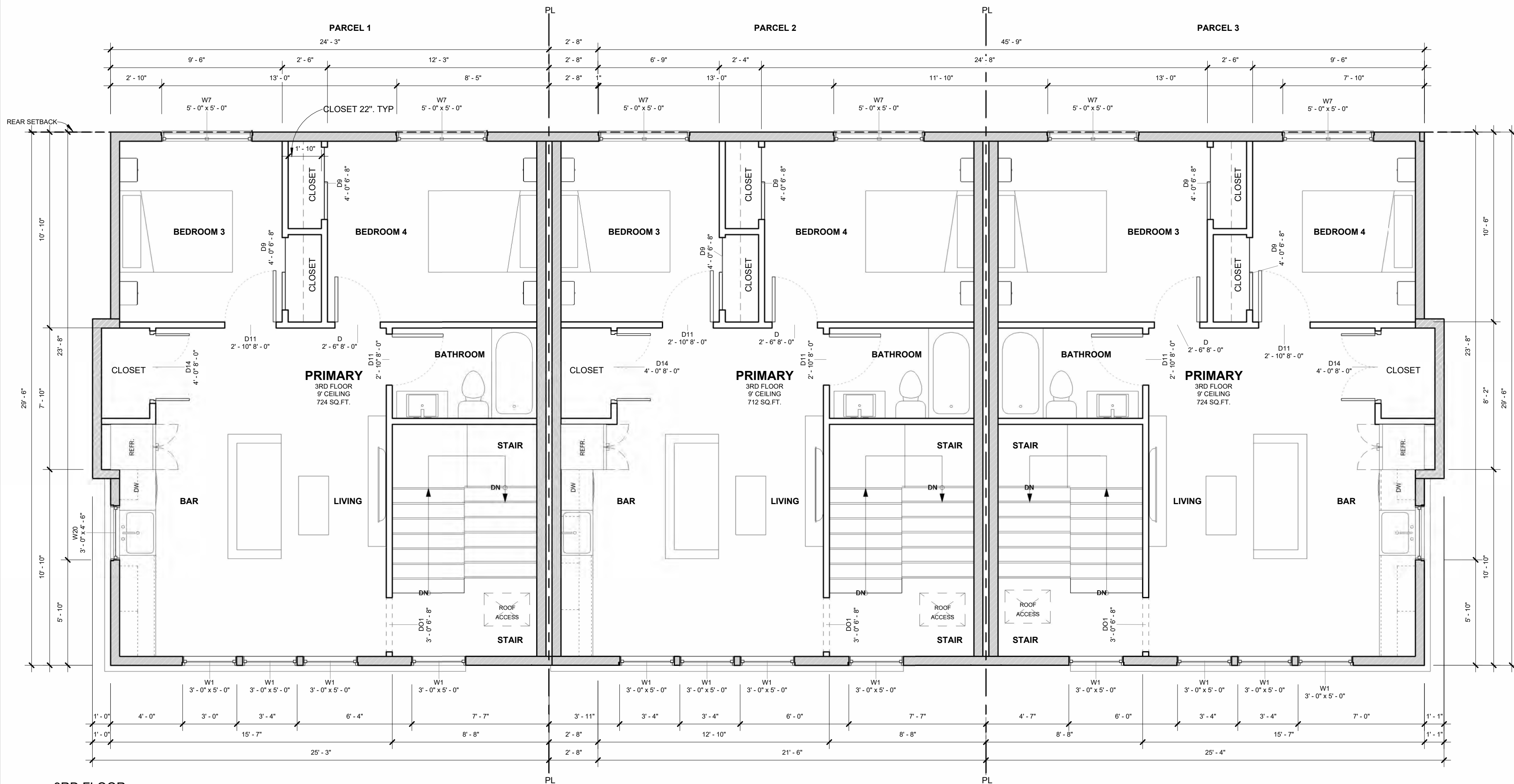
DRAWN:
Michael Rosliakov

DATE: 05/22/2025

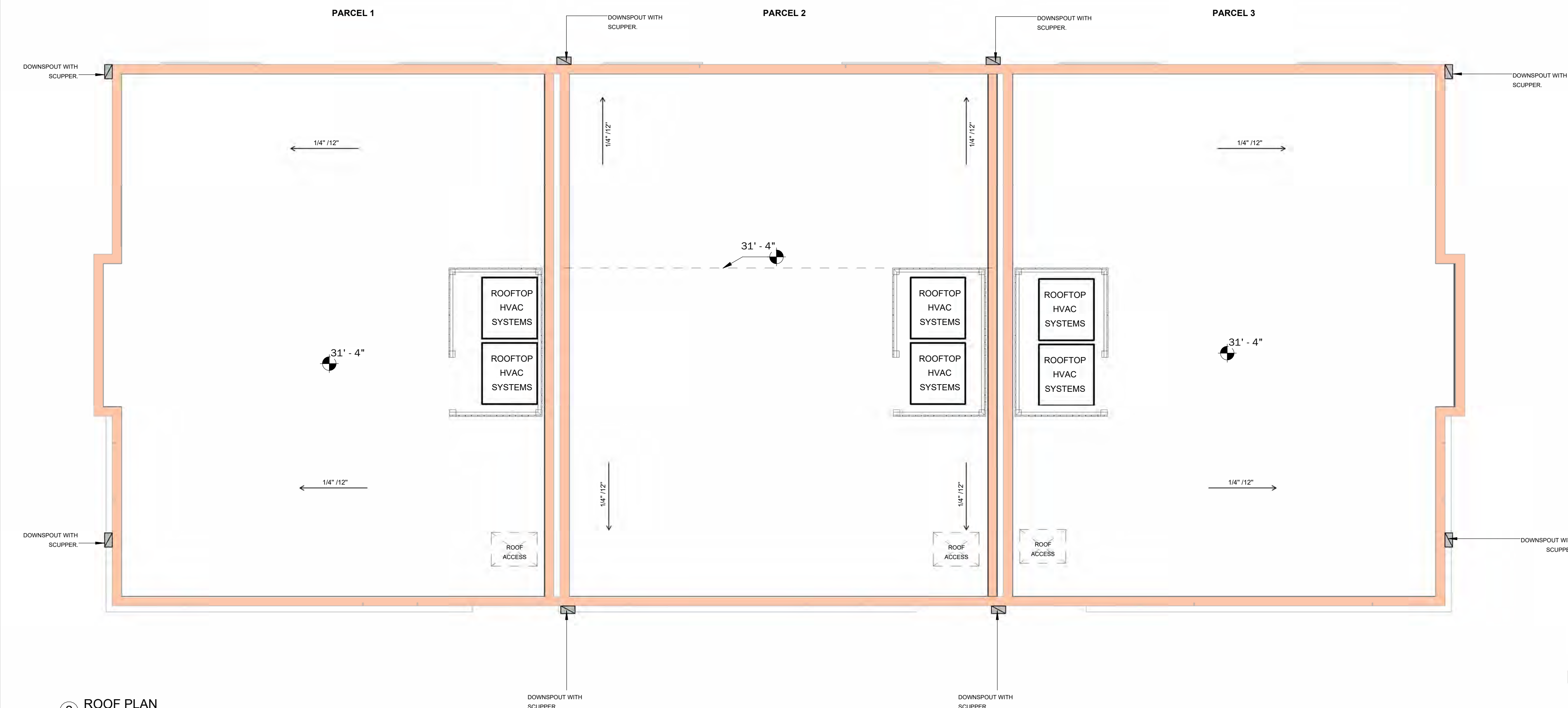
DATE: DESCRIPTION: #

SHEET:

A3



1 3RD FLOOR
1/4" = 1'-0"



2 ROOF PLAN
1/4" = 1'-0"

ROOM SCHEDULE (PARCEL1,3)

	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
PRIMARY	BATHROOM	40 SF	26' - 0"	8
	LAUNDRY	15 SF	16' - 0"	8
	SUBTOTAL:	77 SF		
	TOTAL ADU:	554 SF		
	LIVING AREA			
	BEDROOM 1	90 SF	38' - 0"	8
	BEDROOM 2	116 SF	43' - 2"	8
	CLOSET	9 SF	13' - 0"	8
	CLOSET	9 SF	13' - 0"	8
	KITCHEN	99 SF	50' - 4"	8
PRIMARY	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			
PRIMARY	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"	8
	STAIRS	84 SF	41' - 8"	9
	SUBTOTAL:	332 SF		
TOTAL AREA	TOTAL ADU:	1310 SF		
	TOTAL AREA	1864 SF		

ROOM SCHEDULE (PARCEL2)

	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
PRIMARY	LAUNDRY	14 SF	15' - 8"	8
	BATHROOM	40 SF	26' - 0"	8
	SUBTOTAL:	76 SF		
	TOTAL ADU:	539 SF		
	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
PRIMARY	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
PRIMARY	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 AREA	TOTAL ADU:	1280 SF		
	TOTAL AREA	1819 SF		

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

LEGEND

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



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	WEB
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"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

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:

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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	WEB
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	



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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: 1717 26TH ST		
DESIGNED:		
DRAWN: MICHAEL ROSLIAKOV		
DATE: 05/22/2025		
DATE:	DESCRIPTION:	#



PROJECT NAME:

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

SHEET TITLE:

**GENERAL 3D
VIEW**

PROJECT:
1717 26TH ST

DESIGNED:

DRAWN:
MICHAEL ROSLIAKOV

DATE: 05/22/2025

DATE:	DESCRIPTION:	#

SHEET:

A7

