

## DIRECTOR REPORT

### STAFF RECOMMENDATION

Staff recommends the Zoning Administrator approve, with conditions, a Conditional Use Permit; and the Preservation Director approve, with conditions, Site Plan and Design Review for the project known as **Z25-026 (C Street Self-Storage)**. Draft Findings of Fact and Conditions of Approval for the project are included below.

### REQUESTED ENTITLEMENTS

1. **Conditional Use Permit** to establish a nonconforming use (mini-storage) within a structure listed as a landmark on the Sacramento Register of Historic and Cultural Resources on a 0.88-acre site within the Light Industrial (M-1-SPD) zone and the Central City Special Planning District (SPD).
2. **Site Plan and Design Review** for the adaptive reuse and alteration of a historic resource to convert the building into an approximately 47,280-square-foot mini-storage facility, including associated site improvements.

### PROJECT INFORMATION

Location: 1201 and 1217 C Street  
Parcel Number: 002-0081-002-0000, 002-0081-003-0000  
Council District: 4  
Applicant: SAC LLC (Abed Rashed)  
44-03 56<sup>th</sup> Road  
Maspeth, NY 11378  
Property Owner: Same as Applicant  
Project Planner: Henry Feuss, Associate Planner  
Hearing Date: October 16, 2025

### Land Use Information

General Plan: Employment Mixed Use (EMU)  
Housing Element Site: No  
Community Plan Area: Central City  
Specific Plan: Central City  
Zoning: Light Industrial (M-1-SPD)  
Special Planning District: Central City  
Planned Unit Development: N/A  
Design Review Area: Central City Neighborhood  
Parking District: Traditional

|                      |             |
|----------------------|-------------|
| Open Space District: | Traditional |
| Historic Landmark:   | Yes         |
| Historic District:   | N/A         |

#### Surrounding Land Use and Zoning

|        |                  |                             |
|--------|------------------|-----------------------------|
| North: | M-1-SPD          | Railroad ROW                |
| South: | M-1-SPD          | Light Industrial and Office |
| East:  | M-1-SPD          | Warehouse                   |
| West:  | C-2-SPD, M-1-SPD | Residential and Warehouse   |

#### Site Characteristics

|                         |                                  |
|-------------------------|----------------------------------|
| Existing Property Area: | 38,350 square feet / ±0.88 acres |
| Topography:             | Flat                             |
| Street Improvements:    | Existing                         |
| Utilities:              | Existing                         |
| Existing Land Use:      | Vacant warehouse                 |

#### Other Information

|                   |     |
|-------------------|-----|
| Concurrent Files: | N/A |
| Previous Files:   | N/A |

### **ATTACHMENTS**

Attachment A: Project Plans

### **PROPOSED PROJECT AND ANALYSIS**

#### **SITE CONTEXT**

The approximately 0.88-acre project site is located at 1201 and 1217 C Street (two parcels) within the Central City Special Planning District (SPD). The site is only accessible via Blues Alley and a city right of way due to the 12<sup>th</sup> Street underpass bordering the site to the west and the Union Pacific right of way to the north. Surrounding land uses include light industrial and warehouse uses to the south and east, railroad right of way to the north, and multi-unit residential and warehouse uses across 12<sup>th</sup> Street to the west. Additionally, the La Valentina Light Rail Station is located approximately 0.13 miles from the project site, and the track right of way runs directly adjacent to the project site along 12<sup>th</sup> Street. The site is served by existing public infrastructure including alleys, streets, sidewalks, and wet and dry utility connections in Blues Alley, and 12<sup>th</sup> Street.

1201-1217 C Street is an industrial warehouse that was originally constructed c.1910. Its architect, builder, and original occupants are unknown. The building's railroad-facing doors and proximity to the railroad right of way are character-defining features from a time when rail transport was the primary mode of regional distribution. While little is known about the building's early history, it is demonstrably an important structure for its ties to Sacramento's industrial past. The building is architecturally significant as a rare example of a rusticated concrete block structure with distinctive stepped parapets. The site consists of two connected buildings originally constructed in a similar style. The building to the east (1217) is a one-and-a-half-story structure that still retains original features, though some modifications to openings have been made. The two-story structure mostly located on the western parcel (1201) had been reconstructed in the 1990s after a major fire destroyed the structure. The rebuilt structure was primarily constructed of

poured concrete and concrete masonry units, with the Blues Alley elevation being faced in a rusticated veneer block similar to the original.

An office supply company occupied the structure prior to the 1990s fire. After being rebuilt, the site continued to serve warehouse uses but has remained vacant in recent years due to challenges marketing the site for commercial uses due to the building's lack of a traditional street connection. The building can only be accessed via Blues Alley from 13<sup>th</sup> Street and a City right of way that connects the alley to C Street to the south.

1201-1217 C Street is listed on the Sacramento Register of Historic and Cultural Resources (Sacramento Register) as a local Landmark. The site is not located within a historic district.

## **PROJECT DETAILS**

The applicant is requesting entitlements to facilitate the rehabilitation and adaptive reuse of the landmark building at 1201-1217 C Street into a 47,280-square-foot mini-storage facility.

The proposed project would primarily consist of interior construction to build out the mini-storage facility. The project would largely reuse existing window and door openings facing Blues Alley to serve the mini-storage facility. The existing openings facing the railroad right of way would also be maintained from the exterior.

The site would be accessible via Blues Alley, and a loading/unloading area will be contained within the building through an existing garage door opening. Solid waste will be stored within the building adjacent to the loading area.

The project requires Zoning Administrator approval of a Conditional Use Permit (CUP) to establish a non-conforming use (mini-storage) within a landmark resource. The project also requires Preservation Director approval of Site Plan and Design Review for the adaptive reuse of the building and associated site improvements.

## **Conditional Use Permit**

The applicant is requesting to establish a mini-storage use within the landmark building at 1201-1217 C Street, which is approximately 0.13 miles from the center of the La Valentina light rail station platform. Pursuant to Sacramento City Code (SCC) section 17.444.130.C, a mini-storage use is prohibited within the M-1-SPD zone and Central City SPD when within one-half mile from the center of a light rail station platform. However, pursuant to SCC section 17.232.130, a listed historic resource may be used for a prohibited use with the approval of a CUP if it is determined that the prohibited use provides a demonstrable benefit toward the preservation of the historic resource and the public benefits of the preservation of the listed resource as derived from the proposed prohibited use outweigh the public benefits that would result from the action that would be required to bring the prohibited use into conformance.

The CUP process is designed to evaluate a use's potential impact on a site and the surrounding area. The proposed mini-storage use would occupy the entire structure which has remained vacant for several years due to the limited access to the site. The approximately 47,280 square-foot mini-storage facility will be staffed during business hours and will be accessible by electronic keypad. It is noted that no direct access to the storage units is proposed from the exterior of the building. There will be very few, if any, exterior changes made to accommodate the mini storage use.

The Central City is the urban center of the larger metropolitan area that hosts major employers, tourists, and a continually growing number of residents. Some mini-storage land uses are not appropriate in urban areas due to their underutilization of land, limited activation of the pedestrian realm, and limited employment generation near public transit options. However, in this case, staff is supportive of the request to establish a mini-storage use within the landmark structure and finds it appropriate given the existing site constraints. Specifically, the proposed mini-storage is proposed for a structure that has been underutilized due to site constraints, which limits the functionality and usability of the space for residential and most commercial uses due to the lack of standard street access, limited fenestration, and the secluded nature of the site. As such, this unique site constraint, which is indicative of its industrial past, lends itself to a compatible commercial use, such as mini storage. This leads staff to believe a mini-storage use would uniquely compliment the industrial setting while allowing for a revenue generating use that supports the adaptive reuse of the landmark without having to make any exterior changes or alterations to the building. The mini-storage use would also have relatively little impact on the interior of the structure of the building and would likely be easily removable should an alternative use be sought in the future. Further, staff is supportive of the request given the use pays homage to the industrial history and nature of the structure, which operated as a distribution facility. The adaptive reuse of this vacant landmark into an occupied development seeks to similarly further the continued resurgence of the 12<sup>th</sup> Street Corridor and more broadly the Central City. This is supported by Central City Specific Plan Goal LU.1 which seeks a broad mix of uses that contribute to a vibrant and urban Central City.

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

The purpose and intent of the Site Plan and Design Review entitlement is to ensure the project proposal complies with the relevant development standards established by the underlying zone, overlay, planned unit development (PUD), or SPD. In addition, the entitlement ensures the horizontal and vertical design of the development is compatible and complementary to surrounding development and consistent with applicable design guidelines (Central City Neighborhood Design Guidelines).

### **Building Design and Improvements**

The site consists of two connected buildings constructed in a similar style. The one-and-a-half-story building to the east (1217) is clad in rusticated concrete block, and is largely unaltered, though some openings appear to have been modified. The two-story structure mostly located on the western parcel (1201) had been reconstructed in the 1990s after a major fire destroyed the building. The rebuilt structure was primarily constructed of poured concrete and concrete masonry units, with the Blues Alley elevation being faced in a rusticated veneer block similar to the original.

The project proposes to retain existing exterior openings on all elevations, utilizing some for display windows, and others for operable doors to access loading areas and offices. Existing windows and doors will be retained. If replacement is found to be needed, new windows and doors shall be compatible with the structure, per the conditions of approval.

The project also proposes replacing the concrete block veneer on the Blues Alley façade of 1201 C Street (the reconstructed building) with a compatible veneer brick. The rusticated concrete block was installed on the reconstructed building in the 1990s but has since failed and begun to disconnect from the building necessitating its removal and replacement. To better delineate the

reconstructed building as a modern addition, a compatible veneer brick will be installed on this portion of the structure.

While the interior of the building has not historically been publicly accessible, meaning it is generally outside of the scope of review by the City's Preservation Office, it is important to note that the proposed use is compatible with the historic nature of the structure (industrial warehouse). The mini-storage use will require minimal changes to the historic structure, which is in alignment with the Secretary of the Interior's Standards for Rehabilitation. Further, should an alternative use for the site be sought in the future, mini storage use would likely be easily removable due to the limited need for utilities, finishes, and permanent wall assemblies for that use.

| Table 1: Development Standards |                                            |            |              |           |
|--------------------------------|--------------------------------------------|------------|--------------|-----------|
|                                |                                            | Required   | Project Site |           |
|                                |                                            |            | Proposed     | Deviation |
| Setbacks (ft)                  | Rear-Yard (north)                          | None       | 20.5*        | no        |
|                                | Street Side-Yard (12 <sup>th</sup> Street) | None       | 0*           | no        |
|                                | Front-Yard (Blues Alley)                   | None       | 0*           | no        |
|                                | Interior Side-Yard (east)                  | None       | 0*           | no        |
| Height (ft)                    |                                            | 70 (max)   | 34*          | no        |
| FAR                            |                                            | 0.15 – 6.0 | 1.23         | n/a       |
| Parking                        | Vehicle                                    | 0          | 0            | no        |
|                                | Bicycle – Long-Term                        | 0          | 0            | no        |
|                                | Bicycle – Short-Term                       | 0          | 0            | no        |

\*Existing condition.

### Development Standards

The project proposes to maintain the existing building without altering the existing setback, height, or size of the structure.

The M-1-SPD zone and the Central City SPD establish prescriptive development standards applicable to the proposed housing development. Table 1 illustrates the project's compliance with these applicable development standards, including height maximums, density regulations, setback requirements, and generally applicable development standards. As outlined in Table 1, the project complies with all development standards of the M-1-SPD zone.

The Employment Mixed Use (EMU), the M-1-SPD zone, and Central City SPD establish a floor area ratio (FAR) minimum of 0.15 and a maximum of 6.0. The 47,280 square foot historic commercial building on the 38,350 square foot project site results in an FAR of 1.23, consistent with the EMU designation and M-1-SPD zone. Additionally, as shown in Table 1, the project is consistent with all development standards of the M-1-SPD zone.

The site is located within the Traditional parking district and is located within 0.5 miles of an existing light rail station (La Valentina station). No off-street vehicular parking is required, and no parking will be provided beyond the interior loading area. Mini-storage use does not require long- or short-term bicycle parking, and none will be provided.

There is no open space requirement for mini-storage use.

### Secretary of the Interior's Standards for the Treatment of Historic Properties Compliance

The Secretary of the Interior's Standards for the Treatment of Historic Properties address four treatments: preservation, rehabilitation, restoration, and reconstruction. As stated in the regulations (36 Code of Federal Regulations (CFR), Part 68) promulgating the Standards, "one set of standards...will apply to a property undergoing treatment, depending on the property's significance, existing physical condition, the extent of documentation available, and interpretive goals, when applicable. The Standards will be applied taking into consideration the economic and technical feasibility of each project." The associated Guidelines have been developed by the National Park Service to help apply the Standards to a specific type of historic resources. The purpose of the Standards and associated Guidelines is to provide guidance to those involved in a project involving a historic property before beginning work. The Guidelines are intended as an aid to assist in applying the Standards to all types of historic buildings. They are not meant to give case-specific advice or address exceptions to unusual conditions.

After review of the proposed project, and supplemental information provided by the applicant, staff has concluded the project is consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties (SCC section 17.808.180.1.a).

1. *"The property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships."*

The historic use of the site was industrial in nature, serving as an industrial warehouse/distribution center beginning c.1910. The proposed project would adaptively reuse the building as a mini-storage facility. The use of the building for commercial land uses and the proposed alterations to the building do not remove distinctive materials, features, or spaces. Additionally, no new construction is proposed to alter the existing building footprint and size to accommodate the proposed uses allowing for the retention of its form, massing, scale, and general design as well as its spatial relationship to the neighborhood. As such, the proposed project is generally consistent with Rehabilitation Standard 1.

2. *"The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided."*

The building retains integrity of location, design, feeling, association, and integrity of materials and workmanship. The following character-defining features will be retained throughout the project.

- Rusticated concrete block facing
- The regular rectilinear form with trussed roofs;
- Fenestration pattern including transom windows, and metal casement windows;
- Loading dock openings on north and south elevations;
- Stepped parapets
- Concrete lintels

As proposed, the elements of significance that characterize 1201-1217 C Street would be retained. Further, the continuation of commercial uses in the space would allow for the existing spaces and features to remain. The project has been conditioned to ensure any work to the historic features would preserve original features and materials to the extent feasible and

repair any damaged or missing features in-kind. As such, the proposed project is consistent with Rehabilitation Standard 2.

3. *“Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties will not be undertaken.”*

No changes will be made that create a false sense of historical development, such as adding conjectural features or elements from other historic properties. The failed rusticated stone veneer on the rebuilt portion will be replaced with a compatible veneer brick to compatibly delineate the new structure. The proposed project is consistent with Rehabilitation Standard 3.

4. *“Changes to a property that have acquired historic significance in their own right will be retained and preserved.”*

All features of the building will remain with the exception of the failed rusticated stone veneer on the rebuilt structure, which does not appear to be a feature that has gained significance in its own right, and has existed for less than 35 years. As proposed, the project maintains and retains this character-defining fenestration pattern. Therefore, the proposed project is consistent with Rehabilitation Standard 4.

5. *“Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.”*

The project has been conditioned to ensure any work to the historic features on the building would preserve original features and materials to the extent feasible and repair any damaged or missing features in-kind. Therefore, the proposed project is consistent with Rehabilitation Standard 5.

6. *“Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of distinctive features, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.”*

As discussed under Standard 2, the high-quality character-defining features of the historic building will be retained and restored. Original material will be repaired rather than replaced wherever feasible, and where infeasible matching material will be used in accordance with Rehabilitation Standard 6. Therefore, the proposed project is consistent with Rehabilitation Standard 6.

7. *“Chemical or physical treatments, if appropriate, will be undertaken using the gentlest mean possible. Treatments that cause damage to historic materials will not be used.”*

The project is conditioned require a pre-construction meeting between the applicant, the applicant’s contractor, and preservation staff to review the conditions and the methods of any necessary treatments, as well as schedule an in-progress inspection with preservation staff to ensure treatments do not cause damage to historic materials. As such, the proposed project is consistent with Rehabilitation Standard 7.

8. *“Archaeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.”*

This Rehabilitation Standard focuses on known archaeological resources and their protection. No known archaeological resources are located at the project site; thus, this Rehabilitation Standard is not applicable. The project also includes little to no ground disturbance, and the site was not identified as a sensitive area during the project routing process. Standard best management measures and compliance with state and federal laws would address accidental discovery concerns

9. *“New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.”*

There will be no exterior additional or major new construction beyond the installation of the new veneer brick on the rebuilt portion of the structure. The installation of the new material shall be conditioned to not adversely affect the historic features of the original structure should they need to intersect. As such, the proposed project is generally consistent with Rehabilitation Standard 9.

10. *“New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.”*

This Rehabilitation Standard focuses on new additions; thus, this Rehabilitation Standard is not applicable. No new additions are proposed to the landmark building, and the original massing, scale, and general design are maintained.

The analysis above underscores that the project as currently proposed is consistent with the Rehabilitation Standards. As described by the federal regulations (36 CFR Part 68), staff has considered the property’s significance, existing physical condition, the existing documentation for the property to conclude that the project is consistent with the Standards and concluded the project would not result in the substantial adverse change to the essential physical features necessary to convey the historic significance of the building. Therefore, staff recommends approval of the project based on the findings of fact and conditions of approval provided in the sections below.

## **PUBLIC/NEIGHBORHOOD OUTREACH AND COMMENT**

The site was posted with project information at the time of submittal. Additionally, this project was routed to The River District (PBID), Alkali and Mansion Flats Historic Neighborhood Association, and Preservation Sacramento. All property owner and residents within 500 feet of the subject site, as well as the neighborhood association, were mailed a public hearing notice on October 6, 2025, and a notice was posted at the project site. At the time of writing the staff report, staff has received no comments on the item and there is no known opposition.

## ENVIRONMENTAL CONSIDERATIONS

The proposed development is a “project” as defined in the California Environmental Quality Act (CEQA). The City, as lead agency, is required to proceed in accordance with CEQA requirements prior to considering any approval.

The project is determined to be exempt from the provisions of the CEQA pursuant to CEQA Guidelines section number 15301 (Class 1 – Existing Facilities) which consists 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 use beyond that existing at the time of the lead agency's determination.

The existing building is listed on the Sacramento Register as a local Landmark and is therefore considered a historical resource pursuant to CEQA. As identified in the analysis above, the project follows the Secretary of the Interior's Standards for the Treatment of Historic Properties. Pursuant to CEQA Guidelines section 15064.5(b)(3), projects that follow these guidelines shall be considered to be mitigated to a level of less than a significant impact on the historical resource.

## 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 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).

## FINDINGS OF FACT

### Environmental

1. The Zoning Administrator and Preservation Director finds:
  - a. Pursuant to CEQA Guidelines section 15064.5(b)(3), the project will not result in a substantial adverse change in the significance of a historical resource because the design complies with the Secretary of the Interior's Standards for the Treatment of Historic Properties.
  - b. That the project is exempt from the CEQA pursuant to Public Resources Code (PRC) CEQA Guidelines section 15301 (Class 1 – Existing Facilities).

### **Conditional Use Permit**

2. The proposed use and its operating characteristics are consistent with the Employment Mixed (EMU) Use General Plan designation. The proposed use and its operating characteristics are also supported by Central City Specific Plan Goal LU.1 which seeks a broad mix of uses that contribute to a vibrant and urban Central City by establishing a use that is complimentary to the surrounding neighborhood that also assists with facilitating the adaptive reuse and preservation of a landmark building; and
3. The proposed use and its operating characteristics are consistent with the applicable standards, requirements, and regulations of the M-1-SPD zone, and of all other provisions of the code, specifically the purpose and intent of the M-1-SPD zone and Central City SPD, and nonconforming use regulations; and
4. 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 services and utilities; and
5. The proposed use and its operating characteristics 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
6. The proposed use provides a demonstrable benefit toward the preservation of the listed historic resource; and
7. The public benefits of the preservation of the listed historic resource as derived from the proposed nonconforming use outweigh the public benefits that would result from the action that would be required for the use to be brought into, or remain in, conformance.

### **Site Plan & Design Review**

8. Site Plan and Design Review for the adaptive reuse and alteration to a landmark listed in the Sacramento Register of Historic and Cultural Resources and associated site improvements is approved because project is consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties and the goals and policies of the City of Sacramento Planning and Development Code. Specifically, the proposed development is consistent with: the General Plan, including General Plan Goal HCR 2.1 (Identification and Preservation) for the identification and preservation of existing historic and cultural resources to enrich our sense of place and our understanding of the city's prehistory and history, SCC Title 17 development standards, and the purpose and intent of the Central City Neighborhood Design Guidelines and would maintain the integrity and significance of the historic landmark. The essential physical features that remain and characterize the building at 1201-1217 C Street would be retained as part of the proposed project, and the project has been conditioned to ensure any work to the historic features on the landmark would preserve original features and materials to the extent feasible and repair any damaged or missing features in-kind. Further, the proposed development is not detrimental to the public health, safety, convenience, or welfare of persons residing, working, visiting, or recreating in the surrounding neighborhood and will not result in the creation of a nuisance in that the project meets all applicable development standards for the M-1-SPD zone.

## **200-Year Flood Protection**

9. 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**

### **Conditional Use Permit**

- A1. The approval authorizes the establishment of an approximately 47,280-square-foot mini-storage use. Any changes to the location, size, or type of use shall require further Planning Division review and may require additional approvals.
- A2. No open or outdoor storage areas are authorized as part of this approval. Open and outdoor areas will require additional review by the Planning Division.
- A3. No retail business shall be permitted to operate within any of the storage units.
- A4. The site and storage facility shall be inspected and maintained to be free and clear of litter.
- A5. The following "Good Neighbor" measures shall be implemented by the applicant and any operator:
  - a. Establish a process for residential and commercial tenants as well as neighbors to communicate directly with the management staff of the storage facility should there be any problems or issues.
  - b. Provide signage at the building storefront that includes a 24-hour emergency contact person and phone numbers on-site that is located in a clearly identified place and kept up to date.
- A6. Any modification to the attached plans shall be subject to review and approval by Planning Staff prior to the issuance of building permits.
- B2. This approval is valid for three years and is subject to SCC section 17.808.400.

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

#### **Planning**

- B3. The project approval allows for the adaptive reuse of 1201-1217 C Street into approximately 47,280 square feet of mini-storage as shown on the final approved plans.

- B4. The proposed project shall be constructed per the final approved plans and/or exhibits and these conditions of approval.
- B5. Landscaping improvements including planters, trees, shrubs, and groundcover shall be constructed as indicated on the final approved plans.
- B6. A pre-construction meeting shall be scheduled between the applicant, the applicant's contractor, and preservation staff to review the conditions and the methods of treatment. There shall also be an in-progress inspection conducted by preservation staff, scheduled once demolition activity is complete.
- B7. Match in-kind means to match: design, dimensions, placement, materials and finishes.
- B8. Exterior building modifications shall be constructed as shown on the final approved plans. Any additional exterior building modifications shall require additional review and approval by Preservation Staff.
  - a. Product sample for veneer brick shall be supplied to preservation staff for review and approval during preconstruction meeting prior to procurement.
  - b. Window and door openings on veneer brick section shall be capped with decorative lintels mimicking 1217 C Street. Detail shall be submitted to preservation staff for review and approval prior to installation.
- B9. The existing character-defining elements of the historic landmark shall be retained and protected, including
  - a. The regular rectilinear form with truss roofs;
  - b. Rusticated concrete block facing;
  - c. The regular rectilinear form with trussed roofs;
  - d. Fenestration patterns, including transom windows, and metal casement windows;
  - e. Loading dock openings on north and south elevations;
  - f. Stepped parapets; and
  - g. Concrete lintels.

All repairs to existing character defining materials and elements shall meet the Secretary of the Interior's Standards for the Treatment of Historic Properties. Specific repair and cleaning techniques shall be subject to review and approval by Preservation Staff during construction.
- B10. If existing windows or doors need to be replaced, the applicant shall utilize metal sash windows with true divided lites subject to review and approval by Preservation Staff. If windows are replaced, the existing fenestration pattern and opening shall be maintained.

- a. Applicant shall submit product literature for windows and provide contractor qualifications for review and approval by Preservation Staff prior to procurement.
- b. Applicant shall submit product literature for doors and provide contractor qualifications for review and approval by Preservation Staff prior to procurement.
- B11. If during construction activities any rails or other related railroad infrastructure is discovered/unearthed, the applicant shall stop work and consult with Preservation Staff prior to moving forward.
- B12. Applicant shall submit product literature for exterior awning and provide contractor qualifications for review and approval by Preservation Staff prior to procurement.
- B13. Applicant shall submit product literature for new exterior lights and provide contractor qualifications for review and approval by Preservation Staff prior to procurement.
- B14. Any new mechanical equipment shall be screened from public view behind parapet wall, landscaping, or other screening mechanism approved by Planning Staff.
- B15. Planning in-progress inspections (93) shall be called for prior to the following Building Inspections: (81) Frame Across/Board. An (89) Planning Final shall be called for prior to (29) Building Final.
- B16. The applicant shall prepare a construction management plan prior to issuance of building permit for review and approval by the building division that addresses potential encroachment into the public right of way, street closures, and potential effects on city street trees.
- B17. All other notes and drawings on the final plans as submitted by the applicant are deemed conditions of approval. Any changes to the final set of plans approved by Preservation Staff shall be subject to review and approval prior to any changes.
- B18. A signage application shall be submitted for the mini-storage use for review and approval by Planning Staff prior to operation.
- B19. Any modification to the project shall be subject to the review and approval of Preservation Staff (and may require additional entitlements).
- B20. The applicant shall obtain all necessary building permits prior to commencing construction.
- B21. This approval is valid for three years and is subject to SCC section 17.808.400.

## **Fire**

- B22. Any modifications to the facility must be made under permit by way of plan review for compliance with the Fire and Building Codes.
- B23. Obtain a Fire Clearance by requesting a fire and life safety inspection from the Sacramento City Fire Prevention Division. Contact # 916-808-1300.

- B24. Obtain any required operational permits from the Sacramento City Fire Prevention Division. Contact # 916-808-1300.
- B25. Provide documentation to verify that any fire and life safety systems such as fire suppression and fire alarm systems have been serviced, maintained and certified in accordance with the required maintenance schedules as may be applicable (quarterly, annual and 5-year service).

### **Public Works**

- B26. 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.
- B27. The applicant shall repair or replace/reconstruct (in concrete) any deteriorated portion of the alley adjacent to the subject property (from the subject property's western property line to 13<sup>th</sup> Street) per City standards to the satisfaction of the Department of Public Works.
- B28. 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.

### **SMUD**

- B29. SMUD has existing overhead 21kV facilities and low voltage/secondary facilities along the north and west side of the property (north and west sides of R and 2<sup>nd</sup> Streets respectively) 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.
- B30. SMUD has existing underground 21kV facilities along the south 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.
- B31. 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. Applicant shall be responsible for confirming with SMUD appropriate/acceptable landscaping including placement within the easement area. SMUD reserves the right to prune & remove trees that encroach into the easement area. Applicant shall submit landscape improvement plans with tentative or final map as a

condition of approval. New landscaping improvements shall be restricted to a maximum height of fifteen feet tall at full maturity.

- B32. 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. Applicant is further made aware that the proposed location of any relocated facilities will be subject to SMUD's vegetation management practices including restrictions of 15 feet high at full maturity and placement of trees within SMUD easements. Applicant shall bear cost to remove vegetation or trees located within proposed new facilities area and SMUD retains the right to engage in customary vegetation management practices at proposed new location after facility relocation. Applicant shall submit landscape improvement plans with tentative or final map as a condition of approval.
- B33. 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, including but not limited to vegetation management, tree pruning or removal, weed abatement and application of weed abatement material, and a height restriction of fifteen feet tall at full maturity. Applicant shall submit landscape improvement plans with tentative or final map as a condition of approval.
- B34. 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.).
- B35. 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>.
- B36. The Applicant shall provide separate SMUD service points to each parcel to the satisfaction of SMUD.
- B37. 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.
- B38. The shown transformer location and space on the provided plans will have to be validated by SMUD to ensure it meets all spacing and design criteria per the requested service size. Please contact SMUD Line Design for additional information.

#### **SacSewer**

- B39. Prior to the ISSUANCE OF A BUILDING PERMIT: The owner must contact the Permit Services Unit at [PermitServices@sacsewer.com](mailto:PermitServices@sacsewer.com) or by phone at (916) 876-6100 to determine if sewer impact fees are due. Fees are to be paid prior to the issuance of building permits.

## Utilities (DOU)

- B40. This project is served by the Combined Sewer System (CSS). However, based on the project's description, the applicant will not be required to pay the combined sewer system impact fee.
- B41. City records indicate the existing domestic water service may not have a backflow preventer. The applicant shall install a reduced pressure principal backflow device (per City standards) as part of their 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. The applicant shall provide the building permit number that includes the installation of an approved backflow device to the DOU entitlement engineer prior to condition signoff.

## Police

- B42. Exterior lighting shall be white light using LED lamps with full cutoff fixtures to limit glare and light trespass. Color temperature shall be between 2700K and 4100K with a color rendering index of 80 or higher and a light loss factor of 0.95 or better. When choosing lamps, the applicant shall look for efficiency of 110 lumens per watt or better. All existing exterior fixtures shall be replaced with fixtures that meet this requirement.
- B43. Light poles, if applicable, shall be no higher than 16 feet.
- B44. Broken or damaged exterior lighting shall be repaired or replaced within 48 hours of being noted.
- B45. Entry drives, drive aisles, parking and bicycle parking shall be illuminated to a maintained minimum of 1.5 foot candles per square foot of parking area at a 6:1 average to minimum ratio.
- B46. Exterior walkways, alcoves and passageways shall be illuminated to a maintained minimum of 1/3 foot candles per square foot of surface area at a 6:1 average to minimum ratio.
- B47. Exterior lighting shall be designed in coordination with the landscaping plan to minimize interference between the light standards and required illumination and the landscape trees and required shading.
- B48. Exterior lighting shall be shielded or otherwise designed to avoid spill-over illumination to adjacent streets and properties.
- B49. All mature landscaping shall follow the two-foot, six-foot rule. All landscaping shall be ground cover, two feet or less and lower tree canopies of mature trees shall be above six feet. This increases natural surveillance, eliminates hiding areas within the landscape, and provides for tenants and users a safer environment.
- B50. Tree canopies shall not interfere with or block lighting. This creates shadows and areas of concealment. The landscaping plan shall allow for proper illumination and visibility regarding lighting and surveillance cameras through the maturity of trees and shrubs.

- B51. Fencing, if applicable, shall be of decorative tubular steel, no climb type and a minimum of six feet in height.
- B52. A Video Assessment and Surveillance System (VASS) shall be installed at the site and maintained by a property management company, security company, or designee.
- B53. Manager with access to VASS storage shall be able to respond to any activation within two hours.
- B54. Cameras shall be day/night capable with a resolution of no less than two (2) megapixels and a minimum frame rate of 15 frames per second.
- B55. Each driveway entrance and each building entrance shall be covered by a camera set at 100 pixels per foot or higher.
- B56. VASS shall be capable of exporting footage to common media in a standard viewing format and shall not require proprietary software for third party viewing.
- B57. VASS shall be capable of storing no less than 30 days' worth of activity.
- B58. VASS shall provide comprehensive coverage of:
  - a. areas of ingress and egress
  - b. parking lot
  - c. coverage of all exterior sides of the property
  - d. adjacent public rights of way
  - e. main lobby entrance
  - f. hallways
  - g. elevators
- B59. All dumpsters shall be kept locked or in locked enclosures. Gating for dumpster enclosures should be slatted to allow visual surveillance of the interior.
- B60. Exterior trash receptacles shall be of a design to prevent unauthorized removal of articles from the trash bin.
- B61. Any graffiti painted or marked upon the premises or on any adjacent area under the control of the applicant shall be removed or painted over with matching paint within 72 hours of being applied.
- B62. Exterior benches shall be constructed so as to deter skateboarding (e.g., center armrest partitions).
- B63. Property management shall be responsible for the daily removal of all litter from the site.

- B64. Applicant shall install a law enforcement “Knox Box” for police access to common areas on the premises, including, but not limited to the main lobby entrance. If elevators can only be operated via electronic access card, management shall ensure a card is placed in the exterior knox box.
- B65. During Construction:
- a. 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.
  - b. The location shall be monitored by security after normal construction hours during all phases of construction. This can be done via remote camera monitoring.
  - c. Adequate security lighting shall be provided to illuminate vulnerable equipment and materials. Lighting shall be white light with full cut off fixtures.

### **Solid Waste**

- B66. Project must meet the requirements outlined in City Code Chapter 13.24, and 17.616.
- B67. The property shall have sufficient space to store bins or containers for trash, recycling, and organics. Minimum service levels for recycling and organics can be found in Chapter 13.24.600. Trash and organics must be serviced at least weekly and recycling must be serviced at least monthly.
- B68. Solid waste trucks must be able to safely move about the project, with minimum backing, and able to empty the bins and cans safely.
- B69. This project will be required to submit a Construction and Demolition (C&D) Debris plan, as outlined on the City’s web site at <http://www.cityofsacramento.org/public-works/RSW/Collection-Services/Recycling/Construction-and-Demolition>. Please contact the Solid Waste C&D team if you have any questions:  
 Phone: (916) 808-0965  
 Email: C&D@cityofsacramento.org

### **Advisory Notes**

- ADV.B1. **Building.** Since the plans are currently in the concept/design stage, please note that the advisory comments below do not constitute a complete building review. Future comments may be generated once this project has progressed to the point that it can be submitted to the building department for permit issuance.
- a. 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).
  - b. The plans are required to demonstrate compliance with CBC 11B regarding accessibility.
- ADV.B2. **SacSewer.** 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.B3. **Utilities.** 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.B4. **Police.** City of Sacramento permits must be obtained for private patrol, alarms, and camera systems.
- ADV.B5. **Solid Waste.** If the property is allowed access to the City-owned driveway, solid waste collection vehicles may use the driveway to provide service. In this event, the property shall ensure sufficient clearance for the vehicles by trimming the trees bordering the western side of the City-owned driveway.
- ADV.B6. **Solid Waste.** If the property is not granted access to the City-owned driveway, waste containers shall be placed for service by 13<sup>th</sup> Street and the B Street C Street Alley.
- ADV.B7. **SMAQMD.** Due to the health risks posed by public exposure to asbestos, demolition and renovation of existing buildings is subject to Sac Metro Air District Rule 902, to limit asbestos exposure during these activities. Sac Metro Air District staff is available to answer asbestos related questions, either by emailing [asbestos@airquality.org](mailto:asbestos@airquality.org), or calling 279-207-1122.
- ADV.B8. **SMAQMD.** All projects are subject to Sac Metro Air District rules and regulations in effect at the time of construction. Please visit Sac Metro Air District's website to [find a list of the most common rules that apply at the construction phase of projects](#).

Respectfully Submitted:



Henry Feuss  
Associate Planner

Recommendation Approved:



Karlo Felix  
Senior Planner

The decision of the Zoning Administrator 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 Director hearing. If an appeal is not filed, the actions of the Zoning Administrator and Preservation Director is final.

EXHIBIT  
OF  
1201 AND 1217 C STREET

BECING LOTS 2 AND 3, AND A PORTION OF LOT 1, IN BLOCK BOUNDED BY  
12TH AND 13TH, 'B' AND 'C' STREETS, IN THE CITY OF SACRAMENTO,  
ACCORDING TO THE OFFICIAL PLAT THEREOF, AND A PORTION OF THE ALLEY  
VACATED BY BOOK 920501, PAGE 0743 OFFICIAL RECORDS  
CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA  
SEPTEMBER, 2024 SCALE: 1" = 30'

PREPARED FOR

ABED ABUSHI

BY

UNDER THE SAN SERVICES

3040 Susan Ct., West Sacramento, California

SCALE: 1" = 30'

SEPTEMBER 2024



LINE TYPES

- PROPERTY LINE
- ADJACENT LOT LINE
- BUILDING LINE
- OVERHEAD WIRES

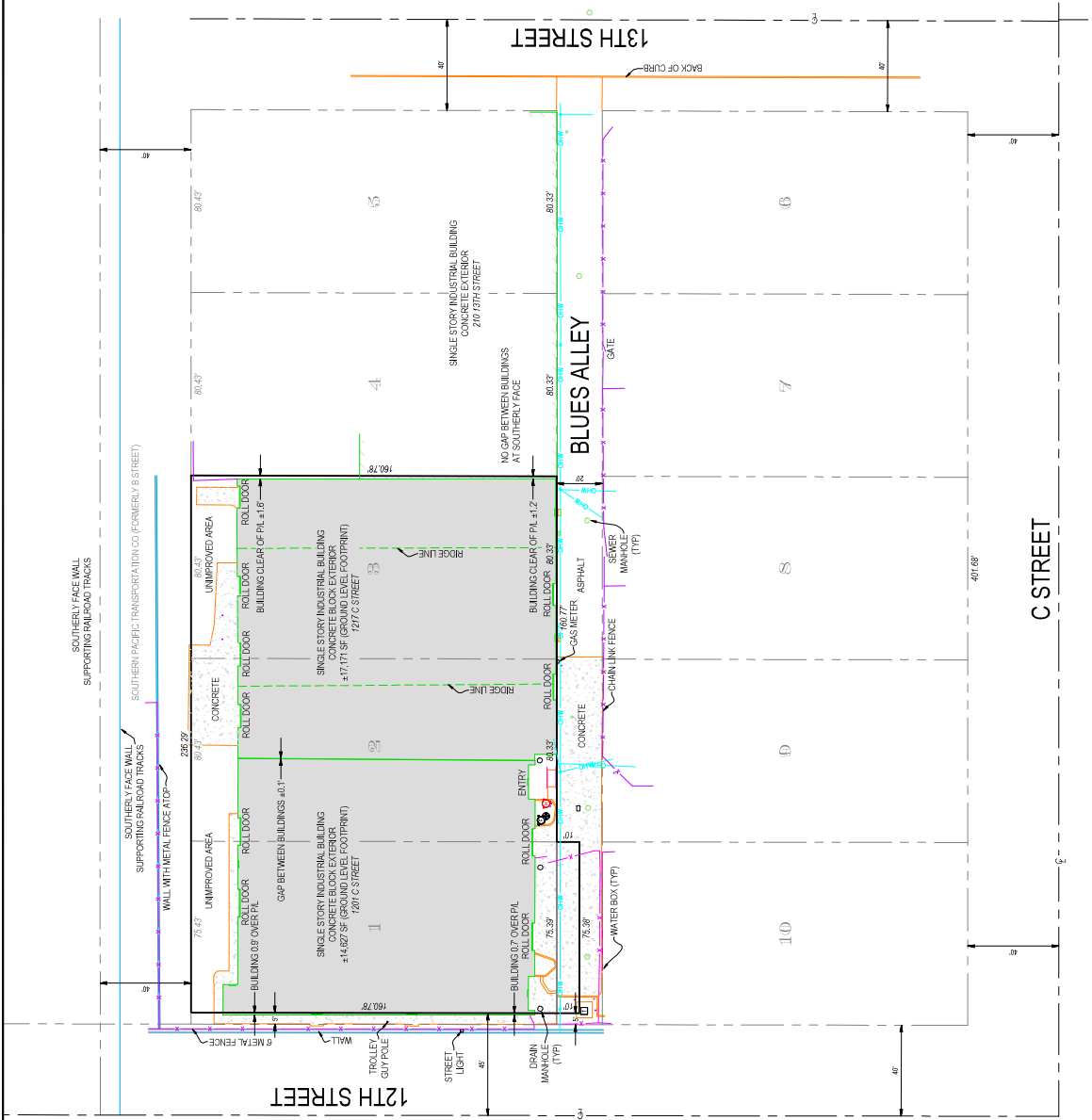
LEGEND

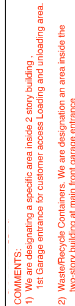
- DIMENSION POINT - NOTHING FOUND OR SET
- FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
- PRESSURE INDICATOR VALVE
- PA PROPERTY LINE
- TRANSFORMER

THIS IS A CORRECT REPRESENTATION OF A SURVEY MADE BY ME IN  
SEPTEMBER 2024



Amy Morrow  
LS 16226





[illegible]

COMMENTS:

- 1) We are designating a specific area inside 2 story building, 1st Garage entrance for customer access Loading and unloading area.
- 2) Waste/Recycle Containers. We are designating an area inside the two-story building at main front garage entrance

PROJECT TITLE  
1201 C Street Buildings

PROJECT ADDRESS  
1201 • 1217 C Street Sacramento,  
CA 95814

PROJECT DIAGRAM

| Door and Mini Rollup Schedule |        |       |
|-------------------------------|--------|-------|
| Width                         | Height | Count |
| 2'-6"                         | 8'-8"  | 2     |
| 3'-0"                         | 7'-10" | 8     |
| 3'-4"                         | 7'-0"  | 27    |
| 7'-4"                         | 7'-0"  | 7     |
| 8'-0"                         | 8'-0"  | 2     |
| 8'-0"                         | 8'-0"  | 65    |
| 12'-0"                        | 10'-0" | 2     |
| BUILDING 2                    |        |       |
| 2'-10"                        | 5'-11" | 1     |
| 3'-0"                         | 7'-10" | 2     |
| 3'-7"                         | 8'-0"  | 1     |
| 8'-0"                         | 8'-0"  | 2     |
| 8'-4"                         | 7'-0"  | 57    |
| 12'-0"                        | 10'-0" | 1     |
| BUILDING 3                    |        |       |
| 2'-6"                         | 8'-11" | 1     |
| 3'-4"                         | 7'-10" | 1     |
| 3'-4"                         | 8'-0"  | 5     |
| 8'-0"                         | 8'-0"  | 2     |
| 8'-4"                         | 7'-0"  | 52    |
| 12'-0"                        | 10'-0" | 1     |

FLUSH PANEL LEGEND

EXISTING OR NEW DOOR TAG

EXISTING OR NEW WINDOW TAG

8' x 8' COLUMN

BRIDGE PANEL DOOR

ROLLUP DOOR

WINDOW

EXISTING MASONRY

EXISTING WOOD / METAL WALL

NEW MASONRY

WALL

WOOD / METAL STUD WALL

DRAWING TITLE  
BUILDING FIRST FLOOR PLAN

SHEET NO.  
A100

REV. DATE  
01 13.02.2023 Project Set  
02 14.02.2023 Project Set  
03 27.02.2023 Project Set  
04

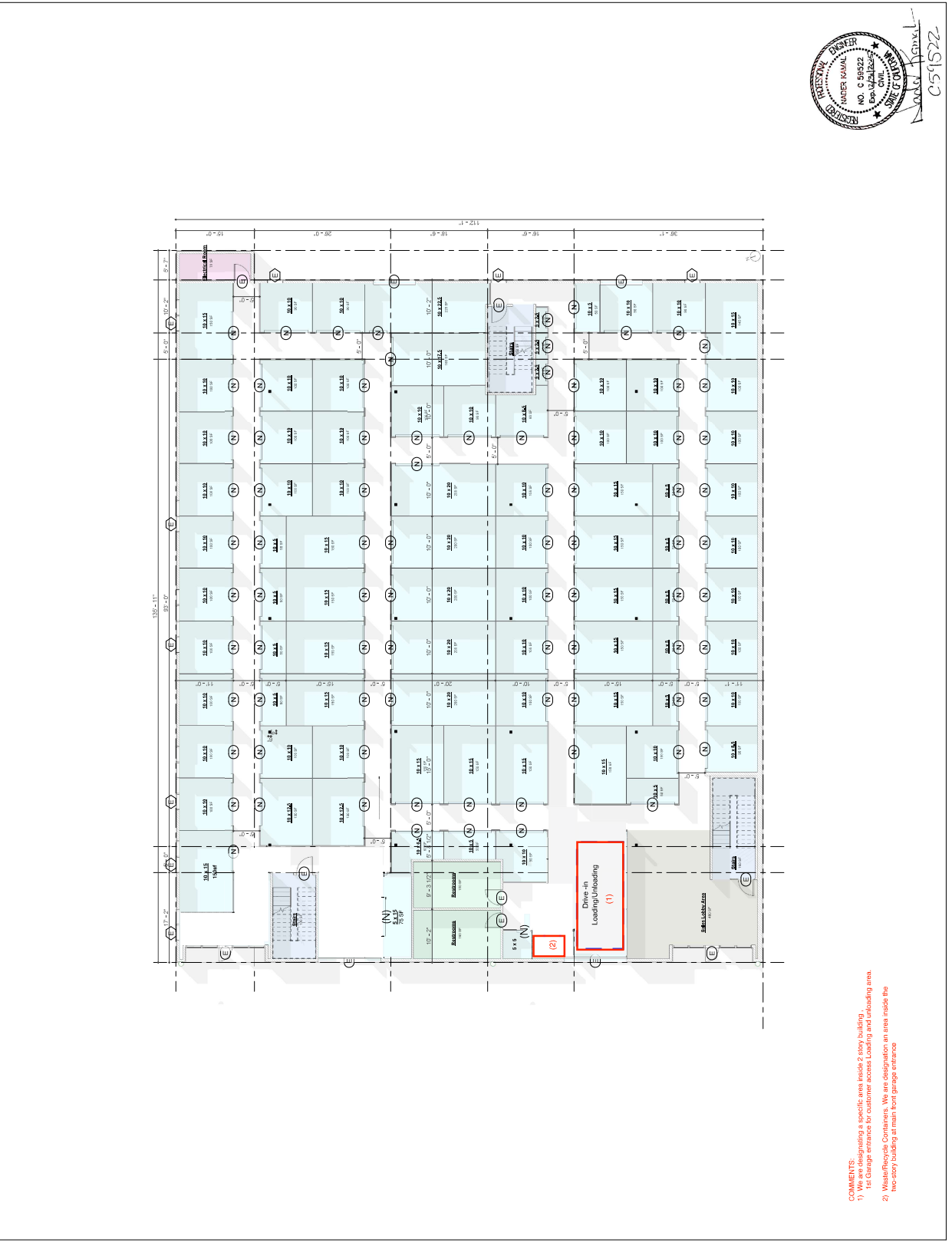
LINE SCALE  
0 4'-0" 8'-0" 16'-0"  
SCALE: 1/8" = 1'-0"

NOTES  
All critical dimensions must be checked on the prior to commencement of any work.

SCALE 1/8" = 1'-0"

SHEET SIZE A1

DATE 27.02.2023



REGISTERED PROFESSIONAL ENGINEER  
NADER KHALIL  
NO. C 59522  
Exp. 12/31/24  
CIVIL  
DRG. 1/1/23  
C54522

COMMENTS:  
1) We are designating a specific area inside 2 story building, 1st Garage entrance for customer access Loading and unloading area.  
2) Waste/Recycle Containers, We are designating an area inside the two-story building at main front garage entrance

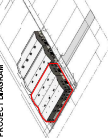
PROJECT TITLE

1201 C Street Buildings

PROJECT ADDRESS

1201 - 1217 C Street Sacramento,  
CA 95814

PROJECT DIAGRAM



| Door and Mini Rollup Schedule |        |       |
|-------------------------------|--------|-------|
| Width                         | Height | Count |
| BUILDINGS 1                   |        |       |
| 2'-6"                         | 8'-8"  | 2     |
| 3'-0"                         | 7'-10" | 8     |
| 3'-4"                         | 7'-0"  | 27    |
| 7'-4"                         | 7'-0"  | 7     |
| 8'-0"                         | 8'-0"  | 2     |
| 8'-0"                         | 8'-0"  | 265   |
| 12'-0"                        | 10'-0" | 2     |
| BUILDING 2                    |        |       |
| 2'-10"                        | 5'-11" | 1     |
| 3'-0"                         | 7'-10" | 2     |
| 3'-7"                         | 8'-0"  | 1     |
| 8'-0"                         | 8'-0"  | 2     |
| 8'-4"                         | 7'-0"  | 57    |
| 12'-0"                        | 10'-0" | 1     |
| BUILDINGS 3                   |        |       |
| 2'-6"                         | 8'-11" | 1     |
| 3'-0"                         | 7'-10" | 1     |
| 3'-4"                         | 7'-0"  | 5     |
| 8'-0"                         | 8'-0"  | 2     |
| 8'-4"                         | 7'-0"  | 52    |
| 12'-0"                        | 10'-0" | 1     |

EXISTING OR NEW  
DOOR / RAS

EXISTING OR NEW  
WINDOW / RAS

EXISTING OR NEW  
6" X 6" COLUMN

BRICK PANEL  
DOOR

ROLLUP DOOR

WINDOW

EXISTING MASONRY  
WALL

EXISTING WOODS /  
SHEATHING WALL

NEW MASONRY  
WALL

WOOD / METAL  
STUD WALL

DRAWING TITLE

BUILDING 1 SECOND FLOOR PLAN

SHEET NO.

A104

REV.

DATE

DETAIL

01

13.02.2025

Project Set

02

14.02.2025

Project Set

03

27.02.2025

Project Set

04

LINE SCALE

0' 4'-0" 8'-0" 16'-0"

SCALE: 1/8" = 1'-0"

NOTES

All critical dimensions must be checked on  
the prior to commencement of any work.

SCALE

1/8" = 1'-0"

SHEET SIZE

A1

DATE

27.02.2025



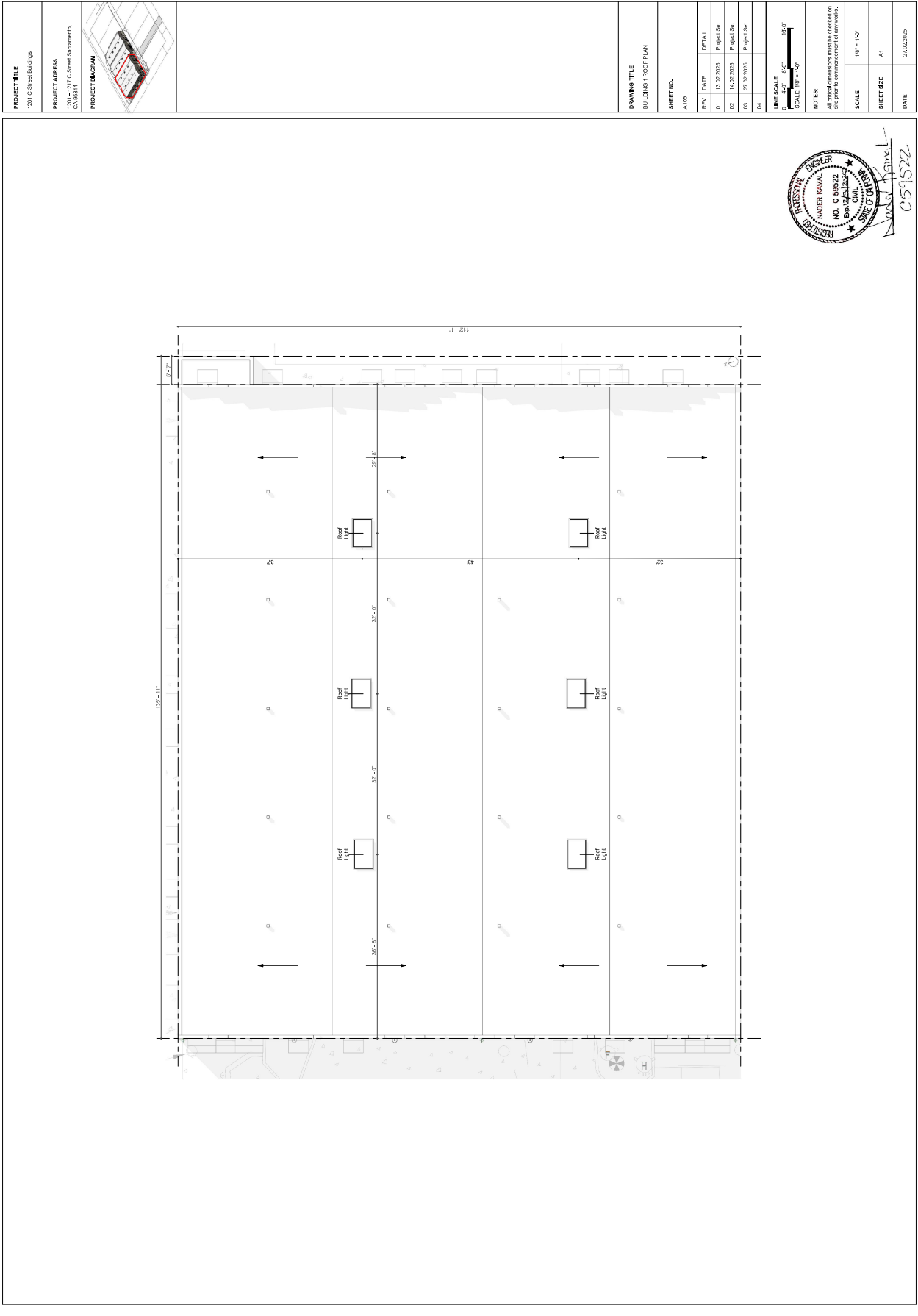
WALTER KAMAL, ENGINEER

NO. C 59322

Exp. 12/31/2026

WALTER KAMAL

05/15/22



059522

PROJECT TITLE

1201 C Street Buildings

PROJECT ADDRESS

1201 • 1217 C Street Sacramento,  
CA 95814

PROJECT DIAGRAM

| Door and Mini Rollup Schedule |        |       |  |
|-------------------------------|--------|-------|--|
| Width                         | Height | Count |  |
| BUILDINGS                     |        |       |  |
| 2'-6"                         | 8'-8"  | 2     |  |
| 3'-0"                         | 7'-10" | 8     |  |
| 3'-4"                         | 7'-0"  | 27    |  |
| 7'-4"                         | 7'-0"  | 7     |  |
| 8'-0"                         | 8'-0"  | 2     |  |
| 8'-0"                         | 8'-0"  | 65    |  |
| 12'-0"                        | 10'-0" | 2     |  |
| BUILDING 2                    |        |       |  |
| 2'-10"                        | 5'-11" | 1     |  |
| 3'-0"                         | 7'-10" | 2     |  |
| 3'-4"                         | 7'-0"  | 1     |  |
| 8'-0"                         | 8'-0"  | 2     |  |
| 8'-4"                         | 7'-0"  | 57    |  |
| 12'-0"                        | 10'-0" | 1     |  |
| BUILDINGS                     |        |       |  |
| 2'-6"                         | 8'-11" | 1     |  |
| 3'-4"                         | 7'-0"  | 5     |  |
| 8'-0"                         | 8'-0"  | 2     |  |
| 8'-4"                         | 7'-0"  | 52    |  |
| 12'-0"                        | 10'-0" | 1     |  |

EXISTING OR NEW DOOR TAG

EXISTING OR NEW WINDOW TAG

8'-0" COLUMN

SHIELD PANEL DOOR

ROLLUP DOOR

WINDOW

EXISTING MASONRY WALL

EXISTING WOOD / METAL WALL

NEW MASONRY WALL

WOOD / METAL STUD WALL

FLOOR PLAN LEGEND

EXISTING OR NEW DOOR TAG

EXISTING OR NEW WINDOW TAG

8'-0" COLUMN

SHIELD PANEL DOOR

ROLLUP DOOR

WINDOW

EXISTING MASONRY WALL

EXISTING WOOD / METAL WALL

NEW MASONRY WALL

WOOD / METAL STUD WALL

DRAWING TITLE

BUILDING 2 FIRST FLOOR PLAN

SHEET NO.

A100

REV.

DATE

DETAIL

01

13.02.2025

Project Set

02

14.02.2025

Project Set

03

27.02.2025

Project Set

04

LINE SCALE

0'-0" 4'-0" 8'-0" 16'-0"

SCALE: 1/8" = 1'-0"

NOTES

All critical dimensions must be checked on site prior to commencement of any work.

SCALE

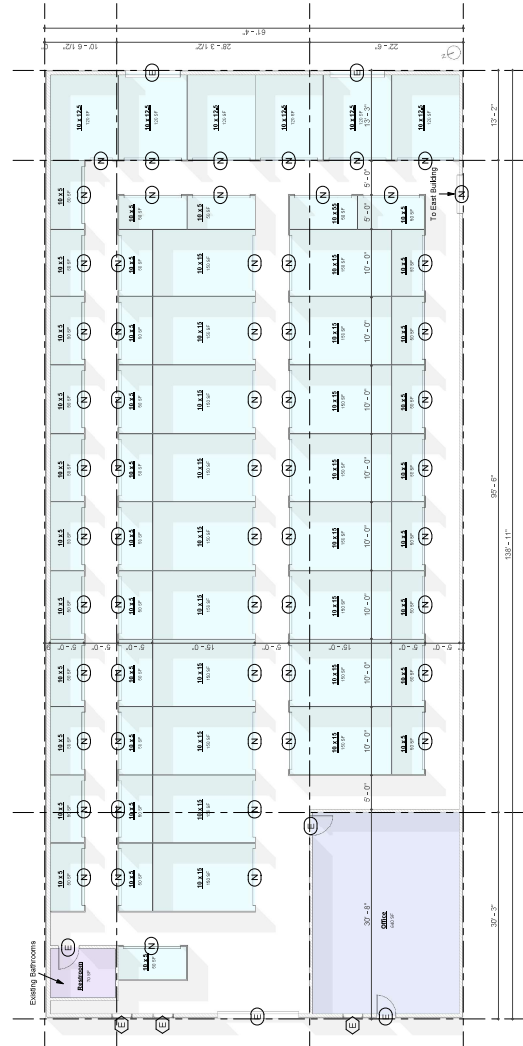
1/8" = 1'-0"

SHEET SIZE

A1

DATE

27.02.2025



REVISION

OWNER

NO. C-59322

EX-01/2025

DATE

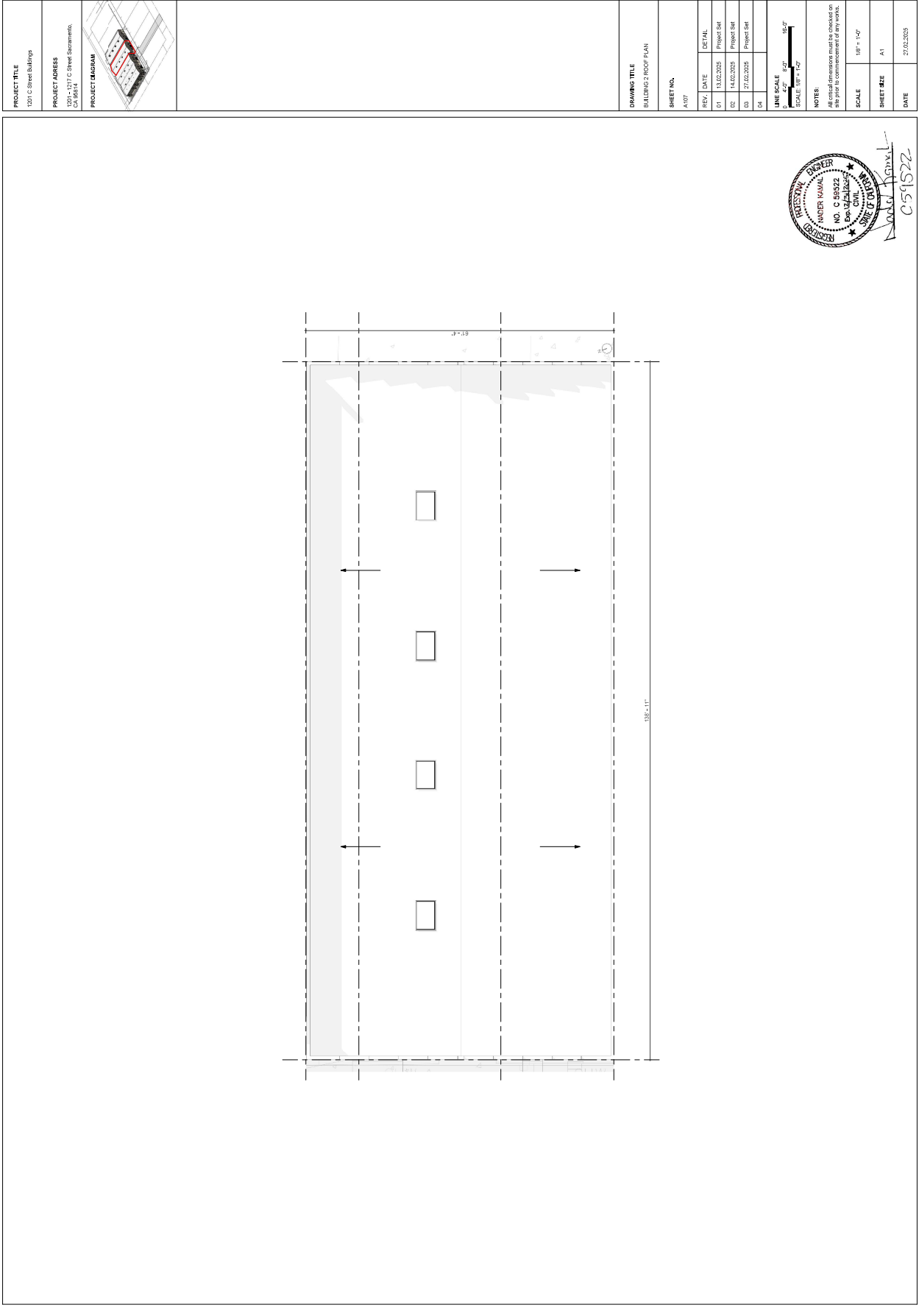
27.02.2025

SCALE

1/8" = 1'-0"

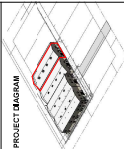
DATE

27.02.2025



PROJECT TITLE  
1201 C Street Buildings

PROJECT ADDRESS  
1201 - 1217 C Street Sacramento,  
CA 95814

PROJECT DIAGRAM  


| Door and Mini Rollup Schedule |        |       |
|-------------------------------|--------|-------|
| Width                         | Height | Count |
| <b>BUILDINGS</b>              |        |       |
| 2'-6"                         | 8'-8"  | 2     |
| 3'-0"                         | 7'-10" | 8     |
| 3'-4"                         | 7'-0"  | 27    |
| 7'-4"                         | 7'-0"  | 7     |
| 8'-0"                         | 8'-0"  | 2     |
| 8'-0"                         | 8'-0"  | 65    |
| 12'-0"                        | 10'-0" | 2     |
| <b>BUILDING 2</b>             |        |       |
| 2'-10"                        | 5'-11" | 1     |
| 3'-0"                         | 7'-10" | 2     |
| 3'-7"                         | 8'-0"  | 1     |
| 8'-0"                         | 8'-0"  | 2     |
| 8'-4"                         | 7'-0"  | 57    |
| 12'-0"                        | 10'-0" | 1     |
| <b>BUILDINGS</b>              |        |       |
| 2'-6"                         | 8'-11" | 1     |
| 3'-0"                         | 7'-10" | 1     |
| 3'-4"                         | 7'-0"  | 5     |
| 8'-0"                         | 8'-0"  | 2     |
| 8'-4"                         | 7'-0"  | 52    |
| 12'-0"                        | 10'-0" | 1     |

EXISTING OR NEW  
DOOR / RAS

EXISTING OR NEW  
WINDOW / RAS

8' x 8' COLUMN

FLUSH PANEL DOOR

FLUSH PANEL DOOR

ROLLUP DOOR

WINDOW

EXISTING MASONRY  
WALL

EXISTING WOOD /  
METAL WALL

NEW MASONRY  
WALL

NEW WOOD / METAL  
STUD WALL

DRAWING TITLE  
BUILDING 3 FIRST FLOOR PLAN

SHEET NO.  
A108

| REV. | DATE       | DETAIL      |
|------|------------|-------------|
| 01   | 13.02.2023 | Project Set |
| 02   | 14.02.2023 | Project Set |
| 03   | 27.02.2023 | Project Set |
| 04   |            |             |

LINE SCALE

0 4'-0" 8'-0" 16'-0"

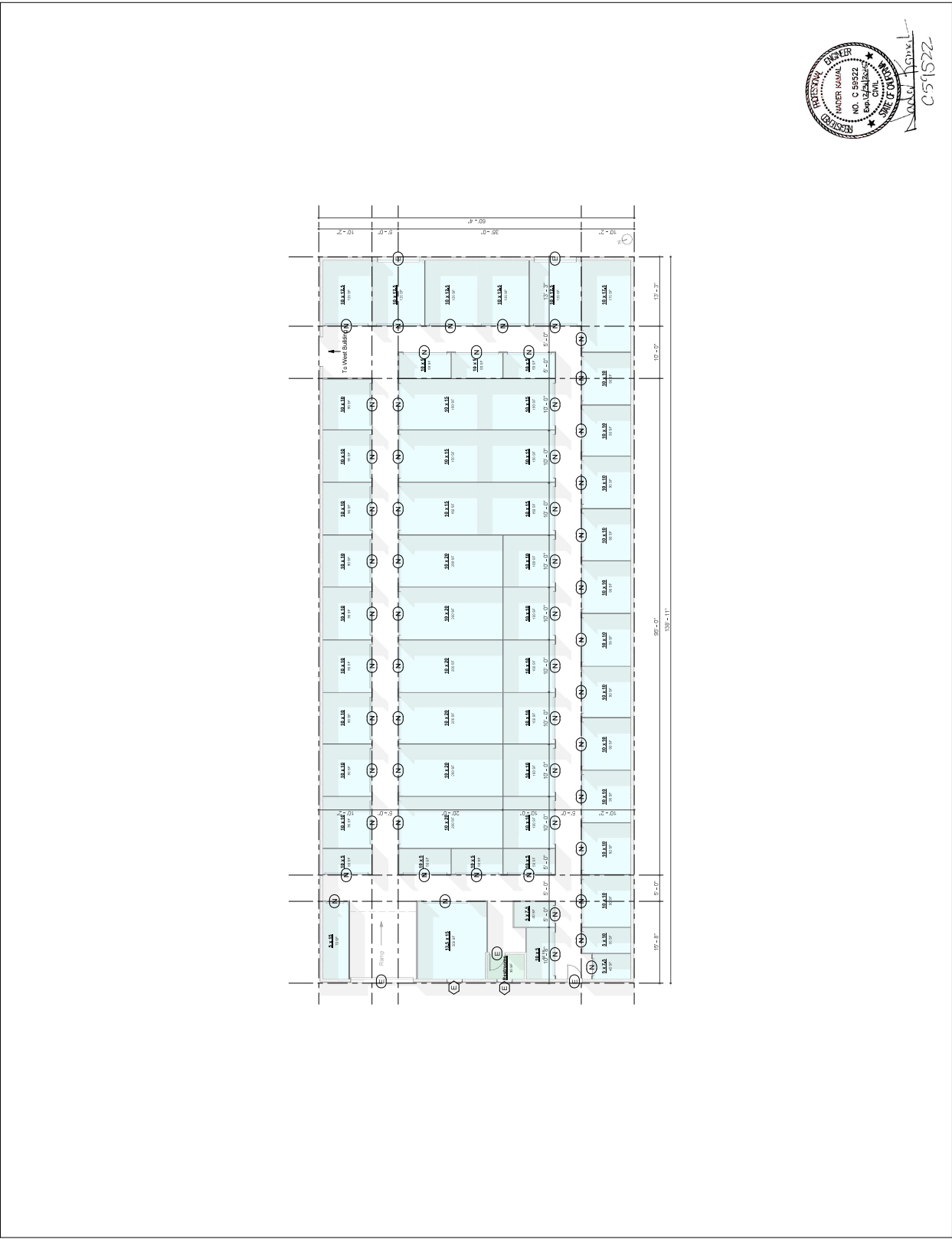
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NOTES

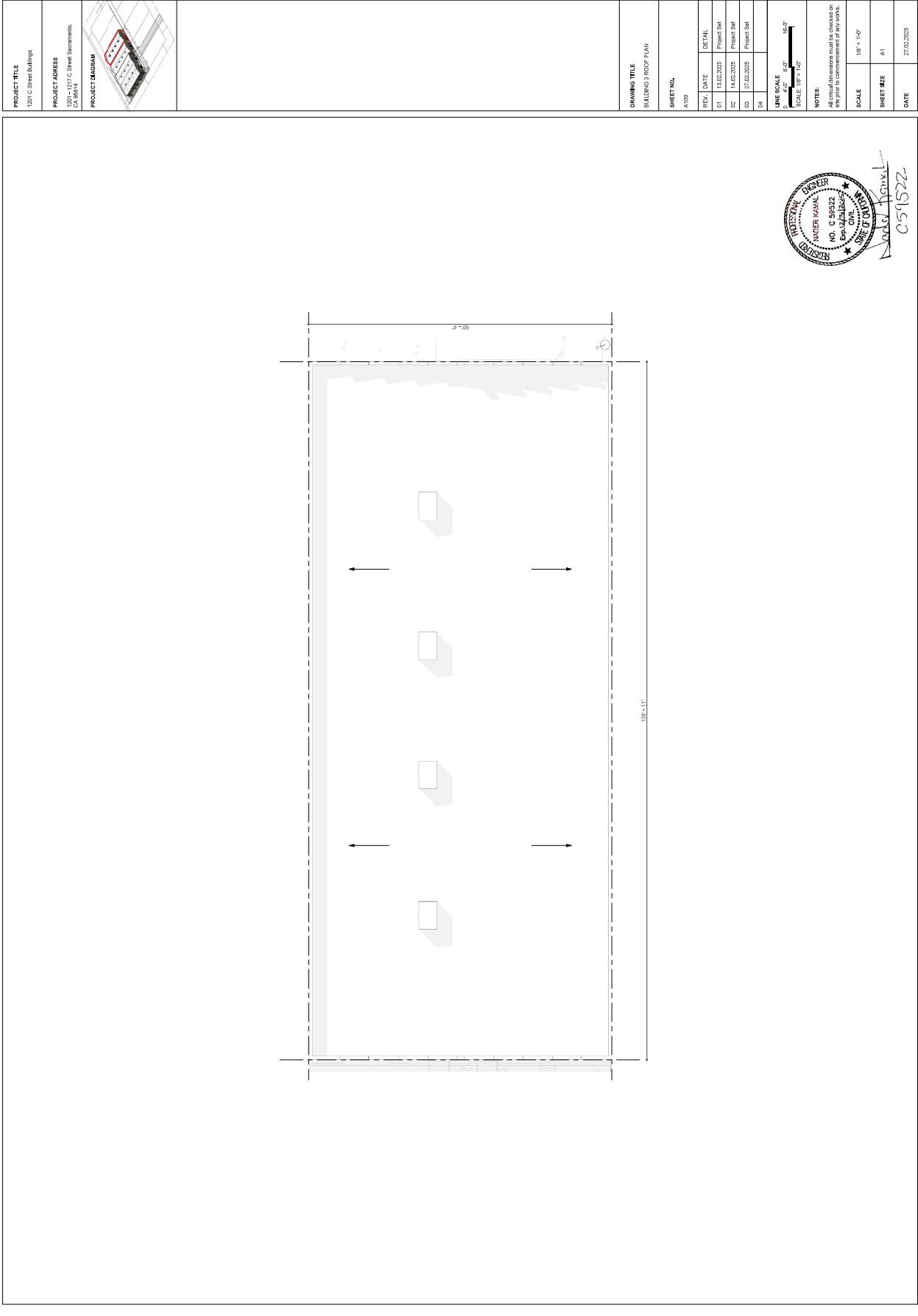
All critical dimensions must be checked on  
site prior to commencement of any work.

| SCALE        | SHEET SIZE |
|--------------|------------|
| 1/8" = 1'-0" | A1         |

DATE  
27.02.2023



REVISION  
NO. C 59522  
DATE 12/12/2023  
C59522



|                                                                                                     |            |                                                                 |  |                            |  |
|-----------------------------------------------------------------------------------------------------|------------|-----------------------------------------------------------------|--|----------------------------|--|
| PROJECT TITLE<br>1201 C Street buildings                                                            |            | PROJECT ADDRESS<br>1201 • 1217 C Street Sacramento,<br>CA 95814 |  | <div>PROJECT DIAGRAM</div> |  |
| DRAWING TITLE<br>BUILDING 3 ROOF PLAN                                                               |            |                                                                 |  |                            |  |
| SHEET NO.<br>A100                                                                                   |            |                                                                 |  |                            |  |
| REV.                                                                                                | DATE       | DETAIL                                                          |  |                            |  |
| 01                                                                                                  | 13.02.2025 | Project Set                                                     |  |                            |  |
| 02                                                                                                  | 14.02.2025 | Project Set                                                     |  |                            |  |
| 03                                                                                                  | 17.02.2025 | Project Set                                                     |  |                            |  |
| 04                                                                                                  |            |                                                                 |  |                            |  |
| LINE SCALE<br>0 4'-0" 8'-0" 16'-0"                                                                  |            |                                                                 |  |                            |  |
| NOTES:<br>All critical dimensions must be checked on<br>the plan to ensure compliance of any notes. |            |                                                                 |  |                            |  |
| SCALE<br>1/8" = 1'-0"                                                                               |            | SHEET SIZE<br>A1                                                |  |                            |  |
|                                                                                                     |            | DATE<br>27.02.2025                                              |  |                            |  |



