

Agenda

Director Hearing

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

DIRECTOR(S)

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

CITY STAFF

Jordyn Tanaka, Administrative Analyst

Thursday August 27, 2026
1:00 p.m.

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1. 1409 Grace Avenue Tentative Map (Z26-013) (Noticed 8/14/2026)

Location: 1409 Grace Avenue; APN(s): 237-0060-068-0000 (District 2)

Entitlements: **Item A.** Environmental Exemption (Per CEQA 15315-Minor Land Divisions; **Item B.** Tentative Parcel Map to subdivide one ±0.87-acre parcel, developed with an existing single-unit dwelling into two parcels in the Light Industrial (M-1S-R) Zone.; **Item C.** Site Plan and Design Review for review of the tentative parcel map layout.; and **Item D.** Tree Permit for the removal of City Trees.

Contact: Deja Harris, Associate Planner, (916) 808-5853,

DNHarris@cityofsacramento.org

2. 1017 2nd Street Tobacco Retailing (Z26-014) (Noticed 8/14/2026)

Location: 1017 2nd Street; APN(s): 006-0073-047-0000 (District 4)

Entitlements: **Item A.** Environmental Exemption (Per CEQA 15301-Existing Facilities); and **Item B.** Conditional Use Permit request to authorize the sale of tobacco products within an existing 1,260 square foot store within the Central Business District (C-3-SPD) zone and the Central City Special Planning District (SPD).

Contact: Sierra Peterson, Associate Planner, (916) 808-7181,

SPeterson@cityofsacramento.org



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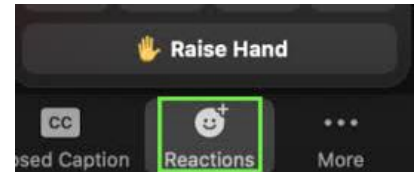
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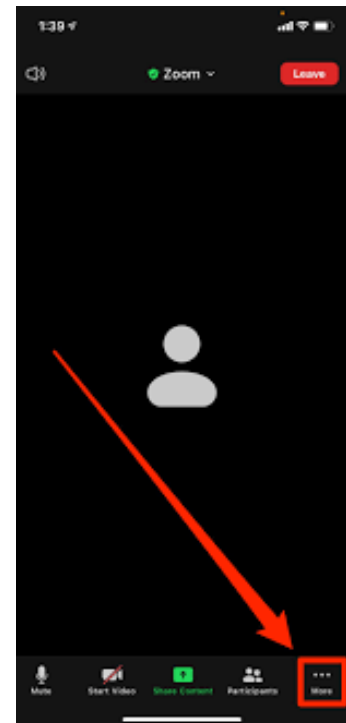
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DIRECTOR REPORT

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 **Grace Avenue Tentative Map (Z26-013)**. Draft Conditions of Approval and Findings of Fact for the project are included below.

REQUESTED ENTITLEMENTS

1. **Tentative Parcel Map** to subdivide one ±0.87-acre parcel, developed with an existing single-unit dwelling, into two parcels in the Light Industrial (M-1S-R) Zone.
2. **Site Plan and Design Review** to review the demolition of accessory structures and the tentative parcel map layout.
3. **Tree Permit** for the removal of City Trees.

PROJECT INFORMATION

Location: 1409 Grace Avenue
Parcel Number: 237-0060-068-0000
Council District: 2
Applicant: Wong & Associates (Timothy Wong)
11344 Coloma Road, Suite 235A, Gold River, CA 95670
Property Owner: Ahsan Sana, Al-Burooj Properties Inc.
1409 Grace Avenue, Sacramento, CA 95838
Project Planner: Deja Harris, Associate Planner
Hearing Date: August 27, 2026

Land Use Information

General Plan: Employment Mixed Use (EMU)
Housing Element Site: N/A
Community Plan Area: N/A
Specific Plan: N/A
Zoning: Light Industrial (M-1S-R)
Special Planning District: N/A
Planned Unit Development: N/A
Design Review Area: Citywide
Parking District: Traditional

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

Surrounding Land Use and Zoning

North:	M-1S-R	Religious Assembly
South:	M-1S-R	Vacant
East:	M-1S-R	Religious Assembly
West:	M-1S-R	Vacant

Site Characteristics

Existing Property Area:	37,753 square feet / 0.87 acres
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Existing Land Use:	Residential

Other Information

Concurrent Files:	None
Previous Files:	None

ATTACHMENTS

Attachment 1: Tentative Parcel Map

BACKGROUND

The project is located on an approximately 0.87-acre parcel within the Light Industrial (M-1S-R) Zone. The parcel is currently developed with a 1,795 square foot detached single-unit dwelling and detached accessory structures, and utility sheds. The site is adjacent to an assembly use to the east and north, and vacant land in the M-1S-R zone to the south and west. The site is served by existing public infrastructure.

PROJECT DESCRIPTION

The applicant is proposing to subdivide the 0.87 gross acre (0.76 net acre) parcel into two parcels to place vacant portions of the site and accessory utility sheds on one parcel (Parcel 1) and to retain the existing single-unit dwelling and detached accessory structures on another (Parcel 2). While single-unit dwellings are prohibited in the M-1S-R zone, the existing single-unit dwelling was constructed in 1951 and is considered a legal, nonconforming use. Pursuant to Sacramento City Code section 17.232.030, the existing single-unit dwelling may continue in use. The applicant is required to dedicate additional right-of-way on Grace Avenue to build the roadways to a 63' right-of-way standard. Improvements on Grace Avenue, adjacent to the subject property, include a 5-foot-wide separated sidewalk and a 6-foot-wide planter. The applicant also proposes to demolish the existing utility sheds located on Parcel 1. The demolition of the accessory utility sheds were analyzed by the Preservation Director who determined they are not a historical resource for the purposes of CEQA and ineligible for listing on the Sacramento Register. As such, the Preservation Director does not oppose demolition of the accessory structures on historical or

environmental grounds. No new development is proposed as part of this application. Any future development on the newly established lots will be reviewed under a separate application.

ENTITLMENT ANALYSIS

This request requires Zoning Administrator approval of a Tentative Parcel Map and Design Director approval of Site Plan and Design Review for the review of the proposed map layout and demolition of accessory structures and a Tree Permit for the removal of two City trees.

Tentative Parcel Map

The applicant is proposing to subdivide the 0.87 gross acre (0.76 net acre) parcel into two lots including a vacant 20,251 square foot parcel (Parcel 1) and a 12,998 square foot parcel (Parcel 2) to contain the existing single-family home and detached accessory structures. Parcel 1 has been designed as a flag lot to provide 50 feet of street frontage to ensure a commercial driveway could be accommodated in the future. The Light Industrial (M-1S-R) zone does not have a minimum or maximum lot size, width, and depth requirement. No deviations are required. The existing parcel and its proposed subdivision will maintain adequate access to the public street on Grace Avenue and continue using the existing utility infrastructure. Planning staff supports the tentative parcel map as all development standards are met.

Site Plan and Design Review

Site Plan and Design Review is required for review of the map layout and to review the existing single-unit dwelling retained on Parcel 2 and to ensure compliance with the required setback requirements of the Light Industrial (M-1S-R). Table 1 below illustrates compliance with these applicable development standards for the existing dwelling unit on its proposed parcel, and no deviations are required..

Table 1: M-1S Development Standards*		
Standard	Required	Parcel 2 (Containing existing dwelling)
Front Setback	25'	31.3' (existing – no change)
Rear Setback	0'	12.6' (new)
Interior Setback (West)	0'	3.7' (new)
Interior Setback (East)	0'	12.7' (existing – no change)
FAR	.15 – 1	.30

**The Review (-R) overlay district was repealed in 2013 and does not have applicable development standards; however, the acronym remains on the City's official zoning map.*

Fencing Requirements

Pursuant to Sacramento City Code 17.620.120, a parcel proposing to develop a non-residential use is required to provide a minimum 6-foot-high solid wall of masonry, brick, or similar material along all property lines which abut a residential zone or use. Any future non-residential development on the newly created Parcel 1 will be reviewed under a separate application for consistency with applicable development standards of the M-1S-R zone, which would include this masonry wall requirement.

Tree Permit

Pursuant to Sacramento City Code (SCC) chapter 12.56, the removal of private protected trees and City trees requires a tree permit. City trees are defined as any tree the trunk of which, when measured four and one-half feet above ground, is partially or completely located in a city park, on real property the city owns in fee, or on a public right-of-way, including any street, road, sidewalk, park strip, mow strip, or alley. This project proposes to remove (2) two City trees as follows:

- City Tree #11204 Olive
- City Tree #11205 Coast Live Oak

The trees are proposed for removal because they conflict with required right-of-way improvements. Because the trees are in poor condition and because they are proposed to be removed for required right-of-way improvements, Urban Forestry supports a replacement waiver for these trees per Sacramento City Code 12.56.060.

SUBDIVISION REVIEW COMMITTEE

The proposed tentative parcel map was heard at the Subdivision Review Committee on July 1, 2026. The conditions of approval were accepted by the applicant and forwarded by the committee. The resulting conditions are listed under Conditions of Approval below.

PUBLIC / NEIGHBORHOOD OUTREACH AND COMMENTS

This project was routed to Robla Neighbors United, Robla Park Community Association, Rancho Del Paso North Sacramento Chamber of Commerce, Preservation Sacramento, Civic Thread, Sacramento Area Bicycle Advocates, and Region Builders. Staff received no comments.

The site was posted with project information at the time of submittal. All property owners and residents within 500 feet of the subject site, and neighborhood association were mailed a public hearing notice and on August 14, 2026, a notice was posted at the project site. At the time of the writing of this report, staff did not receive any additional comments or expressed opposition to the proposed project.

ENVIRONMENTAL DETERMINATION

The Community Development Department, Environmental Planning Services Division has reviewed this project and the Zoning Administrator 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). This project qualifies for this exemption as it applies to divisions of property that are in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels. The division is consistent with the General Plan and zoning in that no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel(s) does not have an average slope greater than 20 percent. This project is to subdivide one 0.87-acre parcel developed with an existing single-unit dwelling into two parcels. This project is consistent with the Light Industrial

(M-1S-R) zoning designation and development standards and does not propose any new development nor does it modify the existing conditions of the site layout regarding ingress/egress. Therefore, the project will not have a significant effect on the environment, and no further CEQA analysis is required.

FLOOD HAZARD ZONE

State Law (SB 5) and Planning and Development Code chapter 17.810 require that the City must make specific findings prior to approving certain entitlements for projects within a flood hazard zone. The 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 facilities of the State Plan of Flood Control or other flood management facilities protect the project to the urban level of flood protection. This is based on the SAFCA Urban Level of Flood Protection Engineer's Report accepted by the City Council on October 21, 2025 (Resolution No. 2025-0283).

FINDINGS OF FACT

Environmental Determination: Exempt

The Community Development Department, Environmental Planning Services Division has reviewed this project and the Zoning Administrator 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). This project qualifies for this exemption as it applies to divisions of property that are in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels. The division is consistent with the General Plan and zoning in that no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel(s) does not have an average slope greater than 20 percent. This project is to subdivide one 0.87-acre parcel developed with an existing single-unit dwelling into two parcels. This project is consistent with the Light Industrial (M-1S-R) zoning designation and development standards and does not propose any new development nor does it modify the existing conditions of the site layout regarding ingress/egress. Therefore, the project will not have a significant effect on the environment, and no further CEQA analysis is required.

Tentative Parcel Map

1. None of the conditions described in City Code section 17.828.090 and Government Code section 66474 exist with respect to the proposed subdivision as follows:
 - a. The proposed map is consistent with the General Plan, all applicable community and specific plans, Title 17 of the City Code, and all other applicable provisions of the City Code;
 - b. The design and improvement of the proposed subdivision is consistent with the General Plan, all applicable community and specific plans, Title 17 of the City Code, and all other applicable provisions of the City Code as conditioned;

- c. The site is physically suitable for the type of development;
 - d. The site is physically suitable for the proposed density of development;
 - e. The design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat;
 - f. The design of the subdivision and the type of improvements are not likely to cause serious public health problems;
 - g. The design of the subdivision and the type of improvements will not conflict with easements, acquired by the public at large, for access through, or use of, property within the proposed subdivision.
2. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the General Plan, all applicable community and specific plans, Title 17 of the City Code, and all other applicable provisions of the City Code (Gov. Code §66473.5);
 3. The discharge of waste from the proposed subdivision into the existing community sewer system will not result in a violation of the applicable waste discharge requirements prescribed by the California Regional Water Quality Board, Central Valley Region, in that existing treatment plants have a design capacity adequate to service the proposed subdivision (Gov. Code §66474.6);
 4. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities (Gov. Code §66473.1); and
 5. The Zoning Administrator has considered the effect of the approval of this Tentative Subdivision Map on the housing needs of the region and has balanced these needs against the public service needs of its residents and available fiscal and environmental resources (Gov. Code §66412.3).

Site Plan and Design Review

1. The design, layout, and physical characteristics of the proposed development are consistent with the General Plan which designates the site as Employment Mixed Use (EMU) in that the development will provide for future infill development. There is no transit village plan applicable to this project.
2. The design, layout, and physical characteristics of proposed development are consistent with all applicable design guidelines and with all applicable development standards. The proposed development complies with the development standards of the Light Industrial (M-1S) zone including setbacks, and no deviations are proposed.
3. All streets and other public access ways and facilities, parking facilities, and utility infrastructure are adequate to serve the proposed development and comply with all applicable design guidelines and development standards as the proposed parcel map offers improvements to existing roads.
4. The design, layout, and physical characteristics of the proposed development as conditioned are visually and functionally compatible with the surrounding neighborhood.

No development is proposed with this request and the existing single-unit dwelling will continue to have access as currently exists.

5. The design, layout, and physical characteristics of the proposed development as conditioned minimizes energy consumption and encourages the use of renewable energy sources in that the project uses existing utility infrastructure, public access ways, and existing driveways. The project does not propose new development.
6. The design, layout, and physical characteristics of the proposed development as conditioned are not detrimental to the public health, safety, convenience, or welfare of persons residing, working, visiting, or recreating in the surrounding neighborhood and will not result in the creation of a nuisance in that the project is compatible with all applicable development standards and is compatible with the surrounding development.

Tree Permit

1. The Tree Permit for the removal of two (2) City trees is approved based on the following Findings of Fact:
 - a. The location of the two (2) City trees conflicts with the location of the required right-of-way improvements.
 - b. Urban Forestry supports a replacement waiver based on the fact that the tree conflicts with the location of necessary right-of-way improvements.

200-Year Flood Protection

1. The project site is within an area for which the facilities of the State Plan of Flood Control or other flood management facilities protect the project to the urban level of flood protection, as demonstrated by the SAFCA Urban Level of Flood Protection Engineer's Report accepted by the City Council on October 21, 2025 (Resolution No. 2024-0311).

CONDITIONS OF APPROVAL

Tentative Parcel Map

NOTE: These conditions shall supersede any contradictory information shown on the Tentative Map or approved for this project (Z26-013). The design of any improvement not covered by these conditions shall be to City standard.

The applicant shall satisfy each of the following conditions prior to filing the Parcel Map unless a different time for compliance is specifically stated in these conditions. Any condition requiring an improvement that has already been designed and secured under a City Approved improvement agreement may be considered satisfied at the discretion of the Department of Public Works.

The City strongly encourages the applicant to thoroughly discuss the conditions of approval for the project with their Engineer/Land Surveyor consultants prior to City Planning approval. The improvements required of a Tentative Map can be costly and are completely dependent upon the condition of the existing improvements. Careful evaluation of the potential cost of the

improvements required by the City will enable the applicant to ask questions of the City prior to project approval and will result in a smoother plan check process after project approval:

Planning

1. This approval shall expire in three years from the approval date and may be extended consistent with the provisions in Sacramento City Code Section 17.828.160.

Public Works:

2. Construct standard subdivision improvements as noted in these conditions pursuant to section 17.504.050 of the City Code. All improvements shall be designed and constructed to the satisfaction of the Department of Public Works. Improvements required shall be determined by the city. The City shall determine improvements required for each phase prior to recordation of each phase. Any public improvement not specifically noted in these conditions or on the Tentative Map shall be designed and constructed to City standards. This shall include the repair or replacement/reconstruction of any existing deteriorated curb, gutter and sidewalk adjacent to the subject property per City standards to the satisfaction of the Department of Public Works.
3. The applicant shall dedicate sufficient additional right-of-way and construct Grace Avenue adjacent to the subject property to a 63-ft right-of-way local industrial street section per city standards to the satisfaction of the Department of Public Works. Refer to the City's Design and Procedure Manual Plate 15-4.
4. The applicant shall construct a city standard residential driveway for Parcel 2 as part of the project's public frontage improvements to the satisfaction of the Department of Public Works. Refer to City Code 17.508 for residential driveway design standard requirements.
5. The applicant shall remove any existing driveway for Parcel 1 to the satisfaction of the Department of Public Works.

Note: A driveway for Parcel 1 will be reviewed when an SPDR application to develop Parcel 1 has been submitted.

6. The applicant shall relocate any existing utility poles that are in conflict with any of the required public frontage improvements per City standards to the satisfaction of the Department of Public Works and the concerned utility agency.
7. All right-of-way and street improvement transitions that result from changing the right-of-way of any street shall be located, designed and constructed to the satisfaction of the Department of Public Works. The center lines of such streets shall be aligned.
8. 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.
9. 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' sight triangle). Walls shall be set back 3' behind the sight line needed for stopping sight distance to allow sufficient room for pilasters. Landscaping in the area required for adequate stopping sight distance shall be limited to 3.5' in height. The area of exclusion shall be determined by the Department of Public Works.

SMUD:

10. SMUD has existing overhead 12kV and secondary facilities along Grace Avenue 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.
11. 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. New landscaping improvements shall be restricted to a maximum height of fifteen feet tall at full maturity.
12. 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.
13. 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.
14. In the event the City requires an Irrevocable Offer of Dedication (IOD) for future roadway improvements, the Applicant shall dedicate a 12.5-foot public utility easement (PUE) for overhead and/or underground facilities and appurtenances adjacent to the City's IOD. Landscaping improvements placed within the IOD or 12.5-foot PUE shall be subject to SMUD's landscaping and tree placement guidelines and SMUD's regular vegetation management practices including but not limited to restriction of 15 feet high at maturity and spacing as well as tree pruning, removal, or other standard vegetation management activities.

15. The Applicant shall provide separate SMUD service points to each parcel to the satisfaction of SMUD.
16. 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.
17. The Applicant shall dedicate a 12.5-foot public utility easement for overhead and/or underground facilities and appurtenances adjacent to all public street rights-of-ways. The 12.5-foot PUE 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, and weed abatement and a height limit of fifteen feet at full maturity.
18. The Applicant shall dedicate any private drive, ingress and egress easement, and 10-feet adjacent to each side thereof as a public utility easement for overhead and/or underground facilities and appurtenances. All access roads shall meet minimum SMUD requirements for access roads. The private drive and 10-foot adjacent PUE shall be subject to SMUD's landscaping and tree placement guidelines within the easement area and such landscaping shall be subject to SMUD's landscaping and tree placement guidelines including but not limited to tree pruning, removal, and weed abatement and a maximum allowable height of fifteen feet at full maturity.
19. The Applicant shall dedicate and provide all-weather vehicular access for service vehicles that are up to 26,000 pounds. At a minimum: (a) the drivable surface shall be 20-feet wide; and (b) all SMUD underground equipment and appurtenances shall be within 15-feet from the drivable surface.

DOU:

20. The applicant shall grant and reserve easements, as needed, for water, drainage and sanitary sewer facilities, and for surface storm drainage, at no cost at or before the time of sale or other conveyance of any parcel or lot. A note stating the following shall be placed on the Final Map: "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.

Urban Forestry:

21. The applicant shall design all street planters to have shade trees with an expected mature canopy diameter of 35 feet, planted 40 feet on center with consideration given to driveways and underground and above ground utilities to the satisfaction of the Urban Forestry.

Advisory Notes:

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

Public Works

- ADV1. 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.
- ADV2. House plans shall comply with City Code Chapter 17.508 Driveways which includes:
- 17.508.040.J All driveways shall be at least 5-ft away from the property line.
- 17.508.050.A Residential driveways shall have a width of at least 10-ft and a depth of at least 20-ft measured from the right-of-way line.

DOU

- ADV3. Prior to or concurrent with the submittal of the building permit application, the applicant shall prepare a project specific drainage study meeting the criteria specified in the current Onsite Design Manual and/or the Design and Procedures Manual, for review and approval by the DOU. Per the current DOU Onsite Design Manual, either a static or dynamic analysis for mitigating sizing and drainage system design may be used. Using the static analysis and per the DOU onsite project storage method, an estimated 5,200 cubic feet of detention must be provided per each additional acre of impervious area. The maximum discharge rate must be limited to an estimated 0.31 cfs/acre. The applicant is advised to contact the City of Sacramento Utilities Department Development Review Section (916-808-7890) at the early planning stages to address any drainage related requirements. Failure to submit the drainage study may delay review and approval. (Note: A maintenance agreement may be required for detention and Low Impact Development (LID) features.)
- ADV4. This project is in Drainage Basin 144 which is subject to the new Drainage Gravity Impact Fee per City Council Resolution 2023-0368. However, based on the project's description, the applicant will not be required to pay the Drainage Gravity Impact Fee.
- ADV5. The site is not fronted by a public sewer main. For general questions or requirements on septic systems contact the County Environmental Health Division at 916-875-8400. (Note: The nearest public sewer main is located to the East of the project site within Raley Blvd.)
- ADV6. City records show the existing residence on Parcel 1 has a 1-in metered domestic water service.

ADV7. 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.

SASD:

ADV8. Prior to the ISSUANCE OF A BUILDING PERMIT: The owner must contact Permit Services Unit at PermitServices@sacsewer.com or by phone at (916) 876-6100 to determine if Regional San impact fees are due. Fees are to be paid prior to the issuance of building permits.

ADV9. 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.

SMUD:

ADV10. 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.

ADV11. The Applicant shall not place any building foundations within 5-feet of any SMUD trench to maintain adequate trench integrity. The Applicant shall verify specific clearance requirements for other utilities (e.g., Gas, Telephone, etc.).

ADV12. The Applicant shall comply with SMUD siting requirements (e.g., panel size/location, clearances from SMUD equipment, transformer location, service conductors). Information regarding SMUD siting requirements can be found at: <https://www.smud.org/en/Business-Solutions-and-Rebates/Design-and-Construction-Services>. Applicant shall coordinate individual service panel location placement with SMUD Design Department.

Site Plan and Design Review

Planning:

1. No construction or additions are allowed with this project approval.
2. The applicant shall relocate the existing utility sheds on proposed Parcel 1 or obtain all necessary building permits to demolish the existing structures prior to recordation of the final map.
3. Any changes, additions, or modifications shall require additional review and approval from Planning staff and may require additional entitlements.
4. This approval shall expire in three years from the approval date and may be extended consistent with the provisions in Sacramento City Code Section 17.808.400.

Urban Forestry:

5. The plans include the construction of a new landscape planter strip in the City right-of-way. In future phases of development, Urban Forestry will require that the applicant provide for large canopy shade trees to be planted within the new City right-of-way landscape planter.
6. General Tree Protection – The applicant shall include the following Tree Preservation Measures in the General Notes, Grading Plans, Utility Plans, Demolition Plan, Landscape Plan and the offsite plans if the trees will be impacted by work proposed on each sheet.

Required Tree Preservation Measures for City and Private Protected Trees

7. Construction trailers and port-a-potties shall be placed on existing hardscape or bridged over the tree protection zone so as not to compact soil.
8. Any Regulated Work within the dripline or Tree Protection Zone of a protected tree shall be separately permitted prior to the start of construction and supervised by a Qualified Arborist. Submit a tree permit application and a tree protection plan created by a Qualified Arborist to UrbanForestry@cityofsacramento.org and refer to the planning project number or off-site project number.
9. All excavation, grading or trenching within the dripline of a protected tree for the purpose of utility installation, constructing foundations, footings, sidewalks, curbs, gutters, or any other reason shall employ one of the following methods: Hydro-excavation, pneumatic excavation or hand digging and shall be directly supervised by a qualified arborist.
10. There shall be no grade changes within the dripline of protected trees. All grade changes shall be accommodated onsite.
11. There shall be no soil compaction within the dripline of protected trees.
12. The following is a list of activities that are prohibited within the 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.
13. All trees shall be watered regularly according to the recommendation of the project arborist.

Advisory Notes:

Planning

- ADV1. A single-unit dwelling is a legal, nonconforming use on Parcel 2 in the M-1S-R zone and may continue in use. Future development or additions on Parcel 2 the newly created parcel must be consistent with the provisions in Sacramento City Code Section 17.202.210 and 17.232.040.

DOU

- ADV2. Prior to or concurrent with the submittal of the building permit application, the applicant shall prepare a project specific drainage study meeting the criteria specified in the current Onsite Design Manual and/or the Design and Procedures Manual, for review and approval by the DOU. Per the current DOU Onsite Design Manual, either a static or dynamic analysis for mitigating sizing and drainage system design may be used. Using the static analysis and per the DOU onsite project storage method, an estimated 5,200 cubic feet of detention must be provided per each additional acre of impervious area. The maximum discharge rate must be limited to an estimated 0.31 cfs/acre. The applicant is advised to contact the City of Sacramento Utilities Department Development Review Section (916-808-7890) at the early planning stages to address any drainage related requirements. Failure to submit the drainage study may delay review and approval. (Note: A maintenance agreement may be required for detention and Low Impact Development (LID) features.)
- ADV3. This project is in Drainage Basin 144 which is subject to the new Drainage Gravity Impact Fee per City Council Resolution 2023-0368. However, based on the project's description, the applicant will not be required to pay the Drainage Gravity Impact Fee.
- ADV4. The site is not fronted by a public sewer main. For general questions or requirements on septic systems contact the County Environmental Health Division at 916-875-8400. (Note: The nearest public sewer main is located to the East of the project site within Raley Blvd.)
- ADV5. City records show the existing residence on Parcel 1 has an existing 1-in metered domestic water service.
- ADV6. 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.

Solid Waste

- ADV7. Project must meet the requirements outlined in City Code Chapter 13.10.
- ADV8. 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, to ensure all material generated on the parcel is diverted into the correct waste stream. The minimum space needed is approximately 35 inches by 87 inches per unit.
- ADV9. There must be sufficient space to set out all containers (garbage, mixed recycling, and organics recycling) in front of each parcel and remain in compliance with City Code Chapter 13.10.100.
- ADV10. Solid waste trucks must be able to safely move about the project, with minimum backing, and be able to empty the bins and containers safely.

- a. Collection is provided on Grace Avenue

Tree Permit

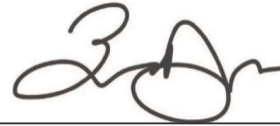
1. The applicant shall retain all trees permitted for removal until all fees associated with a building permit have been paid.

Respectfully Submitted: _____



Deja Harris
Associate Planner

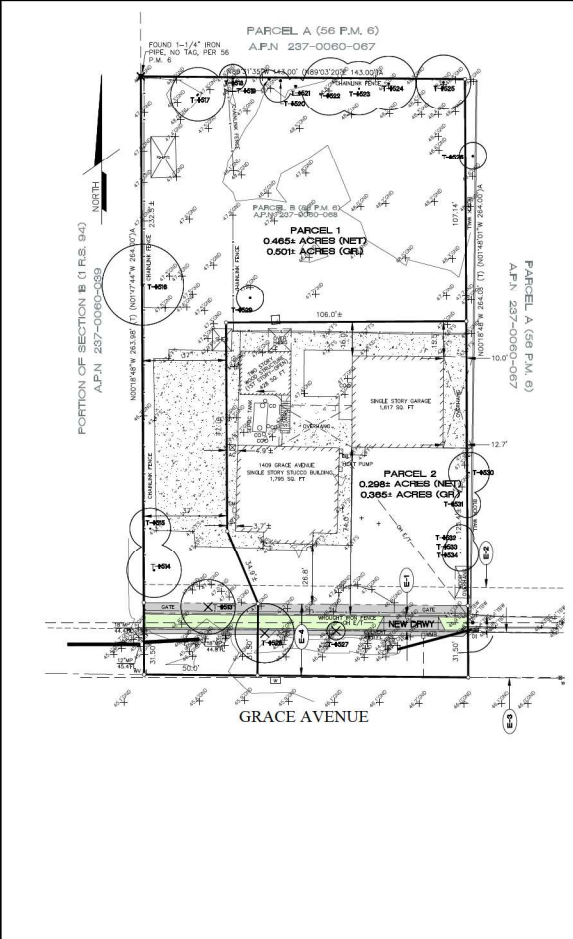
Recommendation Approved: _____



Zach Dahla
Senior Planner

The decision of the Zoning Administrator and Design Director may be appealed to the Planning and Design 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 Design Director is final.

Note: The applicant will need to contact the Public Works Department after the appeal period is over to submit for a Final Map. A discretionary permit expires and is thereafter void if the use or development project for which the discretionary permit has been granted is not established within the applicable time period. The applicable time period is either three years from the effective date of approval of the discretionary permit; or the time specified by the decision-maker, if so stated in a condition of approval of the discretionary permit. A use or development project that requires a building permit is established when the building permit is secured for the entire development project and construction is physically commenced.



SITE INFORMATION

- 1) OWNER/SUBDIVIDER: AHSAN K. SANA
1409 GRACE AVENUE
SACRAMENTO, CA 95838
TELEPHONE: (916)370-7774
- 2) SURVEYOR: WONG & ASSOCIATES
11344 COLIMA ROAD, SUITE 235A
GOLD RIVER, CA 95670
CONTACT: GARY TIMOTHY WONG/MARIA WONG
TELEPHONE: (916) 293-1800
EMAIL: GTWONG@GMAIL.COM
- 3) IMPROVEMENTS: AS REQUIRED BY THE CITY OF SACRAMENTO
DEPARTMENT OF PUBLIC WORKS
- 4) EXISTING USE: COMMERCIAL/RESIDENTIAL USE
- 5) PROPOSED USE: LIGHT INDUSTRIAL USE
- 6) EXISTING ZONING: M-15-R - LIGHT INDUSTRIAL - SITE IMPROVEMENTS/REVIEW
- 7) PROPOSED ZONING: M-15-R - LIGHT INDUSTRIAL - SITE IMPROVEMENTS/REVIEW
- 8) ASSESSOR'S PARCEL NO.: A.P.N.237-0060-068
- 9) SEWAGE DISPOSAL: SWSO
- 10) WATER SUPPLY: CITY OF SACRAMENTO WATER
- 11) DRAINAGE: CITY OF SACRAMENTO DEPARTMENT OF UTILITIES
- 12) FIRE PROTECTION: CITY OF SACRAMENTO FIRE
- 13) SCHOOL DISTRICT: ROBLA ELEMENTARY/TWIN RIVERS UNIFIED
- 14) ACREAGE: 0.8674 ACRES (GR.) 37,753 SQ. FT.
0.7788 ACRES (NET) 333,892 SQ. FT.
- 15) EXISTING LOTS: ONE (1)
- 16) PROPOSED LOTS: TWO (2)
- 17) LOT SIZE: PARCEL 1 - 0.5011 AC.(GR.) 21,833 SQ.FT.
PARCEL 1 - 0.4851 AC.(NET) 20,251 SQ.FT.
PARCEL 2 - 0.3851 AC. (GR.) 15,920 SQ.FT.
PARCEL 2 - 0.2981 AC. (NET) 12,998 SQ.FT.

EASEMENT NOTES

- E-1 ... 7' ROADWAY EASEMENT PER 56 P.M. 6
- E-2 ... 12.5' PUBLIC UTILITIES EASEMENT PER 56 P.M. 6
- E-3 ... 20' ROADWAY EASEMENT PER A.R.S. 94
- E-4 ... PROPOSED 31.5' RIGHT OF WAY

LEGAL DESCRIPTION

ALL THAT REAL PROPERTY SITUATE IN THE CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL B OF THAT CERTAIN PARCEL MAP ENTITLED WEST 1/2 OF THE SOUTHWEST 1/4 OF NORTHWEST 1/4 SECTION 18 RANCHO DEL PASO FILED IN THE OFFICE OF THE COUNTY RECORDER OF SACRAMENTO COUNTY ON MARCH 13, 1980, IN BOOK 56 OF PARCEL MAPS AT PAGE 6.

BASES OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS BASED ON THE FOUND MONUMENT OF THE CENTERLINE OF MAIN AVENUE, BETWEEN DRY CREEK ROAD AND RALEY BOULEVARD, THAT BEARINGS ASSUMED TO BE N89°37'25"W

TREE INVENTORY

Exhibit A - Tree Identification							
Tree #	Botanical Name	Common Name	dbh (") (a)	DB (ft) (b)	Structure Rating (c) (c)	Condition Rating (d) (d)	Comments (e)
492	Platanus	Shore Elm	9	8	1	2	Provide pruning to improve structure and condition, per "pruned tree" in this report
494	Quercus parvifolia	White Oak	13	10	2	3	Provide pruning to improve structure and condition, per "pruned tree" in this report
496	Catalpa	Shore Elm	7	6	2	3	Provide pruning to improve structure and condition, per "pruned tree" in this report
498	Quercus agrifolia	Coast Live Oak	27	18	3	4	NO SITE - pruned tree due to site per City of Sacramento Department of Public Works
497	Populus alba	Silver Poplar	6.5	13	1	2	Provide pruning to improve structure and condition, per "pruned tree" in this report
499	Washingtonia filifera	Palm Palm	15	5	2	3	Provide pruning to improve structure and condition, per "pruned tree" in this report
500	Washingtonia filifera	Palm Palm	14	5	2	3	Provide pruning to improve structure and condition, per "pruned tree" in this report
501	Washingtonia filifera	Palm Palm	12	5	2	3	Provide pruning to improve structure and condition, per "pruned tree" in this report
502	Washingtonia filifera	Palm Palm	11	5	2	3	Provide pruning to improve structure and condition, per "pruned tree" in this report
503	Populus alba	Silver Poplar	6	8	2	3	Provide pruning to improve structure and condition, per "pruned tree" in this report
504	Populus alba	Silver Poplar	7	8	1	1	Provide pruning to improve structure and condition, per "pruned tree" in this report
505	Populus alba	Silver Poplar	8	8	1	1	Provide pruning to improve structure and condition, per "pruned tree" in this report
506	Populus alba	Silver Poplar	9	12	2	3	Provide pruning to improve structure and condition, per "pruned tree" in this report
507	Populus alba	Silver Poplar	5	6	1	1	Provide pruning to improve structure and condition, per "pruned tree" in this report
508	Oliva europaea	Oliva	4	4	1	2	Provide pruning to improve structure and condition, per "pruned tree" in this report
509	Quercus agrifolia	Coast Live Oak	11	11	2	3	Pruned tree - stay for City street tree
510	Pinus caroliniana	Pin	14	3	1	1	Provide pruning to improve structure and condition, per "pruned tree" in this report
511	Banksia laevis	Birch	1.6	8	1	3	Provide pruning to improve structure and condition, per "pruned tree" in this report
512	Banksia laevis	Birch	2.2,2.3, 4	5	1	2	Provide pruning to improve structure and condition, per "pruned tree" in this report
513	Banksia laevis	Birch	6.7	6	1	3	Provide pruning to improve structure and condition, per "pruned tree" in this report
514	Banksia laevis	Birch	6.7	4	1	3	Provide pruning to improve structure and condition, per "pruned tree" in this report
515	Banksia laevis	Birch	8	8	1	3	Provide pruning to improve structure and condition, per "pruned tree" in this report

(a) dbh is measured and recorded by circumference method.

(b) dbh is measured and recorded by diameter method.

(c) dbh is measured and recorded by diameter method.

(d) dbh is measured and recorded by diameter method.

(e) dbh is measured and recorded by diameter method.

VICINITY MAP
NOT TO SCALE

LEGEND

A.P.N. ASSESSOR'S PARCEL NUMBER

P.M. PARCEL MAP

WV WATER VALVE

FL FLOWLINE

DI DRAIN INLET

UP UP OF PAVEMENT

WMB WATER METER BOX

INDICATES CONCRETE

INDICATES PAVEMENT

INDICATES FIRE HYDRANT

SDMH STORM DRAIN MANHOLE

SHH SANITARY SEWER MANHOLE

OH E OVERHEAD ELECTRIC LINE

OH T OVERHEAD TELEPHONE LINE

CD CLEANSOUT

FS FINISH SURFACE

TP TOP OF PAVEMENT

SKT SIZE OF TRUNK IN INCHES

AC AIR CONDITIONING UNIT

EO OUTDOOR RESTROOM

OM GAS METER

BR OUTDOOR RESTROOM

INDICATES PROPOSED LANDSCAPE

INDICATES PROPOSED IMPROVEMENTS

NOTES

1. THE TYPES, LOCATION, SIZE AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS TOPOGRAPHIC SURVEY WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. IT IS CAUTIONED THAT ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZE, LOCATION AND DEPTHS OF SUCH UNDERGROUND UTILITIES. (A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DELINEATE ALL KNOWN UTILITIES). HOWEVER, THE SURVEYOR ASSUMES NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF ITS DELINEATION OF SUCH UNDERGROUND UTILITIES NOR FOR THE EXISTENCE OF OTHER BURIED OBJECTS OR UTILITIES WHICH MAY BE ENCOUNTERED BUT WHICH ARE NOT SHOWN ON THIS PLAN.

2. THIS SURVEY WAS PREPARED WITHOUT THE AID OF A PRELIMINARY TITLE REPORT. EASEMENTS OF RECORD MAY EXIST WHICH MAY AFFECT THE PROPERTY SHOWN ON THIS SURVEY.

DIRECTOR REPORT

STAFF RECOMMENDATION

Staff recommends the Zoning Administrator approve, with conditions, a Conditional Use Permit for the project known as **Z26-014 (1017 2nd Street Tobacco Sales)**. Draft Findings of Fact and Conditions of Approval for the project are included below.

REQUESTED ENTITLEMENTS

1. **Conditional Use Permit** to allow tobacco retailing at an approximately 1,260 square foot convenience store within the General Commercial (C-3-SPD) zone and Central City Special Planning District (SPD).

PROJECT INFORMATION

Location: 1017 2nd Street

Parcel Number: 006-0073-047-0000

Council District: 4

Applicant: Steven Pasion, Pasion Architecture
P.O. Box 214404
Sacramento, CA 95821

Property Owner: Hossein Entezari
815 27th Street
Sacramento, CA 95816

Project Planner: Sierra Peterson, Associate Planner

Hearing Date: August 27, 2026

Land Use Information

General Plan: Residential Mixed Use (RMU)

Community Plan Area: Central Area

Housing Element Site: No

Specific Plan: Central City

Zoning: Central Business District (C-3-SPD)

Special Planning District: Central City

Planned Unit Development: n/a

Design Review Area: Central City Neighborhood

Parking District: Traditional

Historic Landmark: n/a
 Historic District: n/a

Surrounding Land Use and Zoning

North:	C-3-SPD	Commercial service, retail, restaurant
South:	C-3-SPD	Commercial service, retail, restaurant
East:	C-3-SPD	Interstate 5
West:	C-3-SPD	Commercial service, retail, restaurant

Site Characteristics

Existing Property Area:	±4,263 square feet / ±0.1 acres
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Existing Land Use:	Multi-Tenant Commercial Building

Other Information

Concurrent Files:	None
Previous Files:	P08-107 (alcohol sales; expired)

ATTACHMENTS

Attachment A: Project Plans

PROPOSED PROJECT AND ANALYSIS

SITE CONTEXT

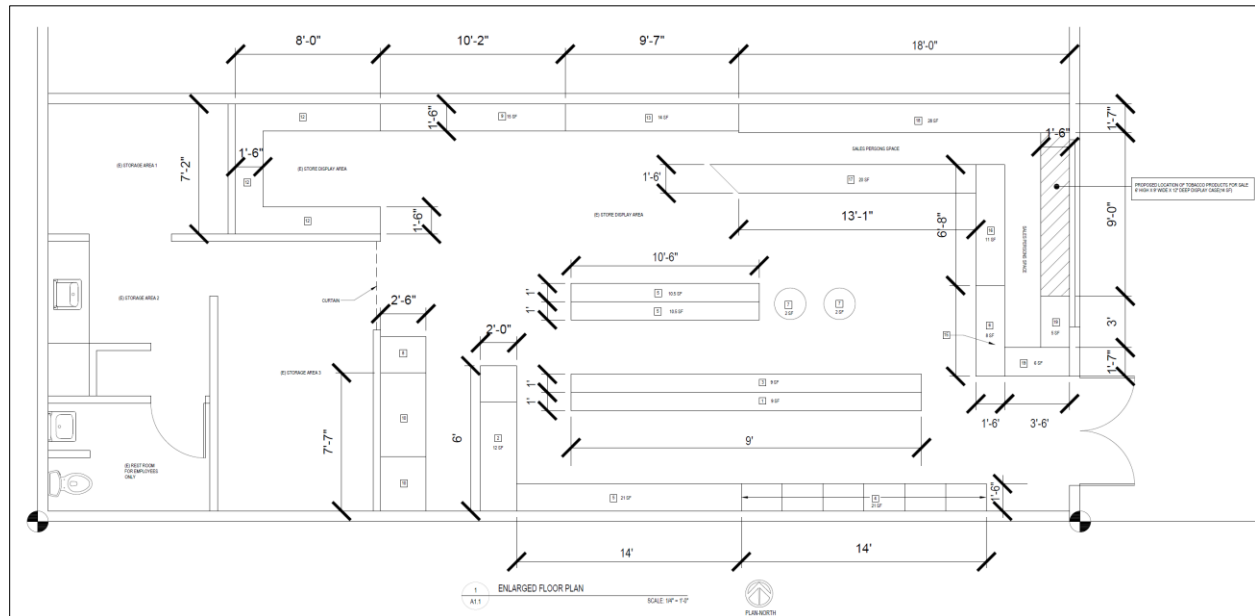
The project is located at 1017 2nd Street, on the east side of 2nd Street at the intersection of J Street/ K Street Alley, within the Central Business District (C-3-SPD) zone and the Central City Special Planning District (SPD). The project parcel is located within the Old Sacramento Waterfront and is surrounded by retail, restaurants, bars, commercial services, office, and residential uses to the north, south, and west. To the east there is an elevated portion of Interstate 5 with a parking garage at ground level. The project site contains a two-story, multi-tenant commercial building. Existing businesses within the commercial building, including restaurants (Slice of Old Sacramento Pizza, Fanny Ann's Saloon, and La Terraza), tattoo shop (Capital Ink Tattoo and Body Piercings), retail (Sacramento Sports and Souvenirs, and Rocky Mountain Chocolate Factory) and convenience store (Capital General Store). The site is served by existing public infrastructure including streets, sidewalks, and wet and dry utility connections in 2nd Street and J Street and K Street Alley.

PROJECT DETAILS

The applicant is requesting to sell tobacco at an existing convenience store (Capital General Store) that currently sells a range of everyday food, drink, and souvenir items. This request requires Zoning Administrator approval of a Conditional Use Permit (CUP) to allow tobacco retailing. It is noted that the applicant has applied for a Tobacco Retailer License (License No. 25-

008255) pursuant to Sacramento City Code (SCC) Title 5, which will not be processed until the business first receives a CUP authorizing tobacco retailing.

Figure 1: Floor Plan



Conditional Use Permit

Tobacco retailing, as defined in SCC section 17.108.210, is classified as a conditional use within the C-3 zone (pursuant to SCC section 17.216.810.B) within buildings less than 15,000 square feet or allocates more than 250 square feet of shelving to tobacco products and tobacco paraphernalia. All tobacco retailers are also required to obtain a Tobacco Retailer License (TRL) and comply with the requirements established in SCC chapter 5.138. As part of the TRL requirements, no license shall be issued, and no existing license shall be renewed, to authorize tobacco retailing within 1,000 feet of a tobacco retailer already licensed (SCC section 5.138.040.B). Based on current licensing information available to staff, the project site is not within 1,000 feet of a licensed tobacco retailer. The nearest tobacco retailer is Jazzi's Steampunk Cigar Co. (License No. 18-020831), located 1,400 feet northeast of the project site at 431 I Street.

The applicant is requesting to sell tobacco products within a small convenience and souvenir store. The proposed floor plan indicates that tobacco products and tobacco paraphernalia would be in the western portion of the store behind the point-of-sale (POS) counter. The eastern portion of the store would contain the existing food, drink, and souvenir items.

The CUP process is designed to evaluate a project's potential impact on a site and the surrounding area. In evaluating the proposed project, staff found the potential impacts generated by the project to be minimal as the tobacco retailing is located in a commercial and tourist area with a variety of existing retail, commercial service, restaurant, and office uses.

The project site is located within a designated disadvantaged community or a food desert pursuant to General Plan Map EJ-4. The area is primarily a tourist and entertainment destination with limited residential uses with two apartment buildings located on 2nd Street and L Street, one church, and a state park. The area does not include any schools, medical, or other sensitive uses. The subject retailer is the only tobacco retailer in the 11-block area of Old Sacramento Waterfront which is an area of the city that is physically separated by Interstate 5 and an at grade parking to the east. This leads staff to believe the tobacco retailing would not result in an unequitable concentration of unhealthy uses in areas of poverty or low access to healthy foods that would run contrary to the goals and policies of the Environmental Justice element of the 2040 General Plan. In addition to tobacco products, the business sells a range of snack foods, beverages, and souvenirs in eastern portion of the store and near the entrance, with tobacco products behind the POS to shield the tobacco retailing from public views. Additionally, staff has conditioned the project to prohibit window advertising of tobacco products and tobacco paraphernalia and require a POS identification check to ensure tobacco is not sold to minors. Based on the above, staff finds that the request is consistent with the General Plan and would not result in a nuisance in that the existing convenience store promotes economic development, employs safety measures to ensure the business has limited disturbances, and provides for a mix of uses along a commercial corridor.

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. Environmental Planning Services of the Community Development Department has reviewed this project and determined that this is eligible to be exempt from the provisions of the CEQA pursuant to CEQA Guidelines section 15301 (Existing Facilities—Class 1). Class 1 consists of projects involving the operation, permitting, and licensing of existing facilities and involves negligible or no expansion of existing or former uses. The project qualifies for these exemptions because it involves the operation of a business within an existing building. This project is not proposing new development nor is it modifying the existing conditions of the site layout regarding ingress/egress. Therefore, the project will not have a significant effect on the environment and no further CEQA analysis is required.

PUBLIC/NEIGHBORHOOD OUTREACH AND COMMENT

The project was routed to the Downtown Sacramento Partnership, Old Sacramento Waterfront, and Preservation Sacramento. All property owners, residents, and neighborhood associations within 500 feet of the subject site were mailed a public hearing notice and a notice was posted at the project site. To date, staff has received no public comments on the project, and there is no known opposition.

FINDINGS OF FACT

ENVIRONMENTAL

1. The Zoning Administrator finds the Project is exempt from the CEQA pursuant to CEQA Guidelines section 15301 (Existing Facilities—Class 1). Class 1 consists of projects involving the operation, permitting, and licensing of existing facilities and involves negligible or no expansion of existing or former uses. The project qualifies for this exemption because it involves the operation of a commercial business within an existing commercial building with no new construction or expansion of uses.

CONDITIONAL USE PERMIT

2. The proposed use and its operating characteristics are consistent with the General Plan and Central City Specific Plan, in that it allows an active use to continue to operate in a ground level tenant space that contributes to the street frontage and activates the pedestrian realm along a commercial street. Further, the proposed tobacco retailing would not result in an unequitable concentration of unhealthy uses in areas of poverty or low access to healthy foods in that the area is primarily a tourist and entertainment destination with limited residential uses with two apartment buildings located on 2nd Street and L Street, one church, and a state park. The area does not include any schools, medical, or other sensitive uses. The subject retailer is the only tobacco retailer in the 11-block area of Old Sacramento Waterfront which is an area of the city that is physically separated by Interstate 5 and at grade parking to the east. The project is conditioned to employ safety measures to ensure the business operates in a courteous manner by limiting disturbances and nuisances from operations and patrons. The commercial area currently has a multitude of pedestrian oriented commercial services and retail uses to support the neighborhood. The request does not include any physical changes to the exterior of the building thus maintaining the existing vibrancy and architectural character of the corridor.
3. The proposed use and its operating characteristics are consistent, as conditioned, with the applicable standards, requirements and regulations of the Central Business District (C-3-SPD) zone, the Central City Special Planning District (SPD), and the Planning and Development Code in that the purpose of the C-3-SPD zone is to provide for the most intense residential, retail, commercial, and office developments in the city. The project would expand the offerings at an existing convenience store and supports the intent of the zoning designation by allowing a local business to evolve while also adding to the City's tax base and sustaining the commercial viability of this commercial area. Further, the proposed use is allowed within the C-3-SPD zone subject to the approval of a conditional use permit and the use is conditioned appropriately to deter nuisance activities.
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, in that the project site is located within an intensive commercial district within the

Central City with improved roadways and sidewalks providing multiple points of access to the site for customers, employees, and emergency response. Further, the project is not proposing any modifications to the building, the site, or ingress/egress to the site, and the building has existing utility services that will continue to adequately serve the use.

5. The proposed use and operating characteristics will not be detrimental to the public, health, safety, convenience, or welfare of persons residing, working, visiting, or recreating in the surrounding neighborhood and will not result in the creation of a nuisance, in that it is compatible with the variety of uses within the surrounding area, and is conditioned to ensure that the business will not negatively impact the surrounding area. For example, the proposed use is conditioned to post the name of an emergency contact person and phone number on the exterior of the building in the event of an emergency or to report a complaint as well as establish a clear process for neighboring businesses and residents to communicate directly with a business representative should there be any issues. Further, project is conditioned to prohibit window advertising of tobacco products and tobacco paraphernalia and require a point-of-sale (POS) identification check to ensure tobacco is not sold to minors.

CONDITIONS OF APPROVAL

CONDITIONAL USE PERMIT

- A1. Prior to commencement of tobacco retailing, the applicant shall obtain any required approvals; such as, but not limited to, a Business Operating Tax Certificate with the Department of Finance or a Tobacco Retailer License with the Department of Community Development.
- A2. This approval is valid for three years and subject to SCC section 17.808.400.
- A3. The business shall conduct their operations as a "Good Neighbor" by: a) posting the name of an emergency contact person and phone number on the exterior of the building in the event of an emergency or to report a complaint; and b) establishing a clear process for neighboring businesses and residents to communicate directly with a business representative should there be any issues.
- A4. Tobacco products shall be located behind the point-of-sale (POS).
- A5. A minimum of one "No Loitering" sign shall be prominently placed on the exterior of the building.
- A6. Any window advertisement of tobacco products is prohibited.
- A7. Any signage shall comply with the City Sign Code requirements. All signage is subject to a separate review and approval process through a sign permit.

- A8. The operator shall be responsible for the daily removal of all litter from the site.
- A9. 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.
- A10. Any modifications to the hours of tobacco sales shall require additional planning review and may result in the need for additional planning entitlements.

Police

- A11. Business shall be equipped with and maintain a security system with:
 - a. An alarm system with a valid UL Certificate in accordance with UL 681(ED.15-2014) (Standard for Installation and Classification of Burglar and Holdup Alarm)
- A12. Holdup alarm system shall be employed near the:
 - a. all points of sale;
 - b. safe(s); and
 - c. manager's office.
- A13. A Video Assessment and Surveillance System (VASS) shall be installed at the site and maintained by a property management company, security company, or designee.
- A14. Manager with access to VASS storage shall be able to respond to any activation within two hours.
- A15. 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.
- A16. 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.
- A17. VASS shall be capable of storing no less than 30 days' worth of activity.
- A18. VASS shall provide comprehensive coverage of:
 - a. all points of sale;
 - b. safe(s);
 - c. areas of ingress and egress;
 - d. alcohol placement areas (if applicable); and
 - e. at least one camera shall be positioned to get a front face shot (e.g. height strip camera).
- A19. Height markers are required on the interior doorway(s) and shall be installed prior to

commencement of tobacco retailing.

- A20. No more than 10% of the square footage of windows and clear doors for retail purposes shall be blocked by advertising, signs, shelves or anything else. All advertising, signs, and shelving shall be placed and maintained in a manner that ensures that law enforcement personnel have a clear and unobstructed view of the interior of the premises from the exterior public sidewalk or entrance to the premises. All signs shall comply with the City Code.
- A21. Electronic “point of sale” age verification system is required, including:
- a. scans and authenticates ID;
 - b. identifies fake IDs; and
 - c. records dates and times of entry.

Respectfully Submitted:

Sierra Peterson
Associate Planner



Recommendation Approved:

Karlo Felix
Senior Planner

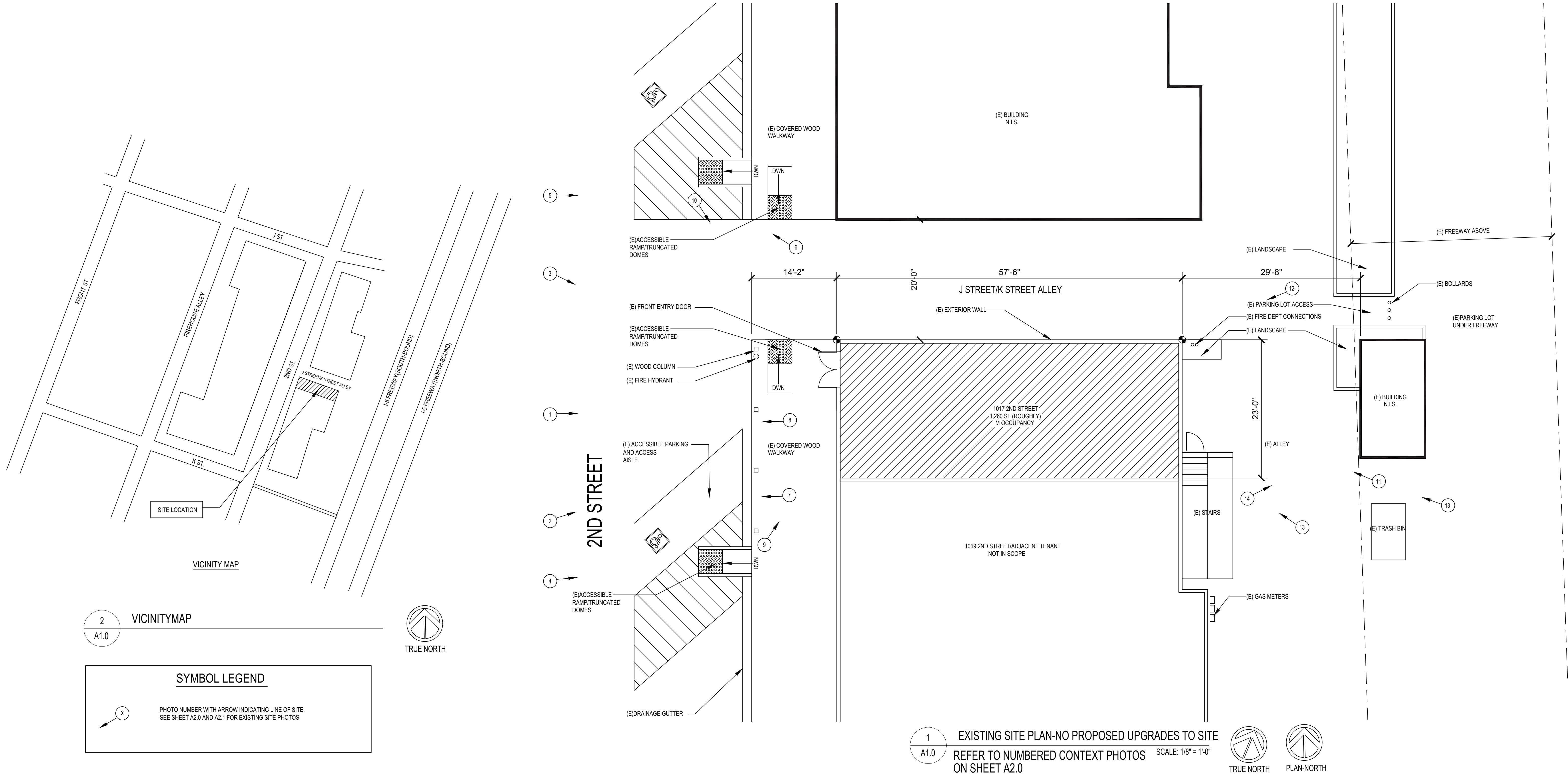
The decision of the Zoning Administrator may be appealed to the Planning and Design Commission. An appeal must be filed within 10 days of the Director’s hearing. If an appeal is not filed, the action of the Directors is final.

Note: 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.

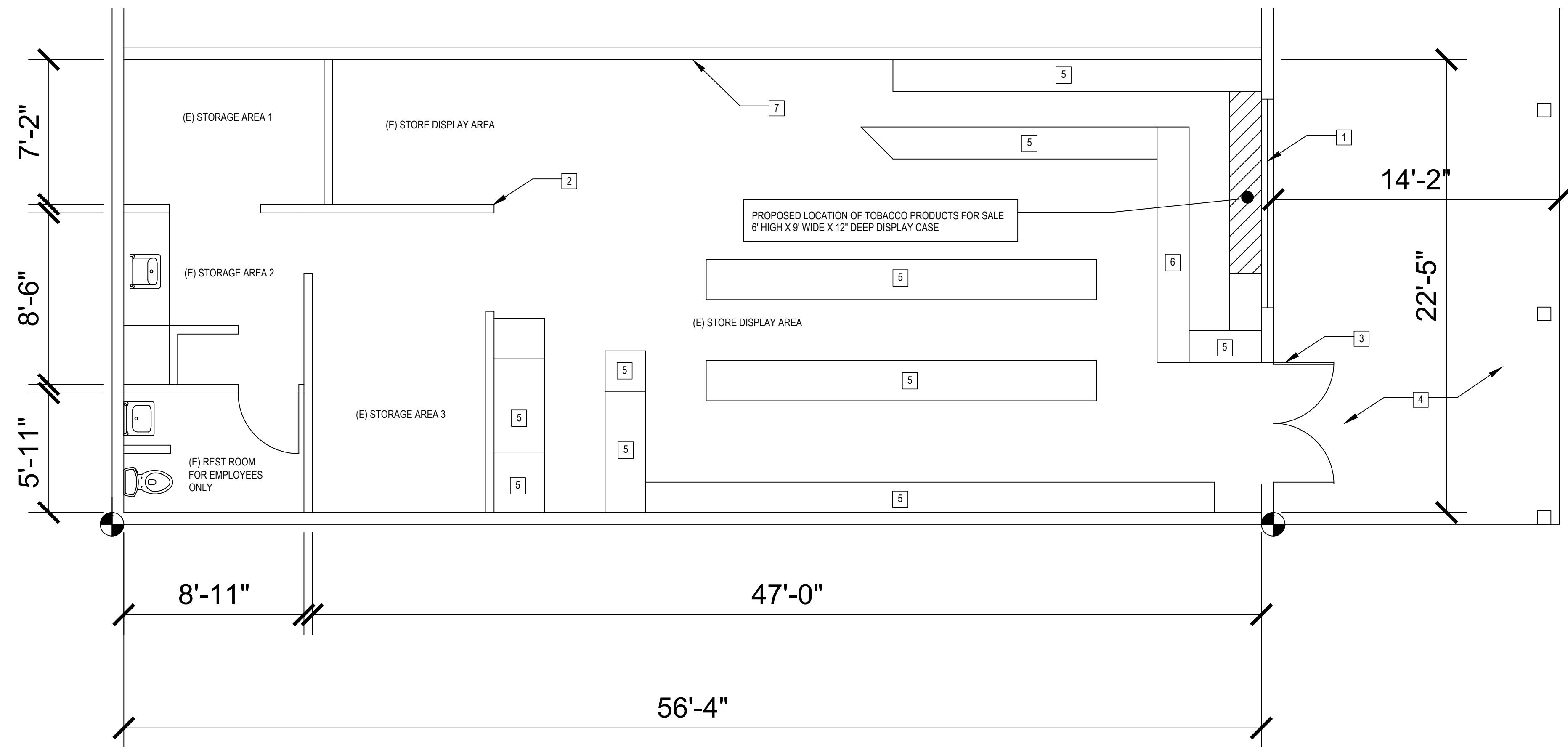
Attachment A

Project Plans

SECOND STREET CONDITIONAL USE PERMIT



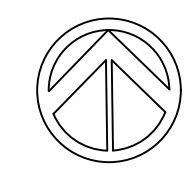
BUILDING DATA	PROJECT SUMMARY	CONSULTANTS	SHEET INDEX	PROPOSED SITE PLAN	
PROJECT NAME: SECOND STREET CONDITIONAL USE PERMIT APN#: 006-0073-047-0000 PROJECT ADDRESS: 1017 2ND STREET, SACRAMENTO, CA 95814 JURISDICTION: CITY OF SACRAMENTO ZONING: C-3-SPD-CENTRAL BUSINESS DISTRICT/SPECIAL PLANNING DISTRICT SITE AREA: 4.263 SF/0.1 ACRES GROSS BUILDING AREA: 11,380 SF FLOOR AREA: 1,260 SF(APPROXIMATION)	THE PROPERTY OWNER IS APPLYING FOR A CONDITIONAL USE PERMIT IN ORDER TO SELL TOBACCO PRODUCTS IN THE EXISTING CONVENIENCE STORE OF M (MERCANTILE) OCCUPANCY. NO UPGRADES ARE PROPOSED FOR THE SITE OR BUILDING EXTERIOR.	<u>OWNER</u> MANSOOR SADRI 1017 2ND STREET SACRAMENTO, CA 95814 MANSOORSADRI@GMAIL.COM (916) 280-6402 <u>ARCHITECT:</u> PASION ARCHITECTURE 7144 FAIR OAKS BOULEVARD, STE. A2 CARMICHAEL, CA 95608 PHONE: (916) 599 7689 EMAIL: steve@pasionarchitecture.com CONTACT: STEVE PASION	A1.0 EXISTING SITE PLAN AND DATA A1.1 FLOOR PLAN A2.0 PHOTOS OF SITE/CONTEXT PHOTOS A3.0 EXISTING EXTERIOR ELEVATIONS	CONDITIONAL USE PERMIT	
				SCALE: AS NOTED	
				PLOT DATE: 2-14-2026	
					A1.0



1
A1.1

FLOOR PLAN

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



PLAN-NORTH

SHEET NOTES

N.I.S. = NOT IN SCOPE

E = EXISTING

- | | |
|-----------------------------|-----------------------------|
| 1 (E) WINDOW | 6 (E) POINT OF SALE COUNTER |
| 2 (E) WALL, TYPICAL | 7 (E) DEMISING WALL |
| 3 (E) FRONT DOOR | 8 (E) ATM DISPENSOR |
| 4 (E) EXTERIOR WOOD WALKWAY | |
| 5 (E) DISPLAY SHELVES | |

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FLOOR PLAN

CONDITIONAL USE PERMIT

SCALE: AS NOTED

PLOT DATE: 2-28-2026

A1.1



1



2



3



4



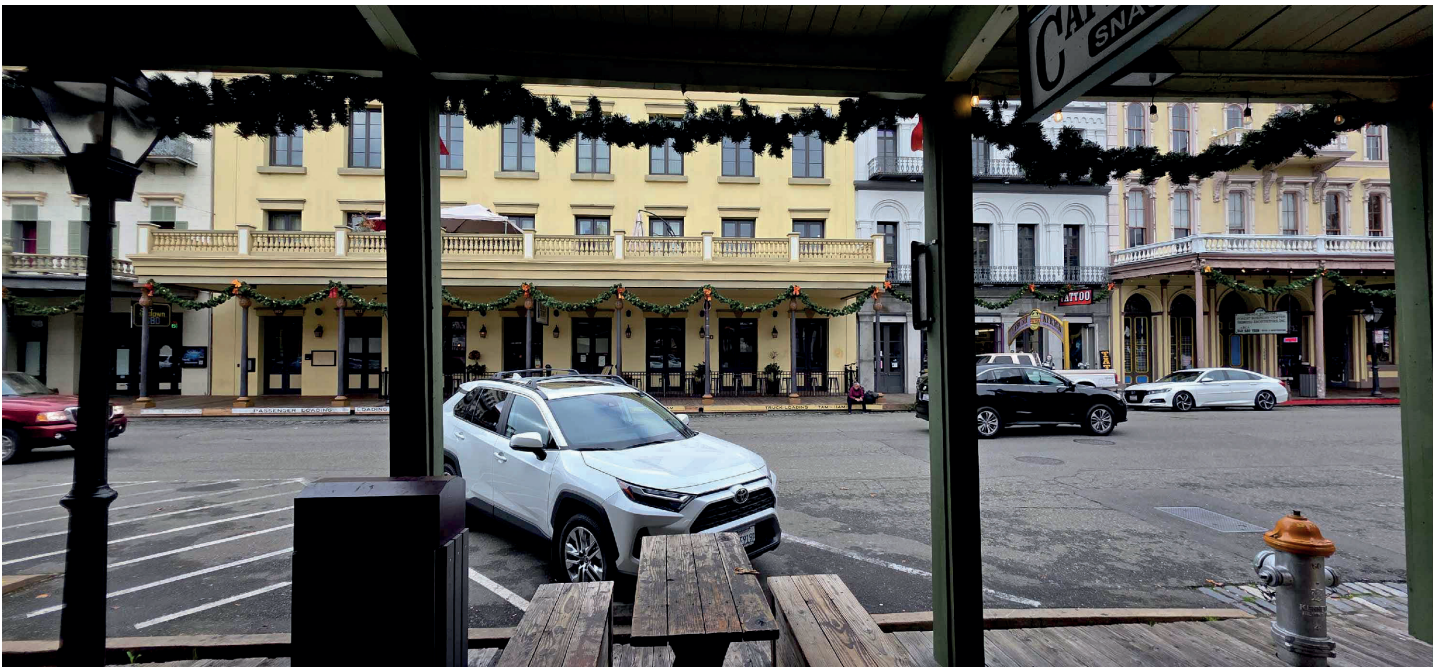
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6



7



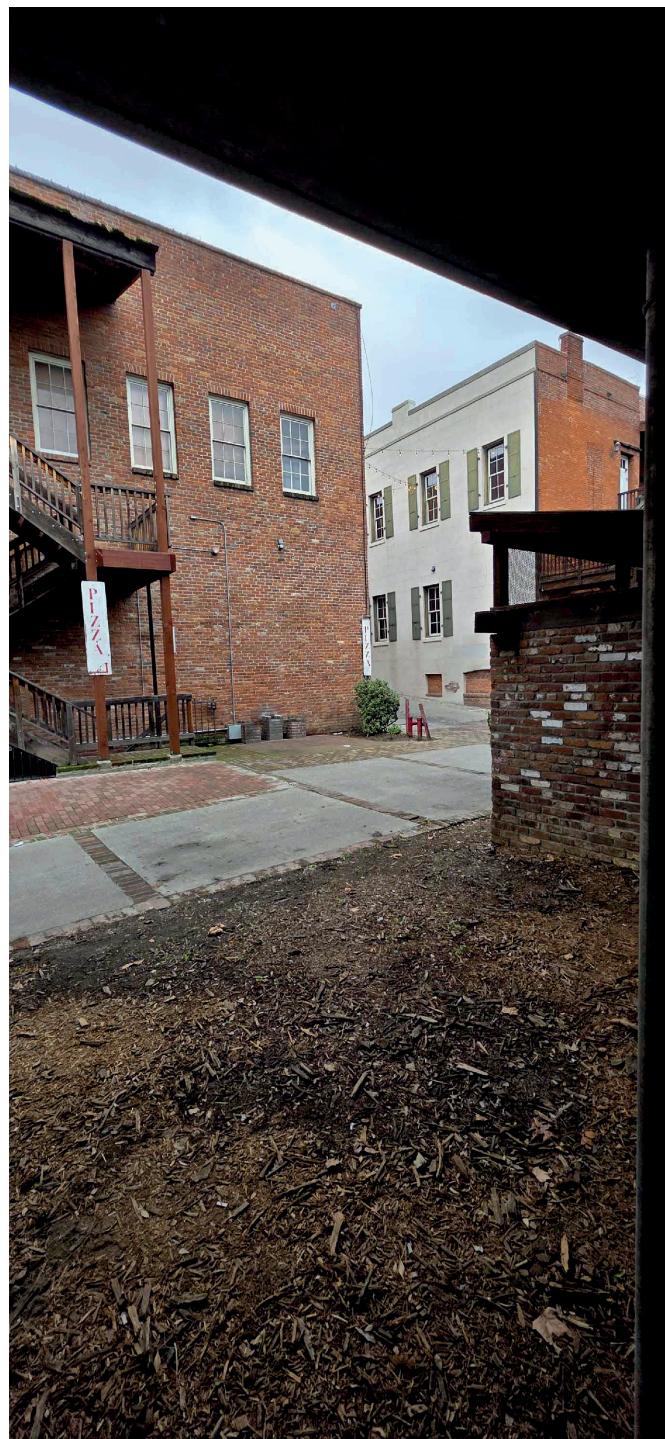
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9



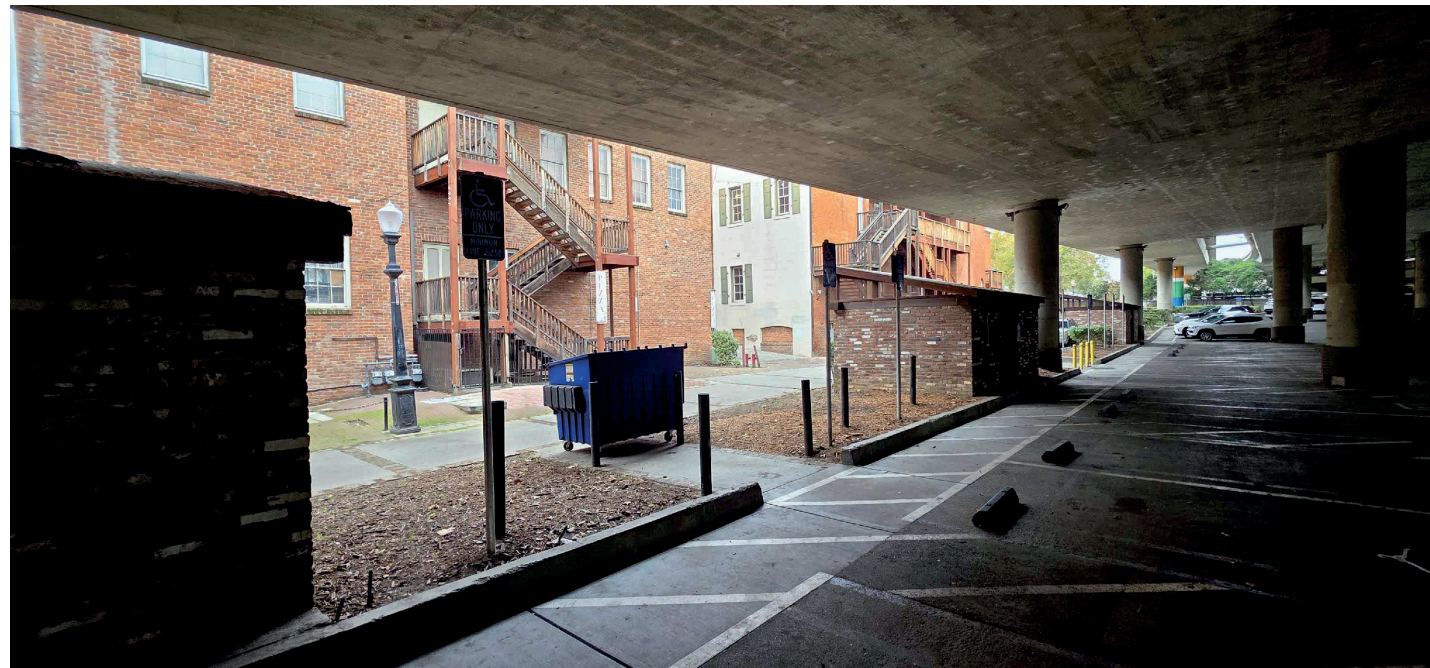
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11



12



13



14

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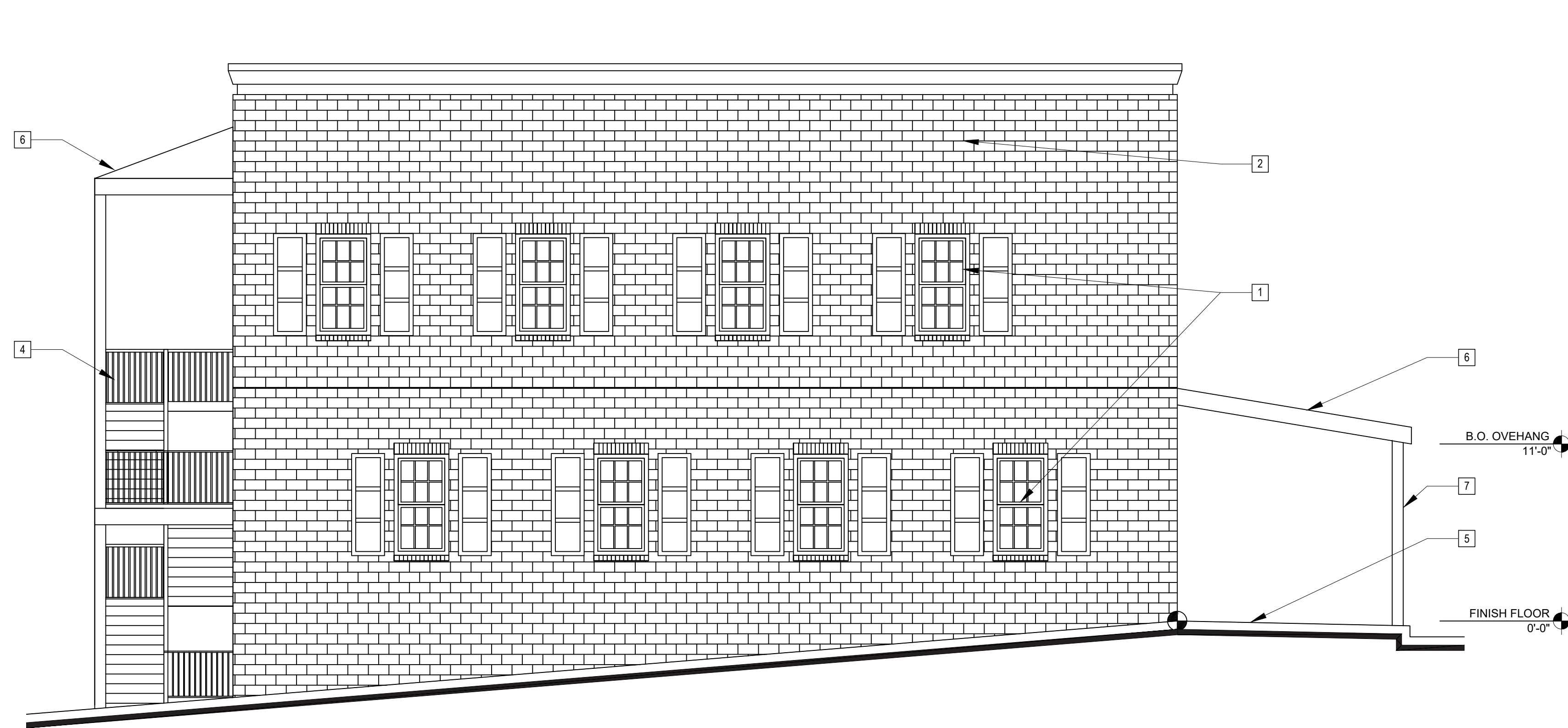
EXISTING SITE CONTEXT PHOTOGRAPHS

CONDITIONAL USE PERMIT

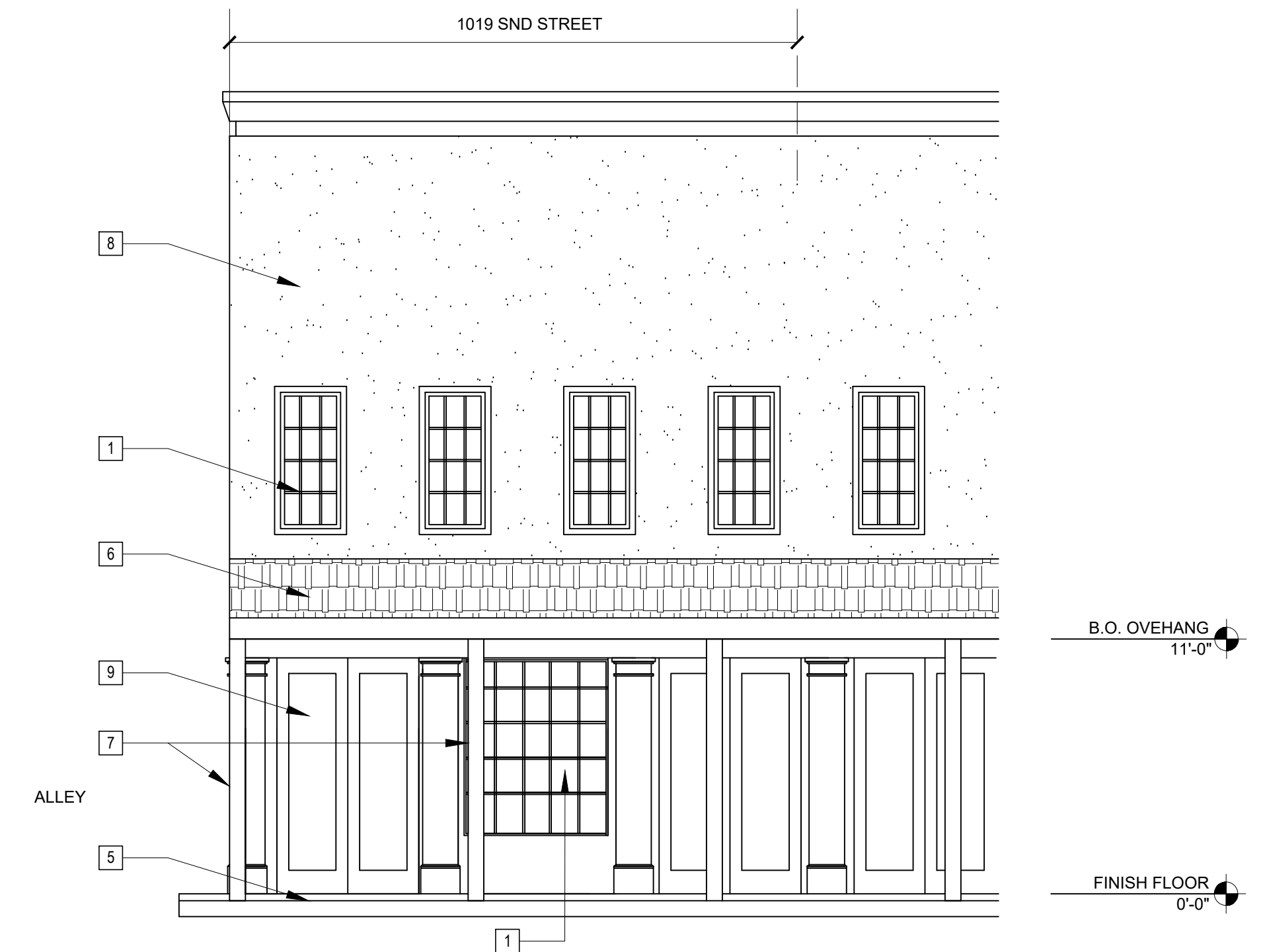
JOB NO.: 2025-12001

PLOT DATE: 1-29-2026

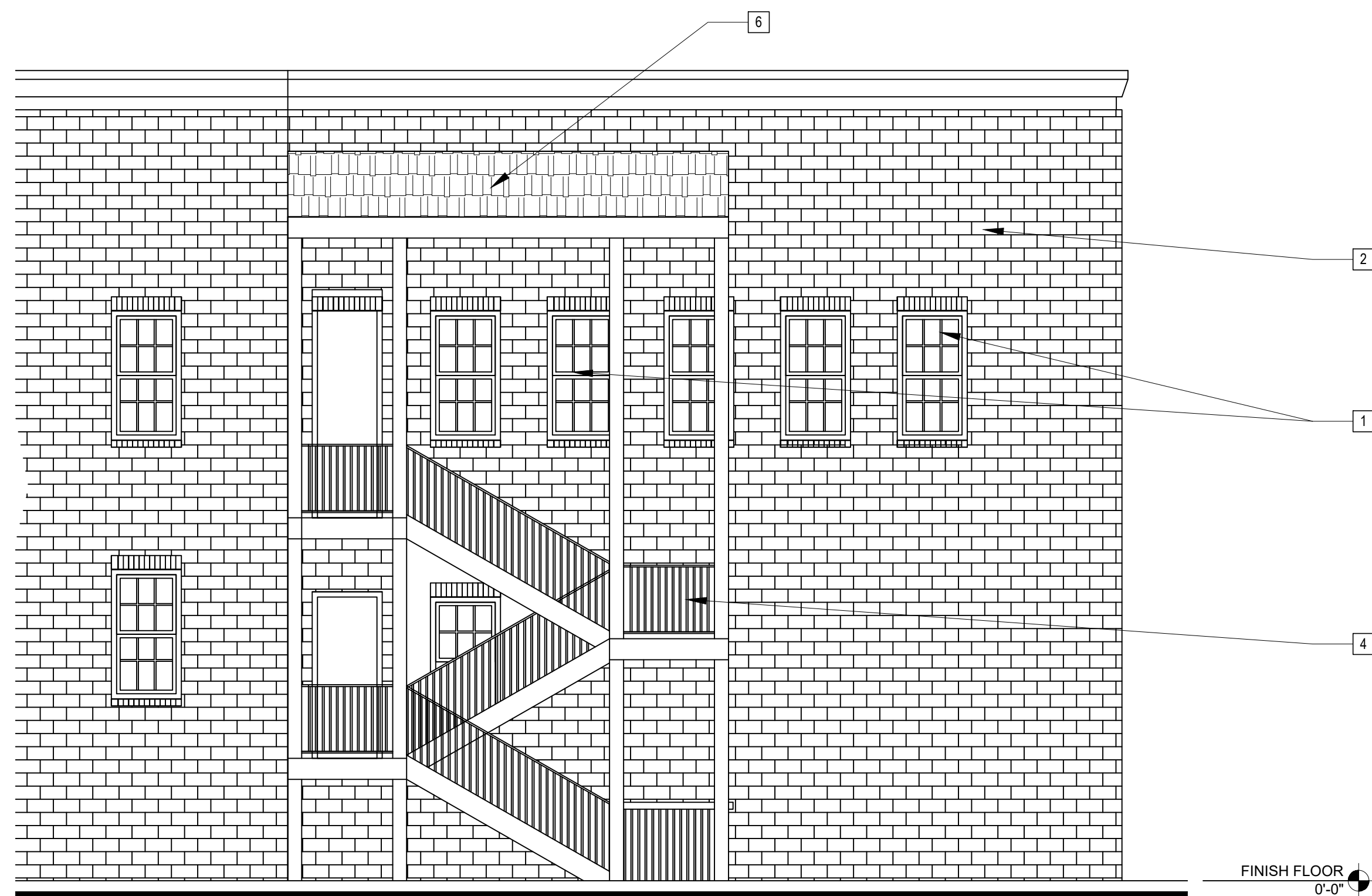
A2.0



2 NORTH EXTERIOR ELEVATIONS AT ALLEY
A3.0 SCALE: 3/16" = 1'-0"



1 WEST EXTERIOR ELEVATIONS (FRONT)
A3.0 SCALE: 3/16" = 1'-0"



3 EAST EXTERIOR ELEVATIONS (REAR)
A3.0 SCALE: 3/16" = 1'-0"

SHEET NOTES		N.I.S. = NOT IN SCOPE	E = EXISTING
1	(E) WINDOW	6	(E) ROOF
2	(E) BRICK WALL	7	(E) WOOD COLUMN
3	(E) FRONT DOOR	8	(E) PAINTED STUCCO/ CEMENT PLASTER FINISH
4	(E) STAIRS	9	(E) FRONT ENTRY DOOR
5	(E) WOOD WALKWAY		

PASION ARCHITECTURE 7144 FAIR OAKS BLVD. SUITE A2 CARMICHAEL, CA 95608 (916) 599-7689 WWW.PASIONARCHITECTURE.COM	EXISTING EXTERIOR ELEVATIONS	
	CONDITIONAL USE PERMIT	
	JOB NO.: 2025-12001	
	SCALE: AS NOTED	
	PLOT DATE: 1-29-2026	
		A3.0