

**DIRECTOR(S)**

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

**CITY STAFF**

**Jordyn Tanaka**, Administrative Analyst



**Agenda**  
**Director Hearing**

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

**Thursday October 22, 2026**  
**1:00 p.m.**

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**1. Cannabis Conditional Use Permits at 8535 Morrison Creek Drive (Z25-083) (Noticed 10/09/2026)**

**Location:** 8535 Morrison Creek Dr; APN(s): 064-0020-065-0000 (District 6)  
**Entitlements:** **Item A.** Environmental Exemption (Per CEQA Guidelines Sections 15301-Existing Facilities and 15332-Infill Development); **Item B.** Conditional Use Permit to dedicate 4,895 square feet to cannabis manufacturing within an existing warehouse on a 0.48-acre site within the Heavy Industrial (M-2S) zone. There are no proposed changes to the existing building exterior or site; and **Item C.** Conditional Use Permit to dedicate 5,668 square feet to cannabis distribution within an existing warehouse on a 0.48-acre site within the M-2S zone. There are no proposed changes to the existing building exterior or site.

**Contact:** Danny Abbes, Associate Planner, (916) 808-5873,  
[Dabbes@cityofsacramento.org](mailto:Dabbes@cityofsacramento.org)

**Item continued to October 29, 2026.**

**2. 3 Park Center Drive Tentative Map (Z26-031) (Noticed 10/09/2026)**

**Location:** 3 Park Center Dr; APN(s): 295-0390-009-0000 (District 6)  
**Entitlements:** **Item A.** Environmental Exemption (Per CEQA Guidelines Section 15315-Minor Land Divisions); **Item B** Tentative Map to subdivide a 4.05-acre site into two lots within the Limited Commercial (C-1-PUD) zone and the Campus Commons Planned Unit Development (PUD); and **Item C.** Site Plan and Design Review of the tentative map layout.

**Contact:** Sierra Peterson, Associate Planner, (916) 808-7181,  
[Speterson@cityofsacramento.org](mailto:Speterson@cityofsacramento.org)



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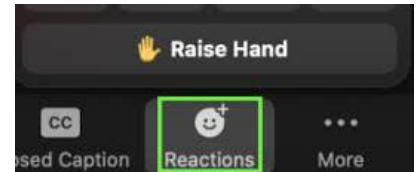
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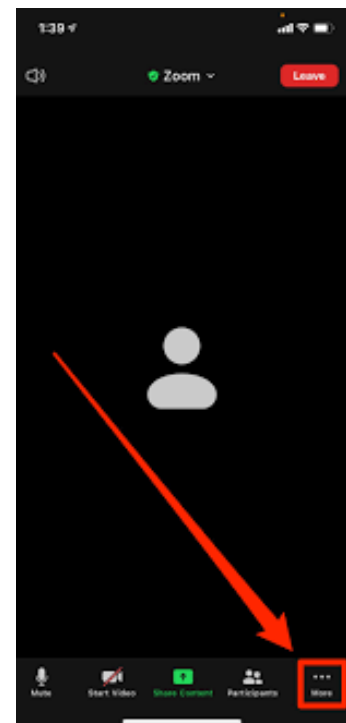
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## DIRECTOR REPORT

### 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 **Z26-031 (3 Park Center Drive Tentative Map)**. Draft Findings of Fact and Conditions of Approval for the project are included below.

### REQUESTED ENTITLEMENTS

1. **Tentative Map** to subdivide a 4.05-acre site into two lots within the Limited Commercial (C-1-PUD) zone and the Campus Commons Planned Unit Development (PUD).
2. **Site Plan and Design Review** of the tentative map layout.

### PROJECT INFORMATION

Location: 3 Park Center Drive  
Parcel Number: 295-0390-009-0000  
Council District: 6  
Applicant: Chris Schulze, TSD Engineering, Inc.  
785 Orchard Drive, Suite 110  
Folsom, CA 95630  
Property Owner: Eric Edelmayer, Jackson UOP LLC  
155 Cadillac Drive, Suite 100  
Sacramento, CA 95825  
Project Planner: Sierra Peterson, Associate Planner  
Public Hearing Date: October 22, 2026

#### Land Use Information

General Plan: Office Mixed-Use (OMU)  
Housing Element Site: No  
Community Plan Area: Arden Arcade  
Specific Plan: N/A  
Zoning: Limited Commercial (C 1 PUD)  
Special Planning District: N/A  
Planned Unit Development: Campus Commons  
Design Review Area: Campus Commons  
Parking District: Urban  
Historic Landmark: No  
Historic District: N/A

Surrounding Land Use and Zoning

|        |           |                                        |
|--------|-----------|----------------------------------------|
| North: | C-1-R-PUD | Retail, Restaurant, Commercial Service |
| South: | C-1-PUD   | Office                                 |
| East:  | C-1-PUD   | Retail, Restaurant, Commercial Service |
| West:  | C-1-PUD   | Office                                 |

Site Characteristics

|                         |                                  |
|-------------------------|----------------------------------|
| Existing Property Area: | 176,418 square feet / 4.05 acres |
| Topography:             | Flat                             |
| Street Improvements:    | Existing                         |
| Utilities:              | Existing                         |
| Existing Land Use:      | Office                           |

Other Information

|                   |                      |
|-------------------|----------------------|
| Concurrent Files: | None                 |
| Previous Files:   | DR18-233 and Z05-131 |

**ATTACHMENTS**

Attachment 1: Tentative Map  
Attachment 2: Public Comment

**PROPOSED PROJECT AND ANALYSIS****Site Context**

The project site is located at 3 Park Center Drive, on the north side of Park Center Drive (private street) between University Avenue (south), Campus Commons Road (west) and Howe Avenue (east). The existing site extends from Park Center Drive to Howe Avenue. Surrounding uses include retail, restaurant, and commercial adjacent to Fair Oaks and Howe Avenue, and office uses adjacent to Park Center Drive. The site is served by existing public infrastructure.

| <b>Table 1: Development Standards</b> |                           |                 |                  |                  |                  |
|---------------------------------------|---------------------------|-----------------|------------------|------------------|------------------|
|                                       |                           | <b>Required</b> | <b>Parcel 2A</b> | <b>Parcel 2B</b> | <b>Deviation</b> |
| <b>Lot</b>                            | <b>Size (sq ft)</b>       | None            | 45,738           | 133,294          | No               |
|                                       | <b>Width (ft)</b>         | None            | 162              | 591              | No               |
|                                       | <b>Depth (ft)</b>         | None            | 143              | 151              | No               |
|                                       | <b>Coverage (%)</b>       | None            | N/A              | 10               | No               |
| <b>Setbacks (ft)</b>                  | <b>Front-Yard</b>         | None            | N/A              | 63               | No               |
|                                       | <b>Rear-Yard</b>          | 15              | N/A              | 20               | No               |
|                                       | <b>Interior Side-Yard</b> | 5               | N/A              | 286              | No               |
|                                       | <b>Street Side-Yard</b>   | None            | N/A              | 81               | No               |
| <b>FAR</b>                            |                           | 0.25 - 2.00     | N/A              | 0.20             | N/A              |

**Project Details**

The project proposal includes the subdivision of an existing parcel totaling 4.05-acres into two lots with an existing office building and parking lot on the southern portion of the lot. The project

does not include any construction or demolition. This request requires Zoning Administrator approval of a Tentative Map to subdivide the property into two lots, and Design Director approval of Site Plan and Design Review of the tentative map layout.

### Tentative Map

The project proposes to subdivide an existing parcel totaling 4.05 acres into two lots (identified as “parcels” on the attached tentative map). Parcel 2A is 1.05 acres and fronts Howe Avenue. The proposed lot size is 0.96 acres and includes a 0.09-acre right-of-way abandonment for a total of 1.05 acres. Parcel 2B is 3.06 acres and fronts Park Center Drive (private street). The proposed lot size is 3.09 acres and includes a 0.029-acre right-of-way dedication for a total lot size of 3.06 acres. The existing site and the resultant lot will maintain adequate access to the street and private drive, and available utility infrastructure. The resulting lots are consistent with applicable development standards.

### Site Plan and Design Review

Site Plan and Design Review is required for the review of the tentative map layout and applicable development standards and design guidelines. The C-1-PUD zone establishes prescriptive development standards as detailed in Table 1. Parcel 2A and 2B are consistent with the required, setbacks, and FAR standards. The project does not require any deviations, and does not propose any construction, demolition, or site improvements.

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

Notice of the project was sent to property owners and residents within 500 feet of the project and the hearing notice was posted onsite 10 days prior to the hearing. Staff also sent notice of the project to Preservation Sacramento, Civic Thread, Sacramento Area Bicycle Advocates, Region Builders, Nepenthe Homeowners Association (HOA), Sierra Oaks Neighborhood Association, and Campus Commons Homeowners Association (HOA). Staff has received one comment letter from the property owner to the north requesting access through the resultant lot with a non-reciprocal cross-access easement that was a condition of approval of Record No. Z05-131. The map associated with this record was not recorded and the entitlements have expired. The easement was also shown on plans for Record No. DR18-233 which was withdrawn by the project applicant.

## **SUBDIVISION REVIEW COMMITTEE**

The proposed map was heard at the Subdivision Review Committee on September 16, 2026. During the meeting, the proposed conditions of approval specific to the map were accepted by the applicant and forwarded by the Committee with a recommendation of approval with conditions.

## **ENVIRONMENTAL CONSIDERATIONS**

Environmental Planning Services of the Community Development Department has reviewed this project and determined that it is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15315, Minor Land Divisions (Categorical Exemption – Class 15). The project site is within the city limits on a site that is less than five acres and is substantially surrounded by urban uses. The project site has no value as habitat for endangered, rare, or threatened species. The project would have no significant effect on traffic, noise, air, or water quality because the project is consistent with the standards of the

OMU General Plan designation, the C-1-PUD zone. The site is adequately served with all urban services and utilities and will have adequate access including emergency vehicle access. Therefore, the project will not have a significant effect on the environment and no further CEQA analysis is required.

## **FLOOD HAZARD ZONE**

State Law (SB 5) and Planning and Development Code chapter 17.810 require that the City must make specific findings prior to approving certain entitlements for projects within a flood hazard zone. The 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 Reports accepted by the City Council on October 21, 2025 (Resolution No. 2025-0283).

## **FINDINGS OF FACT**

### **Environmental**

1. The Zoning Administrator and Design Director have reviewed this project and determined that it is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15315, Minor Land Divisions (Categorical Exemption – Class 15). The project site is within the city limits on a site that is less than five acres and is substantially surrounded by urban uses. The project site has no value as habitat for endangered, rare, or threatened species. The project would have no significant effect on traffic, noise, air, or water quality because the project is consistent with the standards of the OMU General Plan designation, the C-1-PUD zone. The site is adequately served with all urban services and utilities and will have adequate access including emergency vehicle access. Therefore, the project will not have a significant effect on the environment and no further CEQA analysis is required.

### **Tentative Map**

2. None of the conditions described in Government Code (Gov. 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 site is physically suitable for the type of development.
  - c. The site is physically suitable for the proposed density of development.
  - d. 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.

- e. The design of the subdivision and the type of improvements are not likely to cause serious public health problems.
  - f. The design of the subdivision and the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.
3. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the General Plan, all applicable community and specific plans, Title 17 of the City Code, and all other applicable provisions of the City Code (Gov. Code §66473.5).
  4. The discharge of waste from the proposed subdivision into the existing community sewer system will not result in a violation of the applicable waste discharge requirements prescribed by the California Regional Water Quality Board, Central Valley Region, in that existing treatment plants have a design capacity adequate to service the proposed subdivision (Gov. Code §66474.6).
  5. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities (Gov. Code §66473.1).
  6. The City 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).
  7. The local flood management agency has made adequate progress (as defined in Gov. Code §65007) on the construction of a flood protection system what will result in flood protection equal to or greater than the urban level of flood protection.

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

8. The design, layout, and physical characteristics of the proposed development are consistent with the OMU General Plan designation, the C-1-PUD zone, and the Campus Commons PUD.
9. The design, layout, and physical characteristics of proposed development are consistent with all applicable design guidelines and with all applicable development standards or, if deviations from design guidelines or development standards are approved, the proposed development is consistent with the purpose and intent of the applicable design guidelines and development standards.
10. 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.
11. The design, layout, and physical characteristics of the proposed development are visually and functionally compatible with the surrounding neighborhood.
12. The design, layout, and physical characteristics of the proposed development ensure energy consumption is minimized and use of renewable energy sources is encouraged.

13. The design, layout, and physical characteristics of the proposed development are not detrimental to the public health, safety, convenience, or welfare of persons residing, working, visiting, or recreating in the surrounding neighborhood and will not result in the creation of a nuisance.

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

14. 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 Reports accepted by the City Council on October 21, 2025 (Resolution No. 2025-0283).

## **CONDITIONS OF APPROVAL**

### **Tentative Map**

#### **Planning**

- A1. This approval is valid for three years and subject to Sacramento City Code (SCC) section 17.828.160.

#### **Public Works**

- A2. Private reciprocal ingress, egress, and maneuvering easements are required for future development of the area covered by this Tentative Map. The applicant shall enter into and record an Agreement For Conveyance of Easements with the City stating that a private reciprocal ingress/egress, and maneuvering easement shall be conveyed to Parcel 2B and reserved from Parcel 2A, at no cost, at the time of sale or other conveyance of either parcel.
- A3. Show all continuing and proposed/required easements on the Parcel Map.
- A4. 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.
- A5. The design and placement of walls, fences, signs and Landscaping near intersections and driveways shall allow stopping sight distance per Caltrans standards and comply with City Code Section 12.28.010 (25-foot sight triangle). Walls shall be set back three feet behind the sight line needed for stopping sight distance to allow sufficient room for pilasters. Landscaping in the area required for adequate stopping sight distance shall be limited 3.5 feet in height. The area of exclusion shall be determined by the Department of Public Works.

- A6. The applicant shall satisfy the conditions of approval of the abandonment.
- A7. Parcel Map shall be recorded concurrently with the recordation of the abandonment.

**SMUD**

- A8. SMUD has existing underground 12kV facilities along Park Center Drive and on the parcel 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.
- A9. Any necessary future SMUD facilities located on the Applicant's property shall require a dedicated SMUD easement. This will be determined prior to SMUD performing work on the Applicant's property.
- A10. In the event the Applicant requires the relocation or removal of existing SMUD facilities on or adjacent to the subject property, the Applicant shall coordinate with SMUD. The Applicant shall be responsible for the cost of relocation or removal. Applicant is further made aware that the proposed location of any relocated facilities will be subject to SMUD's vegetation management practices.
- A11. SMUD reserves the right to use any portion of its easements on or adjacent to the subject property that it reasonably needs and shall not be responsible for any damages to the developed property within said easement that unreasonably interferes with those needs.
- A12. 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.
- A13. The Applicant shall provide separate SMUD service points to each parcel to the satisfaction of SMUD.
- A14. 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.
- A15. 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.
- A16. 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 and shall be subject to SMUD's landscaping and tree placement guidelines within the easement area.
- A17. 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.

**SASD**

- A18. Prior to the APPROVAL OF IMPROVEMENT PLANS: To obtain sewer service, construction of SacSewer sewer infrastructure will be required. Current SacSewer Standards and Specifications apply to any offsite or onsite public sewer construction or modification. These improvements must be shown on the plans. Field modifications to new or existing precast manhole bases are not allowed.
- A19. Prior to the APPROVAL OF IMPROVEMENT PLANS: Any proposed onsite sewer crossing parcel boundaries is prohibited.
- A20. Prior to the APPROVAL OF IMPROVEMENT PLANS: SacSewer requires each building on each lot with a sewage source to have a separate connection to SacSewer's sewer system or to a private sewer main line. If a private sewer main line is proposed, the private main line must connect at a manhole with a public lower lateral sized at a minimum of 8 inches in diameter. If there is more than one building in any single parcel and the parcel is not proposed for split, then each building on that parcel must have a separate connection to a private onsite sewer line upstream of any connection to the SacSewer sewer. These improvements must be shown on the plans.
- A21. Prior to the APPROVAL OF IMPROVEMENT PLANS: Lower Laterals must not directly connect to main lines more than 19 feet deep / directly to trunk lines (lines with flow greater than 1 MGD). Connection to the line on Howe Ave will not be allowed except at the manhole.
- A22. Prior to the APPROVAL OF IMPROVEMENT PLANS: SacSewer Design Standards and Specifications require minimum 6-inch lower laterals for multi-family (duplexes, multiplexes, condominiums, and townhouses), commercial and industrial properties.
- A23. Prior to the APPROVAL OF IMPROVEMENT PLANS: All onsite sewer plans and offsite sewer plans must be submitted separately to SacSewer via Sacramento County Site Improvement and Permit Section (SIPS) for review and approval.
- A24. Prior to the APPROVAL OF IMPROVEMENT PLANS. If any proposed garbage enclosure will contain a drain to the sewer, the enclosure must have a roof.

**Utilities**

- A25. All existing easements and all existing right-of-ways shall be shown on the Final Map, except for all abandoned easements and right-of-ways.
- A26. The applicant shall grant and reserve easements, as needed, for water, drainage and for surface storm drainage, at no cost at or before the time of sale or other conveyance of any parcel or lot. A note stating the following shall be placed on the Parcel Map: "Private/reciprocal easements for utilities, drainage, and water 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.

## Building

- A27. Fire-Resistive Construction / Existing Structures and Proposed Lot Line(s). Exterior walls, openings, and any exterior exit elements are subject to the requirements of the applicable code for fire-resistive construction based on the fire separation distance (FSD) measured from the new proposed lot line, including but not limited to:  
If regulated by the California Building Code (CBC):
- a. CBC §705.5 – Exterior walls, fire-resistance ratings based on fire separation distance.
  - b. CBC §705.9 – Exterior wall openings, protection and allowable area based on fire separation distance.
  - c. CBC §1027 – Exterior exit stairways and ramps, location, and fire separation requirements.

## Advisory Notes:

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

- ADV.A1. If unusual amounts of bone, stone, or artifacts are uncovered, work, in the area within the distance required by federal and state regulations, will cease immediately and a qualified archaeologist shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less than significant effect before construction resumes. A note shall be placed on the final improvement plans referencing this condition.
- ADV.A2. The proposed development is located within the Sacramento Area Sewer District (SacSewer). Satisfy all SacSewer requirements.
- ADV.A3. Prior to or concurrent with the first cycle submittal of the improvement plan and/or building permit application for Parcel 2A, the applicant shall submit 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. The project is located within drainage basin 95 and shall be consistent with the existing drainage masterplan. 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 with the first cycle submittal of the improvement plans and/or building permit application will delay permit review and approval. (Note: Per the existing drainage basin 95 masterplan, dated June 2004, Lot 2A and Lot 2b are shown to discharge and connect into the City drainage main in Park Center Drive. Our records indicate that there is flooding at the intersections of Howe Ave/Fair Oaks Blvd, and Howe Ave/University Ave. Any drainage connections to the public drainage main in Howe Ave will require a drainage sub-shed shift analysis to the satisfaction of the DOU. A maintenance agreement may be required for detention and Low Impact Development (LID) features.)

- ADV.A4. 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.A5. Prior to the ISSUANCE OF A BUILDING PERMIT: The owner must contact Permit Services Unit at [PermitServices@sacsewer.com](mailto:PermitServices@sacsewer.com) or by phone at (916) 876-6100 to determine if SacSewer impact fees are due. Fees are to be paid prior to the issuance of building permits. Programs are available that support the economic vitality and job growth in the region by reducing sewer impact fees for eligible commercial and industrial customers. Please visit [www.sacsewer.com/confluenceregional-partnership-program](http://www.sacsewer.com/confluenceregional-partnership-program) to learn more.
- ADV.A6. ONGOING: Installation of a public cleanout is required at the right-of-way. These improvements must be shown on the plans.
- ADV.A7. ONGOING: The existing building is currently connected to the public sewer. Any required construction and/or modification to the public sewer system must be to the satisfaction of SacSewer prior to the approval of improvement plans. SacSewer Design Standards and Specifications apply to any onsite and offsite public sewer construction.
- ADV.A8. ONGOING: Public lower laterals must not be smaller than the upper laterals, sized according to the California Plumbing Code requirements.
- ADV.A9. ONGOING: Construction of a grease trap or a sand oil separator may be required. The applicant must verify with the applicable jurisdiction's building department.
- ADV.A10. 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.
- ADV.A11. 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.).
- ADV.A12. The Applicant shall comply with SMUD siting requirements (e.g., panel size/location, clearances from SMUD equipment, transformer location, service conductors). Information regarding SMUD siting requirements can be found at: <https://www.smud.org/en/Business-Solutions-and-Rebates/Design-and-Construction-Services>. Applicant shall coordinate individual service panel location placement with SMUD Design Department.
- ADV.A13. Proposed Parcel 2A is a vacant lot not currently used for residential purposes. A condition shall be placed with the approval of the tentative parcel map and subdivision that if a building permit is requested for construction of one or more residential structures on Parcel 2A within four years of recording of the map, the owner of the parcel shall be required to pay an in-lieu fee, pursuant to Sacramento City Code §17.512.110 (A).

**Site Plan and Design Review**

**Planning**

- B1. The project approval is for the subdivision of one parcel into two lots as shown on the approved Tentative Map.
- B2. Any additional changes, additions, or modifications to the approved plans with respect to layout, setback, etc. shall require additional review and approval from Planning Division staff.
- B3. This approval is valid for three years and subject to SCC section 17.808.400.

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Respectfully Submitted: \_\_\_\_\_



Sierra Peterson  
Associate Planner

Recommendation Approved: \_\_\_\_\_



Karlo Felix  
Senior Planner

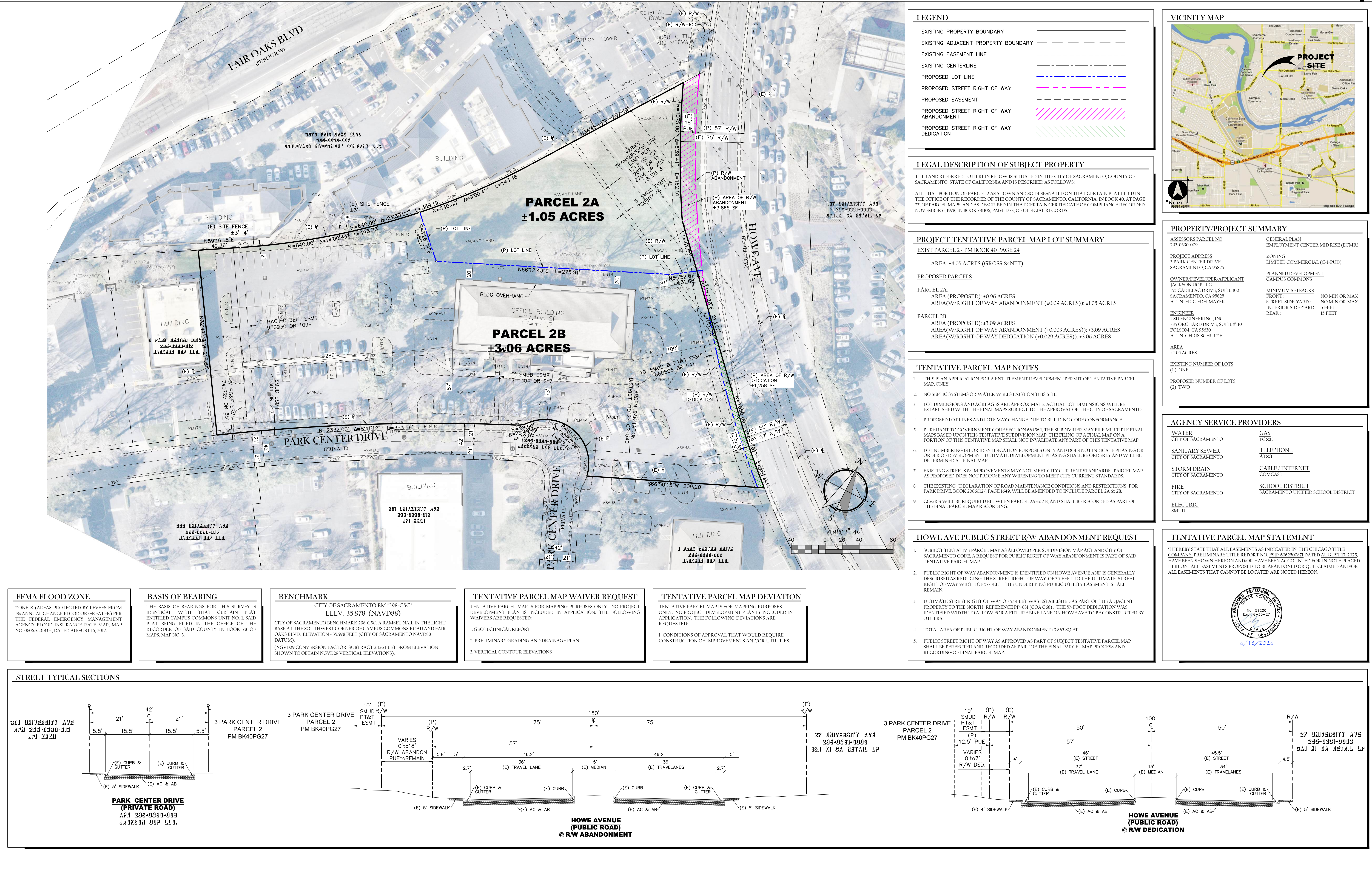
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The decision of the Zoning Administrator and Design Director may be appealed to the Planning and Design Commission. An appeal must be filed within 10 days of the Directors hearing. If an appeal is not filed, the action of the Directors is final.

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

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Tentative Parcel Map



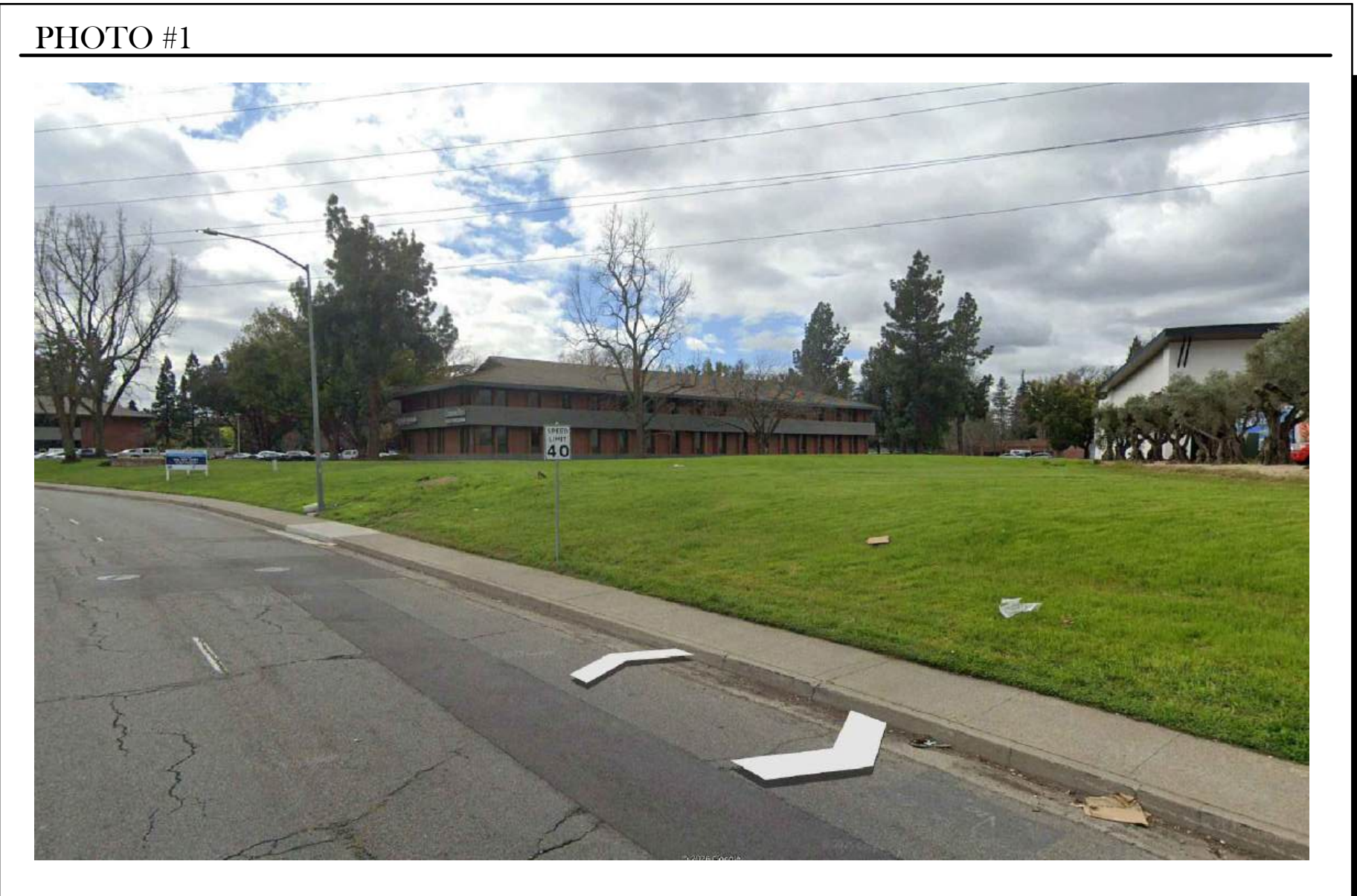
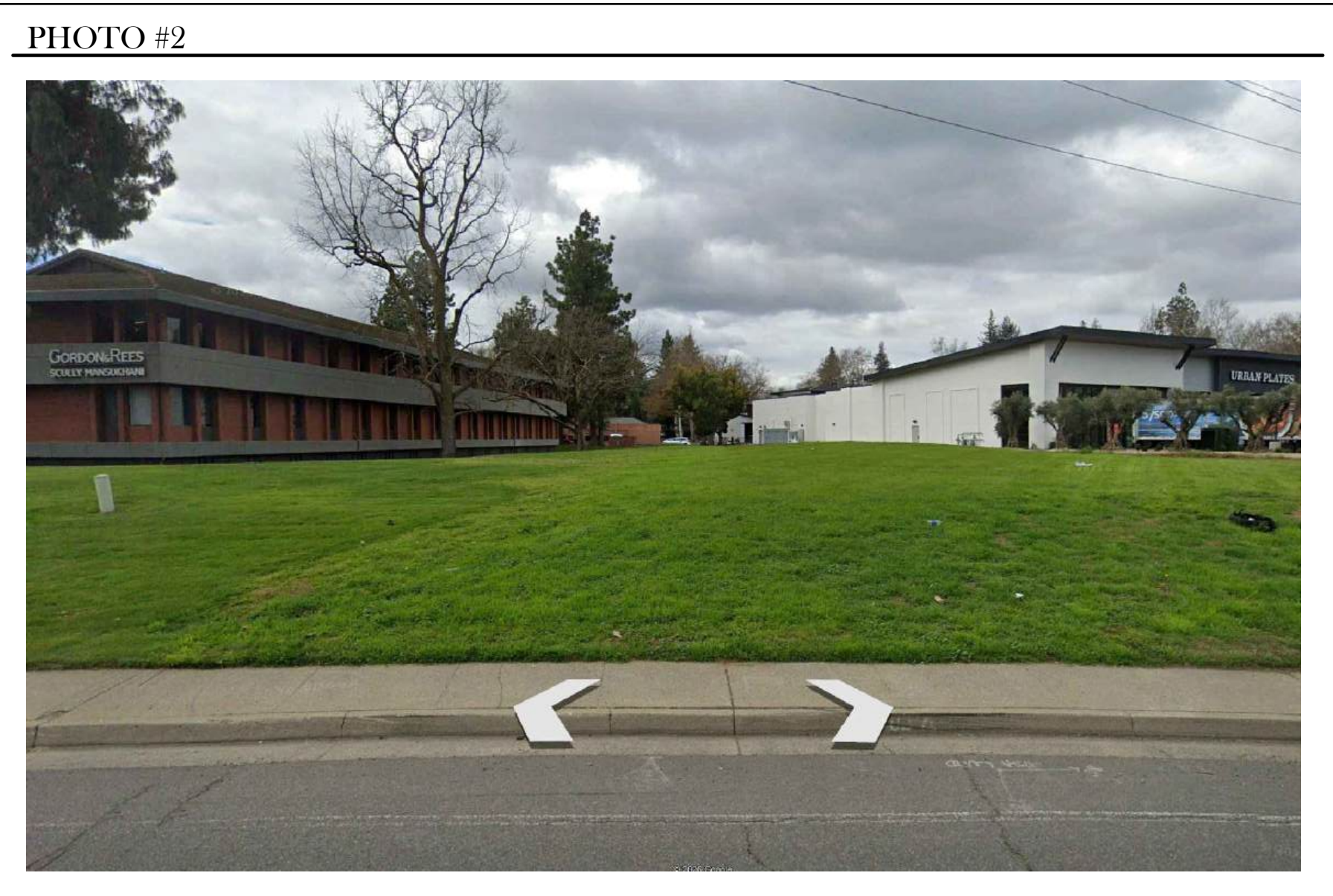
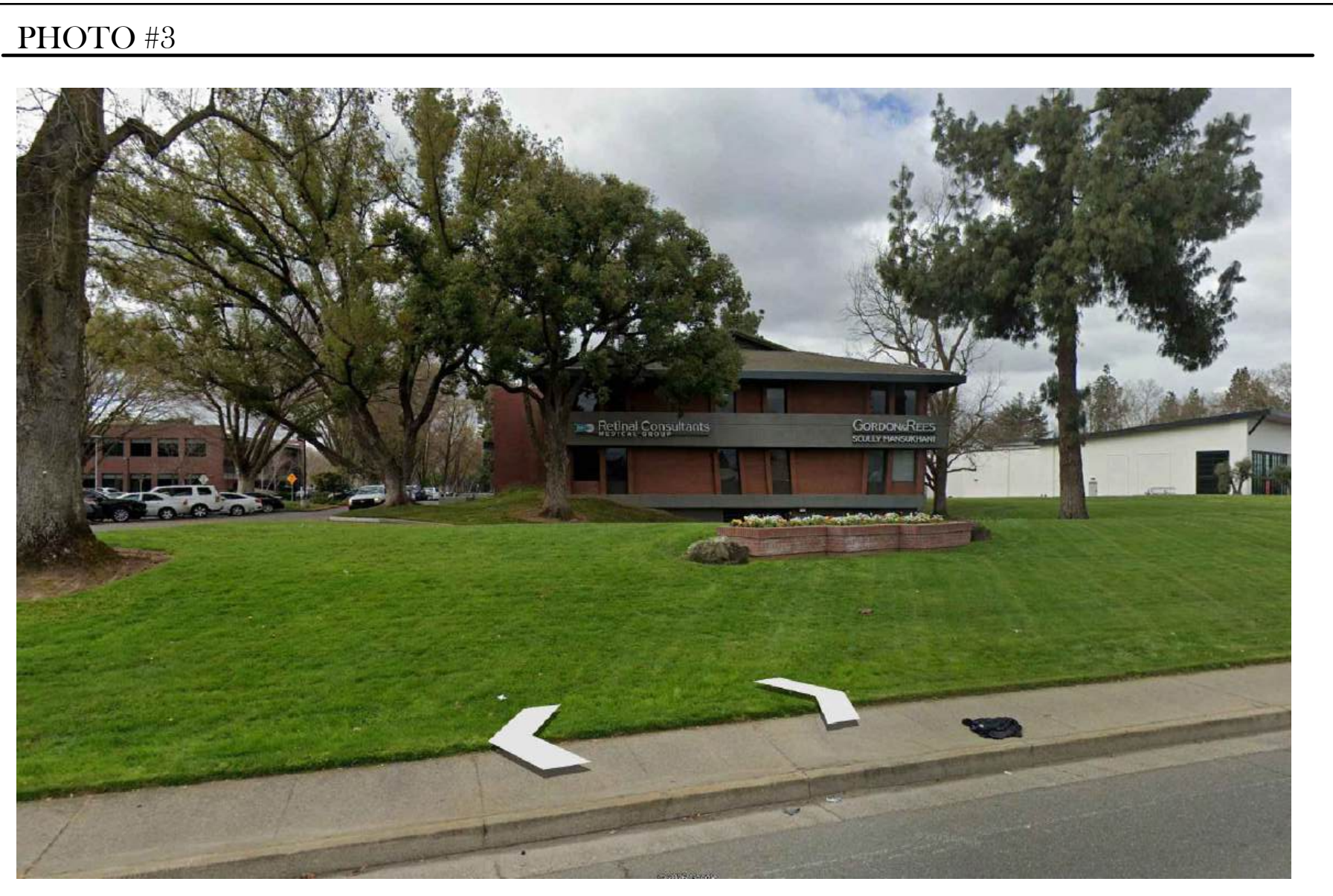
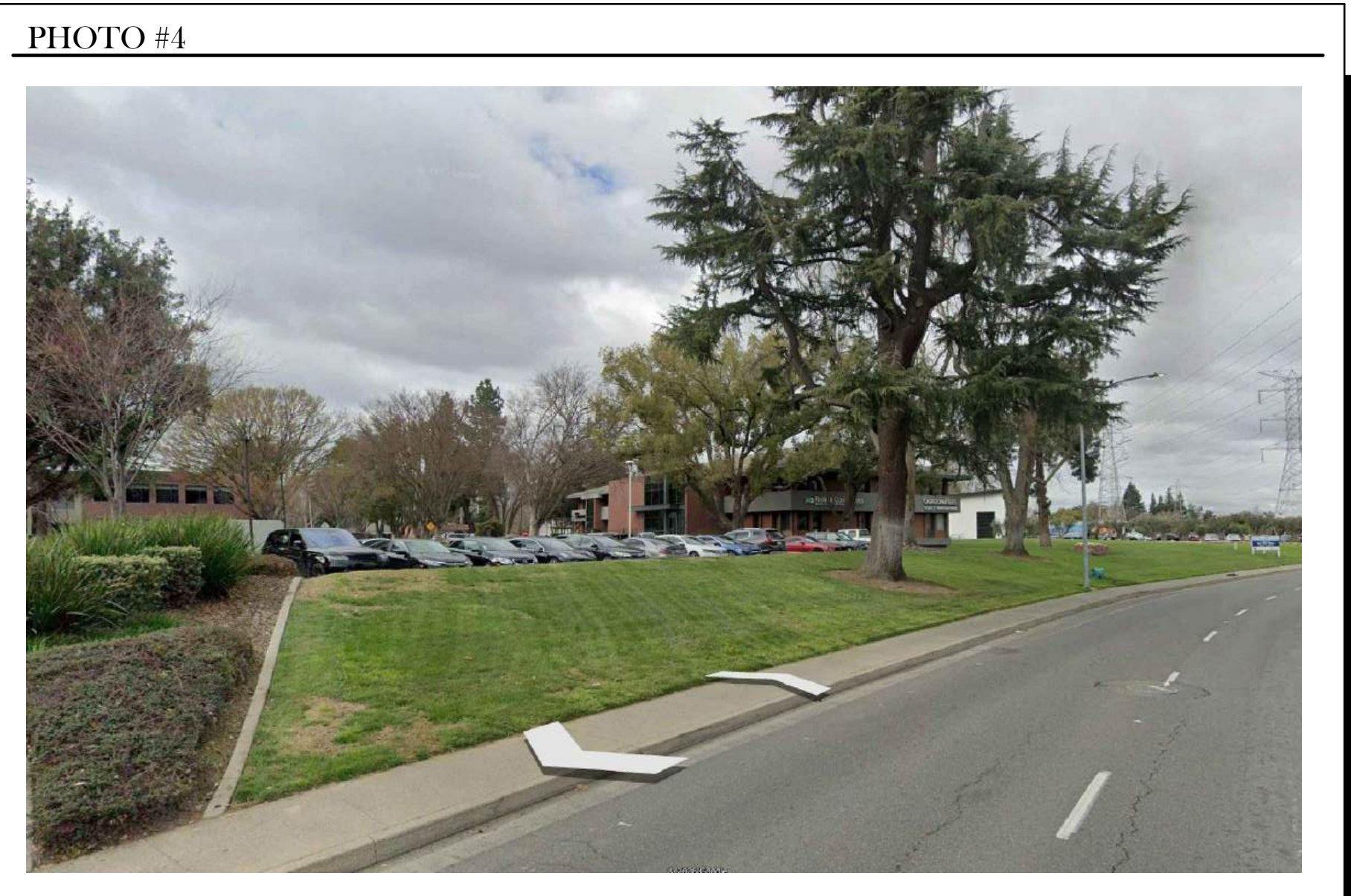
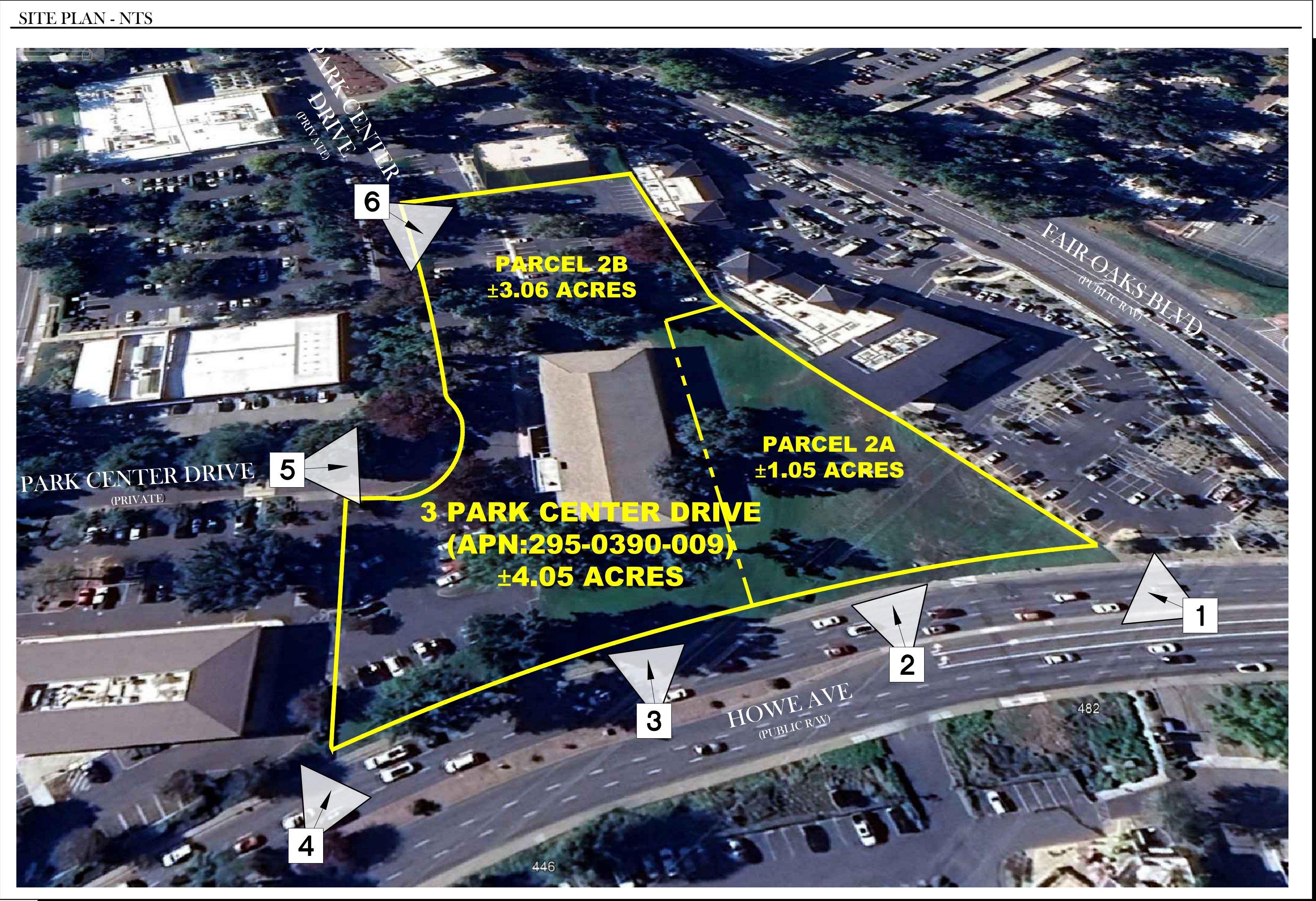
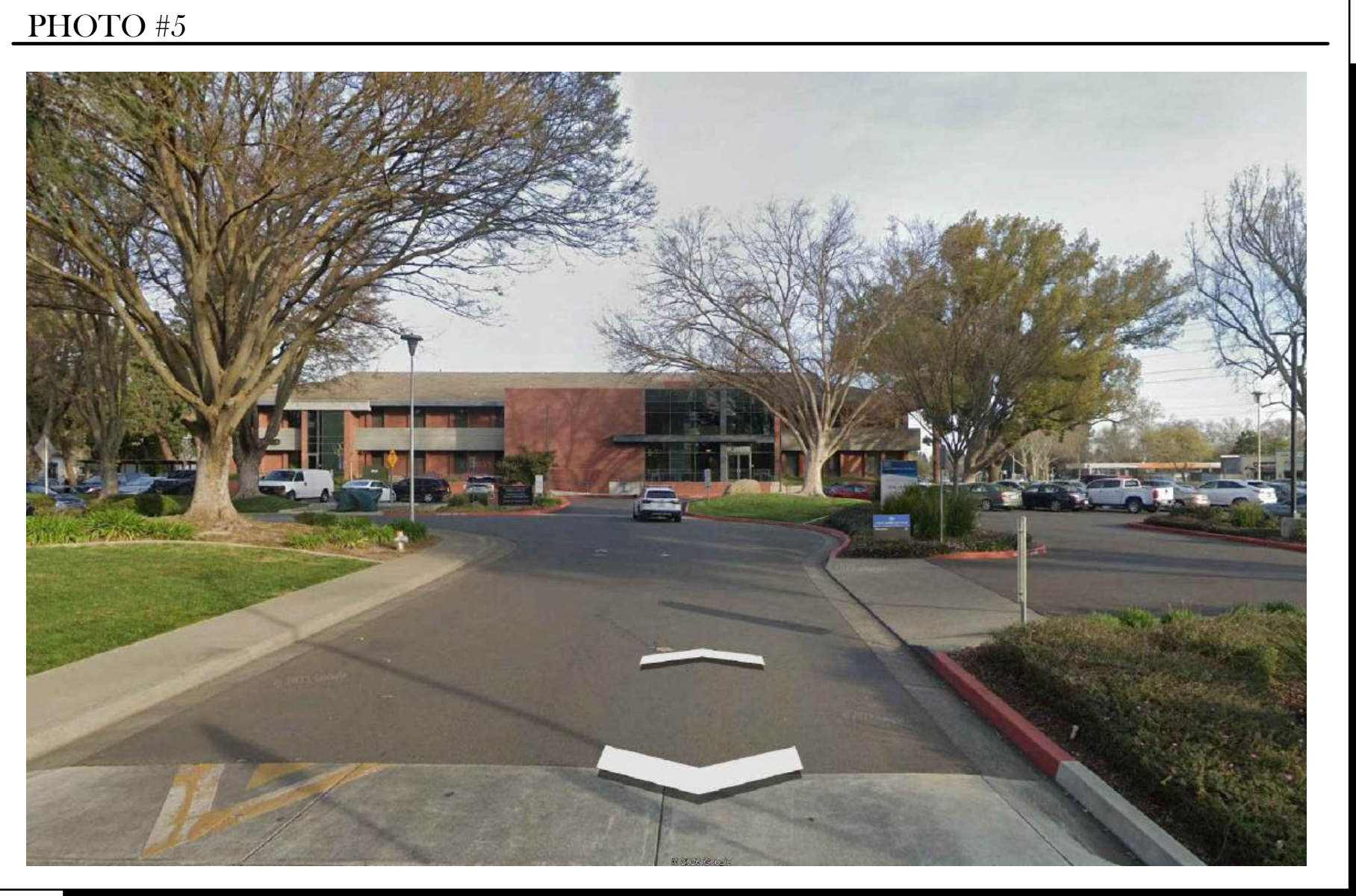
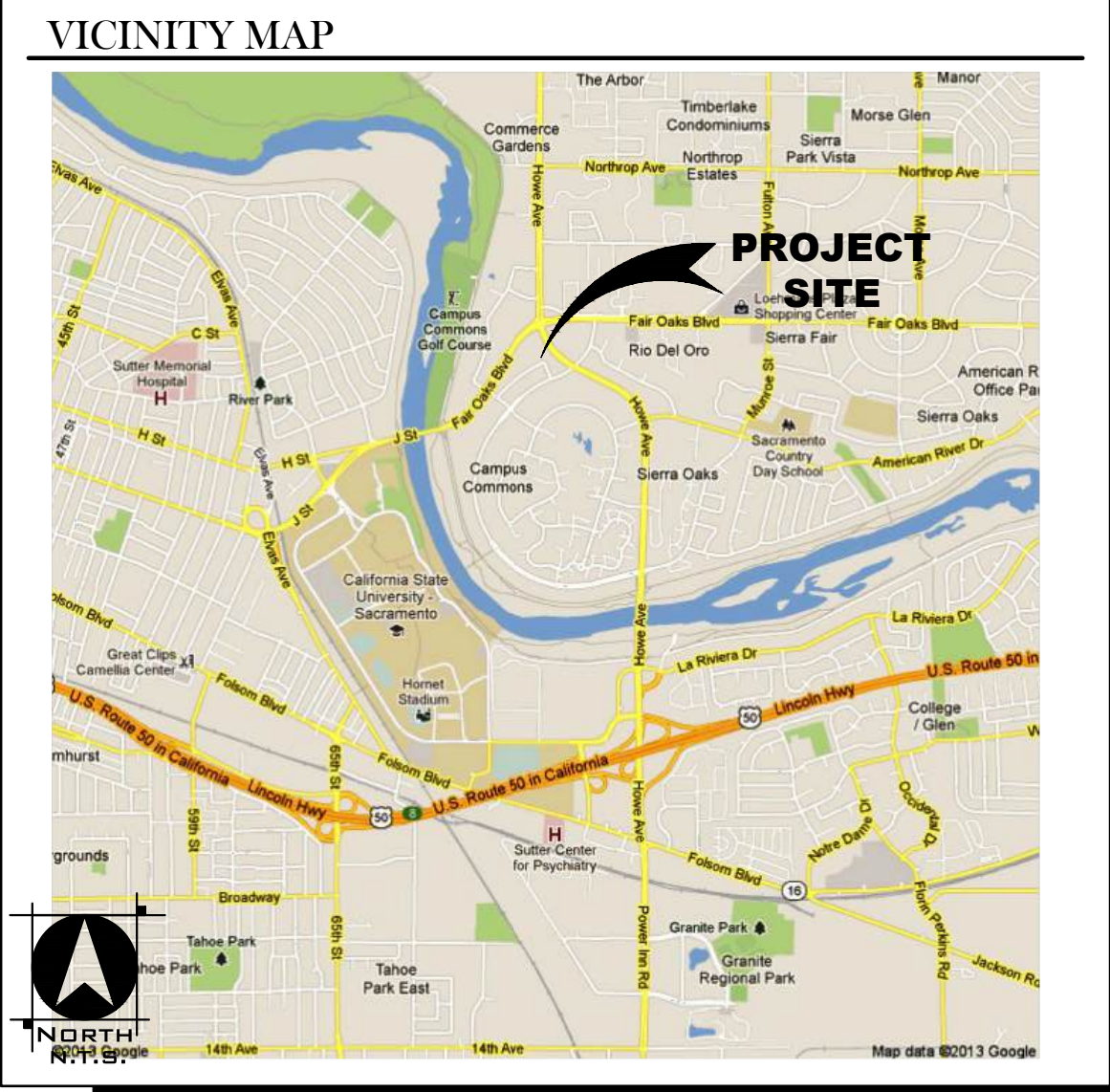
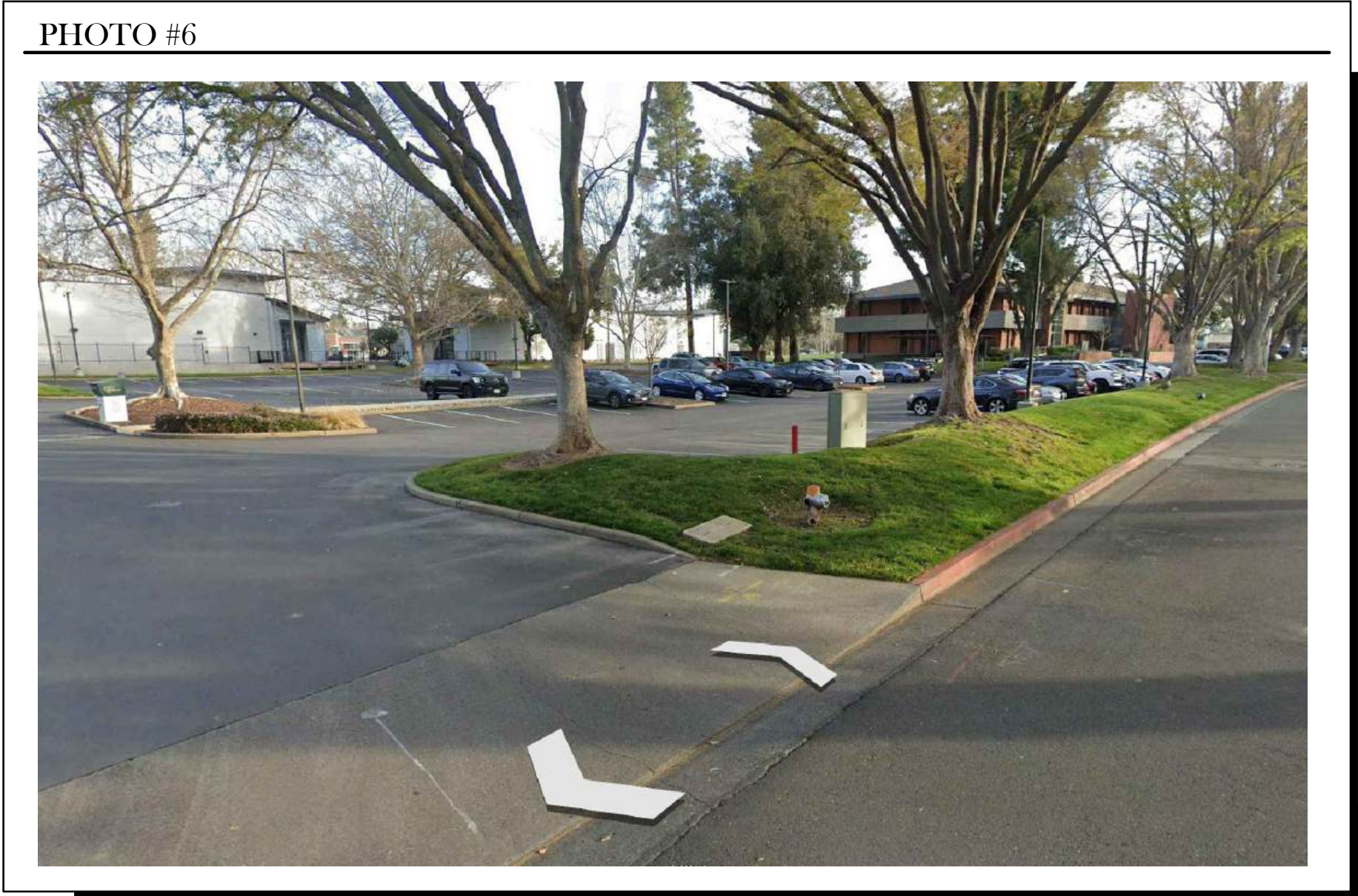
TENTATIVE PARCEL MAP  
3 PARK CENTER DRIVE - PARCEL 2 PARCEL MAP BK40 PG27

3 Park Center Drive  
City of Sacramento, CA

Proposed By: JACKSON UOP LLC.  
155 CADILLAC DRIVE #100  
SACRAMENTO CA 95825

TSD ENGINEERING, INC.  
expect more.

785 Orchard Drive, Suite #110  
Folsom, CA 95630  
Phone: (916) 608-0707  
Fax: (916) 608-0701



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JUNE 18, 2026 - CYCLE 2 SUBMITTAL

**From:** [Ken King](#)  
**To:** [Whitney Johnson](#)  
**Cc:** [Paul Petrovich](#)  
**Subject:** Z26-031 Enquiry  
**Date:** Wednesday, May 13, 2026 2:14:32 PM

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Whitney,

Im contacting you on behalf of the owner of The Boulevard, which is the Shopping Center adjacent to the property relating to application Z26-031 (APN 295-0390-009) which seeks to subdivide the 4.05-acre site.

We understand the applicant previously sought approval for development on this site and was conditioned to provide a non-reciprocal cross-access easement to our parcel as part of that approval.

We request confirmation that this condition remains in effect and will be carried forward as part of the current tentative map approval.

Additionally, can you please provide the following:

1. A copy of the submitted tentative map
2. Confirmation of whether the application includes any request for curb cuts onto Howe Avenue
3. The hearing schedule and public comment procedures for this application

We intend to participate actively in the review process and will provide written comments and attend any public hearings as necessary to ensure the prior conditions are maintained.

Thank you

- Ken