DIRECTOR(S)
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Sean de Courcy, Preservation Director
Kevin Colin, Zoning Administrator

CITY STAFF
Jordyn Tanaka, Administrative Analyst

City of SACRAMENTO

Agenda
Director Hearing

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

Thursday November 12, 2026
1:00 p.m.

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1. **Fuel Stop Minimart Tobacco CUP (Z26-036) (Noticed 10/16/2026) [Continued from 10/29/2026]**
   Location: 3200 Rio Linda Blvd; APN(s): 251-0292-016-0000 (District 2)
   Entitlements: **Item A.** Environmental Exemption (Per CEQA Guidelines Section 15270(a) – projects which are disapproved); **Item B** Conditional Use Permit for Tobacco Retailing in a convenience store under 15,000-gross square-feet on a 0.51-acre site within the General Commercial (C-2) zone.
   Contact: Jose Quintanilla, Associate Planner, (916) 808-5879, Jquintanilla@cityofsacramento.org

2. **Solons Alley Dwellings (Z26-046) (Noticed 10/23/2026) [Continued from 11/05/26]**
   Location: APN(s): 010-0052-028-0000 (District 4)
   Entitlements: **Item A.** Environmental Exemption (Per CEQA Guidelines Section 15332-Infill Development Projects and 15303-New Construction or Conversion of small structures.); **Item B** Tentative Map to subdivide a 0.07-acre lot into two lots within the Multi-Unit Dwelling (R-3A-SPD) zone, the Central City Special Planning District (SPD), and the Newton Booth Historic District; and **Item C.** Site Plan and Design Review for review of the tentative map layout with deviations for lot depth and construction two dwelling units, and associated site improvements.
   Contact: Sierra Peterson, Associate Planner, (916) 808-7181, Speterson@cityofsacramento.org

3. **2618-2620 N Street Dwellings (Z26-009) (Noticed 10/30/2026)**
   Location: 2618 N St; APN(s): 007-0265-006-0000 (District 4)
   Entitlements: **Item A.** Environmental Exemption (Per CEQA Guidelines Section 15332-Infill Development Projects); **Item B** Tentative Map to subdivide a 0.30-acre site containing two parcels into eight lots within the Multi-Unit Dwelling (R-3A-SPD) zone, Central City Special Planning District (SPD), and the Winn Park Historic District; and **Item C.** Site Plan and Design Review of the tentative map layout, construction of eight dwellings, and site improvements
   Contact: Sierra Peterson, Associate Planner, (916) 808-7181, Speterson@cityofsacramento.org

4. **4233 May Street Parcel Map (Z26-034) (Noticed 10/30/2026)**
   Location: 4233 May St; APN(s): 237-0130-019-0000 (District 2)
   Entitlements: **Item A.** Environmental Exemption (Per CEQA Guidelines Section 15332-Infill Development Projects); **Item B** Tentative Parcel Map to subdivide an approximately ±0.4-acre parcel into three lots within the Single-Unit Dwelling (R-1) zone; and **Item C.** Site Plan and Design Review of the tentative map layout with a deviation to minimum lot width requirements.
   Contact: Kevin Valente, Contract Planner, (916) 407-7255, KValente@raneymanagement.com

City of SACRAMENTO
Community Development

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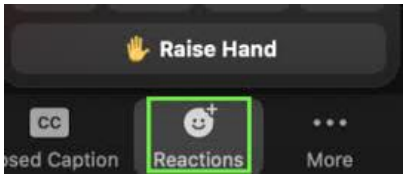
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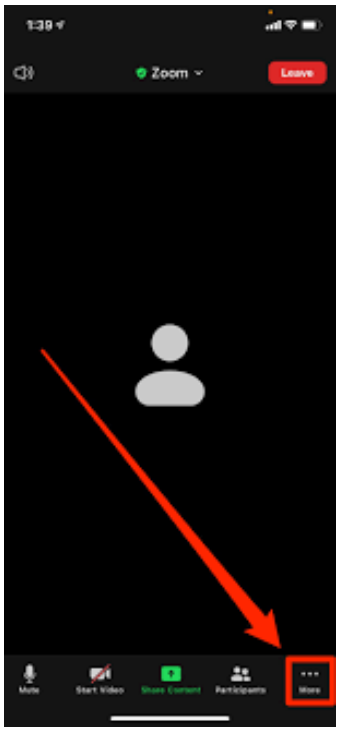
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Community Development

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DIRECTOR REPORT

STAFF RECOMMENDATION

Staff recommends the Zoning Administrator approve, with conditions, a Tentative Map; and the Preservation Director approve, with conditions, Site Plan and Design Review for the project known as **Z26-009 (2618-2620 N Street Tentative Map and Dwellings)**. Draft Findings of Fact and Conditions of Approval for the project are included below.

REQUESTED ENTITLEMENTS

1. **Tentative Map** Tentative Map to subdivide a 0.29-acre with two parcels into eight lots within the Multi-Unit Dwelling (R-3A-SPD) zone, the Central City Special Planning District (SPD), and the Winn Park Historic District.

2. **Site Plan and Design Review** for the review of the tentative map layout, construction of four duplexes, and associated site improvements.

PROJECT INFORMATION

Location:	2618-2620 N Street Dwellings
Parcel Number:	007-0265-006-0000 and 007-0265-007-0000
Council District:	4
Applicant:	Ksenia Ishchuk, TDE 4095 Delmar Avenue Ste. 10 Rocklin, CA 95677
Property Owner:	Sugarloaf Investments, LLC 4095 Delmar Avenue Ste. 10 Rocklin, CA 95677
Project Planner:	Sierra Peterson, Associate Planner
Public Hearing Date:	November 12, 2026

Land Use Information

General Plan:	Neighborhood (N)
Housing Element Sites:	Yes
Community Plan Area:	Central City
Specific Plan:	Central City
Zoning:	Multi-Unit Dwelling Zone (R-3A-SPD)
Special Planning District:	Central City
Planned Unit Development:	N/A
Design Review Area:	Central City Neighborhood
Parking District:	Traditional
Historic Landmark:	No

Historic District:	Winn Park Historic District	

Surrounding Land Use and Zoning

North:	R-4-SPD	Multi-Unit Dwellings
South:	R-3A-SPD	Multi-Unit Dwellings
East:	R-3A-SPD	Commercial Buildings
West:	R-3A-SPD	Single- and Multi-Unit Dwellings

Site Characteristics

Existing Property Area:	12,800 square feet / 0.29 acres
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing in the street
Existing Land Use:	Vacant lot

Other Information

Concurrent Files:	None
Previous Files:	None

ATTACHMENTS

Attachment 1: Project Plans

PROPOSED PROJECT AND ANALYSIS

Site Context

The project site is located mid-block on the south side of N Street, between 26th and 27th Streets, within the Multi-Unit Dwelling (R-3A-SPD) zone, Central City Special Planning District (SPD), and Winn Park Historic District. The vacant properties are located on the northeast border of the historic district. The property to the west and two properties to the south are developed with multi-unit dwelling buildings that are contributors to the Winn Park Historic District. The site is served by existing public infrastructure including streets, sidewalks, and wet and dry utility connections.

Project Details

The applicant is proposing to subdivide the ±0.29-acre parcel into eight lots to allow for the development of four, two-story duplex dwellings. There are four lots proposed at 2618 N Street and four lots proposed at 2620 N Street. This request requires Zoning Administrator approval of a Tentative Map to subdivide the project site, and Preservation Director approval of Site Plan and Design Review of the tentative map layout and construction of four duplex dwellings and associated site improvements within the Winn Park Historic District.

This application includes accessory dwelling units (ADU). References to them within this staff report is for informational purposes only. The review authority for this application shall exclude consideration of the ADUs pursuant to Government Code Section 66317(a). The ADUs will, instead, be evaluated ministerially and subsequently through the City's building permit review process. A certificate of occupancy for ADUs is not issued until the accompanying primary dwelling(s) have been constructed.

Table 1: Development Standards – 2618 N Street							
		Required	**Lot 1**	**Lot 2**	**Lot 3**	**Lot 4**	**Deviation**
Lot	**Size (sq ft)**	1,600	1,613	1,613	1,624	1,625	No
	Width (ft)	20	20.2	20.2	20.2	20.2	No
	Depth (ft)	80 (min) 160 (max)	80	80	80.6	80.6	No
	Coverage (%)	60	55.5	55.5	54.3	57	No
Setbacks (ft)	**Front-Yard**	3 (min) 25 (max)	10	10	10	10	No
	Rear-Yard	15	16.6	16.6	15	15	No
	Interior Side-Yard	No min	3	3	3	3	No
Height (ft)		35	17	17	17	17	No
FAR		2.0 (max)	1.05	1.05	0.91	0.84	N/A
Density (du/ac)		8 (min) 36 (max)	28				N/A

Table 2: Development Standards – 2620 N Street							
		Required	**Lot 1**	**Lot 2**	**Lot 3**	**Lot 4**	**Deviation**
Lot	**Size (sq ft)**	1,600	1,613	1,613	1,624	1,625	No
	Width (ft)	20	20.2	20.2	20.2	20.2	No
	Depth (ft)	80 (min) 160 (max)	80	80	80.6	80.6	No
	Coverage (%)	60	55.5	55.5	54.3	57	No
Setbacks (ft)	**Front-Yard**	3 (min) 25 (max)	10	10	10	10	No
	Rear-Yard	15	16.6	16.6	15	15	No
	Interior Side-Yard	No min	3	3	3	3	No
Height (ft)		35	17	17	17	17	No
FAR		2.0 (max)	1.05	1.05	0.84	0.92	N/A
Density (du/ac)		8 (min) 36 (max)	28				N/A

Tentative Map

The applicant proposes to subdivide the 0.29-acre parcel into eight, approximately equal size lots (±0.04-acres) for the purposes of individual ownership of the proposed duplexes to be constructed on the resulting lots. One dwelling unit is proposed on each lot which results in a density of 28 dwelling units per acre (du/ac), consistent with the permitted density range of the General Plan Map LUP-8 and the R-3A-SPD zone. The R-3A-SPD zone also contains prescriptive development standards for lot size, lot depth, and lot width, applicable to the proposed map. As proposed, the project would comply with all requirements of the R-3A-SPD zone that apply to the proposed tentative map. As such, staff finds the proposed lot configuration and layout has demonstrated to adequately support development as detailed by the submitted site plans and floor plans for the proposed residential developments.

Site Plan and Design Review

Site Plan and Design Review is required for the review of map layout, development standards, and consistency with the Historic District Plan for the Winn Park Historic District. The R-3A-SPD zone contains prescriptive development standards for setbacks for new lots. The R-3A-SPD zone establishes a front/street-side yard setback of 10 to 25 feet and a rear-yard setback of 15 feet, but no minimum interior side-yard setback is required. As shown in Table 1, the proposed duplexes meet the minimum setbacks required. The proposed project includes four, two-story duplexes, two duplexes fronting N Street and two duplexes fronting Neighbors Alley.

The duplexes fronting N Street consist of a total of four primary units on the second floor and four ADUs on the first floor. The 895 square foot primary units on the second floor are mirrored floor plans on each side and are accessed from main doors visible from the public right-of-way and lead to an interior staircase. The second-floor primary dwelling includes a kitchen, living room, two bedrooms, and two bathrooms. The first floor of each duplex includes a 799 square foot ADU with primary access from the interior side yard. The two-story facade includes recessed entries with covered porches, gabled roof forms facing the street, actives uses with windows facing N Street, gabled roof ends, and stucco and lap siding materials. The proposed landscaping provides a buffer between the public right-of-way and the building and includes pea gravel patio and drought resistant shrubs. The units have access to a rear yard, that will also include air conditioning units for each unit and trash and recycling storage. The design and site layout of the buildings fronting on N Street respect the historic context of the Winn Park Historic District as discussed in the Preservation Review section below.

The duplexes fronting on Neighbors Alley consist of a total of four primary units on the second floor and four ADUs on the first floor. The 882 and 926 square foot primary units are mirrored floor plans on each side and accessed from main doors on the alley which lead to a small vestibule with access to the single car garage and interior staircase. The second-floor primary dwelling includes a kitchen, living room, two bedrooms, and two bathrooms. The first floor of each duplex includes a 548 or 576 square foot ADU with primary access from the interior side yard. The two-story façade includes recessed entries with covered porches, gabled roof forms facing the street, uses at the second story with windows facing Neighbors Alley, and a single-car garage door. The units have access to a rear yard, that will also include air conditioning units for each unit and trash and recycling storage.

The Central City Neighborhood Design Guidelines provide guidance for developing within an alley that specify that there should be a five-foot setback from the alley. The proposed design includes a garage entrance with a 10-foot driveway from the alley. Staff discourage garage entrance setbacks greater than five feet and less than 20 feet because the driveway does not provide enough space to park in front of the garage door and may result in the car encroaching into the alley. The minimum parking pad (driveway) dimensions are 10 feet wide by 20 feet in depth with an additional 24 feet for back up area including the width of the alley. The proposed driveway does not meet the minimum parking pad dimensions; therefore, parking on the driveway would not be permitted. The 10-foot driveway depth is a result of a SMUD condition requiring a dedication of a 10-foot public utility easement for overhead and/or underground facilities and appurtenances adjacent to Neighbors Alley and precludes development within the public utilities easement (PUE).

The duplexes on both frontages are similar in design with a low-scale two-story massing, articulated facade, gabled roofs facing the public right of way, covered porches and materials that are consistent with the neighborhood context. The primary entrances to the duplexes are visible from the public right-of-way and have a covered porch and a brick veneer material around the front doors. The design includes horizontal planer breaks that help to define the first and second story massing with stucco at the first story and horizontal lap siding at the second floor, and vertical differentiation with individual gable elements over the two units. The design and material palette includes an asphalt shingle roof, smooth finish plaster, stone veneer (El Dorado stone), siding panels (Hardie board), vinyl windows, panelized garage door and exterior lighting.

Preservation Review

Development projects within the Winn Park Historic District are required to be reviewed pursuant to the guidelines of the Winn Park District Plan to ensure new construction is harmonious with the existing historic buildings. The project sites are designated as non-contributing resources to the Winn Park Historic District. The site is adjacent to contributing resources to the west and across the alley to the south. The Historic District Plan includes a design principle that projects in the Winn Park Historic District shall minimize further impacts on the historic district's overall integrity by respecting and drawing design inspiration from its existing contributing resources and character-defining features. While the district includes variety of architectural styles, the streetscapes retain a broad feeling of visual coherence due to a similar use of materials, building scale and massing, setbacks from the street, and landscaping that visually tie its contributing resources together. The proposed development on N Street and Neighbors Alley takes design cues from the adjacent neighborhood, with materials and features that complement the high quality of materials found in the Winn Park Historic District, such as wood siding, brick veneer, and a shingle roof. The project proposes a front-yard setback in line with the building to the east, a large front-yard setback that includes landscaping, two-story building massing, gabled roof with street facing gables, and a variety of exterior materials. Additionally, the project provides covered entrance along the primary façades complimenting Winn Park Historic District's visual pattern of covered entrances.

The Winn Park Historic District also includes a design principle that limits the height of new buildings to 150% of the surrounding contributing building heights. The N Street neighborhood context includes, larger scale two- and three-story residences both historic and contemporary buildings. The contributing resource to the west adjacent to Lots 1 and 3 on the 2618 N Street property, has a plate height of 22-feet. Therefore, the 150% height limit for Lot 1 and 3 is 33 feet. The proposed duplexes meet the height limit with a plate height of 17 feet. The remaining six lots are not adjacent to a contributing resource; therefore, the historic district height limit is not applicable.

The duplexes as designed at two-stories in height would comply with this design principle and not overwhelm adjacent contributing resources. For these reasons, staff finds that the project is compatible with the surrounding district and is consistent with the requirements of the Winn Park Historic District Plan and the U.S. Secretary of the Interior Standards for the Treatment of Historic Properties, as those standards relate to infill construction within an urban historic district.

PUBLIC / NEIGHBORHOOD OUTREACH AND COMMENTS

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

SUBDIVISION REVIEW COMMITTEE

The proposed map was heard at the Subdivision Review Committee on October 21, 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 15332, Infill Development (Categorical Exemption – Class 32). The project is consistent with the N General Plan designation, the R-3A-SPD zone, Central City SPD, and Winn Park Historic District. The project site is in the city limits on a site that is less than five acres and is substantially surrounded by urban uses. The project site has no value as habitat for endangered, rare, or threatened species. The project would have no significant effect on traffic, noise, air, or water quality because the project is consistent with the standards of the N General Plan designation, the R-3A-SPD zone, Central City SPD, and Winn Park Historic District. 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 Preservation Director finds, pursuant to CEQA Guidelines section 15064.5(b)(3), the project will not result in a substantial adverse change in the significance of a historical

resource because the design complies with the Secretary of the Interior Standards for the Treatment of Historic Properties.

2. The Zoning Administrator and Preservation 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 15332, Infill Development (Categorical Exemption – Class 32). The project is consistent with the N General Plan designation, the R-3A-SPD zone, Central City SPD, and Winn Park Historic District. The project site is in the city limits on a site that is less than five acres and is substantially surrounded by urban uses. The project site has no value as habitat for endangered, rare, or threatened species. The project would have no significant effect on traffic, noise, air, or water quality because the project is consistent with the standards of the N General Plan designation, the R-3A-SPD zone, Central City SPD, and Winn Park Historic District. 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

3. None of the conditions described in Sacramento City Code (SCC) section 17.828.090 and Government Code section 66474 exist with respect to the proposed subdivision as follows:

   a. The proposed map is consistent with the N designation of the General Plan, Central City Community Plan, Title 17 of the City Code, and all other applicable provisions of the City Code. The tentative map complies with all requirements of the R-3A-SPD zone that apply to the tentative map. The proposed lot configuration and layout adequately supports development as detailed in the submitted site plans and floor plans for the proposed duplexes.

   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 lot split for the purposes of building a duplex structure.

   d. The site is physically suitable for the density of 28 units an acre and meets the required density range of 8 to 36 units an acre.

   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. The project site is within the city limits and is surrounded by urban uses.

   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.

4. 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).

5. 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).

6. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities (Gov. Code §66473.1).

7. The Zoning Administrator has considered the effect of the approval of this Tentative Parcel Map on the housing needs of the region and has balanced these needs against the public service needs of its residents and available fiscal and environmental resources (Gov. Code §66412.3).

Site Plan and Design Review

8. The project site is located within the Winn Park Historic District and is identified as a non-contributing resource. The project site is not listed on the Sacramento Register of Historic and Cultural Resources as a landmark parcel. The division of the lot is consistent with the development patterns, spaces, and spatial relationships found within the historic district; therefore, the project is fully consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties. The proposed project is compatible with the adjacent contributing resources to the Newton Historic District in regards to height and new construction in regard to form and materials.

200-Year Flood Protection

9. 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).

No Net Loss Findings (Gov. Code, § 65863)

10. This project is located on a site listed in the 2021-2029 RHNA Housing Element Sites Inventory. This project proposes eight dwelling units of moderate-income housing. For the purposes of RHNA the project is proposing: (A) four duplex dwellings, with a total of eight units reviewed under the subject entitlement; and (B) eight accessory dwelling units (ADUs), one on each lot, resulting in an overall total of 16 moderate-income residential dwelling units. The site assumes 10 dwelling units of moderate-income housing. Thus, the project exceeds the assumed capacity in the Housing Element sites inventory.

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. Show all continuing and proposed/required easements on the Parcel Map.

A3. 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.

A4. The applicant shall repair, or replace/reconstruct (in concrete) any deteriorated portion of the alley adjacent to the subject property from the subject property's westernmost property line to 27th Street per City standards to the satisfaction of the Department of Public Works.

A5. With the proposed development along the alley, the applicant shall install alley name signs at both alley entrances when required by either the Building, Police and/or Fire Departments. In the event the alley name signs are required, the applicant shall coordinate with the Department of Public Works on the location of the alley name signs at alley entrances. The installation of the alley name signs shall be to the satisfaction of the Department of Public Works.

A6. 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.

A7. CC&R's shall be approved by the City and recorded assuring maintenance of private roadway(s), shared driveways, lights, landscaping, sewers, drains and water systems.

A8. Form a Homeowner's Association with CC&R's for Lots 1-4 on 2618 N Street and Lots 1-4 on 2620 N Street/all private streets and the islands within the private streets to be approved by the City. CC&R's shall be recorded assuring maintenance of all private

streets, lights, sewer services, drop inlets, drain leads, landscaping, irrigation and noise barriers.

SMUD

A9. SMUD has existing overhead 21kV and low voltage/secondary facilities along the south side of 2618 and 2620 N Street (north side of Neighbors Alley) 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.

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.

A11. 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.

A12. 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.

A13. 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.

A14. 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.

A15. The Applicant shall provide separate SMUD service points to each parcel to the satisfaction of SMUD.

A16. 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.

A17. The Applicant shall dedicate a 10-foot public utility easement for overhead and/or underground facilities and appurtenances adjacent to Neighbors Alley.

A18. 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 and shall be subject to SMUD's landscaping and tree placement guidelines within the easement area.

A19. The Applicant shall dedicate the easterly 3-feet of lot 4 (APN 007-0265-006-0000) and the westerly three-feet of lot 3 (APN 007-0265-007-0000) as PUE (for dry utilities only) with a four-foot minimum setback on each. The applicant shall also dedicate the northerly three-feet of lots 3 and 4 (APN 007-0265-006-0000), the northerly three-feet of lots 3 and 4 (APN 007-0265-007-0000) and southernly three-feet of lots 1 and 2 (APN 007-0265-007-0000) and southerly three-feet of lots 1 and 2 (APN 007-0265-006-0000) as a PUE (for dry utilities only).

A20. The Public Utility Easement (PUE) and/or dedicated SMUD easement area shall be subject to SMUD's landscaping and tree placement guidelines within the easement area and to SMUD's regular vegetation management practices. These guidelines and practices include, but are not limited to, a vegetation maximum height no greater than 15 feet at full maturity, tree pruning, removal, weed abatement, application of weed abatement material, and other standard vegetation management activities. SMUD reserves the right to prune or remove vegetation that is located adjacent to or within the easement area as necessary to maintain safe and reliable electric service. Applicant shall be responsible for confirming with SMUD appropriate/acceptable landscaping including placement within the easement area. For more information, please visit https://www.smud.org/Corporate/Environmental-Leadership/Protecting-Trees-and-Power- Lines

SASD

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

Department of Utilities

A22. 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.

A23. The applicant shall grant and reserve easements as needed, for water, drainage and sanitary sewer facilities, and for surface storm drainage, at no cost at or before the time of sale or other conveyance of any parcel or lot. A note stating the following shall be placed on the Parcel Map: "Reciprocal easements for utilities, drainage, water and sanitary sewer facilities, and surface storm drainage shall be granted and reserved, as necessary and at no cost, at or before the time of sale or conveyance of any parcel shown in this map."

Parks

A24. Payment of In-lieu Park Fee: Pursuant to Sacramento City Code Chapter 17.512 (Parkland Dedication) the applicant shall pay to City an in-lieu park fee in the amount determined under SCC§§17.512.030 and 17.512.040 equal to the value of land prescribed for dedication under17.512.020 and not satisfied by dedication due prior to recordation of the final map. The final fee is calculated using factors at the time of

finalizing conditions on the final map. (Contact Park Planning & Development Services, Dana Repan, at (916)808-2762, at drepan@cityofsacramento.org). The Department of Public Works is the lead for resolving the conditions on the map, including the invoicing and payment of the in-lieu fee.

A25. Maintenance District: The applicant shall initiate and complete the formation of a parks maintenance district (assessment or Mello-Roos special tax district) or annex the project into an existing parks maintenance district. Community Facilities District 2002-02, Neighborhood Park Maintenance CFD Annexation. The applicant shall pay all city fees for formation of or annexation to a parks maintenance district. (Contact Infrastructure Finance, Doreen Chia, (916)808-5447, dchia@cityofsacramento.org).

Advisory Notes:

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

Public Works

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. 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-feet and a depth of at least 20-feet measured from the right-of-way line.
17.508.070.D.3	Garages off alleys shall be set back at least four-feet away from the alley right-of-way.

SASD

ADV.A3. 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.

Department of Utilities

ADV.A4. Residential water taps shall be sized per the City's Building Department onsite plumbing requirements (water taps from the water main in the street to the meter may need to be larger than 1-inch depending on the length of the house service, number of fixture units, etc.).

ADV.A5. 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.A6. On October 24, 2023, and November 14, 2023, City Council adopted Resolutions 2023-0338 and 2023-0368, respectively, to adjust the Water System, Sewer, and Combined Sewer Development Fees, as well as, establish the Storm Drainage Development Fee to align with updated Nexus Studies. These resolutions provide for an effective date for the new Utility Development Fees as of January 22, 2024.

Parks

ADV.A7. As per City Code, the applicant will be responsible to meet his/her obligations regarding:

a. Title 18, 18.56 Park Development Impact Fee, due at the time of issuance of building permit. The Park Development Impact Fee is calculated using factors at the time that the project is submitted for building permit.

b. Community Facilities District 2002-02, Neighborhood Park Maintenance CFD Annexation.

Site Plan and Design Review

Planning

B1. The project approval is for the subdivision of two parcels into eight lots as shown on the approved Tentative Map and the construction of four duplexes.

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 17.828.160.

B4. Provide the following building materials on the apartment buildings as indicated per approved plans.

i. Asphalt shingle roof, laminated high definition shingles
ii. Horizontal siding panels (Hardie board)
iii. Stone veneer (El Dorado stone)
iv. Stucco
v. Black vinyl windows
vi. Panel Garage door
vii. Exterior lighting

B5. Planning In-progress inspections (93) shall be called for prior to the following Building Inspections: Bldg-Foundation Forms (10), Bldg-Concrete Slab Forms (12), and Frame Across/Board (81). An Planning Final (89) shall be called for prior to Building Final (29).

B6. Rooftop mechanical equipment shall be at or below the parapet or provide integral self-supporting screening system. Location of rooftop mechanical equipment and screening design shall be per approved plans.

B7. Construct landscape improvements including all required irrigation, ground coverings,

shrubs, and trees as shown on the final approved landscape plan exhibit.

B8. Any work involving a city tree, private protected tree, or within the park strip requires a tree permit. If any work involving a city tree, private protected tree, or within the park strip a tree permit shall be obtained from Urban Forestry.

B9. Lighting:

a. The type and location of the outdoor and exterior lighting (buildings, parking areas, etc.) shall be approved by Planning and Design Review staff during building plan check. Lighting shall be provided at the ground-level on all sides of the building and at each building entry.

b. Per Section 17.612.030(B), exterior lighting shall reflect away from public streets. Fixtures shall be unobtrusive and complementary to the architectural design of the building. Lighting shall be designed so as not to produce hazardous and annoying glare to motorists and building occupants, adjacent residents, or the general public.

c. The design of the light fixtures within the surface parking area shall be reviewed and approved by Planning and Design Staff. A lighting and photometric plan shall be provided for review and approval as part of Building Permit documents.

B10. Solid Waste enclosure shall be constructed with the access gate built in front of each container, and the orientation should be towards the longer side of the fence. The openings shall be a minimum of 3-feet, 2-inches in front of each container.

Public Works

B11. Construct standard public improvements as noted in these conditions pursuant to Title 17 of the City Code. Improvements shall be designed to City Standards and assured as set forth in Section 17.502.130 of the City Code. All improvements shall be designed and constructed to the satisfaction of the Department of Public Works. Any public improvement not specifically noted in these conditions shall be designed and constructed to City Standards. This shall include the repair or replacement/reconstruction of any existing deteriorated curb, gutter and sidewalk adjacent to the subject property per City standards to the satisfaction of the Department of Public Works.

B12. The applicant shall repair, or replace/reconstruct (in concrete) any deteriorated portion of the alley adjacent to the subject property from the subject property's westernmost property line to 27th Street per City standards to the satisfaction of the Department of Public Works.

B13. With the proposed development along the alley, the applicant shall install alley name signs at both alley entrances when required by either the Building, Police and/or Fire Departments. In the event the alley name signs are required, the applicant shall coordinate with the Department of Public Works on the location of the alley name signs at alley entrances. The installation of the alley name signs shall be to the satisfaction of the Department of Public Works.

B14. The applicant shall record the Final Map, which creates the lot pattern shown on the

proposed site plan prior to obtaining any Building Permits.

B15. The design of walls fences and signage near intersections and driveways shall allow stopping sight distance per Caltrans standards and comply with City Code Section 12.28.010 (25-foot sight triangle). Walls shall be set back three feet behind the sight line needed for stopping sight distance to allow sufficient room for pilasters. Landscaping in the area required for adequate stopping sight distance shall be limited 3.5 feet in height at maturity. The area of exclusion shall be determined by the Department of Public Works.

Department of Utilities

B16. This project is served by the Combined Sewer System (CSS). Therefore, the developer/property owner will be required to pay the Combined Sewer System Development Fee prior to the issuance of building permit. The fee will be used for improvements to the CSS. The applicant is recommended to contact the Department of Utilities Development Services at 916-808-7890 for a CSS fee estimate.

B17. Provide separate water and sanitary sewer services to each parcel to the satisfaction of the DOU. (Note: Water meter boxes and sewer cleanouts shall be placed within softscapes when possible. Any cleanout or meter box located within hardscapes will require a hold harmless agreement.)

B18. The applicant shall pay the Drainage Impact Fee or provide onsite drainage mitigation meeting the current Onsite Design Manual requirements. To meet the onsite detention requirement, 7,600 cubic feet of detention must be provided per each additional acre of impervious area. The maximum discharge rate must be limited to 0.18 cfs/acre. The applicant is advised to contact the City of Sacramento Utilities Department Development Review Section (916-808-7890) at the early planning stages to address any onsite drainage related requirements. Failure to submit the drainage study may delay review and approval. (Note: A maintenance agreement may be required for detention and Low Impact Development (LID) features.)

B19. Finished floor elevations shall be a minimum of one-foot above the most downstream adjacent City drainage inlet or one-foot above the overland flow release elevation, whichever is higher or as approved by the DOU.

B20. All lots shall be graded so that drainage does not cross property lines or private drainage easements shall be dedicated.

B21. The applicant must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. This ordinance requires the applicant to show erosion and sediment control methods on the construction drawings. These plans shall also show the methods to control urban runoff pollution from the project site during construction.

Urban Forestry

B22. 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

1. 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.

2. 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.

3. The following is a list of activities that are prohibited within the right-of-way planter and/or tree protection zone of protected trees: pedestrian and equipment traffic that could compact the soil or physically damage roots, parking vehicles, equipment and/or port-a-potties, storing of soil, construction materials, petroleum products, water or building refuse, disposing of wash water, paint, cement, fuel or other potentially damaging liquids and any other activities that may have negative impacts on the trees and soil.

4. The applicant shall be financially responsible for any damage to the city trees associated with the project. Accidental or negligent actions that damage city trees may result in a penalty. The monetary value of any such damages will be appraised by the City Urban Forester or his authorized representative and shall be expressed as the monetary equivalent of all labor and materials required to bring the tree in question to a state of comparable utility with regards to its condition and function prior to the beginning of the project.

Police

During Construction

B23. The applicant shall enclose the entire perimeter of the project with a chain link fence with necessary construction gates to be locked after normal construction hours.

B24. The location shall be monitored by security after normal construction hours during all phases of construction. This can be done via remote camera monitoring.

B25. Adequate security lighting shall be provided to illuminate vulnerable equipment and materials. Lighting shall be white light with full cut off fixtures.

Advisory Notes:

Department of Utilities

ADV.B1. Residential water taps shall be sized per the City's Building Department onsite plumbing requirements (water taps from the water main in the street to the meter may need to be larger than one-inch depending on the length of the house service, number of fixture units, etc.).

ADV.B2. 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.B3. On October 24, 2023, and November 14, 2023, City Council adopted Resolutions 2023-0338 and 2023-0368, respectively, to adjust the Water System, Sewer, and Combined Sewer Development Fees, as well as, establish the Storm Drainage Development Fee to align with updated Nexus Studies. These resolutions provide for an effective date for the new Utility Development Fees as of January 22, 2024.

Building

ADV.B4. The plans are required to comply with the applicable sections of the California Building Standards Code (California Code of Regulations Title 24 Volumes 1-12).

ADV.B5. 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 Residential Code (CRC):

CRC §R302 – Fire-resistant construction for exterior walls and opening protection based on fire separation distance.

ADV.B6. Classification of Multiple Dwelling Unity Policy. Building must comply with the City's *Classification of Multiple Dwelling Units Constructed with Common Building Elements Policy* form CDD-0409.

Fire

ADV.B7. Upon submitting improvement plans for review, provide a water flow test. (Make arrangements with the Department of Utilities at 916-808-7890 or by email at DOUdevelopmentreview@cityofsacramento.org California Fire Code Section 507.4

ADV.B8. Upon submitting improvement plans for review, identify that an automatic fire sprinkler system shall be installed in any new residential occupancy. California Fire Code 903.2

ADV.B9. Upon submitting improvement plans for review, provide a Site Safety Plan in compliance with Section 3303 of the California Fire Code. The plan shall identify at minimum, the following safety precautions during demolition and construction:

a. Name and contact information of the Owner's authorized agent (Site Safety Director) responsible for the development, implementation and maintenance of an approved written site safety plan.
b. Procedures for reporting emergencies.
c. Fire Department Access Routes.
d. Location of fire protection equipment, including type and size of fire extinguishers.
e. Smoking and cooking policies that include designated safe areas where smoking and cooking may occur with adequate signage in accordance with Section 3305.8
f. Location(s) and proper safety considerations for temporary heating and any associated equipment.
g. Hot Work Plan when any welding and/or cutting shall occur.
h. Means of providing safeguards to minimize the risk of unwanted releases, fires or explosions involving hazardous materials, such as ignitable liquids/vapors or other combustible materials and ignition sources (cutting and welding, etc).
i. Designated smoking areas free of ignitable vapors and other combustible materials.

Respectfully Submitted: Sierra Peterson

Sierra Peterson
Associate Planner

Recommendation Approved:

Karlo Felix
Senior Planner

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

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

VICINITY MAP/ N.T.S.



PROJECT INFORMATION:

PROPERTY ADDRESS:
2618 N ST & 2620 N ST, SACRAMENTO, CA 95816
APN: 00702650060000/ APN:00702650070000

OWNER:	PHONE:	ADDRESS:
SUGARLOAF INVESTMENTS, LLC	(916) 205-3530	4095 DELMAR AVE, STE. 10, ROCKLIN, CA 95677
COMPANY INFORMATION:	**PHONE:**	**ADDRESS:**
TANGENT DESIGN & ENGINEERING	(530) 537-2288	4095 DELMAR AVE, STE. 10, ROCKLIN, CA 95677

PRESENT ZONING:
R-3A-SPD - MULTI-FAMILY ALTERNATIVE RESIDENTIAL 36 UNITS / ACRE/SPECIAL PLANNING DISTRICT

PRESENT LAND USE:	PROPOSED LAND USE:
N/A	SPLITED 2 LOTS INTO A TOTAL OF EIGHT SEPARATE LOTS. PROPOSED RESIDENTIAL STRUCTURE ON EACH LOT.

2618 N ST.		2620 N ST.	
PRESENT NUMBER OF LOTS:	1	PRESENT NUMBER OF LOTS:	1
AREA:	6,400 SQ-FT ±	AREA:	6,400 SQ-FT ±
PROPOSED NUMBER OF LOTS:	4	PROPOSED NUMBER OF LOTS:	4
AREA:	LOT 01: 1,612.53 SQ-FT	AREA:	LOT 01: 1,612.53 SQ-FT
	LOT 02: 1,612.53 SQ-FT		LOT 02: 1,612.53 SQ-FT
	LOT 03: 1,624.42 SQ-FT		LOT 03: 1,624.22 SQ-FT
	LOT 04: 1,624.03 SQ-FT		LOT 04: 1,624.99 SQ-FT

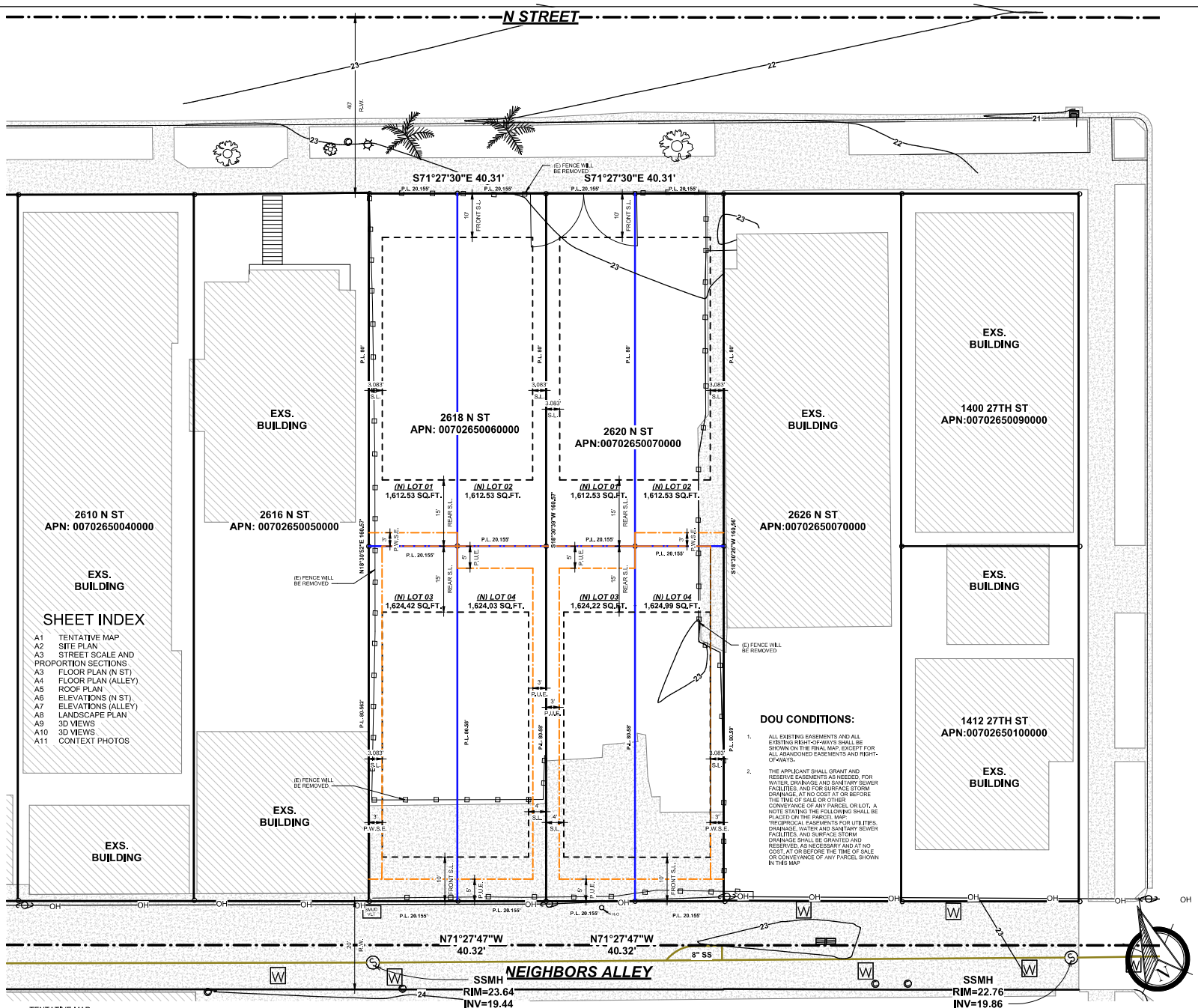
SCHOOL DISTRICT:
SACRAMENTO CITY UNIFIED

PUBLIC SERVICES & UTILITY PROVIDERS:

IMPROVEMENTS	CITY OF SACRAMENTO
DRAINAGE	CITY OF SACRAMENTO
WATER	CITY OF SACRAMENTO WATER
SEWER	SRCSD
ELECTRIC	S.M.U.D.
GAS	PACIFIC GAS & ELECTRIC

LEGEND

DESCRIPTION	PROPOSED (P)	EXISTING (E)
PROPERTY LINE		
SETBACK LINE		
EASEMENT LINE		
RIGHT OF WAY EDGE		
RIGHT OF WAY CENTER LINE		
BENCHMARK		
STRUCTURE		
ROADWAY CONCRETE		
ROADWAY GRAVEL		
ROADWAY ASPHALT CONCRETE		
SIDEWALK CONCRETE		
PRIVATE ROAD		
FENCE		
SAWCUT LINE		
TRENCH		
TREE PROTECTION ZONE		
TREE TO BE REMOVED		
WATER LINE		
SEWER LINE		
ELECTRICAL LINE		
GAS LINE		
MAJOR CONTOUR	990'	990'
MINOR CONTOUR	990'	990'
SURFACE SLOPE DIRECTION		



1 TENTATIVE MAP
1" = 10'-0"

TDE
TANGENT DESIGN & ENGINEERING
4095 DEL MAR AVE, STE. 10,
ROCKLIN, CA 95677
info@tangentde.com
PHONE: (530) 537-2288

PRELIMINARY - NOT FOR CONSTRUCTION

PROJECT NAME: 2618 N ST & 2620 N ST. SACRAMENTO, CA 95818

SHEET TITLE: TENTATIVE MAP

OWNER CONTACT: Sugarloaf Investments, LLC (916) 205-3530

PROJECT: 1-1468

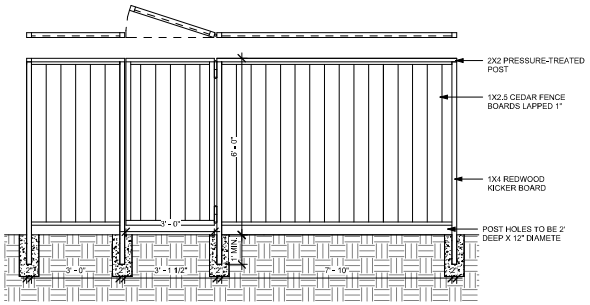
DESIGNED: P.Zarik RM

DRAWN: RM

DATE: 5/17/2028 3:02:41 AM

DATE:	DESCRIPTION:	REV.#

SHEET: A1



⑦ A - FENCE DETAIL (TYP.)
1/2" = 1'-0"

LOT COVERAGE (2618 N ST.)

LOT #	LOT AREA (SQ.FT.)	UNIT AREA (SQ.FT.)	FOOTPRINT (SQ.FT.)	LOT COVERAGE (%)	FAR
1	1,612.53	UNIT: 895 ADU: 799	894	55.45	0.55
2	1,612.53	UNIT: 895 ADU: 799	894	55.45	0.55
3	1,624.42	UNIT: 926 ADU: 576 GARAGE: 260	926	57	0.57
4	1,624.03	UNIT: 820 ADU: 548 GARAGE: 244	882	54.3	0.54

LOT COVERAGE (2620 N ST.)

LOT #	LOT AREA (SQ.FT.)	UNIT AREA (SQ.FT.)	FOOTPRINT (SQ.FT.)	LOT COVERAGE (%)	FAR
1	1,612.53	UNIT: 895 ADU: 799	894	55.45	0.55
2	1,612.53	UNIT: 895 ADU: 799	894	55.45	0.55
3	1,624.22	UNIT: 820 ADU: 548 GARAGE: 244	882	54.3	0.54
4	1,624.99	UNIT: 926 ADU: 576 GARAGE: 260	926	57	0.57

LEGEND

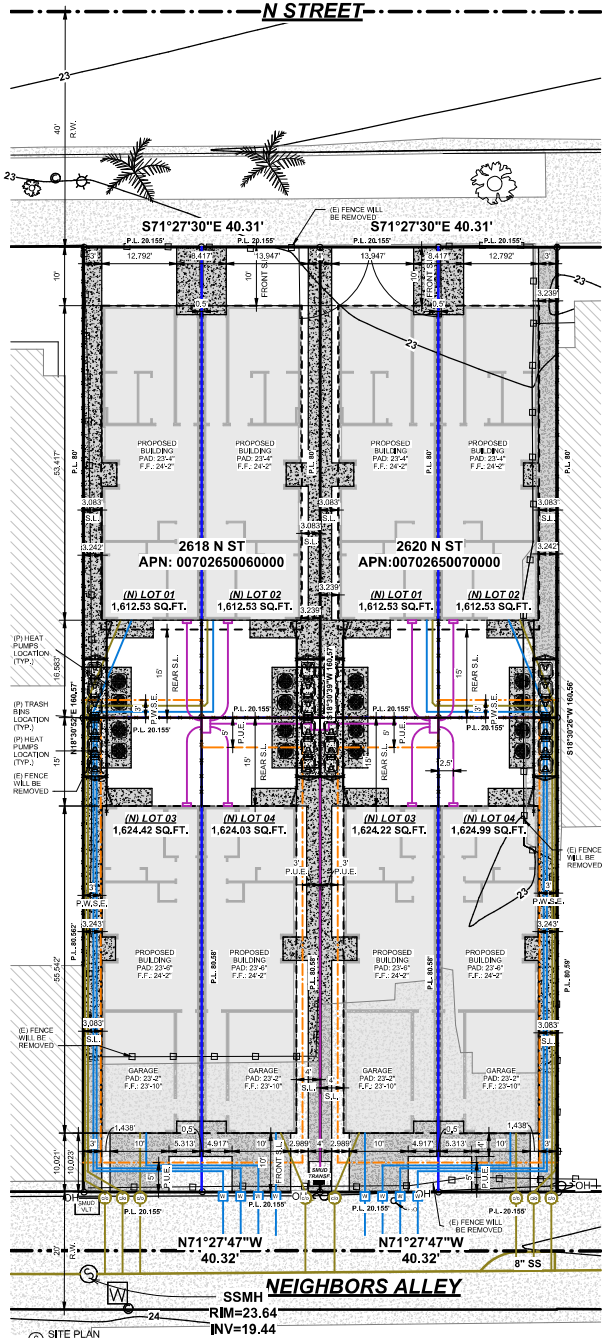
DESCRIPTION	PROPOSED (P)	EXISTING (E)
PROPERTY LINE		
SETBACK LINE		
EASEMENT LINE		
RIGHT OF WAY EDGE		
RIGHT OF WAY CENTER LINE		
BENCHMARK		
STRUCTURE		
ROADWAY CONCRETE		
ROADWAY GRAVEL		
ROADWAY ASPHALT CONCRETE		
SIDEWALK CONCRETE		
PRIVATE ROAD		
FENCE		
SAWCUT LINE		
TRENCH		
TREE PROTECTION ZONE		
TREE TO BE REMOVED		
WATER LINE		
SEWER LINE		
ELECTRICAL LINE		
GAS LINE		
MAJOR CONTOUR	990'	990'
MINOR CONTOUR	990'	990'
SURFACE SLOPE DIRECTION		

DOU CONDITIONS:

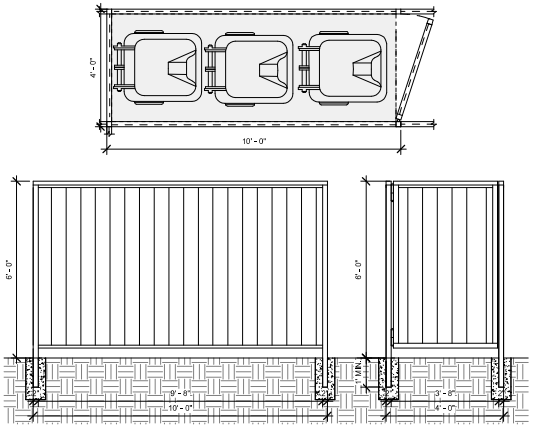
1. THIS PROJECT IS SERVED BY THE COMBINED SEWER SYSTEM (CSS). THEREFORE, THE DEVELOPER/PROPERTY OWNER WILL BE REQUIRED TO PAY THE COMBINED SEWER SYSTEM DEVELOPMENT FEE PRIOR TO THE ISSUANCE OF BUILDING PERMIT. THE FEE WILL BE USED FOR IMPROVEMENTS TO THE CSS. THE APPLICANT IS RECOMMENDED TO CONTACT THE DEPARTMENT OF UTILITIES DEVELOPMENT SERVICES AT 916-808-7890 FOR A CSS FEE ESTIMATE.
2. PROVIDE SEPARATE WATER AND SANITARY SEWER SERVICES TO EACH PARCEL TO THE SATISFACTION OF THE DOU. (NOTE: WATER METER BOXES AND SEWER CLEANOUTS SHALL BE PLACED WITHIN SOFTSCAPES WHEN POSSIBLE; ANY CLEANOUT OR METER BOX LOCATED WITHIN HARDSCAPES WILL REQUIRE A HOLD HARMLESS AGREEMENT.)
3. THE APPLICANT SHALL PAY THE DRAINAGE IMPACT FEE OR PROVIDE ONSITE DRAINAGE MITIGATION MEETING THE CURRENT ONSITE DESIGN MANUAL REQUIREMENTS. TO MEET THE ONSITE DETENTION REQUIREMENT, 7,000 CUBIC FEET OF DETENTION MUST BE PROVIDED PER EACH ADDITIONAL ACRE OF IMPERVIOUS AREA. THE MAXIMUM DISCHARGE RATE MUST BE LIMITED TO 0.18 CFS/ACRE. THE APPLICANT IS ADVISED TO CONTACT THE CITY OF SACRAMENTO UTILITIES DEPARTMENT DEVELOPMENT REVIEW SECTION (916-808-7890) AT THE EARLY PLANNING STAGES TO ADDRESS ANY ONSITE DRAINAGE RELATED REQUIREMENTS. FAILURE TO SUBMIT THE DRAINAGE STUDY MAY DELAY REVIEW AND APPROVAL. (NOTE: A MAINTENANCE AGREEMENT MAY BE REQUIRED FOR DETENTION AND LOW IMPACT DEVELOPMENT (LID) FEATURES.)
4. FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF 1-FOOT ABOVE THE MOST DOWNSTREAM ADJACENT CITY DRAINAGE INLET OR 1-FOOT ABOVE THE OVERLAND FLOW RELEASE ELEVATION, WHICHEVER IS HIGHER OR AS APPROVED BY THE DOU.
5. ALL LOTS SHALL BE GRADED SO THAT DRAINAGE DOES NOT CROSS PROPERTY LINES OR PRIVATE DRAINAGE EASEMENTS SHALL BE DEDICATED.
6. THE APPLICANT MUST COMPLY WITH THE CITY OF SACRAMENTO'S GRADING, EROSION AND SEDIMENT CONTROL ORDINANCE, THIS ORDINANCE REQUIRES THE APPLICANT TO SHOW EROSION AND SEDIMENT CONTROL METHODS ON THE CONSTRUCTION DRAWINGS. THESE PLANS SHALL ALSO SHOW THE METHODS TO CONTROL URBAN RUNOFF POLLUTION FROM THE PROJECT SITE DURING CONSTRUCTION.

ADVISORY COMMENTS:

7. RESIDENTIAL WATER TAPS SHALL BE SIZED PER THE CITYS BUILDING DEPARTMENT ONSITE PLUMBING REQUIREMENTS (WATER TAPS FROM THE WATER MAIN IN THE STREET TO THE METER MAY NEED TO BE LARGER THAN 1-INCH DEPENDING ON THE LENGTH OF THE HOUSE SERVICE, NUMBER OF FIXTURE UNITS, ETC.).
8. 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.
9. ON OCTOBER 24, 2023, AND NOVEMBER 14, 2023, CITY COUNCIL ADOPTED RESOLUTIONS 2023-0338 AND 2023-0368, RESPECTIVELY, TO ADJUST THE WATER SYSTEM, SEWER, AND COMBINED SEWER DEVELOPMENT FEES. AS WELL AS, ESTABLISH THE STORM DRAINAGE DEVELOPMENT FEE TO ALIGN WITH UPDATED NEXUS STUDIES. THESE RESOLUTIONS PROVIDE FOR AN EFFECTIVE DATE FOR THE NEW UTILITY DEVELOPMENT FEES AS OF JANUARY 22, 2024.



⑥ SITE PLAN
1" = 10'-0"



SOLID WASTE NOTES:

- THERE MUST BE SUFFICIENT SPACE TO STORE A MINIMUM OF ONE GARBAGE AND ONE MIXED RECYCLING CONTAINER PER UNIT, AND ONE ORGANICS RECYCLING CONTAINER PER PARCEL, EXCLUDING AN ADU, THE SPACE NEEDED IS APPROXIMATELY 35 INCHES BY 67 INCHES PER UNIT. THE CONTAINERS SHALL BE PLACED OUT OF VIEW FROM ANY STREET, SIDEWALK, OR OTHER PUBLIC RIGHT-OF-WAY BY FENCE, LANDSCAPING, BUILDING, OR OTHER BARRIER OR IMMEDIATELY ADJACENT TO THE RESIDENTIAL BUILDING PER CITY CODE CHAPTER 13.10.100.
- THERE MUST BE SUFFICIENT SPACE TO SET OUT THREE CONTAINERS (GARBAGE, MIXED RECYCLING, AND ORGANICS RECYCLING) IN FRONT OF EACH PARCEL AND REMAIN IN COMPLIANCE WITH CITY CODE CHAPTER 13.10.100, DEPENDING ON SERVICE LEVELS. THIS MAY MEAN UP TO 8 FEET OF CURB SPACE REQUIRED.
- SOLID WASTE TRUCKS MUST BE ABLE TO SAFELY MOVE ABOUT THE PROJECT, WITH MINIMUM BACKING, AND ABLE TO EMPTY THE BINS AND CONTAINERS SAFELY. CONTAINERS MUST BE PLACED ALONG THE CURB CLOSEST TO THE PROPERTY FOR COLLECTION. A COLLECTION IS PROVIDED ON D STREET.



⑤ TRASH ENCLOSURE DETAIL (TYP.)
1/2" = 1'-0"

NOTE:
PROVIDE LIGHTING THAT ILLUMINATES THE ALLEY TO A MINIMUM OF 25 FOOT CANDLES WITH FIXTURES AT A MINIMUM OF 40'-0" ON CENTER.

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PRELIMINARY - NOT FOR CONSTRUCTION

PROJECT NAME:
2618 N ST & 2620 N ST.
SACRAMENTO, CA 95818

SHEET TITLE:
SITE PLAN

OWNER CONTACT:
Sugadcal Investments, LLC
(916) 205-3530

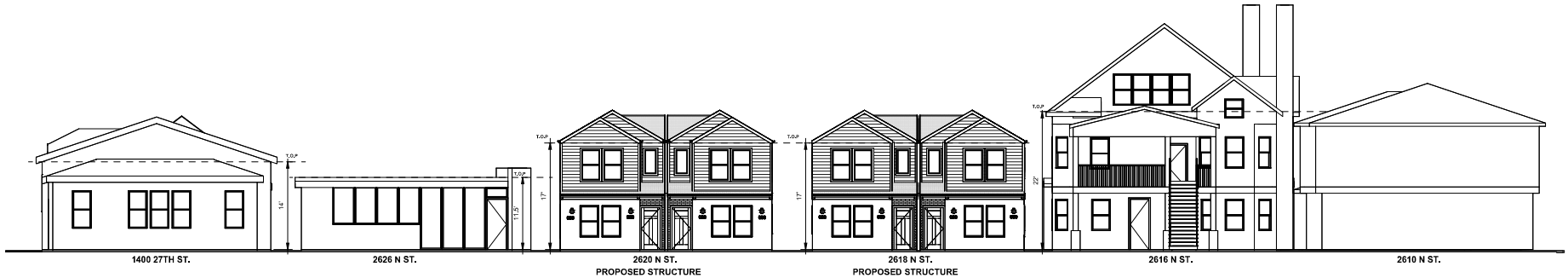
PROJECT: 1-1468
DESIGNED: P.Zarik RM
DRAWN: RM
DATE: 5/17/2026 3:02:42 AM

DATE	DESCRIPTION	REV. #

SHEET:
A2



BUILDING HEIGHT CALCULATIONS
ALLEY
1/8" = 1'-0"



HEIGHT CALCULATION
AVERAGE ROOF HEIGHT= 11.5' + 22' /2= 16.75'
MAX ALLOWED HEIGHT = 16.75' X 150% = 25.125'
PROPOSED BUIDLING MAX. HEIGHT = 17'

BUILDING HEIGHT CALCULATIONS N
STREET
1/8" = 1'-0"

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PROJECT NAME:
2618 N ST & 2620 N ST.
SACRAMENTO, CA 95818

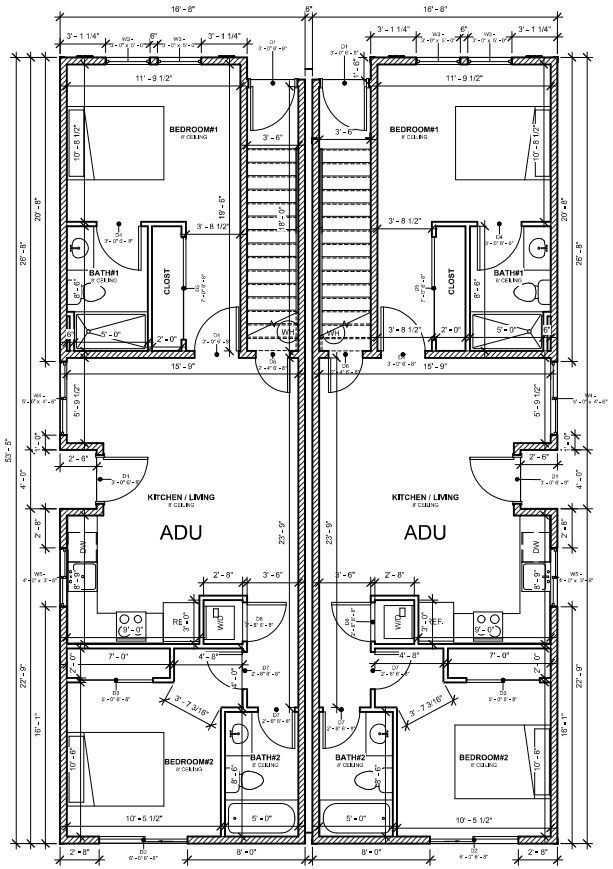
SHEET TITLE:
STREET SCALE AND PROPORTION SECTIONS

OWNER CONTACT:
Sugadoal Investments, LLC
(916) 205-3530

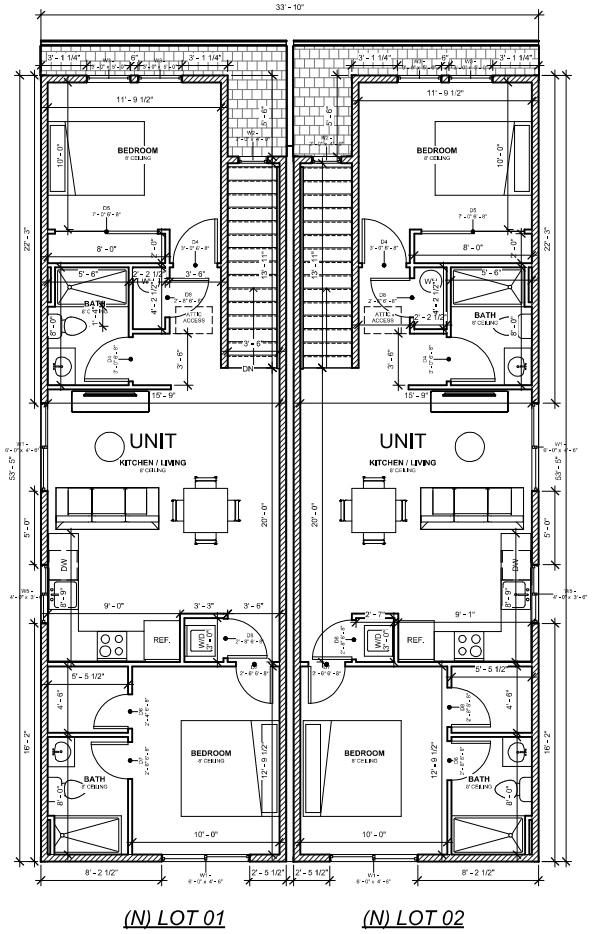
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DESIGNED: RM
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DATE: 5/17/2026 3:02:44 AM

DATE	DESCRIPTION	REV. #

SHEET:
A3



1 1ST FLOOR (N ST) TYP.
1/4" = 1'-0"



2 2ND FLOOR (N ST) TYP.
1/4" = 1'-0"

AREA SCHEDULE			
Area	Name	Comments	Level
LOT 01			
799 SF	ADU-NS LOT 1	LOT 01	1ST FLOOR
75 SF	FOYER MAIN UNIT-NS LOT 1	LOT 01	1ST FLOOR
10 SF	PORCH LOT1	LOT 01	1ST FLOOR
10 SF	PORCH ADU-NS LOT 1	LOT 01	1ST FLOOR
820 SF	MAIN UNIT-NS LOT 1	LOT 01	2ND FLOOR
LOT 02			
799 SF	ADU-NS LOT 2	LOT 02	1ST FLOOR
75 SF	FOYER MAIN UNIT-NS LOT 2	LOT 02	1ST FLOOR
10 SF	PORCH LOT 2	LOT 02	1ST FLOOR
10 SF	PORCH ADU-NS LOT 2	LOT 02	1ST FLOOR
820 SF	MAIN UNIT-NS LOT 2	LOT 02	2ND FLOOR
LOT 03			
576 SF	ADU-ALY LOT 3	LOT 03	1ST FLOOR
260 SF	GARAGE-ALY LOT 3	LOT 03	1ST FLOOR
73 SF	FOYER MAIN UNIT-ALY LOT 3	LOT 03	1ST FLOOR
8 SF	PORCH LOT 3	LOT 03	1ST FLOOR
9 SF	PORCH ADU-ALY LOT 3	LOT 03	1ST FLOOR
853 SF	MAIN UNIT-ALY LOT 3	LOT 03	2ND FLOOR
LOT 04			
548 SF	ADU-ALY LOT 4	LOT 04	1ST FLOOR
244 SF	GARAGE-ALY LOT 4	LOT 04	1ST FLOOR
73 SF	FOYER MAIN UNIT-ALY LOT 4	LOT 04	1ST FLOOR
8 SF	PORCH LOT 4	LOT 04	1ST FLOOR
9 SF	PORCH ADU-ALY LOT 4	LOT 04	1ST FLOOR
809 SF	MAIN UNIT-ALY LOT 4	LOT 04	2ND FLOOR
6897 SF			

Window Schedule								
Type Mark	Width	Height	Sill Height	Head Height	Count	Window Type	Safety Glazing	Comments
W1	6' - 0"	4' - 6"	2' - 6"	7' - 0"	4	Slide		N STR
W2	2' - 0"	4' - 0"	3' - 0"	7' - 0"	2	Fixed		N STR
W3	3' - 0"	5' - 0"	2' - 0"	7' - 0"	8	Hung	TEMP.	N STR
W4	5' - 0"	4' - 6"	2' - 6"	7' - 0"	2	Slide		N STR
W5	4' - 0"	3' - 6"	3' - 6"	7' - 0"	4	Slide		N STR

Door Schedule							
Type Mark	Width	Height	Head Height	Count	Door Type	Safety Glazing	Comments
D1	3' - 0"	6' - 8"	6' - 8"	4	Entry		N STR
D2	6' - 0"	6' - 8"	6' - 8"	2	Double-Sliding		N STR
D3	5' - 0"	6' - 8"	6' - 8"	2	Sliding-Closet		N STR
D4	3' - 0"	6' - 8"	6' - 8"	8	Flush Swing		N STR
D5	7' - 0"	6' - 8"	6' - 8"	4	Sliding-Closet		N STR
D6	2' - 4"	6' - 8"	6' - 8"	3	Flush Swing		N STR
D7	2' - 6"	6' - 8"	6' - 8"	7	Flush Swing		N STR
D8	2' - 8"	6' - 8"	6' - 8"	8	Flush Swing		N STR

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PRELIMINARY - NOT FOR CONSTRUCTION

PROJECT NAME:
2618 N ST & 2620 N ST.
SACRAMENTO, CA 95818

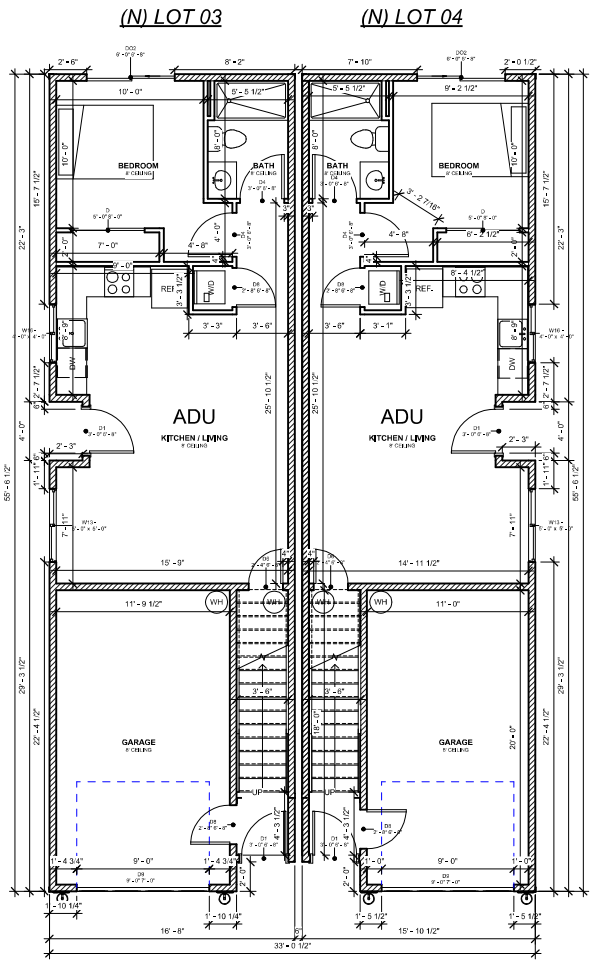
SHEET TITLE:
FLOOR PLAN
(N ST)

OWNER CONTACT:
Sugarloaf Investments, LLC
(916) 205-3530

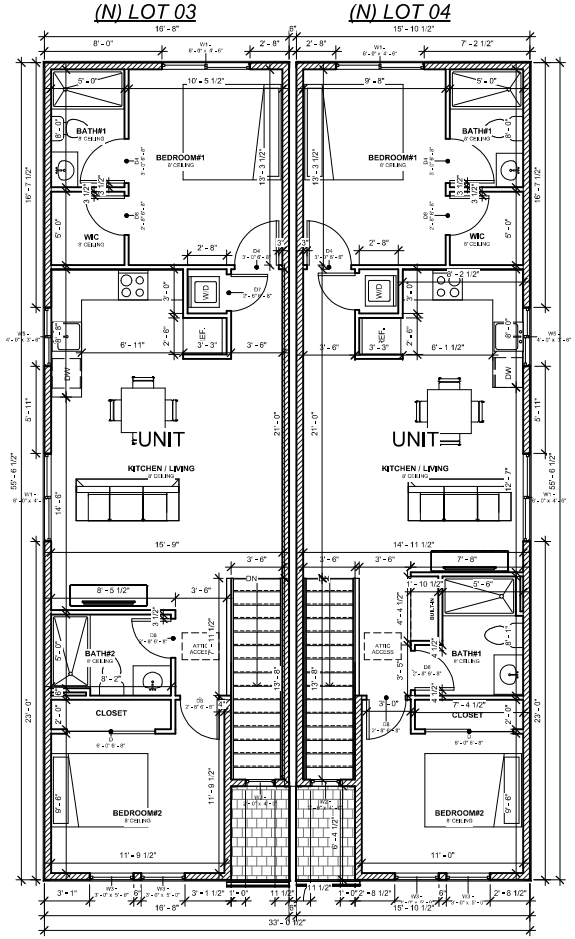
PROJECT: 1-1468
DESIGNED: RM
DRAWN: RM
DATE: 5/17/2026 3:02:45 AM

DATE	DESCRIPTION	REV. #

SHEET:
A4



1 1ST FLOOR ALLEY TYP.
1/4" = 1'-0"



2 2ND FLOOR ALLEY TYP.
1/4" = 1'-0"

AREA SCHEDULE			
Area	Name	Comments	Level
LOT 01			
799 SF	ADU-NS LOT 1	LOT 01	1ST FLOOR
75 SF	FOYER MAIN UNIT-NS LOT 1	LOT 01	1ST FLOOR
10 SF	PORCH LOT1	LOT 01	1ST FLOOR
10 SF	PORCH ADU-NS LOT 1	LOT 01	1ST FLOOR
820 SF	MAIN UNIT-NS LOT 1	LOT 01	2ND FLOOR
LOT 02			
799 SF	ADU-NS LOT 2	LOT 02	1ST FLOOR
75 SF	FOYER MAIN UNIT-NS LOT 2	LOT 02	1ST FLOOR
10 SF	PORCH LOT 2	LOT 02	1ST FLOOR
10 SF	PORCH ADU-NS LOT 2	LOT 02	1ST FLOOR
820 SF	MAIN UNIT-NS LOT 2	LOT 02	2ND FLOOR
LOT 03			
576 SF	ADU-ALY LOT 3	LOT 03	1ST FLOOR
260 SF	GARAGE-ALY LOT 3	LOT 03	1ST FLOOR
73 SF	FOYER MAIN UNIT-ALY LOT 3	LOT 03	1ST FLOOR
8 SF	PORCH LOT 3	LOT 03	1ST FLOOR
9 SF	PORCH ADU-ALY LOT 3	LOT 03	1ST FLOOR
653 SF	MAIN UNIT-ALY LOT 3	LOT 03	2ND FLOOR
LOT 04			
548 SF	ADU-ALY LOT 4	LOT 04	1ST FLOOR
244 SF	GARAGE-ALY LOT 4	LOT 04	1ST FLOOR
73 SF	FOYER MAIN UNIT-ALY LOT 4	LOT 04	1ST FLOOR
8 SF	PORCH LOT 4	LOT 04	1ST FLOOR
9 SF	PORCH ADU-ALY LOT 4	LOT 04	1ST FLOOR
809 SF	MAIN UNIT-ALY LOT 4	LOT 04	2ND FLOOR
6897 SF			

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PRELIMINARY - NOT FOR CONSTRUCTION

PROJECT NAME:
2618 N ST & 2620 N ST.
SACRAMENTO, CA 95818

SHEET TITLE:
FLOOR PLAN
(ALLEY)

OWNER CONTACT:
Sugadoal Investments, LLC
(916) 205-3530

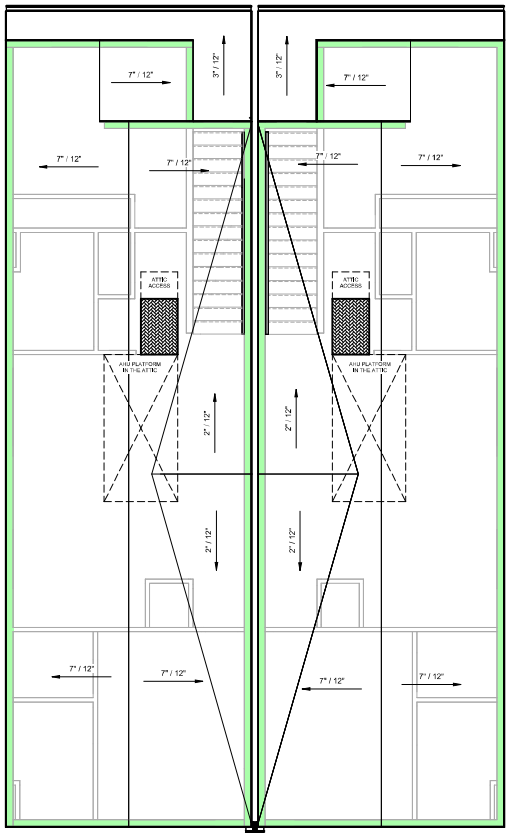
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DATE	DESCRIPTION	REV. #

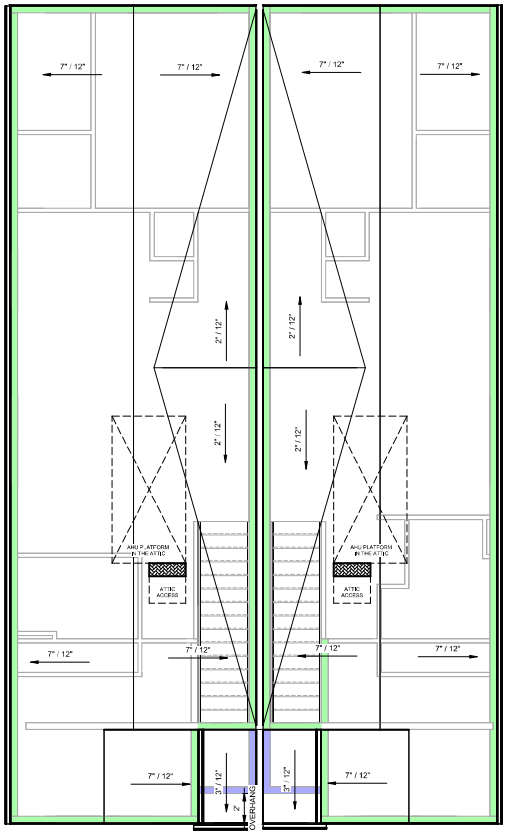
SHEET:
A5

LEGEND

- TOP OF PLATE 1 - 17'-0"
- TOP OF PLATE 2 - 10'-2"



1 ROOF PLAN N STREET TYP.
1/4" = 1'-0"



2 ROOF PLAN ALLEY TYP.
1/4" = 1'-0"

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2618 N ST & 2620 N ST.
SACRAMENTO, CA 95818

SHEET TITLE:
ROOF PLAN

OWNER CONTACT:
Sugadcal Investments, LLC
(916) 205-3530

PROJECT: 1-1468
DESIGNED: RM
DRAWN: RM
DATE: 5/17/2026 3:02:48 AM

DATE:	DESCRIPTION:	REV.#

SHEET:
A6

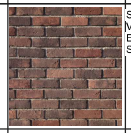


1 NORTH ELEVATION - N ST TYP.
1/4" = 1'-0"



3 SOUTH ELEVATION - N ST TYP.
1/4" = 1'-0"

COLORBOARD

№	MATERIAL	NAME	DESCRIPTION	№	MATERIAL	NAME	DESCRIPTION
1		ROOF SHINGLES BY GAF	GAF TIMBERLINE HDZ CHARCOAL ALGAE RESISTANT LAMINATED HIGH DEFINITION SHINGLES	2		LAP SIDING PANELS BY JAMES HARDIE	COLOR: SW 7046 URBAN BRONZE BY SHERWIN WILLIAMS
3		SINGLE COAT STUCCO BY OMEGA	COLOR: 1C035-QUAKE BASE 10, PLASTER WITH A SMOOTH FINISH.	4		EXTERIOR LIGHTS BYJOHN TIMBERLEND	DANBURY 9" HIGH BLACK DUSK TO DAWN
5		PATIO DOORS AND WINDOWS	PLYGEM VINYL WINDOWS, COLOR BLACK,	6		STONE VENEER BY ELDORADO STONE	COLOR: TUNDRABRICK® HARTFORD
7		FRONT DOOR BY DOORNMORE	COLOR : SW 7048 URBAN BRONZE BY SHERWIN WILLIAMS	8		GARAGE DOOR BY CLOPAY. CLOPAY CLASSIC STEEL SHORT PANEL	COLOR : SW 7048 URBAN BRONZE BY SHERWIN WILLIAMS
9		FACIA DOWNSPOUT AND GUTTER	COLOR : SW 7551 GREEK VILLA BY SHERWIN WILLIAMS				



2 EAST ELEVATION - N ST TYP.
1/4" = 1'-0"



4 WEST ELEVATION - N ST TYP.
1/4" = 1'-0"

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2618 N ST & 2620 N ST.
SACRAMENTO, CA 95818

SHEET TITLE:
ELEVATIONS

OWNER CONTACT:
Sugadcal Investments, LLC
(916) 205-3530

PROJECT: 1-1468
DESIGNED: P.Zarik RM
DRAWN: RM
DATE: 5/17/2026 3:03:05 AM

DATE	DESCRIPTION	REV. #

SHEET:
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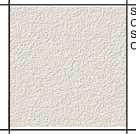
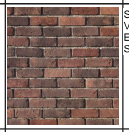


3 SOUTH ELEVATION - ALLEY TYP.
1/4" = 1'-0"



2 NORTH ELEVATION - ALLEY TYP.
1/4" = 1'-0"

COLORBOARD

№	MATERIAL	NAME	DESCRIPTION	№	MATERIAL	NAME	DESCRIPTION
1		ROOF SHINGLES BY GAF	GAF TIMBERLINE HDZ CHARCOAL ALGAE RESISTANT LAMINATED HIGH DEFINITION SHINGLES	2		LAP SIDING PANELS BY JAMES HARDIE	COLOR: SW 7048 URBAN BRONZE BY SHERWIN WILLIAMS 
3		SINGLE COAT STUCCO BY OMEGA	COLOR: 1C035-QUAKE BASE 15. PLASTER WITH A SMOOTH FINISH.	4		EXTERIOR LIGHTS BY JOHN TIMBERLEND	DANBURY 6" HIGH BLACK DUSK TO DAWN
5		PATIO DOORS AND WINDOWS	PLYGEM VINYL WINDOWS. COLOR BLACK.	6		STONE VENEER BY ELDORADO STONE	COLOR: TUNDRABRICK® HARTFORD
7		FRONT DOOR BY DOORNMORE	COLOR : SW 7048 URBAN BRONZE BY SHERWIN WILLIAMS 	8		GARAGE DOOR BY CLOPAY. CLOPAY CLASSIC STEEL SHORT PANEL	COLOR : SW 7048 URBAN BRONZE BY SHERWIN WILLIAMS
9		FACIA DOWNSPOUT AND GUTTER	COLOR : SW 7551 GREEK VILLA BY SHERWIN WILLIAMS				



1 EAST ELEVATION ALLEY TYP.
1/4" = 1'-0"



4 WEST ELEVATION ALLEY TYP.
1/4" = 1'-0"

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SACRAMENTO, CA 95818

SHEET TITLE:
ELEVATIONS

OWNER CONTACT:
Sugadcal Investments, LLC
(916) 205-3530

PROJECT: 1-1468
DESIGNED: P.Zarik RM
DRAWN: RM
DATE: 5/17/2026 3:03:19 AM

DATE:	DESCRIPTION:	REV.#

SHEET:
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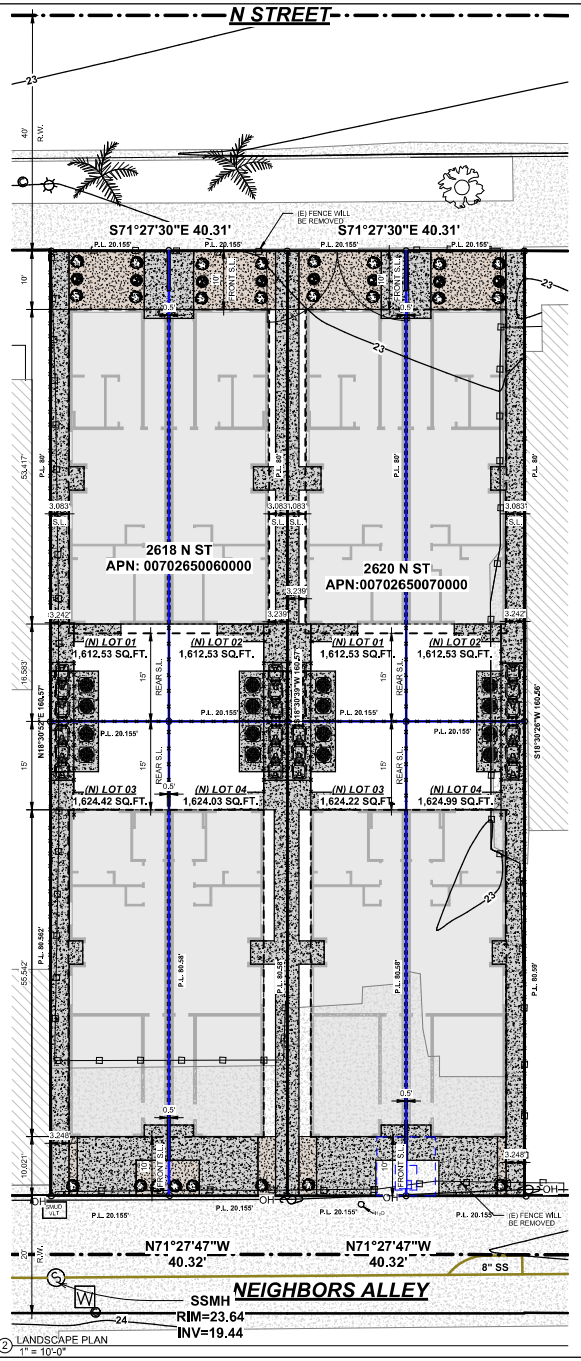
PLANTING SCHEDULE												
KEY	SYMBOL	IMAGE	COMMON NAME	SCIENTIFIC NAME	HEIGHT	WIDTH	SIZE	SUN EXPOSURE	WATER NEEDS	SOIL CONDITIONS	WUCOLS PLANT FACTOR	HARDINESS ZONE	COUNT
S1			MEXICAN DEER GRASS	MUHLENBERGIA DUBIA	1'-2'	1' -2'	1 GAL	FULL SUN, PARTICAL SUN	LOW	DRY, WELL-DRAINING	0.2 - 0.3 L	7 - 10	24
S2			FRENCH LAVENDER	LAVANDULA DENTATA	2'-3'	2'-2.5'	1 GAL	FULL SUN OR SHADE	LOW	DRY, WELL-DRAINING, ALKALINE SOIL	0.2 - 0.3 L	8-11	8

KEY	HATCHED	MATERIAL	NAME	DESCRIPTION	SQ-FT
H1			SALT AND PEPPER PEA-GRAVEL	SIZE 3/8"	664
H2			WALKWAY	CONCRETE	3,068

LANDSCAPE AREAS	
PLANTING:	BUSHES: 140 SQ. FT.
TOTAL AREA:	140 SQ. FT.

PLANTING NOTES:

1. PLANS ARE DIAGRAMMATIC. CONTRACTOR/OWNER SHALL BE RESPONSIBLE FOR FIELD VERIFYING ALL EXISTING CONDITIONS AND ADJUST PLANT ACCORDINGLY.
2. NO PLANTING SHALL BE STARTED UNTIL FINISH GRADING AND IRRIGATION SYSTEM HAVE BEEN COMPLETED.
3. ALL PLANT MATERIALS SHALL MEET SIZE SPECIFICATION AS SHOWN ON THE PLANT LIST AND SHALL BE HEALTHY, FULL, AND SHALL BE OF FIRST RATE QUALITY FOR THE SPECIES.
4. THE LOCATIONS OF TREES AND SHRUBS SHALL BE ADJUSTED IN THE FIELD TO ACCOMMODATE EXISTING UTILITIES, LIGHTS, SPRINKLERS, ETC.
5. CONTRACTOR SHALL CULTIVATE LAWN AND PLANTING AREAS WITH APPROVED SOIL AMENDMENTS.
6. AFTER PLANTING IS COMPLETE AND AREAS HAVE BEEN FINE GRADED, SPREAD BARK TO DRESS TO A 3" MINIMUM DEPTH IN ALL NON-TURF, PLANTER BEDS.
7. PLANTER BED MULCH SHALL BE SMALL CHIPPED FIRE BARK. MULCH SHALL BE FREE OF LARGE WOODY PIECES, SOIL, STONES, STICKS, DEBRIS OR OTHER FOREIGN MATTER.
8. SOIL AMENDMENTS SHALL BE APPLIED AT THE RATE OF 6 CUBIC YARDS PER 1,000 SQUARE FEET AND THOROUGHLY CULTIVATED INTO THE SOIL PRIOR TO PLANTING. AMENDMENTS TO BE NITRIFIED WOOD COMPOST OR EQUAL FREE OF WEED SEED AND NON-ORGANIC MATERIALS.
9. ALL FIVE-GALLON AND LARGER TREES SHOULD BE DOUBLE STAKED, PERPENDICULAR TO THE PREVAILING WIND PATTERN, WITH 8' LODGE-POLE STAKES OUTSIDE THE PLANTING PIT AND TIED WITH FLEXIBLE TIES.
10. PLANTERS WHICH SOIL WAS EXCAVATED SHALL RECEIVE NEW TOPSOIL AMENDED AS IN NOTE #8.
11. PLANTING PITS SHALL BE 2 TIMES THE DIAMETER F THE ROOT BALL AND 2" LESS THE DEPTH OF THE ROOT BALL.
12. CONTRACTOR/OWNER SHALL ABIDE BY ALL LOCAL, STATE AND FEDERAL LAWS, CODES AND ORDINANCES.
13. A MINIMUM 3-INCH LAYER OF ORGANIC MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT TURF AREAS, CREEPING OR ROOTING GROUNDCOVERS, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED.
14. INCORPORATE COMPOST AT A RATE OF AT LEAST FOUR CUBIC YARDS PER 1000 SQUARE FEET TO A DEPTH OF SIX INCHES INTO THE LANDSCAPE AREA EXCEPT WITHIN THE DRIPLINE OF PROTECTED TREES (UNLESS CONTRA-INDICATED BY A SOILS TEST).*



② LANDSCAPE PLAN
1" = 10'-0"

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PRELIMINARY - NOT FOR CONSTRUCTION

PROJECT NAME:
2618 N ST & 2620 N ST.
SACRAMENTO, CA 95818

SHEET TITLE:
LANDSCAPE PLAN

OWNER CONTACT:
Sugadcal Investments, LLC
(916) 205-3530

PROJECT: 1-1468
DESIGNED: P.Zarik RM
DRAWN: RM
DATE: 9/17/2025 3:03:22 AM

DATE	DESCRIPTION	REV. #

SHEET:
A9



1 VIEW 1



2 VIEW 2

TDE

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PRELIMINARY - NOT FOR CONSTRUCTION

PROJECT NAME:
2618 N ST & 2620 N ST.
SACRAMENTO, CA 95818

SHEET TITLE:
3D VIEWS

OWNER CONTACT:
Sugadcal Investments, LLC
(916) 205-3530

PROJECT: 1-1468

DESIGNED: RM

DRAWN: RM

DATE: 5/17/2026 3:03:52 AM

DATE	DESCRIPTION	REV. #

SHEET:
A10



1 VIEW 3



2 VIEW N STREET



3 VIEW ALLEY

TDE
TANGENT
DESIGN & ENGINEERING
4095 DEL MAR AVE, STE. 10,
ROCKLIN, CA 95677
info@tangentde.com
PHONE: (530) 537-2288

PRELIMINARY - NOT FOR CONSTRUCTION

PROJECT NAME:
2618 N ST & 2620 N ST.
SACRAMENTO, CA 95818

SHEET TITLE:
3D VIEWS

OWNER CONTACT:
Sugadcal Investments, LLC
(916) 205-3530

PROJECT: 1-1468
DESIGNED: RM
DRAWN: RM
DATE: 5/17/2026 3:04:23 AM

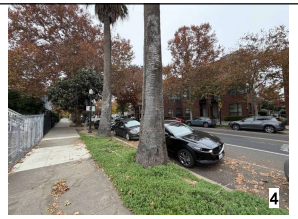
DATE	DESCRIPTION	REV. #

SHEET:
A11

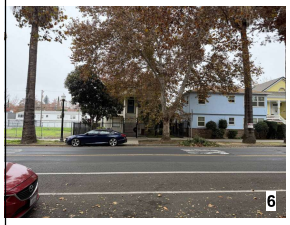










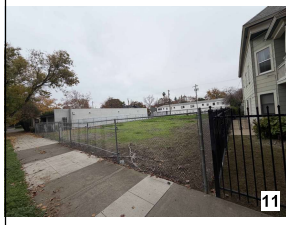
























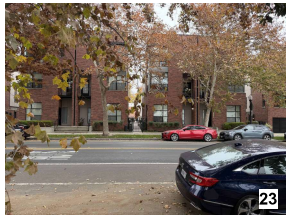




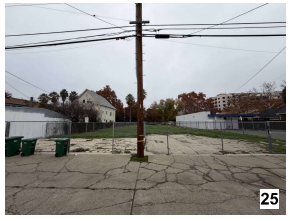


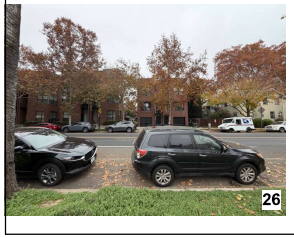








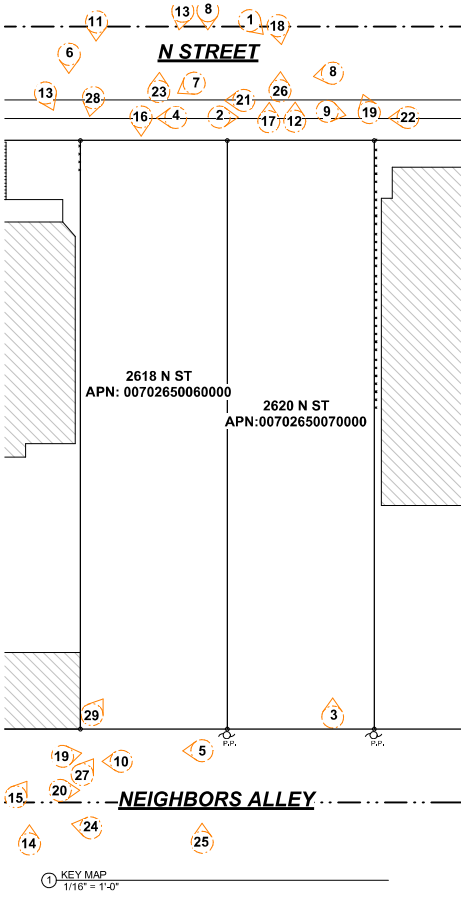












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PRELIMINARY - NOT FOR CONSTRUCTION

PROJECT NAME:
2618 N ST & 2620 N ST.
SACRAMENTO, CA 95818

SHEET TITLE:
CONTEXT PHOTOS

OWNER CONTACT:
Sugadcal Investments, LLC
(916) 205-3530

PROJECT: 1-1468
DESIGNED: RM
DRAWN: RM
DATE: 5/17/2026 3:04:41 AM

DATE:	DESCRIPTION:	REV.#

SHEET:
A12



TANGENT
DESIGN & ENGINEERING
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ROCKLIN, CA 95677
info@tangentde.com
PHONE: (530) 537-2288

PRELIMINARY - NOT FOR CONSTRUCTION

PROJECT NAME:
2618 N ST & 2620 N ST.
SACRAMENTO, CA 95818

SHEET TITLE:
STREET VIEW VISUALISATION

OWNER CONTACT:
Sugadcal Investments, LLC
(916) 205-3530

PROJECT: 1-1468
DESIGNED: RM
DRAWN: RM
DATE: 5/17/2026 3:04:42 AM

DATE:	DESCRIPTION:	REV. #

SHEET:
A13

City of SACRAMENTO
Community Development

300 Richards Blvd., 3rd Floor
Sacramento, CA 95811

Help Line: 916-264-5011
CityofSacramento.org/cdd

DIRECTOR REPORT

STAFF RECOMMENDATION

Staff recommends the Zoning Administrator approve, with conditions, a Tentative Map, and Design Director approve, with conditions, a Site Plan and Design Review entitlement for the project known as **4233 May Street Parcel Map (Z26-034)**. Draft Conditions of Approval and Findings of Fact for the project are included below.

REQUESTED ENTITLEMENTS

1. **Tentative Parcel Map** to subdivide an approximately ±0.4-acre parcel into three parcels in the Single-Unit Dwelling (R-1) zone.

2. **Site Plan and Design Review** of the tentative map layout with a deviation to minimum lot width requirements.

PROJECT INFORMATION

Location:	4233 May Street
Parcel Number:	237-0130-019-0000
Council District:	2
Applicant:	Sergey Areston, The Developer Pro, Inc. 10940 White Rock Road, Suite 120 Rancho Cordova, CA 95670
Property Owner:	Lada Areston, RPA Challenge Inc 5406 Crossings Drive, Suite 102-394 Rocklin, CA 95677
Project Planner:	Kevin Valente, Contract Planner
Hearing Date:	November 12, 2026

Land Use Information

General Plan:	Neighborhood (N)
Housing Element Site:	Yes – Three Above-Moderate Income Units
Community Plan Area:	North Sacramento
Specific Plan:	N/A
Zoning:	Single-Unit Dwelling (R-1)
Special Planning District:	N/A
Planned Unit Development:	N/A
Design Review Area:	Citywide
Open Space District:	N/A

Historic Landmark:	N/A	
Historic District:	N/A	
Surrounding Zoning Land Use		
North:	R-1	Residential
South:	R-1	Residential
East:	R-1	Residential
West:	R-1	Residential
Site Characteristics		
Existing Property Area:	20,328 gross square feet / 0.47 gross acres	
Topography:	Flat	
Street Improvements:	Existing	
Utilities:	Existing	
Existing Land Use:	Vacant	
Other Information		
Concurrent Files:	None	
Previous Files:	None	

ATTACHMENTS

Attachment A: Tentative Parcel Map

PROPOSED PROJECT AND ANALYSIS

BACKGROUND

The project is located on an approximately 0.47-acre parcel within the Single-Unit Dwelling (R-1) zone. The parcel is currently vacant with generally flat topography. The site is surrounded by residential uses and is served by existing public infrastructure.

PROJECT DESCRIPTION

The applicant is proposing to subdivide the 0.47-gross-acre parcel into three parcels which will be 51.33 feet wide, 132 feet deep and 6,776 square feet in size. All parcels would have public right-of-way frontage along May Street. The applicant is also required to dedicate additional right-of-way on May Street and build it to the City's 53-foot residential street section (half-street only). No development is proposed as a part of this project.

ENTITLEMENT ANALYSIS

This request requires Zoning Administrator approval of a Tentative Parcel Map and Design Director approval of Site Plan and Design Review for review of the proposed map layout with a deviation to lot width requirements.

Tentative Parcel Map

The applicant is proposing to subdivide the 0.47-gross-acre parcel into three 6,776-square-foot lots, which would result in a residential density of 8 dwelling units per acre (du/ac), consistent with the minimum density of 3 du/ac, as established by the 2040 General Plan Map LUP-8. The R-1

Zone requires lot depths between 100 and 160 feet, lot width of 52 feet, and a minimum lot size of 5,200 square feet. Table 1 below shows the proposed dimensions of the lots with deviations identified, where applicable. As shown, all proposed parcels require deviations to the minimum lot width within the R-1 Zone. These deviations are discussed in further detail under the Site Plan and Design Review section of this report.

Table 1: R-1 Development Standards				
	Minimum Lot Size: 5,200 Sf	**Minimum Lot Width:** 52' (Interior Lot)	**Required Lot Depth:** Min. 100' Max. 160'	**Deviation**
Lot 1	6,776	51.33'	132'	Y; lot width
Lot 2	6,776	51.33'	132'	Y; lot width
Lot 3	6,776	51.33'	132'	Y; lot width

Planning staff supports the proposed tentative parcel map and finds the proposed layout and configuration of the parcels are adequate to accommodate future development. While no new construction is proposed at this time, future development on the newly created parcels will be reviewed under a separate Site Plan and Design Review entitlement for consistency with the density standards of the 2040 General Plan Map LUP-8 and conformance with the development standards of the R-1 zone and Citywide Design Guidelines. As such, staff recommends approval of the Tentative Map.

Site Plan and Design Review

While no development is proposed as part of this project, a Site Plan and Design Review entitlement is required to review the proposed map layout and any deviations from the development standards.

Deviation – Lot Width

The R-1 Zone requires a minimum lot width of 52 feet for interior parcels. As proposed, Parcels 1, 2, and 3 provide a lot width of 51.33 feet, requiring a deviation. The purpose of the minimum lot width standards in the R-1 zone is to ensure that new lots are developable, provide adequate public safety access, and are supported by necessary infrastructure when development occurs. Staff is supportive of the requested minimum lot width deviation and find it meets the purpose and intent of the standard, as the proposed tentative map demonstrates that the lots will have sufficient access and the tentative map is compatible with the development pattern and surrounding homes of the neighborhood

SUBDIVISION REVIEW COMMITTEE

The project was routed to all applicable city departments and outside agencies on June 19, 2026. Comments received have been incorporated into conditions of approval or advisory notes below. The proposed tentative subdivision map was heard at the Subdivision Review Committee on September 2, 2026. The draft conditions of approval, included herein, were accepted by the applicant and forwarded by the Committee.

PUBLIC / NEIGHBORHOOD OUTREACH AND COMMENTS

Property owners, current residents/tenants, and neighborhood groups within 500 feet of the subject site received notification of the public hearing occurring on November 12, 2026. The Robla

Park Community Association, Robla Neighbors United, Rancho Del Paso Neighborhood Association, North Sacramento Chamber of Commerce, and Preservation Sacramento neighborhood advisory groups were notified of the project. Staff has not received any public comments, and there is no known opposition.

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 15332, Infill Development (Categorical Exemption – Class 32). Class 15332 consists of projects consistent with applicable General Plan Land Use designation and zoning regulations, on parcels within city limits on no more than 5-acres, where the site has no value as habitat for rare, threatened or endangered species, and approval of the project would not result in any significant effects related to traffic, noise, air or water quality. This project is to subdivide a 0.47-gross-acre parcel into three parcels. The three lots will be available for future residential development, subject to separate entitlement approvals. The project proposes a density of 8 dwelling units per net acre, which is consistent with the minimum density of 3 units per net acre, as established by the 2040 General Plan. The project is also consistent with the Single Unit Dwelling (R-1) zoning designation in that the new parcels are sufficient in size to accommodate future residential development on the newly created vacant parcels. 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).

NO NET LOSS (Gov. Code, § 65863)

The project does not include a reduction of residential capacity within the meaning of Government Code § 65863 (housing element no net loss) or Government Code § 66300 (housing crisis act no net loss).

FINDINGS OF FACT

Environmental Determination: Categorical Exemption (Class 32 – Infill Development)

1. 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 15332, Infill Development (Categorical Exemption – Class 32). Class 15332 consists of projects consistent with applicable GP LU designation and zoning

regulations, on parcels within city limits on no more than 5-acres, where the site has no value as habitat for rare, threatened or endangered species, and approval of the project would not result in any significant effects related to traffic, noise, air or water quality.

Tentative Subdivision 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).

6. 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. 2025-0283).

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 Neighborhood (N) and the North Sacramento Community Plan in that the tentative map provides an opportunity for future residential 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. Deviations from lot width requirements of the R-1 Zone are consistent with the purpose and intent of the Planning and Development Code in that the lot sizes are sufficient to support future infill development.

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 tentative map provides for the extension of necessary public and private utility infrastructure to meet the needs of future residential development and the subject site 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 new construction is proposed with this request.

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 ties into existing road and utility networks that will be extended to serve the 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 lot sizes are sufficient to accommodate future infill development and the proposed parcels will maintain adequate access to May Street.

No Net Loss (Gov. Code, § 65863)

1. The project does not include a reduction of residential capacity within the meaning of Government Code § 65863 (housing element no net loss) or Government Code § 66300 (housing crisis act no net loss).

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. 2025-0283).

CONDITIONS OF APPROVAL

Tentative Parcel Map

NOTE: These conditions shall supersede any contradictory information shown on the Tentative Map or approved for this project (Z25-054). 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:

Public Works: Jeovany Cantellano // jcantellano@cityofsacramento.org

1. 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.

2. The applicant shall dedicate sufficient right-of-way along May Street, and construct May Street to a City Standard 53-foot residential street section (half-street only) adjacent to the subject property, to City standards to the satisfaction of the Department of Public Works.

3. 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.

4. The applicant shall provide and install sidewalk barricades on the southernmost end of sidewalk to City standards to the satisfaction of the Department of Public Works.

5. 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 3.5' in height. The area of exclusion shall be determined by the Department of Public Works.

SMUD: Ellen Springer // Ellen.Springer@smud.org

6. 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.

7. 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.

8. 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.

9. 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.

10. 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.).

11. 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.

12. 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.

13. The Applicant shall provide separate SMUD service points to each parcel to the satisfaction of SMUD.

14. 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.

15. 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.

16. The Public Utility Easement (PUE) and/or dedicated SMUD easement area shall be subject to SMUD's landscaping and tree placement guidelines within the easement area and to SMUD's regular vegetation management practices. These guidelines and practices include, but are not limited to, a vegetation maximum height no greater than 15 feet at full maturity, tree pruning, removal, weed abatement, application of weed abatement material, and other standard vegetation management activities. SMUD reserves the right to prune or remove vegetation that is located adjacent to or within the easement area as necessary to maintain safe and reliable electric service. Applicant shall be responsible for confirming with SMUD appropriate/acceptable landscaping including placement within the easement area. For more information, please visit https://www.smud.org/Corporate/Environmental-Leadership/Protecting-Trees-and-Power-Lines

17. Should Bioretention basins be utilized they are to be located outside of any PUE and SMUD easement. Bioretention Basins clearance from any PUE and SMUD easement is 5-feet.

SASD: Robb Armstrong // (916) 876-6104

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

DOU: Saraí Ochoa // sochoa@cityofsacramento.org

19. 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.

Solid Waste: Adam Roitman // aroitman@cityofsacramento.org

20. Project must meet the requirements outlined in City Code Chapter 13.10.

21. There must be sufficient space to store a minimum of one garbage container and one mixed recycling container per unit, excluding ADU(s), and one organics recycling container per parcel. Additional containers may be required to ensure all material generated on the parcel is diverted into the correct waste stream to minimize contamination and/or overstacking. The minimum space needed is approximately 35 inches by 87 inches per unit.

22. There must be sufficient pace 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.

23. 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.

Parks: Molivann Phlong // mphlong@cityofsacramento.org

24. Payment of In-lieu Park Fee: Pursuant to Sacramento City Code Chapter 17.512 (Parkland Dedication) the applicant shall pay to City an in-lieu park fee in the amount determined under SCC §§17.512.030 and 17.512.040 equal to the value of land prescribed for dedication under 17.512.020 and not satisfied by dedication. (See Advisory Note)

25. Maintenance District: The applicant shall initiate and complete the formation of a parks maintenance district (assessment or Mello-Roos special tax district) or annex the project into an existing parks maintenance district. The applicant shall pay all city fees for formation of or annexation to a parks maintenance district. (Contact Infrastructure Finance, Doreen Chia, (916)808-5447, dchia@cityofsacramento.org).

Miscellaneous

26. CC&R's shall be approved by the City and recorded assuring maintenance of private roadway(s), shared driveways, lights, landscaping, sewers, drains and water systems.

27. Form a Homeowner's Association with CC&R's for Lots _/all private streets and the islands within the private streets to be approved by the City. CC&R's shall be recorded assuring

maintenance of all private streets, lights, sewer services, drop inlets, drain leads, landscaping, irrigation and noise barriers.

Advisory Notes:

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

Public Works

1. If unusual amounts of bone, stone, or artifacts are uncovered, work within 50 meters of the area 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 advisory note.

2. 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.

   17.508.070.D.3 Garages off alleys shall be set back at least 4-feet away from the alley right-of-way.

DOU

3. Prior to or concurrent with the first cycle submittal of the improvement plan and/or building permit application, 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. 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 with the first cycle submittal of the improvement plans and/or building permit application will delay permit review and approval. (Note: A maintenance agreement may be required for detention and Low Impact Development (LID) features.)

4. On October 24, 2023, and November 14, 2023, City Council adopted Resolutions 2023-0338 and 2023-0368, respectively, to adjust the Water System, Sewer, and Combined Sewer Development Fees, as well as, establish the Storm Drainage Development Fee to align with updated Nexus Studies. These resolutions provide for an effective date for the new Utility Development Fees as of January 22, 2024. (Note: This project is in Drainage Basin 144 which is subject to the new Drainage Pumped Impact Fee per City Council Resolution 2023-0368.)

5. The applicant must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. This ordinance requires the applicant to show erosion and sediment control methods on the construction drawings. These plans shall also show the methods to control urban runoff pollution from the project site during construction.

6. Water meters shall be located at the point of service, which is back of curb for separated sidewalks or back of walk for connected sidewalks.

7. 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

8. 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.

Solid Waste

9. Provide a waste management plan when building plans are submitted. The waste management plan shall show where containers will be stored on the property and the location where they will be placed on the public right-of-way for collection.

Parks

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

    a. Title 17, 17.512 Park Dedication / In Lieu (Quimby) Fees, due prior to recordation of the final map. The Quimby fee due for this project is estimated at $3,420. This is based on the tentative subdivision map to split one (1) vacant residential lot into three (3) residential lots in the R-1 zone. The Quimby in lieu fee is based on the total number of units approved for construction or allowed by zone with an average land value of $100,000 per acre for the North Sacramento Community Plan Area, plus an additional 20% for off-site park infrastructure improvements. Any change in these factors will change the amount of the Quimby fee due. The final fee is calculated using factors at the time of finalizing conditions on the final map. The Department of Public Works is the lead for resolving the conditions on the map, including the invoicing and payment of the in-lieu fee.

    b. Community Facilities District 2002-02, Neighborhood Park Maintenance CFD Annexation.

Site Plan and Design Review

1. No construction or additions are allowed with this project approval.

2. Deviations to the following development standards are approved as follows:

    a. Minimum lot width requirements pursuant to Sacramento City Code (SCC) section 17.204.230 for Parcels 1, 2, and 3.

Advisory Notes:

The following advisory notes are informational in nature and are not a requirement of this Site Plan and Design Review:

Fire

1. Per the most recently adopted California Residential Code, all new residential construction including 1 and 2 family dwellings and townhouses shall be provided with an approved NFPA 13 D sprinkler system.

Respectfully Submitted: Kevin Valente

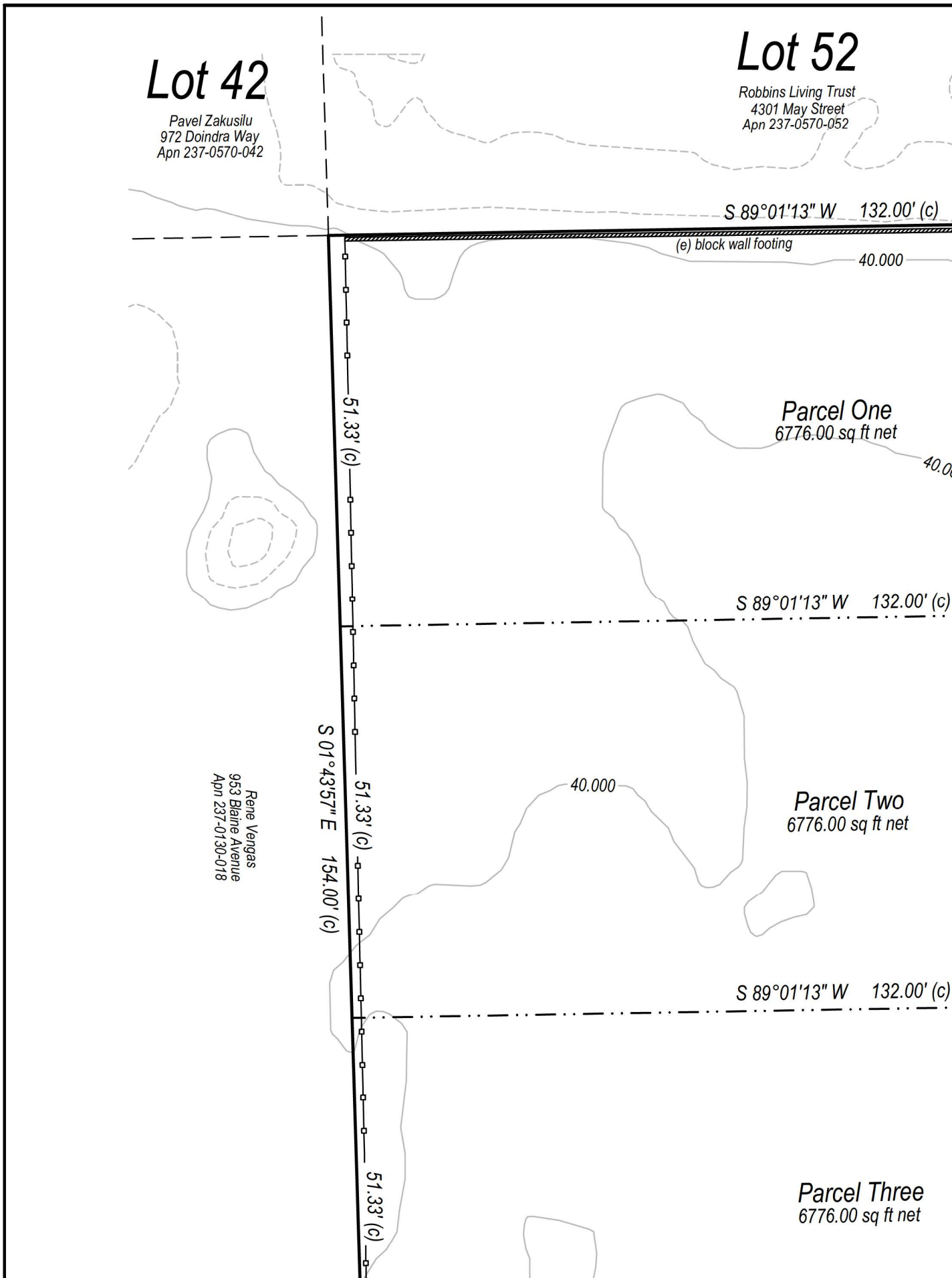
Kevin Valente
Contract Planner

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.


Lot 42
Pavel Zakusilu
972 Doindra Way
Apn 237-0570-042
Lot 52
Robbins Living Trust
4301 May Street
Apn 237-0570-052
S 89°01'13" W 132.00' (c)
(e) block wall footing
40.000
51.33' (c)
Parcel One
6776.00 sq ft net
S 89°01'13" W 132.00' (c)
S 01°43'57" E 154.00' (c)
Rene Vengas
953 Blaine Avenue
Apn 237-0130-018
40.000
Parcel Two
6776.00 sq ft net
S 89°01'13" W 132.00' (c)
51.33' (c)
Parcel Three
6776.00 sq ft net

City of SACRAMENTO
Community Development

300 Richards Blvd., 3rd Floor
Sacramento, CA 95811

Help Line: 916-264-5011
planning@cityofsacramento.org

DIRECTOR REPORT

STAFF RECOMMENDATION

Staff recommends the Zoning Administrator **deny** a Conditional Use Permit for Tobacco Retailing for the project known as **Z26-036 (Fuel Stop Minimart Tobacco CUP)**. Draft Findings of Fact for the project are included below.

REQUESTED ENTITLEMENTS

1. **Conditional Use Permit for Tobacco Retailing** in a convenience store under 15,000 gross square feet on a 0.51-acre site in the General Commercial (C-2) zone.

PROJECT INFORMATION

Location:	3200 Rio Linda Boulevard
Parcel Number:	251-0292-016-0000
Council District:	2
Property Owner / Applicant:	Sarita Devi, VS Prasad LLC 497 Santa Ana Ave, Sacramento, CA 95838
Project Planner:	Jose Quintanilla, Associate Planner, (916) 808-5879
Hearing Date:	November 12, 2026

Land Use Information

General Plan Designation:	Commercial Mixed Use (CMU)
Community Plan Area:	North Sacramento
Housing Element Site:	No
Specific Plan:	N/A
Zone:	C-2 (General Commercial)
Special Planning District:	N/A
Planned Unit Development:	N/A
Design Review Area:	Citywide
Parking District:	Suburban
Historic District:	N/A
Historic Landmark:	N/A

Surrounding Zoning and Land Uses

North:	F	Arcade Creek
South:	R-2B	Residential
East:	C-2; R-1	Residential
West:	C-2; R-3	Commercial; Utility; Sacramento Northern Pkwy

Site Characteristics

Existing Property Area:	22,300 square feet / 0.51 gross acres
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Existing Land Use of Site:	Gas Station and Convenience Store

Other Information

Previous Files:	P22-021; P91-097

ATTACHMENTS

Attachment 1: Project Plans
Attachment 2: Community Comments

PROPOSED PROJECT AND ANALYSIS

Site Context

The project site is a 0.51-acre parcel at the northeast corner of Rio Linda Boulevard and Arcade Boulevard in North Sacramento. Surrounding uses include Arcade Creek to the north, residential uses to the south and east, and a SMUD-owned utility facility, the Sacramento Northern Parkway, and commercial uses to the west.

The site is zoned General Commercial (C-2) and is developed with a two-pump (four-nozzle) gas station and a 1,811-square-foot convenience store and auto-repair shop which began operating in 1957. In February 2020, a fire destroyed the interior of the convenience store and auto repair shop and subsequently the gas station and convenience store closed for business. In April 2022, the owner applied for entitlements to re-establish the gas station, rehabilitate the site, and repair any damage caused by the fire, including converting the former auto repair space into storage. On March 14, 2024, the Planning and Design Commission approved the project (P22-021). It is noted that tobacco retailing was not proposed with the 2022 application.

Project Details

The applicant is requesting to sell tobacco and tobacco paraphernalia in the 1,811 square foot convenience store. This request requires Zoning Administrator approval of a Conditional Use Permit (CUP) to allow tobacco retailing within buildings less than 15,000 square feet. Staff does not support the request to establish tobacco retailing at this location and recommends denial of the entitlement based upon the project's inability to comply with all provisions of City Code, as described in this report.

ENTITLEMENT REVIEW

Conditional Use Permit

Tobacco retailing, as defined in City Code section 17.108.210, is classified as a conditional use within the C-2 zone (pursuant to SCC section 17.216.710.B) within buildings less than 15,000 square feet or with shelf space of more than 250 square feet devoted to tobacco retailing. All tobacco retailers are also required to obtain a Tobacco Retailer License (TRL) and comply with the requirements established in City Code chapter 5.138. Thus, to retail tobacco and tobacco paraphernalia at this location, the applicant is required to obtain both a Conditional Use Permit as required under City Code Title 17 and a TRL under City Code Title 5.

On July 21, 2026, the Sacramento City Council adopted Ordinance 2026-0014, amending City Code section 5.138 related to tobacco retailing. Specifically, this Ordinance amended City Code section 5.138.040.B to prohibit new tobacco retailing licenses that are within 1,000 feet of a licensed tobacco retailer. Prior to the adoption of Ordinance 2026-0014, City Code chapter 5.138 provided exceptions to this 1,000-foot proximity restriction if a retailer devoted no more than five percent of total shelf space to tobacco product and sold fresh fruits and vegetables, dairy products, meat, fish or poultry, and breads and cereals (the “healthy food exemption”).

Ordinance 2026-0014 removed this healthy food exemption for new TRL applications and did not provide a mechanism for TRL applications or conditional use permits for tobacco retailing that were in progress prior to the ordinance’s effective date to utilize the exemption. Further, this ordinance amended City Code to establish a limited healthy food exemption only for licensees with an active tobacco retail license that was effective before or on July 1, 2026.

To approve a Conditional Use Permit for tobacco retailing, the Zoning Administrator must make all the following findings pursuant to City Code section 17.808.200.C(1):

a. The proposed use and its operating characteristics are consistent with the general plan and any applicable specific plan or transit village plan;

b. The proposed use and its operating characteristics are consistent with the applicable standards, requirements, and regulations of the zoning district in which it is located, and of all other provisions of this title and this code;

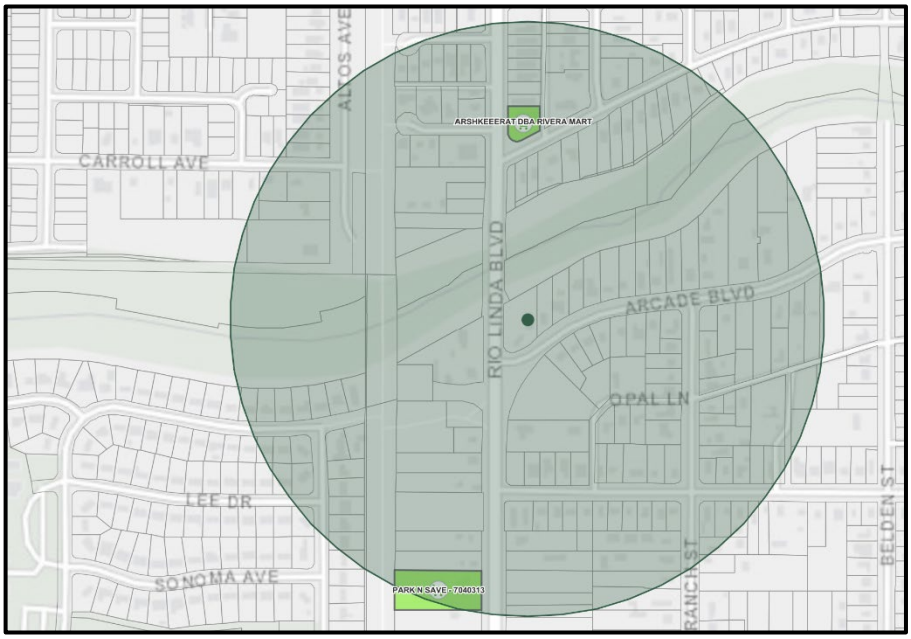
c. The proposed use is situated on a parcel that is physically suitable in terms of location, size, topography, and access, and that is adequately served by public services and utilities; and

d. The proposed use and its operating characteristics are not detrimental to the public health, safety, convenience, or welfare of persons residing, working, visiting, or recreating in the surrounding neighborhood and will not result in the creation of a nuisance.

If the Zoning Administrator is unable to make one (or more) findings, then the Zoning Administrator must deny the Conditional Use Permit request. In evaluating the proposed Conditional Use Permit, staff found that the project ultimately cannot comply with all provisions of City Code, specifically section

5.138.040, and staff is unable to make the finding required under City Code section 17.808.200.C(1)(b) due to the site's proximity to existing licensed tobacco retailers. Under the amended provisions of City Code section 5.138.040, new tobacco retailing licenses are prohibited within 1,000 feet of a licensed tobacco retailer. As identified in Figure 1, the project site is located within 1,000 feet of two existing tobacco retailers with active licenses, including Park-n-Save Market at 3041 Rio Linda Boulevard and Rivera Mart at 907 Rivera Drive. It is also ineligible for the limited healthy food exemption established under Ordinance 2026-0014 since the business did not have an active tobacco retail license before or on July 1, 2026. As such, the project ultimately cannot comply with all provisions of City Code, and staff recommends the Zoning Administrator deny the Conditional Use Permit entitlement.

Figure 1 – Existing Tobacco Retail Licenses



PUBLIC/NEIGHBORHOOD OUTREACH AND COMMENTS

This hearing was noticed to property owners and residents within 500 feet of the subject site, and the site was posted for the hearing. Neighborhood associations which were notified of the hearing include: North Sacramento Chamber of Commerce, Benito Juarez Neighborhood Association, Hagginwood Community Association (HCA), and Rancho Del Paso Neighborhood Association.

Staff received a letter of support from the Hagginwood Community Association and a letter of opposition from the Benito Juarez Neighborhood Association.

ENVIRONMENTAL DETERMINATION

The project has been determined to be exempt from review under the California Environmental Quality Act (CEQA) because CEQA does not apply to projects which a public agency rejects or disapproved (CEQA Guidelines, Section 15270(a)).

FINDINGS OF FACT

A. **Environmental Determination:** Projects Which Are Disapproved pursuant to CEQA Guidelines section 15270(a):

1. Based on the determination and recommendation of the City's Environmental Planning Services Manager and the oral and documentary evidence received at the hearing on the project, the Zoning Administrator finds that the Project is exempt from review under CEQA because CEQA does not apply to projects which a public agency rejects or disapproves (CEQA Guidelines, § 15270(a)).

B. **Conditional Use Permit**

1. The proposed use and its operating characteristics are inconsistent with the applicable standards, requirements, and regulations of the zoning district in which is located, and of all other provisions of this title and this code in that this location is ineligible for a tobacco retailing license due to its close proximity to two other tobacco retailers.

Respectfully Submitted: _____

Jose Quintanilla
Associate Planner

Recommendation Approved: _____

Zachary Dahla
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 hearing. If an appeal is not filed, the action of the Zoning Administrator is final.

3200 RIO LINDA BLVD
SACRAMENTO , CA 85815
APN: 251-0292-016-000

PROJECT TEAM

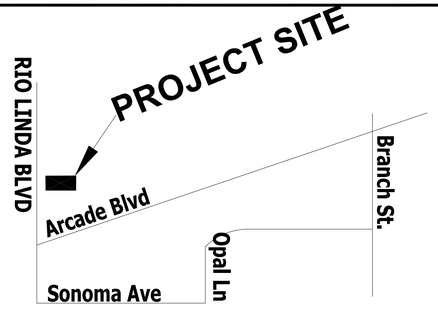
APPLICANT

NAME: SARITA PARSAD
CONTACT: CHOUDRY
ADDRESS: 3200 RIO LINDA BLVD
CITY: SACRAMENTO CA 95815

DESIGN BY IEGEC&D TEAM

INFINITY GENERAL AND ENGINEERING CONST DESIGN
CONTACT: CHOUDRY/ RM
6716 CASTRO VERDE WAY
ELK GROVE CA, 95758
TEL : (916) 275-1138
FAX : (916) 760-7870

SITE MAP



VICINITY MAP
NO SCALE
N

PROJECT CODE SUMMARY

SACRAMENTO COUNTY

OCCUPANCY GROUP MIXED USE M- MERCANTILE

TYPE CONSTRUCTION VB
STORY 1

FIRE SPRINKLERS NONE
MARKET PLACE 1084 SF
STORAGE 570 SF
(E) COVERED AREA OVERHANG AREA 158 SF

TOTAL COVERED AREA 1811 SF

ENERGY COMPLIANCE

WALL INSULATION R15
CEILING INSULATION R30
AC DUCT R8
HVAC 13 TO 14 SEER
WATER HEATER 40 GALLON

PROJECT DESCRIPTION / SCOPE OF WORK

SCOPE OF WORK
TENANT IMPROVEMENT PLAN

CIGARETTE ENTITLEMENT

Cigarette Entitlement plans / planning submittal and for approval

LIST OF DOCUMENTS

	GENERAL
T-1	TITLE SHEET
	SITE PLAN
C-1	SITE PLAN
	PROJECT SHEET
A-1	cigarette Entitlement floor plan
A-2	Building Elevations

CODE

2022	CALIFORNIA BUILDING CODE
2022	~~CALIFORNIA HISTORICAL BUILDING CODE (CHBC)~~
2022	CALIFORNIA EXISTING BUILDING CODE (CEBC)
2022	CALIFORNIA GREEN BUILDING STANDARDS CODE (CGBSC)
2022	CALIFORNIA MECHANICAL CODE (CMC)
2022	CALIFORNIA PLUMBING CODE (CPC)
2022	CALIFORNIA ELECTRICAL CODE
2022	CALIFORNIA ENERGY CODE (CEC PART6)
2022	CALIFORNIA FIRE CODE (RFC) REFERENCE CBC SEC. 107.

INDEX OF SYMBOLS

NORTH

WOOD
PLYWOOD
WOOD STUD
BATT INSUL.
BOARD INSUL.
GYPSUM BOARD
STEEL
BRICK
CONCRETE
CONC. MAS. UNITS
ASPH. CONC. PAVING
SOIL
GRAVEL

ROOM NAME
FINISH. SCHEDULE
COLOR & MATL.
DETAIL NUMBER
SHEET
DOOR NUMBER
EQUIP./ACC.
SHEAR WALL
SECT. NUMBER
SHEET NUMBER
INT. ELEV.
4 A6 2 3
SHEET NUMBER
WINDOW SCHEDULE

ABBREVIATIONS

ACOUST.	ACOUSTICAL
A.F.F.	ABOVE FINISHED FLOOR
ALUM.	ALUMINUM
ANOD.	ANODIZED
APPROX.	APPROXIMATE
AVG.	AVERAGE
B/	BOTTOM OF
BD.	BOARD
BLDG.	BUILDING
BLK'G.	BLOCKING
B.N.	BOUNDARY NAILING
BRG.	BEARING
CAB.	CABINET
CLG.	CEILING
C.J.	CONTROL JOINT
C.L.	CENTER LINE
CLOS.	CLOSET
CLR.	CLEAR
C.M.U.	CONCRETE MASONRY UNIT
CNTR.	COUNTER
COL.	COLUMN
CONC.	CONCRETE
CONSTR.	CONSTRUCTION
CONT.	CONTINUOUS
CONTR.	CONTRACTOR
C.T.	CERAMIC TILE
DBL.	DOUBLE
DIA.	DIAMETER
DIM.	DIMENSION
DN.	DOWN
DR.	DOOR
DTL.	DETAIL
DF	DOUGLAS FIR
DWG.	DRAWING
EA.	EACH
E.I.F.S.	EXTERIOR INSULATION FINISH SYSTEM
ELECT.	ELECTRIC/ELECTRICAL
ELEV.	ELEVATION
EQ.	EQUAL
EQUIP.	EQUIPMENT
ETC.	ET CETERA
EXIST.	EXISTING
EXT.	EXTERIOR
F.D.	FLOOR DRAIN
FDN.	FOUNDATION
F.E.	FIRE EXTINGUISHER
F.G.	FIXED GLASS
FIN.	FINISH
FIXT.	FIXTURE
FLR.	FLOOR
F.R.P.	FIBERGLASS REINFORCED PLASTIC
FT.	FEET/FOOT
FS.	FINISHED SURFACE
GA.	GAGE/GUAGE
GALV.	GALVANIZED
G.C.	GENERAL CONTRACTOR
GL.	GLASS
GYP.	GYPSUM
H.C.	HANDICAP ACCESSIBLE
H.C.	HOLLOW CORE
HDR.	HEADER
H.M.	HOLLOW METAL
H.P.	HIGH POINT
H.R.C.	HEATING & REFRIGERATION CONTRACTOR(S)
HT.	HEIGHT
HVAC.	HEATING, VENTILATION, AIR CONDITIONING
IN.	INCHES
INFO.	INFORMATION
INT.	INTERIOR
INSUL.	INSULATION
JST.	JUNCTION BOX JOIST
JB.	JUNCTION BOX
K.E.C.	KITCHEN EQUIPMENT SUPPLIER
LAM.	LAMINATE
LAV.	LAVATORY
LBS.	POUNDS
L.F.	LINEAL FOOT
L.P.	LOW POINT
MFG.	MANUFACTURER
MAX.	MAXIMUM
MECH.	MECHANICAL
MIN.	MINIMUM
MISC.	MISCELLANEOUS
M.O.	MASONRY OPENING
M.R.	MOISTURE RESISTANT
MSRY.	MASONRY
MTD.	MOUNTED
MTL.	METAL
N.I.C.	NOT IN CONTRACT
N.T.S.	NOT TO SCALE
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
O.H.	OPPOSITE HAND
OPNG.	OPENING
OPP.	OPPOSITE
OPT.	OPTIONAL
PL.	PLATE
PLUMB.	PLUMBING
PWD.	PLYWOOD
PNL.	PANEL
PR.	PAIR
PREP.	PREPARATION/PREPARED
PT.	PART/POINT
R.A.	RETURN AIR
RAD.	RADIUS
RECPT.	RECEPTACLE
REINF.	REINFORCING
REQ'D.	REQUIRED
R.O.	ROUGH OPENING
R.T.U.	ROOF TOP UNIT
S.C.	SOLID CORE
SCHD.	SCHEDULE
SF.	STOREFRONT
SHT.	SHEET
SIM.	SIMILAR
SPECS.	SPECIFICATIONS
SPRINK.	SPRINKLERS
SQ.	SQUARE
S.S.	STAINLESS STEEL
STD.	STANDARD
STL.	STEEL
STRUCT.	STRUCTURAL/STRUCTURE
SUSP.	SUSPENDED
T/	TOP OF
T&B	TOP & BOTTOM
T&G	TONGUE & GROOVE
TEMP.	TEMPERED
T.N.	TOE NAIL
TYP.	TYPICAL
V.	VOLT/VOLTAGE
V.C.T.	VINYL COMPOSITION TILE
VERT.	VERTICAL
W/	WITH
W/O	WITHOUT
W.B.	WALL BASE
W.C.	WATER CLOSET
WD.	WOOD
W.H.	WATER HEATER
WDW.	WINDOW
WT.	WEIGHT
W.W.F.	WELDED WIRE FABRIC

OCCUPANT LOAD CALCULATION
(PER 2013 TABLE 10-A)

ROOM/ DESIGNATION	OCCUPANT LOAD FACTOR	AREA (SQ. FT.)	OCCUPANT LOAD	EXIT REQ'D.
MINIMART AREA	60	944.83	15.75	1
UNISEX RESTROOM	100	48.2	1	1
UTILITY ROOM	100	84.5	1	1
STORAGE AREA	300	546.2	1.8	1
TOTAL OCCUPANT LOAD			20	
TOTAL EXIT REQ'D.				1

REVISIONS:
1.
2.
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8.

INFINITY
GEN ENGINEERING CONSTRUCTION & DESIGN
6716 CASTRO VERDE WAY ELK GROVE, CA. 95758
PHONE 916-275-1138 FAX 916-670-7870

LICENSED ARCHITECT
ROBERT A MASSETT
C-12648
06-30-2027
STATE OF CALIFORNIA

Robert A Massatt

JOB TITLE:
3200 RIO LINDA BLVD
SACRAMENTO, CA 95815
APN: 251-0292-016-0000

DATE: 1-27/22
DRAWN: NC
SCALE
SHEET: T-1

NOTES:

1 EXISTING BUILDING TO REMAIN

2 EXISTING CANOPY TO REMAIN (HEIGHT (18 FEET)

3 EXISTING UNDERGROUND TANK TO REMAIN(UST)

4 EXISTING WATER METER TO REMAIN

5 EXISTING DRIVEWAY PATCH OR REPAIR AS PER CITY OF SACRAMENTO CODE

6 EXISTING SIDE WALK TO REMAIN

7 EXISTING DROP INLET TO REMAIN

8 EXISTING WALKWAY TO REMAIN

10 EXISTING EVR TO REMAIN

11 EXISTING OAK TREE TO REMAIN

14 SLATE FENCE WITH SLATE DOOR

15 EXISITNG CITY MANHOLE

16 LONG TERM BICYCLE STAGGERED WHEEL SECURE

17 CMU 6' WALL

20 2-SHORT TERM BICYCLE RACK — INVERTED U ALSO CALLED STAPLE LOOP

23 SAFCA EASMENT

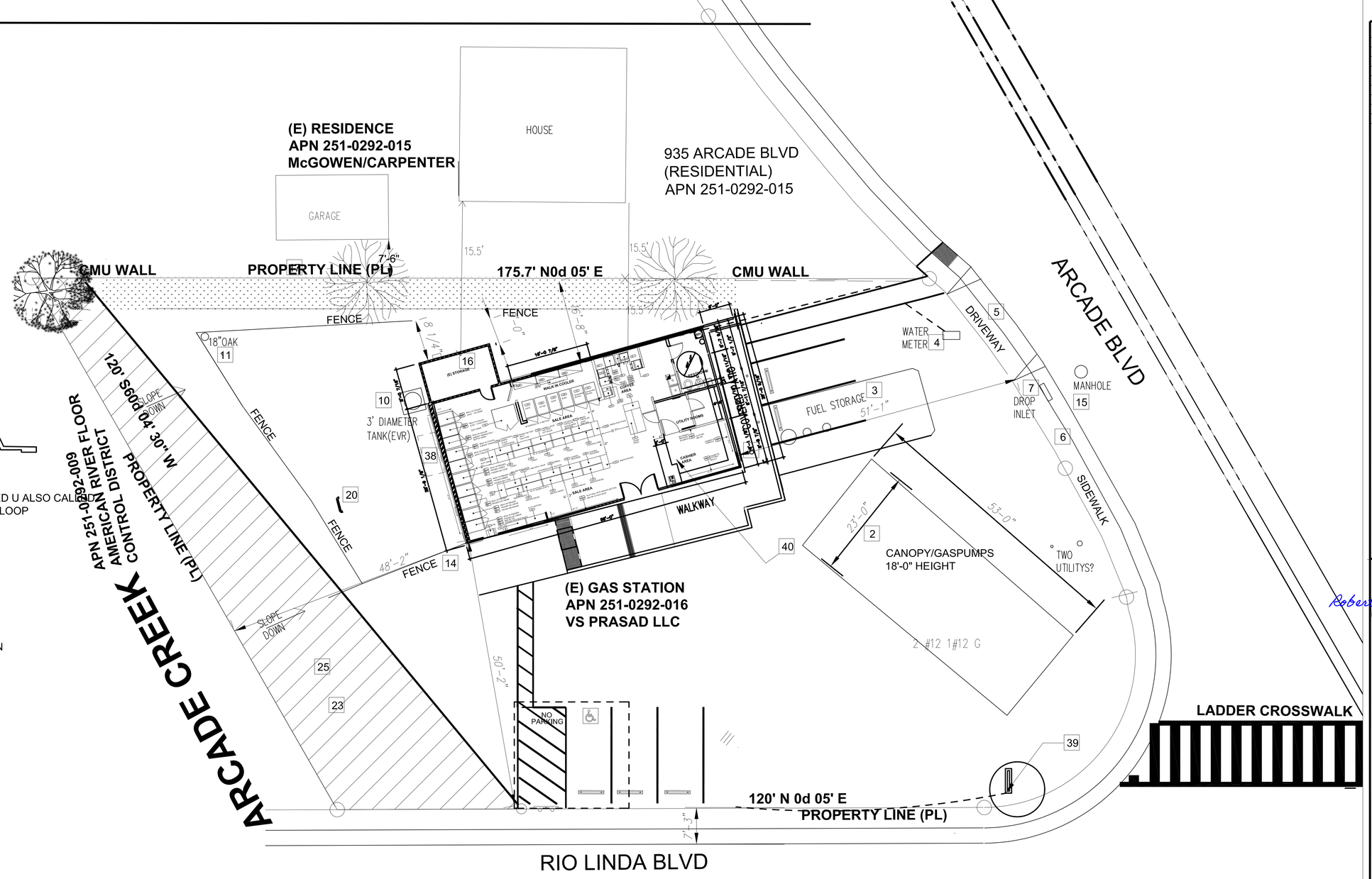
25 F.C.E AREA 2,199 S.F +/- (SAFCA EASEMENT)

38 TRASH BIN AREA

39 PROPOSED SIGN

40 PROPOSED Roof Mounted SIGN see elevation sheet

NOTS: SEE SHOP DRAWINGS SHEETS 1 THRU 8 FOR SIGN



(E) SITE PLAN FOR CIGARETTE ENTITLEMENT

SCALE: 1"=10'

REVISIONS:
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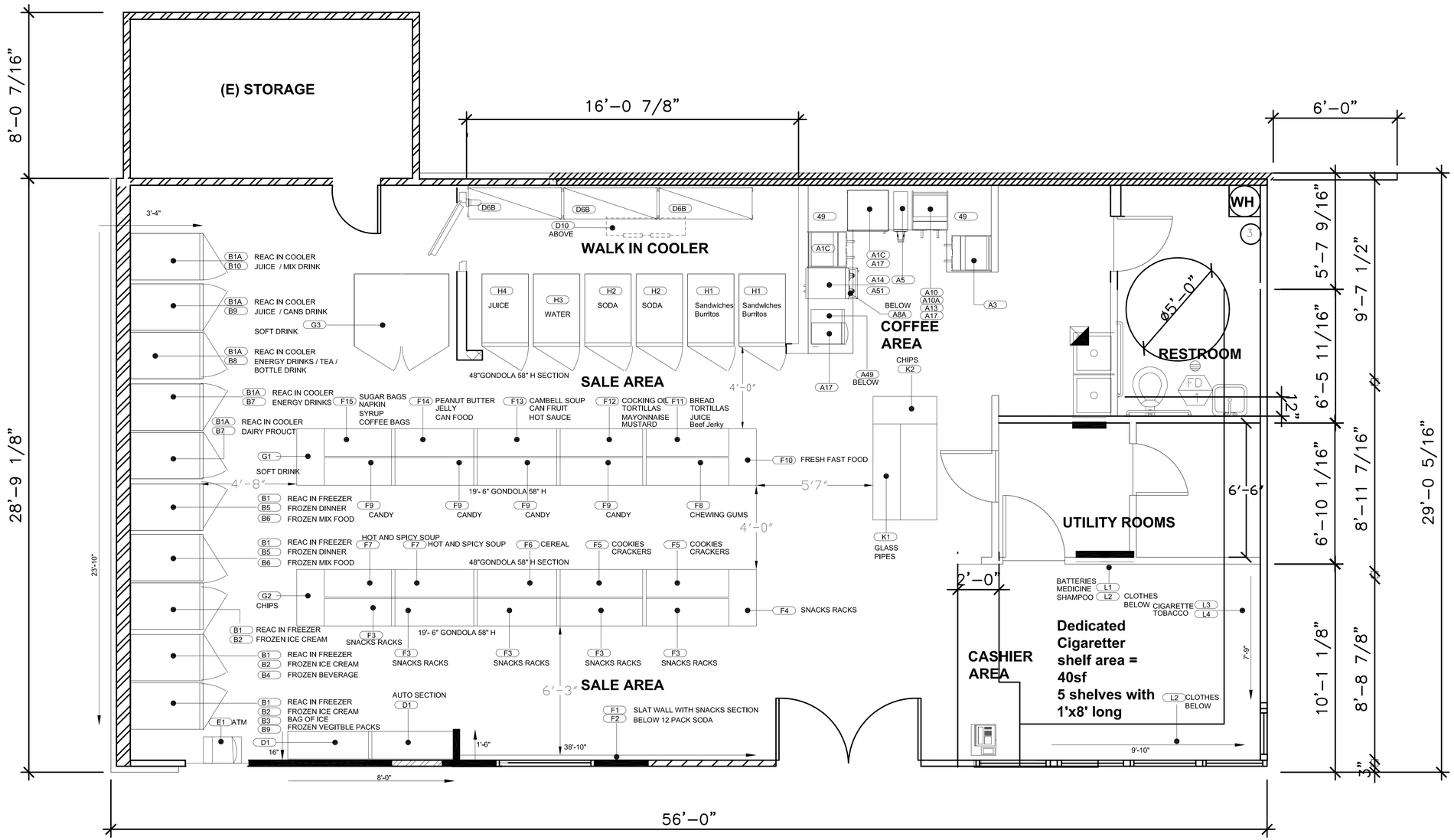
INFINITY
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8716 CASTRO VERDE WAY ELK GROVE, CA. 95758
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06-30-2027
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Robert A Massetti

JOB TITLE:
3200 RIO LINDA BLVD
SACRAMENTO, CA 95815
APN: 251-0292-016-0000

DATE: 1-27/22
DRAWN: NC
SCALE:
SHEET: C-1



PLAN FOR CIGARETTE ENTITLEMENT

SCALE:3/8" = 1'-0"

REVISIONS:
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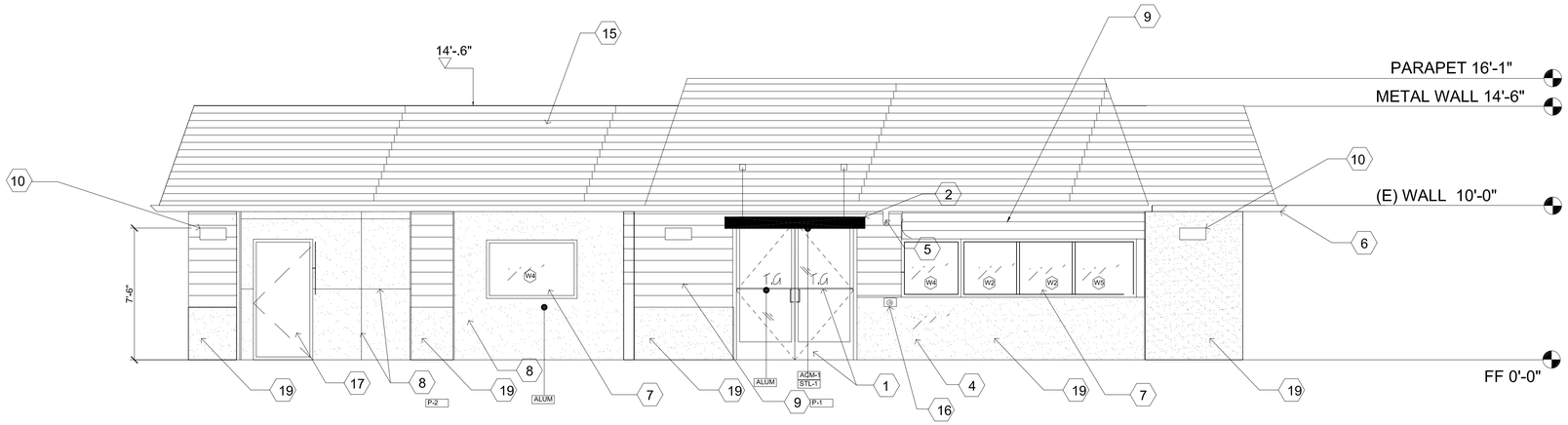
INFINITY
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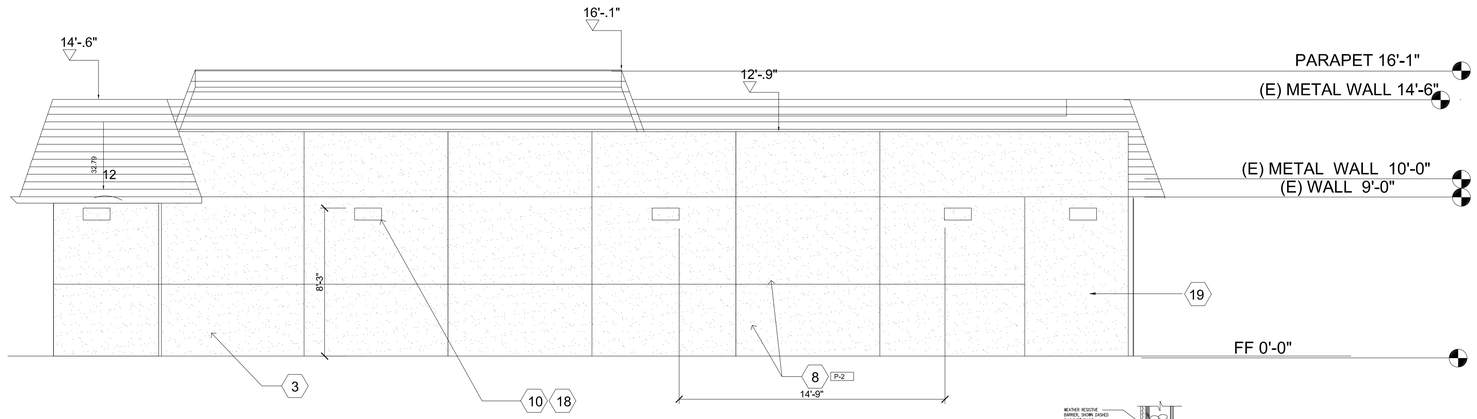
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3200 RIO LINDA BLVD
SACRAMENTO, CA 95815
APN.: 251-0292-016-0000

DATE: 1-27/22
DRAWN: NC
SCALE
SHEET: A-1.0



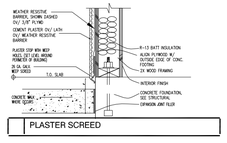
FRONT ELEVATION

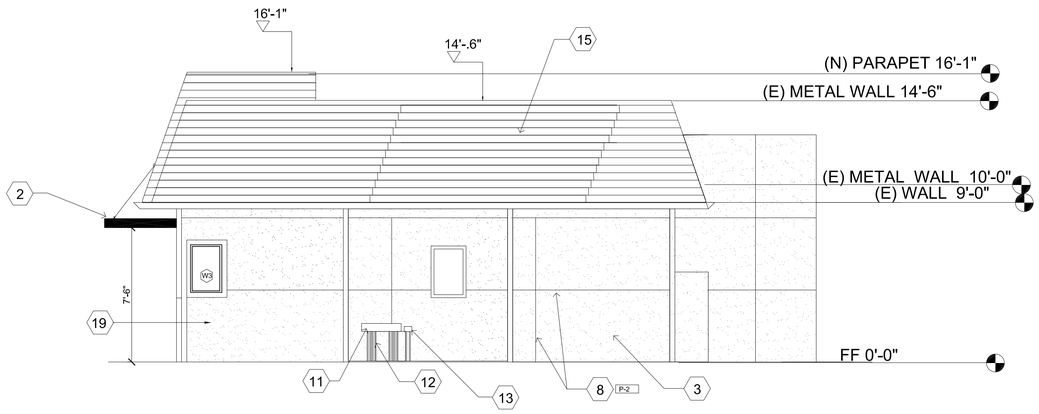
Scale: 1/4"=1'-0"



REAR ELEVATION

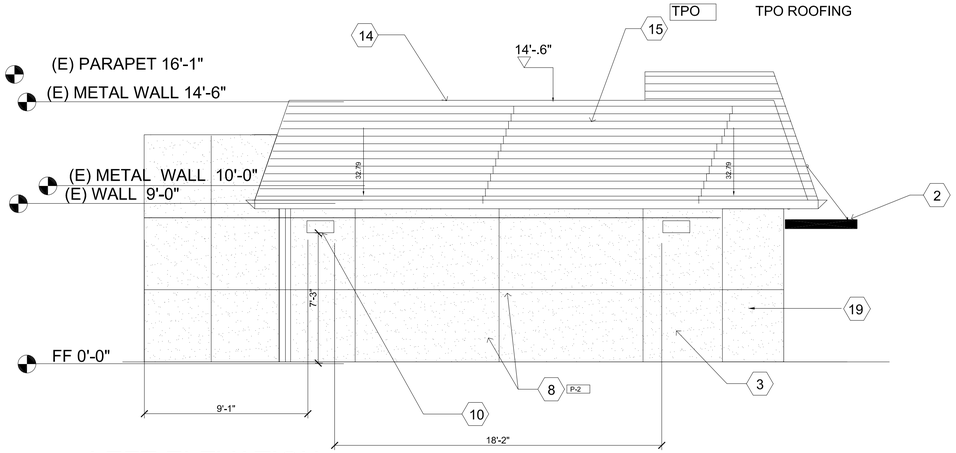
Scale: 1/4"=1'-0"





RIGHT ELEVATION

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



LEFT ELEVATION

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

ELEVATION KEY NOTES

1. (N) ALUMINUM ENTRACNE AND STOREFRONT SYSTEM
2. (N) AWINING ROD AND CLEVIS, TYP.
3. (N) STUCCO
4. (N) WINDOW
5. (N) DOWN SPOUT
6. (N) GUTTER
7. (N) ALUMINUM WINDOW
8. (N) NEW HORIZONTAL AND VERTICAL CONTROL JOINT
9. (N) LAP SIDING
10. (N) WALL MOUNTED LED FIXTURE REAR WITH VISOR
11. (E) ELECTRICAL GUTTER TO REMAIN
12. (E) ELECTRICAL CONDUITS TO REMAIN
13. (E) ELECTRICAL GFIC OUTLET TO REMAIN
14. (N) PARPET FLASHING
15. REPLACE EXISTING METAL SIDING WITH NEW LAP SIDING
16. REPLACE EXISTING METAL SIDING WITH NEW LAP SIDING
17. (N) ALUMINUM DOOR
18. PROVIDE VISOR AT THE REAR ELEVATION
19. STUCCO OVERLAY TO EXISTING BRICK VENEER

COLOR LEGEND

P-1	BENJAMIN MOORE, 1077 "GREAT PLANS GOLD", SATIN FINISH
P-2	BENJAMIN MOORE, 1030 "BRANDY CREAM ", SATIN FINISH
P-3	BENJAMIN MOORE, 2121-30 "PEWTER ", HIGH GLOSS FINISH

MATERIAL LEGEND

ACM-1	ALUMINUM COMPOSITE MATERIAL PANTONE PMS 166c, ORANGE
CON	CONCRETE LAP SIDING RUSTIC WALNUT
STUCCO	7/8" CEMENT PLASTER, INSTALLED PER MFG. SPECIFICATIONS TEXTURE: FINE SAND FINISH
ALUM	CLEAR ANODIZE ALUMINUM
STL-1	STEEL AWNING
TPO	TPO ROOFING

BUILDING ELEVATIONS FOR CIGARETTER ENTITLEMENT

REVISIONS:
1.
2.
3.
4.
5.
6.
7.
8.

INFINITY
GEN ENGINEERING CONSTRUCTION & DESIGN
6716 CASTRO VERDE WAY ELK GROVE, CA. 95758
PHONE 916-275-1138 FAX 916-670-7870

LICENSED ARCHITECT
ROBERT A MASSETTI
C-12648
06-30-2027
STATE OF CALIFORNIA

Robert A Massetti

JOB TITLE:
3200 RIO LINDA BLVD
SACRAMENTO, CA 95815
APN: 251-0292-016-0000

DATE: 1-27/22
DRAWN: NC
SCALE
SHEET: A-2.0

3 July 2026

City of Sacramento
Community Development Department
Attn: Tobacco Retail License Review

Re: Support for Tobacco Retailer License – Fuel Stop Mini Mart (3200 Rio Linda Blvd.)

Dear Sir or Madam,

On behalf of the Hagginwood Neighborhood Association, I am writing to express our support for the tobacco retailer license application submitted by VS Prasad LLC for Fuel Stop Mini Mart, located at 3200 Rio Linda Blvd.

Our association has met with the applicant and understands that the necessary entitlements were included in the Conditional Use Permit approved on March 8, 2024. Fuel Stop Mini Mart also previously held a Tobacco Retailer License before closing due to a fire in 2020.

The applicant has committed to operating in compliance with all City of Sacramento and California laws, including preventing tobacco and vape sales to anyone under the age of 21, maintaining the property, and operating as a responsible business.

Based on these commitments and the business's history in our community, the Hagginwood Neighborhood Association supports the issuance of the requested Tobacco Retailer License.

Thank you for your time and consideration.

Sincerely,

Katherine Anuszczyk

Chair of Hagginwood Neighborhood Association

Phone: 916-747-4398

Email: Hagginwood95838@gmail.com

From:	Ramona Landeros
To:	Jose Quintanilla
Cc:	Carolina Flores
Subject:	Re: Project Routing: Z26-036, Fuel Stop Minimart Tobacco CUP (3200 Rio Linda Blvd) -- Comments Due 8/3/2026
Date:	Monday, July 20, 2026 12:06:58 PM
Attachments:	image002.png

The Benito Juarez Associastion opposes the sale of tobacco for the following reasons:

1. Public Health and Youth Prevention
Point-of-sale tobacco displays and easy access to cigarettes increase the perceived ease of purchase, which can tempt young non-smokers and contribute to smoking initiation. Limiting sales in small markets can reduce exposure to tobacco marketing and lower youth uptake.

2. Health Equity and Disparities

Tobacco retailers are often concentrated in low-income neighborhoods and communities of color, where residents face higher smoking rates and health disparities. Restricting sales in small local markets can help reduce these inequities by limiting access in underserved areas.

3. Reducing Spontaneous Purchases

Small markets often serve as convenient, impulse-buy locations. Banning or restricting cigarette sales there can reduce spontaneous purchases among both youth and adult nonsmokers.

4. Economic Impact on Retailers

Small retailers can adapt by shifting to other product categories or services.

5. Counteracting the Tobacco Industry's Tactics

The tobacco industry has been found to strategically market in communities with limited resources and less education. Limiting sales in small local markets can counter these tactics and reduce the industry's ability to target vulnerable populations.

6. Supporting Cessation and Smoke-Free Communities

By reducing cigarette availability, especially in small, high-traffic areas, communities can support cessation efforts and move toward smoke-free environments, which improves air quality and public health.

Ramona Landeros
Chairwoman, Miracle University
Founder, Benito Juarez Foundation

Founder Tejano Conjunto Festival
American Leadership Fellow
916.529.5299

We acknowledge, with respect, the land we are on today was, and continues to be, the homelands of the Indigenous people of this area, the Nissim-Pawenan, Nisenan, and Miwok Additionally, we recognize the labor of all immigrant communities, particularly agricultural workers, many of whom are Indigenous people from the Americas and whose work shapes and sustains this region.

http://www.Benitojuarezfoundation.org
http://www.Tejanoconjuntofestival.com

On Monday, July 20, 2026 at 12:00:50 PM PDT, Jose Quintanilla <jquintanilla@cityofsacramento.org> wrote:

Hello,

The Planning Division has received a **new** development application. Please see the information below about project file number **Z26-036**. The application materials can be accessed from the **ATTACHMENTS** link below.

Please send your **written** comments to me by **8/3/2026**. Do not hesitate to contact me if you have any questions about the project or issues accessing the application materials.

PROJECT INFORMATION	
Project Name:	Fuel Stop Minimart Tobacco CUP
Project Summary:	A request for a **Conditional Use Permit for Tobacco Retailing** in a convenience store under 15,000 gross square feet in the General Commercial (C-2) zone.
Review Level:	Director (Zoning Administrator)
Project Location:	3200 Rio Linda Blvd
Council District:	2
Assessor Parcel Number:	251-0292-016-0000
Applicant Name:	Sarita Devi, Fuel Stop Mini Mart
Applicant Email:	prasadsarita@aol.com

NEIGHBORHOOD GROUPS
Benito Juarez Neighborhood Association, Hagginwood Community Association (HCA), North Sacramento Chamber of Commerce, Rancho Del Paso Neighborhood Association

ATTACHMENTS	
Public Permit Portal	Public Permit Portal *(Select "Attachments" under the "Record Info" tab)*
AGENCY COUNTER	https://agco.link/Vm8TJE *(Select "Open Documents Pane" to view in Agency Counter or*

City of SACRAMENTO
Community Development

300 Richards Blvd., 3rd Floor
Sacramento, CA 95811

Help Line: 916-264-5011
CityofSacramento.org/cdd

DIRECTOR REPORT

STAFF RECOMMENDATION

Staff recommends the Zoning Administrator approve, with conditions, a Tentative Map; and the Preservation Director approve, with conditions, Site Plan and Design Review for the project known as **Z26-046 (Solons Alley Dwellings Tentative Map and Duplex)**. Draft Findings of Fact and Conditions of Approval for the project are included below.

REQUESTED ENTITLEMENTS

1. **Tentative Map** to subdivide a 0.07-acre parcel into two lots within the Multi-Unit Dwelling (R-3A-SPD) zone, the Central City Special Planning District (SPD), and the Newton Booth Historic District.

2. **Site Plan and Design Review** for review of the tentative map layout with deviations for lot depth and construction two dwelling units, and associated site improvements.

PROJECT INFORMATION

Location:	Address not assigned
Parcel Number:	010-0052-028-0000
Council District:	4
Applicant:	Craig Hausman, Hausman Architecture 2209 J Street Sacramento, CA 95825
Property Owner:	Colin Hammett, Havencrest LLC 2398 Fair Oaks #7 Sacramento, CA 95825
Project Planner:	Sierra Peterson, Associate Planner
Public Hearing Date:	November 12, 2026

Land Use Information

General Plan:	Neighborhood (N)
Housing Element Site:	No
Community Plan Area:	Central City
Specific Plan:	Central City
Zoning:	Multi-Unit Dwelling (R-3A-SPD)
Special Planning District:	Central City
Planned Unit Development:	No
Design Review Area:	Central City Neighborhood
Parking District:	Traditional
Historic Landmark:	No

Historic District:	Newton Booth (Contributor)	

Surrounding Land Use and Zoning

North:	R-3A-SPD	Residential; Church
South:	R-3A-SPD	Residential
East:	R-3A-SPD / C-2-SPD	Residential; Commercial
West:	R-3A-SPD / R-1B-SPD	Residential

Site Characteristics

Existing Property Area:	3,202 square feet / 0.07 acres
Topography:	Flat
Street Improvements:	Alley
Utilities:	Existing in the street
Existing Land Use:	Vacant lot

Other Information

Concurrent Files:	None
Previous Files:	Z23-014 (lot split)

ATTACHMENTS

Attachment 1: Tentative Map
Attachment 2: Project Plans

PROPOSED PROJECT AND ANALYSIS

Site Context

The project site is located mid-block on the north side of Solons Alley, between 27th and 28th Streets, within the Multi-Unit Dwelling (R-3A-SPD) zone, Central City Special Planning District (SPD), and Newton Booth Historic District. The ±0.07-acre project site is a vacant lot that was subdivided from the property to the north (2716 S Street) in 2023. The property to the north is developed with a fourplex building that is a contributor to the Newton Booth Historic District and the subject vacant property is also designated as a contributing resource. The residential property bordering the site to the west and the residential properties to the south across Solons Alley are identified as non-contributors to the Newton Booth Historic District. The project site is surrounded by existing single-unit, duplex, and multi-unit residential developments located within the Newton Booth Historic District, as well as the First Church of the Nazarene to the north across S Street and a fitness studio and barber shop to the east along 28th Street. The site is served by existing public infrastructure including streets, sidewalks, and wet and dry utility connections.

Project Details

The applicant is proposing to subdivide the ±0.07-acre parcel into two lots to allow for the development of one, three-story duplex dwelling. This request requires Zoning Administrator approval of a Tentative Map to subdivide the project site into two lots, and Preservation Director approval of Site Plan and Design Review of the tentative map layout within the Newton Booth Historic District with a deviation to lot depth requirements and the construction of a duplex.

This application includes accessory dwelling units (ADU). References to them within this staff report is for informational purposes only. The review authority for this application shall exclude consideration of the ADUs pursuant to Government Code Section 66317(a). The ADUs will, instead, be evaluated ministerially and subsequently through the City's building permit review process. A certificate of occupancy for ADUs is not issued until the accompanying primary dwelling(s) have been constructed.

Table 1: Development Standards					
		Required	**Parcel 1**	**Parcel 2**	**Deviation**
Lot	**Size (sq ft)**	1,600	1,601	1,601	No
	Width (ft)	20	20.17	20.17	No
	Depth (ft)	80 to 160	79.35	79.37	Yes
	Coverage (%)	60	56	56	No
Setbacks (ft)	**Front-Yard**	4 (alley)	5	5	No
	Rear-Yard	15	15	15	No
	Interior Side-Yard	No min	3	3	No
Height (ft)		35	29.3	29.3	No
Density (du/ac)		8 to 36	28		N/A
FAR		2.0 (max)	0.85	0.85	N/A

Tentative Map

The applicant proposes to subdivide the 0.07-acre parcel into two equal size lots (±0.03-acres) for the purposes of individual ownership of the duplex to be constructed on the resulting lots. One dwelling unit on each proposed lot results in a density of 28 dwelling units per acre (du/ac), consistent with the permitted density range of the General Plan Map LUP-8 and the R-3A-SPD zone. The R-3A-SPD zone also contains prescriptive development standards for lot size, lot depth, lot width, lot coverage, applicable to the proposed map. As proposed, the project would comply with all requirements of the R-3A-SPD zone that apply to the tentative map, however, Parcels 1 and 2 would require a deviation to the lot depth requirement. This deviation is discussed in further detail under the Site Plan and Design Review section of this report.

The N designation and the R-3A-SPD zone require a minimum of eight and a maximum of 36 du/ac. As shown in Table 1, the proposed subdivision meets the maximum density allowed. Additionally, the proposed layout and configuration of the proposed parcels are adequate to accommodate the proposed duplex design. As such, staff is supportive of the proposed tentative map.

Site Plan and Design Review

Site Plan and Design Review is required for the review of map layout and to review any deviations from the development standards and consistency with the Historic District Plan for the Newton Booth Historic District. The R-3A-SPD zone contains prescriptive development standards for setbacks for new lots. The R-3A-SPD zone establishes a front/street-side yard setback of 10 to 25 feet and a rear-yard setback of 15 feet, but no minimum interior side-yard setback is required. As shown in Table 1, the proposed duplex meets the minimum setbacks required.

The project proposes the construction of one, three-story duplex residential building fronting on Solons Alley. The duplexes are 1,367 square foot units which are mirrored floor plans on each side. The primary dwelling units are located on the second and third floors accessed from main doors located on the alley. The first floor of each unit includes a 269 square foot garage and a 40 square foot vestibule with stairs accessing the upper floors. The second floor includes a kitchen, bathroom, and living room. The third floor includes two bedrooms, two bathrooms, and a covered patio. The units have access to a rear yard, that will also include air conditioning units and trash and recycling storage. The ADUs is located on the first and second floors with a main entrance from the interior side yard and a door with access to the rear yard.

The duplex has a three-story rectangular design and massing to maximize the building area. The primary unit dwelling has a main entrance visible from the alley and both have a covered porch with a smooth stucco material around the front doors. The massing of the duplex is broken up with a horizontal and vertical planer breaks. The first story is defined by a smooth stucco finish and a five-foot side yard setback, which helps to define the first story massing from the second and third story. The second and third story overhang the first story with a three-foot side yard setback. The second- and third- stories have a mix of stucco and metal paneling with a vertical and horizontal rib pattern. The two materials are applied in vertically at the second- and third-stories and transitions over the third story windows with a horizontal application creating a contemporary cornice at the third floor. The interior sides and rear of the building utilize similar materials as the front façade with a stucco on the first floor and metal paneling with a vertical and horizontal rib pattern in vertical application at the second and third floor. The third-floor covered patio includes a woven wire mesh guard screen. The vertical application of the materials and the return of the metal over the third-story windows helps to break up the rectangular massing with varying materials to define the separate units. The design and material palette includes stucco, metal panel siding, woven wire mesh screen, vinyl casement windows, doors with glass lite, a sectional garage door, and exterior lighting.

The site is located within the Traditional parking district and is located within 0.25 miles of an existing light rail station (29th Street station). Pursuant to Sacramento City Code (SCC) section 17.608.020.G.1, no off-street vehicular parking is required. Furthermore, the subject site is subject to AB 2097 which prohibits public agencies from imposing or enforcing a minimum automobile parking requirement for residential, commercial, and other developments if the parcel is located within one-half mile walking distance of either a high-quality transit corridor or a major transit stop.

Preservation Review

Projects located within the Newton Booth Historic District are required to be reviewed pursuant to the guidelines of the Newton Booth Historic District Plan to ensure new construction is harmonious with the existing contributing resource structures and district. The subject property is located on the northeast boundary of the Newton Booth Historic District. The district is associated with the development of streetcar suburbs that enabled workers who were employed by businesses downtown to live further from the city center.

The existing neighborhood is a mixture of historic one- and two-story residential structures and more contemporary three-story multi-unit residential buildings and commercial uses to the

northeast. The Newton Booth Historic District boundaries are to the north and east of the subject site. The immediate block bounded by S and T Streets and 27th and 28th Street includes 13 contributing resources properties and a more contemporary multi-unit dwelling adjacent to T Street.

The project site is designated as a contributing resource in the district. The site is adjacent to one contributing resource to the north at 2617 S Street. The Historic District Plan includes a design principle that requires projects to preserve and maintain the existing historic character of the Newtown Booth Historic District, while encouraging compatible new development that enhances this character and improves the historic district's connection to surrounding neighborhoods.

The Historic District Plan includes a design principle related to lot splits requiring 15-foot rear-yard setbacks for the historic residence on the original lot and for an infill structure on the alley-facing lot that would together provide the required minimum 30 feet of separation between two structures, thereby preserving historic spatial relationships. As proposed, the project would maintain a 15-foot setback consistent with the Historic District Plan.

The Historic District Plan includes a design principle that limits the height of new buildings to 150% of the surrounding contributing building heights. The contributing resource to the north and adjacent to Parcels 1 and 2, has a plate height of 22 feet, with an overall height of 36.16 feet (2617 S Street). Therefore, the 150% height limit for Lot 1 and 2 is limited to 33 feet. The proposed duplex on Solons Alley meets the height limit with a plate height of 29.3 feet and an overall height of 32.3 feet. The structure is also not visible from the public right-of-way, and is only visible from the alley way.

The design and site layout of the building fronting on Solons Alley respects the historic context of the Newton Booth Historic District relating to the cohesive scale of 40-foot frontage, 15-foot rear yard setback, and the 150 percent height limit. The duplex is designed to maintain the rear yard setback, provides a lower overall height than the contributing resource, and would not overwhelm adjacent contributing resources. For these reasons, staff finds that the project is compatible with the surrounding district and is consistent with the requirements of the Newtown Booth Historic District Plan and the U.S. Secretary of the Interior Standards for the Treatment of Historic Properties, as those standards relate to infill construction within an urban historic district.

Deviation – Lot Depth

The R-3A-SPD zone establishes a lot depth of 80 to 160 feet. As proposed, Parcels 1 and 2 provides a lot depth of 79.3 feet, requiring a deviation. Staff has reviewed the proposed tentative map and the proposed lot depth deviation is to ensure that a minimum 15-foot rear-yard setback can be maintained on Parcels 1 and 2 , consistent with the Newton Booth Historic District Plan. Given Parcels 1 and 2 would meet the minimum lot size and lot width requirements, staff considers the proposed lot depth to be an appropriate design solution for the project and meets the purpose and intent of the development standard.

PUBLIC / NEIGHBORHOOD OUTREACH AND COMMENTS

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

SUBDIVISION REVIEW COMMITTEE

The proposed map was heard at the Subdivision Review Committee on October 19, 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 sections 15303, New Construction or Conversion of Small Structures (Categorical Exemption – Class 3) and 15332, Infill Development (Categorical Exemption – Class 32). The project is consistent with the N General Plan designation, the R-3A-SPD zone, Central City SPD, and Newton Booth Historic District. 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 N General Plan designation, the R-3A-SPD zone, Central City SPD, and Newton Booth Historic District. 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 Preservation Director finds, pursuant to CEQA Guidelines section 15064.5(b)(3), the project will not result in a substantial adverse change in the significance of a historical resource because the design complies with the Secretary of the Interior Standards for the Treatment of Historic Properties.

2. The Zoning Administrator and Preservation 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 sections 15303, New Construction or Conversion of Small Structures (Categorical Exemption – Class 3) and 15332, Infill Development (Categorical Exemption – Class 32). The project is consistent with the N General Plan designation, the R-3A-SPD zone, Central City SPD, and Newton Booth Historic District. 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 N General Plan designation, the R-3A-SPD zone, Central City SPD, and Newton Booth Historic District. 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

3. None of the conditions described in Sacramento City Code (SCC) section 17.828.090 and Government Code section 66474 exist with respect to the proposed subdivision as follows:

    a. The proposed map is consistent with the N designation of the General Plan, Central City Community Plan, Title 17 of the City Code, and all other applicable provisions of the City Code. The tentative map complies with all requirements of the R-3A-SPD zone that apply to the tentative map. The proposed lot configuration and layout adequately supports development as detailed in the submitted site plans and floor plans for the proposed duplex.

    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 lot split for the purposes of building a duplex structure.

    d. The site is physically suitable for the density of 28 units an acre and meets the required density range of 8 to 36 units an acre.

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. The project site is within the city limits and is surrounded by urban uses.

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.

4. 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).

5. 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).

6. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities (Gov. Code §66473.1).

7. The Zoning Administrator has considered the effect of the approval of this Tentative Parcel Map on the housing needs of the region and has balanced these needs against the public service needs of its residents and available fiscal and environmental resources (Gov. Code §66412.3).

Site Plan and Design Review

8. The project site is located within the Newton Booth Historic District and is identified as a contributing resource. The project site is not listed on the Sacramento Register of Historic and Cultural Resources as a landmark parcel. The division of the lot is consistent with the development patterns, spaces, and spatial relationships found within the historic district; therefore, the project is fully consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties. The proposed project is compatible with the adjacent contributing resources to the Newton Booth Historic District in regards to cohesive scale of 40-foot frontage, rear-yard setbacks, and height.

200-Year Flood Protection

9. 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. Pay off existing assessments or file the necessary segregation requests and fees to segregate existing assessments.

A3. 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.

A4. The applicant shall repair, or replace/reconstruct (in concrete) any deteriorated portion of the alley adjacent to the subject property (from the subject property's western property line to the subject property's eastern property line) 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.

SMUD

A7. SMUD has existing overhead 21kV and low voltage/secondary facilities along the south side of proposed Parcels A and B that will need to remain. SMUD also has existing low voltage/secondary facilities along the west side of proposed Parcel A 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.

A8. Structural setbacks less than 14-feet shall require the Applicant to conduct a pre-engineering meeting with all utilities to ensure property clearances are maintained.

A9. Any necessary future SMUD facilities located on the Applicant's property shall require a dedicated SMUD easement. This will be determined prior to SMUD performing work on the Applicant's property.

A10. In the event the Applicant requires the relocation or removal of existing SMUD facilities on or adjacent to the subject property, the Applicant shall coordinate with SMUD. The Applicant shall be responsible for the cost of relocation or removal. 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. The Applicant shall not place any building foundations within five feet of any SMUD trench to maintain adequate trench integrity. The Applicant shall verify specific clearance requirements for other utilities (e.g., Gas, Telephone, etc.).

A13. 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.

A14. The Applicant shall provide separate SMUD service points to each parcel to the satisfaction of SMUD.

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 the East three feet of Parcel B as a public utility easement for the exclusive use of dry utilities, including overhead and underground facilities and appurtenances.

A17. The Public Utility Easement (PUE) and/or dedicated SMUD easement area shall be subject to SMUD's landscaping and tree placement guidelines within the easement area and to SMUD's regular vegetation management practices. These guidelines and practices include, but are not limited to, a vegetation maximum height no greater than 15 feet at full maturity, tree pruning, removal, weed abatement, application of weed abatement material, and other standard vegetation management activities. SMUD reserves the right to prune or remove vegetation that is located adjacent to or within the

easement area as necessary to maintain safe and reliable electric service. Applicant shall be responsible for confirming with SMUD appropriate/acceptable landscaping including placement within the easement area. For more information, please visit https://www.smud.org/Corporate/Environmental-Leadership/Protecting-Trees-and-Power-Lines.

A18. The existing overhead service conductor feeding "Parcel 1" will be in conflict with proposed development. Developer to coordinate with SMUD to underground the service conductor to "Parcel 1" prior to starting construction on parcels A & B.

SASD

A19. Before the ISSUANCE OF A BUILDING PERMIT: The owner must contact SacSewer Development Services at PermitServices@sacsewer.com or by phone at (916) 876-6100 to determine if SacSewer impact fees are due. Fees must be paid before building permits are issued.

Department of Utilities

A20. 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.

Parks

A21. Payment of In-lieu Park Fee: Pursuant to Sacramento City Code Chapter 17.512 (Parkland Dedication) the applicant shall pay to City an in-lieu park fee in the amount determined under SCC §§17.512.030 and 17.512.040 equal to the value of land prescribed for dedication under 17.512.020 and not satisfied by dedication. (See Advisory Note).

A22. Maintenance District: The applicant shall initiate and complete the formation of a parks maintenance district (assessment or Mello-Roos special tax district) or annex the project into an existing parks maintenance district. The applicant shall pay all city fees for formation of or annexation to a parks maintenance district. (Contact Infrastructure Finance, Doreen Chia, (916)808-5447, dchia@cityofsacramento.org).

Advisory Notes:

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

Public Works

ADV.A1. If unusual amounts of bone, stone, or artifacts are uncovered, work within 50 meters of the area 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. House plans shall comply with City Code Chapter 17.508 Driveways which includes:

17.508.070.D.3 Garages off alleys shall be set back at least 4-feet away from the alley right-of-way.

SASD

ADV.A3. 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.

Department of Utilities

ADV.A4. Current records indicate that an existing water service and sewer service for the existing residence at 2716 S Street may go through Parcel A and/or B. The applicant shall locate, verify, and provide a drawing to the Department of Utilities showing all utility services to the existing building at 2716 S Street. Any utility services that cross property lines to serve the existing building shall be relocated to the satisfaction of the Department of Utilities. (Note: Coordinate with the property owner at 2716 S Street if this project proposes to relocate the existing water/sewer services.)

Parks

ADV.A5. As per City Code, the applicant will be responsible to meet his/her obligations regarding:

a. Title 17, 17.512 Park Dedication / In Lieu (Quimby) Fees, due prior to recordation of the final map. The Quimby fee due for this project is estimated at $4,061. This is based on the tentative parcel map to create two (2) residential lots with two (2) single family dwelling units and two (2) ADUs. The ADUs shall not be included in the calculation of the density of the lot on which the accessory dwelling unit is located. The Quimby in lieu fee is based on the total number of units approved for construction or allowed by zone with an average land value of $360,000 per acre for the Central City Community Plan Area, plus an additional 20% for off-site park infrastructure improvements. Any change in these factors will change the amount of the Quimby fee due. The final fee is calculated using factors at the time of finalizing conditions on the final map. The Department of Public Works is the lead for resolving the conditions on the map, including the invoicing and payment of the in-lieu fee.

b. Title 18, 18.56 Park Development Impact Fee, due at the time of issuance of building permit. The Park Development Impact Fee is estimated at $10,900. This project proposes a total of two (2) Residential Units with 2,714 sq ft of residential development, and two (2) ADUs with 2,218 square feet of development. The Park Development Impact Fee due for this project is based on the Central City

Incentive Zone Rate of $2.21 per square foot for residential projects, with a minimum rate of $1,642 for units under 750 square feet and a maximum of $4,381 for units over 2,000 square feet. Please note, the Park Development Impact Fee rates will be updating on July 1, 2026. Any change in these factors will change the amount of the PIF due. The fee is calculated using factors at the time that the project is submitted for building permit.

c. Community Facilities District 2002-02, Neighborhood Park Maintenance CFD Annexation.

Site Plan and Design Review

Planning

B1. The project approval is for the subdivision of one lot into two lots as shown on the approved Tentative Map and the construction of a duplex.

B2. Deviations to the following development standards are approved as follows:

a. Parcel 1 has a lot depth of 79.35 feet.

b. Parcel 2 has a lot depth of 79.37 feet.

B3. Any additional changes, additions, or modifications to the approved plans with respect to layout, setback, etc. shall require additional review and approval from Planning Division staff.

B4. This approval is valid for three years and subject to SCC section 17.808.400.

B5. Provide the following building materials on the duplex as indicated per approved plans.

a. Parcels 1 and 2
   i. Smooth or imperfect smooth stucco
   ii. Aluminum channel in stucco, one-inch wide
   iii. Metal panel siding, horizontal and vertical application
   iv. Woven wire mesh screen
   v. Door with glass lite and laminate glass
   vi. Sectional garage door
   vii. Vinyl casement, awning, picture, and slider windows\
   viii. Exterior lighting
   ix. Torch down flat roof

B6. Planning In-progress inspections (93) shall be called for prior to the following Building Inspections: Bldg-Foundation Forms (10), Bldg-Concrete Slab Forms (12), and Frame Across/Board (81). An Planning Final (89) shall be called for prior to Building Final (29).

B7. Rooftop mechanical equipment shall be at or below the parapet or provide integral self-supporting screening system.

B8. Construct landscape improvements including all required irrigation, ground coverings, shrubs, and trees as shown on the final approved landscape plan exhibit.

B9. Lighting:

a. The type and location of the outdoor and exterior lighting (buildings, parking areas, etc.) shall be approved by Planning and Design Review staff during building plan check. Lighting shall be provided at the ground-level on all sides of the building and at each building entry.

b. Per Section 17.612.030(B), exterior lighting shall reflect away from public streets. Fixtures shall be unobtrusive and complementary to the architectural design of the building. Lighting shall be designed so as not to produce hazardous and annoying glare to motorists and building occupants, adjacent residents, or the general public.

Department of Utilities

B10. Current records indicate that an existing water service and sewer service for the existing residence at 2716 S Street may go through Parcel A and/or B. The applicant shall locate, verify, and provide a drawing to the Department of Utilities showing all utility services to the existing building at 2716 S Street. Any utility services that cross property lines to serve the existing building shall be relocated to the satisfaction of the Department of Utilities. (Note: Coordinate with the property owner at 2716 S Street if this project proposes to relocate the existing water/sewer services.)

B11. This project is served by the Combined Sewer System (CSS). Therefore, the developer/property owner will be required to pay the Combined Sewer System Development Fee prior to the issuance of building permit. The fee will be used for improvements to the CSS. The applicant is recommended to contact the Department of Utilities Development Services at 916-808-7890 for a CSS fee estimate.

B12. The applicant shall pay the Drainage Impact Fee or provide onsite drainage mitigation meeting the current Onsite Design Manual requirements. To meet the onsite detention requirement, 7,600 cubic feet of detention must be provided per each additional acre of impervious area. The maximum discharge rate must be limited to 0.18 cfs/acre. The applicant is advised to contact the City of Sacramento Utilities Department Development Review Section (916-808-7890) at the early planning stages to address any onsite drainage related requirements. Failure to submit the drainage study may delay review and approval. (Note: A maintenance agreement may be required for detention and Low Impact Development (LID) features.)

B13. Finished floor elevations shall be a minimum of one-foot above the most downstream adjacent City drainage inlet or one-foot above the overland flow release elevation, whichever is higher or as approved by the DOU.

B14. The applicant must comply with the City of Sacramento's Grading, Erosion and Sediment

Control Ordinance. This ordinance requires the applicant to show erosion and sediment control methods on the construction drawings. These plans shall also show the methods to control urban runoff pollution from the project site during construction.

Solid Waste

B15. Project must meet the requirements outlined in City Code Chapter 13.10.

B16. There must be sufficient space to store a minimum of one garbage container and one mixed recycling container per unit, excluding ADU(s), and one organics recycling container per parcel. Additional containers may be required to ensure all material generated on the parcel is diverted into the correct waste stream to minimize contamination and/or overstacking or if ADU does not have access to solid waste containers. The minimum space needed is approximately 35 inches by 87 inches per unit.

B17. 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.

B18. 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 will be provided on Solons Alley.

Advisory Notes:

Department of Utilities

ADV.B1. The proposed project is located in a Zone X on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRMs). Accordingly, the project site lies in an area with no requirements to elevate or flood proof.

ADV.B2. On October 24, 2023, and November 14, 2023, City Council adopted Resolutions 2023-0338 and 2023-0368, respectively, to adjust the Water System, Sewer, and Combined Sewer Development Fees, as well as, establish the Storm Drainage Development Fee to align with updated Nexus Studies. These resolutions provide for an effective date for the new Utility Development Fees as of January 22, 2024.

Building

ADV.B3. The plans are required to comply with the applicable sections of the California Building Standards Code (California Code of Regulations Title 24 Volumes 1-12).

ADV.B4. 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 Residential Code (CRC):

CRC §R302 – Fire-resistant construction for exterior walls and opening protection based on fire separation distance.

ADV.B5. Classification of Multiple Dwelling Unity Policy. Building must comply with the City's Classification of Multiple Dwelling Units Constructed with Common Building Elements Policy form CDD-0409.

Fire

ADV.B6. Per the most recently adopted California Residential Code, all new residential construction including 1 and 2 family dwellings and townhouses shall be provided with an approved NFPA 13 D sprinkler system. Designated smoking areas free of ignitable vapors and other combustible materials.

Sac Metro Air District

ADV.B7. Recommend use of certified cool roofing materials that meet the standards set by 2025 California Green Building Standards Code. The Cool Roof Rating Council provides a product directory of roofs.

ADV.B8. To develop a healthier project and ensure that the project is consistent with measure E-2 of the City's Climate Action & Adaptation Plan, Sac Metro Air District recommends that no new natural gas infrastructure be constructed as part of the proposed project.

ADV.B9. Sac Metro Air District staff is available to review notifications and answer asbestos related questions, either by emailing asbestos@airquality.org or calling 279-207-1122.

ADV.B10. All projects are subject to Sac Metro Air District rules and regulations in effect at the time of construction. Please visit our website to find a list of the most common rules that apply at the construction phase of projects. Because this project is in the Central City Specific Plan Area, it is subject to mitigation measures for construction-related air quality impacts in the Mitigation Monitoring Plan in the Environmental Impact Report for the Central City Specific Plan. This includes measures from Sac Metro Air District's Basic Construction Emission Control Practices, measures to further ensure equipment efficiency and control fugitive dust, and possible construction mitigation fees. Please send construction mitigation fee inquiries to cmplan@airquality.org.

Respectfully Submitted: Sierra Peterson

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

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

hgf - solons duplexes

solons alley @ 2716 's' street
sacramento, california

apn: (solons alley apn 010-0052-028-0000)
's' street apn 010-0052-027-0000



sheet index

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3RD FLOOR PLAN	A3
ROOF PLAN	A4
ELEVATIONS: SOUTH & WEST	A5
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PHOTO SURVEY	A8

areas

SECONDARY UNITS ADU (2 TOTAL UNITS)

GROUND FLOOR	= 580 SF
2ND FLOOR	= 529 SF
UNIT TOTAL	= 1,109 SF PER UNIT

PRIMARY UNITS SINGLE-FAMILY UNITS (2 TOTAL UNITS)

GROUND FLOOR	= 40 SF
2ND FLOOR	= 479 SF
3RD FLOOR	= 838 SF
UNIT TOTAL	= 1,367 SF PER UNIT
GARAGE	= 269 SF
3RD FLR DECK	= 169 SF

project information

ZONING: R-3A-SPD - MULTI-FAMILY ALTERNATIVE RESIDENTIAL 36 UNITS / ACRE/SPECIAL PLANNING DISTRICT

DISTRICT: CENTRAL CITY SPECIAL PLANNING DISTRICT

LOT SIZE: EACH PARCEL (N) (1,600 SF)

LOT COVERAGE: 60% ALLOWED
BLDG COVERAGE AREA / LOT AREA = COVERAGE
890 SF / 1,600 SF = 56%

FAR CALCULATION: MIN FAR = 0 ; MAX FAR =2
NET BLDG AREA/ NET LOT AREA = FAR
(1,367 SF)2 / 1,600 SF = .85

location map



N

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2209 j street sacramento, california
916.204.8919 www.hausmanarch.com

date: 06.08.2026
jobs #: 25029

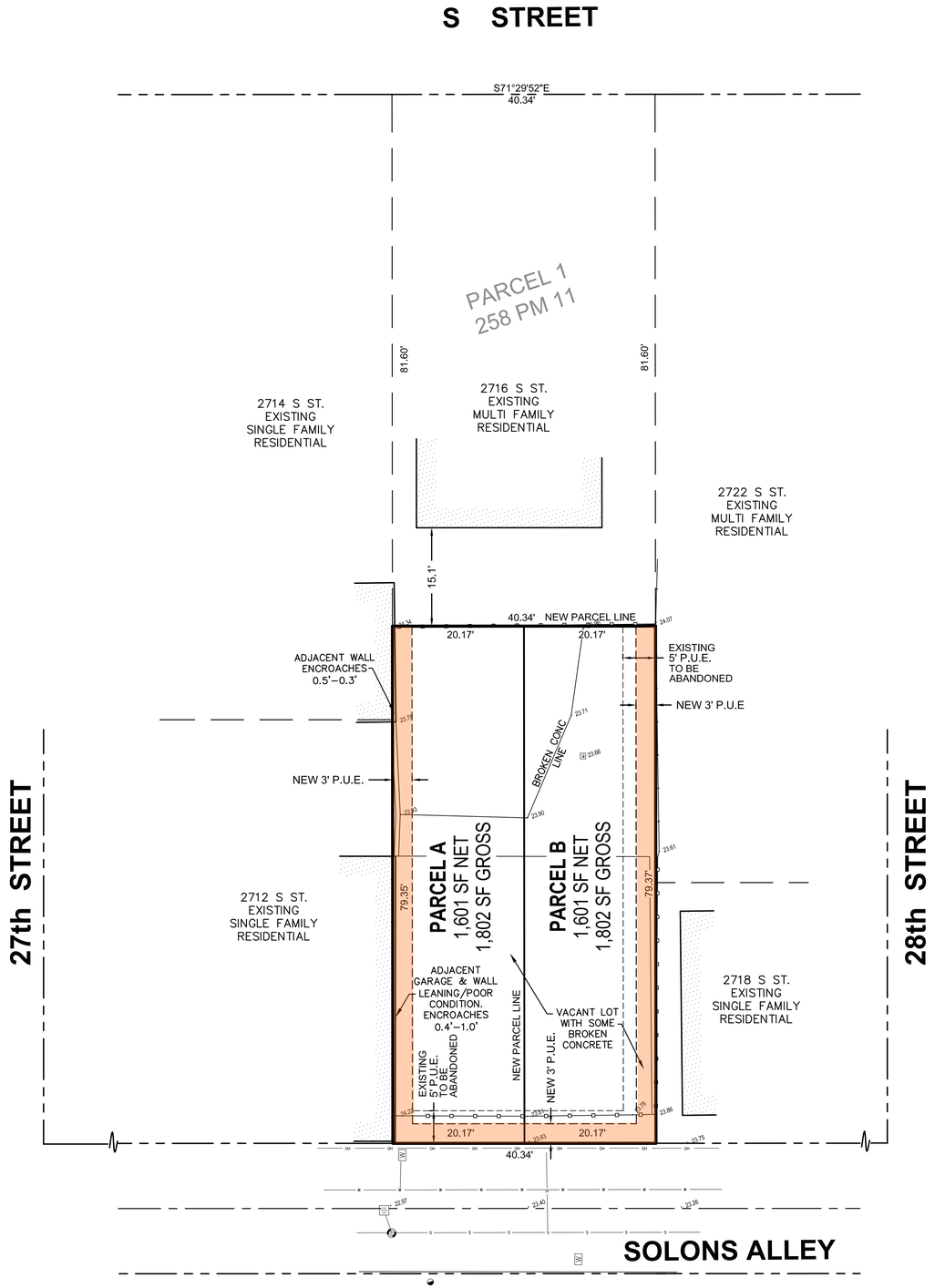
hgf - solons duplexes
2716 's' street (at solons alley)
sacramento, california

scales: 1/16" = 1'-0" | 1/8" = 1'-0" | 1/4" = 1'-0"

cover sheet

A0

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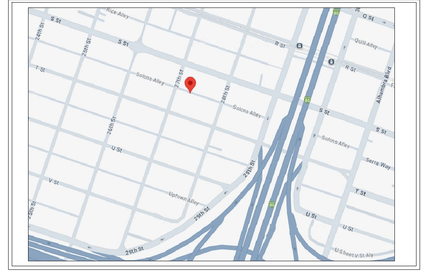


TENTATIVE PARCEL MAP

"2716 SOLONS ALLEY PM"

CITY OF SACRAMENTO
AUGUST 2025

VICINITY MAP



LEGEND

- POWER POLE
- LIGHT POLE
- ELECTRIC METER
- ELECTRIC VAULT
- STORM DRAIN INLET
- AC UNIT
- WATER VALVE
- FIRE HYDRANT
- WATER METER
- SEWER/STORM MANHOLE
- CLEAN OUT
- GAS METER
- OVERHEAD LINES
- WATER LINE
- SEWER LINE
- WOOD FENCE
- IRON FENCE

OWNER / APPLICANT

HAVENCREST LLC

COLIN HAMMETT
SACRAMENTO, CA
colin.hammett7@gmail.com

SURVEYOR

KLIMA LAND SURVEYS

5716 FOLSOM BLVD, STE 271
SACRAMENTO, CA 95819
kris@klimalandsurveys.com

PROPERTY DATA

APN:	**010-0052-028**
FIRE DISTRICT:	CITY OF SACRAMENTO
SCHOOL DISTRICT:	SACRAMENTO CITY UNIFIED SCHOOL DISTRICT
PARK DISTRICT:	CITY OF SACRAMENTO
WATER DISTRICT:	CITY OF SACRAMENTO WATER
REFUSE DISTRICT:	CITY OF SACRAMENTO SOLID WASTE SERVICES
STORM DRAIN DISTRICT:	CITY OF SACRAMENTO
SANITARY SEWER DISTRICT:	SRCSD
EXISTING ZONING:	R-3A-SPD - MULTI-FAMILY ALTERNATIVE RESIDENTIAL 36 UNITS / ACRE/SPECIAL PLANNING DISTRICT
PROPOSED ZONING:	SAME
PARCEL AREA EXISTING:	NET: 3,202 Sq Ft
PROPOSED PARCEL A:	1,601 Sq Ft
PROPOSED PARCEL B:	1,601 Sq Ft

LEGAL DESCRIPTION

PARCEL 2, AS SHOWN ON THAT CERTAIN "PARCEL MAP OF 2716 S STREET" FILED ON DECEMBER 6, 2024 IN BOOK 258 OF PARCEL MAP, PAGE 11.

NOTES

BASIS OF BEARINGS: ALONG S STREET CENTERLINE PER 258 PM 11 AND BEING S71°29'52"E

ELEVATIONS SHOWN ARE BASED ON NAVD88 DATUM

FIELD SURVEY PERFORMED JULY 1, 2025

ONLY VISIBLE UTILITIES WERE LOCATED. CONTRACTOR TO VERIFY UNDERGROUND. CALL 811

EASEMENTS OF RECORD PER OLD REPUBLIC TITLE REPORT ORDER 1716034733 AND AS SHOWN ON 258 PM 11

SCALE : 1" = 10'

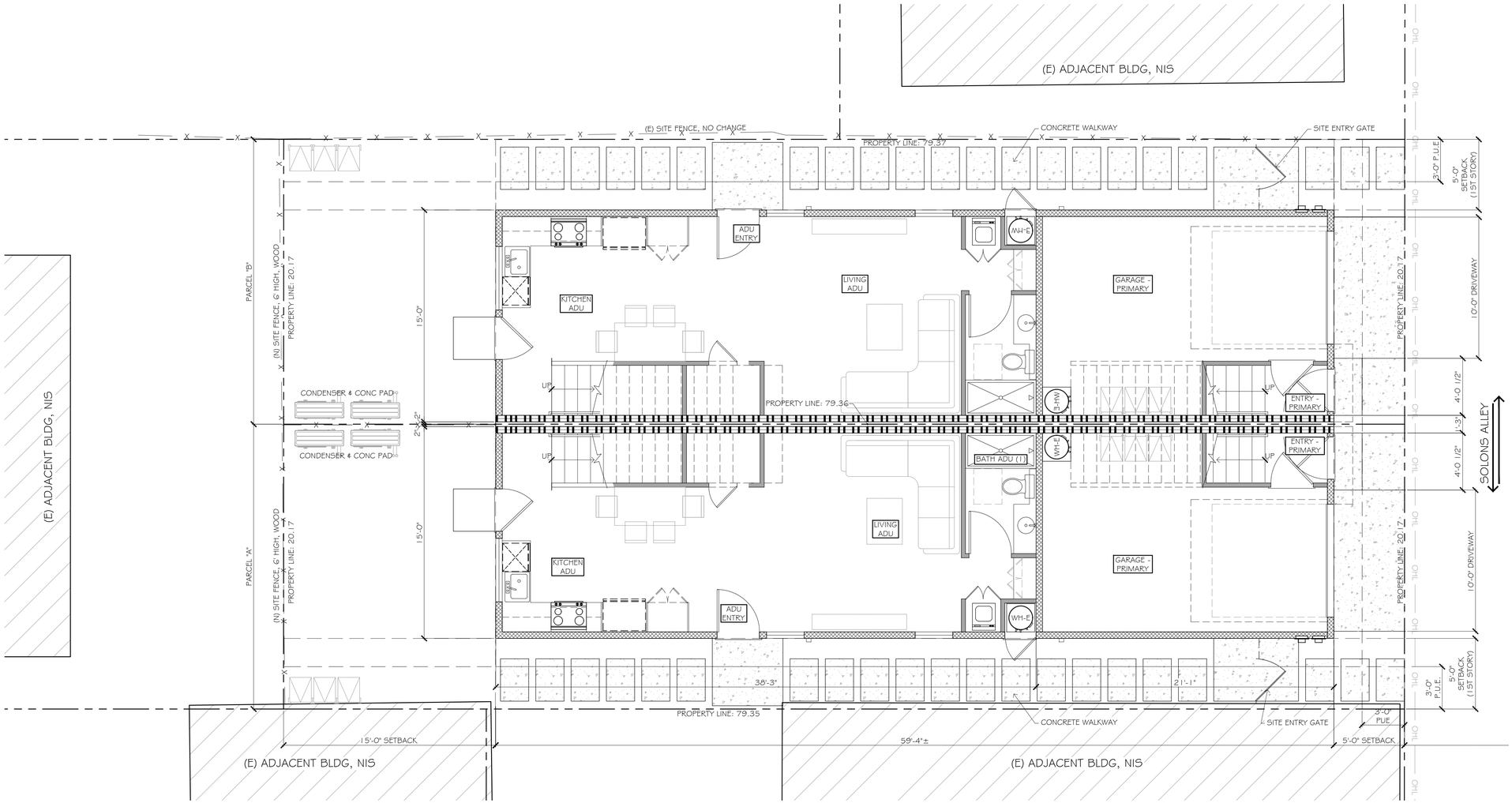
0' 5' 10' 20'

LICENSED LAND SURVEYOR
KRIS KLIMA
LS8602
STATE OF CALIFORNIA

KRISTOPHER KLIMA, LS 8602

1/19/26
DATE

25-2254



1 floor plan - ground floor / architectural site

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

project north

WALL LEGEND

- 1-HOUR RATED WALL @ ZERO PROPERTY LINE WALL
- 2x4 FRAMED WALL
- 2x6 FRAMED WALL

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916.204.8919 www.hausmanarch.com

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hgf - solons duplexes

2716 's' street (at solons alley)
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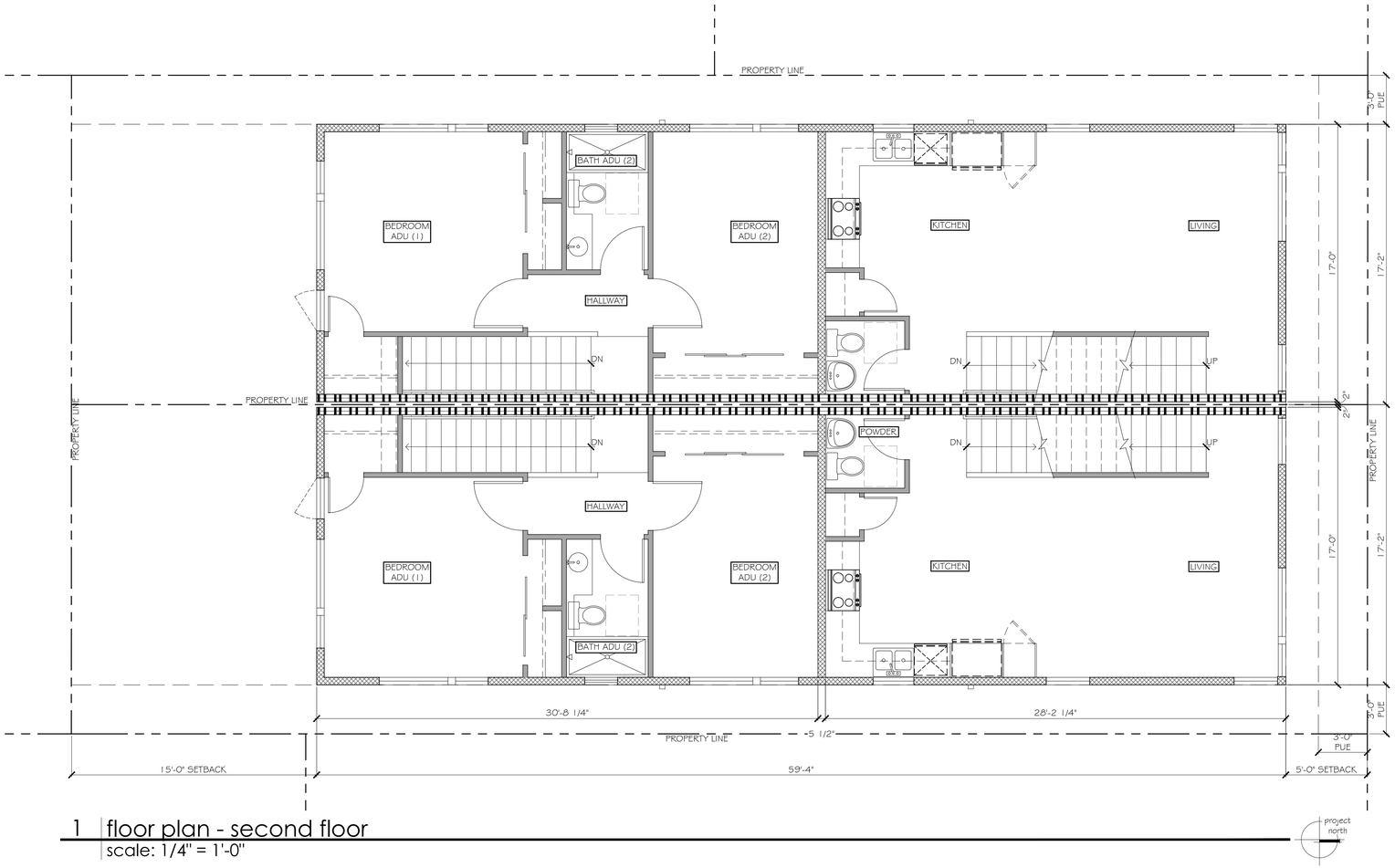
scales: 1/16" = 1'-0" | 1/8" = 1'-0" | 1/4" = 1'-0"

ground floor & site plans

A1

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2026-06-08



1 floor plan - second floor
scale: 1/4" = 1'-0"

WALL LEGEND

- 1-HOUR RATED WALL @ ZERO PROPERTY LINE WALL
- 2x4 FRAMED WALL
- 2x6 FRAMED WALL

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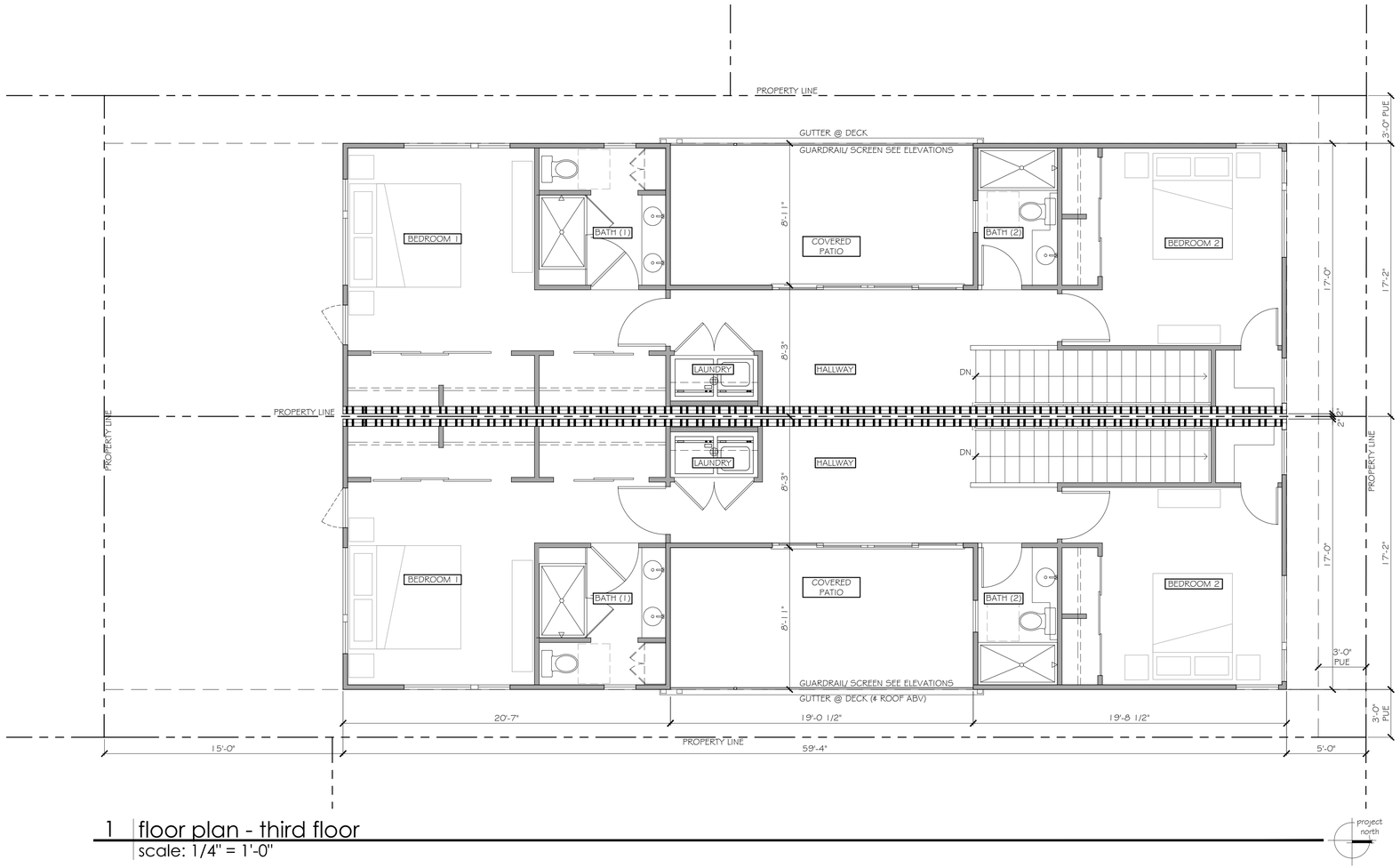
2716 's' street (at solons alley)
sacramento, california

scales: 0 8' 16' — 1/16" = 1'-0" | 0 2' 4' 8' — 1/8" = 1'-0" | 0 1' 2' 4' — 1/4" = 1'-0"

second floor plans
A2

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2026-06-08



1 floor plan - third floor
scale: 1/4" = 1'-0"

WALL LEGEND	
	1-HOUR RATED WALL @ ZERO PROPERTY LINE WALL
	2x4 FRAMED WALL
	2x6 FRAMED WALL

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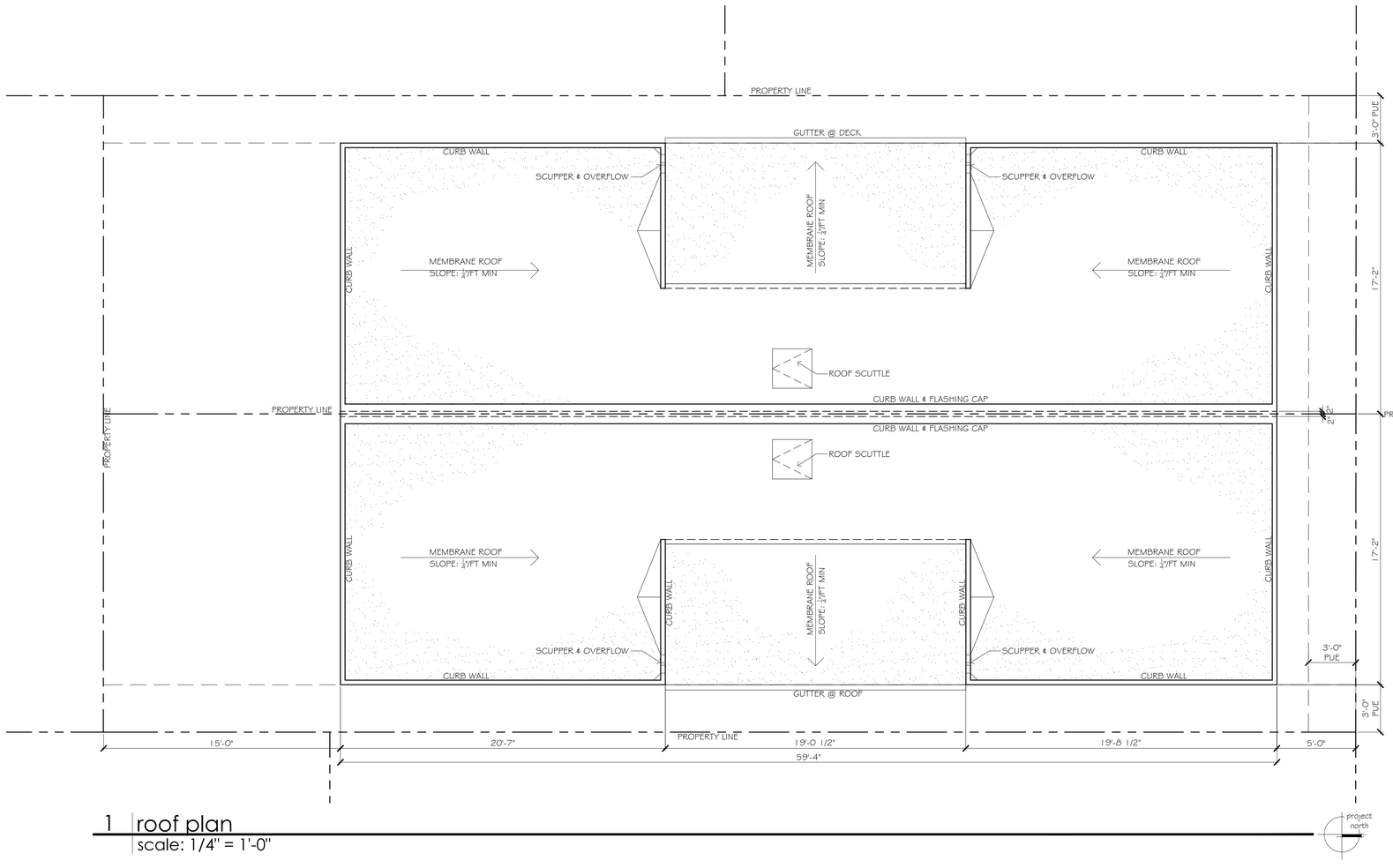
scales: 0 8' 16' — 1/16" = 1'-0" | 0 2' 4' 8' — 1/8" = 1'-0" | 0 1' 2' 4' — 1/4" = 1'-0"

third floor plans

A3

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2026-06-08



1 roof plan
scale: 1/4" = 1'-0"

project north

WALL LEGEND	
	1-HOUR RATED WALL @ ZERO PROPERTY LINE WALL
	2x4 FRAMED WALL
	2x6 FRAMED WALL

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sacramento, california

scales: 1/16" = 1'-0" | 1/8" = 1'-0" | 1/4" = 1'-0"

roof plans

A4

2026-06-08

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ELEVATION / MATERIAL LEGEND

ROOF

- ROOF-1 — MEMBRANE, SINGLE-PLY (COOL)

STUCCO/CLADDING & TRIM

- S-1 — ONE-COAT STUCCO (1-HOUR RATED ASSEMBLY) SMOOTH, INTEGRAL COLOR (ALT PAINTED)
- S-2 — ONE-COAT STUCCO (1-HOUR RATED ASSEMBLY) SMOOTH-COAT / IMPERFECT SMOOTH, INTEGRAL COLOR (ALT PAINTED)
- S-3 — METAL PANEL SIDING CORRUGATED HR-36 HORIZONTAL & VERTICAL MFR: AEP SPAN
- G-1 — GUARD METAL GUARD/SCREEN (42" MIN) WOVEN WIRE MESH IN STEEL FRAME
- TR-1 — STUCCO REVEAL/CHANNEL ALUMINUM CHANNEL, 1" WIDE FRY REGLET

DOORS

- DR-1 — ENTRY DOOR DOOR W/ GLASS LITE & LAMINATED GLASS MFG/MODEL: THREMA-TRU / MASONITE (OR EQUAL)
- DR-2 — GARAGE DOOR SECTIONAL DOOR MFG/MODEL: WAYNE DALTON #8350 FLUSH STEEL PANEL

WINDOWS

- WN-1 — VINYL; CASEMENT, AWNING, PICTURE, & SLIDER MFG/MODEL: MILGARD (BLACK) (OR EQUAL)

LIGHTING

- LT-1 — LIGHT 1 - SCONCE EXTERIOR LIGHT FIXTURE, WALL-MTD SCONCES, ANODIZED ALUMINUM (BRUSHED BRONZE); CONTROLLED BY PHOTOCELL; DARK SKY COMPLIANT MFG/MODEL: KICHLER - 9244AZ DOWNLIGHT

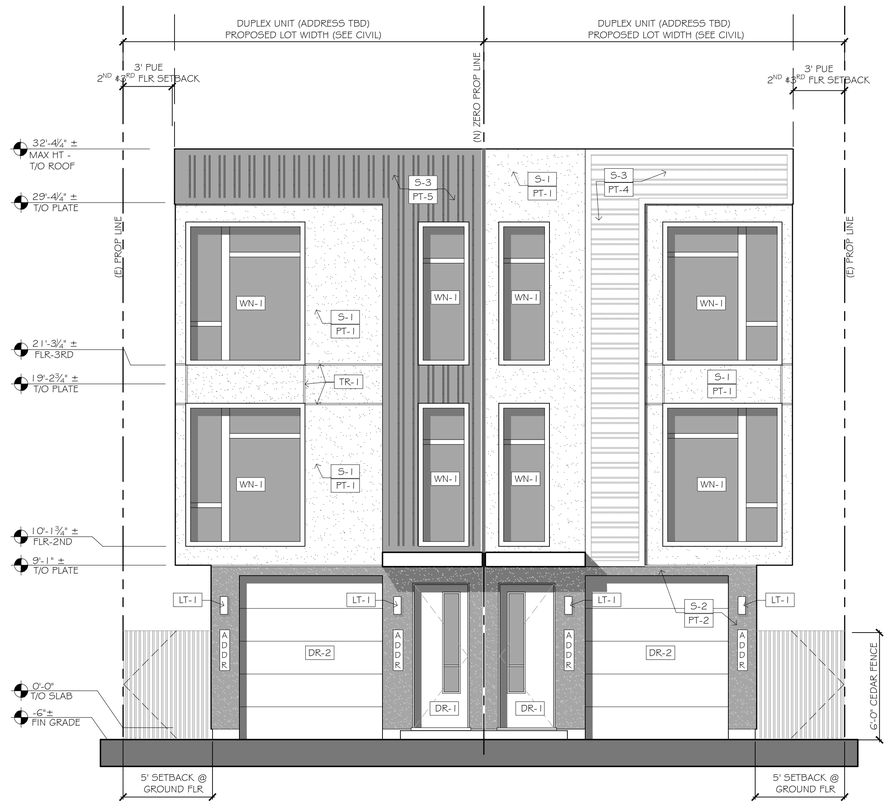
PAINT/COLOR

- PT-1 — STUCCO, WHITE INTEGRAL COLOR STUCCO MFR: OMEGA, 'ARCTIC ICE' # IC045
- PT-2 — STUCCO, DARK GRAY INTEGRAL COLOR STUCCO EXTERIOR OR LATEX PAINT MFR: TBD
- PT-3 — PAINT, FLAT BLACK EXTERIOR LATEX PAINT MFR: TBD
- PT-4 — METAL PANELS OLD TOWN GRAY DURATECH PVDF COATING MFR: AEP SPAN
- PT-5 — REGAL BLUE DURATECH PVDF COATING MFR: AEP SPAN

NOTE:
FINISH FLOOR ELEVATIONS 15.6" ABOVE 100 YR FLOOR LEVEL OR 12" ABOVE OVERLAND RELEASE.



2 elevation - west
scale: 1/4" = 1'-0"



1 elevation - south (alley)
scale: 1/4" = 1'-0"

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elevations

A5

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2026-06-05

ELEVATION / MATERIAL LEGEND

ROOF

- ROOF-1 — MEMBRANE, SINGLE-PLY (COOL)

STUCCO/CLADDING & TRIM

- S-1 — ONE-COAT STUCCO (1-HOUR RATED ASSEMBLY) SMOOTH, INTEGRAL COLOR (ALT PAINTED)
- S-2 — ONE-COAT STUCCO (1-HOUR RATED ASSEMBLY) SMOOTH-COAT / IMPERFECT SMOOTH, INTEGRAL COLOR (ALT PAINTED)
- S-3 — METAL PANEL SIDING CORRUGATED HR-36 HORIZONTAL & VERTICAL MFR: AEP SPAN
- G-1 — GUARD METAL GUARD/SCREEN (42" MIN) WOVEN WIRE MESH IN STEEL FRAME
- TR-1 — STUCCO REVEAL/CHANNEL ALUMINUM CHANNEL, 1" WIDE FRY REGLET

DOORS

- DR-1 — ENTRY DOOR DOOR W/ GLASS LITE & LAMINATED GLASS MFG/MODEL: THREMA-TRU / MASONITE (OR EQUAL)
- DR-2 — GARAGE DOOR SECTIONAL DOOR MFG/MODEL: WAYNE DALTON #8350 FLUSH STEEL PANEL

WINDOWS

- WN-1 — VINYL; CASEMENT, AWNING, PICTURE, & SLIDER MFG/MODEL: MILGARD (BLACK) (OR EQUAL)

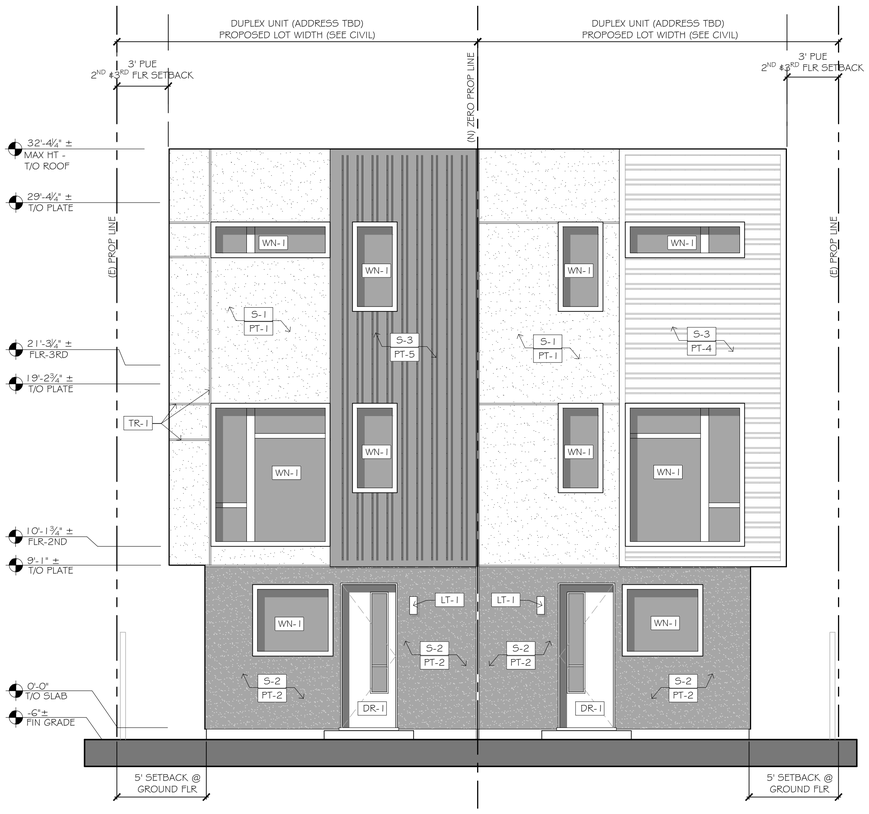
LIGHTING

- LT-1 — LIGHT 1 - SCONCE EXTERIOR LIGHT FIXTURE, WALL-MTD SCONCES, ANODIZED ALUMINUM (BRUSHED BRONZE); CONTROLLED BY PHOTOCELL; DARK SKY COMPLIANT MFG/MODEL: KICHLER - 9244AZ DOWNLIGHT

PAINT/COLOR

- PT-1 — STUCCO, WHITE INTEGRAL COLOR STUCCO MFR: OMEGA, 'ARCTIC ICE' # IC045
- PT-2 — STUCCO, DARK GRAY INTEGRAL COLOR STUCCO EXTERIOR OR LATEX PAINT MFR: TBD
- PT-3 — PAINT, FLAT BLACK EXTERIOR LATEX PAINT MFR: TBD
- PT-4 — METAL PANELS OLD TOWN GRAY DURATECH PVDF COATING MFR: AEP SPAN
- PT-5 — REGAL BLUE DURATECH PVDF COATING MFR: AEP SPAN

NOTE:
FINISH FLOOR ELEVATIONS IS 6" ABOVE 100 YR FLOOR LEVEL OR 12" ABOVE OVERLAND RELEASE.



1 elevation - north (rear)
scale: 1/4" = 1'-0"



2 elevation - east
scale: 1/4" = 1'-0"

hausman architecture
2209 j street sacramento, california
916.204.8919 www.hausmanarch.com

date: 06.08.2026
jobs #: 25029

hgf - solons duplexes

2716 's' street (at solons alley)
sacramento, california

scales: 1/16" = 1'-0" | 1/8" = 1'-0" | 1/4" = 1'-0"

elevations

A6

2026-06-08

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6 south view: from across the alley
nts



3 southeast view: from the alley
nts



5 southwest view: from the alley
nts



2 northwest view: from adjacent lot
nts



4 northeast view: from adjacent lot
nts



1 north view: from adjacent lot
nts

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Bldg Views

A7

2026-01-19

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1 view from alley: west side



2 view from alley: west side looking south



3 view from alley: west side looking south



4 view from alley: west side looking south



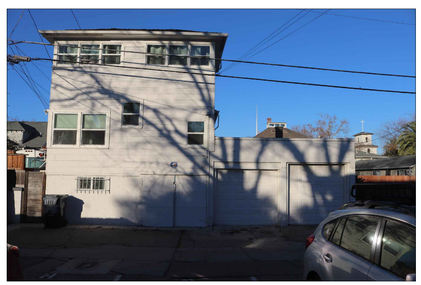
5 view from alley: east side looking south



6 view from alley: east side looking south



7 view from alley: east side looking south



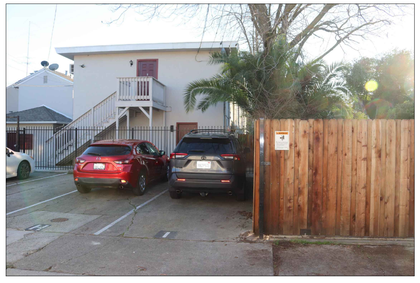
8 view from alley: east side looking west



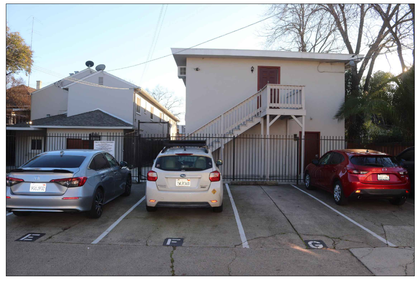
9 view from alley: east side looking north



10 view from alley: east side looking north



11 view from alley: looking north



12 view from alley: west side looking north



13 view from alley: west side looking north



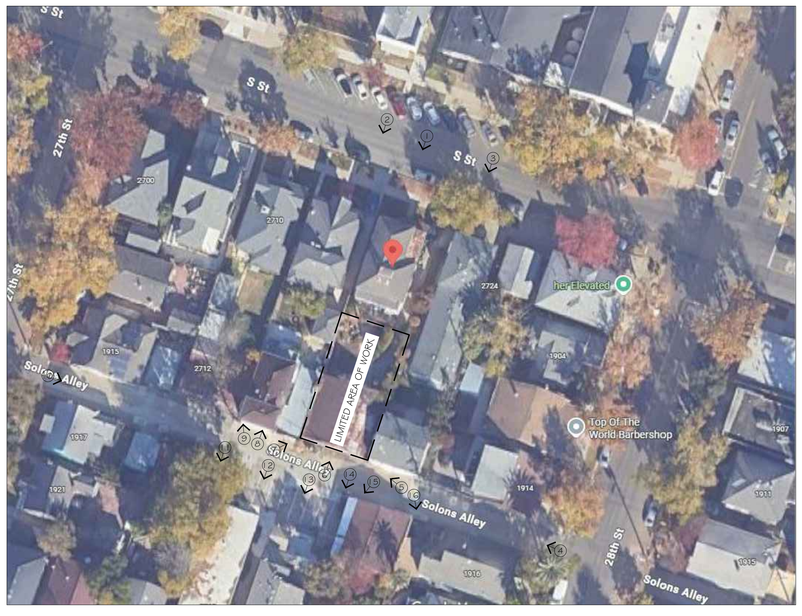
14 view from alley: west side looking south



15 view from alley: west side looking west



16 view from alley: west side looking west



17 photo survey context plan
not to scale

photo survey &
context plan

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