



DIRECTOR(s)

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CITY STAFF

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Agenda

Director Hearing

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

**Thursday February 05, 2026
1:00 p.m.**

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1. Acoma Production and Delivery-Only Dispensary (Z25-024) (Noticed 1/23/2026)

Location: 2164 Acoma Street; APN(s): 275-0112-021-0000; (District 2)

Entitlements: **Item A.** Environmental Exemption (Per CEQA 15301-Existing Facilities); **Item B.** Conditional Use Permit for Cannabis Production (distribution and cultivation) and a Cannabis Dispensary (delivery-only) in an existing 2,786-square-foot warehouse building on a 0.16-acre parcel in the Light Industrial (M-1-SPD) zone and Del Paso/Arden Way SPD; and **Item C.** Site Plan and Design Review for minor exterior improvements to the existing building and property.

Contact: Deja Harris, Associate Planner, (916) 808-5553,
DNHarris@cityofsacramento.org

2. MyOutDesk Outbuilding Addition (Z25-029) (Noticed 1/23/2026)

Location: 1661 Garden highway; APN(s): 274-0030-071-0000; (District 3)

Entitlements: **Item A.** Environmental Exemption (Per CEQA 15303-New Construction or Conversion of Small Structures); **Item B.** Conditional Use Permit Major Modification of a deemed Conditional Use Permit (CUP) to construct a new office building in the Flood (F) Zone; and **Item D.** Site Plan and Design Review for the construction of a new 4,808-square-foot office building.

Contact: Jose Quintanilla, Associate Planner, (916) 808-5879,
JQuintanilla@cityofsacramento.org

Item continued to February 12, 2026.

3. 3000 T Street Tentative Map (Z25-085) (Noticed 1/23/2026)

Location: 3000 T St; APN(s): 010-0131-025-0000; (District 4)

Entitlements: **Item A.** Environmental Exemption (Per CEQA 15315-Minor Land Divisions); **Item B.** Tentative Parcel Map to split a 0.29-acre site into two lots within the Residential Office (RO-SPD) Zone and the Alhambra Corridor Special Planning District (SPD); and **Item C.** Site Plan and Design Review of the Tentative Parcel Map.

Contact: Whitney Johnson, Assistant Planner, (916) 808-8947,
WJohnson@cityofsacramento.org

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Director Hearings

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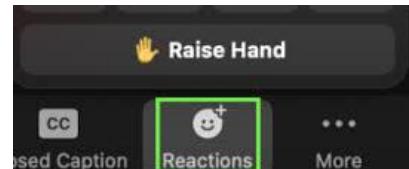
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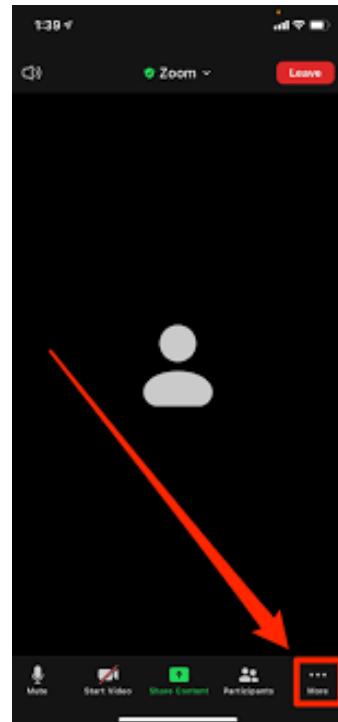
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DIRECTOR REPORT

STAFF RECOMMENDATION

Staff recommends the Zoning Administrator approve, with conditions, a Conditional Use Permit, for the project known as **Acoma Cannabis Production and Delivery-Dispensary Facility (Z25-024)**. Draft Conditions of Approval and Findings of Fact for the project are included below.

REQUESTED ENTITLEMENTS

1. **Conditional Use Permit** to authorize a cannabis microbusiness facility consisting of cannabis (cultivation and distribution) production uses and a delivery-only Cannabis Dispensary in an existing 2,786-square-foot warehouse building on a 0.16-acre parcel in the Light Industrial (M-1-SPD) zone.
2. **Site Plan and Design Review** for minor exterior building and site improvements.

PROJECT INFORMATION

Location:	2164 Acoma Street
Parcel Number:	275-0112-021-0000
Council District:	2
Applicant:	Courtney Lang, The Permit Company 5960 South Land Park Drive, Suite 770
Property Owner:	Brandon Birks, BirksB Property Management LLC 2170 Acoma Street, Sacramento, CA 95815
Project Planner:	Deja Harris, Associate Planner
Hearing Date:	February 5, 2026

Land Use Information

General Plan:	Employment Mixed Use (EMU)
Community Plan Area:	North Sacramento
Specific Plan:	N/A
Zoning:	Light Industrial (M-1-SPD)
Special Planning District:	Del Paso/Arden Way
Planned Unit Development:	N/A
Design Review Area:	North Sacramento
Parking District:	Traditional
Open Space District:	N/A
Historic Landmark:	N/A

Historic District: N/A

Surrounding Land Use and Zoning

North:	M-1-SPD	Industrial
South:	M-1-SPD	Industrial
East:	M-1-SPD	Vacant
West:	M-1-SPD	Cannabis Production

Site Characteristics

Existing Property Area:	6,675 square feet / 0.16 acres
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Existing Land Use:	Industrial/Warehouse

Other Information

Concurrent Files:	None
Previous Files:	None

ATTACHMENTS

Attachment 1: Project Plans

PROPOSED PROJECT AND ANALYSIS

Site Context

The project is located on one parcel of approximately 0.16 acres within the Light Industrial (M-1-SPD) zone and Del Paso / Arden Way Special Planning District (SPD) in North Sacramento. The site was developed in 1969 with an existing 2,786-square-foot, industrial building supported by an existing driveway and five off-street parking stalls along Acoma Street. The existing industrial building features two roll-up doors on the front façade and two roll up doors on the side façade with existing perimeter fencing generally along the property lines and behind the existing parking area.

The site is located in an industrial pocket of the Del Paso Boulevard commercial corridor and is surrounded by existing industrial land uses with no residential zones in the immediate vicinity. The property is over 600 feet from the nearest K-12 school, neighborhood park, and community park, and the closest childcare center (SETA Head Start) is 730 feet south of the project site. The site is within a quarter-mile from the existing Globe Avenue light rail station and a future Altamont Corridor Express train station is planned in the general vicinity of the intersection of Acoma Street and El Monte Avenue.

Proposed Project

The applicant is requesting the necessary entitlements to establish a cannabis microbusiness facility within the industrial warehouse. Pursuant to Sacramento City Code (SCC) section 5.150.020 a cannabis microbusiness is a business that engages in activities of three or more of the following cannabis businesses on the same site: manufacturing, distribution, storefront

dispensary, delivery-only dispensary, or cultivation (provided that the cultivation area is less than 10,000 square feet). The applicant is requesting to establish cannabis cultivation, cannabis distribution, and a delivery-only cannabis dispensary within the 2,786 square foot warehouse and meets the definition of a cannabis microbusiness as defined by SCC section 5.150.020.

Figure 1 – Proposed Site and Building Layout

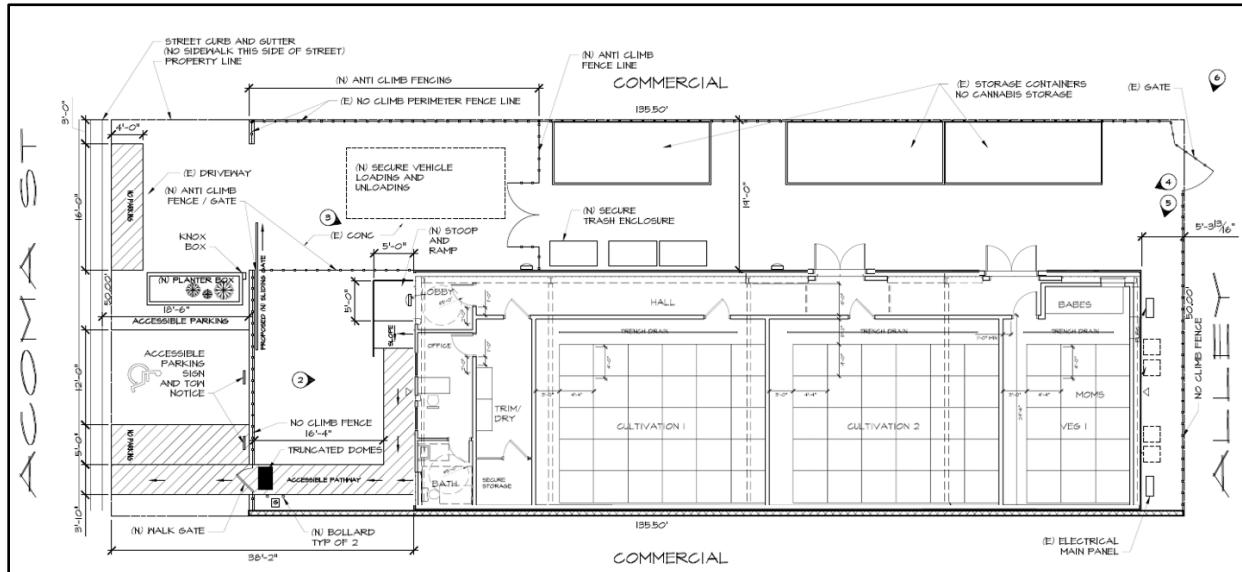


Table 1: Proposed Cannabis Use Totals in Square Feet

Tenant/Building Size:	2,786 Square Feet
Cannabis Production	Cultivation 2,632 Square Feet
	Distribution* 154 Square Feet
Cannabis Dispensary	Delivery-Only* 154 Square Feet
Shared Microbusiness Loading Area:	666 Square Feet
Total Cannabis Microbusiness Area:	3,452 Square Feet

*Distribution and Delivery-Only Dispensary space share a common storage and office area to support the uses.

As shown in Figure 1 and Table 1, the proposed floor plan configures the warehouse to support one cannabis business with a secure lobby area and main hallway providing access to a common storage and office areas for the cannabis distribution and dispensary uses and interior cultivation, trim/dry, and vegetation rooms to support the cannabis cultivation use. To accommodate the cannabis microbusiness, the applicant proposes to remove the existing roll-up doors along the front façade and replace the existing parking area with a new landscaped planter box, an accessible parking stall, and an accessible walkway/entrance to the secured facility lobby area. The existing driveway is maintained for vehicle access to a secure loading/unloading area that features new anti-climb perimeter fencing. The floor plan has been reviewed by the Police Department and Office of Cannabis Management for compliance with Title 5.

Conditional Use Permit

The proposed cannabis microbusiness requires a Conditional Use Permit (CUP) entitlement to allow cannabis production (cultivation and distribution) pursuant to SCC section 17.228.900 and a cannabis dispensary per SCC section 17.228.920 in the M-1-SPD zone and the Del Paso/Arden Way SPD.

Conditional Use Permit for Cannabis Production

Pursuant to Sacramento City Code Section 17.228.900.A, a cannabis production CUP can include the following three sub-types: cultivation, distribution, and manufacturing. The applicant is requesting distribution and cultivation. Cannabis production CUPs are typically approved by the Zoning Administrator; however, they are approved by the Planning and Design Commission if they are within 600 feet of an existing or proposed park. Cannabis activities are prohibited within 600 feet of a K-12 school. This project proposes cannabis production and is not located within 600 feet of a park or school and is therefore heard by the Zoning Administrator.

Conditional Use Permit for Cannabis Dispensary

The applicant is proposing to establish a cannabis dispensary (delivery-only) within the shared tenant space. Per City Code Section 17.228.920, a CUP is required to establish a cannabis dispensary. The definition of a cannabis dispensary includes both a storefront dispensary and/or a delivery-only dispensary (City Code 17.108.040). A “delivery-only” dispensary is further defined in City Code Chapter 5.150 as a business selling cannabis or cannabis products via delivery and not via transfer within a building or structure that is open to customers or elsewhere on the dispensary site.

Pursuant to Planning and Development Code Section 17.228.920, a Planning and Design Commission (PDC) CUP is required to allow a cannabis dispensary where any of the following conditions apply:

1. The cannabis dispensary is a storefront cannabis dispensary, as defined in chapter 5.150, and the site is within 600 feet of another storefront cannabis dispensary site;
2. The cannabis dispensary site is within 600 feet of any park, childcare center, in-home childcare (family day care home), youth-oriented facility, church or faith congregation, substance abuse center, or cinema;
3. The cannabis dispensary site is within 600 feet of any tobacco retailer that has 15,000 square feet or less of gross floor area; or
4. The cannabis dispensary site is within 300 feet of a residential zone.

This dispensary CUP request is heard by the Zoning Administrator as the project is not proposing a storefront and meets the required distance requirements as it is more than 600 feet from any:

- park
- childcare center, in-home childcare (family day care home)
- youth-oriented facility
- church or faith congregation
- substance abuse center
- cinema
- tobacco retailer
- and 300 feet from a residential zone.

Neighborhood Responsibility Agreement

Each property owner seeking a conditional use permit for cannabis production, or a dispensary must provide a neighborhood responsibility plan in order for the decision-maker to make the requisite conditional use permit findings. The neighborhood responsibility plan must address the adverse impacts of cannabis distribution on the surrounding area. Compliance with the neighborhood responsibility plan must be achieved through an agreement with the City, conditions of approval on the use permit, or through other means acceptable to the City. (17.228.900, 920.) City Council resolution No. 2018-086 provides that one acceptable means to comply with the neighborhood responsibility plan is for property owners to enter into legally binding neighborhood responsibility agreements with the City for the payment of money that the City will use to mitigate any adverse impacts of the development on surrounding neighborhoods. The property owner(s) for this project have signed the neighborhood responsibility agreement. This satisfies the requirements under Planning and Development Code sections 17.228.900, 920 for a neighborhood responsibility plan in order for the decision-maker to make the requisite conditional use permit findings.

Development near Light Rail Stations

Per the Transit Oriented Development (TOD) ordinance, special findings are required when either cannabis cultivation or cannabis manufacturing are proposed to be located within one-half mile of a light rail station, using a distance is measured per the shortest path of pedestrian travel. The nearest light rail station is located at the corner of Globe Avenue and Del Paso Boulevard, one-quarter mile south of the project site; therefore, special findings are required for this project. Of the required findings in SCC section 17.228.127, the only requirement that is applicable to existing developed sites such as this property, is that the project site must include pedestrian amenities such as lighting, benches, tree shading, and/or landscaping. Consistent with the special findings, the applicant is proposing to replace the existing parking area with a new landscaped planter box, an accessible parking stall, and an accessible pedestrian walkway/entrance from Acoma Street to the secured facility lobby area.

Cannabis Business Operating Permit

Any cannabis-related business, in addition to obtaining all required land use approvals under the Planning and Development Code (Title 17), must also obtain a business permit from the City pursuant to Sacramento City Code Title 5, Chapter 5.150. Among other things, the business permit regulates the business and requires a final security plan, lighting plan, odor control plan, community relations plan, business plan and information on employees and owners for each business permitted by the City. The cannabis-related business is also required to obtain applicable permits from the State of California.

Agency Comments

The project has been reviewed by the City Police Department, the Fire Department (Fire), the Public Works Department (PW), the Utilities Department (DOU), and Youth, Parks and Community Enrichment Department (Parks). Additionally, the Sacramento Municipal Utility District (SMUD), and the Sacramento Area Sewer District (SASD) have reviewed the project. The comments that were received pertaining to the project have been included as conditions of approval.

The Police Department and the Fire Department have reviewed the project for security and safety concerns. The Police Department will provide their conditions with the future issuance of the cannabis operating permit. A final security plan is required to be approved by the Revenue

Division before a Business Operating Permit is issued.

Staff Recommendation

As conditioned, staff finds the proposed cannabis microbusiness to be an appropriate use for this location as the operations will have a minimal impact on the industrially zoned neighborhood. The proposed business will provide an adaptive reuse and rehabilitation of a vacant industrial site and is required to provide security measures to address any crime and safety concerns including adding security systems such as private patrol, exterior lighting, daily maintenance of the site, and security cameras unlike other industrial uses that would be allowed to occupy the site by-right. Staff recommends that the Zoning Administrator approve the project per the proposed findings of fact and with the draft conditions listed below.

Site Plan and Design Review

The purpose and intent of the Site Plan and Design Review entitlement is to ensure the minor exterior building and site improvements comply with the relevant development standards of the underlying zone, the M-1-SPD zone, and the Del Paso / Arden Way SPD, in addition to making sure the design of the improvements are compatible and complementary to surrounding development and consistent with applicable design guidelines.

The proposed exterior renovations include many of the existing roll-up doors, which will be removed and filled with metal siding. The applicant is also proposing multiple ground mounted HVAC units at the rear of the building. Staff is proposing to add conditions to ensure compliance with City Code Section 17.600.165 which concerns Mechanical Equipment Screening. Planning staff has reviewed the design of the project and determined that the proposed design is compatible with the City's Industrial and Business Park Design Guidelines.

PUBLIC COMMENT / NEIGHBORHOOD OUTREACH

This project was routed to Woodlake Preservation, Old North Sac Neighborhood Association, Del Paso Boulevard Partnership, South Natomas United, Rancho Del Paso Neighborhood Association, North Sacramento Chamber Of Commerce, Old North Sacramento (Uptown/Dixieanne) Community Association, Benito Juarez Neighborhood Association, Preservation Sacramento, Civic Thread, Sacramento Area Bicycle Advocates, and Region Builders. Staff received no comments.

The site was posted with project information at the time of submittal. All property owners and residents within 500 feet of the subject site, and neighborhood association were mailed a public hearing notice and on January 23, 2026, a notice was posted at the project site. At the time of the writing of this report, staff did not receive any additional comments or expressed opposition to the proposed project.

ENVIRONMENTAL DETERMINATION

The Community Development Department, Environmental Planning Services Division has reviewed this project and the Zoning Administrator has determined it to be exempt from the provisions of the California Environmental Quality Act (CEQA) under Class 1, Section 15301 (Existing Facilities). This project qualifies for this exemption as it applies to projects that consist

of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. This project proposed minor exterior modifications to the building and is not modifying the existing conditions of the site layout. Therefore, the project will not have a significant effect on the environment and no further CEFQA 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 Determination: Exempt

1. The Community Development Department, Environmental Planning Services Division has reviewed this project and the Zoning Administrator has determined it to be exempt from the provisions of the California Environmental Quality Act (CEQA) under Class 1, Section 15301 (Existing Facilities). This project qualifies for this exemption as it applies to projects that consist of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. This project proposed minor exterior modifications to the building and is not modifying the existing conditions of the site layout. Therefore, the project will not have a significant effect on the environment and no further CEFQA analysis is required.

Conditional Use Permit – Cannabis Production

1. The proposed use and its operating characteristics are consistent with the 2040 General Plan, Employment Mixed Use in that the proposed project is an employment generating use. There is no applicable specific plan or transit village plan for this property.
2. 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, in that the site is zoned Light Industrial zone (M-1-SPD), which allows for the manufacture or treatment of goods. The production of cannabis is an allowed use in the M-1-SPD zone and Del Paso / Arden Way Special Planning District subject to obtaining a CUP.
3. The proposed use is situated on a parcel that is physically suitable in terms of location, size, topography, and access, and is adequately served by public and private services and utilities, in that the site will have vehicular access from Acoma Street. The site will

have a secured loading area enhanced with anti-climb fencing. Furthermore, the site is fully built-out and is currently served by the necessary public and private utilities to ensure proper operation of the use.

4. 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. The proposed cannabis production use will not create a nuisance because the building has a secure loading area for the transfer of cannabis products. Additionally, the distribution of cannabis will be provided for by smaller vehicles, rather than large trucks, which are less noticeable in their impacts to surrounding uses.
5. The proposed cannabis production will not result in undue concentration of cannabis production establishments. Pursuant to Sacramento City Code 17.228.900(E)(2)(a), an undue concentration of cannabis production establishments results when the production use is located within the area bounded by Power Inn Road to the west, Folsom Boulevard to the north, and the city limits to the east and south; and results in more than 2.5 million square feet of building floor space approved by a conditional use permit for cannabis production use in that area. The project site is not within the geographic area described above and therefore will not result in an undue concentration.
6. The proposed cannabis production does not include cannabis manufacturing with a volatile solvent.

Conditional Use Permit – Cannabis Dispensary

1. The proposed use and its operating characteristics are consistent with the 2040 General Plan, Employment Mixed Use in that the proposed project is an employment generating use. There is no applicable specific plan or transit village plan for this property.
2. 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, in that the site is zoned Light Industrial zone (M-1-SPD), which allows for the manufacture or treatment of goods. A delivery-only dispensary is an allowed use in the M-1-SPD zone and Del Paso / Arden Way Special Planning District subject to obtaining a CUP.
3. The proposed use is situated on a parcel that is physically suitable in terms of location, size, topography, and access, and is adequately served by public and private services and utilities, in that the site will have vehicular access from Acoma Street. The site will have a secure loading area. Furthermore, the site is fully built-out and is currently served by the necessary public and private utilities to ensure proper operation of the use.
4. 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. The proposed delivery-only dispensary use will not create a nuisance because the building has a secure loading area for the transfer of cannabis products. There are no retail sales at this location and there are conditions of approval to address potential security issues. Additionally, the distribution of cannabis will be provided for by smaller

vehicles, rather than large trucks, which are less noticeable in their impacts to surrounding uses.

Transit-Oriented Development Ordinance

1. The cannabis cultivation use is within ½ mile from the center of an existing light rail station therefore the Conditional Use Permit is subject to Sacramento City Code Section 17.228.127(A)1. The proposed development is consistent with Sacramento City Code Section 17.228.127(A)1 in that the project includes new landscaping, accessible parking stall, and accessible pedestrian pathway along the street frontage.

Site Plan and Design Review

1. The design, layout, and physical characteristics of the proposed development are consistent with the General Plan, in that the proposed project is consistent with the Employment Mixed Use (EMU) designation. There is no transit village plan applicable to this project.
2. The design, layout, and physical characteristics of proposed development are consistent with the Industrial and Business Park Design Guidelines and all applicable design guidelines.
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, in that the project was analyzed by City departments and was determined that it complies with all applicable development standards.
4. The design, layout, and physical characteristics of the proposed development are visually and functionally compatible with the surrounding neighborhood, in that changes to the existing building are minor and the proposed changes are substantially similar in design and materials to the surrounding industrial properties.
5. The design, layout, and physical characteristics of the proposed development as conditioned minimizes energy consumption and encourages the use of renewable energy sources in that the project uses existing utility infrastructure, public access ways, and existing driveways. The project does not propose new development.
6. The design, layout, and physical characteristics of the proposed development as conditioned are not detrimental to the public health, safety, convenience, or welfare of persons residing, working, visiting, or recreating in the surrounding neighborhood and will not result in the creation of a nuisance in that the project is compatible with all applicable development standards and is compatible with the surrounding development.

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

Planning

1. The project shall conform to the approved plans as shown on the attached exhibits. Modification to the Conditional Use Permit approval is subject to Section 17.808.440.
2. This Conditional Use Permit approval is for the following:
 - a. Cannabis production uses at this site are limited to cultivation and distribution.
 - b. Cannabis dispensary that is delivery-only.
 - c. The approximate 2,786 square foot building is approved for total of 2,786 square feet of cannabis production, consisting of 2,632 square feet of cultivation and 154 square feet of shared distribution and cannabis delivery-only dispensary space.
3. Any request to modify the microbusiness shall be reviewed by Planning for consistency with Title 5.
4. Provide landscape planter per design indicated on approved plans and in location provided on plans.
5. Restripe (repaint) existing path of travel from street to building and “no parking” areas as shown on the final approved plans.
6. The site shall be inspected and maintained daily to be clear of litter.
7. Provide regular landscape maintenance for the site.
8. All cannabis related activities, including but not limited to cannabis loading, shall be performed in the designated secured loading/unloading area as shown on the final approved plans.
9. No unpermitted cannabis events on the premises hosted by the property owner, tenants, subtenants or guests.
10. Provide additional lighting on the building to meet CPTED standards or better as outlined and approved by Sacramento Police Department.
11. Sheds and/or storage containers may not be used to store cannabis or cannabis byproduct.
12. No storage of vehicles or other equipment is allowed on the property, except as registered to tenants for cannabis delivery vehicle use.
13. Any parking lot striping changes shall conform to standards of the Planning and Development Code.

14. All dumpsters used for cannabis shall be locked and secured with no climb fencing.
15. All cannabis project facilities shall be connected to Sacramento Municipal Utility District (SMUD) or Pacific Gas and Electric (PG&E) facilities for the supply of all electrical power. Generators shall be used only for emergency electrical service for the duration of any power outage.
16. Trees on the cannabis project site shall be trimmed to avoid interference with security cameras operated as part of the project.
17. All newly installed ground-mounted and roof-mounted mechanical equipment must be completely concealed from all adjacent and approaching right-of-way views. Construction documents shall clearly illustrate compliance. Placement of all exterior mechanical equipment, along with any necessary screening and details, must be shown on site plans, roof plans, and exterior elevations. Permanently supported solid, slatted, or louvered metal panel material only may be used. Openings in slatted material shall be less than 10%. Louvered material shall be positioned so spacing does not align with line of sight views. All material shall be painted to match elements of building exterior finish.
18. A building permit is required to verify occupancy for a cannabis facility, even if no improvements to the property are proposed. The building permit application must meet the City's general building permit submittal requirements.
19. The approved cannabis use shall comply with all applicable requirements of Sacramento City Code Chapter 5.510, including, but not limited to, the security plan requirements of Section 5.150.110.
20. This approval is valid for three (3) years and subject to the establishment requirements at Section 17.808.400.

SMUD

21. To ensure a timely service connection, the Applicant must submit an anticipated energy load calculation for SMUD's review before requesting service connection. Depending on the anticipated electrical load, additional electrical equipment and/or upgrades may be needed. Due to a large demand for service in this area, additional SMUD offsite system improvements will be necessary. Requests for new/upgraded service connections will exceed the typical 4-6 month timeline. SMUD welcomes the opportunity to discuss your specific service needs. The Applicant may also direct specific questions regarding their service connection to: CannabisOperations@smud.org.
22. 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.

23. 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.
24. 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.
25. 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-Resbates/Design-and-Construction-Services>
26. If the sum of the panel sizes for a parcel exceeds 4,000 amps, the New Business service requirements will be service from SMUD's 69kV electric system. This will require the Applicant to provide a substation with a transformer.
27. Space on the premises for pad-mounted transformer(s) and pad-mounted switchgear is likely needed, the precise size and quantity of which will be dependent on the load/service size.

FIRE:

28. Any modifications to the facility must be done under permit by way of plan review for compliance to the Fire and Building Codes.
29. Obtain a Fire Clearance by requesting a fire and life safety inspection from the Sacramento City Fire Prevention Division.
30. Obtain any required operational permits from the Sacramento City Fire Prevention Division.
31. Upon submitting improvement plans for review, identify if any growing enrichment processes are to be done and provide details for the means in which it is to be accomplished.
32. Upon submitting improvement plans for review, provide a hazardous materials management plan and an inventory statement if any hazardous materials to be stored on-site in accordance with section 5001.5 of the California Fire Code.

DOU:

33. The project is served by the Separated Sewer System. Therefore, the developer/property owner will be required to pay the Separated Sewer System Development Fee prior to the issuance of building permit per City Council Resolution 2023-0338.
34. City records indicate the existing domestic water service may not have a backflow

preventer. The applicant shall install a reduced pressure principal backflow device (per City standards) as part of their building permit or submit evidence of an existing device that meets City requirements. The applicant may contact the Department of Utilities Development Services staff at DOUDDevelopmentReview@cityofsacramento.org or 916-808-7890 for assistance in permitting requirements related to the installation of a backflow device. The applicant shall provide the building permit number that includes the installation of an approved backflow device to the DOU entitlement engineer prior to condition signoff.

SASD:

35. 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.

Solid Waste:

36. Applicant shall provide space for separate receptacles for garbage, recycling, organics, and cannabis waste and provide sufficient access for solid waste collection vehicles to service the receptacles.
37. Project must meet the requirements outlined in City Code Chapter 13.24 and 17.616.
38. The property must have sufficient space to store bins for trash, recycling, and organics, as well as cannabis waste. Service level minimums for recycling and organics can be found in Chapter 13.24.600. Trash and organics must be collected at least weekly. Recycling must be collected at least monthly.
39. Solid waste trucks must be able to safely move about the project, with minimum backing, and able to empty the containers safely.
40. This project may be required to submit a Construction and Demolition (C&D) Debris plan, as outlined on the City's web site at <http://www.cityofsacramento.org/public-works/RSW/Collection-Services/Recycling/Construction-and-Demolition>. Please contact the Solid Waste C&D team if you have any questions:

Phone: (916) 808-0965

Email: C&D@cityofsacramento.org

Sacramento Metro Air Quality Management District

41. Cannabis Manufacturing Operations involve various processes and equipment that may require Sac Metro Air District permits. Please note that the City of Sacramento's classification of cannabis operations may differ from those used by Sac Metro Air District. Additionally, cannabis operations within the City are subject to various state and local regulations, including power source requirements. Cannabis operations use SMUD line power, but in some cases, the City may approve supplemental power generation.

Businesses should consult with the City to determine whether supplemental power is allowed. If approved, such power generation may require a permit from Sac Metro Air District or certification under the California Air Resources Board's Distributed Generation Program. For details on permit requirements and contact information, please visit our Cannabis Operations webpage.

42. The project building may undergo renovation to accommodate new operations. Due to the health risks posed by public exposure to asbestos, demolition and renovation of existing buildings is subject to Sac Metro Air District Rule 902, to limit asbestos exposure during these activities. Sac Metro Air District staff is available to review notifications and answer asbestos related questions, either by emailing asbestos@airquality.org, or calling 279-207-1122

Public Works

43. Gates on entrance driveways located within 20-ft of the right-of-way line will be required to comply with the following:
 - a. The gate shall be designed so that no portion of the gate will intrude into the public right-of-way;
 - b. The gate can be automatically opened and equipped with an automatic gate opener/remote control; and
 - c. Delivery vehicles shall be equipped with remote openers to prevent queuing into the public right-of-way.
44. Delivery vehicles will be limited to passenger-sized vehicles only to the Satisfaction of the Department of Public Works.
45. 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' 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 at maturity. The area of exclusion shall be determined by the Department of Public Works.

Advisory Notes:

The following advisory notes are informational in nature.

Police:

- ADV1. City of Sacramento permits must be obtained for private patrol, alarms, and camera systems.

DOU:

- ADV2. 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.

ADV3. 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.

Sacramento Area Sewer District:

ADV4. The City of Sacramento (City) is responsible for providing local sewer service to the proposed project site via their 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.

Site Plan and Design Review

Planning:

1. Exterior of building shall comply with submitted plans.
2. Modifications to the Site Plan & Design Review approval is subject to Section 17.808.400.
3. This approval is valid for three (3) years and subject the establishment requirements at Section 17.808.400.

DOU:

4. The project is served by the Separated Sewer System. Therefore, the developer/property owner will be required to pay the Separated Sewer System Development Fee prior to the issuance of building permit per City Council Resolution 2023-0338.
5. City records indicate the existing domestic water service may not have a backflow preventer. The applicant shall install a reduced pressure principal backflow device (per City standards) as part of their building permit or submit evidence of an existing device that meets City requirements. The applicant may contact the Department of Utilities Development Services staff at DOUDevelopmentReview@cityofsacramento.org or 916-808-7890 for assistance in permitting requirements related to the installation of a backflow device. The applicant shall provide the building permit number that includes the installation of an approved backflow device to the DOU entitlement engineer prior to condition signoff.

SASD:

6. 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.

Advisory Notes:

The following advisory notes are informational in nature.

DOU:

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Deja Harris
Associate Planner

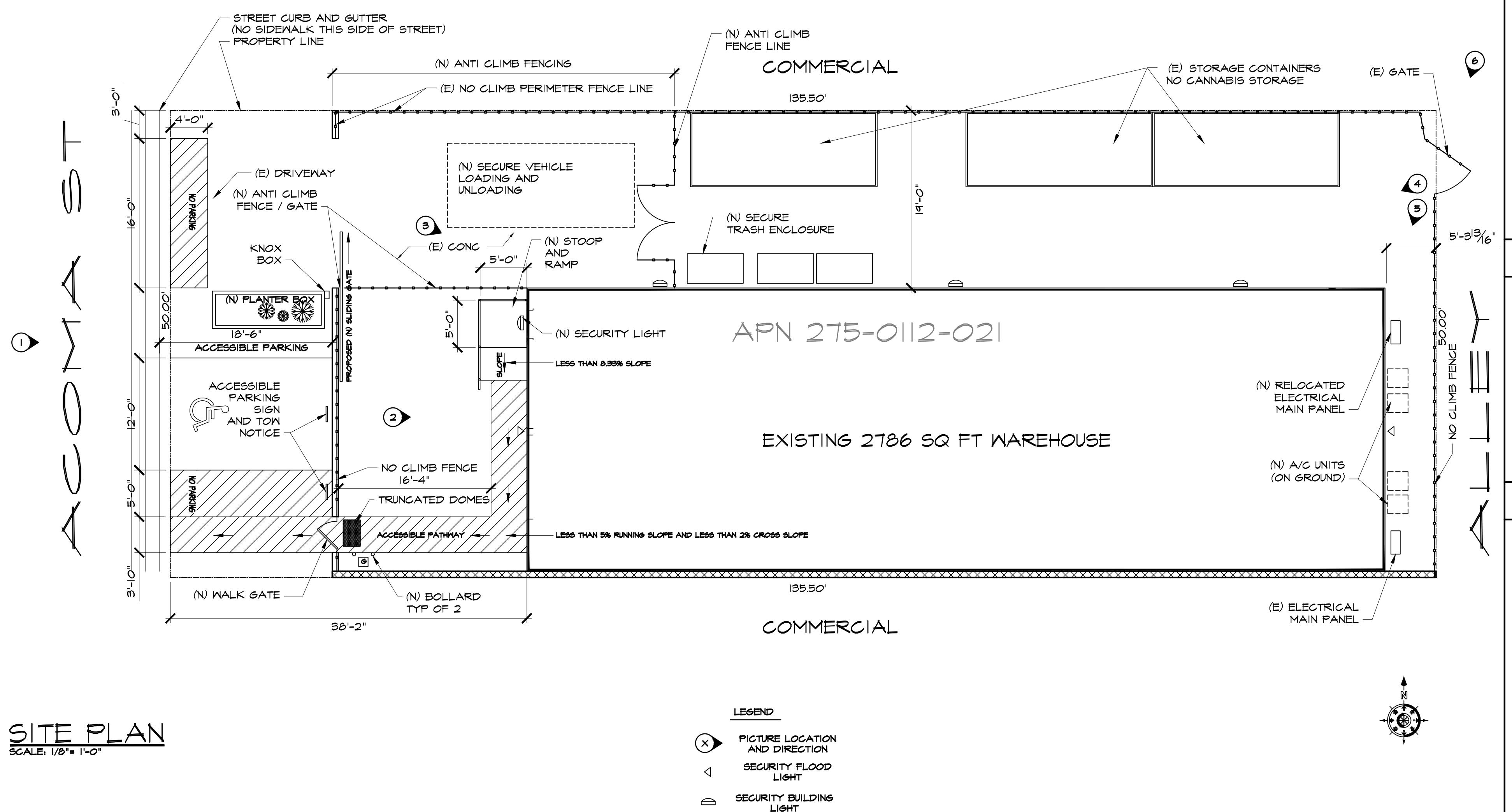


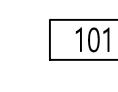
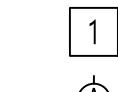
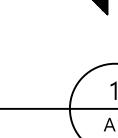
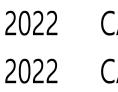
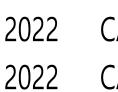
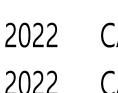
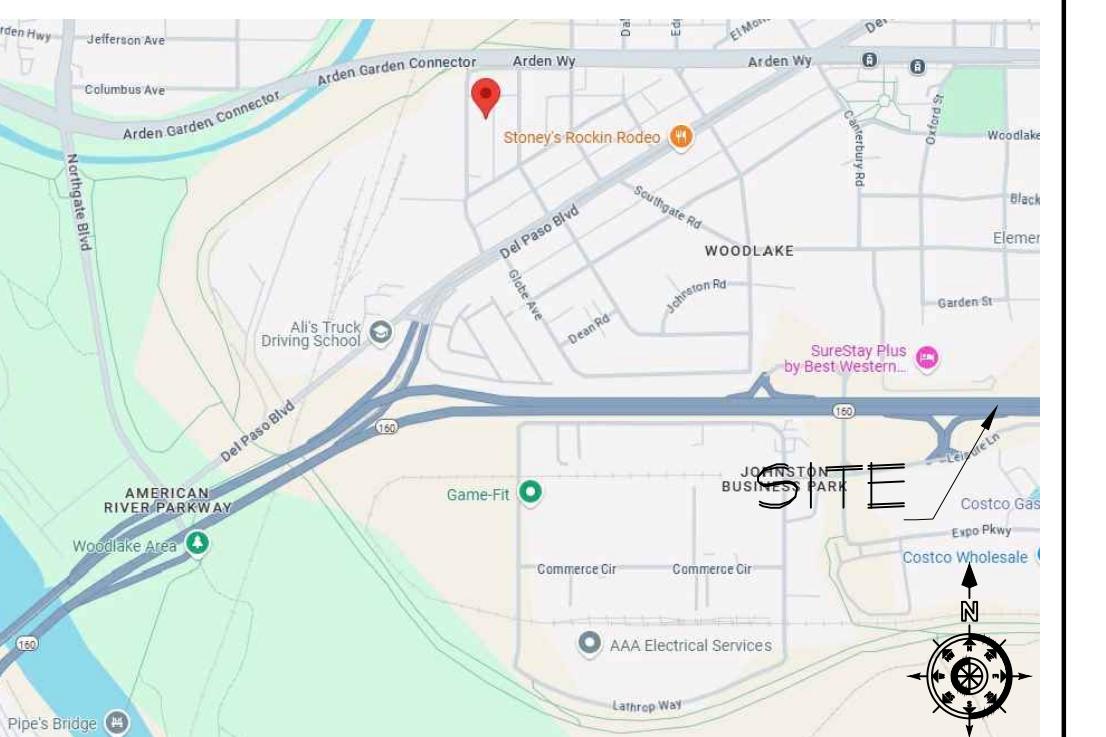
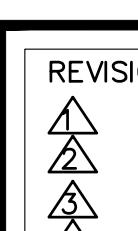
Zach Dahlia
Senior Planner

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

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.

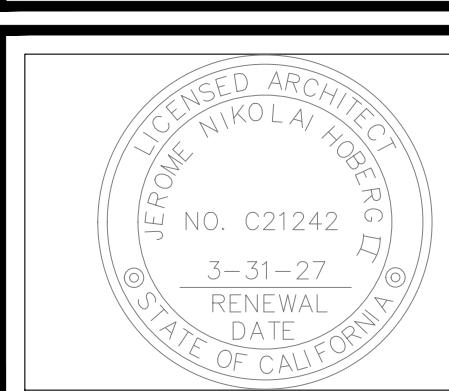
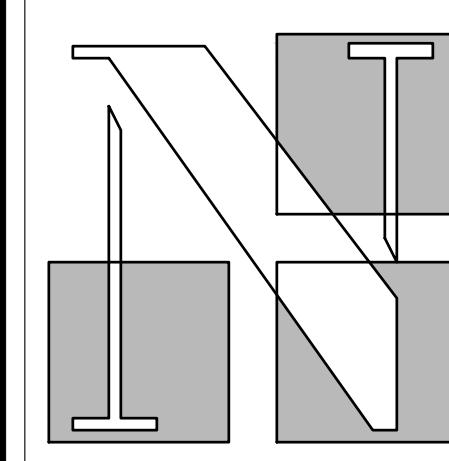
TENANT IMPROVEMENT FOR MICROBUSINESS (CULTIVATION, DISTRIBUTION AND DELIVERY)



AGENCIES AND UTILITIES		PROJECT TEAM	
PERMIT AGENCY City of Sacramento Building Department 300 Richards Blvd #43 Sacramento, CA 95811 (916)264-5011 www.cityofsacramento.org	Sacramento County Health Dept	OWNER Pigeon Racer Farms 1600 K St Sacramento, CA 95814 bentoboxnumber3 (916) 833-4997	ARCHITECT Nikolai Design Group Jerry Hoberg 149950 Trinidad Dr Rancho Murrieta, CA 95683 (916) 768-1333 nikolaidesigngroup@gmail.com
FIRE DISTRICT Sacramento Metro Fire District 10545 Armstrong Ave Mather, CA 95655 (916)859-4300 or 911 metrofire.gov		DESIGNER Daniel Williams 836 57th St Sacramento, CA 95819 (916) 370-1237 danthedesigner@gmail.com	CUP PERMIT CONSULTANT Courtney Lang 5960 South Land Park Sacramento, CA 95822 (530) 536-0049 courtny@thepermitscompany.com
SYMBOLS		PROJECT SCOPE	
               		<p>Description: THE PROJECT CONSISTS OF CHANGING THE OCCUPANCY TO F-1 INTERIOR ALTERATIONS TO THE EXISTING TENANT SPACE OF 2,786 SQ. FT. TO CREATE A RECREATIONAL MARIJUANA GROW FACILITY EXISTING OCCUPANCY WAS A TOW COMPANY WITH A "B" OCCUPANCY THE PROPOSED OCCUPANCY IS F-1 CHANGE IN OCCUPANCY IS FROM A "B" TO "F-1/B"</p>	
PROJECT SUMMARY		<p>JURISDICTION CITY OF SACRAMENTO COUNCIL DISTRICT COUNTY CURRENT USE PROPOSED USE PERMIT CONSTRUCTION OCCUPANCY</p> <p>SECTION SECTION IDENTIFICATION DETAIL DETAIL IDENTIFICATION INTERIOR ELEVATIONS ELEVATION IDENTIFICATION SHEET WHERE ELEVATION IS DRAWN</p>	
<p>14950 Trinidad Drive Rancho Murrieta California 95683 TEL (916)768-1333 nikolaidesigngroup@gmail.com</p>		<p>City of Sacramento DISTRICT #2 Sacramento Warehouse Recreational Marijuana Grow Conditional Use Permit Type V-B F-1/B (ACCESSORY OCCUPANCY IN ACCORDANCE WITH CBC 2022 508.2)</p> <p>NO SEPARATION IS REQUIRED BETWEEN ACCESSORY OCCUPANCIES AND THE MAIN OCCUPANCY IN ACCORDANCE WITH CBC 2022 508.2.4</p> <p>ZONING A.P.N. SPRINKLERS STORIES EXISTING OCCUPANT LOAD NEW OCCUPANT LOAD</p> <p>14950 Trinidad Drive Rancho Murrieta California 95683 TEL (916)768-1333 nikolaidesigngroup@gmail.com</p>	
CODES AND STANDARDS		<p>ALL WORK SHALL COMPLY TO THE FOLLOWING CODES:</p> <ul style="list-style-type: none"> 2022 CALIFORNIA BUILDING CODE 2022 CALIFORNIA RESIDENTIAL BUILDING CODE 2022 CALIFORNIA FIRE CODE 2022 CALIFORNIA MECHANICAL CODE 2022 CALIFORNIA ELECTRICAL CODE 2022 CALIFORNIA PLUMBING CODE 2022 CALIFORNIA ENERGY CODE 2022 CALIFORNIA GREEN BUILDING CODE 2022 CALIFORNIA BUILDING CODE 	
DRAWING INDEX		<p>TENANT IMPROVEMENT PLANS</p> <ul style="list-style-type: none"> A.0. TITLE SHEET AND VICINITY MAP A.0.1. SENSITIVE USE SITE PLAN A.1. SITE PICTURES <p>ARCHITECTURAL</p> <ul style="list-style-type: none"> A.2.1. DEMO/EXISTING A.2.1. FLOOR PLAN A.3.1. ELEVATION A.4.1. ROOF PLAN 	
VICINITY MAP			
REVISIONS			
SITE PLAN		<p>JOB NO. 2164420 DRAWN 12-10-25 FILING DATE: SCALE: AS NOTED</p>	
SITE PLAN		<p>NO A00 OF</p>	

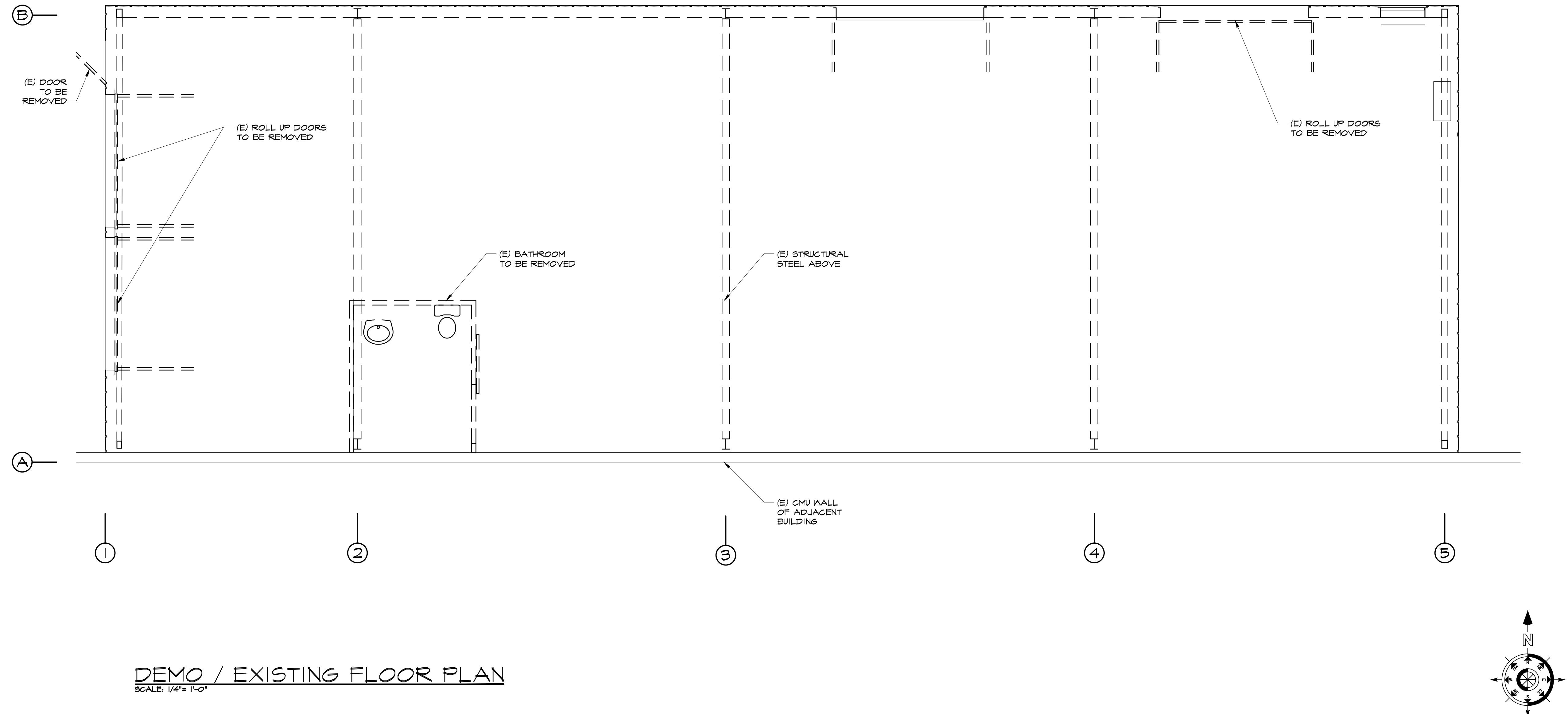
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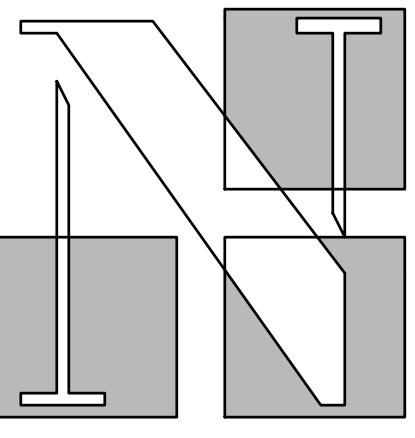
CONDITIONAL USE PERMIT
2164 Acoma St Sacramento, Ca



JOB NO. 2164420
DRAWN 12-10-25
FILING DATE:
SCALE: AS NOTED

SITE PLAN
NO A00 OF





NIKOLAI DESIGN GROUP

ARCHITECTURE PLANNING & INTERIORS

14950 Trinidad Drive
Rancho Murrieta
California 95683

TEL (916)768-1333
nikolaidesigngroup@gmail.com

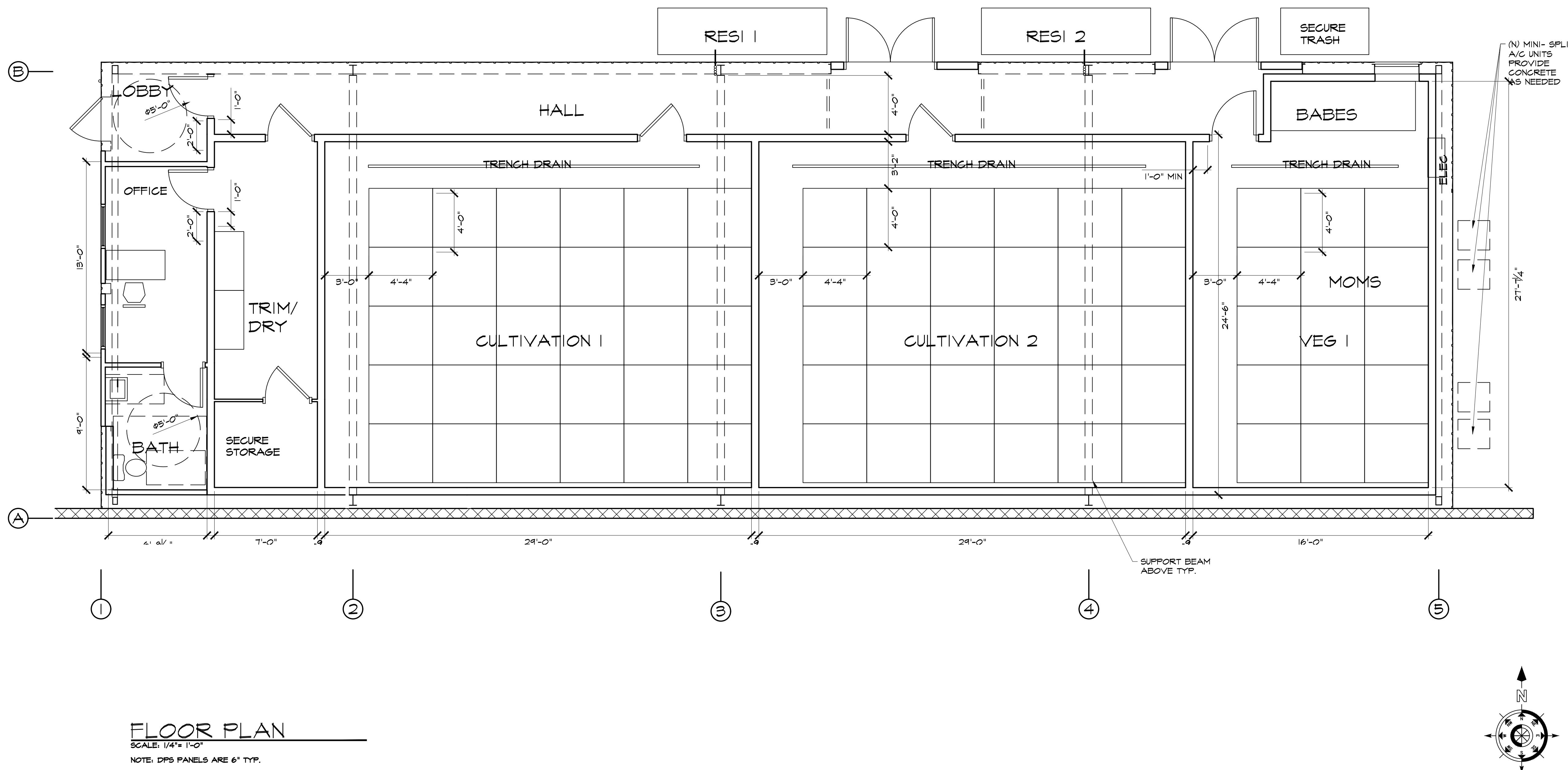
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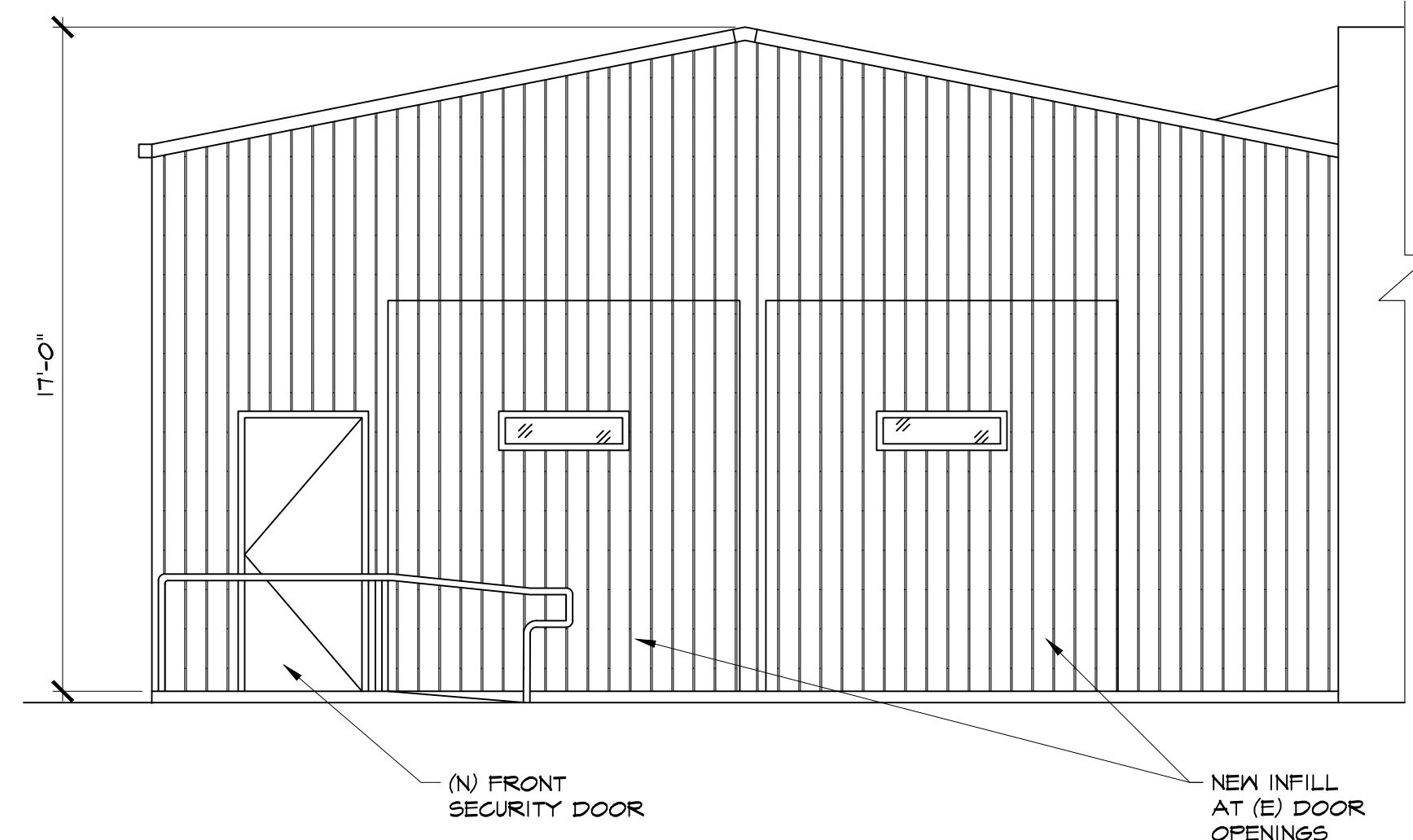
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2164 Acoma St Sacramento, Ca



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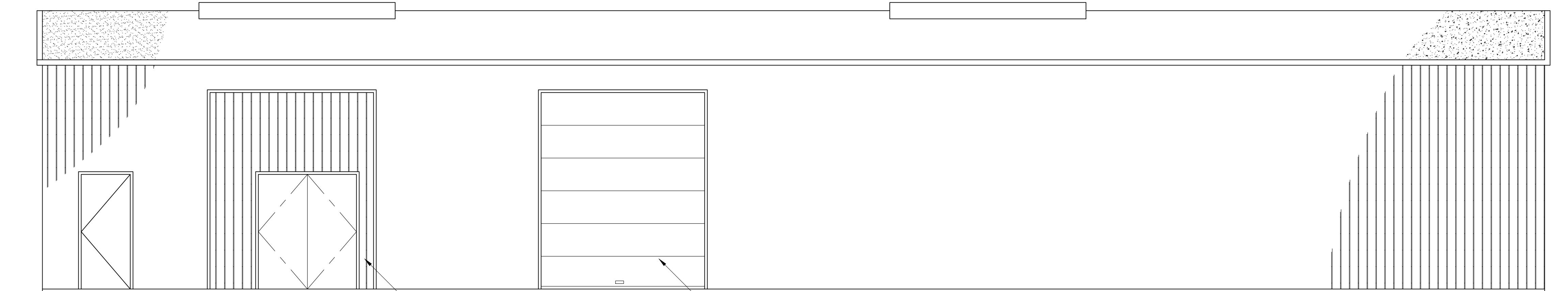
FLOOR PLAN A2.





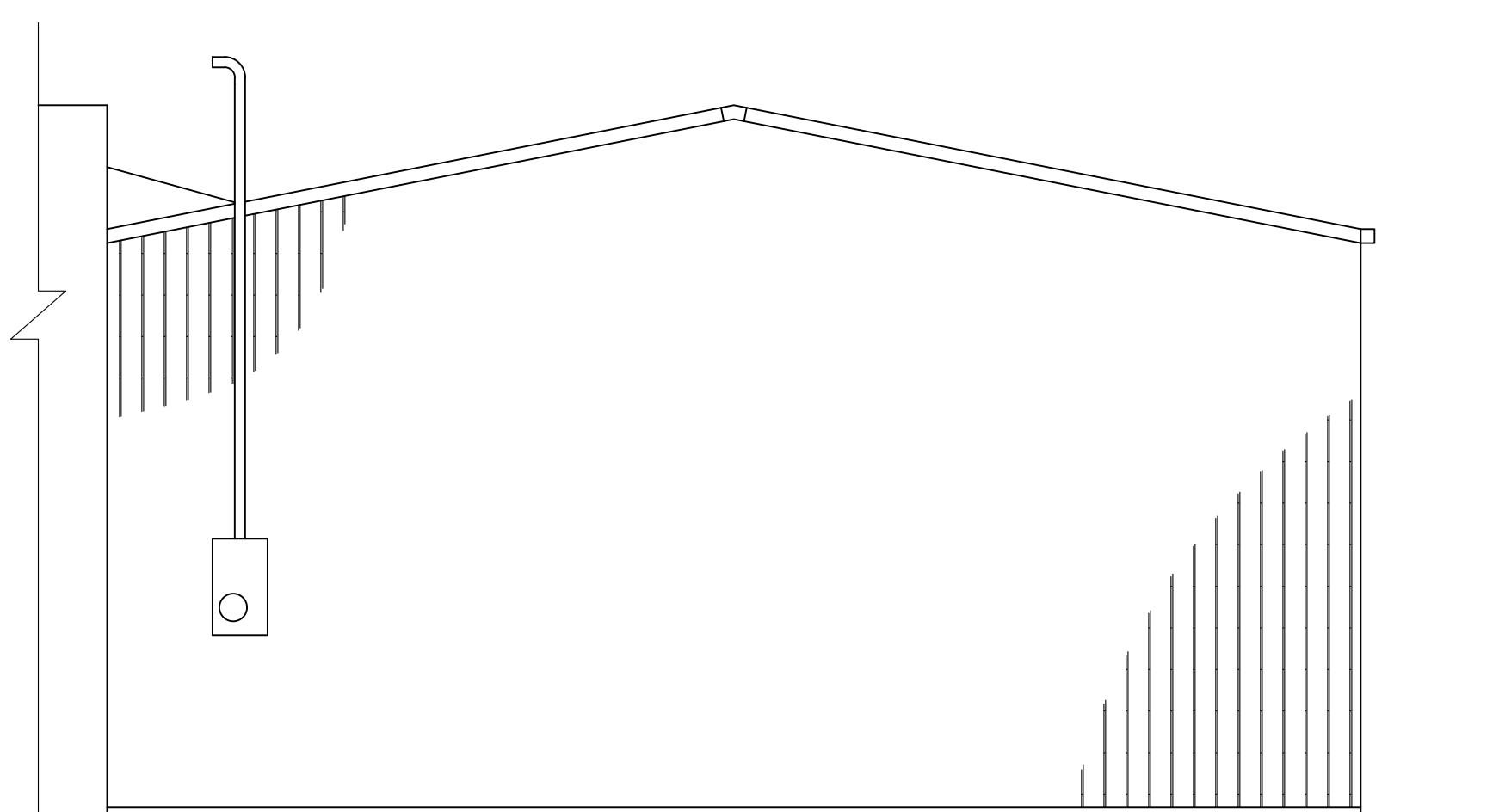
WEST ELEVATION

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



NORTH ELEVATION

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



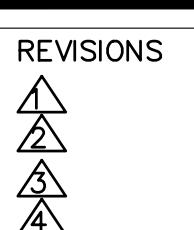
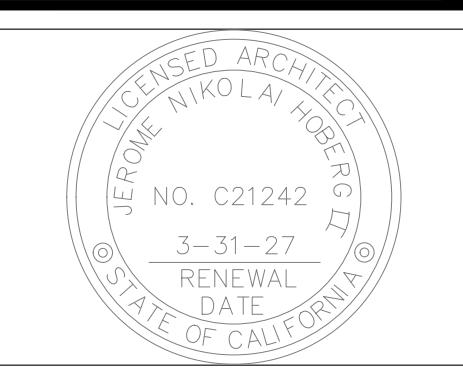
EAST ELEVATION

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

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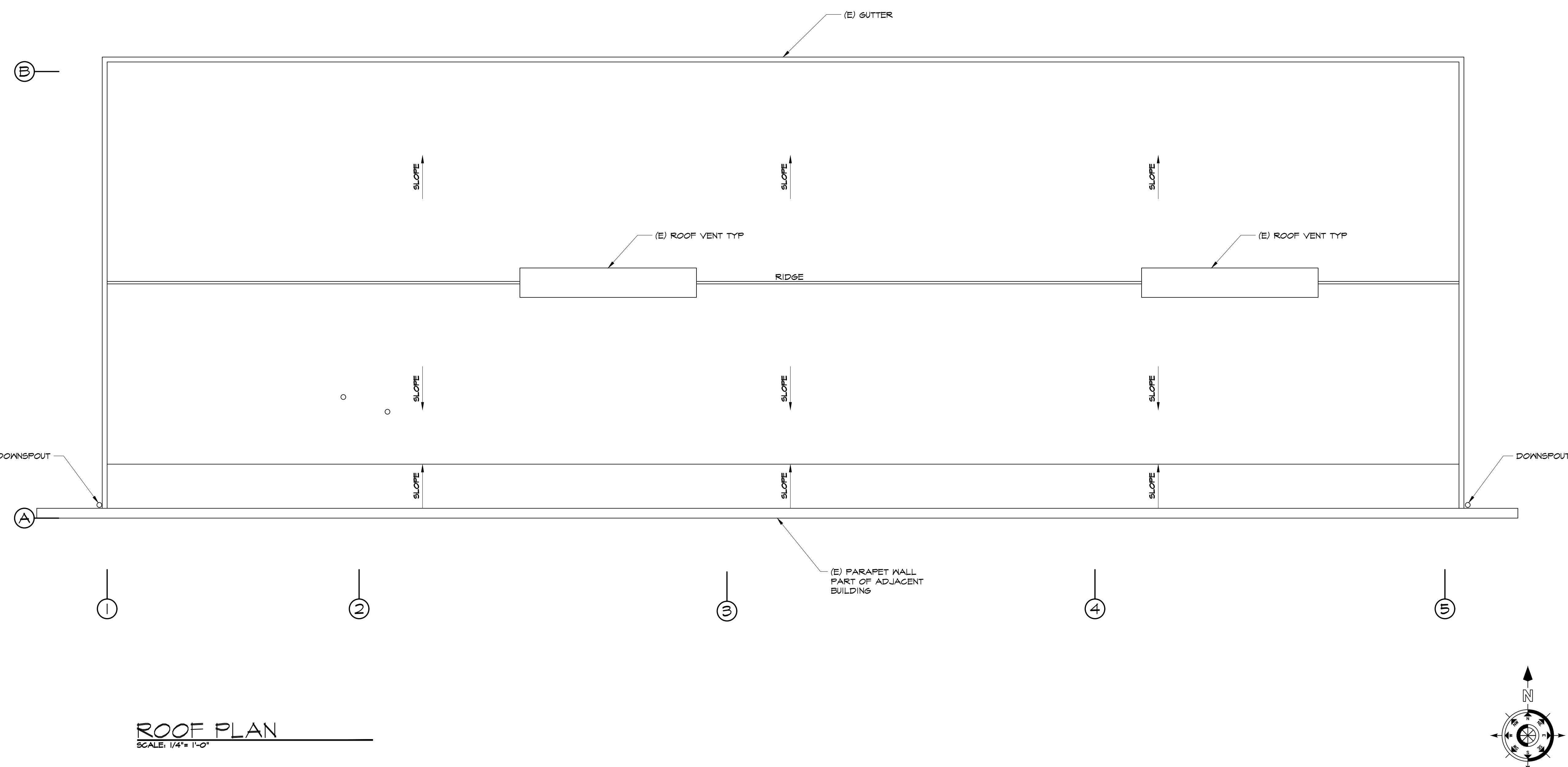
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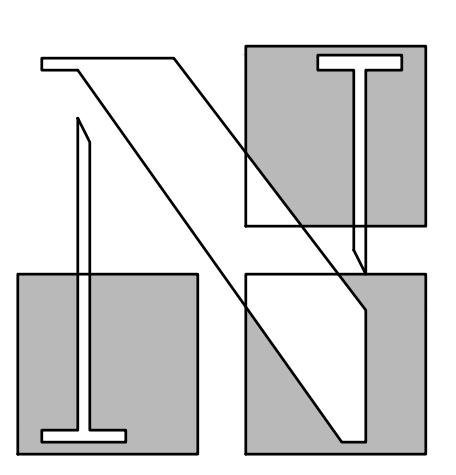
ELEVATIONS
A3
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NIKOLAI
DESIGN GROUP
ARCHITECTURE
PLANNING & INTERIORS



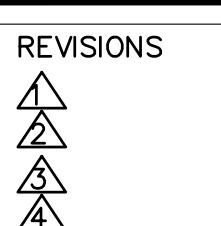
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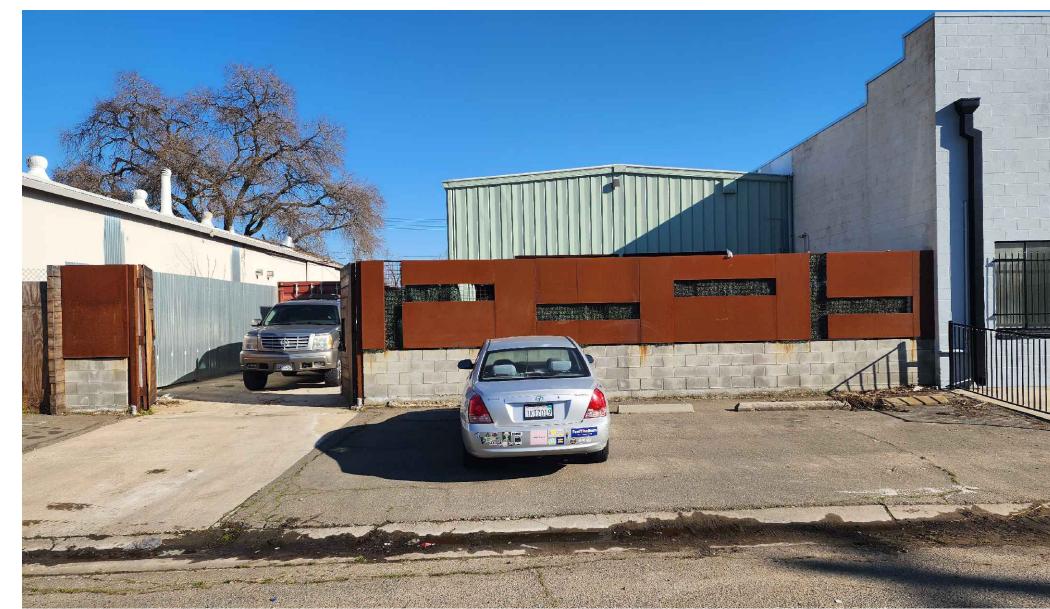
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ROOF
PLAN
A 4
OF



1 SITE FRONT



6 SITE REAR



2 BUILDING FRONT



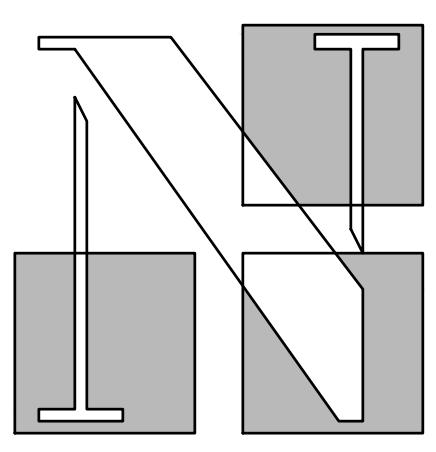
3 BUILDING SIDE



4 BUILDING SIDE



5 BUILDING REAR

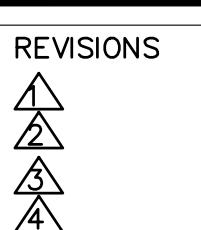
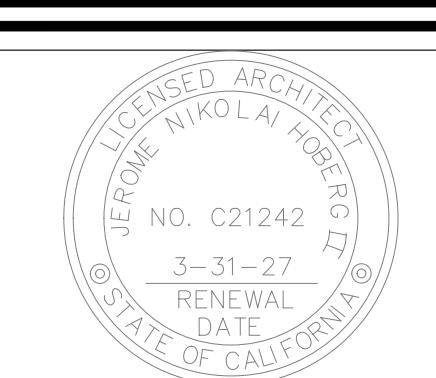


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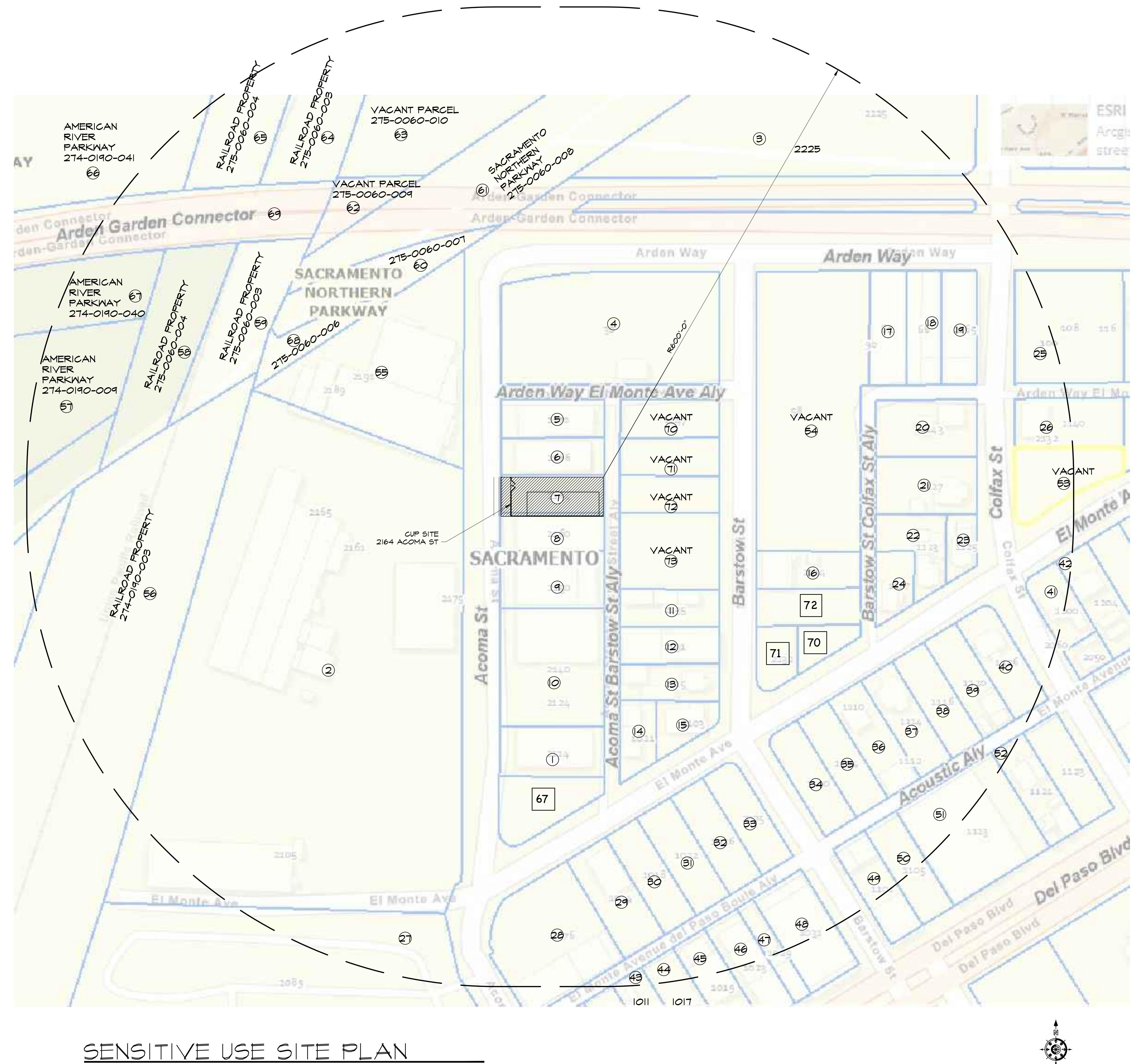
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CONDITIONAL USE PERMIT
2164 Acoma St Sacramento, Ca



JOB NO. 2164420
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SCALE: AS NOTED

SITE
PICTURES
A ||
NO OF



SENSITIVE USE SITE PLAN

SCALE: 1/64" = 1'



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PIGEON RACER FARMS

CONDITIONAL USE PERMIT
2164 Acoma St Sacramento, Ca



REVISIONS

REVISIONS	COMMENTS	DATE
1		3-21-25
2		
3		
4		

JOB NO. 2164420
DRAWN 4-23-25
FILING DATE:
SCALE: AS NOTED

SENSITIVE USE SITE PLAN

#	#	Site Address	APN	Business/Institution Name	Land Use
1		2189 ACOMA ST	275-0111-001-0000	Unknown	Industrial
2a		2175 ACOMA ST	275-0111-006-0000	Gold Country Green	Cannabis Cultivation
2b		2175 ACOMA ST	275-0111-006-0000	Sacramento Shoring Supply	Manufacturing
3		2225 COLFAX ST	275-0072-002-0000	Vacant	Commercial
4		30 ARDEN WAY	275-0112-001-0000	Vacant	Industrial
5		2170 ACOMA ST	275-0112-017-0000	Laughing Buddha Farms	Cannabis Cultivation
6		2166 ACOMA ST	275-0112-020-0000	Twisted Metal	Warehouse; distribution center
7		2164 ACOMA ST	275-0112-021-0000	Brothers Keeper Inc. (Proposed)	Cannabis Cultivation
8		2160 ACOMA ST	275-0112-015-0000	Unknown	Industrial
9		2150 ACOMA ST	275-0112-026-0000	Sherm's Custom Plating	Auto Service
10		2140 ACOMA ST	275-0112-025-0000	Sherm's Custom Plating	Auto Service
11		2135 BARSTOW ST	275-0112-006-0000	Unknown	Industrial
12		2131 BARSTOW ST	275-0112-007-0000	Johnson Industrial Sheet Metal	Warehouse; distribution center
13		2115 BARSTOW ST	275-0112-008-0000		Residential Dwelling
14		1021 EL MONTE AVE	275-0112-010-0000		Residential Dwelling
15		2103 BARSTOW ST	275-0112-009-0000		Residential Dwelling
16		2114 BARSTOW ST	275-0113-016-0000	Unknown	Industrial
17a		62 ARDEN WAY	275-0113-003-0000	Sacramento Rack and Shelving	Warehouse; distribution center
17b		62 ARDEN WAY	275-0113-003-0000	Sacramento Rack and Shelving	Equipment Rental
18		66 ARDEN WAY	275-0113-004-0000	Sacramento Rack and Shelving	Equipment Rental
19		2165 COLFAX ST	275-0113-005-0000	Sacramento Rack and Shelving	Warehouse; distribution center
20		2143 COLFAX ST	275-0113-023-0000		Residential Dwelling

#	#	Site Address	APN	Business/Institution Name	Land Use
21		2127 COLFAX ST	275-0113-024-0000		Residential Dwelling
22		1123 EL MONTE AVE	275-0113-011-0000		Residential Dwelling
23		1125 EL MONTE AVE	275-0113-010-0000		Residential Dwelling
24		1117 EL MONTE AVE	275-0113-012-0000		Residential Dwelling
25		100 ARDEN WAY	275-0114-015-0000	Sacramento Rack and Shelving	Warehouse; distribution center
26		2140 COLFAX ST	275-0114-013-0000		Residential Dwelling
27		2089 ACOMA ST	275-0200-013-0000		Parking Lot
28		2076 ACOMA ST	275-0161-001-0000	Clark Roofing	Warehouse; distribution center
29		1014 EL MONTE AVE	275-0161-015-0000	Unknown	Auto Storage
30		1014 EL MONTE AVE	275-0161-004-0000	Unknown	Auto Storage
31		1022 EL MONTE AVE	275-0161-016-0000	Unknown	Auto Storage
32		1026 EL MONTE AVE	275-0161-017-0000	Unknown	Auto Storage
33		2075 BARSTOW ST	275-0161-006-0000		Vacant
34		1100 EL MONTE AVE	275-0164-001-0000	Unknown	Auto Storage
35		1104 EL MONTE AVE	275-0164-002-0000	Unknown	Auto Storage
36		1110 EL MONTE AVE	275-0164-003-0000		Residential Dwelling
37		1114 EL MONTE AVE	275-0164-004-0000		Residential Dwelling
38		1116 EL MONTE AVE	275-0164-005-0000		Vacant
39		1120 EL MONTE AVE	275-0164-006-0000		Residential Dwelling
40		1126 EL MONTE AVE	275-0164-018-0000		Residential Dwelling
41		1200 EL MONTE AVE	275-0166-014-0000		Residential Dwelling
42		1204 EL MONTE AVE	275-0166-003-0000		Residential Dwelling

#	#	Site Address	APN	Business/Institution Name	Land Use
43		1011 DEL PASO BLVD	275-0161-012-0000	Tap Wine Lounge	Restraunt
44		1017 DEL PASO BLVD	275-0161-011-0000	Edible Events	Restraunt
45		1019 DEL PASO BLVD	275-0161-010-0000	The Gallery by We Are Sacramento	Non-Profit Organization- Art
46		1023 DEL PASO BLVD	275-0161-009-0000	Unknown	Commercial
47		1029 DEL PASO BLVD	275-0161-008-0000	Women's Wisdom Art	Non-Profit Organization- Art
48		1031 DEL PASO BLVD	275-0161-007-0000	The Rink Studios	Bar/Nightclub
49		1101 DEL PASO BLVD	275-0164-014-0000	Del Paso Auto Dismantlers	Auto Storage
50		1105 DEL PASO BLVD	275-0164-013-0000	Unknown	Warehouse; distribution center
51		1113 DEL PASO BLVD	275-0164-019-0000	Unknown	Warehouse; distribution center
52		1121 DEL PASO BLVD	275-0164-009-0000	Unknown	Commercial
53		2114 ACOMA ST	275-0112-027-0000	Allied Custom Upholstery	Commercial
54		58 ARDEN WAY	27501130220000	Vacant	Industrial
55		2189 ACOMA ST	27501110010000	Unknown	
56		1900 1/2 RAILROAD DR	27401900030000	Railroad Property	Industrial
57		NORTHGATE BLVD	27401900090000	American River Parkway	Floodplain
58		WESTERN AVE	27500600040000	Railroad Property	Industrial
59		WESTERN AVE	27500600030000	Railroad Property	Industrial
60		S N R R R/W	27500600070000	Sacramento Northern Parkway	Industrial
61		TRACTION AVE	27500600080000	Sacramento Northern Parkway	Industrial
62		STANFORD AVE	27500600090000	Vacant	Industrial
63		STANFORD AVE	27500600100000	Vacant	Industrial
64		WESTERN AVE	27500600030000	Railroad Property	Industrial

#	#	Site Address	APN	Business/Institution Name	Land Use
65		WESTERN AVE	27500600040000	Railroad Property	Industrial
66		CLEVELAND AVE	27401900410000	American River Parkway	Industrial
67		ARDEN-GARDEN	27401900400000	American River Parkway	Floodplain
68		TRACTION AVE	27500600060000	Vacant	Industrial
69				Arden Garden Connector	
70		EL MONTE AVE	27501130130000	Uknown	Vacant
71		2132 BARSTOW ST	27501130140000	Uknown	Vacant
72		BARSTOW ST	27501130150000	Uknown	Vacant

DIRECTOR REPORT

STAFF RECOMMENDATION

Staff recommends the Zoning Administrator approve, with conditions, a Tentative Map; and the Design Director approve, with conditions, Site Plan and Design Review for the project known as **Z25-085 (3000 T Street Tentative Map)**. Draft Findings of Fact and Conditions of Approval for the project are included below.

REQUESTED ENTITLEMENTS

1. **Tentative Map** to subdivide a 0.29-acre property within the Residential Office Zone (RO-SPD) zone and Alhambra Corridor Special Planning District (SPD).
2. **Site Plan and Design Review** of the tentative map layout with a deviation to a rear-yard setback.

PROJECT INFORMATION

Location: 3000 T Street
Parcel Number: 010-0131-025-0000
Council District: 4
Applicant: Sarah Marriott, JTS Engineering
1808 J Street
Sacramento, CA 95811
Property Owner: Anchor Investment Firm LLC
1641 39th Street
Sacramento, CA 95816
Project Planner: Whitney Johnson, Assistant Planner
Public Hearing Date: February 5, 2025

Land Use Information

General Plan: Residential Mixed Use (RMU)
Community Plan Area: Central City
Housing Element Site: No
Specific Plan: No
Zone: Residential Office (RO-SPD)
Overlay: n/a
Special Planning District: Alhambra Corridor
Planned Unit Development: n/a
Design Review Area: Alhambra Corridor
Parking District: Urban
Historic Landmark: No

Historic District: No

Surrounding Land Use and Zoning

North:	C-2-SPD	Vacant
South:	RO-SPD	Single- and Multi-Unit Dwellings
East:	RO-SPD	Single- and Multi-Unit Dwellings
West:	NA	Freeway right-of-way

Site Characteristics

Existing Property Area:	12,800 square feet / 0.29 acres
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Existing Land Use:	Office converting to multi-unit

Other Information

Concurrent Files:	None
Previous Files:	None

ATTACHMENTS

Attachment 1: Tentative Map

PROPOSED PROJECT AND ANALYSIS

Site Context

The project site is located at 3000 T Street, on the southeastern corner of 30th and T Streets. The existing site extends from T Street to Tomato Alley and has been developed with a two-story, 7,874 square foot commercial building with an adjacent parking lot. The commercial building is currently being converted into 10 dwelling units (record no. COM-2427802). Surrounding uses include a mixture of single- and multi-unit dwellings and commercial businesses. The site is served by existing public infrastructure including the alley right-of-way and utility connections.

Project Details

The project proposes to subdivide the existing 0.29-acre parcel into two lots. No new development is proposed on Parcel 2, which will be created using the northern portion of the existing property's parking lot and would have frontage along T street and 30th Street. Any future development on the newly created lot would be reviewed under a separate application.

Parcels 1 and 2 are contiguous lots that will share the northern parking facility and is considered an integrated development site pursuant to SCC section 17.608.020.B. As such, the proposed tentative map does not result in the creation of a stand-alone surface parking lot.

This request requires Zoning Administrator approval of a Tentative Map to subdivide the property into two lots, and Design Director approval of Site Plan and Design Review of the tentative map layout.

Tentative Map

The project proposes to subdivide an existing parcel totaling 0.29 acres into two lots (identified as "parcels" on the attached tentative map). Parcel 1 is 7,982 square feet and Parcel 2 is 4,818 square feet. Parcel 1 contains the existing 7,874 square foot building which is under conversion into a multi-unit building with 10 dwelling units, which results in a floor area ratio (FAR) of 0.62 and a density of 34.4 du/ac, consistent with the General Plan building intensity standards (Maps LUP-6, -7, and -8) and the RO-SPD zone. The RO-SPD zone does not establish any applicable standards for lot size, lot width, lot depth, or lot coverage and no deviations associated with the tentative map are requested.

The proposed subdivision maintains adequate vehicular site access for Parcel 1 via Tomato Alley and for Parcel 2 via existing driveways off 30th & T Streets. Additionally, the proposed layout and configuration of the proposed parcels are adequate to accommodate the existing and future developments, as evident by the existing development on Parcel 1 and the future developable area consistent with setback requirements identified on Parcel 2. Additionally, any future development on Parcel 2 will be reviewed under a separate application for consistency with the General Plan building intensity standards (Maps LUP-6, -7, and -8), the RO-SPD zone, and Alhambra Corridor SPD. The existing site and its resultant lots will maintain adequate access to the street and available utility infrastructure. As such, staff is supportive of the proposed tentative map.

Table 1: Development Standards				
	Required	Parcel 1	Parcel 2	Deviation
Lot	Size (sq ft)	none	7,982	n/a
	Width (ft)	none	99.7	n/a
	Depth (ft)	none	80	n/a
	Coverage (%)	none	81	n/a
Setbacks (ft)	Front-Yard (ft) ^{1, 2}	25	25	No
	Street Side-Yard	3 (1 to 2 du) 5 (multi-unit)	n/a	n/a
	Rear-Yard	15	4.4 (existing)	n/a
	Interior Side-Yard	none	10.0 (north) 25.7 (south)	n/a
Density (du/ac)		20 to 36	34.4	n/a
FAR		0.3 to 4.0	0.62	n/a

1. Pursuant to SCC section 17.212.230.A.2, if a parcel fronts a right-of-way that has a planter strip between the street pavement and the sidewalk, the width of the planter strip is counted in the front-yard setback.

2. Pursuant to SCC section 17.212.230.A.1, if there are at least two other buildings with front-yard setbacks on the same side of the street the minimum front-yard setback is the average of the two front-yard setbacks of the nearest two buildings or 25 feet, whichever is less.

Site Plan and Design Review

Site Plan and Design Review is required for the review of the tentative map layout and to review any deviations from applicable development standards and design guidelines.

The RO-SPD zone also contains prescriptive development standards for setbacks for improvements on existing and new lots. While the existing structure on Parcel 1 is currently consistent with the setback standards of RO-SPD zone, the lot splits would establish new lot lines that results in the rear-yard setback "moving from the southern property line to the eastern

property line. The building is current 4.4 feet from the eastern property line where a 15-foot setback is required. As this is an existing condition, staff considers the purpose and intent of the setback standard to have been met and supports the deviation. Future development on the newly created lot (Parcel 2) will be reviewed under a separate application for consistency with the setback standards of the RO-SPD zone.

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 East Sacramento Community Association, Midtown Association (PBID), Newton Booth Neighborhood Association, and Preservation Sacramento. Staff has not received any public comments on the project.

SUBDIVISION REVIEW COMMITTEE

The proposed map was heard at the Subdivision Review Committee on January 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 15315, Minor Land Divisions (Categorical Exemption – Class 15).

FLOOD HAZARD ZONE

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

FINDINGS OF FACT

Environmental

1. The Zoning Administrator and Design Director have determined that the project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15315, Minor Land Divisions (Categorical Exemption – Class 15) in that:
 - a. The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.

- b. The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.
- c. The project site has no value as habitat for endangered, rare or threatened species.
- d. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
- e. The site can be adequately served by all required utilities and public services.

Tentative Map

- 2. None of the conditions described in Government Code (Gov. Code) section 66474 exist with respect to the proposed subdivision as follows:
 - a. The proposed map is consistent with the general plan and applicable specific plan.
 - b. That the site is physically suitable for the type of development and is an existing building.
 - c. That the site is physically suitable for the proposed density of development. The proposed subdivision is for a commercial office building and does not include residential dwelling units.
 - d. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat because the subdivision is for air space of an existing commercial office building.
 - e. That the design of the subdivision or the type of improvements are not likely to cause serious public health problems because the subdivision is for air space of an existing commercial office building.
 - f. The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.
- 3. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the General Plan, all applicable community and specific plans, Title 17 of the City Code, and all other applicable provisions of the City Code (Gov. Code §66473.5).
- 4. The discharge of waste from the proposed subdivision into the existing community sewer system will not result in a violation of the applicable waste discharge requirements prescribed by the California Regional Water Quality Board, Central Valley Region, in that existing treatment plants have a design capacity adequate to service the proposed subdivision (Gov. Code §66474.6).
- 5. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities (Gov. Code §66473.1).

6. The City has considered the effect of the approval of this tentative subdivision map on the housing needs of the region and has balanced these needs against the public service needs of its residents and available fiscal and environmental resources (Gov. Code §66412.3).
7. The local flood management agency has made adequate progress (as defined in Gov. Code §65007) on the construction of a flood protection system what will result in flood protection equal to or greater than the urban level of flood protection.

Site Plan and Design Review

2. The design, layout, and physical characteristics of the proposed development are consistent with the General Plan RMU land use designation. The project proposes a FAR of 0.62 and density of 34.4 du/ac, consistent with the building intensity range established by the General Plan and the RO-SPD zone.
3. The design, layout, and physical characteristics of the proposed project are consistent with the purpose and intent of all applicable design guidelines. With the exception of the rear-yard setback, the project is consistent with the applicable development standards for the RO-SPD zone. The spatial relationships between existing buildings is maintained and the deviation to the rear-yard setback is consistent with the purpose and intent of the rear-yard setback standard.
4. All streets and other public access ways and facilities, parking facilities, and utility infrastructure are adequate to serve the proposed project and comply with all applicable design guidelines and development standards in that the existing public streets and sidewalks are existing and will be repaired to City Standards if required. The project is not proposing any construction at this time.
5. The design, layout, and physical characteristics of the proposed project are visually and functionally compatible with the surrounding neighborhood in that the newly created lot is consistent with the development pattern in the area.
6. The design, layout, and physical characteristics of the proposed project ensure energy consumption is minimized and use of renewable energy sources is encouraged.
7. The design, layout, and physical characteristics of the proposed development are not detrimental to the public health, safety, convenience, or welfare of persons residing, working, visiting, or recreating in the surrounding neighborhood and will not result in the creation of a nuisance.

200-Year Flood Protection

8. 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 SAFCU 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

Public Works

- A1. 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 Parcel 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.
- A2. 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

- A3. SMUD has existing overhead 21kV and low voltage/secondary facilities along the north 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.
- A4. SMUD has existing underground 21kV facilities on the property, including a pad-mounted transformer near the southwest corner of proposed Parcel 1 and underground 21kV crossing the southern half of Parcel 1 east to west, including a small portion that runs north along the southeast side of Parcel 1 that will need to remain. The Applicant shall be responsible for maintaining all CalOSHA and State of California Public Utilities Commission General Order No. 128 safety clearances during construction and upon building completion. If the required clearances cannot be maintained, the Applicant shall be responsible for the cost of relocation.
- A5. 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.
- A6. Any necessary future SMUD facilities located on the Applicant's property shall require a dedicated SMUD easement. This will be determined prior to SMUD performing work on the Applicant's property. Applicant shall be responsible for confirming with SMUD appropriate/acceptable landscaping including placement within the easement area. SMUD reserves the right to prune & remove trees that encroach into the easement area. Applicant shall submit landscape improvement plans with tentative or final map as a condition of approval. New landscaping improvements shall be restricted to a maximum

height of fifteen feet tall at full maturity.

- A7. In the event the Applicant requires the relocation or removal of existing SMUD facilities on or adjacent to the subject property, the Applicant shall coordinate with SMUD. The Applicant shall be responsible for the cost of relocation or removal. Applicant is further made aware that the proposed location of any relocated facilities will be subject to SMUD's vegetation management practices including restrictions of 15 feet high at full maturity and placement of trees within SMUD easements. Applicant shall bear cost to remove vegetation or trees located within proposed new facilities area and SMUD retains the right to engage in customary vegetation management practices at proposed new location after facility relocation. Applicant shall submit landscape improvement plans with tentative or final map as a condition of approval.
- A8. SMUD reserves the right to use any portion of its easements on or adjacent to the subject property that it reasonably needs and shall not be responsible for any damages to the developed property within said easement that unreasonably interferes with those needs, including but not limited to vegetation management, tree pruning or removal, weed abatement and application of weed abatement material, and a height restriction of fifteen feet tall at full maturity. Applicant shall submit landscape improvement plans with tentative or final map as a condition of approval.
- A9. 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.).
- A10. 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-Resbates/Design-and-Construction-Services>.
- A11. The Applicant shall provide separate SMUD service points to each parcel to the satisfaction of SMUD.
- A12. 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.
- A13. The Applicant shall dedicate the West 8.5-feet of Parcel 1 as a public utility easement, for the exclusive use of dry utilities, including overhead and underground facilities and appurtenances. The PUE area shall be subject to SMUD's landscaping and tree placement guidelines within the easement area and such landscaping shall be subject to removal, a height limit of fifteen feet tall at full maturity and weed abatement. Applicant shall submit landscape improvement plans with tentative or final map as a condition of approval.
- A14. Parcel 2 is "land locked" from SMUD infrastructure and facilities. Please contact SMUD Line Design to discuss service options and requirements, including, if necessary, any easement requirements on Parcel 1.

A15. Additional transformer space may be required. This additional space will vary and the amount will depend on specific service requirements, including service size, voltage and other requirements.

DOU

A16. The applicant shall grant and reserve easements, as needed, for water, drainage and sanitary sewer facilities, and for surface storm drainage, at no cost at or before the time of sale or other conveyance of any parcel or lot. A note stating the following shall be placed on the Parcel Map: "Private 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

A17. 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)

A18. 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.*)

Urban Forestry

A19. There are existing private protected trees and City trees at the project site. Any future construction that requires the removal of private protected trees or City trees shall be properly permitted per the requirements outlined in Sacramento City Code 12.56.

Advisory Notes:

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

ADV.A1. **Planning.** 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. **Public Works.** 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.

ADV.A3. **Public Works.** Any driveway adjacent to an arterial (W Street) will require an onsite turnaround. Per City Code, vehicles are not allowed to back into the public right-of-way. Driveways are discouraged along arterials given high speeds and high volumes.

ADV.A4. **SacSewer.** Prior to the ISSUANCE OF A BUILDING PERMIT: The owner must contact Permit Services Unit at PermitServices@sacsewer.com or by phone at (916) 876-6100 to determine if Regional San impact fees are due. Fees are to be paid prior to the issuance of building permits.

ADV.A5. **SacSewer.** Provide separate water and sanitary sewer services to each parcel to the satisfaction of the DOU. (Note: Parcel 2 is not fronted by a combined sanitary sewer public main. The nearest public combined sanitary sewer main is located within Tomato Aly and to the west of 30th Street in T Street.)

ADV.A6. **DOU.** This project is served by the Combined Sewer System (CSS). Therefore, the developer/property owner will be required to pay the Combined Sewer System Development Fee prior to the issuance of building permit. The fee will be used for improvements to the CSS. The applicant is recommended to contact the Department of Utilities Development Services at 916-808-7890 for a CSS fee estimate.

ADV.A7. **DOU.** The applicant shall pay the Drainage Impact Fee or provide onsite drainage mitigation meeting the current Onsite Design Manual requirements. To meet the onsite detention requirement, 7,600 cubic feet of detention must be provided per each additional acre of impervious area. The maximum discharge rate must be limited to 0.18 cfs/acre. The applicant is advised to contact the City of Sacramento Utilities Department Development Review Section (916-808-7890) at the early planning stages to address any onsite drainage related requirements. Failure to submit the drainage study may delay review and approval. (Note: A maintenance agreement may be required for detention and Low Impact Development (LID) features.)

ADV.A8. **DOU.** Finished floor elevations shall be a minimum of 6-inches above the 100-year HGL or 1-foot above the overland flow release elevation, whichever is higher or as approved by the DOU.

ADV.A9. **DOU.** All lots shall be graded so that drainage does not cross property lines.

ADV.A10. **DOU.** The applicant must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. This ordinance requires the applicant to show erosion

and sediment control methods on the construction drawings. These plans shall also show the methods to control urban runoff pollution from the project site during construction.

ADV.A11. Parks. 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 creation of 1 new parcel in the R3A zone, at 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 payment. The fee is due at the time of the final map.
- b. Community Facilities District 2002-02, Neighborhood Park Maintenance CFD Annexation.

ADV.A12. Urban Forestry. General Tree Protection – The applicant shall include the following Tree Preservation Measures in all future plans for construction.

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.

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.

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.

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.

Site Plan and Design Review

Planning

B1. The project approval is for the subdivision of one parcel into two lots as shown on the approved Tentative Map.

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

- a. Parcel 1 has a rear-yard setback of 4.4 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 17.828.160.

Respectfully Submitted: _____


Whitney Johnson
Assistant Planner

Recommendation Approved: _____

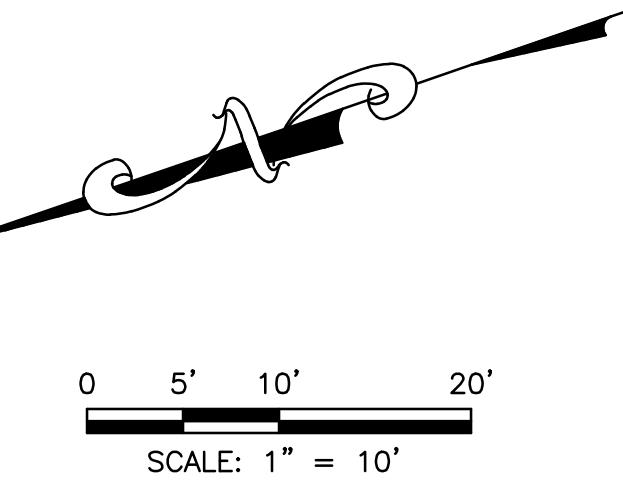

Karlo Felix
Senior Planner

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

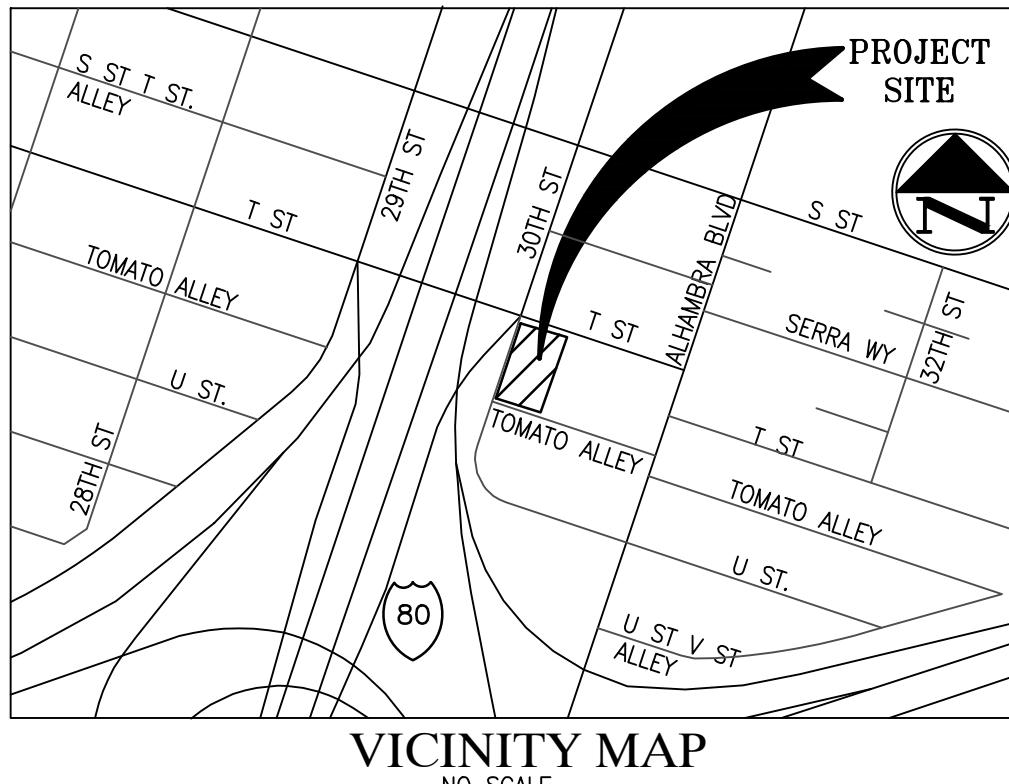
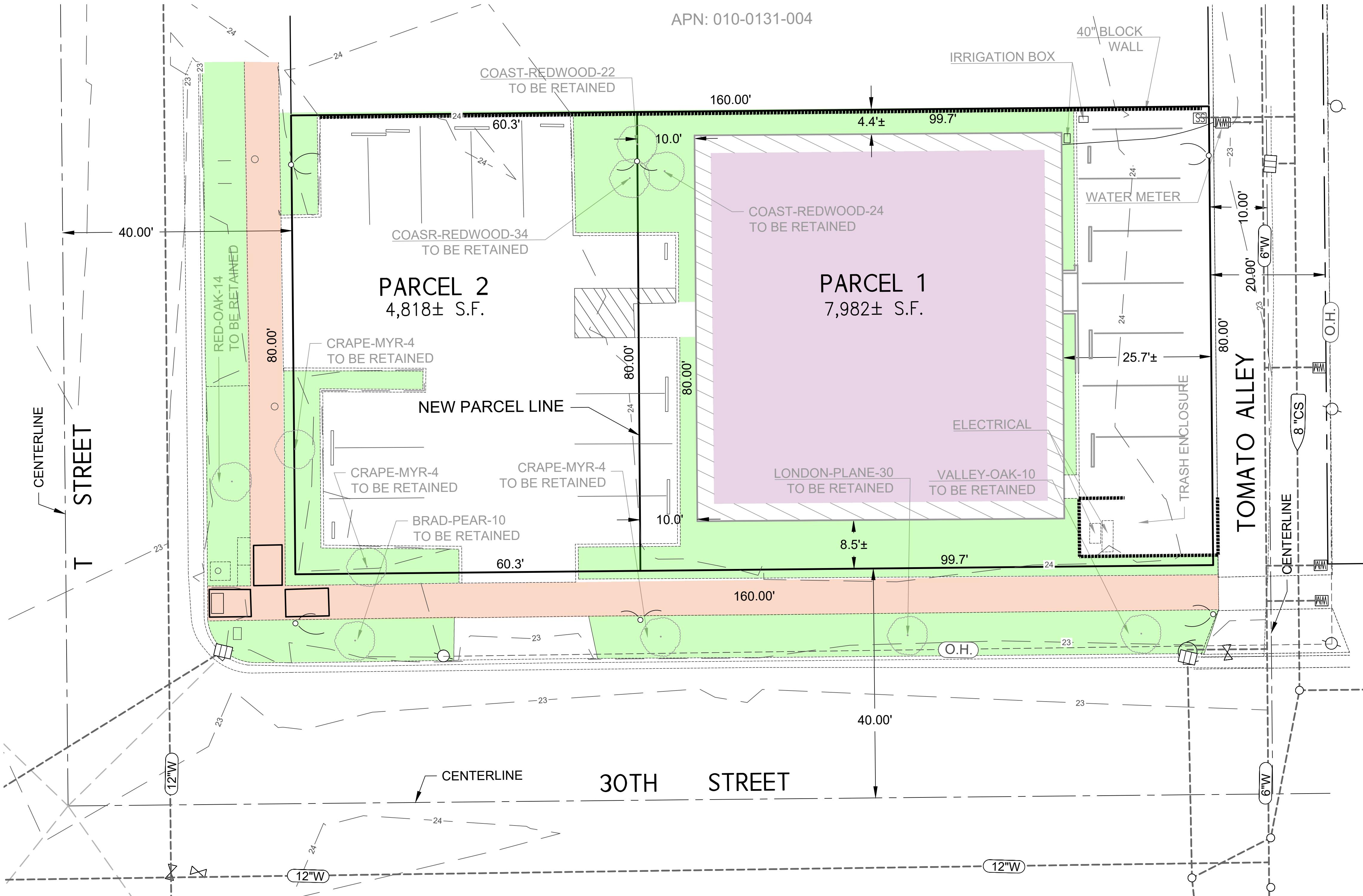
Note: The applicant will need to contact the Public Works Department after the appeal period is over to submit for a Final Map. A discretionary permit expires and is thereafter void if the use or development project for which the discretionary permit has been granted is not established within the applicable 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.

LEGEND

MANHOLE		IRRIGATION CONTROL VALVE		TRANSFORMER	
DRAIN INLET		PARKING LIGHT		RAIN WATER LEADER	
WATER LINE		PULL BOX		TELEPHONE LINE	
DRAIN LINE		GAS VALVE		ELECTRICAL LINE	
SEWER LINE		GAS METER		U.G. CABLE LINE	
GAS LINE		PUBLIC STREET LIGHT		SLOPE BANK	
FIRE HYDRANT		SIGN		PROPERTY LINE	
WATER VALVE		FENCE		RIGHT OF WAY LINE	
SEWER CLEAN OUT		WALL		ADJACENT PROPERTY LINE	
WATER METER		GUARD POST		ROAD CENTERLINE	
FIRE DEPT. CONNECTION		TREE		EASEMENT	
EDGE OF PAVEMENT		VAULT		DIMENSION POINT	
BACK FLOW PREVENTER				FOUND MONUMENT AS SHOWN	
CONCRETE CURB					
SPOT ELEVATION					



APN: 010-0131-004



SURVEY NOTES:

- 1) A PRELIMINARY TITLE REPORT BY PLACER TITLE, ORDER NO. P-623533, DATED MARCH 20, 2024 WAS PROVIDED FOR THE PREPARATION OF THIS SURVEY AND EXHIBIT
- 2) THE POSITION OF IDENTIFIED RECORD EASEMENTS HAVE BEEN PLOTTED USING RECORD DESCRIPTIONS. SURFACE FACILITIES HAVE BEEN PLOTTED USING FIELD INFORMATION. THE ACTUAL LOCATIONS OF UNDERGROUND FACILITIES SHOULD BE VERIFIED PRIOR TO ANY NEW CONSTRUCTIONS.
- 3) THIS IS NOT A BOUNDARY SURVEY. ADDITIONAL FIELD SURVEY AND RESEARCH WILL BE REQUIRED TO ESTABLISHED THE ACTUAL BOUNDARY.
- 4) THE TYPES, LOCATION, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE DRAWINGS WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. INTERESTED PARTIES ARE CAUTIONED THAT ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. JTS ENGINEERING CONSULTANTS, INC. ASSUMES NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF ITS DELINEATION OF SUCH UNDERGROUND UTILITIES NOR FOR THE EXISTENCE OF OTHER BURIED OBJECTS OR UTILITIES WHICH MAY BE ENCOUNTERED BUT WHICH ARE NOT SHOWN ON THESE DRAWINGS. PRESCRIPTIVE EASEMENTS MAY EXIST OVER THOSE FACILITIES WHICH ARE NOT WITHIN THE RECORD EASEMENT.
- 5) NO MONUMENTS WERE SET AS A PART OF THIS SURVEY.
- 6) SURVEY INFORMATION WAS PROVIDED BY CLIENT. IT HAS BEEN PREPARED BY ELEMENT ENGINEERING DATED MAY 26, 2024.

EXISTING LEGAL DESCRIPTION:

LOT 1 IN THE BLOCK BOUNDED BY T AND U, 30TH AND 31ST STREETS

APN: 010-0131-025

PROJECT ADDRESS: 3000 T ST SACRAMENTO,
CA 95816

OWNER/ DEVELOPER: ANCHOR INVESTMENT FIRM LLC
1020 12TH ST. SUITE 201
SACRAMENTO, CA 95814
TEL: (916) 955-3100
CONTACT: CARLOS VELIZ
EMAIL: carlos@buildinasv.com

ENGINEERING/APPLICANT: JTS ENGINEERING CONSULTANTS INC.
1808 J STREET
SACRAMENTO, CA 95811
TEL: (916) 441-6708
FAX: (916) 441-5336
CONTACT: JAVED T. SIDDIQUI, P.E.
EMAIL: javed.siddiqui@jtsengineering.com

	<u>EXISTING</u>	<u>PROPOSED</u>
<u>ZONING:</u>	RO-SPD	NO CHANGE
<u>USE:</u>	1 PARCEL	2 PARCELS
<u>LOTS:</u>	1	2
<u>AREA (GROSS):</u>	12800 ±SF 0.294 ±ACRES	PARCEL 1: 7982 ±SF PARCEL 2: 4818 ±SF TOTAL: 12800 ±SF
<u>SCHOOL DISTRICT:</u>	SACRAMENTO CITY UNIFIED SCHOOL DISTRICT	
<u>REQUEST:</u>	1) TO SUBDIVIDE EXISTING SINGLE PARCEL INTO TWO PARCELS	

UTILITY CONTACTS

EMERGENCY CONTACTS		
TELEPHONE	AT&T	(916) 972-2142
GAS	PG&E	(916) 386-5135
ELECTRICITY	SMUD	(916) 732-5738
WATER	CITY OF SACRAMENTO WATER	(916) 808-5454
CABLE	COMCAST	(916) 830-6722
DRAINAGE	CITY OF SAC DEPT OF UTILITIES	(916) 264-5371
SEWER	CITY OF SAC DEPT OF UTILITIES	(916) 263-5371
FIRE	CITY OF SACRAMENTO FIRE	(916) 808-1300
UNDERGROUND SERVICE ALERT	UNDERGROUND SERVICE ALERT	(800) 227-2600

BENCHMARK ELEVATION: NAVD 1988

JTS ENGINEERING CONSULTANTS, INC.

DESIGNED:	N/A	SCALE:
DRAWN:	CAP/FMA	H: 1"=10'
CHECKED:	JTS	V:
SUBMITTED:	JAVED T. SIDDIQUI	RCE: 25924



TENTATIVE PARCEL MAP
3000 T STREET

DATE: 12-5-2025
SHEET 1 OF 1

TENTATIVE PARCEL MAP
3000 T STREET

ABN: 010 0131 025

CALU

OE

JOB NO: 2024-070