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

CITY STAFF
Jordyn Tanaka, Administrative Technician

City of SACRAMENTO

Revised Agenda

Director Hearing

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

Thursday June 04, 2026
1:00 p.m.

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Attendance Assistance

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1. **Prime Gas Station Modification (Z25-040) (Noticed 5/15/2026) [Continued from 5/28/26]**
   Location: 7282 Franklin Boulevard; APN(s): 050-0010-047-0000; (District 5)
   Entitlements: **Item A.** Environmental Exemption (Per CEQA 15301- Existing Facilities, 15302 – Replacement or Reconstruction, 15303 – New Construction or Conversion of Small Structures); **Item B.** Conditional Use Permit Major Modification to demolish a fire-damaged gas station convenience store and construct a new store on a 0.38-acre site within the General Commercial (C-2) zone; and **Item C.** Site Plan and Design Review to construct a new 1,800 square foot convenience store and trash enclosure and to reconfigure on-site vehicle parking. There are no proposed changes to the existing fueling station or canopy.
   Contact: Danny Abbes, Associate Planner, (916) 808-5873, DAbbes@cityofsacramento.org

2. **3813 15th Avenue Single Family Residence (DR25-217) (Noticed 5/22/2026)**
   Location: APN(s): 020-0062-020-0000; (District 5)
   Entitlements: **Item A.** Environmental Exemption (Per CEQA 15303 – New Construction or Conversion of Small Structures); **Item B.** Construct a 1,405 square foot single unit dwelling with a 277 square foot attached garage; and **Item C.** Tree Permit to remove private protected trees.
   Contact: Kevin Valente, Assigned Planner, (916) 372-6100, KValente@raneymanagement.com

3. **3817 15th Avenue New Residence (DR25-221) (Noticed 5/22/2026)**
   Location: 3817 15th Ave; APN(s): 020-0062-019-0000 (District 5)
   Entitlements: **Item A.** Environmental Exemption (Per CEQA 15303 – New Construction or Conversion of Small Structures); **Item B.** Demolish an existing house and detached garage to construct a 1,402 square foot single unit dwelling with a 277 square foot attached garage; and **Item C.** Tree Permit to remove private protected trees.
   Contact: Kevin Valente, Assigned Planner, (916) 372-6100, KValente@raneymanagement.com

4. **Statement of Nomination to Consider Listing 5241 J Street (El Dorado School) on the Sacramento Register of Historic and Cultural Resources as a Historic Landmark (M26-013) (Noticed 5/22/2026)**
   Location: 5241 J St; APN(s): 008-0111-001-0000, (District 4)
   Entitlements: **Item A.** Environmental Exemption (Per CEQA 15308-Actions taken to maintain, restore, enhance, or protection of the environment) **Item B.** Review the Statement of Nomination to initiate listing of 5241 J Street on the Sacramento Register of Historic and Cultural Resources and recommend the Preservation Commission review an ordinance and make a recommendation to City Council.
   Contact: Sean de Courcy, Preservation Director, (916) 808-2796, SdeCourcy@cityofsacramento.org

City of SACRAMENTO
Community Development

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Community Development Department - Planning Division
planning@cityofsacramento.org

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   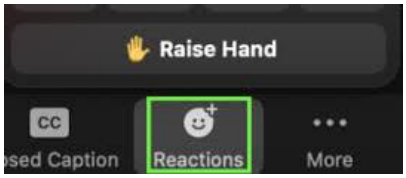

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   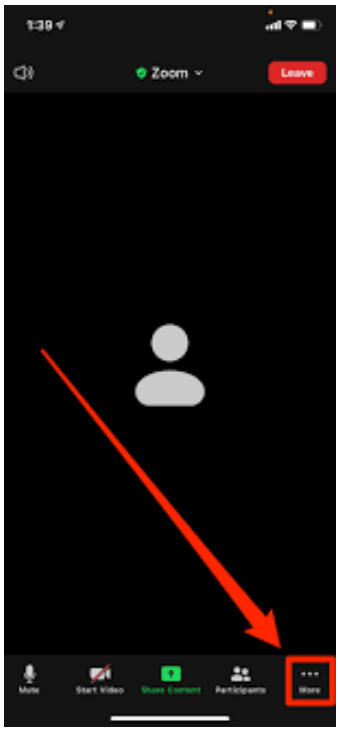

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City of SACRAMENTO
Community Development

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

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

DIRECTOR REPORT

STAFF RECOMMENDATION

Staff recommend the Zoning Administrator and Design Director approve, with conditions, a Conditional Use Permit Major Modification and Site Plan and Design Review, for the project known as **Z25-040, Prime Gas Station Modification**. Draft Findings of Fact and Conditions of Approval for the project are included below.

REQUESTED ENTITLEMENTS

1. **Conditional Use Permit Major Modification** to demolish a fire-damaged gas station convenience store and construct a new store on a 0.38-acre site within the General Commercial (C-2) zone.
2. **Site Plan and Design Review** to construct a new 1,800 square foot convenience store and trash enclosure and to reconfigure on-site vehicle parking. There are no proposed changes to the existing fuel station or canopy.

PROJECT INFORMATION

Location:	7282 Franklin Blvd.
Parcel Number:	050-0010-047-0000
Council District:	5
Applicant:	Barry and Wynn Architects c/o Rod Sepulveda 379 Hartz Avenue Danville, CA 94526
Property Owner:	Ahmed S. Dobashi 7282 Franklin Blvd. Sacramento, CA 95823
Project Planner:	Danny Abbes, Associate Planner, (916) 808-5873
Hearing Date:	May 28, 2026

Land Use Information

General Plan Designation:	Residential Mixed Use
Community Plan Area:	South Area
Design Review Area:	Florin Road Corridor
Existing Land Use:	Gas Station
Zoning:	General Commercial (C-2) zone

Surrounding Zoning and Land Uses:

North:	C-2	Commercial
South:	C-2	Commercial
East:	C-2	Vacant
West:	County	Commercial

Site Characteristics:

Parcel Area:	±0.38-acres
Building Size (Existing):	994 square feet plus 560 square feet of storage
Building Size (Proposed):	994 square feet plus 623 square feet of storage
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

Other Information

Previous Files:	DR23-279 (This project approval was a rear addition of storage, office, and restroom space intended to improve and legalize the rear storage area, but it was not constructed before the fire.)

ATTACHMENTS: Site Plan, Floor Plan, Elevations

PROJECT INFORMATION

BACKGROUND

The project site is located at the northeast corner of Franklin Boulevard and Meadowgate Drive. According to Sacramento County Assessor Parcel Viewer details and historic aerial imagery, the property has been used as a gas station and convenience store since 1962. It has a deemed Conditional Use Permit. In July of 2024, the convenience store endured a fire. The applicant proposes to demolish the fire-damaged store and construct a new store within approximately the same building footprint. Additionally, the proposal includes a new trash enclosure and reconfiguration of on-site vehicle parking.

PROPOSED PROJECT AND ANALYSIS

The proposed project requires the following entitlements:

Conditional Use Permit (CUP) Major Modification

Approval of a major modification is required with any material changes in the orientation or location of structures on the parcel, and with any major change in the pattern or volume of traffic flow either on or off any property covered by the (gas station use) permit. The request is classified as a major modification since it involves a new and slightly larger building, a new trash enclosure, and removal of one of the two driveways on Franklin Boulevard. The modification request requires a public hearing and approval by the Zoning Administrator and Design Director.

There are no proposed changes to the existing fuel station or canopy.

The modification request also does not involve any new or modified tobacco or alcohol retail sales use permits. Planning staff have communicated with the applicant that new use permit applications and approvals may be required by the time the store could re-open due to a lapse of tobacco and/or alcohol product sale activity pursuant to City of Sacramento Code Section 17.808.410 (Discretionary permits-Expiration for discontinuance of use). Staff have not conducted any review of these separate permit types.

Site Plan and Design Review

Site Plan and Design Review is required to evaluate the project against applicable development standards of the C-2 zone and Sacramento City Code Title 17, as well as applicable design guidelines.

The proposed project complies with applicable development standards including setbacks, height, floor-area ratio, and vehicle and bicycle parking:

- Since the C-2-zoned subject parcel is not next to an R- or OB-zoned parcel, there is no front, side, or rear setback requirement.
- The allowed height is 55 feet; the proposed building is 15 feet tall.
- Floor-area ratio does not apply to uses which conduct a substantial portion of their business outdoors per General Plan Land Use Policy 3.8.
- No vehicle parking is required. Four spaces are provided.

There are no proposed deviations to development standards.

Staff find the convenience store compatible with applicable Florin Road Corridor Design Guidelines. The store design is oriented to the primary street with its main entry and a high percentage of windowed wall surface facing Franklin Blvd. Further, the entry feature is distinguished with a brick column, taller parapet, and canopy. Brick material and color also provide a visual base, while entry and corner canopies provide additional articulation for the small building.

The project was reviewed and conditioned by city departments, including Public Works and Solid Waste, to ensure functional access, on-site maneuvering, and serviceability. Public Works required the elimination of the Franklin Boulevard driveway nearest the corner, which will be replaced with new sidewalk.

PUBLIC/NEIGHBORHOOD OUTREACH AND COMMENTS

This project was routed to Preservation Sacramento, Civic Thread, Sacramento Area Bicycle Advocates, and Region Builders. All property owners and occupants within 500 feet of the project site were mailed a public hearing notice. A hearing notice was also posted at the project site at least 10 days prior to the hearing. At the time of writing this report, staff did not receive any comments related to the proposed project.

Environmental Determination: The project is determined to be exempt from the provisions of the California Environmental Quality Act (CEQA) under Class1, Section Number 150301, Existing Facilities, Class 2, Section Number 15302, Replacement or Reconstruction, and Class 3, Section Number 15303, New Construction or Conversion of Small Structures.

Findings of Fact – Conditional Use Permit

1) The proposed use and its operating characteristics are consistent with the general plan and any applicable specific plan or transit village plan in that neighborhood-serving commercial uses are allowed within the Residential Mixed Use General Plan land use designation. There is no applicable specific or transit village plan.

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 proposed project plans comply with applicable setback, height, floor-area ratio, and parking development standards of the C-2 zone.

3) The proposed use is situated on a parcel that is physically suitable in terms of location, size, topography, and access, and that is adequately served by public services and utilities in that the site is currently served by existing public and private utilities and infrastructure in which it will be able to continue its operation. City departments reviewed and conditioned the project to ensure proper function and access.

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 in that city departments reviewed and conditioned the project to ensure site access and on-site maneuverabilty.

Findings of Fact – Site Plan and Design Review

1) The design, layout, and physical characteristics of the proposed development are consistent with the General Plan land use designation of Residential Mixed Use which permits retail development. There is no applicable specific plan or transit village plan.

2) The design, layout, and physical characteristics of the project are consistent with applicable development standards, including height, setbacks, and vehicle parking, and with the applicable Florin Road Design Guidelines in that the store is oriented to the primary street with its main entry and a high percentage of windowed wall surface facing Franklin Blvd. Further, the entry feature is distinguished with a colored brick column and taller parapet, and awnings provide articulation for the small building.

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 use will continue to have access to utility infrastructure and vehicle access from Franklin Boulevard and Meadowgate Drive. Vehicle parking stalls meet dimension and maneuverability standards.

4) The design, layout, and physical characteristics of the proposed project are visually and functionally compatible with the surrounding neighborhood, in that the store has windows facing adjacent streets, and the building is visually articulated with materials and canopies.

5) The design, layout, and physical characteristics of the proposed development ensure energy consumption is minimized and use of renewable energy sources is encouraged in that the project rebuilds a store on an urban site connected to existing road and utility networks.

6) 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 in that the site layout and building comply with development standards designed for health, safety, and convenience, and to deter nuisance.

Draft Conditions of Approval – Conditional Use Permit Major Modification

Planning

1. Any modifications to the attached approved plans or operations may be subject to additional planning review.

2. Any litter on the site shall be removed daily.

Public Works

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

4. All new and existing driveways shall be designed and constructed to City Standards to the satisfaction of the Department of Public Works.

5. The applicant shall remove all unused existing driveways adjacent to the subject property and reconstruct the curb, gutter, and sidewalk to the satisfaction of the Department of Public Works.

6. The site plan shall conform to A.D.A. requirements in all respects. This shall include the replacement of any curb ramp that does not meet current A.D.A. standards.

7. The site plan shall conform to the parking requirements set forth in City Code 17.608.040.

8. Garbage pick-up and truck delivery services shall be prohibited within the hours of 7am to 9am and 4pm to 6pm.

9. The applicant shall provide sufficient signing, striping, and/or pavement markings to prohibit onsite parking near the trash enclosure to ensure adequate space for trash pickup to the satisfaction of the Department of Public Works.

10. 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.

Draft Conditions of Approval – Site Plan and Design Review

Planning

11. Provide the following building materials as indicated per approved plans:
    a. Painted stucco
    b. Brick veneer
    c. Metal canopies
    d. Anodized aluminum storefront door and window system

12. Trash enclosure shall meet development standards in Sacramento City Code section 17.616.040.

13. New security fence shall be wrought iron. No new chain link fencing is allowed.

14. Prior to building permit issuance, a landscape plan shall be submitted for Planning review and approval. Proposed plants shall not cause visual obstruction at full maturity, per city code Section 12.28.010.

15. Prior to building permit issuance, a photometric plan shall be submitted for review and approval that demonstrates compliance with lighting requirements of Sacramento City Code Section 17.608.040.L, including minimum maintained illumination of 1½ foot-candles per square foot of parking area during business hours, and that exterior lighting shall be shielded or otherwise designed to avoid spill-over illumination to adjacent streets and properties.

16. Provide a minimum of 1 short-term and 2 long-term bicycle parking spaces. Bicycle parking shall comply with the City's Bicycle Rack Design and Placement Design Standards.

17. The applicant shall obtain all necessary building permits and encroachment permits prior construction commencement.

18. Any signage shall comply with the City's Sign Code requirements and is subject to a separate review and approval process.

Police

Lighting

19. Exterior lighting shall be white light using LED lamps with full cutoff fixtures to limit glare and light trespass. Color temperature shall be between 2700K and 4100K with a color rendering index of 80 or higher and a light loss factor of .95 or better. When choosing lamps, the applicant shall look for efficiency of 110 lumens per watt or better. All existing exterior fixtures shall be replaced with fixtures that meet this requirement.

20. Light poles, if applicable, shall be no higher than 20'.

21. Broken or damaged exterior lighting shall be repaired or replaced within 48 hours of being noted.

22. Entry drives, drive aisles, parking and bicycle parking shall be illuminated to a maintained minimum of 1.5-foot candles per square foot of parking area at a 6:1 average to minimum ratio.

23. Exterior walkways, alcoves and passageways shall be illuminated to a maintained minimum of 1/3 foot candles per square foot of surface area at a 6:1 average to minimum ratio.

24. Exterior lighting distribution and fixtures shall be approved by the Sacramento Police Department CPTED Sergeant (or designee) prior to issuance of a building permit.

25. Exterior lighting shall be designed in coordination with the landscaping plan to minimize interference between the light standards and required illumination and the landscape trees and required shading.

26. Exterior lighting shall be shielded or otherwise designed to avoid spill-over illumination to adjacent streets and properties.

Landscaping

27. All mature landscaping shall follow the two-foot, six-foot rule. All landscaping shall be ground cover, two feet or less and lower tree canopies of mature trees shall be above six feet. This increases natural surveillance, eliminates hiding areas within the landscape, and provides for tenants and users a safer environment.

28. Tree canopies shall not interfere with or block lighting. This creates shadows and areas of concealment. The landscaping plan shall allow for proper illumination and visibility regarding lighting and surveillance cameras through the maturity of trees and shrubs.

Security

29. Business shall be equipped with and maintain a security system with:
    - An alarm system with a valid UL Certificate in accordance with ANSI/UL Standard 681-2014 (Standard for Installation and Classification of Burglar and Holdup Alarm), Extent Number 4
    - a Video Assessment and Surveillance System (VASS)

30. Holdup alarm system shall be employed near the:
    - all points of sale
    - safe(s)

31. A Video Assessment and Surveillance System (VASS) shall be installed at the site and maintained by a property management company, security company, or designee.

32. Manager with access to VASS storage shall be able to respond to any activation within two hours.

33. Cameras shall be day/night capable with a resolution of no less than two (2) megapixels and a minimum frame rate of 15 frames per second.

34. Each driveway entrance and each building entrance shall be covered by a camera set at 100 pixels per foot or higher.

35. VASS shall be capable of exporting footage to common media in a standard viewing format and shall not require proprietary software for third party viewing.

36. VASS shall be placed in drive-thru areas so as to capture driver faces and vehicle license plates.

37. VASS shall be capable of storing no less than 30 days' worth of activity.

38. VASS shall provide comprehensive coverage of:
    - all points of sale
    - safe(s)

- manager's office
- areas of ingress and egress (doors, driveways)
- alcohol placement areas
- parking lot
- gas pumps
- adjacent public rights of way
- trash enclosure(s)
- areas not clearly visible from public streets
- coverage of all four (4) exterior sides of the building(s)
- at least one camera shall be positioned to get a front face shot at the main entrance

39. Height markers are required on the interior doorway.

40. Electronic "point of sale" age verification system is required, including:
    - scans and authenticates ID
    - identifies fake IDs
    - records dates and times of entry
    - has the ability to create a "banned patron" list

41. No more than 10 percent of the square footage of windows and clear doors for retail purposes shall be blocked by advertising, signs, shelves or anything else. All advertising, signs, and shelving shall be placed and maintained in a manner that ensures that law enforcement personnel have a clear and unobstructed view of the interior of the premises from the exterior public sidewalk or entrance to the premises. All signs shall comply with the City Code.

42. All dumpsters shall be kept locked or in locked enclosures. Gating for dumpster enclosures should be slatted to allow visual surveillance of the interior.

43. Exterior trash receptacles shall be of a design to prevent unauthorized removal of articles from the trash bin.

44. Sales registers should be designed so as to allow employees visual surveillance of the main store entrance.

45. Any graffiti painted or marked upon the premises or on any adjacent area under the control of the applicant shall be removed or painted over with matching paint within 72 hours of being applied.

46. Exterior benches shall be constructed so as to deter skateboarding (e.g., center armrest partitions).

47. Property management shall be responsible for the daily removal of all litter from the site.

48. Applicant shall install a law enforcement “Knox Box” for police access to the premises after hours.

49. Bollards rated at K4 or higher should be installed along the north side of the building to protect pedestrians and prevent vehicle intrusion.

During Construction

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

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

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

Public Works

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

54. All new and existing driveways shall be designed and constructed to City Standards to the satisfaction of the Department of Public Works.

55. The applicant shall remove all unused existing driveways adjacent to the subject property and reconstruct the curb, gutter, and sidewalk to the satisfaction of the Department of Public Works.

56. The site plan shall conform to A.D.A. requirements in all respects. This shall include the replacement of any curb ramp that does not meet current A.D.A. standards.

57. The site plan shall conform to the parking requirements set forth in City Code 17.608.040.

58. Garbage pick-up and truck delivery services shall be prohibited within the hours of 7am to 9am and 4pm to 6pm.

59. The applicant shall provide sufficient signing, striping, and/or pavement markings to prohibit onsite parking near the trash enclosure to ensure adequate space for trash

pickup to the satisfaction of the Department of Public Works.

60. 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.

SMUD

61. SMUD has existing overhead 12kV facilities on south east of the PROJECT SITE 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.

62. 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.

63. 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.

64. 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.).

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

66. 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.

SacSewer

67. Prior to the APPROVAL OF IMPROVEMENT PLANS: Installation of a public cleanout is required at the right-of-way. These improvements must be shown on the plans.

68. Prior to the APPROVAL OF IMPROVEMENT PLANS: Lower Laterals must not directly connect to main lines more than 19 feet deep / directly to trunk lines (lines with flow greater than 1 MGD). Connection to the line on Franklin Boulevard will not be allowed except at the manhole.

69. Prior to the APPROVAL OF IMPROVEMENT PLANS: All onsite sewer plans and offsite sewer plans must be submitted separately to SacSewer for review and approval.

70. Prior to the APPROVAL OF IMPROVEMENT PLANS. If any proposed garbage enclosure will contain a drain to the sewer, the enclosure must have a roof.

Solid Waste

71. Project must meet the requirements outlined in City Code Chapter 13.24 and 17.616.

72. The proposed trash enclosure must have sufficient space to store bins for trash, recycling, and organics. 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.

73. Solid waste trucks must be able to safely move about the project, with minimum backing, and able to empty the containers safely.

74. This project will be required to submit a Construction and Demolition (C&D) Debris plan, as outlined on the City's web site at http://www.cityofsacramento.org/public-works/RSW/Collection-Services/Recycling/Construction-and-Demolition. as a condition of building permit issuance. Please contact the Solid Waste C&D team if you have any questions:

    Phone: (916) 808-0965
    Email: C&D@cityofsacramento.org

Department of Utilities (DOU)

75. 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.

76. There is currently a 72-inch drainage main adjacent to the western property line of this project. Per City Code 13.04.230, no permanent structure (including without limitation garages, patios, concrete slabs, tool shed and similar structures) shall be constructed on top of drainage pipelines or anywhere within the associated utility easements.

77. Prior to design the applicant shall field verify the exact location of the City drainage main and show these utilities with the distances dimensioned from the property line on the construction plans. The DOU Field Services will assist the applicant in field verifying the location of City Utilities. The applicant should call the following for assistance: Customer Service at (916) 808-5454.

78. The applicant shall dedicate a 15-foot easement centered over the existing drainage main to the satisfaction of the Department of Utilities. (Note: The proposed trash enclosure will be required to be located outside of the easement.)

79. If the project alters or modifies existing drainage patterns, the applicant will be required to prepare a project specific drainage study meeting the criteria specified in the current Onsite Design Manual and/or the Design and Procedures Manual, for review and approval by the DOU. Per the current DOU Onsite Design Manual, either a static or dynamic analysis for mitigating sizing and drainage system design may be used. Using the static analysis and per the DOU onsite project storage method, an estimated 7,600 cubic feet of detention must be provided per each additional acre of impervious area. The maximum discharge rate must be limited to an estimated 0.18 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 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.)

80. 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.

81. Post construction (permanent), stormwater quality control measures shall be incorporated into the development to minimize the increase of urban runoff pollution caused by development of the area. The project is an area not served by an existing regional water quality control facility and/or the project has less than one-acre of new or modified impervious area, therefore, certified full capture trash control devices and source control measures will be required.

82. A maintenance agreement is required for all on-site full capture trash control systems. Contact DOU for a list of accepted proprietary devices if considered for full capture trash

control. Construction drawings must include all on-site full capture trash control features and devices selected for the site. Please refer to Appendix H in the latest edition of the "Stormwater Quality Design Manual for the Sacramento Region" for more details.

Advisory Notes

ADV.1. 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. (DOU)

ADV.2. This project is in Drainage Basin 128 which is subject to the new Drainage Pumped Impact Fee per City Council Resolution 2023-0368. (Note: The Drainage Pumped Impact Fee is based on increase in impervious area.) (DOU)

ADV.3. The applicant should be advised that the proposed development may be subject to 200-year flood elevation requirements. (DOU)

ADV.4. 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. (Note: This condition applies to new structures and/or if there are modifications to the existing foundation.) (DOU)

ADV.5. The proposed development is located within the Sacramento Area Sewer District (SacSewer). Satisfy all SacSewer requirements. (DOU)

ADV.6. The onsite water and storm drain systems shall be private systems maintained by the owner or other approved entity. (DOU)

ADV.7. The applicant is responsible for the protection and repair of the City drainage mains during construction of the proposed structure. Contact Underground Service Alert at 1-800-642-2444, 48 hours before work is to begin. (DOU)

ADV.8. As per City Code, the applicant will be responsible to meet their obligations regarding:

a. Title 18, 18.56 Park Development Impact Fee, due at the time of issuance of building permit. The Park Development Impact Fee is estimated at $125. This project proposes a total of 1,617 square feet of Commercial Retail/Services development. The Park Development Impact Fee due for this project is based on the Housing Incentive Zone Rate of $0.20 per square foot for retail and commercial services projects. The applicant would likely receive credit for the demolition of the existing structures. Any change in these factors will change the amount of the PIF due. The fee is calculated using factors at the time that the project is submitted for building permit. (Park Planning and Development Services)

ADV.9. City of Sacramento permits must be obtained for private patrol, alarms, and camera systems. (Police)

ADV.10. ONGOING: Public lower laterals must not be smaller than the upper laterals, sized according to the California Plumbing Code requirements. (SacSewer)

ADV.11. ONGOING: The existing building is currently connected to the public sewer. Any required construction and/or modification to the public sewer system must be to the satisfaction of SacSewer prior to the approval of improvement plans. SacSewer Design Standards and Specifications apply to any onsite and offsite public sewer construction. (SacSewer)

ADV.12. ONGOING: Construction of a grease trap or a sand oil separator may be required. The applicant must verify with the applicable jurisdiction's building department. (SacSewer)

ADV.13. ONGOING: If the proposed trash enclosure will contain a drain to the sewer, it must be covered. (SacSewer)

ADV.14. ONGOING: Lateral repair or replacement is required if the current lateral is damaged or deemed unmaintainable. (SacSewer)

Respectfully Submitted: Daniel Abbes

Danny Abbes
Associate Planner

Reviewed By: Marcus Adams (May 22, 2026 13:23:57 PDT)

Marcus Adams
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.

DRAWING INDEX

VICINITY MAP

PROJECT DATA

PROJECT ADDRESS:	7282 FRANKLIN BLVD, SACRAMENTO, CA 95823
JURISDICTION:	CITY OF SACRAMENTO
ASSESSOR'S PARCEL NUMBER:	**050-0010-047-0000**
OCCUPANCY:	M (NO CHANGE FROM ORIGINAL)
CONSTRUCTION TYPE:	TYPE V-B
FIRE SPRINKLERS:	NONE EXISTING / NOT REQUIRED
LOT AREA:	16,553 S.F. / 0.38 ACRES
ZONING CLASSIFICATION:	C-2 GENERAL COMMERCIAL
ZONING REQUIREMENTS:	MAX. ALLOWED / PROPOSED
BUILDING HEIGHT:	85'-0" HT. / NO CHANGE
SETBACK REQUIREMENTS*:	FRONT-YARD SETBACK: NO MIN./MAX. STREET SIDE-YARD SETBACK: NO MIN./MAX. INTERIOR SIDE-YARD SETBACK: NO MIN. REAR-YARD SETBACK: NO MIN.

*UNLESS OTHERWISE NOTED, SETBACKS ARE MEASURED FROM PROPERTY LINES. SEE SITE PLAN FOR ANY OTHER APPLICABLE EASEMENTS OR CONSTRUCTION LIMIT LINES.

BUILDING FLOOR AREAS:

(E) CONVENIENCE STORE	± 994 S.F.
(E) ATTACHED STORAGE ROOM	± 560 S.F.
TOTAL (E) BUILDING TO BE DEMOLISHED	± 1,554 S.F.
(N) CONVENIENCE STORE - REBUILD	± 994 S.F.
(N) ATTACHED STORAGE ROOM	± 623 S.F.
TOTAL (N) BUILDING AREA	± 1,617 S.F.
(N) TRASH ENCLOSURE	± 177 S.F.

CODES IN EFFECT

- 2025 California Residential Code (CRC)
- 2025 California Electrical Code (CEC)
- 2025 California Mechanical Code (CMC)
- 2025 California Plumbing Code (CPC)
- 2025 California Fire Code (CFC)
- 2025 California Energy Code (CEnC)
- 2025 California Green Building Code (CGBC)
- 2025 California Building Code (CBC)
- Sacramento Zoning Ordinances - Municipal Code
- City of Sacramento Code Chapter 13.24 and 17.616.

SCOPE OF WORK

PROJECT CONSISTS OF COMPLETE DEMOLITION OF THE EXISTING CONVENIENCE STORE BUILDING. WHILE RETAINING THE EXISTING CONCRETE SLAB AND FOUNDATION. THE CONVENIENCE STORE WILL BE RECONSTRUCTED WITHIN THE EXISTING BUILDING'S FOOTPRINT. THE PROPOSED EXTERIOR FACADE HAS BEEN UPDATED TO A MODERN STYLE THAT COMPLEMENTS THE SURROUNDING COMMERCIAL CONTEXT. THE PROJECT ALSO INCLUDES A NEW TRASH ENCLOSURE WITH A TOP COVER AND A PROPER FLOOR DRAIN. THE EXISTING ACCESSIBLE PARKING STALL WILL BE RELOCATED AND RECONFIGURED TO IMPROVE ACCESSIBILITY AND TRAFFIC SAFETY. THE EXISTING GAS PUMPS, CANOPY, AND ADJACENT HARD SURFACES AROUND THE PUMP STATION SYSTEM WILL REMAIN UNCHANGED. WE ARE INCLUDING SITE IMPROVEMENTS TO THE EXISTING DRIVEWAYS BY IMPROVING CURBS AND ACCESSIBLE PATH ALONG THE SIDEWALKS. WE ARE ALSO RELOCATING THE AIR / WATER PUMP TO A LOCATION TO ALLOW GARBAGE TRUCK ACCESS TO THE SITE. NO WORK IS PROPOSED BEYOND THE CONVENIENCE STORE, TRASH ENCLOSURE, AIR/WATER PUMP, AND DRIVEWAYS.

ABBREVIATIONS

@	AT
AB	ANCHOR BOLT
AD	AREA DRAIN
AFF	ABOVE FINISH FLOOR
ARCH	ARCHITECT
AW. AWN	AWNING
BD	BOARD
BI	BUILT-I N
BLD'G	BUILDING
BLK'G	BLOCKING
BOT.	BOTTOM
BM.	BEAM
C.J	CEILING JOIST
C.LG	CEILING
CLR	CLEAR
COL.	COLUMN
CONC.	CONCRETE
CONST.	CONSTRUCTION
CONT.	CONTINUOUS
CPT.	CARPET
CS, CSMT	CASEMENT
d	PENNY (NAIL SIZE)
D	DEEP
DBL	DOUBLE
DEMO	DEMOLITION
DIA	DIAMETER
DIM	DIMENSION
DN	DOWN
DR	DOOR
DWG.	DRAWING
(E)	EXISTING
EA.	EACH
ELEC.	ELECTRICAL
ELEV.	ELEVATION
EQ.	EQUAL
EXT.	EXTERIOR
E.W.	EACH WAY
FD	FLOOR DRAIN
FDN	FOUDATION
F.E.	FIRE EXTINGUISHER
FF	FINISH FLOOR
FIN	FINISH
FJ	FLOOR JOIST
FL	FLUORESCENT
FLR	FLOOR
F.O.	FACE OF
F.O.C.	FACE OF CONCRETE
F.O.M.	FACE OF MASONRY
F.O.S.	FACE OF STUD
FR	FIRE RESISTIVE
FT'G	FOOTING
GA	GAUGE
GALV	GALVANIZED
GLULAM/ GL	GLUE - LAMINATED BEAM
GSM	GALVANIZED SHEET METAL
GYP. BD.	GYPSUM WALLBOARD
HB	HOSE BIBB
HC	HANDICAPPED
HDR	HEADER
HDWD	HARDWOOD
HORIZ	HORIZONTAL
HT	HEIGHT
HVAC	HEATING, VENTILATING, AND AIR CONDITIONING
INFO	INFORMATION
INT	INTERIOR
JST	JOIST
LAV	LAVATORY
LINO.	LINOLEUM
MAT'L	MATERIAL
MAX	MAXIMUM
MDF	MEDIUM DENSITY FIBER BOARD
MECH	MECHANICAL
MFR	MANUFACTURER
MIN.	MINIMUM
MTL	METAL
(N)	NEW
N.I.C.	NOT IN CONTRACT
NOM.	NOMINAL
NTS	NOT TO SCALE
O/	OVER
O.C.	ON CENTER
OFD	OVERFLOW DRAIN
OPP	OPPOSITE
PKT	POCKET
PLM'G	PLUMBING
PL	PLATE
PLYWD	PLYWOOD
PR	PAIR
PT	PRESSURE TREATED
PTN	PARTITION
R	RISER
RAD	RADIUS
REQ'D	REQUIRED
RM.	ROOM
SC	SOLID CORE
SD	SMOKE DETECTOR
SECT.	SECTION
S.E.D.	SEE ELECTRICAL DRAWING
SF	SUB FLOOR
S.F.	SQUARE FEET
SHT	SHEET
SIM.	SIMILAR
SK	SINK
S.M.D.	SEE MECHANICAL DRAWINGS
SPECS	SPECIFICATIONS
S.S.D.	SEE STRUCTURAL DRAWINGS
STL	STEEL
STRUCT.	STRUCTURAL
SW	SHEAR WALL
T	TREAD
T&G	TONGUE AND GROOVE
T.B.S.	TO BE SELECTED
TEMP., (T)	TEMPERED
THK	THICK
T.O.F.	TOP OF FLOOR
T.O.C.	TOP OF CONCRETE
T.O.P.	TOP OF PLATE
T.O.S.	TOP OF SLAB
TR. FR. CSMT.	TRUE FRENCH CASEMENT
TYP.	TYPICAL
U.O.N.	UNLESS OTHERWISE NOTED
VERT	VERTICAL
V.I.F.	VERIFY IN FIELD
VYL	VINYL
W	WIDE
WC	WATER CLOSET
WD	WOOD

GENERAL NOTES

1. UNLESS OTHERWISE SPECIFICALLY SHOWN ON THE DRAWINGS, THE FOLLOWING NOTES SHALL APPLY THROUGHOUT DEMOLITION AND CONSTRUCTION.
2. ALL DEMOLITION SHALL CONFORM TO THE LATEST CODES SHOWN ON THE PROJECT DATA.
3. ANY DISCREPANCY IN THE DRAWINGS SHALL BE REFERRED TO THE ARCHITECT FOR FURTHER CLARIFICATION BEFORE STARTING DEMOLITION / CONSTRUCTION.
4. IN THE EVENT THAT CERTAIN FEATURES OF THE DEMOLITION / CONSTRUCTION ARE NOT FULLY SHOWN ON THE DRAWINGS OR CALLED FOR IN THE GENERAL NOTES OR SPECIFICATIONS, THEIR DEMOLITION / CONSTRUCTION PROCESS SHALL BE OF THE SAME CHARACTER AS FOR SIMILAR CONDITIONS THAT ARE SHOWN OR CALLED.
5. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO COMPLETELY FAMILIARIZE WITH THESE PLANS AND THE EXISTING SITE CONDITIONS, PRIOR TO THE START OF DEMOLITION / CONSTRUCTION.
6. INDICATED DIMENSIONS SHALL TAKE PRECEDENCE OVER PLAN SCALED MEASUREMENTS.
7. ALL WORK SHALL EQUAL OR EXCEED ALL CURRENT APPLICABLE BUILDING, ELECTRICAL, PLUMBING, MECHANICAL, FIRE, SAFETY AND ZONING CODES AND ORDINANCES.
8. WHERE NECESSARY, THE CONTRACTOR SHALL PROVIDE LINE DIAGRAMS, LOAD CALCULATIONS, SHOP DRAWINGS, ETC., TO THE OWNER'S REPRESENTATIVE AND/OR LOCAL BUILDING OFFICIALS FOR APPROVAL.
9. ALL DRAWINGS, NOTES AND SCHEDULES CONTAINED IN THIS SET ARE DIRECTED TO, AND THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
10. CONTRACTOR SHALL DEVELOP AND IMPLEMENT A PLAN TO MANAGE STORM WATER DRAINAGE DURING CONSTRUCTION. (CAL GREEN **4.106.2**)
11. ANY REFERENCE TO EXISTING UTILITIES ARE SHOWN IN THE IN PLANS FROM AVAILABLE RECORDS OR SITE OBSERVATION. THE CONTRACTOR SHALL TAKE PRECAUTIONARY MEASURES TO PROTECT THESE UTILITIES AND THE EXISTING GAS PUMP STATIONS. THE CONTRACTOR SHALL NOT PERFORM ANY EXCAVATION UNTIL ALL UTILITY AGENCIES AND THE CITY OF SACRAMENTO HAVE BEEN NOTIFIED AND HAVE BEEN GIVEN THE OPPORTUNITY TO MARK THEIR FACILITIES IN THE FIELD. NOTIFY UNDERGROUND SERVICE ALERT AT 811 OR (800) 642-2444 AT LEAST TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION. SOME AGENCIES SUCH AS IRRIGATION DISTRICTS MAY NOT BE PART OF THE UNDERGROUND SERVICE ALERT AND MUST BE CONTACTED SEPARATELY.
12. THE CONTRACTOR SHALL CONTROL DUST AT ALL TIMES DURING DEMOLITION / CONSTRUCTION AS REQUIRED BY THE CITY OF SACRAMENTO.
13. THE CONTRACTOR SHALL KEEP EXCAVATIONS FREE FROM WATER DURING CONSTRUCTION. THE STATIC WATER LEVEL SHALL BE DRAWN DOWN TO A MINIMUM OF 2 FEET BELOW BOTTOM OF EXCAVATIONS TO MAINTAIN UNDISTURBED STATE OF NATURAL SOILS AND ALLOW PLACEMENT OF ANY FILL TO SPECIFIED DENSITY. DISPOSAL OF WATER SHALL NOT DAMAGE PROPERTY OR CREATE A PUBLIC NUISANCE.
14. CONTRACTOR SHALL MAINTAIN ALL STREETS, SIDEWALKS, AND ALL OTHER PUBLIC RIGHT-OF-WAY IN CLEAN, SAFE, AND USABLE CONDITIONS THROUGHOUT THE COURSE OF DEMOLITION / CONSTRUCTION. ALL SPILLS OF SOIL, ROCK, CONSTRUCTION DEBRIS, ETC., SHALL BE REMOVED IMMEDIATELY FROM PUBLIC OWNED PROPERTY. ALL ADJACENT PROPERTY, PRIVATE OR PUBLIC, SHALL BE MAINTAINED IN A CLEAN, SAFE, AND USABLE CONDITION.
15. VERIFICATION OF COMPLIANCE WITH CALIFORNIA GREEN BUILDING CODE MAY INCLUDE CONSTRUCTION DOCUMENTS, PLANS, SPECIFICATIONS, BUILDER OR INSTALLER CERTIFICATION, INSPECTION REPORTS, OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY WHICH SHOW SUBSTANTIAL CONFORMANCE. (CAL GREEN 4.703.1)

PROJECT ROSTER

OWNER
Prime Gas
7282 Franklin Blvd.
Sacramento, CA 95823
email: hussaini.wasil@yahoo.com
Contact Person:Mohammad Hussaini

ARCHITECT
Barry & Wynn Architects, Inc.
379 Hartz Avenue
Danville, CA 94526
(925) 837-1422
email: stevew@barryandwynn.com | rods@barryandwynn.com
Contact Person: Rod Seoulveda | Project Manager

CIVIL ENGINEER
RLB ENGINEERING
2295 Gateway Oaks Dr. Suite 200
Sacramento, CA 95833
(650) 380-1759
email: ray@rlbeng.com
Contact Person: Ray L. Barro

STRUCTURAL CONSULTANT:
Harris & Sloan
2295 Gateway Oaks Dr. Suite 200
Sacramento, CA 95833
(916) 570-1402
email: kchapman@harrisandsloan.com
Contact Person: Kai Chapman

MECHANICAL/PLUMBING CONSULTANT:
Harris & Sloan
2295 Gateway Oaks Dr. Suite 200
Sacramento, CA 95833
(916) 570-1402
email: kchapman@harrisandsloan.com
Contact Person: Kai Chapman

ELECTRICAL CONSULTANT:
CDI CIRCA DOMINI INTERNATIONAL, INC.
9690 Research Drive , Suite 100
Irvine, CA 92618
(949) 336-6636
email: dkang@cdieng.com
Contact Person: David Kang, PE

KITCHEN CONSULTANT:
East Bay Restaurant Supply, Inc.
49 4th Street,
Oakland, CA 94607
916-716-4627
email: KevinM@ebrs.net
Contact Person: Kevin Manley

APPROVAL STAMPS

barry | wynn
ARCHITECTS
379 Hartz Avenue
Danville, CA 94526
Entrance on Railroad Ave.
(925) 837-1422 (o)
(925) 837-1426 (f)
www.barryandwynn.com

Project Title:

PRIME GAS CONVENIENCE STORE

DEMOLITION & RECONSTRUCTION

7282 FRANKLIN BLVD
SACRAMENTO, CA 95823

Sheet Title:

PROJECT DATA
VICINITY MAP
PROJECT ROSTER
DRAWING INDEX
ABBREVIATIONS
SCOPE OF WORK

LICENSED ARCHITECT
STEVEN D. WYNN
No. C27226
Ren. 08-31-2027
STATE OF CALIFORNIA

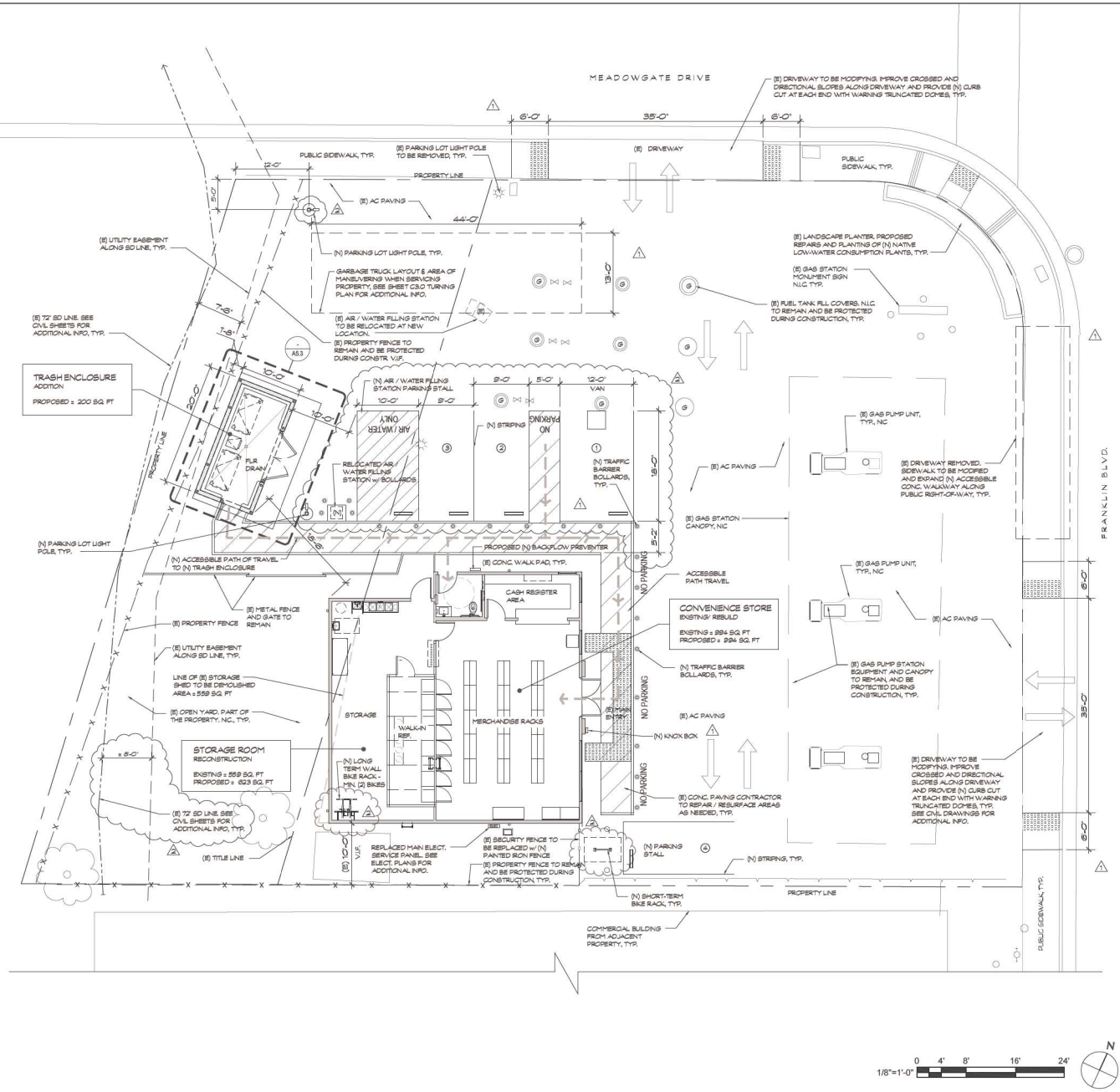
Revisions:

No.		By	Date
1	PLAN CHECK COMMENTS	RJB	11/14/25
2	PLANNING ENTITLEMENT COMMENTS PC2	RJB	2/26/26

Scale:	NONE
Drawn By:	JP / RS
Approved:	RS / SW
Job No.:	22422.01
Date:	11.14.25

Sheet No.:

T1.0



SITE PLAN LEGEND

- DEMOLITION AREA
- BUILDING DEMOLITION
- (E) FENCE

EROSION AND SEDIMENT CONTROL NOTES:

EROSION AND SEDIMENT CONTROL MEASURES SHALL BE EFFECTIVE PRIOR TO STARTING ANY DEMOLITION.

THE NAME, ADDRESS AND 24-HOUR TELEPHONE NUMBER OF THE PERSON RESPONSIBLE FOR IMPLEMENTATION OF EROSION AND SEDIMENT CONTROL MEASURES SHALL BE PROVIDED TO CITY OF SACRAMENTO AGENCIES HAVING JURISDICTIONS OVER THIS PROJECT.

ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED UNTIL DISTURBED AREAS ARE STABILIZED. CHANGES TO EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MADE TO MEET FIELD CONDITIONS ONLY WITH THE APPROVAL OF OR AT THE DIRECTION OF THE CITY OF SACRAMENTO AND/OR COUNTY ENGINEER.

THE PROJECTED SITE SHALL BE MAINTAINED TO MINIMIZE SEDIMENT LADEN RUNOFF FROM ENTERING ANY STORM DRAINAGE SYSTEM.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO INSPECT AND REPAIR ALL EROSION AND SEDIMENT CONTROL MEASURES AT THE END OF EACH WORK DAY.

ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES MAY BE REQUIRED DURING DEMOLITION OPERATION BEFORE STARTING DATE. SUCH ADDITIONAL MEASURES WILL BE CONTINGENT UPON THE STAGE OF CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL IMPLEMENT ANY ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES AS REQUIRED BY THE CITY OF SACRAMENTO AND/OR COUNTY ENGINEER.

DEMOLITION NOTES

THIS PLAN IS FOR ON-SITE DEMOLITION ONLY. LIMITS OF ALL ON-SITE DEMOLITION WORK SHALL BE WITHIN THE PROJECT BOUNDARY ONLY AND SHALL BE DONE BY THE DEMOLITION CONTRACTOR PER THIS PLAN.

THE CONTRACTOR SHALL REMOVE THE ENTIRE CONVENIENCE STORE BUILDING INCLUDING THE REAR STORAGE ROOM.

THE CONTRACTOR SHALL OBTAIN AN ENCROACHMENT PERMIT FROM THE CITY OF SACRAMENTO FOR OFF HAULING, IF REQUIRED, PRIOR TO STARTING ANY WORK.

ALL ON-SITE UTILITIES SHALL BE PROPERLY DISCONNECTED, REMOVED, AND CAPPED UP TO THE DESIRED LOCATION PER OWNER'S DIRECTION.

CITY OF SACRAMENTO GENERAL NOTES

FOR ADDITIONAL REFERENCE TO SITE IMPROVEMENTS AND EXISTING UTILITY LOCATIONS SEE CIVIL SHEETS.

FOR ADDITIONAL INFORMATION REGARDING PUBLIC WORKS REQUIREMENTS SEE SHEET A2.2.

FOR ADDITIONAL INFORMATION REGARDING POLICE DEPARTMENT SECURITY REQUIREMENTS SEE SHEET A2.2.

CITY OF SACRAMENTO RECYCLING & SOLID WASTE

PROPOSED LOCATION OF (N) TRASH ENCLOSURE ALLOWS WASTE COLLECTION TO OCCUR ON-SITE.

TRASH ENCLOSURE MUST MEET REQUIREMENTS OUTLINED IN THE CITY OF SACRAMENTO MUNICIPAL CODE CHAPTER 13.24 AND 17.616.

TRASH ENCLOSURE SHALL PROVIDE ADEQUATE SPACE TO STORE BINS FOR TRASH, RECYCLING, AND ORGANICS WASTE PER CITY ORDINANCE CHAPTER 13.24.600

TRASH AND ORGANICS MUST BE COLLECTED AT LEAST WEEKLY. RECYCLING MUST BE COLLECTED AT LEAST MONTHLY.

SOLID WASTE TRUCKS (EX. REPUBLIC SERVICES) MUST BE ABLE TO SAFELY MOVE AROUND THE PROJECT, WITH MINIMUM BACKING, AND ABLE TO EMPTY THE CONTAINERS SAFELY.

SPDR CONDITIONS:

CONSTRUCT STANDARD PUBLIC IMPROVEMENTS AS NOTED IN THESE CONDITIONS PURSUANT TO TITLE 17 OF THE CITY CODE. IMPROVEMENTS SHALL BE DESIGNED TO CITY STANDARDS AND ASSURED AS SET FORTH IN SECTION 17.502.130 OF THE CITY CODE. ALL IMPROVEMENTS SHALL BE DESIGNED AND CONSTRUCTED TO THE SATISFACTION OF THE DEPARTMENT OF PUBLIC WORKS. ANY PUBLIC IMPROVEMENT NOT SPECIFICALLY NOTED IN THESE CONDITIONS SHALL BE DESIGNED AND CONSTRUCTED TO CITY STANDARDS. THIS SHALL INCLUDE THE REPAIR OR REPLACEMENT/RECONSTRUCTION OF ANY EXISTING DETERIORATED CURB, GUTTER AND SIDEWALK ADJACENT TO THE SUBJECT PROPERTY PER CITY STANDARDS TO THE SATISFACTION OF THE DEPARTMENT OF PUBLIC WORKS.

ALL NEW AND EXISTING DRIVEWAYS SHALL BE DESIGNED AND CONSTRUCTED TO CITY STANDARDS TO THE SATISFACTION OF THE DEPARTMENT OF PUBLIC WORKS.

CONTRACTOR SHALL REMOVE ALL UNUSED EXISTING DRIVEWAYS ADJACENT TO THE SUBJECT PROPERTY AND RECONSTRUCT THE CURB, GUTTER, AND SIDEWALK TO THE SATISFACTION OF THE DEPARTMENT OF PUBLIC WORKS.

THE SITE PLAN SHALL CONFORM TO A.D.A. REQUIREMENTS IN ALL RESPECTS. THIS SHALL INCLUDE THE REPLACEMENT OF ANY CURB RAMP THAT DOES NOT MEET CURRENT A.D.A. STANDARDS.

THE SITE PLAN SHALL CONFORM TO THE PARKING REQUIREMENTS SET FORTH IN CITY CODE 17.608.040.

GARBAGE PICK-UP AND TRUCK DELIVERY SERVICES SHALL BE PROHIBITED WITHIN THE HOURS OF 7AM TO 9AM AND 4PM TO 6PM.

AS PER DRAWINGS THE CONTRACTOR SHALL PROVIDE SUFFICIENT SIGNING, STRIPING, AND/OR PAVEMENT MARKINGS TO PROHIBIT ONSITE PARKING NEAR THE TRASH ENCLOSURE TO ENSURE ADEQUATE SPACE FOR TRASH PICKUP TO THE SATISFACTION OF THE DEPARTMENT OF PUBLIC WORKS.

ALL NEW 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.

2

barry|wynn ARCHITECTS

Project Title:

PRIME GAS CONVENIENCE STORE

DEMOLITION & RECONSTRUCTION

7282 FRANKLIN BLVD
SACRAMENTO, CA 95823

Sheet Title:

ARCHITECTURAL SITE PLAN

LICENSED ARCHITECT
STEVEN D. WYNN
No. C27226
Ren. Jul. 31, 2027
STATE OF CALIFORNIA

Revisions:

No.		By	Date
1	PLANNING ENTITLEMENT COMMENTS	RS	1/14/26
2	PLANNING ENTITLEMENT COMMENTS PC2	RS	2/26/26

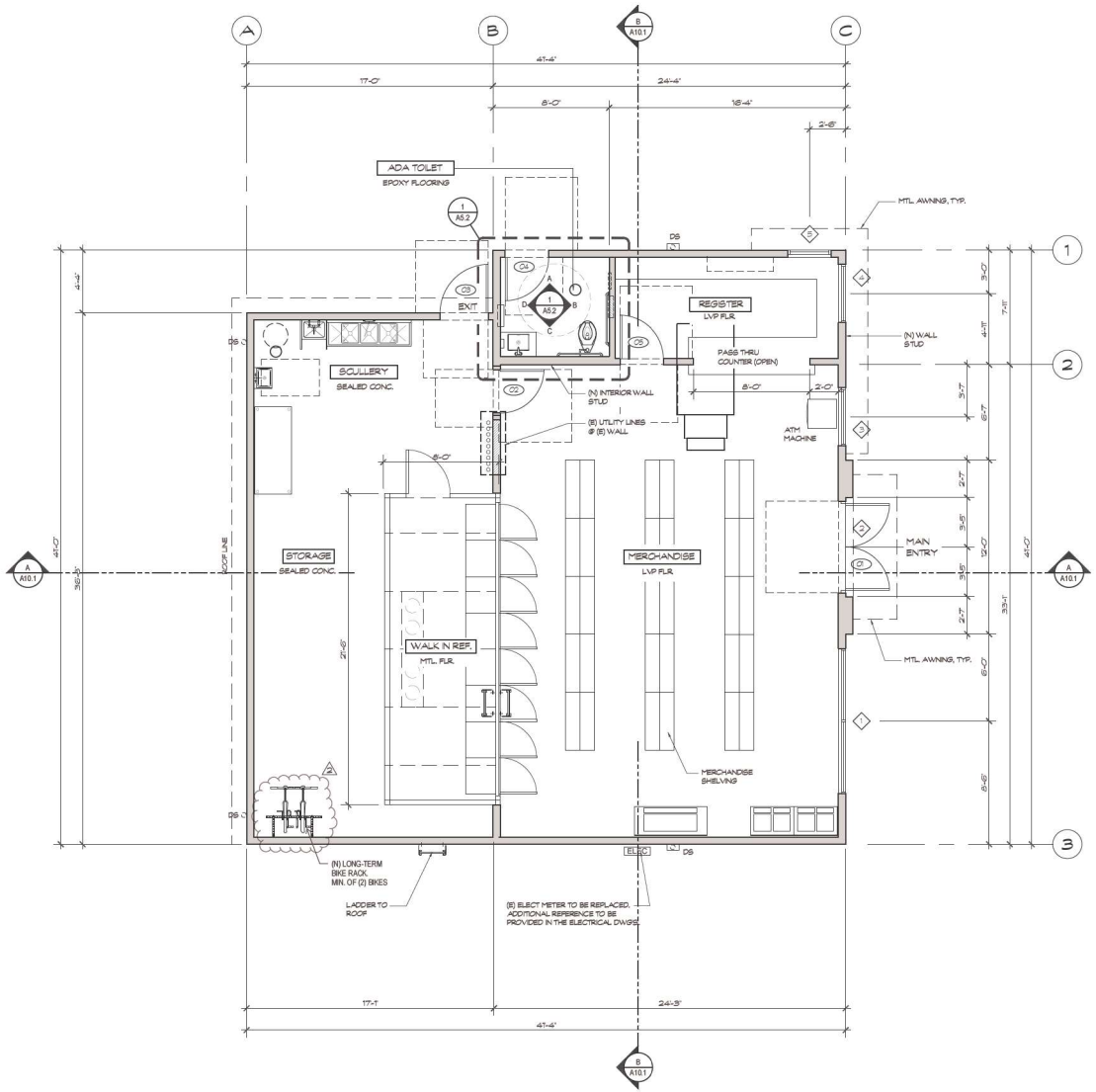
Scale: SEE PLAN
Drawn By: JP / RS
Approved: RS / SW
Job No.: 22422.01
Date: 11.14.25

Sheet No.:

A2.0

SHEET 04 OF 36

ARCHITECTURAL SITE PLAN | 1/8" = 1'-0"



1/4"=1'-0" 0 2' 4' 8' 12'

N

FLOOR PLAN | 1/4" = 1'-0"

barry|wynn ARCHITECTS
379 Hartz Avenue
Danville, CA 94526
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(925) 837-1426 (f)
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Project Title:
PRIME GAS
CONVENIENCE STORE
DEMOLITION & RECONSTRUCTION

7282 FRANKLIN BLVD
SACRAMENTO, CA 95823

Sheet Title:
NEW
FLOOR PLAN

LICENSED ARCHITECT
STEVEN D. WYNN
No. C27226
Ren. Jul. 31, 2027
STATE OF CALIFORNIA

Revisions:

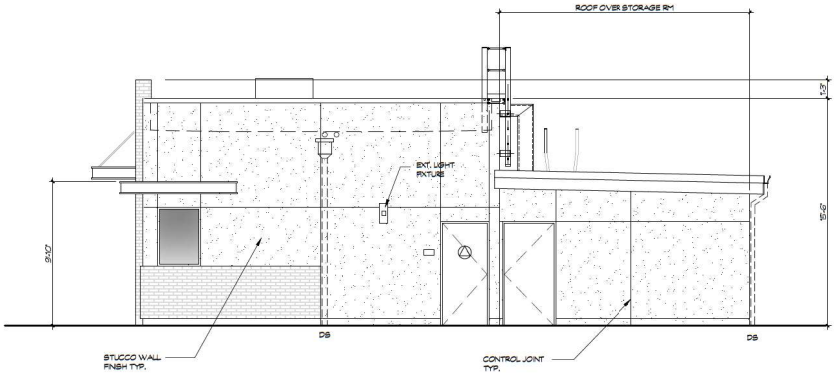
No.		By	Date
2	PLANNING ENTITLEMENT COMMENTS PC2	RS	2/26/26

Scale: SEE PLAN
Drawn By: JP / RS
Approved: RS / SW
Job No.: 22422.01
Date: 11.14.25

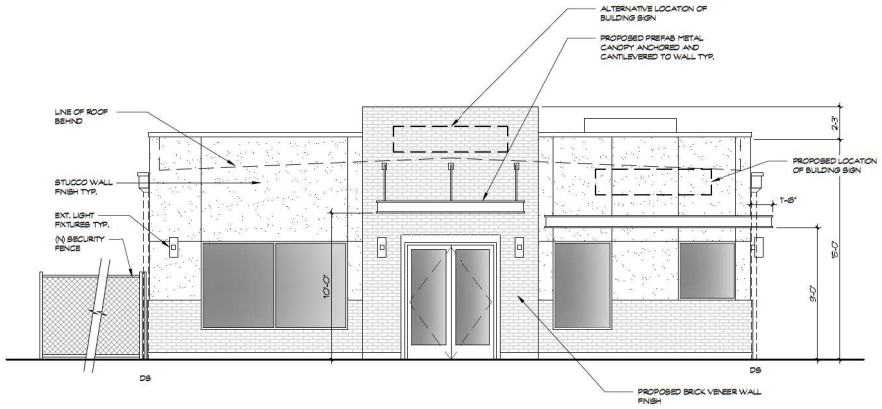
Sheet No.:

A5.1

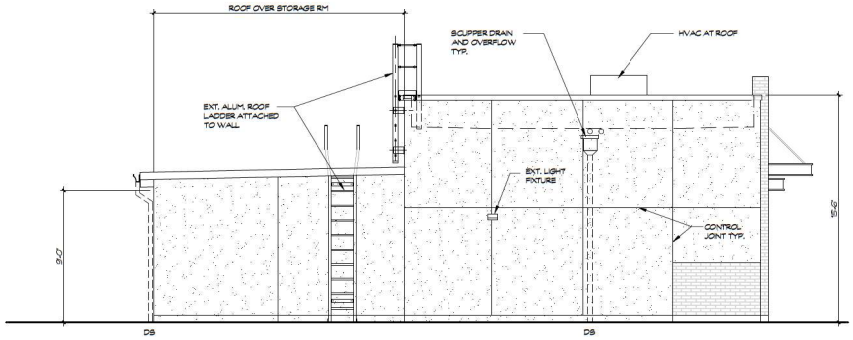
SHEET 09 OF 36



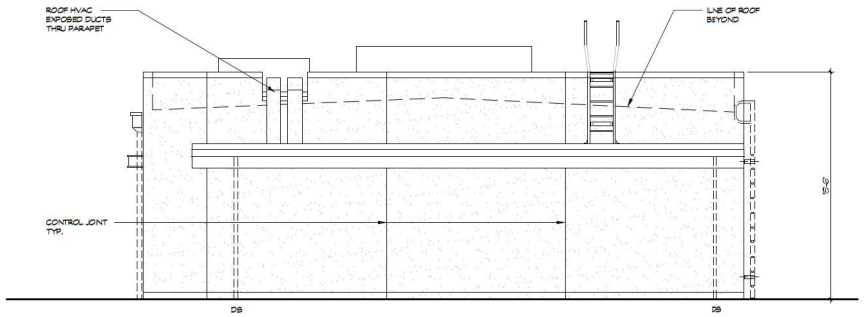
EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION

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Project Title:
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DEMOLITION & RECONSTRUCTION

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SACRAMENTO, CA 95823

Sheet Title:
EXTERIOR ELEVATIONS

LICENSED ARCHITECT
STEVEN D. WYNN
No. C27226
Exp. Jul. 31, 2027
STATE OF CALIFORNIA

Revisions:

No.		By	Date

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Approved:	RS / SW
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Sheet No.:

A9.1

EXTERIOR ELEVATIONS | 1/4" = 1'-0"

FINISH SCHEDULE

ROOM NAME	FLOOR FINISH	BASE FINISH	WALL FINISH	CEILING FINISH
MERCHANDISE	LVT FLOORING SYSTEM	VINYL RUBBER BASEBOARD	DRYWALL w/ EGGSHELL PAINT AND COLOR TO BE COORD. w/ OWNER	ACOUSTICAL CEILING TILE (ACT) COLOR TO BE COORD. w/ OWNER
STORAGE	LVT FLOORING SYSTEM	VINYL RUBBER BASEBOARD	DRYWALL w/ EGGSHELL PAINT AND COLOR TO BE COORD. w/ OWNER	CEILING TO BE PAINTED (EGGSHELL) PAINT AND COLOR TO BE COORD. w/ OWNER
SCULLARY	LVT FLOORING SYSTEM	VINYL RUBBER BASEBOARD	DRYWALL w/ SEMI-GLOSS PAINT FINISH COLOR TO BE COORD. w/ OWNER FRP WALL PANELING BEHIND WASHING	CEILING TO BE PAINTED (EGGSHELL) PAINT AND COLOR TO BE COORD. w/ OWNER
RESTROOM	CERAMIC TILE FINISH	CERAMIC BASE TILE	CERAMIC WALL TILE FINISH AND SEMI-GLOSS PAINTED WALL ABOVE TILE	CEILING TO BE PAINTED (EGGSHELL) PAINT AND COLOR TO BE COORD. w/ OWNER
REGISTER	LVT FLOORING SYSTEM	VINYL RUBBER BASEBOARD	DRYWALL w/ EGGSHELL PAINT AND COLOR TO BE COORD. w/ OWNER	ACOUSTICAL CEILING TILE (ACT) COLOR TO BE COORD. w/ OWNER

NOTE:
CONSTRUCTION SHALL COMPLY WITH CBC 803.13 FOR FLAME SPREAD INDEX RATINGS OF INTERIOR WALL AND CEILING FINISHES, PER TABLE 803.13 FOR ANY WALL OR CEILING FINISHES, AS APPLICABLE. IN A 'B' OCCUPANCY GROUP w/o AUTOMATIC FIRE SPRINKLERS SHALL HAVE A MIN. OF CLASS A FOR RAMPS AND EXIT PASSAGEWAYS, A MIN. OF CLASS B FOR CORRIDORS, AND A MINIMUM OF CLASS C FOR ROOMS, AND ENCLOSED SPACES.

DOOR SCHEDULE

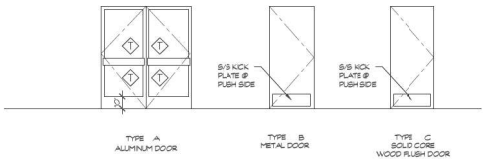
SYM.	TYPE	NOMINAL SIZE				DESCRIPTION	DOOR		HARDWARE		REMARKS
		WIDTH	HT.	THK.	MTL. TYPE		FRAME	FINISH	TYPE	FINISH	
01	A	PR 3'-0"	8'-0"	1 3/4"	AL.	ENTRY DOOR	ALUM	DARK BRONZE		DARK BRONZE	STOREFRONT DOOR SYSTEM, w/ CLOSER AND PANIC EXITING HARDWARE 45 MIN. FIRE RATED
02	C	3'-0"	7'-0"	1 3/4"	WD	ENTRY TO FOOD PREP/ STORAGE	WOOD	PAINT		DARK BRONZE	
03	B	3'-0"	7'-0"	1 3/4"	METAL	EXIT DOOR	METAL	PAINT		DARK BRONZE	
04	B	3'-0"	7'-0"	1 3/4"	METAL	LOCATED AT RESTROOM	METAL	PAINT		DARK BRONZE	
05	B	3'-0"	7'-0"	1 3/4"	METAL	LOCATED AT REGISTER	WOOD	PAINT		DARK BRONZE	

WINDOW SCHEDULE (AWAKE WINDOW SYSTEM OR EQUAL)

SYM.	TYPE	NOMINAL SIZE		WINDOW		GLAZING					REMARKS
		WIDTH	HEIGHT	MATERIAL	FINISH	SGL.	DBL.	TEMP.	LOW-E	OBSC.	
A		7'-0"	6'-0"	ALUM.	DARK BRONZE		X	X	X		FIXED WINDOW
C		4'-0"	6'-0"	ALUM.	DARK BRONZE		X	X	X		FIXED WINDOW WITH TRANSOM WINDOWS
D		4'-0"	4'-6"	ALUM.	DARK BRONZE		X	X	X		FIXED WINDOW WITH TRANSOM WINDOWS
E		3'-0"	4'-6"	ALUM.	DARK BRONZE		X	X	X		FIXED WINDOW

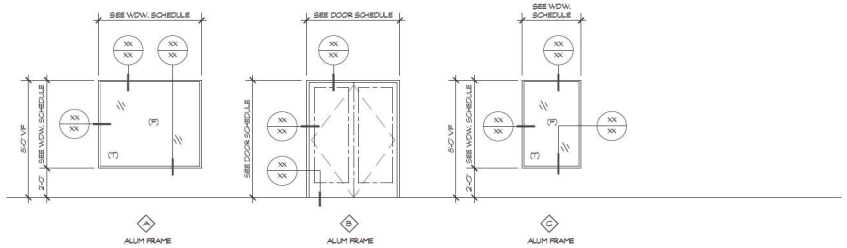
WINDOWS AND DOOR SCHEDULE

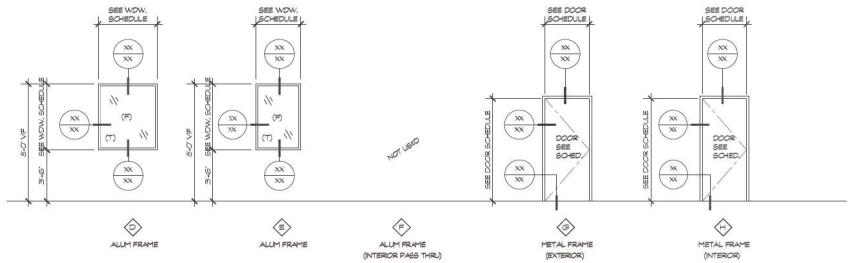
DOOR TYPES



EXTERIOR / INTERIOR WINDOW AND DOOR FRAMES

GENERAL NOTE: 1. GLAZING SYSTEM FRAMES SHALL BE SIZE 2X6 NOM, U.O.N.





NOTE: SEE SHEET AXXX FOR INFORMATION AND REFERENCE DETAILS FOR WINDOWS AND DOORS

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Sheet Title:
FINISH SCHEDULE, DOOR AND WINDOW TYPES

LICENSED ARCHITECT
STEVEN D. WYNN
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Ren. July 31, 2027
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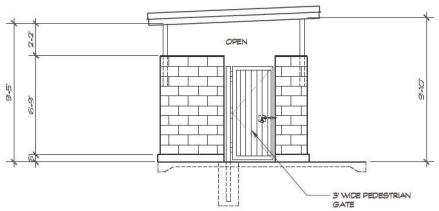
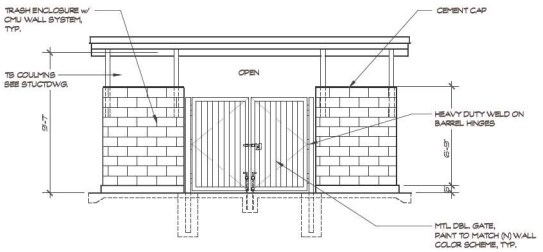
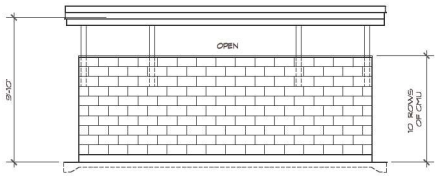


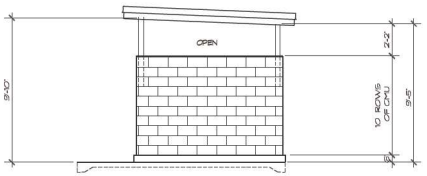
SOUTH ELEVATION



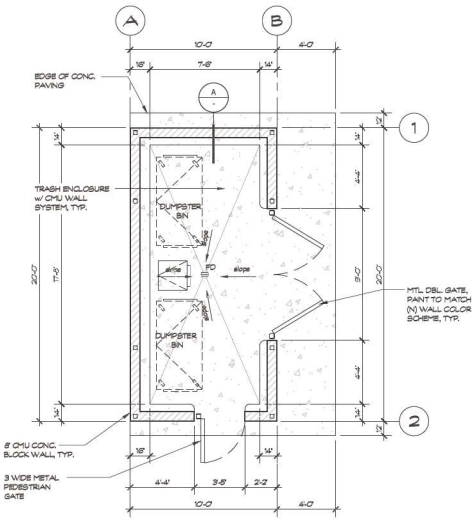
EAST ELEVATION



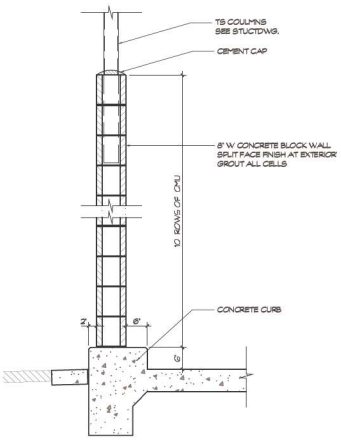
WEST ELEVATION



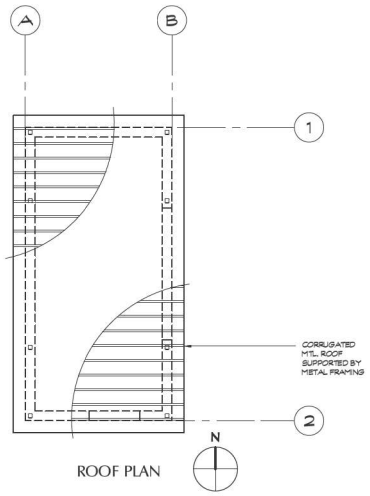
NORTH ELEVATION



FLOOR PLAN



SECTION - A
SCALE 3/4" : 1'-0"



ROOF PLAN

1/4"=1'-0" 0 2' 4' 8' 12'

ENLARGED FLOOR PLAN, ROOF AND ELEVATION - TRASH ENCLOSURE | 1/4" = 1'-0"

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Sheet Title:
(N) TRASH ENCLOSURE PLAN, ROOF, AND ELEVATIONS

LICENSED ARCHITECT
STEVEN D. WYNN
No. C27226
Ren. Jul. 31, 2027
STATE OF CALIFORNIA

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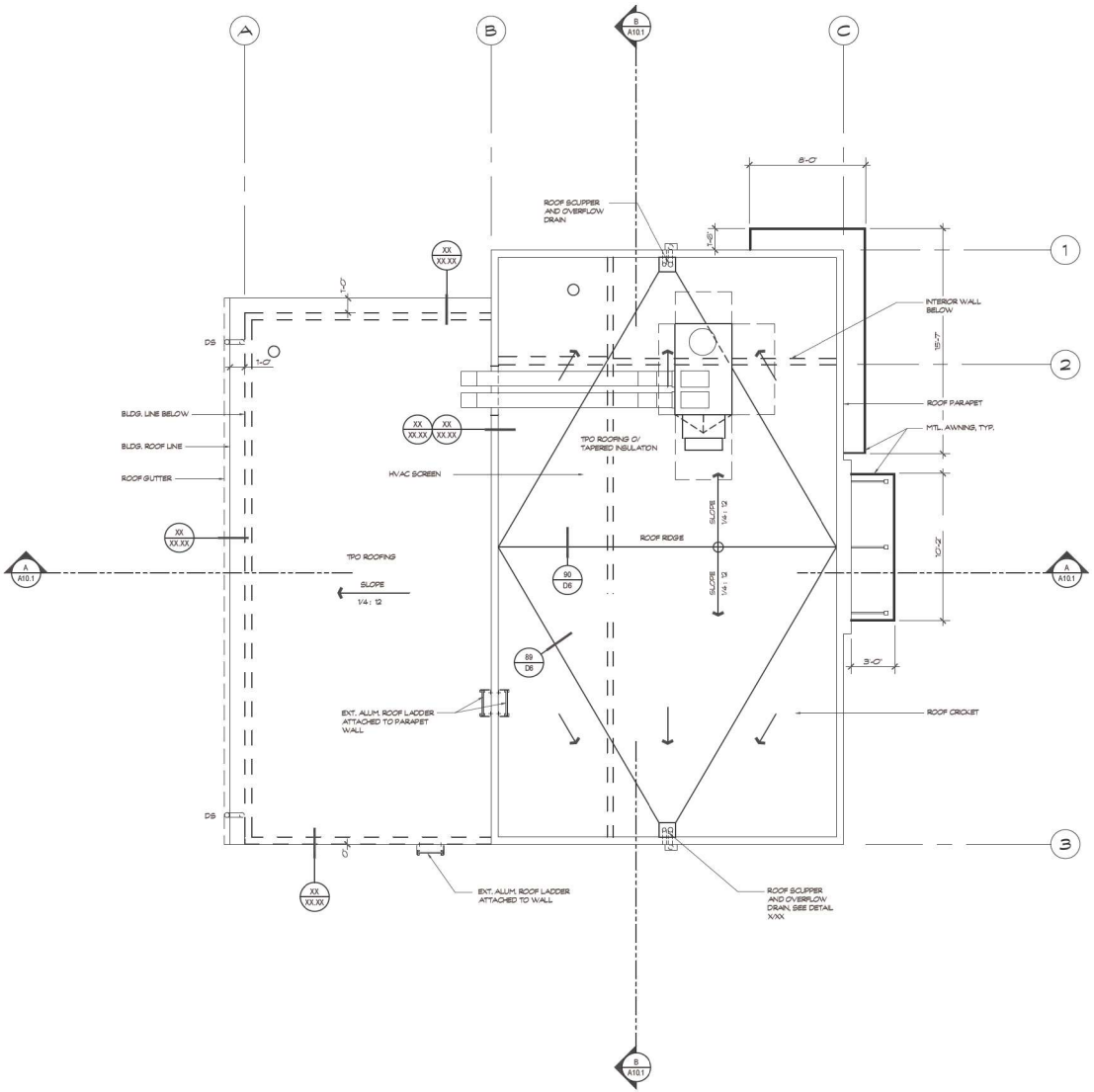
A5.3

SEE SHEET 2.0 FOR FLOOR PLAN GENERAL NOTES AND LEGEND, TYP., VENTILATION CALCULATIONS

INDICATED DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED MEASUREMENTS. **DO NOT SCALE PLANS**



0 2' 4' 8' 12'
1/4"=1'-0"

N

ROOF PLAN | 1/4" = 1'-0"

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Sheet Title:
ROOF PLAN

LICENSED ARCHITECT
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Sheet No.:

A8.1

SHEET 14 OF 36

METAL AWNING, DARK BRONZE COLOR
w/ STEEL SCREEN UNDERNEATH - PAINTED DARK BRONZE
AWNING TO BE ANCHORED TO WALL, AND SUPPORTED BY
DECORATIVE STEEL ADJUSTABLE LENGTH TIE RODS - DARK BRONZE, TYP.

MTL. COPING - PAINTED, TYP.
SUGGESTED COLOR: DE6063 "BLACK WALNUT" LVR 8
BY DUNN-EDWARDS OR EQUAL

THIN BRICK VENEER w/ DARK GREY MORTAR
BRICK BY "BRICK IT", COLOR: ROCHE HARBOR OR EQUAL
DARK METAL COPING AT TOP OF BRICK WALL, TYP.

SUGGESTED PRIME GAS SIGN AND LOCATION
POLYCARBONATE - ILLUMINATED SIGN
ACTUAL DESIGN AND COLORS TO BE SUBMITTED SEPARATELY BY THE OWNER

3-COAT STUCCO SYSTEM w/ CONTROL JOINTS, TYP.
SUGGESTED COLOR: DE6177 "THATCHED ROOF" LVR 70
BY DUNN-EDWARDS OR EQUAL

SHORTER METAL AWNING, DARK BRONZE COLOR
w/ STEEL SCREEN UNDERNEATH - PAINTED DARK BRONZE
AWNING TO BE ANCHORED TO WALL, TYP.

EXTERIOR WALL SCONCE
CYLINDER LIGHT
WATER-TIGHT SEAL
TAMPER-RESISTANT
BY B-K LIGHTING
MODEL: ALPINE
OR EQUAL

DARK ANODIZED ALUMINUM STOREFRONT WINDOW SYSTEM
BY OLDCASTLE OR EQUAL.
COLOR: DARK BRONZE
DOUBLE PANE INSULATED GLAZING, LOW-E

DARK ANODIZED ALUMINUM STOREFRONT DOOR SYSTEM
BY OLDCASTLE OR EQUAL.
COLOR: DARK BRONZE
DOUBLE PANE INSULATED GLAZING, LOW-E
DARK BRONZE HARDWARE AND PULL HANDLE

AC PAVING WALKWAY TO BE RE-SEALED
AND STRIPED, TYP.

EXISTING STEEL BOLLARD(S)
TO BE PAINTED
COLOR TO BE SELECTED BY OWNER, TYP.

NOTE:
SEE SHEETS A9.1 THRU A10.1 FOR ADDITIONAL EXTERIOR ELEVATIONS AND SECTIONS

PROPOSED EXTERIOR RENDERING

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Sheet Title:
PROPOSED
EXTERIOR
RENDERING

LICENSED ARCHITECT
SIGRN D. WYNN
No. C27226
Ren. July 31, 2027
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Sheet No.:

A9.0

CITY OF SACRAMENTO
COMMUNITY DEVELOPMENT DEPARTMENT
DIRECTOR HEARING
300 Richards Blvd, 3rd Floor, Sacramento, CA 95811

STAFF RECOMMENDATION

Staff recommends the Design Director approve with conditions the Site Plan and Design Review for the construction of a 1,405-square-foot single-unit dwelling with a 277-square-foot attached garage and the removal of one Private Protected Tree for a project known as file **DR25-217**. Draft Findings of Fact and Conditions of Approval for the project are included below.

Requested Entitlements:

1. **Environmental Determination:** Categorically Exempt per CEQA Guidelines Section 15303 – Construction of Small Facilities or Structures.

2. **Site Plan and Design Review** to construct a 1,405-square-foot single-unit dwelling with a 277-square-foot attached garage.

3. **Tree Permit** to remove one Private Protected tree.

Location:	3813 15th Avenue, Sacramento, CA 95820 (District 5)
Assessor's Parcel Number:	020-0062-020-0000
Applicant/Property Owner:	Zak Lisetsky, Skyline Design Build Inc 6330 Fountain Square Drive, #3984, Citrus Heights CA 95621
Project Planner:	Kevin Valente, Contract Planner, (916) 372-6100
General Plan Designation:	Neighborhood
Community Plan Area:	Fruitridge/Broadway
Zoning:	Single-Unit Dwelling Zone (R-1)
Design Review Area:	Oak Park SPDR
Existing Land Use of Site:	Single-Unit Dwelling with Detached Garage/Shed

Surrounding Zoning and Land Use:

North:	(R-1)	Single-Unit Dwelling
South:	(R-1)	Single-Unit Dwelling
East:	(R-1)	Vacant, with Proposed Single-Unit Dwelling Currently Under Review (DR25-221)
West:	(R-1)	Single-Unit Dwelling

Site Information:

Property Size:	0.12 acre
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

Setback Information:

Parcel:	Required:	Proposed:
South (Front)	25 ft	25 ft
West (Interior)	5 ft	5 ft
East (Interior)	5 ft	5 ft
North (Rear)	5 ft	40 ft

Development Standards:

Parcel:	Required:	Proposed:
Density (min 3 du/acre)	0.36 du	1 du
Height (Per 17.600.145A)	35 ft	17 ft
Lot Coverage	40% or 2,500 sf	38%

Background/Analysis:

The project site consists of a 0.12-acre parcel located at 3813 15th Avenue in the Fruitridge/Broadway Community Plan Area. The project is surrounded by single-unit dwellings to the north, south, east, and west.

The project proposes developing the parcel with a 1,405-square-foot single-unit dwelling and a 277-square-foot attached garage. The single-unit dwelling would have a maximum height of 17 feet, consistent with the 35-foot maximum of the R-1 zone. Additionally, the proposed project also includes the demolition of the existing 768-square-foot residence.

All existing structures on the project site are proposed to be demolished under a Preservation Review Request (PRR) application. The Preservation Director has made a preliminary determination that the structure is not eligible as a historical resource for CEQA purposes, nor for listing in the Sacramento Register; therefore, the Preservation Director will not oppose demolition.

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

The proposed residence incorporates a variety of materials, planar changes, and roof heights to satisfy the Oak Park Design Guidelines. The proposed building will have dimensional composition roofing and a stucco exterior.

Overall, staff finds the proposed building and site improvements consistent with the Fruitridge/ Broadway Community Plan.

The project was routed to all applicable city agencies, county departments, and utility agencies on February 13, 2026. Comments received have been incorporated into conditions of approval or advisory notes below.

Property owners, tenants, and neighborhood groups within 500 feet of the subject site received notification of the public hearing occurring on June 4, 2026. The Oak Park neighborhood Association, Preservation Sacramento, South Oak Park Community Association neighborhood advisory groups were also notified of the project. As of the drafting of this report, staff have not received any comments.

Tree Permit

Pursuant to Sacramento City Code (SCC) chapter 12.56, the removal of private protected trees requires a tree permit. According to the Arborist Report prepared by Acorn Arboricultural Services Inc., dated February 6, 2026, and related exhibits, this project proposes to remove one private protected tree:

Tree #51 – Hackberry – 39 in DSH

The tree is proposed for removal because it conflicts with the most reasonable placement of the proposed residence. The applicant has requested a replacement waiver per Sacramento City Code 12.56.060. The reason for the requested waiver is that the tree has basal decay and uncorrectable structural defects in the canopy. Urban Forestry supports the replacement waiver for the reasons provided.

Environmental Considerations:

The project is determined to be exempt from the provisions of the California Environmental Quality Act (CEQA) under Class 3, Section number 15303A (New Construction or Conversion of Small Structures), in which one single-family residence, or a second dwelling unit in a residential zone are exempt. In urbanized areas, up to three single-family residences may be constructed or converted under this exemption.

200-Year Flood Protection:

The project site is within an area for which the facilities of the State Plan of Flood Control or other flood management facilities protect the project to the urban level of flood protection, as demonstrated by the SAFCA Urban Level of Flood Protection Engineer's Reports accepted by the City Council on October 21, 2025 (Resolution No. 2025-0283).

Recommended Determination:

As designed, the project meets all applicable development standards for the R-1 zone and the architectural design standards for single-unit dwelling design guidelines. This project has no deviations to Title 17 or the Design Guidelines and would have been approved at staff level if not for the tree removal. The planning staff supports the project and recommends approval of demolishing the existing dwelling, constructing a new single-unit dwelling and removal of one Private Protected tree.

Draft Findings of Fact:

1. The design, layout, and physical characteristics of the proposed development are consistent with the general plan designation of Neighborhood and any applicable specific plan or transit village plan; and

2. The design, layout, and physical characteristics of proposed development are consistent with all applicable design guidelines and with all applicable development standards; and

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; and

4. The design, layout, and physical characteristics of the proposed development are visually and functionally compatible with the surrounding neighborhood; and

5. The design, layout, and physical characteristics of the proposed development ensure energy consumption is minimized and use of renewable energy sources is encouraged; and

6. 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.

7. **The Tree Permit** for the removal of one private protected tree **is approved** based on the following Findings of Fact:

    a. The location of the one private protected tree conflicts with the most feasible placement of the proposed residence.

    b. Urban Forestry approves the requested replacement waiver on the basis that the tree meets the criteria for removal per Sacramento City Code 12.56.050.B.1.b.

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 SAFCA Urban Level of Flood Protection Engineer's Reports accepted by the City Council on October 21, 2025 (Resolution No. 2025-0283).

Draft Conditions of Approvals:

Planning / Design Review

1. The proposed development shall be constructed per the approved plans.

2. Provide the following building materials for the single-family residence as indicated by the approved plan:

    a. Minimum 30-year dimensional composition roofing

    b. Smooth finished stucco exterior (at all elevations)

    c. Decorative raised panel fiberglass entry door with integrated windows (at north elevation)

    d. Decorative raised panel garage door with integrated windows (at north elevation)

    e. Vinyl horizontal sliding door with glazing (at south elevation)

    f. Vinyl single/double hung and horizontal sliding windows (at all elevations)

g. All trim, sills, fascia boards shall be stucco or fiber cement and painted in a contrasting color (basis of color – Sherwin Williams SW 7032 Warm Stone) (at all elevations)

h. Gutters and downspouts (at all elevations)

3. All residential mechanical equipment must be ground-mounted and cannot be placed within the front or street-side yards. The equipment shall be screened from street view using fencing, landscaping, or an architecturally integrated screen wall.

4. Any new or relocated electrical service panels shall not be placed on any street facing elevation and must be screened from street view when located on the interior side yard of the structure.

5. There shall be a minimum of one tree planted in the front yard. Tree shall be a new 15 gallon minimum large canopy tree species. See Free Shade Tree Program (Free Shade Tree Program).

6. All other notes and drawings on the final plans as submitted by the applicant are deemed conditions of approval. Any work that differs from the final set of plans approved by the Planning staff shall be subject to review and approval prior to issuance of a building permit or work undertaken.

7. Any modification to the project shall be subject to the review and approval of planning staff (and may require additional entitlements).

8. The applicant shall obtain all necessary building permits prior to commencing construction.

9. This approval shall expire in three years from the approval date.

General conditions

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

11. A photometric plan shall be provided in building permit submittal. Any new building mounted lighting shall occur subject to final review and approval by Planning staff.

12. All HVAC units shall be screened from view either behind a parapet wall or behind a fence or screened by landscaping treatments subject to final review and approval by Planning staff during building permit plan check.

13. The applicant shall obtain all necessary building permits prior to commencing construction. No permits shall be issued within the 10-day appeal period. The 10-day appeal period will commence on June 4, 2026.

14. All other notes and drawings on the final plans as submitted by the applicant are deemed conditions of approval. Any work that differs from the final set of plans approved by the Planning staff shall be subject to review and approval prior to issuance of a building permit or work undertaken.

15. Any modification to the project shall be subject to the review and approval of planning staff (and may require additional entitlements).

16. This approval shall expire in three (3) years from the approval date.

Urban Forestry – Tree Permit Conditions

17. **General Tree Protection** – The applicant shall include the following Tree Preservation Measures in the General Notes, Grading Plans, Utility Plans, Demolition Plan, Landscape Plan and the offsite plans if the trees will be impacted by work proposed on each sheet.

Required Tree Preservation Measures for City and Private Protected Trees

1. Any Regulated Work within the dripline or Tree Protection Zone of a protected tree shall be separately permitted prior to the start of construction and supervised by a Qualified Arborist. Submit a tree permit application and a tree protection plan created by a Qualified Arborist to UrbanForestry@cityofsacramento.org and refer to the planning project number or off-site project number.

2. All excavation, grading or trenching within the dripline of a protected tree for the purpose of utility installation, constructing foundations, footings, sidewalks, curbs, gutters, or any other reason shall employ one of the following methods: Hydro-excavation, pneumatic excavation or hand digging and shall be directly supervised by a qualified arborist.

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

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

Advisory Notes:

1. DOU: All stormwater and surface runoff drainage impacts resulting from new impervious areas (such as but not limited to roof areas, driveway, paving, etc.) shall be subject to drainage mitigation as specified in the current Onsite Design Manual and/or the Design and Procedures Manual. Drainage mitigation shall be accomplished by: (1) conforming to a City approved Drainage Study or Master Plan, (2) providing onsite drainage detention, or (3) payment of in-lieu fees (applies only in the CSS). Applicant is advised to contact the City of Sacramento Department of Utilities Development Review Section (916-808-7890) or DOUDevelopmentReview@cityofsacramento.org at the early planning stages to address any onsite drainage related requirements.

ATTACHMENTS:

Exhibit A: Site Plan, Floor Plan, Elevations

Exhibit B: Existing Photos

Exhibit C: Preservation Review Request (PRR)

Exhibit D: Arborist Report

Kevin Valente

Kevin Valente, AICP
Contract Planner

Matthew Sites (May 29, 2026 13:15:52 PDT)

Matthew Sites, AIA, LEED AP
Senior Architect

PROJECT INFORMATION

HOME OWNER:
#Client Full Name
#Client E-mail
#Client Phone Number

DESIGNER:
Skyline Design and Consulting Inc.
Oleg Lisetsky
(916) 584-0978
oleg@skylinebuildinc.com

CONTRACTOR:
Skyline Design Build Inc.

ENGINEERING:
Fred Mueller
(916) 813-5877
fcm1234@aol.com

Title 24:
Same as Designer

1. SITE ADDRESS

3813 15th Ave
Sacramento, CA 95820

2. PARCEL #: 020-0062-020-0000

3. BUILDING AREA:

EXISTING TO BE DEMOED:	**768 SF**
— 1 — 1ST FLOOR:	**1,405 SF**
— 2 — GARAGE:	**578 SF**
— 3 — ADU:	**418 SF**
TOTAL LIVING AREA w/o ADU:	**1,823 SF**
TOTAL FOOTPRINT w/ ADU:	**2,401 SF**

4. SITE AREA: 5227 sq ft / 0.12 acres

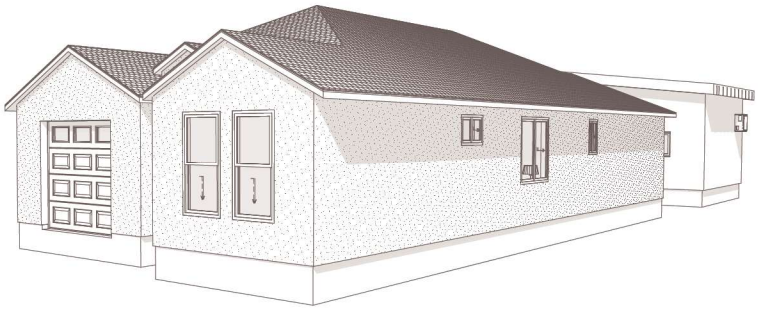
5. LOT COVERAGE: 45.93%

6. ZONING: R1

7. CONSTRUCTION TYPE: V-B
OCCUPANCY: R3/U
FIRE SPRINKLER: YES
WUI: N/A
SOLAR: YES

8. JOB SCOPE:
New Construction SFD with 3 bed and 2 bath and a single car garage. An ADU with 1 bedroom in rear of property.

SHEET INDEX



ENTIRE RESIDENCE/GARAGE IS REQUIRED TO HAVE A FIRE SPRINKLER SYSTEM INSTALLED, WILL BE A DEFERRED SUBMITTAL AND ISSUED BY LOCAL FIRE JURISDICTION.

SOLAR DESIGN AND CALCULATIONS WILL BE A DEFERRED SUBMITTAL TO LOCAL POWER COMPANY AS REQUIRED.

REFERENCE PUBLICATIONS FOR THIS PROJECT ARE:
2022 California Building Code
2022 California Residential Code
2022 California Mechanical Code
2022 California Electrical Code
2022 California Plumbing Code
BASED ON THE 2022 International Building Code.
2022 CALIFORNIA GREEN STANDARDS CODE,
2022 ENERGY STANDARDS
2022 California Fire Code

AS AMENDED BY THE STATE OF CALIFORNIA AND LOCAL JURISDICTION.

STRUCTURAL DESIGN CRITERIA

A. FLOOR AND ROOF LOADS
1. ROOF LL.....20 PSF
2. ROOF DL.....15 PSF
3. FLOOR LL.....40PSF
4. FLOOR DL.....10PSF

B. SNOW LOAD
1. GROUND SNOW LOAD.....0 PSF

C. WIND LOAD
1. DESIGN WIND SPEED.....93.6 MPH
2. ASD DESIGN WIND SPEED.....73.6 MPH
2. WIND EXPOSURE.....CATEGORY B
3. RISK CATEGORY.....CATEGORY I I
4. INTERNAL PRESSURE COEFFICIENT....0.18

D. SEISMIC LOAD
1. SEISMIC DESIGN CATEGORY.....CATEGORY D
S_s=0.65 S_1=0.24 R=6.5
S_{ds}= 0.505 S_{ms}=0.832 C_s=0.0853
V=6092#
2. SITE SOIL CLASS.....CLASS D
3. IMPORTANCE.....I
4. RISK CATEGORY.....I I
5. ANALYSIS.....EQUVALENT LATERAL ANALYSIS
6. RESISTING SYSTEM(S)
WOOD DIAPHRAGM & SHEARWALLS

E. FOUNDATION
1. NO FOUNDATION REPORT
2. LOAD BEARING CAPCITY: 1,500 PSF

VICINITY MAP

SKYLINE
DESIGN BUILD INC

Zak Lisetsky
EMAIL: info@skylinebuildinc.com
PHONE:415-480-4607
6336 Fountain Square Dr, Unit 3884
Citrus Heights, CA 95621

DATE: 4/13/2026

STAMPS AND SIGNATURES

3813 15th Ave SFD

3813 15th Ave
Sacramento CA 95820

Cover Sheet

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SHEET TITLE
Cover Sheet

G-001

SHEET 1 OF 18

Required Tree Preservation Measures for City and Private Protected Trees

1.Any Regulated Work within the dripline or Tree Protection Zone of a protected tree shall be separately permitted prior to the start of construction and supervised by a Certified Arborist. Submit a tree permit application and a tree protection plan created by a Certified Arborist to UrbanForestry@cityofsacramento.org and refer to the planning project number or off-site project number.

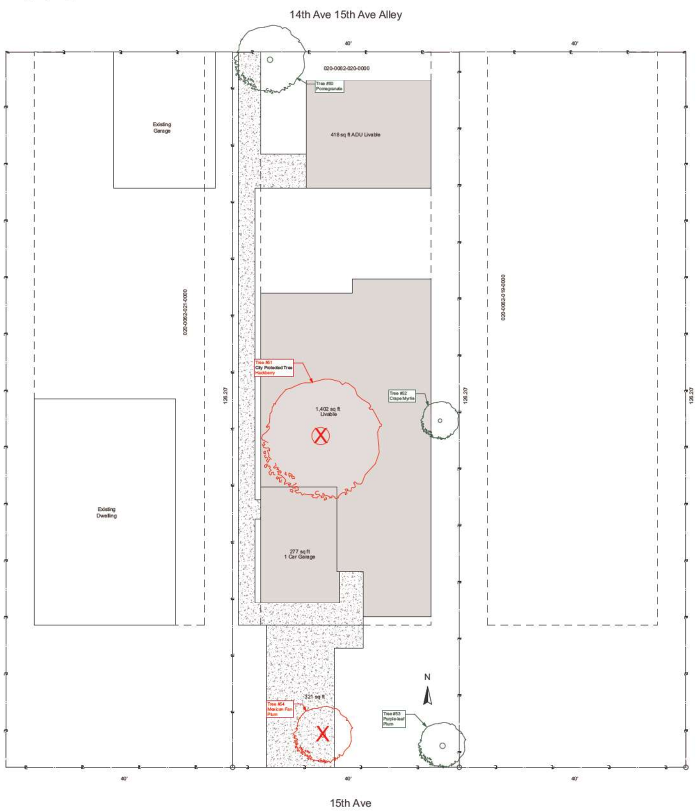
2.All excavation, grading, or trenching within the dripline of a protected tree for the purpose of utility installation, constructing foundations, footings, sidewalks, curbs, gutters, or any other reason shall employ one of the following methods: Hydro-excavation, pneumatic excavation or hand digging and shall be directly supervised by a Certified Arborist.

3.There shall be no excavation deeper than the existing excavation for sidewalks within the dripline of protected trees.

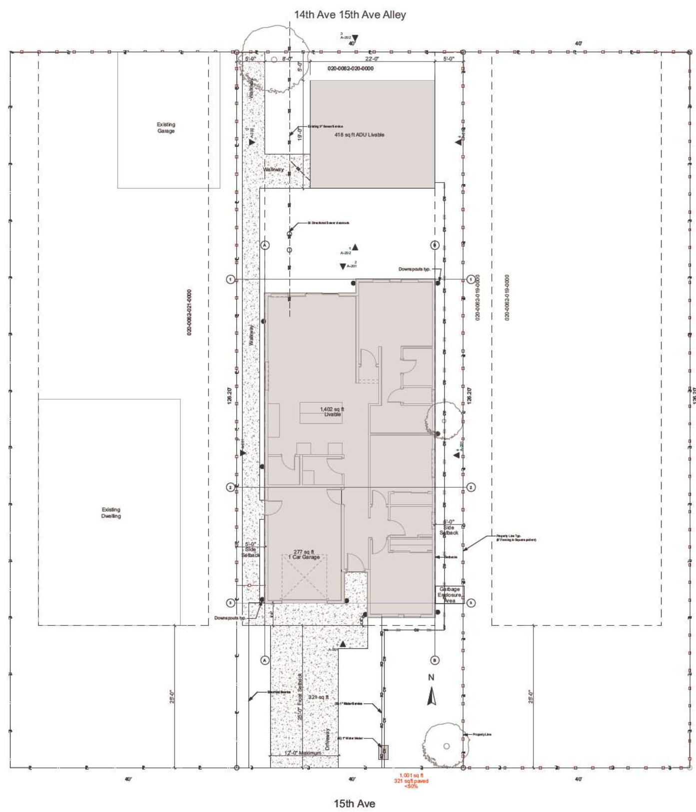
4.There shall be no grade changes within the dripline of protected trees. All grade changes shall be accommodated onsite.

5.There shall be no soil compaction within the dripline of protected trees.

6.The following is a list of activities that require a tree permit if they are to occur or be used within the right-of-way planter and/or within the tree protection zone of protected trees: any regulated work as defined in SCC 12.56, including excavation, grade changes, trenching, root or canopy pruning, or boring.



2 Site (2) 1/8" = 1'-0"



1 Site 1/8" = 1'-0"

SKYLINE
DESIGN BUILD INC

Zak Lisetsky
EMAIL: info@skylinebuildinc.com
PHONE:415-480-4607
6330 Fountain Square Dr. Unit 3984
Citrus Heights, CA 95621

DATE: 4/13/2026

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Architectural Site Plan

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SHEET TITLE

Architectural Site Plan

AS-001

SHEET 4 OF 18

Sym.	FLOOR PLAN KEYNOTES
1	ELEC RANGE/COOKTOP WITH A METAL HOOD, EXHAUST FAN, LIGHT, AND 7" DIA. VENTILATIONS DUCT TO OUTSIDE AIR. INSTALL UNIT AND VENT PER CALIF. MECHANICAL CODE AND PER MAUFACTURER'S SPECIFICATIONS.
2	REFRIGERATOR SPACE. PROVIDE A PLUMBING STUB-OUT WITH SHUT-OFF VALVE FOR ICEMAKER.
3	SINGLE SINK WITH GARBAGE DISPOSAL. INSTALL PER C.P.CAND MANUFACTURER'S SPECIFICATIONS.
4	22" X 30" ATTIC ACCESS. PROVIDE MINIMUM 30" HEAD CLEARANCE AT OR ABOVE THE ACCESS OPENING. WITH A 24" WIDE SOLID PLATFORM FROM ACCESS TO FURNACE, A SERVICE RECEPTACLE, A PERMANENT LIGHT WHICH IS SWITCHED AT ATTIC ACCESS.
5	BEARING AND EXTERIOR WALL FRAMING SHALL BE MIN.- 2" X 6" STUDS SPACED AT NOT MORE THAN 16" O.C. - DBLE. TOP U.N.O PLATES SHALL BE #2 DF-L. SHALL CONFORM TO **2022 CRC TABLE R602.3 (5)**, U.N.O
6	PROVIDE ONE-HOUR OCCUPANCY SEPERATION PER **2022 CRC SECTION R302.5**. USE 5/8" TYPE "X" GYPSUM WALLBOARD AT THE GARAGE CEILING AND AT ALL GARAGE WALLS, POSTS, AND BEAMS. FASTEN GYPSUM WALL BOARD TO WOOD SUPPORTS AT 16" O.C. WITH 6D OR No.6 COOLER/WALLBOARD NAILS/SCREWS AT 7" O.C. ALL OTHER GYPUM APPLICATION SHALL BE INSTALLED PER **2022 CRC CHAPTER 7**.
7	1' - 3/8" THICK INTERIOR SOLID CORE SELF-CLOSING DOOR AT GARAGE ACCESS FROM LIVABLE SPACE. FIRE RATING SHALL CONFORM TO **2022 CRC SECTION R302.5** AND **2022 CRC SECTION 302.5.1**.
8	GARAGE DOORS SHALL BE LABELED WITH A PERMENANT LABEL PROVIDED BY THE GARAGE DOOR MANUFACTURER. THE LABEL SHALL IDENTIFY THE GARAGE DOOR MANUFACTURER, THE GARAGE DOOR MODEL/SERIES NUMBER, THE POSITIVE AND NEGATIVE DESIGN WIND PRESSURE RATING, THE INSTALLATION INSTRUCTION DRAWING REFERENCE NUMBER, AND THE APPLICABLE TEST STANDARD. PER 2022 CBC R609.4.1. BATTERY BACKUP REQUIRED ON GARAGE UNIT. PER **2022 CBC R609.4.1**.
9	SHOWER COMPRTMENT REGARDLESS OF SHAPE, HAVING A MIN INTERIOR FLOOR AREA OF 1,024 SQ. IN., AND ALSO CAPABLE OF ENCOMPASSING 30 IN CIRCLE AS PER **CBC SECTION 412.7**.
10	INSTALL "SHLUTER" SYSTEM (OR EQUAL) OR SHOWER WALL AND FLOOR, DETRA BOARD OR DERDI PLIABLE SHEET APPLIED POLYETHYLENE WATERPROOFING MEMBRANE, ANDVAPOR RETARDER. "SCHLUTER" SYSTEM MANUAL PROVIDED ON SITE FOR INSPECTOR. GYPSUM BOARD USED AS THE BASE OR BACKER FOR ADHESIVE APPLICATION OF CERAMIC TILE OR OTHER REQUIRED NONABSORBENT FINISH MATERIAL SHALL CONFORM TO **ASTM C1178, C1278 or C1396**. WATER RESISTANT GYPSUM BOARD SHALLNOT BE INSTALLED OVER A CLASS I or II VAPOR RETARDER IN A SHOWER OR TUB COMPARTMENTAND SHALL NOT BE USED WHERE THERE WILL BE DIRECT EXPOSURETO WATER, OR IN AREAS SUBJECT TO CONTINUOUS HIGH HUMIDITY PER. **2022 CRC SEC. R702.3.7 & R702.3.7.1**
11	GAS/ELECTRIC WATER HEATER WITH RELIEF VALVE AND EXHAUST DRAIN TO EXTERIOR ALL ATOP AN 18" HIGH PLYWOOD PLATFORM. PROVIDE SEISMIC STRAPS ON THE WATER HEATER AT POINTS WITHIN THE UPPER AND LOWER ONE THIRD OF ITS VERTICAL DIMENSION. PROVIDE 120v/240v (AS REQUIRED BY APPLIANCE) RECEPTCALE OR GAS SUPPLY (200,000 BTU'S) TO THE WATER HEATER PER 2022 CALIFORNIA BUILDING CODE.
12	ZERO CLEARANCE FIREPLACE I.C.B.O. REPORT SHALL BE PROVIDED TO INSPECTOR AT THE TIME OF INSPECTION. PRE-MANUFACTURED FIREPLACE WILL BE A "LISTED" APPROVED UNIT. SEC 3102.5 AND PER MANUFATURER'S SPECIFICATIONS. FP OPTIONAL
13	PROVIDE CLOTHES DRYER MOISTURE EXHAUST DUCT TO OUSTIDE AIR. INSTALL PER CALIF. MECH. CODE AND PER MANUFACTURER'S SPECIFICATIONS. DOMESTIC CLOTHES DRYER MOISTURE EXHAUST DUCTS SHALL NOT EXCEED A TOTAL COMBINED HORIZONTAL AND VERTICAL LENGTH OF 14-FEET, INCLUDING 2 90-DEGREE ELBOWS. A LENGTH OF 2 feet SHALL BE DEDUCTED FOR EACH 90-DEGREE ELBOW IN EXCESS OF TWO. (**CMC 504.4.2.1**)
TEMP	SAFTEY GLAZING FOR ALL GLAZING LOCATED IN HAZARDOUS LOCATIONS ASSPECIFIED IN 2022 CRC SECTION R308.4.
HB	LOCATION OF HOSE BIBS NON-REMOVABLE BACKFLOW PREVENTION DEVICES TO BE INSTALLED ON ALL EXTERIOR HOSE BIBS PER CPC 603.

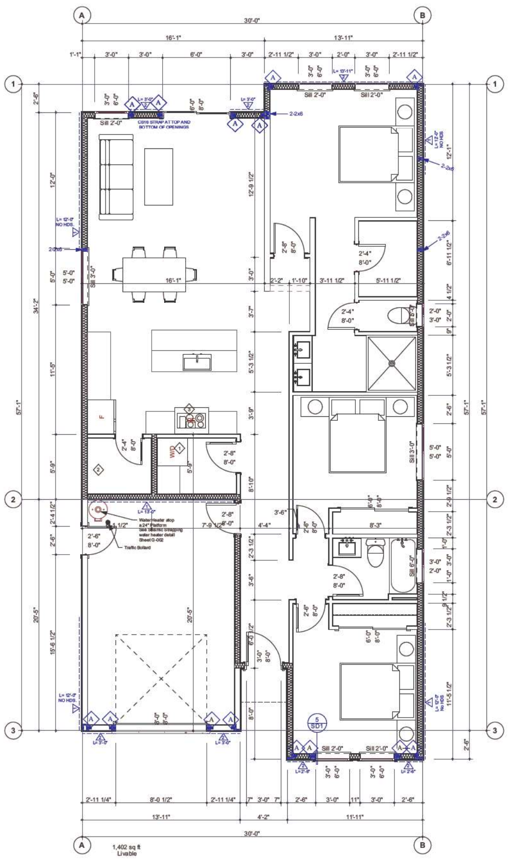
SEE SHEET G-002 FOR AGING IN PLACE REQUIREMENT AND BACKING GUIDELINE

SHEAR WALL SCHEDULE *2022 CBC*

TYPE	SHEATHING APA RATED	NAILING	SILL PLATE AND A.B.	SOLE PLATE CONNECT TO RIM
1	7/16" SHEATHING ONE FACE	8d @ 6" O.C. EDGE AND 12" O.C. FIELD	2x P.T.D.F. SILL PLATE, 5/8"Ø x 12" @ 48" O.C.	16d @ 8" O.C. OR LTP4 @ 24" O.C.
2	15/32" SHEATHING ONE FACE	8d @ 4" O.C. EDGE AND 12" O.C. FIELD	2x P.T.D.F. SILL PLATE, 5/8"Ø x 12" @ 32" O.C.	16d @ 6" O.C. OR LTP4 @ 16" O.C.

NOTES

1) (2) ANCHORS MINIMUM PER SHEAR WALL. 3" x 3" x 1/4" STEEL WASHERS REQUIRED AT ALL ANCHOR BOLTS USED IN SHEAR WALLS. WASHER EDGE SHALL BE WITHIN 1/2" OF SHEATHING, SLOTTED WASHERS ARE PERMITTED.
2) *SILL PLATE ANCHORED TO CONCRETE.*
3) TYPICAL 2x SOLE PLATE ON TOP OF SUBFLOOR. APPLIES TO RAISED FLOOR FOUNDATION AND UPPER FLOORS ONLY.
4) 3x FRAMING MEMBERS AT ADJOINING PANEL EDGES OR DBL. STUDS w/ 16d @ 3" O.C.
4A) 3x FRAMING MEMBERS AT ADJOINING PANEL EDGES OR DBL. STUDS w/ 16d @ 4" O.C.
4B) 3x FRAMING MEMBERS AT ADJOINING PANEL EDGES.
5) *WHERE PANELS APPLIED ON BOTH FACES OF A WALL AND NAIL SPACING IS LESS THAN* 6 INCHES O.C. ON EITHER SIDE, PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS, OR FRAMING SHALL BE 3-INCH NOMINAL OR THICKER AT ADJOINING PANEL EDGES AND NAILS ON EACH SIDE SHALL BE STAGGERED.
6) *GALVANIZED NAILS SHALL BE HOT DIPPED OR TUMBLED.*
7) *FRAMING MEMBERS OR BLOCKING REQUIRED AT ALL PANEL EDGES IN SHEAR WALL.*
8) *ALL SHEAR WALL VALUES ARE BASED ON 16" O.C. STUD SPACING.*
9) ALL FRAMING MEMBERS USED IN THE CONSTRUCTION OF SHEAR WALL TO BE DOUGLAS FIR LARCH.



1 First Floor Plan 1/4" = 1'-0"

SKYLINE DESIGN BUILD INC
Zak Lisetsky
EMAIL: info@skylinebuildinc.com
PHONE:415-480-4607
6330 Fountain Square Dr. Unit 3984
Citrus Heights, CA 95621

DATE: 4/13/2026

STAMPS AND SIGNATURES

3813 15th Ave SFD

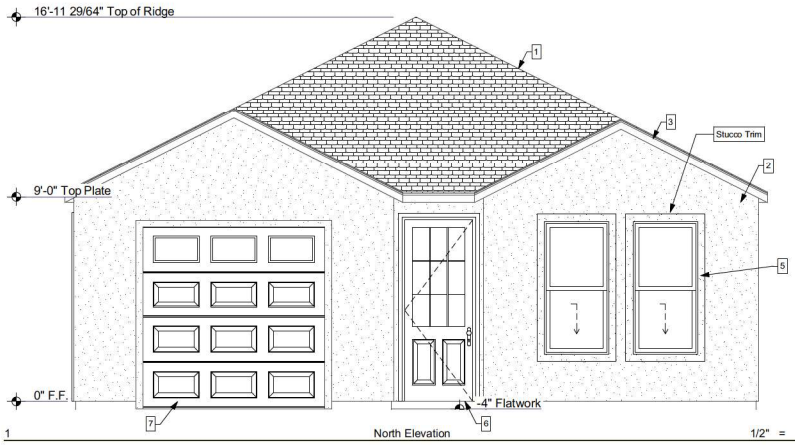
3813 15th Ave
Sacramento CA 95820

First Floor Plans

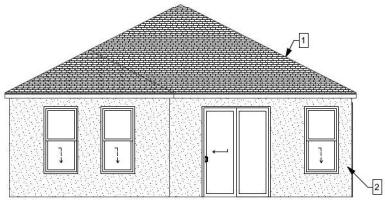
PROJECT NO: 89
DRAWN BY: Oleg Lisetsky

SHEET TITLE
First Floor Plans

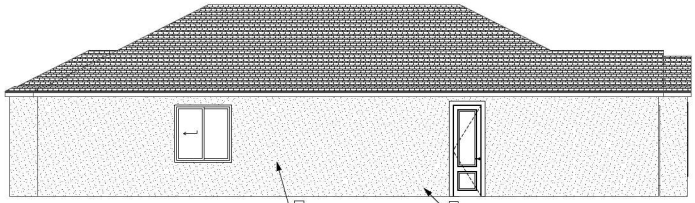
A-101



1 North Elevation 1/2" = 1'-0"



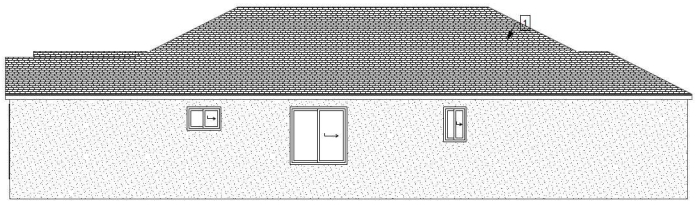
2 South Elevation 1/4" = 1'-0"



3 East Elevation 1/4" = 1'-0"

EXTERIOR FINISHES

1. **ROOFING:** GAF TImberline HDZ RS - Sagewood
2. **Stucco Body Color:** Omega Smooth Stucco - Mist
3. **Trim Colors:** Sherwin Willaims - Warm Stone SW 7032
4. **Gutters:** K-Style, bronze gutters and square downspouts
5. **Windows:** White Vynl Windows
6. **Front Door:** Medium Oak - Fiberglass Door
7. **Garage Door:** White Garage Door



4 West Elevation 1/4" = 1'-0"

SKYLINE
DESIGN BUILD INC

Zak Lisetsky
EMAIL: info@skylinebuildinc.com
PHONE:415-480-4607
6330 Fountain Square Dr. Unit 3984
Citrus Heights, CA 95621

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STAMPS AND SIGNATURES

3813 15th Ave SFD

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Exterior Elevations

PROJECT NO: 89
DRAWN BY: Oleg Lisetsky

SHEET TITLE
Exterior Elevations

A-201

SHEET 7 OF 18

ROOF NOTES
1. Show minimum 22" x 30" access opening to attic (CRC R807)
2. Roof drains/gutters required to be installed per the California Plumbing Code with leaf/debris protection also installed.
3. Roof construction and coverings shall comply with CRC Chapters 8, 9 and local ordinance. All roofing shall be tested/listed Class A minimum.
4. Asphalt shingles with sloped roofs 2/12 to <4/12 shall have two layers of underlayment applied per CRC R905.2.2.
5. Provide attic cross ventilation: 1/150 of attic area or 1/300 with at least 40% but not more than 50% of vents are a maximum 3 ft. below the ridge or highest space in the attic and the balance is provided in the lower third of the attic space (not limited to eaves or cornice vents). Baffles are required at vents for insulation. Provide minimum of 1" inch of air space between insulation and roof sheathing. (CRC R806)
6. Enclosed rafter spaces shall have a 1-inch clear cross ventilation. (Properly sized rafters for insulation) (CRC R806.3)

Beam Specification Schedule

Beam #	Size Grade and Type	Location
HDR	4x6 DF-L No.2	3'-7" openings
BM1	6x6 DF-L No.2	garage & rear window

FOR NAILING NOT SHOWN, SEE NAILING SCHEDULE SHEET SN-1 OR TABLE 2304.10.2 2022 CBC.

NAIL ROOF SHEATHING AT ALL DRAG TRUSSES WITH 8-d @ 4" O.C. TYP. U.N.O.

TRUSS MANUFACTURER TO SUPPLY TRUSS DRAWINGS AND LAYOUTS TO THE PROJECT ENGINEER AND BUILDING DEPARTMENT PRIOR TO CONSTRUCTION AS PART OF DEFERRED SUBMITTAL PER SECTION 107.3.4.1, 2022 CBC

DOUBLE TOP PLATE, MIN. 48" SPLICES. NAIL WITH (12) 16d NAILS EACH SIDE OF LAP.

ALL HEADERS AND BEAMS TO BE AS SPECIFIED ON THIS SHEET, INTERIOR NON BEARING HEADERS TO BE 4x4 OR DBL 2x4 NO.2 D.F.L.

ALL NAILS TO BE COMMON WIRE NAILS UNLESS NOTED OTHERWISE.

INSTALL 2X / 4X HOLDOWN POST A TENDS OF ALL SHEAR WALLS PER PLAN. SEE TABLE AND CALCULATIONS FOR HOLDOWN STUD SIZE REQUIED.

ALL HANGERS, HOLDOWNS, CLIPS, AND STRAPS TO BE SIMPSON STRONG-TIE OR SIMILAR / EQUIVALENT WITH REF. # MATCHING SIMPSON SPECIFICATIONS.

DENOTES STRUCTURAL DETAILS ON SHEET(S)
SD-1 ETC.

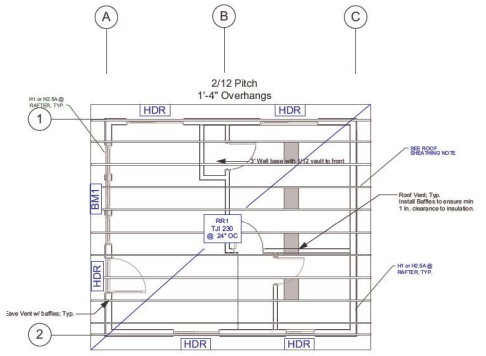
FOR ADDITIONAL SPECIFICATIONS AND TYPICAL DETAILS SEE SHEET SN-1.

IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW ALL OF THE NOTES AND TYPICAL DETAILS ON SHEET SC-1 SO THAT THEY MAYBE INCORPORATED INTO THE CONSTRUCTION OF THIS STRUCTURE.

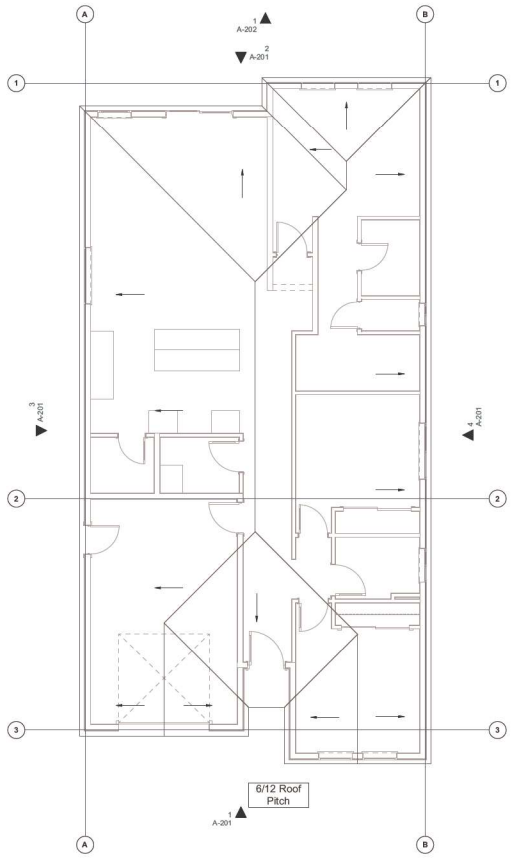
ALL GABLE STUDS LONGER THAN 6'-0" TO BE 2x6 #1 & BTR. D.F.L. IF STUDS ARE LONGER THAN 10'-0" USE 2x6 #2 D.F.L. STRUCTURAL GABLE END TRUSSES WITH MORE THAN 6'-0" ON THE VERTICAL PROJECTION REQUIRE BRACES PER STRUCTURAL GABLE END DETAIL 606A ON SD SHEET.

PROVIDE TRUSS WEB BRACING PER DETAIL 4/11 ON SD SHEET.

2x BLOCKING AT RIDGE BETWEEN EACH TRUSS.



2 Roof 1/4" = 1'-0"



1 Roof Plan 1/4" = 1'-0"

ATTIC VENTILATION

FLOOR ATTIC: 1,823SF/150 = 12.15SF
Eave Vents Provided:22pc X 0.35SF= 7.7SF
Roof Vents Provided:11pc X 0.44SF= 4.84SF

Total Vents Provided: 12.54SF

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EMAIL: info@skylinebuildinc.com
PHONE:415-480-4607
6330 Fountain Square Dr, Unit 3884
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DATE: 4/13/2026

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Roof Plan

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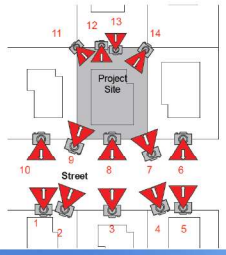
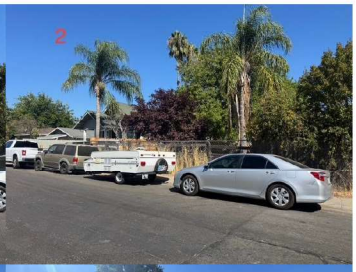
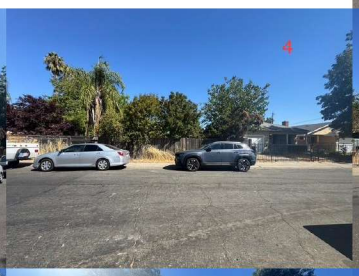
SHEET TITLE
Roof Plan

S-402

SHEET 10 OF 18







SKYLINE
DESIGN BUILD INC

Zak Lisetsky
EMAIL: info@skylinebuildinc.com
PHONE:415-480-4607
6330 Fountain Square Dr. Unit 3984
Citrus Heights, CA 95621

DATE: 4/13/2026

STAMPS AND SIGNATURES

3813 15th Ave SFD

3813 15th Ave
Sacramento CA 95820

Site Pictures

PROJECT NO: 89
DRAWN BY: Oleg Lisetsky

SHEET TITLE
Site Pictures

G-003

SHEET 3 OF 18

City of SACRAMENTO
Community Development

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

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

Preservation Review Request (PRR)

This form is used pursuant to the City of Sacramento's Planning & Development Code, section 17.604.600, to review all structures that are 50-years old or older for historic eligibility prior to approving demolition, relocation, or alteration of the structure.

PAGE 1 TO BE COMPLETED BY PLANNING STAFF

Section 1: Age Determination		
Yes	No	
○	○	1. The project proposes demolition or alteration of a building 50 years old or older.

*If you answered **YES** to question 1, a Preservation Review Request (PRR) form is required.*

Section 2: Project Information	
Application Number:	DR25-217
Address:	3813 15th Avenue
Date Application Submitted:	11.13.25
Assigned Planner:	Kevin Valente

Section 3: Project Scope	
Type of Structure:	Scope of Work:
☐ Accessory	☑ Demolition and New Construction
☑ Residential (1 or 2 units)	☐ Demolition of ACCESSORY STRUCTURE ONLY and New Construction
☐ Commercial (3+ units, other commercial/industrial)	☐ Residential Addition/Alteration
☐ Other – Description: _____	☐ Commercial Addition/Alteration
	☐ Other – Description: _____

Section 4: Historic Eligibility Information

When a project involves the demolition or significant alteration of a building over 50 years old, the City is required to consider whether that building (or the area around it) might qualify as a historic resource. This determination is based on criteria in Sacramento City Code Section 17.604.210, the California Register, and by the National Register. Staff must determine if the property:

- Is associated with **significant events** that contribute to the broad patterns of local, regional, state, or national history.
- Is connected to **significant individuals** whose lives or work had an important impact on the community or beyond.
- Represents **distinctive architecture or construction**, embodies the characteristics of a type, period, or method of construction, or is the work of a recognized master or artisan.
- Has the **potential to provide important information** about Sacramento's history, architecture, or prehistory.

These criteria help ensure that decisions about demolition or alteration are informed by an understanding of what makes a place significant. Staff use this initial review to identify whether further study or preservation measures may be appropriate.

City of SACRAMENTO
Community Development

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

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

PAGE 2 TO BE COMPLETED BY THE PRESERVATION DIRECTOR
HISTORIC RESOURCE PRELIMINARY EVALUATION

Section 5: Project Type	
☑	**Project is part of a discretionary development proposal (e.g. SPDR entitlement).** *Attach completed DRPR to Record of Decision. Refer to Section 6 below.*
☐	**Project is part of a ministerial review (e.g. ADU applications).** *Route to Preservation Director prior to completing Record of Decision. Attach completed DRPR to Record of Decision. Refer to Section 5 below.*

Section 6: Preservation Director's Determination	
☐	**PROPOSED WORK COMPLIES WITH HISTORIC STANDARDS:** *Therefore, regardless of whether the property includes a historical resource, there would not be a significant impact on any historical resources for CEQA purposes.*
☑	**NOT ELIGIBLE:** *The Preservation Director has made a preliminary determination that the structure is NOT ELIGIBLE as a historical resource for CEQA purposes, nor for listing in the Sacramento Register (preliminary determination expires in 3 years).*
☐	**ELIGIBLE:** *The Preservation Director has made a preliminary determination that the structure IS ELIGIBLE as a historical resource for CEQA purposes and may be eligible as a historic resource for listing in the Sacramento Register.* ***Project requires evaluation for compliance with historic standards or for possible impacts to historical resources and additional environmental review.***
☐	**EVALUATION OR REVISIONS NEEDED:** • *The Preservation Director has determined that additional research on the history and potential significance of the structure is required in order to make a preliminary determination.* • *Alternatively, the project shall be revised to meet the Secretary of the Interior's Standards for the Treatment of Historic Properties.*
☐	**THE 45-DAY REVIEW PERIOD HAS EXPIRED:** *The property is deemed not eligible for listing in the Sacramento Register.*

Notes:

Preservation Director's Signature:	Date:
Sue de Cosmo	12/08/2025

ACORN
ARBORICULTURAL SERVICES INC.

ARBORIST REPORT

February 6, 2026

Skyline Design Build, Inc.
6330 Fountian Square Dr. Unit 3984
Citrus Heights, CA 95611

Re: 3813 15th Avenue, Sacramento CA, APN 020-0062-020

This report covers the inventory of the trees on or overhanging the above referenced site. All trees that have at least one stem 4-inches in diameter or greater have been included and were identified with round stamped aluminum tags. The numbers correspond to the report and are listed near the locations rough plotted on the site plan (see page 3).

The data was collected on February 2, 2026, and included species, diameter standard height (DSH), dripline radius (DLR), tree condition, protected status and notable characteristics for all trees (see inventory summary page 2). The tree's overall structural condition and vigor were separately assessed ranging from poor to good based upon the observed characteristics noted within the tree. Ratings are subjective and are dependent upon both the structure and vigor of the tree. The vigor rating considers factors such as the size, color and density of the foliage; the amount of deadwood within the canopy; bud viability; evidence of wound closure; and the presence or evidence of stress, disease, nutrient deficiency and insect infestation. The structural rating reflects the root crown /collar, trunk and branch configurations; canopy balance; the presence of included bark, weak crotches and other structural defects and decay. In the City of Sacramento native oaks 12-inches in diameter of greater are protected and any species 24-inches or greater on an undeveloped lot or 32-inches or greater on private property that includes any single unit or duplex dwelling. Five trees were found on or overhanging the site with 69 aggregate diameter inches. One of the trees meets the criteria for Private Protected Tree but is recommended for removal due to the extent of the defects.

The Inventory Summary is intended to provide Skyline Design Build, Inc., the City of Sacramento, and other members of the development team with a detailed pre-development review of the species, size, current structure and vigor of the trees found on or overhanging the site. The City of Sacramento regulates both the removal of protected trees and the encroachment of construction activities within the Tree Protection Zones. A tree permit and/or additional development authorization should be obtained from the City of Sacramento prior to proceeding with the proposed project. All terms and conditions of the tree permit and/or other Conditions of Approval are the sole and exclusive responsibility of the project applicant.

If you have any questions or require clarification, please feel free to contact me.

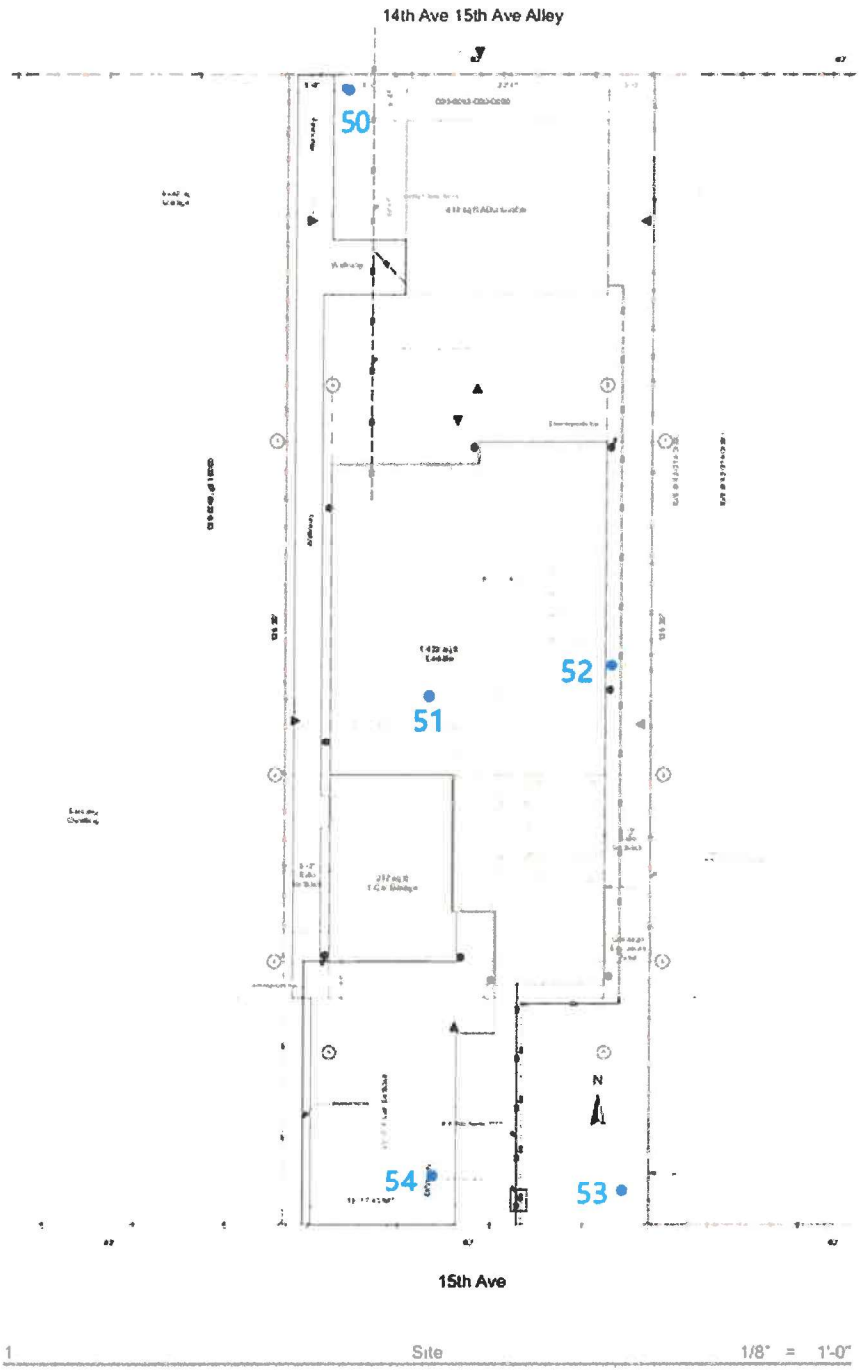
Wayne McKee

Wayne McKee
ISA Certified Arborist WE 0959A, 1992
ISA Tree Risk Assessment Qualified, 2022
B S Forestry, Humboldt State University, 1983

Skyline Design Build, Inc.
3813 15th Avenue
City of Sacramento, CA
APN 020-0062-020-000
TREE INVENTORY SUMMARY

Tree #	COMMON NAME	SPECIES	MULTI-STEMS (inches)	TOTAL DSH (inches)	DLR (feet)	CONDITION		CITY PROTECTED TREE	NOTABLE CHARACTERISTICS
						STRUCTURE	VIGOR		
50	pomegranate	*Punica granatum*	4,6	8	5	poor to fair	poor to fair	no	Severely pruned in the past with heading cuts and resulting sprout growth, above average deadwood.
51	hackberry	*Celtis sinensis*	16,20, 21	39	26	poor	poor to fair	yes	Large basal cavity with significant decay and hollowing between the southerly and central stems, severely pruned in the past with heading cuts at 15 feet above grade with resulting sprout growth and decay in the exposed wood of the cuts, callusing trrunk wounds various locations, above average amount of deadwood. - **Removal recommended.**
52	crape myrtle	*Lagerstroe-mia indica*		4	4	poor to fair	fair	no	Callusing basal wounds with exposed wood.
53	mexican fan palm	*Washingtonia robusta*		12	8	fair	fair	no	None.
54	purple-leaf plum	*Prunus cerasifera*		6	8	fair	fair	no	Measured at 3 feet above grade forks above.

Total Inventoried Trees = 5 (69 aggregrate diameter inches)
City Protected Trees = 1 (39 aggregrate diameter inches)



1 Site 1/8" = 1'-0"

SKYLINE
DESIGN BUILDING

DATE: 10/27/2025

STAMPS AND SIGNATURES

3813 15th Ave SFD

3813 15th Ave
Sacramento CA 95820

Architectural Site Plan

DRAWN BY

COPYRIGHT

SHEET TITLE

Architectural Site Plan

AS-001

SHEET 4 OF 18

DEFINITIONS

Tree Number:	Corresponds to aluminum tag attached to the tree.
Species Identification:	Scientific and common species name.
Diameter (DSH):	Diameter at standard height means the diameter of a tree measured at 4.5 feet above natural grade, except: for a tree that branches at or below 4.5 feet, DSH means the diameter at the narrowest point between the grade and the branching point. Or, for a tree with a common root system that branches at the ground, DSH means the sum of the diameter of the largest trunk and one-half the cumulative diameter of the remaining trunks at 4.5 feet above natural grade.
Dripline radius (DLR):	A radius equal to the horizontal distance from the trunk of the tree to the end of the farthest most branch tip prior to any cutting.
Protected Area:	Generally, a circle equal to the largest radius of a protected tree's dripline.
Root Crown:	Assessment of the root crown/collar area located at the base of the trunk of the tree at soil level.
Trunk:	Assessment of the tree's main trunk from ground level generally to the point of the primary crotch structure.
Limbs:	Assessment of both smaller and larger branching, generally from primary crotch structure to branch tips.
Foliage:	Tree's leaves.
Overall Condition:	Describes overall condition of the tree in terms of structure and vigor.
City Tree	means any tree the trunk of which, when measured 4.5 feet above ground, is partially or completely located in a city park, on real property the city owns in fee, or on a public right-of-way, including any street, road, sidewalk, park strip, mow strip, or alley.
Private Protected Tree:	Native oaks 12-inches in diameter of greater are protected and any species 24-inches or greater on an undeveloped lot or 32-inches or greater on private property that includes any single unit or duplex dwelling.
Tree Permit	Means a permit to conduct regulated work on or around a city tree or private protected tree.
Notable Characteristics:	Observed characteristics such as leaning or bending trunks, instability, defects, deadwood accumulation, foliage density, or canopy distribution.

ASSUMPTIONS AND LIMITING CONDITIONS

1. Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible; however, the consultant can neither guarantee nor be responsible for the accuracy of information provided by others.

2. The consultant shall not be required to give a deposition and/or attend court by reason of this report unless subsequent contractual arrangements are made in advance, including payment of an additional fee for such services according to our standard fee schedule, adjusted yearly, and terms of the subsequent contract of engagement.

3. Loss or alteration of any part of this report invalidates the entire report. Ownership of documents produced passes to the Client only when all fees have been paid. Possession of this report or a copy thereof does not imply the right of publication or use for any purpose other than the person to whom it is addressed, without the prior expressed written or verbal consent of the consultant.

4. Neither all nor any part of the contents of this report, nor copy thereof, shall be conveyed by anyone, including the client, to the public through advertising, public relations, news, sales, or other media, without the prior expressed written or verbal consent of the consultant.

5. This report and any values expressed herein represent the opinion of the consultant and the consultant's fee is in no way contingent upon the reporting of a specified value, a stipulated result, the occurrence of a subsequent event, nor upon any finding to be reported.

6. Sketches, diagrams, graphs, drawings and photographs within this report are intended as visual aids and are not necessarily to scale and should not be construed as engineering or architectural reports or surveys.

7. Unless expressed otherwise: 1) information contained in this report covers only those items that were examined and reflects the condition of those items at the time of inspection; and 2) the inspection is limited to visual examination of accessible items without laboratory analysis, dissection, excavation, or probing unless otherwise stated.

8. This report is based on the observations and opinions of Wayne McKee, and does not provide guarantees regarding the future performance, health, vigor, structural stability or safety of the plants described herein. Neither this author nor Acorn Arboricultural Services, Inc. assume any responsibility for liability associated with the trees on or adjacent to this property, their future demise and/or any damage which may result therefrom.

CITY OF SACRAMENTO
COMMUNITY DEVELOPMENT DEPARTMENT
DIRECTOR HEARING
300 Richards Blvd, 3rd Floor, Sacramento, CA 95811

STAFF RECOMMENDATION

Staff recommends the Design Director approve with conditions the Site Plan and Design Review for the construction of a 1,402-square-foot single-unit dwelling with a 277-square-foot attached garage and the removal of one Private Protected Tree for a project known as file **DR25-221**. Draft Findings of Fact and Conditions of Approval for the project are included below.

Requested Entitlements:

1. **Environmental Determination:** Categorically Exempt per CEQA Guidelines Section 15303 – Construction of Small Facilities or Structures.

2. **Site Plan and Design Review** to construct a 1,402-square-foot single-unit dwelling with a 277-square-foot attached garage.

3. **Tree Permit** to remove one Private Protected tree.

Location:	3817 15th Avenue, Sacramento, CA 95820
Assessor's Parcel Number:	020-0062-019-0000
Applicant/Property Owner:	Zak Lisetsky, Skyline Design Build Inc 6330 Fountain Square Drive, #3984, Citrus Heights CA 95621
Project Planner:	Kevin Valente, Contract Planner, (916) 372-6100
General Plan Designation:	Neighborhood
Community Plan Area:	Fruitridge/Broadway
Zoning:	Single-Unit Dwelling Zone (R-1)
Design Review Area:	Oak Park SPDR
Existing Land Use of Site:	Existing Shed and Outdoor Storage with Existing Trees and Vegetation

Surrounding Zoning and Land Use:

North:	(R-1)	Single-Unit Dwelling
South:	(R-1)	Single-Unit Dwelling
East:	(R-1)	Single-Unit Dwelling
West:	(R-1)	Single-Unit Dwelling, with Proposed New Single-Unit Dwelling Currently Under Review (DR25-217)

Site Information:

Property Size:	0.12 acre
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

Setback Information:

Parcel:	Required:	Proposed:
South (Front)	25 ft	25 ft
West (Interior)	5 ft	5 ft
East (Interior)	5 ft	5 ft
North (Rear)	5 ft	40 ft

Development Standards:

Parcel:	Required:	Proposed:
Density (3 du/acre)	Min 0.36 du	1 du
Height (Per 17.600.145A)	35 ft	17 ft
Lot Coverage:	40% or 2,500 sf	38%

Background/Analysis:

The project site consists of a vacant 0.12-acre parcel located at 3817 15th Avenue in the Fruitridge/ Broadway Community Plan Area. The project is surrounded by single-unit dwellings to the north, south, east, and west.

The project proposes the development of the parcel with a 1,402-square-foot single-unit dwelling and a 277-square-foot attached garage. The single-unit dwelling will have a maximum height of 17 foot, consistent with the 35-foot maximum of the R-1 zone.

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

The proposed residence incorporates a variety of materials, planar changes, and roof heights to satisfy the Oak Park Design Guidelines. The proposed building will have a dimensional composition roofing, fiber cement horizontal lap siding and a stucco exterior.

Overall, staff finds the proposed building and site improvements consistent with the Fruitridge/ Broadway Community Plan.

The project was routed to all applicable city agencies, county departments, and utility agencies on February 13, 2026. Comments received have been incorporated into conditions of approval or advisory notes below.

Property owners, tenants, and neighborhood groups within 500 feet of the subject site received notification of the public hearing occurring on June 4, 2026. The Oak Park neighborhood Association,

Preservation Sacramento, South Oak Park Community Association neighborhood advisory groups were also notified of the project. As of the drafting of this report, staff have not received any comments.

Tree Permit

Pursuant to Sacramento City Code (SCC) chapter 12.56, the removal of private protected trees requires a tree permit. According to the Arborist report prepared by Acorn Arboricultural Services Inc., dated February 6, 2026 and related exhibits, this project proposes to remove one private protected tree:

Tree #61 – Chinese Tallow – 25" DSH

The tree is proposed for removal because it conflicts with the most reasonable placement of the proposed residence. The applicant has requested a replacement waiver per Sacramento City Code 12.56.060. The reason for the requested waiver is that the tree has been improperly pruned leading to decay and uncorrectable structural defects. Urban Forestry supports the replacement waiver for the reasons provided.

Environmental Considerations:

The project is determined to be exempt from the provisions of the California Environmental Quality Act (CEQA) under Class 3, Section number 15303A (New Construction or Conversion of Small Structures), in which one single-family residence, or a second dwelling unit in a residential zone are exempt. In urbanized areas, up to three single-family residences may be constructed or converted under this exemption.

200-Year Flood Protection:

The project site is within an area for which the facilities of the State Plan of Flood Control or other flood management facilities protect the project to the urban level of flood protection, as demonstrated by the SAFCA Urban Level of Flood Protection Engineer's Reports accepted by the City Council on October 21, 2025 (Resolution No. 2025-0283).

Recommended Determination:

As designed, the project meets all applicable development standards for the R-1 zone and the architectural design standards for single-unit dwelling design guidelines. This project has no deviations to Title 17 or the Design Guidelines and would have been approved at staff level if not for the tree removal. The planning staff supports the project and recommends approval of the single-unit dwelling and removal of one Private Protected tree.

Draft Findings of Fact:

1. The design, layout, and physical characteristics of the proposed development are consistent with the general plan designation of Neighborhood and any applicable specific plan or transit village plan; and

2. The design, layout, and physical characteristics of proposed development are consistent with all applicable design guidelines and with all applicable development standards; and

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; and

4. The design, layout, and physical characteristics of the proposed development are visually and functionally compatible with the surrounding neighborhood; and

5. The design, layout, and physical characteristics of the proposed development ensure energy consumption is minimized and use of renewable energy sources is encouraged; and

6. 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.

7. **The Tree Permit** for the removal of one private protected tree **is approved** based on the following Findings of Fact:

    a. The location of the one private protected tree conflicts with the most feasible placement of the proposed residence.

    b. Urban Forestry approves the requested replacement waiver on the basis that the tree meets the criteria for removal per Sacramento City Code 12.56.050.B.1.b.

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 SAFCA Urban Level of Flood Protection Engineer's Reports accepted by the City Council on October 21, 2025 (Resolution No. 2025-0283).

Draft Conditions of Approvals:

Planning / Design Review

1. The proposed development shall be constructed per the approved plans.

2. Provide the following building materials for the single-family residence as indicated by the approved plan:

    1. Minimum 30-year dimensional composition roofing

    2. Fiber cement lap siding exterior with side returns (at north elevation)

    3. Smooth finished stucco exterior (at east, west, and south elevations)

    4. Decorative raised panel fiberglass entry door with integrated windows (at north elevation)

    5. Decorative raised panel garage door with integrated windows (at north elevation)

    6. Vinyl horizontal sliding door with glazing (at south elevation)

    7. Vinyl single/double hung and horizontal sliding windows (at all elevations)

    8. All trim, sills, fascia boards shall be stucco or fiber cement and painted in a contrasting color (basis of color – Sherwin Williams SW 9685 After the Storm) (at all elevations

    9. Gutters and downspouts (at all elevations)

3. All residential mechanical equipment must be ground-mounted and cannot be placed within the front or street-side yards. The equipment shall be screened from street view using fencing, landscaping, or an architecturally integrated screen wall.

4. Any new or relocated electrical service panels shall not be placed on any street facing elevation and must be screened from street view when located on the interior side yard of the structure.

5. There shall be a minimum of one tree planted in the front yard. Tree shall be a new 15 gallon minimum large canopy tree species. See Free Shade Tree Program (Free Shade Tree Program).

6. All other notes and drawings on the final plans as submitted by the applicant are deemed conditions of approval. Any work that differs from the final set of plans approved by the Planning staff shall be subject to review and approval prior to issuance of a building permit or work undertaken.

7. Any modification to the project shall be subject to the review and approval of planning staff (and may require additional entitlements).

8. The applicant shall obtain all necessary building permits prior to commencing construction.

9. This approval shall expire in three years from the approval date.

General conditions

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

11. A photometric plan shall be provided in building permit submittal. Any new building mounted lighting shall occur subject to final review and approval by Planning staff.

12. All HVAC units shall be screened from view either behind a parapet wall or behind a fence or screened by landscaping treatments subject to final review and approval by Planning staff during building permit plan check.

13. The applicant shall obtain all necessary building permits prior to commencing construction. No permits shall be issued within the 10-day appeal period. The 10-day appeal period will commence on June 4, 2026.

14. All other notes and drawings on the final plans as submitted by the applicant are deemed conditions of approval. Any work that differs from the final set of plans approved by the Planning staff shall be subject to review and approval prior to issuance of a building permit or work undertaken.

15. Any modification to the project shall be subject to the review and approval of planning staff (and may require additional entitlements).

16. This approval shall expire in three (3) years from the approval date.

Urban Forestry – Tree Permit Conditions

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

18. **General Tree Protection** – The applicant shall include the following Tree Preservation Measures in the General Notes, Grading Plans, Utility Plans, Demolition Plan, Landscape Plan and the offsite plans if the trees will be impacted by work proposed on each sheet.

Required Tree Preservation Measures for City and Private Protected Trees

1. Any Regulated Work within the dripline or Tree Protection Zone of a protected tree shall be separately permitted prior to the start of construction and supervised by a Qualified Arborist. Submit a tree permit application and a tree protection plan created by a Qualified Arborist to UrbanForestry@cityofsacramento.org and refer to the planning project number or off-site project number.

2. All excavation, grading or trenching within the dripline of a protected tree for the purpose of utility installation, constructing foundations, footings, sidewalks, curbs, gutters, or any other reason shall employ one of the following methods: Hydro-excavation, pneumatic excavation or hand digging and shall be directly supervised by a qualified arborist.

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

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

Advisory Notes:

1. DOU: All stormwater and surface runoff drainage impacts resulting from new impervious areas (such as but not limited to roof areas, driveway, paving, etc.) shall be subject to drainage mitigation as specified in the current Onsite Design Manual and/or the Design and Procedures Manual. Drainage mitigation shall be accomplished by: (1) conforming to a City approved Drainage Study or Master Plan, (2) providing onsite drainage detention, or (3) payment of in-lieu fees (applies only in the CSS). Applicant is advised to contact the City of Sacramento Department of Utilities Development Review Section (916-808-7890) or DOUDevelopmentReview@cityofsacramento.org at the early planning stages to address any onsite drainage related requirements.

ATTACHMENTS:

Exhibit A: Site Plan, Floor Plan, Elevations

Exhibit B: Existing Photos

Exhibit C: Arborist Report

Kevin Valente

Kevin Valente, AICP
Contract Planner

Matthew Sites (May 29, 2026 13:21:03 PDT)

Matthew Sites, AIA, LEED AP
Senior Architect

PROJECT INFORMATION

HOME OWNER:
#Client Full Name
#Client E-mail
#Client Phone Number

DESIGNER:
Skyline Build and Design Inc.
Oleg Lisetsky
(916) 584-0978
oleg@skylinebuildinc.com

CONTRACTOR:
TBD

ENGINEERING:
TBD

Title 24:
Same as Designer

1. SITE ADDRESS

3817 15th Ave
Sacramento, CA 95820

2. PARCEL #: 020-0062-019-0000

3. BUILDING AREA:

— 1 — 1ST FLOOR:	**1,402 SF**
— 2 — GARAGE:	**578 SF**
— 3 — ADU:	**418 SF**

TOTAL LIVING AREA w/o ADU: **1,821 SF**
TOTAL FOOTPRINT w/ ADU: **2,399 SF**

4. SITE AREA: 5227 sq ft / 0.12 acres

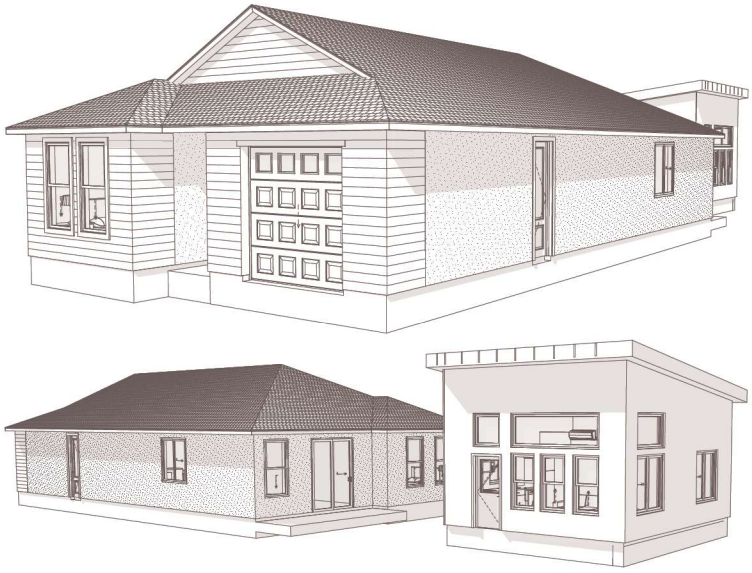
5. LOT COVERAGE: 45.93%

6. ZONING: R1

7. CONSTRUCTION TYPE:	**V-B**
OCCUPANCY:	**R3/U**
FIRE SPRINKLER:	**YES**
WUI:	**N/A**
SOLAR:	**YES**

8. JOB SCOPE:
New SFD 3 bed, 2 bath, and a 1 car garage. New 1 bedroom ADU.

SHEET INDEX



ENTIRE RESIDENCE/GARAGE IS REQUIRED TO HAVE A FIRE SPRINKLER SYSTEM INSTALLED, WILL BE A DEFERRED SUBMITTAL AND ISSUED BY LOCAL FIRE JURISDICTION.

SOLAR DESIGN AND CALCULATIONS WILL BE A DEFERRED SUBMITTAL TO LOCAL POWER COMPANY AS REQUIRED.

REFERENCE PUBLICATIONS FOR THIS PROJECT ARE:
2022 California Building Code
2022 California Residential Code
2022 California Mechanical Code
2022 California Electrical Code
2022 California Plumbing Code
BASED ON THE 2022 International Building Code.
2022 CALIFORNIA GREEN STANDARDS CODE,
2022 ENERGY STANDARDS
2022 California Fire Code

AS AMENDED BY THE STATE OF CALIFORNIA AND LOCAL JURISDICTION.

VICINITY MAP

SKYLINE
DESIGN BUILD INC

Zak Lisetsky
EMAIL: info@skylinebuildinc.com
PHONE:415-480-4607
6330 Fountain Square Dr. Unit 3084
Citrus Heights, CA 95621

DATE: 4/13/2026

STAMPS AND SIGNATURES

3817 15th Ave SFD

3817 15th Ave
Sacramento CA 95820

Cover Sheet

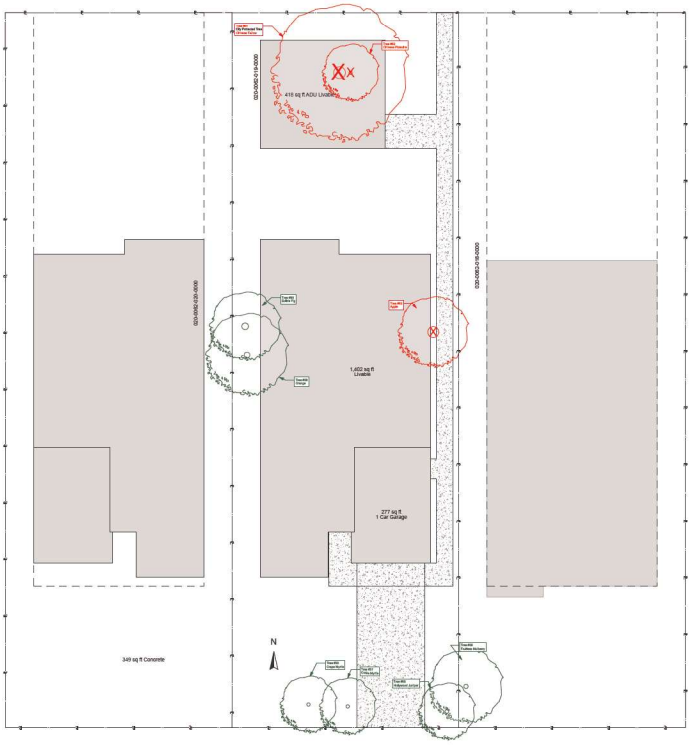
PROJECT NO: #Pln
DRAWN BY: Oleg Lisetsky

SHEET TITLE
Cover Sheet

G-001

Required Tree Preservation Measures for City and Private Protected Trees
1.Any Regulated Work within the dripline or Tree Protection Zone of a protected tree shall be separately permitted prior to the start of construction and supervised by a Certified Arborist. Submit a tree permit application and a tree protection plan created by a Certified Arborist to UrbanForestry@cityofsacramento.org and refer to the planning project number or off-site project number.
2.All excavation, grading, or trenching within the dripline of a protected tree for the purpose of utility installation, constructing foundations, footings, sidewalks, curbs, gutters, or any other reason shall employ one of the following methods: *Hydro-excavation, pneumatic excavation or hand digging and shall be directly supervised by a Certified Arborist.
3.There shall be no excavation deeper than the existing excavation for sidewalks within the dripline of protected trees.
4.There shall be no grade changes within the dripline of protected trees. All grade changes shall be accommodated onsite.
5.There shall be no soil compaction within the dripline of protected trees.
6.The following is a list of tree activities that require a tree permit if they are to occur or be used within the right-of-way planter and/or within the tree protection zone of protected trees: any regulated work as defined in SCC 12.56, including excavation, grade changes, trenching, root or canopy pruning, or boring.

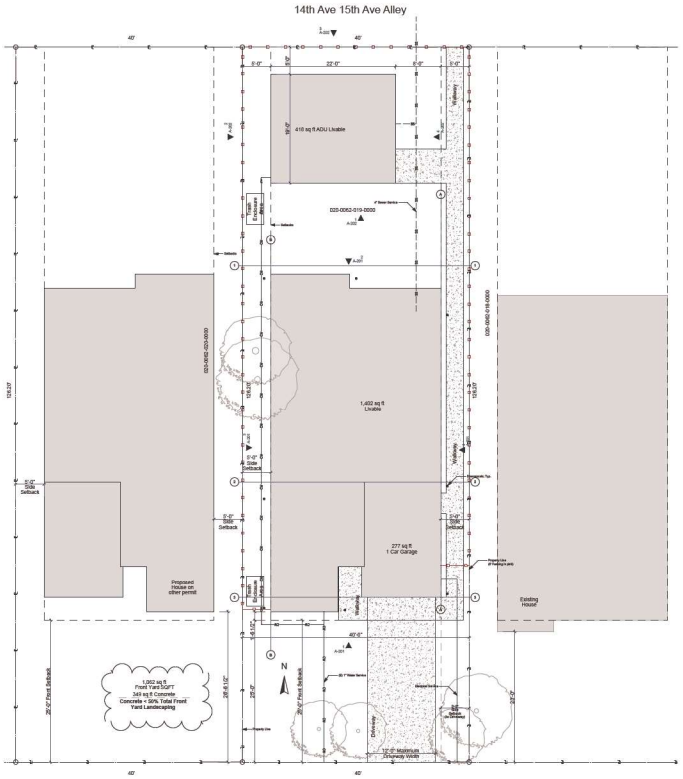
14th Ave 15th Ave Alley



15th Ave

2 Site (2) 1/8" = 1'-0"

14th Ave 15th Ave Alley



15th Ave

1 Site 1/8" = 1'-0"

SKYLINE
DESIGN BUILD INC

Zak Lisetsky
EMAIL: info@skylinebuildinc.com
PHONE:415-480-4607
6330 Fountain Square Dr. Unit 3684
Citrus Heights, CA 95621

DATE: 4/13/2026

STAMPS AND SIGNATURES

3817 15th Ave SFD

3817 15th Ave
Sacramento CA 95820

Architectural Site Plan

PROJECT NO: #Pln
DRAWN BY: Oleg Liseitsky
COPYRIGHT: Skyline Build & Design Inc

SHEET TITLE
Architectural Site Plan

AS-001

SHEET 4 OF 20

Sym.	FLOOR PLAN KEYNOTES
1	GAS RANGE/COOKTOP WITH A METAL HOOD, EXHAUST FAN, LIGHT, AND 7" DIA. VENTILATIONS DUCT TO OUTSIDE AIR. INSTALL UNIT AND VENT PER CALIF. MECHANICAL CODE AND PER MAUFACTURER'S SPECIFICATIONS.
2	REFRIGERATOR SPACE. PROVIDE A PLUMBING STUB-OUT WITH SHUT-OFF VALVE FOR ICEMAKER.
3	SINGLE SINK WITH GARBAGE DISPOSAL. INSTALL PER C.P.C.AND MANUFACTURER'S SPECIFICATIONS.
4	22" X 30" ATTIC ACCESS. PROVIDE MINIMUM 30" HEAD CLEARANCE AT OR ABOVE THE ACCESS OPENING. WITH A 24" WIDE SOLID PLATFORM FROM ACCESS TO FURNACE, A SERVICE RECEPTACLE, A PERMANENT LIGHT WHICH IS SWITCHED AT ATTIC ACCESS.
5	BEARING AND EXTERIOR WALL FRAMING SHALL BE MIN.- 2" X 6" STUDS SPACED AT NOT MORE THAN 16" O.C. - DBLE. TOP U.N.O PLATES SHALL BE #2 DF-L. SHALL CONFORM TO **2022 CRC TABLE R602.3 (5)**, U.N.O
6	PROVIDE ONE-HOUR OCCUPANCY SEPERATION PER **2022 CRC SECTION R302.5**. USE 5/8" TYPE "X" GYPSUM WALLBOARD AT THE GARAGE CEILING AND AT ALL GARAGE WALLS, POSTS, AND BEAMS. FASTEN GYPSUM WALL BOARD TO WOOD SUPPORTS AT 16" O.C. WITH 6D OR No.6 COOLER/WALLBOARD NAILS/SCREWS AT 7" O.C. ALL OTHER GYPUM APPLICATION SHALL BE INSTALLED PER **2022 CRC CHAPTER 7.**
7	1" - 3/8" THICK INTERIOR SOLID CORE SELF-CLOSING DOOR AT GARAGE ACCESS FROM LIVABLE SPACE. FIRE RATING SHALL CONFORM TO **2022 CRC SECTION R302.5 AND 2022 CRC SECTION 302.5.1**.
8	GARAGE DOORS SHALL BE LABELED WITH A PERMENANT LABEL PROVIDED BY THE GARAGE DOOR MANUFACTURER. THE LABEL SHALL IDENTIFY THE GARAGE DOOR MANUFACTURER, THE GARAGE DOOR MODEL/SERIES NUMBER, THE POSITIVE AND NEGATIVE DESIGN WIND PRESSURE RATING, THE INSTALLATION INSTRUCTION DRAWING REFERENCE NUMBER, AND THE APPLICABLE TEST STANDARD. PER 2022 CBC R609.4.1. BATTERY BACKUP REQUIRED ON GARAGE UNIT. PER **2022 CBC R609.4.1.**
9	SHOWER COMPRTMENT REGARDLESS OF SHAPE, HAVING A MIN INTERIOR FLOOR AREA OF 1,024 SQ. IN., AND ALSO CAPABLE OF ENCOMPASSING 30 IN CIRCLE AS PER **CBC SECTION 412.7.**
10	INSTALL "SHLUTER" SYSTEM (OR EQUAL) OR SHOWER WALL AND FLOOR, DETRA BOARD OR DERDI PLIABLE SHEET APPLIED POLYETHYLENE WATERPROOFING MEMBRANE, ANDVAPOR RETARDER. "SCHLUTER" SYSTEM MANUAL PROVIDED ON SITE FOR INSPECTOR. GYPSUM BOARD USED AS THE BASE OR BACKER FOR ADHESIVE APPLICATION OF CERAMIC TILE OR OTHER REQUIRED NONABSORBENT FINISH MATERIAL SHALL CONFORM TO **ASTM C1178, C1278 or C1396.** WATER_RESISTANT GYPSUM BOARD SHALLNOT BE INSTALLED OVER A CLASS I or II VAPOR RETARDER IN A SHOWER OR TUB COMPARTMENT AND SHALL NOT BE USED WHERE THERE WILL BE DIRECT EXPOSURETO WATER, OR IN AREAS SUBJECT TO CONTINUOUS HIGH HUMIDITY PER. **2022 CRC SEC. R702.3.7 & R702.3.7.1**
11	GAS/ELECTRIC WATER HEATER WITH RELIEF VALVEAND EXHAUST DRAIN TO EXTERIOR ALL ATOP AN 18" HIGH PLYWOOD PLATFORM. PROVIDE SEISMIC STRAPS ON THE WATER HEATERAT POINTS WITHIN THE UPPER AND LOWER ONE THIRD OF ITS VERTICAL DIMENSION. PROVIDE 120v/240v (AS REQUIRED BY APPLIANCE) RECEPTCALE OR GAS SUPPLY (200,000 BTU'S) TO THE WATER HEATER PER 2022 CALIFORNIA BUILDING CODE.
12	ZERO CLEARANCE FIREPLACE I.C.B.O. REPORT SHALL BE PROVIDED TO INSPECTOR AT THE TIME OF INSPECTION. PRE-MANUFACTURED FIREPLACE WILL BE A "LISTED" APPROVED UNIT. SEC 3102.5 AND PER MANUFATURER'S SPECIFICATIONS. FP OPTIONAL
13	PROVIDE CLOTHES DRYER MOISTURE EXHAUST DUCT TO OUSTIDE AIR. INSTALL PER CALIF. MECH. CODE AND PER MANUFACTURER'S SPECIFICATIONS. DOMESTIC CLOTHES DRYER MOISTURE EXHAUST DUCTS SHALL NOT EXCEED A TOTAL COMBINED HORIZONTAL AND VERTICAL LENGTH OF 14-FEET, INCLUDING 2 90-DEGREE ELBOWS. A LENGTH OF 2 feet SHALL BE DEDUCTED FOR EACH 90-DEGREE ELBOW IN EXCESS OF TWO. **(CMC 504.4.2.1)**
TEMP	SAFTEY GLAZING FOR ALL GLAZING LOCATED IN HAZARDOUS LOCATIONS ASSPECIFIED IN 2022 CRC SECTION R308.4.
HB	LOCATION OF HOSE BIBS NON-REMOVABLE BACKFLOW PREVENTION DEVICES TO BE INSTALLED ON ALL EXTERIOR HOSE BIBS PER CPC 603.

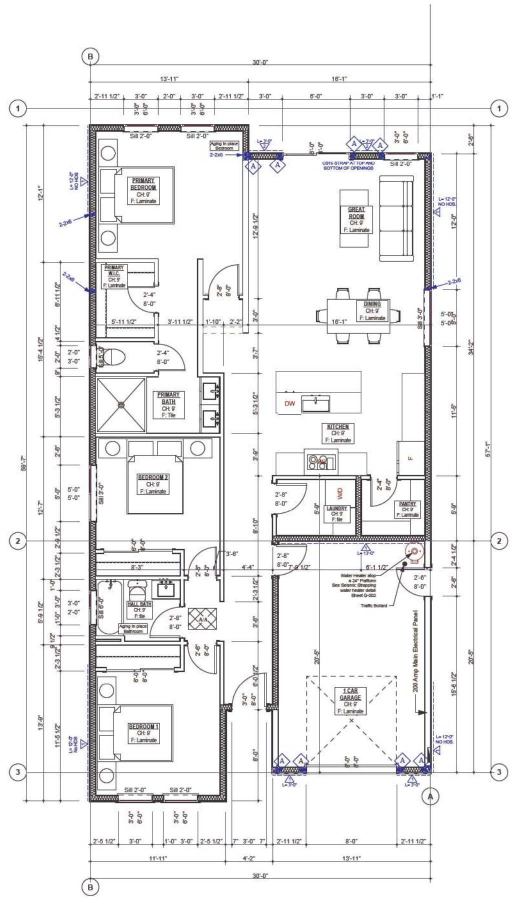
SEE SHEET G-002 FOR AGING IN PLACE REQUIREMENT AND BACKING GUIDELINE

SHEAR WALL SCHEDULE *2022 CBC*

TYPE	SHEATHING APA RATED	NAILING	SILL PLATE AND A.B.	SOLE PLATE CONNECT TO RIM
1	7/16" SHEATHING ONE FACE	8d @ 6" O.C. EDGE AND 12" O.C. FIELD	2x P.T.D.F. SILL PLATE, 5/8"Ø x 12" @ 48" O.C.	16d @ 8" O.C. OR LTP4 @ 24" O.C.
2	15/32" SHEATHING ONE FACE	8d @ 4" O.C. EDGE AND 12" O.C. FIELD	2x P.T.D.F. SILL PLATE, 5/8"Ø x 12" @ 32" O.C.	16d @ 6" O.C. OR LTP4 @ 16" O.C.

NOTES

1) (2) ANCHORS MINIMUM PER SHEAR WALL. 3" x 3" x 1/4" STEEL WASHERS REQUIRED AT ALL ANCHOR BOLTS USED IN SHEAR WALLS. WASHER EDGE SHALL BE WITHIN 1/2" OF SHEATHING, SLOTTED WASHERS ARE PERMITTED.
2) *SILL PLATE ANCHORED TO CONCRETE.*
3) TYPICAL 2x SOLE PLATE ON TOP OF SUBFLOOR. APPLIES TO RAISED FLOOR FOUNDATION AND UPPER FLOORS ONLY.
4) 3x FRAMING MEMBERS AT ADJOINING PANEL EDGES OR DBL. STUDS w/ 16d @ 3" O.C.
4A) 3x FRAMING MEMBERS AT ADJOINING PANEL EDGES OR DBL. STUDS w/ 16d @ 4" O.C.
4B) 3x FRAMING MEMBERS AT ADJOINING PANEL EDGES.
5) *WHERE PANELS APPLIED ON BOTH FACES OF A WALL AND NAIL SPACING IS LESS THAN* 6 INCHES O.C. ON EITHER SIDE, PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS, OR FRAMING SHALL BE 3-INCH NOMINAL OR THICKER AT ADJOINING PANEL EDGES AND NAILS ON EACH SIDE SHALL BE STAGGERED.
6) *GALVANIZED NAILS SHALL BE HOT DIPPED OR TUMBLED.*
7) *FRAMING MEMBERS OR BLOCKING REQUIRED AT ALL PANEL EDGES IN SHEAR WALL.*
8) *ALL SHEAR WALL VALUES ARE BASED ON 16" O.C. STUD SPACING.*
9) ALL FRAMING MEMBERS USED IN THE CONSTRUCTION OF SHEAR WALL TO BE DOUGLAS FIR LARCH.



1 First Floor Plan 1/4" = 1'-0"

SKYLINE
DESIGN BUILD INC

Zak Lisetsky

EMAIL: info@skylinebuildinc.com

PHONE:415-480-4607

6330 Fountain Square Dr. Unit 3984
Citrus Heights, CA 95621

DATE: 4/13/2026

STAMPS AND SIGNATURES

3817 15th Ave SFD

3817 15th Ave
Sacramento CA 95820

First Floor Plans

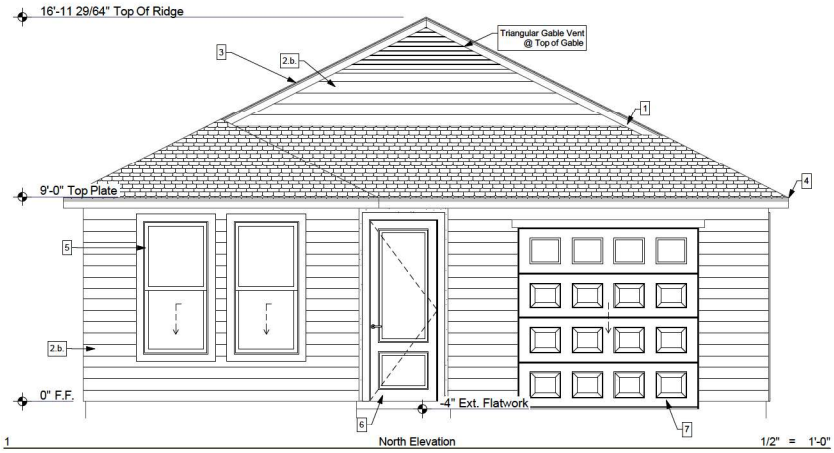
PROJECT NO: #Pln

DRAWN BY: Oleg Lisetsky

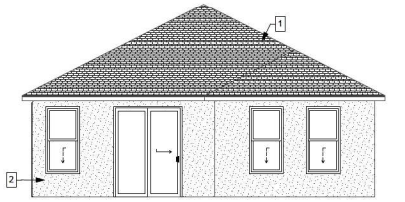
SHEET TITLE

First Floor Plans

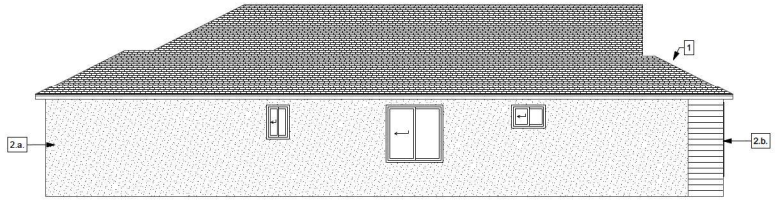
A-101



1 North Elevation 1/2" = 1'-0"



2 South Elevation 1/4" = 1'-0"

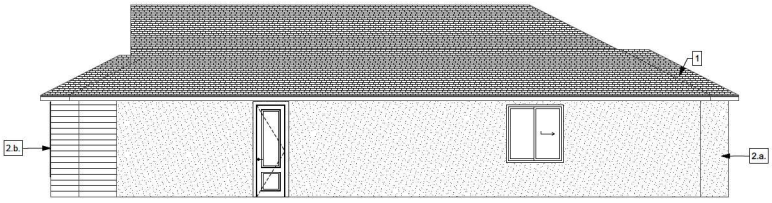


3 East Elevation 1/4" = 1'-0"

244 WOLF ◆ | BASE 2

EXTERIOR FINISHES

1. **ROOFING:** GAF TImberline HDZ RS - Stone Gray
2. **a. Stucco Body Color:** Omega Smooth Stucco - Wolf
   b. Siding Body Color: SW 7029 Agreeable Gray
3. **Trim Colors:** Sherwin Willaims - After the Storm SW 9685
4. **Gutters:** K-Style, bronze gutters and square downspouts
5. **Windows:** White Vynl Windows
6. **Front Door:** Light Blue - Fiberglass Door
7. **Garage Door:** White Garage Door



4 West Elevation 1/4" = 1'-0"

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DESIGN BUILD INC

Zak Lisetsky
EMAIL: info@skylinebuildinc.com
PHONE:415-480-4607
6330 Fountain Square Dr. Unit 3084
Citrus Heights, CA 95621

DATE: 4/13/2026

STAMPS AND SIGNATURES

3817 15th Ave SFD

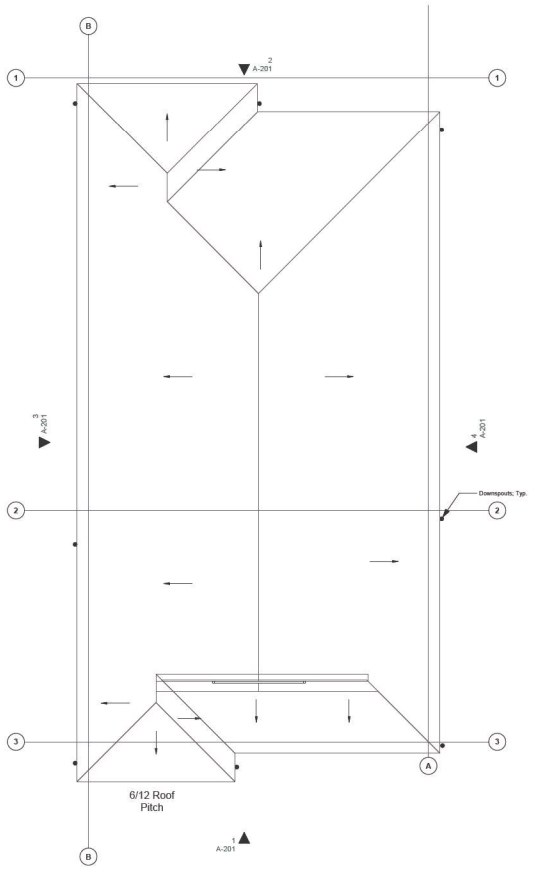
3817 15th Ave
Sacramento CA 95820

Exterior Elevations

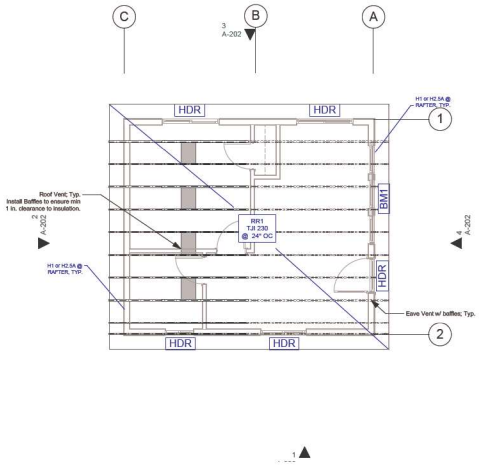
PROJECT NO: #Pln
DRAWN BY: Oleg Lisetsky

SHEET TITLE
Exterior Elevations

A-201



1 Roof Plan 1/4" = 1'-0"



2 Roof 1/4" = 1'-0"

ATTIC VENTILATION

FLOOR ATTIC: 1,823SF/150 = 12.15SF
Eave Vents Provided:22pc X 0.35SF= 7.7SF
Roof Vents Provided:11pc X 0.44SF= 4.84SF

Total Vents Provided: 12.54SF

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DATE: 4/13/2026

STAMPS AND SIGNATURES

3817 15th Ave SFD

3817 15th Ave
Sacramento CA 95820

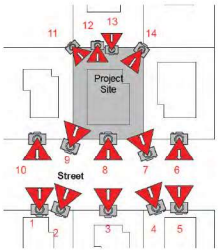
Roof Plan

PROJECT NO: #Pln
DRAWN BY: Oleg Liseitsky

SHEET TITLE
Roof Plan

S-402

SHEET 11 OF 20



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EMAIL: info@skylinebuildinc.com
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STAMPS AND SIGNATURES

3817 15th Ave SFD

3817 15th Ave
Sacramento CA 95820

Site Pictures

PROJECT NO: #Pin
DRAWN BY: Oleg Lisetsky

SHEET TITLE
Site Pictures

G-003

SHEET 3 OF 20

ACORN
ARBORICULTURAL SERVICES INC.

ARBORIST REPORT

February 6, 2026

Skyline Design Build, Inc.
6330 Fountian Square Dr. Unit 3984
Citrus Heights, CA 95611

Re: 3817 15th Avenue, Sacramento CA, APN 020-0062-019

This report covers the inventory of the trees on or overhanging the above referenced site. All trees that have at least one stem 4-inches in diameter or greater have been included and were identified with round stamped aluminum tags. The numbers correspond to the report and are listed near the locations rough plotted on the site plan (see page 3).

The data was collected on February 2, 2026, and included species, diameter standard height (DSH), dripline radius (DLR), tree condition, protected status and notable characteristics for all trees (see inventory summary page 2). The tree's overall structural condition and vigor were separately assessed ranging from poor to good based upon the observed characteristics noted within the tree. Ratings are subjective and are dependent upon both the structure and vigor of the tree. The vigor rating considers factors such as the size, color and density of the foliage; the amount of deadwood within the canopy; bud viability; evidence of wound closure; and the presence or evidence of stress, disease, nutrient deficiency and insect infestation. The structural rating reflects the root crown /collar, trunk and branch configurations; canopy balance; the presence of included bark, weak crotches and other structural defects and decay. In the City of Sacramento native oaks 12-inches in diameter of greater are protected and any species 24-inches or greater on an undeveloped lot or 32-inches or greater on private property that includes any single unit or duplex dwelling. Nine trees were found on or overhanging the site with 112 aggregate diameter inches. One of the trees meets the criteria for Private Protected Tree but is recommended for removal due to the extent of the defects.

The Inventory Summary is intended to provide Skyline Design Build, Inc., the City of Sacramento, and other members of the development team with a detailed pre-development review of the species, size, current structure and vigor of the trees found on or overhanging the site. The City of Sacramento regulates both the removal of protected trees and the encroachment of construction activities within the Tree Protection Zones. A tree permit and/or additional development authorization should be obtained from the City of Sacramento prior to proceeding with the proposed project. All terms and conditions of the tree permit and/or other Conditions of Approval are the sole and exclusive responsibility of the project applicant.

If you have any questions or require clarification, please feel free to contact me.

Wayne McKee

Wayne McKee
ISA Certified Arborist WE 0959A, 1992
ISA Tree Risk Assessment Qualified, 2022
B S Forestry, Humboldt State University, 1983

Skyline Design Build, Inc.
3817 15th Avenue
City of Sacramento, CA
APN 020-0062-019-000
TREE INVENTORY SUMMARY

Tree #	COMMON NAME	SPECIES	MULTI-STEMS (inches)	TOTAL DSH (inches)	DLR (feet)	CONDITION		CITY PROTECTED TREE	NOTABLE CHARACTERISTICS
						STRUCTURE	VIGOR		
55	Hollywood juniper	*Juniperus chinensis 'Torulosa'*		8	12	fair	poor to fair	no	Measured at 3 feet above grade forks above, above average deadwood.
56	fruitless mulberry	*Morus alba 'Fruitless'*		9	13	poor to fair	fair	no	Severly pruned in the past with heading cuts. **Tree is offsite 1 foot east of the easterlt property fence, tag on fence.**
57	crape myrtle	*Lagerstroemia indica*	3,3,4	7	6	fair	fair	no	None.
58	crape myrtle	*Lagerstroemia indica*	4,5	7	6	fair	fair	no	Largest stem forks at 1 foot above grade.
59	orange	*Citrus sinensis*	5,5,7	12	8	fair	poor to fair	no	The largest stem forks at .5 feet above grade, above average deadwood.
60	edible fig	*Ficus carica*	2,3, 4,5,7	14	13	fair	fair	no	None.
61	Chinese tallow	*Triadica sebifera*		25	20	poor	fair	yes	Measured at 2 feet above grade forks at 4 feet with a bark inclusion, severely pruned in the past with heading cuts at 15 feet with resulting sprout growth comprising the canopy and decay in the exposed wood of the cuts. **Removal recommended.**
62	Chinese pistache	*Pistacia chinensis*		7	15	poor to fair	fair	no	Measured at 1 foot above grade, forks above, callusing trunk wounds with exposed wood, trunk leans and bends east suppressed, canopy 1-sided east.
63	apple	*Malus domestica*	5x2, 5x3	23	13	poor to fair	poor to fair	no	Stems are sprouts that have grown from the stump of a tree that was removed.

Total Inventoried Trees = 9 (112 aggregrate diameter inches)
City Protected Trees = 1 (25 aggregrate diameter inches)

SKYLINE

DATE: 11/18/2025

3817 15th Ave SFD

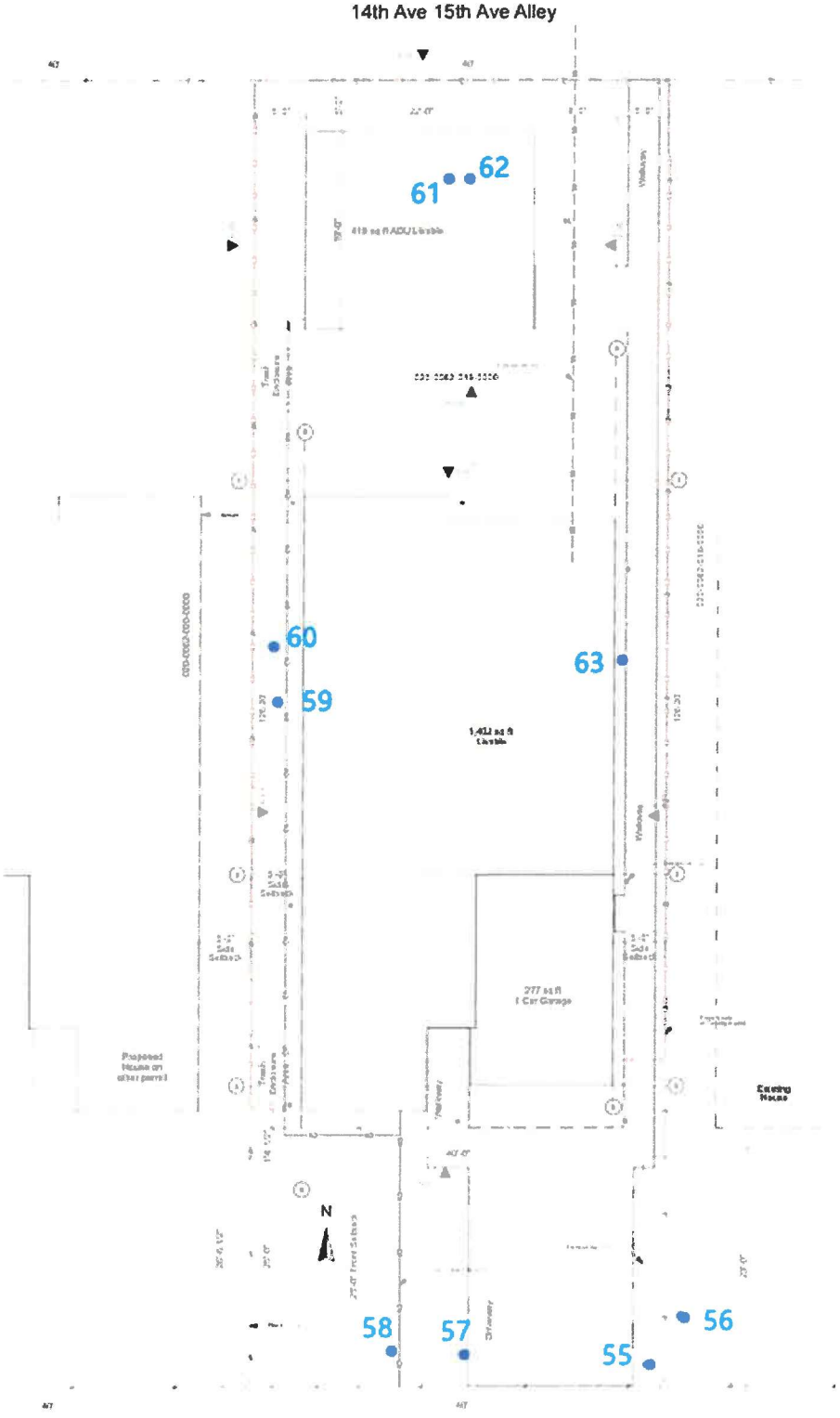
3817 15th Ave
Sacramento CA 95820

Architectural Site Plan

Architectural Site Plan

AS-001

14th Ave 15th Ave Alley



15th Ave

DEFINITIONS

Tree Number:	Corresponds to aluminum tag attached to the tree.
Species Identification:	Scientific and common species name.
Diameter (DSH):	Diameter at standard height means the diameter of a tree measured at 4.5 feet above natural grade, except: for a tree that branches at or below 4.5 feet, DSH means the diameter at the narrowest point between the grade and the branching point. Or, for a tree with a common root system that branches at the ground, DSH means the sum of the diameter of the largest trunk and one-half the cumulative diameter of the remaining trunks at 4.5 feet above natural grade.
Dripline radius (DLR):	A radius equal to the horizontal distance from the trunk of the tree to the end of the farthest most branch tip prior to any cutting.
Protected Area:	Generally, a circle equal to the largest radius of a protected tree's dripline.
Root Crown:	Assessment of the root crown/collar area located at the base of the trunk of the tree at soil level.
Trunk:	Assessment of the tree's main trunk from ground level generally to the point of the primary crotch structure.
Limbs:	Assessment of both smaller and larger branching, generally from primary crotch structure to branch tips.
Foliage:	Tree's leaves.
Overall Condition:	Describes overall condition of the tree in terms of structure and vigor.
City Tree	means any tree the trunk of which, when measured 4.5 feet above ground, is partially or completely located in a city park, on real property the city owns in fee, or on a public right-of-way, including any street, road, sidewalk, park strip, mow strip, or alley.
Private Protected Tree:	Native oaks 12-inches in diameter of greater are protected and any species 24-inches or greater on an undeveloped lot or 32-inches or greater on private property that includes any single unit or duplex dwelling.
Tree Permit	Means a permit to conduct regulated work on or around a city tree or private protected tree.
Notable Characteristics:	Observed characteristics such as leaning or bending trunks, instability, defects, deadwood accumulation, foliage density, or canopy distribution.

ASSUMPTIONS AND LIMITING CONDITIONS

1. Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible; however, the consultant can neither guarantee nor be responsible for the accuracy of information provided by others.

2. The consultant shall not be required to give a deposition and/or attend court by reason of this report unless subsequent contractual arrangements are made in advance, including payment of an additional fee for such services according to our standard fee schedule, adjusted yearly, and terms of the subsequent contract of engagement.

3. Loss or alteration of any part of this report invalidates the entire report. Ownership of documents produced passes to the Client only when all fees have been paid. Possession of this report or a copy thereof does not imply the right of publication or use for any purpose other than the person to whom it is addressed, without the prior expressed written or verbal consent of the consultant.

4. Neither all nor any part of the contents of this report, nor copy thereof, shall be conveyed by anyone, including the client, to the public through advertising, public relations, news, sales, or other media, without the prior expressed written or verbal consent of the consultant.

5. This report and any values expressed herein represent the opinion of the consultant and the consultant's fee is in no way contingent upon the reporting of a specified value, a stipulated result, the occurrence of a subsequent event, nor upon any finding to be reported.

6. Sketches, diagrams, graphs, drawings and photographs within this report are intended as visual aids and are not necessarily to scale and should not be construed as engineering or architectural reports or surveys.

7. Unless expressed otherwise: 1) information contained in this report covers only those items that were examined and reflects the condition of those items at the time of inspection; and 2) the inspection is limited to visual examination of accessible items without laboratory analysis, dissection, excavation, or probing unless otherwise stated.

8. This report is based on the observations and opinions of Wayne McKee, and does not provide guarantees regarding the future performance, health, vigor, structural stability or safety of the plants described herein. Neither this author nor Acorn Arboricultural Services, Inc. assume any responsibility for liability associated with the trees on or adjacent to this property, their future demise and/or any damage which may result therefrom.

June 4, 2026

CITY OF SACRAMENTO
COMMUNITY DEVELOPMENT DEPARTMENT
PRESERVATION DIRECTOR

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

Staff recommends the Preservation Director approve the Statement of Nomination and initiate landmark proceedings to list 5241 J Street as a historic landmark on the Sacramento Register of Historic and Cultural Resources (M26-013) and make a recommendation to the preservation commission to review an ordinance and make a recommendation to the city council.

Statement of Nomination to Consider Listing 5241 J Street on the Sacramento Register of Historic and Cultural Resources as a Historic Landmark (M26-013)

Request: This request includes a historic resource nomination that would list 5241 J Street (hereinafter nominated property) as an individual landmark on the Sacramento register of historic and cultural resources (Sacramento register). Staff recommends the Preservation Director approve the statement of nomination and initiate nomination of the resource consistent with the requirements of City Code, § 17.604.220.

Attachments

1 Statement of Nomination
2 Historic Resource Evaluation Form

Issue/Detail:

Preservation Sacramento and East Sacramento Preservation retained the services of Brunzell Historical, qualified architectural historians, who prepared the historic evaluation for this property. The historic evaluation concluded that the property at 5241 J Street appears eligible for listing on the Sacramento Register of Historic and Cultural Resources under Criteria 3 and 4 pursuant to Sacramento City Code Section 17.604.210 for its embodiment of Sacramento School District Architectural and Engineering Commission's 1920s architecture program and of Spanish Revival architecture, and as the work of James Dean of Dean & Dean, a master architect.

Community Outreach: A notice of the public hearing describing the proposed landmark listing was sent to the property owner of 5241 J Street, Sacramento City Unified School District. No objections to listing have been received by staff.

Policy Considerations: The city council has found "that significant aspects of the city's rich and diverse historic resources deserve recognition and preservation to foster an understanding of our heritage, and to promote the public health and safety and the economic and general welfare of the people of the city. The preservation and continued use of historic resources are effective tools to sustain and revitalize neighborhoods and business districts within the city, enhance the city's economic, cultural and aesthetic standing, its identity, its livability, marketability and urban character" (Sacramento City Code section 17.604.100.A.). To this end, the city code directs the Preservation Director, to "make preliminary determinations relative to properties' eligibility for listing on the Sacramento register" and to "initiate proceedings to nominate resources for listing on the Sacramento register" (Pursuant to City Code, § 17.604.100.C.2 and 17.604.220).

The nomination of 5241 J Street for listing as a landmark on the Sacramento Register is consistent with Sacramento 2040 General Plan goal HCR-2.3, which provides for the identification and preservation of historical and cultural resources. General Plan policy HCR-2.3 states, "The City shall maintain and update the Sacramento Register of Historic and Cultural Resources on a regular basis, including proactively identifying and listing additional unidentified landmarks and historic districts…"

Environmental Considerations: The listing of 5241 J Street as a historic landmark on the Sacramento register is exempt from review under the California Environmental Quality Act pursuant to CEQA Guidelines section 15308. Section 15308 exempts from review actions that are undertaken to assure the maintenance, restoration, enhancement, or protection of the environment where the regulatory process involves procedures for protection of the environment. Listing the property as a historic landmark would ensure that future development on the site would undergo preservation review, as part of the city's site plan and design review process, prior to the granting of any entitlements, thereby preserving the important characteristics of the historic resource, which would be considered part of the environment.

Statement of Nomination: Listing 5241 J Street as a historic landmark on the Sacramento register is consistent with the Historic Preservation Chapter (17.604) of the City Code and the goals of the 2040 General Plan. Furthermore, listing the nominated resource on the Sacramento register will help ensure its preservation and encourage rehabilitation consistent with the U.S. Secretary of the Interior's Standards for the Treatment of Historic Properties.

Listing a historic landmark on the Sacramento register requires the resource to meet the requirements of City Code section 17.604.210, subsection A.1 which states:

A. Listing on the Sacramento Register-Landmarks. A nominated resource shall be listed on the Sacramento register as a landmark if the city council finds, after holding a hearing required by this chapter, that all of the requirements (a-c) set forth below are satisfied:
    a. The nominated resource meets one or more of the following criteria:
        i. It is associated with events that have made a significant contribution to the broad patterns of the history of the city, the region, the state or the nation;
        ii. It is associated with the lives of persons significant in the city's past;
        iii. It embodies the distinctive characteristics of a type, period or method of construction;
        iv. It represents the work of an important creative individual or master;
        v. It possesses high artistic values; or
        vi. It has yielded, or may be likely to yield, information important in the prehistory or history of the city, the region, the state or the nation;
    b. The nominated resource has integrity of location, design, setting, materials, workmanship and association. Integrity shall be judged with reference to the particular criterion or criteria specified in subsection A.1.a of this section;
    c. The nominated resource has significant historic or architectural worth, and its designation as a landmark is reasonable, appropriate and necessary to promote, protect and further the goals and purposes of this chapter.

Figure 1: 5241 J Street

The property at 5241 J Street embodies the distinctive characteristics of a type, period, or method of construction (Sacramento City Code § *17.604.210.A.1.a.iii).*

The property at 5241 J Street appears to be eligible under Criterion iii as a building that embodies the characteristics of Sacramento School District Architectural and Engineering Commission's distinctive architecture program of the 1920s with its expansive property, long wings, corridors on the west with widely spaced windows, and east-or north-facing classrooms with large window openings, in addition to its use of fire-resistant materials such as brick and stucco. The property also embodies the Spanish Revival style of architecture. The building typifies this style, primarily in its clay tile roof, textured stucco cladding, arched door openings, and main façade arcade. A highly ornamented bell tower, decorative metal window grilles and balconet, and main entrance French doors with decorative pilasters, sidelights, and transom also reference the Spanish Revival style. Therefore, the building meets criteria for listing in the Sacramento Register of Historic and Cultural Resources under City Code criteria 17.604.210(A)1.a.iii.

The property at 5241 J Street appears to be eligible under Criterion iv as a building designed by a master architect. The main building was designed by James Dean of Dean and Dean, a master architect who was influential in the design of Sacramento-area schools of the era as the program's primary architect. His brother Charles F. Dean designed the attached auditorium. Therefore, the building meets criteria for listing in the Sacramento Register of Historic and Cultural Resources under City Code criteria 17.604.210(A)1.a.iv.

The building at 5241 J Street has integrity of location, design, setting, materials, workmanship and association.

The building at 5241 J Street retains a good degree of historic integrity of all seven aspects. It remains in its original location, in a residential neighborhood that retains many historic period buildings. The property appears to have undergone limited alterations since its period of significance with the exception of the replacement of all windows (1921-1939), and the essential physical features that define the property's character, including its form, roof material and configuration, textured stucco cladding, fenestration patterns, and overall composition remain intact and identifiable. As such, its feeling and association remain unaltered.

The building at 5241 J Street has significant historic or architectural worth, and its designation as a landmark is reasonable, appropriate and necessary to promote, protect and further the goals and purposes of this chapter.

The building at 5241 J Street has significant historic and architectural worth. It has been well-maintained and retains a good level of integrity regarding its location, design, setting, materials, workmanship, and association. 5241 J Street is a significant representation of Sacramento School District Architectural and Engineering Commission's 1920s architecture program and of Spanish Revival architecture, and is the work of a master architect.

OMB Control No. 1024-0018
expiration date 03/31/2026

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form.* If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

1. Name of Property

Historic name: _El Dorado Elementary School_____
Other names/site number: _A. Warren McClaskey Adult Center _____
Name of related multiple property listing: __N/A_____
(Enter "N/A" if property is not part of a multiple property listing

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2. Location

Street & number: _5241 J Street_____
City or town: _Sacramento____ State: _California____ County: _Sacramento_____
Not For Publication: ☐ Vicinity: ☐

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3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this ___ nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property ___ meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

___national ___statewide ___local

Applicable National Register Criteria:

___A ___B ___C ___D

_____
Signature of certifying official/Title: **Date**
_____
State or Federal agency/bureau or Tribal Government

In my opinion, the property __ meets __ does not meet the National Register criteria.
_____
Signature of commenting official: **Date**
_____
Title: **State or Federal agency/bureau or Tribal Government**

Name of Property | County and State

4. National Park Service Certification

I hereby certify that this property is:

___ entered in the National Register

___ determined eligible for the National Register

___ determined not eligible for the National Register

___ removed from the National Register

___ other (explain:) _____

Signature of the Keeper | Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

Private:	☐
Public – Local	X
Public – State	☐
Public – Federal	☐

Category of Property

(Check only **one** box.)

Building(s)	X
District	☐
Site	☐
Structure	☐
Object	☐

Name of Property | County and State

Number of Resources within Property
(Do not include previously listed resources in the count)

Contributing	Noncontributing	
1	2	buildings
		sites
		structures
		objects
1	2	Total

Number of contributing resources previously listed in the National Register 0

6. Function or Use
Historic Functions
(Enter categories from instructions.)
EDUCATION: school

Current Functions
(Enter categories from instructions.)
EDUCATION: school

7. Description

Architectural Classification
(Enter categories from instructions.)
EARLY 20TH CENTURY REVIVALS
Spanish Revival

Materials: (enter categories from instructions.)
Principal exterior materials of the property: tile, stucco, concrete

Narrative Description
(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with **a summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

El Dorado School is located on 4.83 acres in Sacramento's East Sacramento neighborhood east of downtown Sacramento and west of the California State University Sacramento campus. The El Dorado School campus, located at 5241 J Street, is bounded by J Street to the south, 53rd Street to the east, and residential properties to the north and west. Vehicle access to the campus is via 53rd Street, which leads to the main parking lot on the northeast corner of campus. The L-shaped main building (1921 – 1930) is set back from J Street, near the south end of the parcel. There is an auditorium (1939) to the southeast that is connected to the main volume by a curved hyphen and additions (1940s) at the east and north elevations of the auditorium. There is a freestanding cafeteria building (1950s) adjacent to the east elevation of the main building and a non-historic temporary freestanding classroom building (1990s) near the eastern property boundary along 53rd Street. The two freestanding noncontributing buildings post-date the period of significance. The property retains all aspects of historic integrity.

Narrative Description

El Dorado Elementary School, also known as A. Warren McClaskey Adult Center is at 5241 J Street in Sacramento's East Sacramento residential neighborhood, northwest of California State University Sacramento. The 4.83-acre property occupies a half block, northwest of the intersection of J and 53rd streets. The L-shaped main building, constructed between 1921 and 1930, is set back approximately 125 feet from J Street, near the south end of the parcel; an auditorium (1939) to the southeast is connected to the main volume by a curved hyphen. There are 1940s additions at the east and north elevations of the auditorium. A 1950s freestanding cafeteria building is located adjacent to the east elevation of the main building. There is also a non-historic temporary freestanding 1990s classroom building near the eastern property boundary along 53rd Street. The property is slightly higher in elevation than the street; a set of concrete steps leads from the sidewalk in front of the building to a wide concrete path accessing the main entrance on the south façade of the original building. The area between the buildings and the street is landscaped with mature trees, shrubs, and lawn.

The L-plan main building features the front-gabled two-story original wing (1921) oriented north-south and a side-gabled one-story wing (1922) projecting from its west elevation. The building has a medium-pitch clay tile roof with minimal eaves and decorative vents on the gable ends. An arched campanile with a clay tile roof projects from the east side of the roof on the two-story wing. The building is clad in heavily textured hand-troweled stucco. Primary fenestration on the main building consists of replacement multi-light aluminum-frame windows in the original openings on the west elevation, and in non-original openings on the east elevation. Research has not revealed a specific date for window replacement. The multiple-light aluminum product utilized suggests an installation date between about 1970 and 2000. Most original multi-light wood-frame transoms have been preserved. A few casement windows on the east elevation have been boarded up.

The main entrance to the original wing is left of center and recessed within an arched opening. It is fitted with a set of wood-frame French doors with slanted sidelights and a multi-light transom. There are decorative turned wood pilasters flanking the doors. The entrance is accessed by two wide concrete steps. A painted metal sign to the right of the entrance bears the street address. There are two windows on the main façade, a small window to the right is covered by a decorative metal grille, and a larger window above the main entrance is fitted with an ornamental metal balconet. The single-story west wing projects from the south end of the two-story wing. An arcade, supported by six heavy square pillars, runs along the length of its south elevation. There are three classroom entrances within the arcade, which has an at-grade concrete floor. Entrances are fitted with wood doors, with wood-frame multiple-light transoms. The west end of the building has a small round window and a large multiple-light rectangular door-window assemblage, a replacement from between 1970 and 2000 for what was originally four narrow wooden French doors with transoms. Three large window assemblages at the rear (north) of the west wing, including a projecting bay window on its west end, are fitted with metal replacement windows from an unknown date between 1970 and 2000.

An addition projecting from the north end of the two-story volume's west elevation, constructed about 1930 based on comparing US Department of Agriculture Aerials from 1928 and 1937, is

one-story and rectangular in plan with a flat roof. There is a non-historic temporary building clad in vertical-groove plywood at the north end of the original wing; it holds accessible bathrooms. Concrete ramps with metal handrails provide access to the bathroom addition as well as to an entrance on the north elevation of the original building. The ramps are partially sheltered by a flat corrugated metal roof supported by square metal posts.

A curved hyphen connects the original 1921 building to the 1939 auditorium to the southeast of the main building and the late 1940s east wing. The double-height auditorium is rectangular in plan with a medium-pitch gabled clay tile roof. It has minimal eaves and circular louvered metal vents on the gable ends. It is clad in textured stucco. There is a partial-width entry portico on the west elevation, which has a clay-tile shed roof supported by a chamfered square pillar adorned with impost molding. Two arched openings provide access to the portico, which shelters the two main entrances to the auditorium. The wide entrances are fitted with partially glazed paneled wood double doors. A projecting single-story volume on the south elevation has a shed clay-tile roof. An entrance to this volume is fitted with double paneled wood doors and accessed by a set of wide concrete steps with a simple metal balustrade. Fenestration consists of original steel casement windows and tall windows fitted with metal replacement sash windows from an unknown date between 1970 and 2000.

A single-story addition is connected to the north elevation of the auditorium. It is rectangular in plan with a flat roof. Its western end, constructed between 1940 and 1946, is clad in textured stucco and has large window assemblages. Its eastern end was constructed as an indoor playground between 1948 and 1949. It is lower in height than the western volume and has narrow bands of windows. It is clad in a combination of spray-on stucco and pressboard panels.

Another single-story addition on the east elevation of the auditorium, also dating from 1948-1949, has a flat roof, wood frame construction, and is clad in pressboard panels with wood framing and a concrete foundation. Fenestration consists of fixed aluminum-frame windows. A carport projects from the east elevation of the addition. It has a low-pitch gable roof supported by round metal posts.

A free-standing cafeteria building from the late 1950s is located east of the original building and north of the late 1940s additions. The cafeteria building is rectangular in plan with a low-pitch shed roof. It is clad in textured stucco with a concrete foundation. Two entrances on the east elevation are fitted with partially glazed wood doors with sidelights and transom; they are accessed by wide sets of concrete steps with a simple metal balustrade. The entrance right of center can also be accessed by a concrete ramp with a simple metal balustrade. An additional entrance on the south elevation is fitted with a simple metal door. Fenestration consists of tall steel-casement windows on the west elevation.

Additions to the auditorium, the freestanding cafeteria building, and temporary classroom building at the southeast corner of the parcel were constructed after 1940, outside the period of significance. They do not share the Spanish Revival architectural features of the main building and auditorium. The auditorium additions and noncontributing resources do not adversely affect

the integrity of the original building because they are subordinate to the original in size and massing and do not obscure the main elevations, nor were any character-defining features demolished during their construction.

Interior

While some of the building's interior fabric has been altered outside the period of significance, many of the original features have been retained. The wide hallways, offices, and classrooms in the 1921-1930 main wing retain their original layout and spatial arrangement. Both floors of main wing corridors are defined by high ceilings and tall windows. The main entrance to the first floor is fitted with character defining multiple-light glazed double doors with sidelights and transom and leads straight into the main hallway and administrative office. The first and second floors of the main wing are almost identical in design. The hallways at the south end of the original volume have walls of alternating wide and narrow hollow clay tile and concrete floors. The concrete flooring on the first floor is waxed and polished. Original paneled wood doors lead to offices and classrooms, and transom windows between classrooms and the hallway retain original multiple-light wood casements. There are exposed concrete beams at the ceiling of the first floor. Staircases on the north and south ends of the main wing have wide concrete steps. The railing consists of a curved plaster wall with wood trim on top and thin wood handrails. The carved wood newel post on the first floor of the south staircase features a carved Warren McClaskey Adult Center school emblem that reads "success, desire, support," added in the 1970s. Walls at the north end of the hallway, a section of the building that was constructed slightly later, are plastered. The hallways are lit by fluorescent light fixtures added at an unknown date between the mid-1950s (when fluorescent lighting began to be widely adopted in schools) and about 2008 (when LED lights began to gain popularity in educational settings).

Classrooms are on the east side of the hallway on both floors and lack character-defining interior features despite retention of some historic fabric. Classrooms have narrow storage/cubby areas on their north and south ends with tall windows on the east wall and radiators below them. Most classrooms exhibit textured drywall, vinyl flooring, and either textured drywall ceilings or acoustic ceiling tiles. Simple painted wood wainscoting, paneled wood doors, and wood transoms opening onto the hallway are original features that have been retained. The original fenestration pattern consisted of loosely spaced, tall, narrow window openings fitted with multiple-light wood sash. They have been replaced with wide openings fitted with metal replacement windows from an unknown date between 1970 and 2000.

The 1939 auditorium is east of the main building. The auditorium has rounded corners and door openings, a tall ceiling with acoustic ceiling tiles and recessed fluorescent lighting, and hardwood flooring. The original stage is at the east end of the auditorium. The two main entrances on the west end of the auditorium are fitted with wood double doors with round windows and brass handles. Tall windows line the south wall and there is an original mural depicting Coronado's search for gold on the west wall.

Janitor's closets, storage rooms, administrative offices, bathrooms, and the basement do not exhibit character-defining features. The basement is a utilitarian space that contains the original boilers.

Integrity
Despite some alterations, El Dorado School retains all aspects of historic integrity and therefore conveys its identity as a historic school.

Location
El Dorado School has not been moved and retains integrity of location.

Design
El Dorado School's design is expressed through its Spanish Revival architecture, with exterior character-defining features that include clay tile roof, ornamental grilles, heavily textured stucco cladding, decorative campanile, main façade arcade, and arched doorways. It also expresses the pedagogical theory of its period of construction through functional design features chosen to maximize air and light in classrooms: an irregular plan with long classroom wings, large north- and east-facing classroom windows, wood-frame transoms between hallways and classrooms, an arcade that functions as a corridor, and wide hallways with widely spaced west-facing windows. Although original windows have been replaced in the classrooms, the ratio of window to wall has been retained, as have transoms leading to the corridors, allowing the building to express the original design function of the fenestration. Interior character-defining features include original hollow clay tile walls in the 1921 section of the building, concrete floors, exposed concrete beams, and staircases in main building corridors. The auditorium also features character-defining interior elements including its curving corners and openings, original stage, and a mural commissioned by the parents' club just after the auditorium was constructed. Therefore, the building retains integrity of design despite alterations to some windows.

Setting
The residential and institutional neighborhood surrounding the school has retained many historic period buildings as well as the overall single-family residential character present during the school's period of significance. El Dorado School therefore retains integrity of setting.

Materials
El Dorado School's clay tile roof, some of its multiple-light windows, hollow clay tile walls, concrete floors, and stucco cladding date from the period of significance. They express both this unique building's Spanish Revival architecture and the larger architectural program of the school district during the period of significance. The school thus conveys its historic identity through its materials despite alterations to classroom windows.

Workmanship
El Dorado School's workmanship dates from the period of significance, most notably the heavily textured, hand-troweled stucco on the main building. The school thus conveys its historic identity through its workmanship.

Feeling
El Dorado School strongly evokes the feeling of an early-twentieth century school building since its physical features from the period of significance convey its historic character. It retains integrity of feeling despite some alterations.

Association
El Dorado School retains sufficient original physical features to convey its historic association with 1920s school design. It therefore retains integrity of association.

8. Statement of Significance

Applicable National Register Criteria
(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- [ ] A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- [ ] B. Property is associated with the lives of persons significant in our past.
- [X] C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- [ ] D. Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations
(Mark “x” in all the boxes that apply.)

- [ ] A. Owned by a religious institution or used for religious purposes
- [ ] B. Removed from its original location
- [ ] C. A birthplace or grave
- [ ] D. A cemetery
- [ ] E. A reconstructed building, object, or structure
- [ ] F. A commemorative property
- [ ] G. Less than 50 years old or achieving significance within the past 50 years

Areas of Significance
(Enter categories from instructions.)
ARCHITECTURE

Period of Significance
1921-1939

Significant Dates
1921
1930
1939

Significant Person
(Complete only if Criterion B is marked above.)
N/A

Cultural Affiliation
N/A

Architect/Builder
Dean, James S.
W. C. Duncan & Company
Dean, Charles F.
Barnett, Earl (architect/muralist)

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

El Dorado School is eligible for the National Register of Historic Places at the local level of significance under Criterion C in the area of Architecture. El Dorado School is significant as a building that embodies the characteristics of Sacramento School District Architectural and Engineering Commission's distinctive architecture program of the 1920s as well as of the Spanish Revival style of architecture. The main building was designed by James Dean of Dean and Dean, a master architect who was influential in the design of Sacramento-area schools of the era as the program's primary architect. His brother Charles F. Dean designed the attached auditorium. The period of significance is 1921 to 1939, from construction to completion of the auditorium connected to the main building.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

Sacramento and School District Development

The Nisenan, a branch of the Maidu people, occupied the area near the confluence of the American and Sacramento Rivers before the arrival of Europeans. The Spanish explored but did not settle in the region, and the first permanent non-native resident was John Sutter, a Swiss immigrant who arrived in 1839. Sutter's Fort became a way station for immigrants travelling overland to California in the 1840s. When Sutter's employees discovered gold near the end of the decade, Sam Brannan and other speculators laid out Sacramento east of Sutter's Fort near the confluence of the American and Sacramento Rivers, and it became the gateway to California's gold fields. Its influence was confirmed in 1854, when Sacramento became the permanent state capital. Completion of the trans-continental railroad in 1869 further established Sacramento as a hub for commerce. As the nineteenth century progressed, agriculture began to overtake mineral extraction as the most important economic pursuit in the Sacramento Valley.[1]

Sacramento's first public school was established in 1854, by which time 500 children were attending Sacramento public and private schools. A high school, the second in California, opened in 1856. By 1891, there were over 4,000 children enrolled in local public schools and Sacramento had thirteen public schools. The very first public schools met in small houses or other existing buildings. As Sacramento became more settled and prosperous, purpose-built schools were constructed. Architectural styles varied and materials included wood-frame and brick construction. All but the smallest late nineteenth century Sacramento school buildings were two or three stories with compact, often square, plans and minimal outdoor space.[2]

[1] "Sacramento Bird's Eye View," The Daily Record-Union and Weekly Union, 1890s.
[2]; *Sacramento Daily Union*, 6 October 1881, 3 col.1; Sanborn Insurance Maps, Sacramento, California, 1895; Steven M. Avella, *Sacramento, Indomitable City* (Charleston: Arcadia Publishing, 2003), 49, 58; Richard C. Rogers, The First 100 Years of the Sacramento City Schools, 1854 – 1954, California Retired Teachers Association, State Capital Division, c1991, 10.

Early development was concentrated near the waterfront; the State Capitol on Tenth Street and the rail yards to the northwest stimulated West End development during the nineteenth century. Commercial activity was concentrated at the western end of K Street and to the north near the rail yards. Establishment of streetcar service allowed residential development to push eastward along the streetcar lines beginning in the 1870s. During the nineteenth century, many residences were east of the Capitol in the "Homes District" as well as mixed with businesses along K Street. As Sacramento's population grew around the turn of the century, K Street became a commercial area and residences were pushed out. During the first two decades of the twentieth century, development densified the West End with multi-story retail, office, hotel, and apartment buildings replacing smaller nineteenth century buildings. The Homes District to the east, meanwhile, became a middle-class enclave. Sacramento's population growth was stimulated as new levees lessened flood danger and streetcars were electrified, and by 1910, the city had nearly 45,000 residents.[3]

In 1911, annexation of areas east and south of the original Sacramento grid added 6,000 acres of land and further boosted population. Existing schools in annexed areas were added to the Sacramento School District, increasing its number of schools by fifty percent. William Land School and Washington School, which were built using the same plans and included innovations like covered "roof garden" exercise areas and branch libraries, were built between 1914 and 1916. Sacramento School District also created its first junior college, located at first on the high school campus; additional schools needed to serve the growing population were postponed by US entry into World War I in 1917.[4]

In 1919, Sacramentans passed a bond issue to fund a district-wide program of school construction in the 1920s that ultimately produced a new junior college and high school as well as six elementary school buildings. School development took place within the context of the strong economy of the 1920s, which fueled a broader boom in Sacramento. In addition to the program of school construction, Sacramento's built environment was reshaped in the 1920s by development of Memorial Auditorium, a new hospital, commercial and lodge buildings, churches, and new residential neighborhoods.[5]

The onset of the Great Depression in 1930 halted most construction and began an era of hardship for Sacramento. Population growth continued, however, and school construction was a bright spot. The 1934 passage of the Field Act by the California legislature codified seismic standards for California schools, consolidating the shift toward low-slung school buildings that had been underway for two decades. Small additions were made to many Sacramento schools throughout the 1930s. A second high school was developed in 1933, and in 1937 a replacement elementary school as well as several new college buildings were completed. In 1939, a $650,000 building program that included new construction at both high schools, the junior college, and four

[3] Environmental Science Associates, "Historical Resource Impact Analysis Report, Sacramento Entertainment and Sports Complex," prepared by JRP Historical Consulting, October 2013, 13.
[4] William Burg, *Midtown, Sacramento: The Creative Soul of a City* (Charleston: The History Press, 2014); Rogers, c1991, 28*; Sacramento Bee*, January 25, 1939, 25.
[5]); Rogers, c1991, 40-41.

elementary schools—including El Dorado School—was funded by a combination of federal Public Works Administration (PWA) grants and local bond money. The program was created under President Franklin D. Roosevelt as an initiative to help revitalize the US economy during the Great Depression, and operated from 1933 to 1943, providing grant funding to municipal and state entities, which were required to provide matching funds.[6]

The entry of the US into World War II in 1941 prompted the establishment or reactivation of three military bases in Sacramento County. The bases stimulated suburban commercial and residential development and drew new residents to the area. It also signaled a shift from an economy built on agriculture and the railroad to one in which military bases and government offices were the biggest local employers. As California's population exploded during and after World War II, state government grew, and the City of Sacramento expanded far outside its original boundaries into former agricultural areas. Between 1946 and 1955, twenty-seven annexations added ten square miles to Sacramento's urban footprint. The shift toward the personal automobile in the postwar period facilitated this trend, making commutes outside the traditional street grid feasible. The expansion in land mass and population required an ambitious new program of school construction. Completion of the Elvas Freeway (Business 80) in 1955, US 50/99 in 1961, and Interstates 5 and 80 in the late 1960s further encouraged development in Sacramento County's rural areas. The 1960s and 1970s saw more substantial annexations, after which growth slowed without stopping. In the 1970s, many historic school buildings were abandoned in order to comply with the Field Act's seismic standards. Some were converted to non-classroom uses, while many others were demolished and replaced with new buildings. Enrollment dropped in the 1980s, and some campuses were closed. By 2013, the City of Sacramento encompassed nearly 100 square miles.[7]

East Sacramento Neighborhood

East Sacramento is bounded by the American River to the north, Watt Avenue to the east, Folsom Boulevard to the south, and Alhambra Boulevard to the west. The area was devoted to agriculture until the late nineteenth century. Development began in the 1890s around the Sacramento Electric Power and Light Company streetcar line. The streetcar, which operated from 1870 to 1947, connected the area to downtown Sacramento, allowing suburban East Sacramento to prosper. In 1911, the neighborhood was officially annexed as part of the City of Sacramento. East Sacramento was home to many professionals and had the reputation of being a fashionable neighborhood. In the 1920s, East Sacramento continued to expand into surrounding agricultural land, flourishing as a desirable neighborhood into the postwar period. Local and family-run businesses began to be established after World War II. In 1949, the State of California purchased around 200 acres of peach farms in the neighborhood to establish a new college. Construction of Sacramento State College in 1951 spurred additional residential and

[6] *Sacramento Bee*, October 25, 1944, 6; Avella, 2003, 80, 90-92; Sue Norwood, "150 Year History," Sacramento City Unified School District, unpublished manuscript, 2004.
[7] City of Sacramento, General Plan Technical Background Report, Prepared by Ascent Environmental, August 2014, 81-82, 94, 113; County of Sacramento, County History, 2018, accessed 28 November 2018, http://www.saccounty.net/Government/Pages/CountyHistory.aspx; Norwood, 2004.

commercial development in the area. The college continued to expand in the 1960s and in 1972, the school officially became part of the California State University system.[8]

El Dorado School

El Dorado School started as a single-classroom school and began expanding in 1918. In 1920, East Sacramento residents petitioned the Sacramento Board of Education to purchase a new location for the school, even offering to buy school bonds to fund construction, and were told that they needed to wait for the report of the Architectural Commission. By September 1920, the Board of Education had acquired the J Street property and had accepted preliminary plans from Hemmings-Petersen-Hudnutt. The Spanish Revival school was designed by James S. Dean (later of Dean and Dean architects) like the other schools in Sacramento's 1920s building program. The two-story central wing, which included administration and several classrooms, would be constructed immediately. The original plans included additions that would be constructed as needed. W. C. Duncan & Company won the contract and began building El Dorado School in 1921. The second school in the district-wide construction program, it was completed in late summer. The Spanish Revival building consisted of a two-story rectangular plan volume with heavily textured stucco cladding, tile roof, an ornamental campanile, and light-blue wood window frames. It had a reinforced concrete frame, hollow clay tile walls, and a tile roof. The new El Dorado School opened for use in the fall of 1921, with landscaping completed in September.[9]

East Sacramento was growing quickly during the early 1920s, spurring expansion of El Dorado School. At the start of the 1922-1923 school year, attendance was strong despite the fact that many children missed school to help their parents pick crops in the early fall during this era. A new teacher had been hired, and there were already plans for a three-room addition. In October 1922, the Board of Education let the contract for the addition to Sacramento contractor William Purcell. Although research has not revealed plans or historic photos, this project apparently constructed the one-story side-gabled west wing with its main façade arcade. The cost of the work was just under $30,000. By 1928, El Dorado School also had a single-story addition at the north end of the original two-story 1921 building. A long rectangular volume parallel to the original building was apparently a temporary "bungalow" [10] classroom building since it had been demolished by 1950.[11]

As the number of pupils continued to grow, construction projects were undertaken on Sacramento schools every few years, and a four-room addition was made to El Dorado School in

[8] City of Sacramento, "East Sacramento Community Plan," Mar. 22, 2024; Lee M. A. Simpson, *Images of America: East Sacramento,* 2004; Ronald M. Coleman, "History of the Sacramento State Campus," Sacramento State, Accessed Jan. 15, 2024.
[9] *Sacramento Union,* "Site Urged for El Dorado School," May 6, 1920, 8; *Sacramento Bee*, "Building Operations Take Upward Trend," Feb. 12, 1921, 13.
[10] "Bungalow" is described in Webster's Dictionary as a one-story house with a low-pitch roof and is usually used to connote a Craftsman style residence. During this era, the school district referred to temporary classroom buildings as bungalows even though they do not embody the typical use of the word.
[11] Georgia E. Gilpin, *Sacramento Union,* El Dorado school is growing fast, September 6, 1922; "Construction will Be Started Shortly on School Contracts," October 21, 1922.

1930, one of seven building projects for the school district that year. The second story on the mid-1920s addition to the rear of the original two-story wing as well as the flat-roofed northwest addition appear to have been constructed in 1930. Although early additions were built by different contractors, they conformed to the original plans developed by James S. Dean and exhibit the harmonious appearance of original construction. By 1937, the school building consisted of the two-story wing, the 1922 west wing, and a flat-roofed one-story northwest addition. A long rectangular volume east of the primary building has since been demolished as has a single-story volume at the north end of the original building.[12]

By 1938, plans were underway to construct an auditorium and more new classrooms; the project would be jointly funded by a bond issue and a PWA grant, with local funds accounting for slightly more than half of the expense. The Board of Education contracted Charles F. Dean of Dean and Dean to design the project (James Dean had left the practice for a position as City Manager), and H. W. Robertson was the contractor for the addition. The El Dorado Parent Teacher Association funded a mural of the search for El Dorado in the auditorium in 1939. The mural was designed by Dean and Dean architect Earl Barnett, who was also a muralist.[13]

In 1974, El Dorado School closed. In 1977, six schools in Sacramento were sold, including El Dorado School. The school was purchased by the Sacramento Association for the Retarded and the A. Warren McClaskey Adult Center was established. The adult education school was named after a former Sacramento City Unified District adult education director, Alfred Warren McClaskey Jr. (1922-1976), whose wife, Merilynn Mable McClaskey (1921-1997), was Sacramento's first occupational therapist. By the 1980s, the school had approximately 300 students from the ages of 18 to 80. The school aimed to teach adults with special needs how to gain more independence. In the 1970s and 1980s, Charles Gilbert (1925-2006) was the principal for the A. Warren McClaskey Adult Center and an administrative specialist for the Sacramento City Unified School District. He was a pioneer in special education programs, inspired by teaching his crew members to read and write when he was deployed in the Navy. Gilbert taught at one middle school before transitioning to special education at Hiram Johnson High School in the 1950s. He returned to San Francisco State University for his master's degree in special education before becoming the first principal of McClaskey Adult Center, retiring in 1985. In the 1980s and 1990s, Richard Pierce was the program coordinator and a teacher at the school. In 2025, the McClaskey Adult Center is still in operation at the school.[14]

[12] *Sacramento Bee,* "Major Building Jobs Are Varied," July 5, 1930.
[13] *Sacramento Bee,* July 11, 1938, 4; National Archives, "Records of the Public Works Administration," Guide to Federal Records, Accessed Feb. 2, 2025, https://www.archives.gov/research/guide-fed-records/groups/135.html; *Sacramento Union,* Mar. 3, 1940, 25.
[14] James Bow, "Parents Hit Closure of El Dorado," *Sacramento Bee,* Oct. 22, 1974, 18; *Sacramento Bee,* "Six City Schools May Be Sold," Nov. 30, 1977, 19; *Sacramento Bee,* "McClaskey," Jan. 7, 1976, 27; *Sacramento Bee,* "Coming Up," Nov. 29, 1978, 29; *Sacramento Union,* "Mrs. A. Warren McClaskey," Feb. 17, 1954, 14; Sue Boylan, "A Place to Learn and Grow," *Sacramento Bee,* Dec. 8, 1983, 116; ; *Sacramento Bee,* "People," Oct. 15, 1992, 36; Paula Thorpe, "Occupational Therapist Took Joy in Work," *Sacramento Bee,* Mar. 15, 1997, 21; Maija-Liisa Young, "Charles Gilbert, A Pioneer in Special Education, *Sacramento Bee,* Mar. 17, 2006, B5.

W. C. Duncan & Company
William Cluff Duncan (1895-1945) was born in San Francisco, California in 1895. In 1919, Duncan started his construction company in San Francisco with A. F. Mattock as his partner. Arthur F. Mattock (1884-1961) was born in Leicester, England and came to San Francisco in 1911. The partnership was dissolved in May 1921, and Duncan and Mattock continued with their own individual companies. Duncan continued to call his company "W. C. Duncan & Co.," and he was contracted for construction of El Dorado School in 1921.[15]

Notable Buildings Completed in Sacramento
El Dorado Elementary School, 1921
Newton Booth School, 1929

Other Notable Projects
Nicolaus Bridge, Yuba City, 1920

H. W. Robertson
Harry Wilson Robertson (1885-1965) was born in Eel River, California in 1885. Robertson started working for Walter W. Campbell Construction Co. in Sacramento in 1910. That same year, he married Hazel Fowler (1892-1990). In 1921, he formed his own contractor business in Sacramento. During his career, he worked on a number of schools and auditoriums in the area as well as hospitals in Colusa and Trinity Counties. He retired in 1954 after selling his business to Frederick J. Chapek. The California Almond Growers Exchange in Sacramento, completed in 1915 at the start of his career, was listed in 1985 as a California Historical Landmark.[16]

Notable Buildings Completed in Sacramento
California Almond Growers Exchange, 1915
Sierra School, 1923
Immaculate Conception Parish, 1930
The Capital Athletic Club, 808 O Street, 1931
Grant Union High School, 1932
Sacramento Public Library, McKinley Branch, 1936
Clunie Memorial Clubhouse, 1936
El Dorado Elementary School Auditorium, 1939

Other Notable Projects
Mt. St. Mary's Academy, Grass Valley, Nevada County, 1920

[15] *San Francisco Recorder,* "Certificate of Copartnership Transacting Business Under Fictitious Name," Apr. 9, 1919, 7; *Sacramento Union,* "Suit Against Sutter County," Mar. 21, 1920, 9; *The Recorder,* "Notice of Dissolution of W. C. Duncan & Company, a Copartnership," Apr. 20, 1921, 8; *San Francisco Examiner,* "Marriage Licenses," Jun. 28, 1923, 4; *Sacramento Bee,* "13,000 Baywood Dwelling Planned," May 6, 1933, 4; Ancestry.com, "Arthur F. Mattock," Family Tree, Accessed Feb. 2, 2025; Ancestry.com, "William Cluff Duncan," Family Tree, Accessed Feb. 2, 2025; *Honolulu Star-Advertiser,* "William C. Duncan," Sept. 6, 1945, 6.
[16] Ancestry.com, "Harry Wilson Robertson," Family Tree, Accessed Feb. 2, 2025; California State Parks, "Historical Landmark No. 967," Office of Historic Preservation, Accessed Feb. 5, 2025, https://ohp.parks.ca.gov/ListedResources/Detail/967; *Sacramento Bee,* "Harry W. Robertson," Sept. 8, 1965, 43.

Earl Barnett

Earl Rand Barnett (1902-1990) was born and raised in Sacramento, where his father worked for the Southern Pacific Railroad. Barnett studied architecture at the University of California and the American School in Rome. His first job was with Charles Hemmings' architectural firm in Sacramento. He was a colleague of Charles Dean and joined him when Dean started the firm Dean and Dean with his brother in 1922. He worked for them as a draftsman. Barnett worked on a number of school and churches in Sacramento, as well as hundreds of mostly brick houses. He was also a muralist with the New Deal Public Works of Art Project (PWAP). He continued to work with Dean and Dean, which later purchased by Tomich and Yee, even designing part-time into after his retirement in 1968.[17]

Notable Buildings Completed in Sacramento
Sacramento Memorial Auditorium, 1927 (NRHP)
Westminster Presbyterian Church, 1927 (NRHP)
Sutter Lawn and Tennis Club, 1930 (NRHP)
El Dorado School Mural, 1939
St. Philomene Catholic Church, 1948
First English Lutheran Church, 1957

Dean and Dean

Charles Francis Dean and his brother James Sommerville Dean were born in Belton Texas in 1884 and 1885. Charles F. Dean studied at Texas A&M, working for a San Antonio architect and then in Chicago after graduation. He joined California state architect George Sellon's office in 1908. James S. Dean followed his brother to Texas A&M and into architecture. He married Ruth Cook, an Iowa native. In 1912, he joined Charles in Sacramento and became an assistant at the Office of the State Architect. Charles married Alvina Laue of Sacramento in 1913. In June 1920, James became chief deputy in charge of drafting for Hemmings-Petersen-Hudnutt, the partnership that had formed to act as the Sacramento School District's Architecture Engineering Commission a few months earlier.[18]

The Dean brothers went into private practice in 1922, forming Dean and Dean to take over the school building program from Hemmings-Petersen-Hudnutt. Dean and Dean was given public credit for the design of the School District's building program; although the partnership did not form until after at least five of the schools were complete, James S. Dean appears to have been the principal designer for the program of district expansion. Hemmings-Petersen-Hudnutt was apparently willing to allow the new firm design credit in order to be released from an unprofitable contract. Dean and Dean was extraordinarily productive during the 1920s. In addition to taking over the school program, the firm designed high-profile Sacramento buildings including Westminster Presbyterian Church, Sacramento Memorial Auditorium, Sutter Lawn and

[17] Dixie Reid, "The Love Affair is Far From Over For Memorial's Maker," *Sacramento Bee*, Feb. 17, 1986, 21; *Sacramento Bee*, "Unmasking the Medicine Man," Oct. 8, 1981, 91; *Sacramento Bee*, "Earl R. Barnett," Mar. 8, 1990, 21; Edan Milton Hughes, *Artists in California, 1786-1940*, Crocker Art Museum, 2002.
[18] US Census Records, Sacramento, 1920, 1930; *Sacramento Bee*, May 10, 1920, 12.

Tennis Club, Sutter Maternity Hospital, and an orphanage, as well as numerous architecturally significant commercial buildings. Dean and Dean also designed buildings in Marysville, Woodland, and other Sacramento Valley cities, as well as more distant locations like Seattle. At the same time, the brothers became renowned as residential designers. Dean and Dean designed dozens of houses, both modest and lavish. The National Register-listed J.C. Carly House (#06000143) in Sacramento, completed in 1922 at the start of their partnership, is significant for its architecture. In 1929, California's American Institute of Architects gave the partnership a design award for a Sacramento residence and Memorial Auditorium. The Dean and Dean design oeuvre extended across the popular revival styles of the era: Spanish, Colonial, Tudor, Romanesque, and Mediterranean. A preference for brick or stucco walls, tile roofs, and asymmetric massing is observable across their work in the disparate styles. Influence of the Arts and Crafts movement can be seen the careful landscape design for both domestic and institutional projects.

Trade publications from the 1920s described Charles Dean as the principal designer and James as the executive; James clearly had important design input for the school program. In 1930, James Dean left the practice for a position as Sacramento City Manager. He served in that capacity, at the time the most powerful position in local government, for twelve years before moving on to work as state finance director until his retirement in the 1950s. Charles Dean continued to lead the firm under the Dean and Dean name until his death in 1956, adopting new methods and styles as they emerged. Later Dean and Dean projects include Theodore Judah School completed in the late 1930s in the Streamline Moderne style and the Modernist New Helvetia Defense Housing project, on which he collaborated with other local architects in 1942.[19]

Notable Buildings Completed in Sacramento
Sutter Lawn and Tennis Club, 1930 (NRHP)
Sacramento Orphanage and Children's Home
Golf Club House at Land Park
J.C. Carly House, 1922 (NRHP)
Sacramento Junior College
Royal Miller House
Westminster Presbyterian Church, 1927 (NRHP)
Sacramento Memorial Auditorium, 1927 (NRHP)
Hart Store Building
Alison Ware Store Building
Hart's Cafeteria
YWCA Dean Apartments, 1929
Newton Booth School, 1929
Sutter Maternity Hospital
Sutter Club (with Stark & Flanders), 1930 (NRHP)
Theodore Judah School, 1938 (NRHP)
New Helvetia Defense Housing (with Starks & Flanders and Harry Devine, Sr.), 1942 (NRHP)

[19] *Eureka Humboldt Standard*, "Ex-finance Chief James Dean Dies," 12 November 1962, 20.

Other Notable Works
SP Hart Building, Marysville, 1927 (NRHP)
Lincoln Women's Club
Palisade Club House, Placer County
Shasta Union High School, Redding
Thomas Youell House, Seattle, 1928
Elks Club, Marysville, 1928

Sacramento School District 1920s Building Program

After the turn of the twentieth century, the Progressive Education Movement began calling for educational reform and more child-centered teaching. The thought leaders developing these new educational philosophies also began to focus on updating school design, advocating a move away from monumentalism to more modest and functional school buildings. The open-air school movement, which promoted the year-round free flow of outdoor air in classrooms, was also influential on twentieth century school design. Meanwhile, educators and parents began pushing to replace wooden schools, which were vulnerable to fire, with fire-resistant schools constructed of materials like brick and tile. In addition to ventilation, natural light became a prized element in classrooms, and school designers began to focus on providing classrooms with the highest ratio possible of window to wall. During the 1910s, building technology evolved to allow maximization of window space in walls. The massed plans of Victorian-era schools fell out of favor, replaced by irregular plans in which long one-story wings connected at right angles, often enclosing courtyards. Spread out school plans maximized classroom access to sunlight and fresh air and minimized danger from fires and earthquakes and became nearly ubiquitous in California. Schools had also become de facto community centers, and it became standard practice to include auditoriums, public branch libraries, parents club rooms, and large outdoor areas in early twentieth century schools.[20]

In 1912, the year after Sacramento had expanded its footprint and population with annexation, Charles C. Hughes became District Superintendent, a role in which he served until his retirement in 1942. Hughes advocated for many progressive educational reforms including construction larger schools, moving students to different rooms for different types of instruction, and discouraging homework. When he was hired, Hughes was slated to preside over an already-developed plan to replace the district's older schools. US entry into World War I derailed the building program after only two new elementary schools were constructed. The Sacramento School District was in dire need of a program of modernization and expansion for its facilities by the end of the decade. After vigorous campaigning by parents and teachers and by the Sacramento Chamber of Commerce, whose members considered state-of-the-art schools a necessary condition for economic growth, Sacramento voters passed over $3 million in school bonds by a margin of seven to one in October 1919. The district planned to use the bond funds to

[20] Superintendent of Public Instruction, School Architecture in California, California State Printing Office, 1914; Rogers, c1991, 27; Los Angeles Unified School District Historic Context Statement, 1870 to 1969, Prepared by Sapphos Environmental, Inc.for the Los Angeles Unified School District Office of Environmental Health and Safety, March 2014, 29 – 31.

construct two high schools and fourteen elementary schools, purchasing large new properties, when possible, to allow for the expansive playgrounds that had become a priority.[21]

The architectural program for the massive expansion of the Sacramento school system in the 1920s has traditionally been attributed to Dean and Dean, one of Sacramento's most famous early-twentieth century architectural firms. Close examination of the chronology of development points to a more complex attribution. In early 1920, the Board of Education formed an Architectural and Engineering Commission to which it delegated planning and design of the school expansion program. The partners in Hemmings-Petersen-Hudnutt, a firm established solely to work on this program, made up the membership of the Commission. Edward Charles Hemmings (1874-1924), an architect who had worked on important local buildings including the American Apartments, Sacramento Hotel, and Mohr & Yoerk Building, was chairman and the partner in charge of design. George D Hudnutt was an engineer by training and a builder who specialized in commercial construction. Jens C. Petersen (1873-1939) was an architect who had relocated to Sacramento just before formation of the Commission. James Dean came to work for the group shortly after Commission formation and was both project manager and principal designer. The Commission initiated standardized plan and design parameters for the program Petersen may have participated in preparation of design plans for the first schools that were constructed. Elmhurst, Jefferson, and Fremont were among the five schools completed by early 1922 under the aegis of the Commission.[22]

Hemmings-Petersen-Hudnutt began asking to be released from the contract in March 1922, complaining that they could not make a profit at the agreed-upon percentage. According to trade publications, Hemmings had dozens of private commissions in 1922 and was also working on an ambitious expansion of North Sacramento School, which would have made the lower-paying work of the Commission less attractive. The mercurial Hemmings, who had at least six partnerships in less than two decades, frequently commented publicly on local building and architectural issues and, as chairman, was apparently the driving force behind the Commission

The Dean brothers, meanwhile, saw an opportunity to start a firm their own and felt they could profitably take over the school design program. James Dean had been designing Sacramento school buildings for the Commission as an employee for nearly two years, and a strong template had been established. The program was carefully calibrated to meet the District's practical needs and provide outstanding aesthetics on a limited budget. Elements of building plans were standardized for efficiency—often rough U-plans with an auditorium at one side—adapted as necessary to student body size and lot conditions and designed with future additions in mind. The program was heavily influenced by progressive concepts in school design. Large properties, which allowed for playgrounds, gardens, and attractive landscaping, were chosen for most of the new schools. All the buildings in the District's program featured long classroom wings separated by landscaped courtyards. Extra-tall multiple-light windows provided prized light and ventilation to students as well as a connection between indoor and outdoor spaces. Where properties allowed, classrooms, with as much wall space as possible given to windows, faced the east and

[21] *Sacramento Independent-Leader*, Oct 19, 1919, 1.
[22] *Sacramento Union*, "Jens Petersen, Architect, Dies," October 19, 1939, 1.

corridors, with more widely spaced fenestration, to the west. Lower in height and more spread out than older school buildings, the schools in the program were designed to be safer for students in fires and earthquakes.[23]

Materials were standardized: structural members were concrete and steel, exterior walls were brick or stuccoed hollow clay tile, ornamental exterior features were terra cotta, and roofs were clay tile. These elements had several virtues. They were modern, relatively low-cost, durable, low-maintenance, and fire resistant. They were also locally produced, endlessly adaptable to the creativity of architects, and ideal for expressing the romanticized Mediterranean and Spanish Revival styles of the 1920s. Small projecting volumes, variable roof height and pitch, and ornamental chimneys and towers evoked the ambience of European villages. This informal massing allowed harmonious additions to expand school buildings as needed, a crucial element of an ambitious building program in which each school was intended to be constructed in phases. Elementary schools were designed to accommodate 1,200 students; just enough of each building was constructed to meet immediate needs, with additions planned a year or two after first phase completion. Despite unique plan, style, massing, and decorative elements on each, the schools were instantly recognizable as "parts of one large program."[24]

By June 1922, just three months after Dean and Dean took over management, ten new schools and three additions were complete. A second bond measure was soon passed to fund more additions. A building trade publication praised the dignity, charm, poise, and site-responsiveness of the buildings in June1922, noting with approval that the program was straightforward and logical. Local observers were effusive, using terms like "splendid."[25]

In 1924, another school bond was brought before the people of Sacramento. School construction could not keep pace with projected population growth and in 1925 there were still 3,500 local students attending school in obsolete or temporary buildings. Between 1920 and 1928, the Sacramento population grew by 51%, while school enrollment increased by 57% as the average child began spending more years at school. By 1930, Sacramento School District had thirty campuses.[26]

Conclusion: Criterion C—Architecture

El Dorado School is significant at the local level in the area of Architecture. The building was designed under the aegis of the Sacramento School District's Architectural and Engineering Commission, which was formed in 1920 to efficiently execute a district-wide building program. It was designed by master architect James Dean of Dean and Dean, who was the primary architect responsible for the Sacramento school-building program of the era. It is an excellent

[23] Wei Wu and Edward Ng, Department of Architecture, Chinese University of Hong Kong, Hong Kong, China, "A review of the development of daylighting in schools," Lighting Research and Technology, 35, 2, 2003.
[24] *Sacramento Bee*, 30 July 1921, 11,
[25] Irving F. Morrow, "Recent Work by Dean and Dean, Architects," *Architect and Engineer,* June 1922; Andrew Hope, Caltrans, DPR 523, Coloma Community Center, December 1995; Janice C. Calpo, National Register of Historic Places Registration Form, J.C. Carly House, November 8, 2005, 8:10; *Sacramento Bee*, 25 February 1924, 13.
[26] Sue Norwood, "150 Year History," Sacramento City Unified School District, unpublished manuscript, 2004

example of Sacramento School District's distinctive 1920s architecture program. The building exhibits stylistic elements of Spanish Revival architecture, a design idiom of the program. Character-defining features include a clay tile roof, strongly textured stucco cladding, arched door openings, and main façade arcade. A highly ornamented bell tower, decorative metal window grilles and balconet, and main entrance French doors with decorative pilasters, sidelights, and transom also reference the Spanish Revival style. Interior character-defining features are concentrated in the main building corridors and the auditorium; walls of handsome alternating wide and narrow hollow clay tile, open staircases with decorative newel posts, polished concrete floors, and high ceilings characterize the corridors. The auditorium has its original stage, rounded corners and door openings, and a significant original mural created by a well-known Sacramento artist and architect. The building reflects the functional elements which exemplify the broader district-wide program of the 1920s: an expansive property, long wings, corridors on the west with widely spaced windows, and east-or north-facing classrooms with large window openings designed to maximize students' exposure to the outdoors and to bring daylight and ventilation into classrooms. Stucco and brick construction were chosen for fire-resistance, as were the concrete floors and clay-tile roofs. El Dorado School exemplifies the extraordinary ability of Dean to design unique, architecturally significant buildings while meeting the strict functional and budgetary requirements of a multi-building program.

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17 February 1954.
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1920.
1930.

Previous documentation on file (NPS):

____ preliminary determination of individual listing (36 CFR 67) has been requested
____ previously listed in the National Register
_____previously determined eligible by the National Register
_____designated a National Historic Landmark
____ recorded by Historic American Buildings Survey #_____
_____recorded by Historic American Engineering Record # _____
____ recorded by Historic American Landscape Survey # _____

Primary location of additional data:

____ State Historic Preservation Office
____ Other State agency
____ Federal agency
____ Local government
____ University
__X_ Other
Name of repository: Sacramento City Unified School District

Historic Resources Survey Number (if assigned): _____

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10. Geographical Data

Acreage of Property ___4.8_____

Latitude/Longitude Coordinates
Datum if other than WGS84:_____
(Enter coordinates to 6 decimal places)
Latitude: 38.566318 Longitude: -121.439211

Verbal Boundary Description (Describe the boundaries of the property.)

El Dorado School occupies a 4.83-acre block in Sacramento bounded by Hidden Lane to the north, 53rd Street to the east, J Street to the south, and 52nd Street to the west.

Boundary Justification (Explain why the boundaries were selected.)

The property boundaries are the limits of the parcel as defined by the Sacramento County Assessor (APN 008-0111-001-0000) and the legal description of the parcel.

---

11. Form Prepared By

name/title: Kara Brunzell & Tatyana Dunn
organization: Brunzell Historical
street & number: 1613 B Street
city or town: Napa state: CA zip code: 94559
e-mail: kara.brunzell@yahoo.com
telephone: (707) 290-2918
date: February 2025; Revised June 2025, July 2025

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: El Dorado School
City or Vicinity: Sacramento
County: Sacramento
State: California
Photographer: Tatyana Dunn
Date Photographed: January 27, 2025

Description of Photograph(s) & number, include description of view indicating camera direction:

1 of 17 South elevation, camera facing north with auditorium to the right

2 of 17 South elevation, camera facing north

3 of 17 South and west elevations, camera facing northeast

4 of 17 Arcade, camera facing west

5 of 17 North and west elevations, camera facing southeast

6 of 17 West elevation, camera facing southeast

7 of 17 East and north elevations, camera facing southwest

8 of 17 South and east elevations, camera facing northwest

9 of 17 Auditorium (1939) south façade, camera facing northeast

10 of 17 Auditorium (1939) west façade, camera facing southeast

11 of 17 First floor interior, camera facing north

12 of 17 First floor interior, carved newel post, camera facing east

13 of 17 Second floor interior, camera facing south

14 of 17 Auditorium lobby (first floor) interior, camera facing south

15 of 17 Auditorium (first floor) interior, camera facing southeast

16 of 17 Auditorium (first floor) interior mural, camera facing northeast

17 of 17 Classroom 10 (second floor) interior, camera facing northeast

Name of Property | County and State

Location Map

Latitude: 38.566318, Longitude: -121.439211

Paperwork Reduction Act Statement: This information is being collected for nominations to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.). We may not conduct or sponsor and you are not required to respond to a collection of information unless it displays a currently valid OMB control number.
Estimated Burden Statement: Public reporting burden for each response using this form is estimated to be between the Tier 1 and Tier 4 levels with the estimate of the time for each tier as follows:

Tier 1 – 60-100 hours
Tier 2 – 120 hours
Tier 3 – 230 hours
Tier 4 – 280 hours

The above estimates include time for reviewing instructions, gathering and maintaining data, and preparing and transmitting nominations. Send comments regarding these estimates or any other aspect of the requirement(s) to the Service Information Collection Clearance Officer, National Park Service, 1201 Oakridge Drive Fort Collins, CO 80525.

Name of Property | County and State

Sketch Map

Year of Construction

- 1921
- 1922
- 1922 (first floor), 1930 (second floor)
- 1930
- 1939
- 1940 – 1946
- 1948 – 1949
- 1951 – 1956
- 1993 – 1998

Photo Key

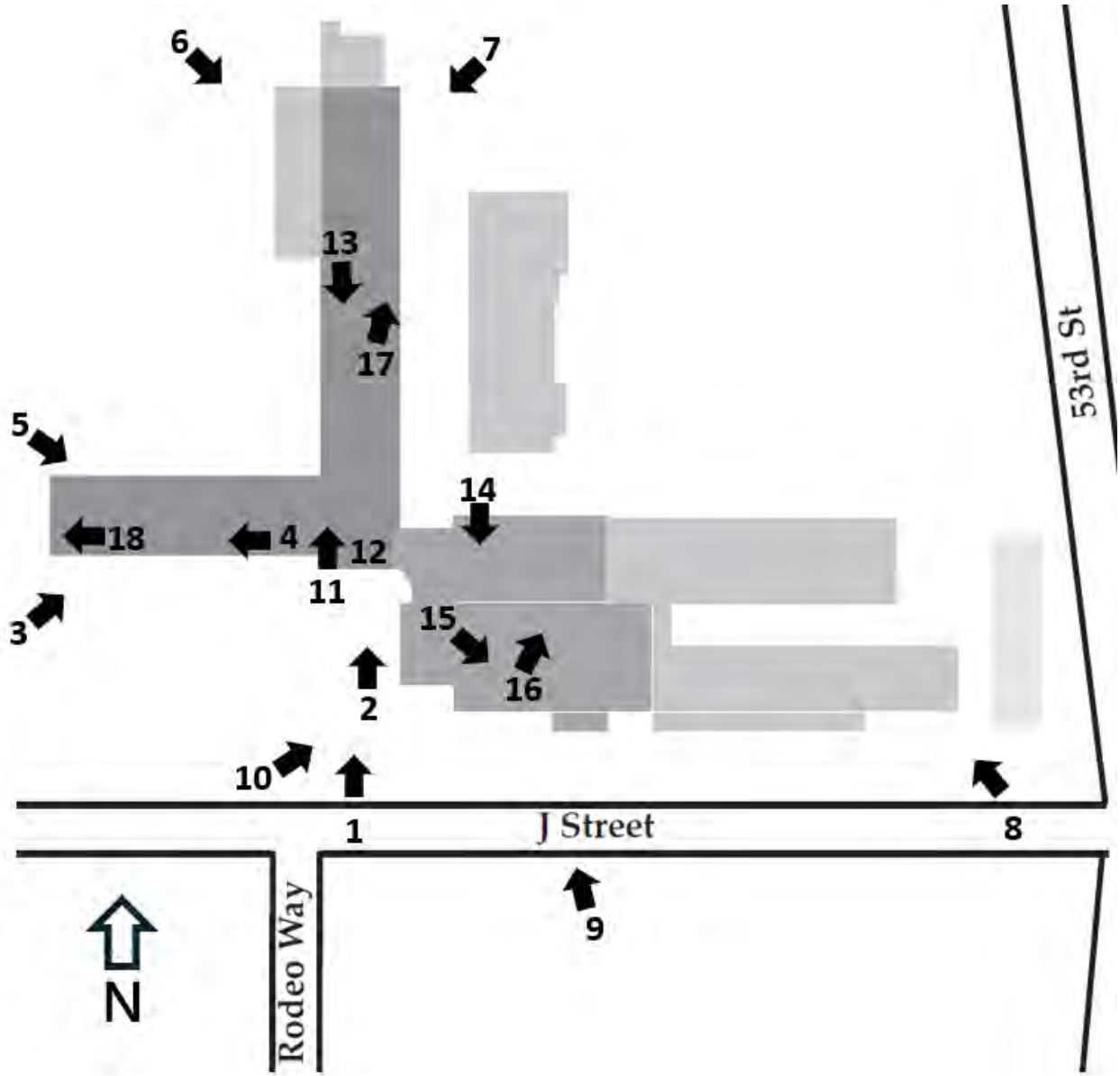

Figure 1 El Dorado School under construction, 1921; *Sacramento Bee*

Figure 2 El Dorado School, 1922; *Architect and Engineer, California*

Figure 3 El Dorado School, 1930; *Bob McCabe Collection, Center for Sacramento History*

Figure 4 El Dorado School, 1940; *Weinstock Collection, Center for Sacramento History*

Figure 5 Sixth grade graduation class photo, 1937; *Michael T. Benning Collection, Center for Sacramento History*

Figure 6 Class photo in front of auditorium, c. 1940; *Sacramento Public Library*

Photo 1 South elevation, camera facing north with auditorium to the right

Photo 2 South elevation, camera facing north

Photo 3 South and west elevations, camera facing northeast

Photo 4 Arcade, camera facing west

Photo 5 North and west elevations, camera facing southeast

Photo 6 West elevation, camera facing southeast

Photo 7 East and north elevations, camera facing southwest

Photo 8 South and east elevations, camera facing northwest

Photo 9 Auditorium (1939) south façade, camera facing northeast

Photo 10 Auditorium (1939) west façade, camera facing east

Photo 11 First floor interior, camera facing north

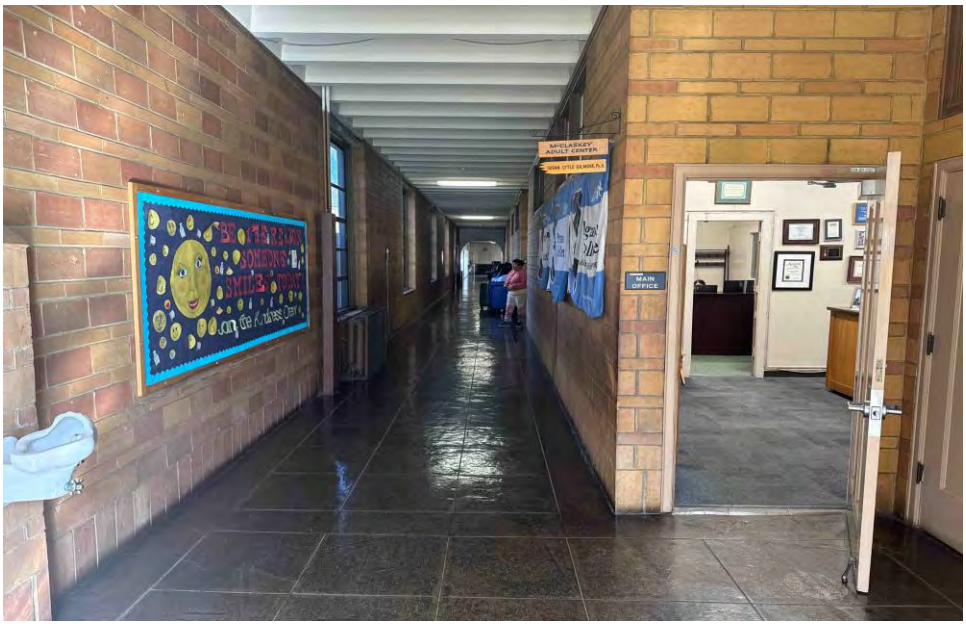

Photo 12 First floor interior, with staircase and carved newel post, camera facing east

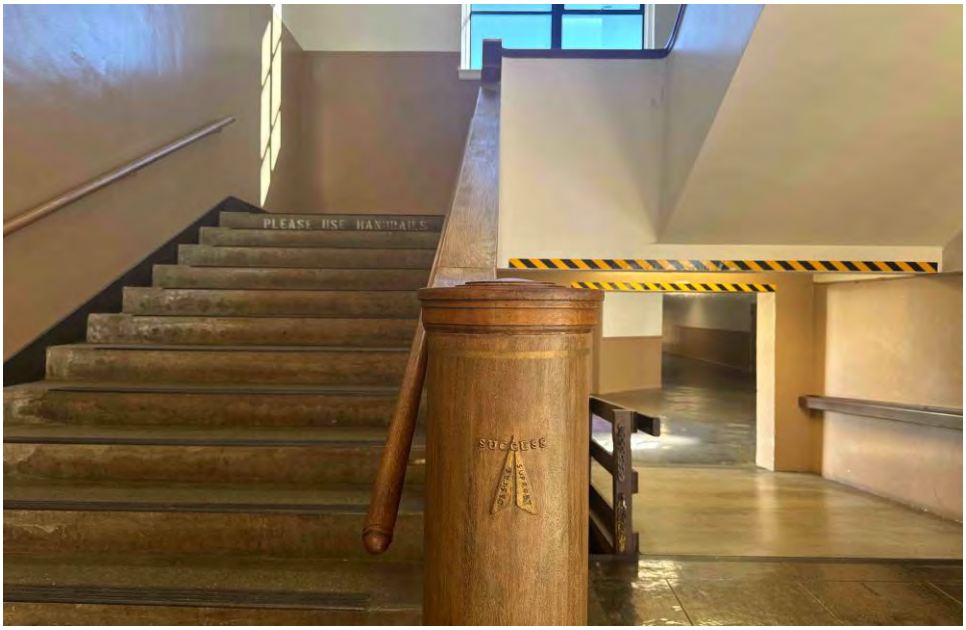

Photo 13 Second floor interior, camera facing south

Photo 14 Auditorium lobby (first floor) interior, camera facing south

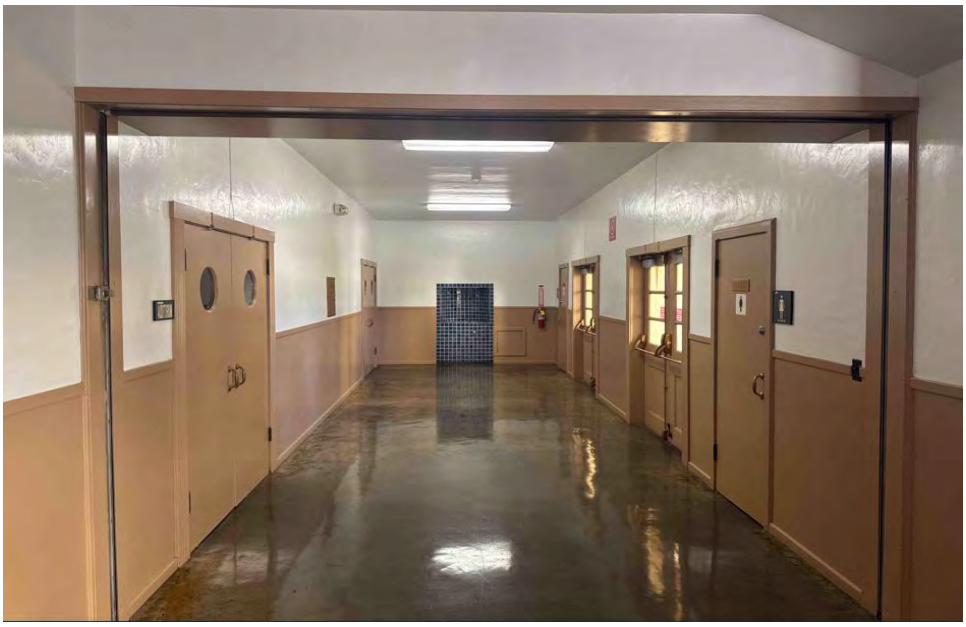

Photo 15 Auditorium (first floor) interior, camera facing southeast

Photo 16 Auditorium (first floor) interior mural, camera facing northeast

Photo 17 Classroom 10 (second floor) interior, camera facing northeast