

**DIRECTOR(S)**

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

**CITY STAFF**

**Jordyn Tanaka**, Administrative Analyst

**Agenda**  
**Director Hearing**

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

**Thursday July 23, 2026**  
**1:00 p.m.**

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**1. 2210 Capitol Avenue Duplex (Z25-070) (Noticed 7/06/2026) [Continued from 7/16/2026]**

**Location:** 2210 Capitol Ave; APN(s): 007-0154-005-0000 (District 4)

Entitlements: **Item A.** Environmental Exemption (Per CEQA 15301-Existing Facilities, 15303-New Construction or Conversion of Small Structures, 15332-Infill Development); **Item B.** Tentative Parcel Map to subdivide one 0.15-acre lot into two lots; **Item C.** Site Plan and Design Review of the tentative map and to construct a duplex within the Multi-Unit Dwelling (R-3A-SPD) zone, Central City Special Planning District, and Capitol Mansions Historic District with a deviation to minimum lot depth standards.

**Contact:** Danny Abbes, Associate Planner, (916) 808-5873,

[DAbbes@cityofsacramento.org](mailto:DAbbes@cityofsacramento.org)

**Item withdrawn from agenda to be renoticed.**

**2. First + Oak (Z25-096) (Noticed 7/06/2026) [Continued from 7/16/2026]**

**Location:** 3654 1<sup>st</sup> Avenue; APN(s):010-0324-019-0000 (District 5)

Entitlements: **Item A.** Environmental Exemption (Per CEQA 15332-Infill Development); **Item B.** Tentative Map to subdivide a 0.28-acre parcel into 4 parcels within the Multi-Unit Dwelling (R-4) zone; and **Item C.** Site Plan and Design Review to review the tentative map layout with a deviation to minimum lot depth standard and construction of 4 duplex-dwelling units.

**Contact:** Michael Crampton, Assistant Planner, (916) 808-8951,

[MCrampton@cityofsacramento.org](mailto:MCrampton@cityofsacramento.org)

**3. Prioriello Pre-Fabricated Metal; Barn (DR26-078) (Noticed 7/10/2026)**

**Location:** 5421 E Levee Road; APN(s): 226-0020-003-0000 (District 1)

Entitlements: **Item A.** Environmental Exemption (Per CEQA 15303- Construction of Small Facilities or Structures); and **Item B.** Construct a prefabricated metal barn with a deviation to allow the structure to exceed the maximum allowable height for detached accessory structures on an approximately 4.16-acre parcel in the A zone and Citywide design review area.

**Contact:** Kevin Valente, Contract Planner, (916) 372-6100,

[KValente@raneymanagement.com](mailto:KValente@raneymanagement.com)



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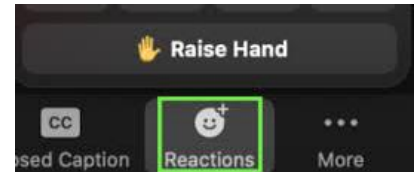
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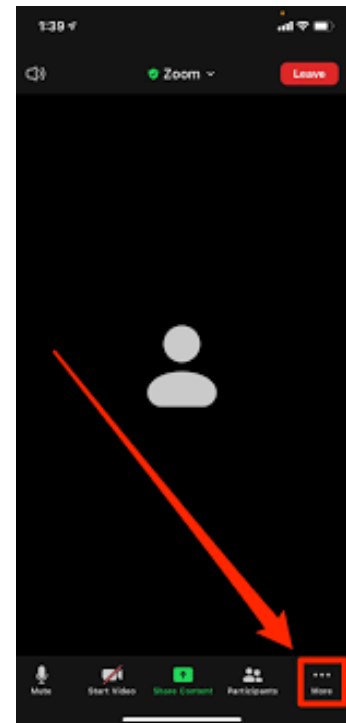
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## DIRECTOR REPORT

### STAFF RECOMMENDATION

Staff recommends the Zoning Administrator approve, with conditions, a Tentative Map and recommends the Urban Design Director approve, with conditions, Site Plan and Design Review for the project known as **Z25-096 (FIRST + OAK)**. Draft Findings of Fact and Conditions of Approval for the project are included below.

### REQUESTED ENTITLEMENTS

1. **Tentative Map** to subdivide a ±0.28-acre parcel into 4 parcels within the Multi-Unit Dwelling (R-4) zone.
2. **Site Plan and Design Review** to review the tentative map layout with a deviation to minimum lot depth and construction of four duplex dwellings with a deviation to minimum attached garage dimensions.

### PROJECT INFORMATION

Location: 3654 1<sup>st</sup> Avenue

Parcel Number: 0100-0324-019-0000

Council District: 5

Applicant: Rudi Macias  
Studio 81 International  
4944 Windplay Drive  
El Dorado Hills, CA 95762

Property Owner: Cesley and Cekarri Nixon  
9465 Hospenthal Way  
Elk Grove, CA 95624

Project Planner: Michael Crampton, Assistant Planner

Hearing Date: July 23, 2026

#### Land Use Information

General Plan: Neighborhood (N)  
Community Plan Area: Fruitridge/Broadway  
Zoning: Multi-Unit Dwelling Zone (R-4)  
Overlay Zone: N/A  
Special Planning District: N/A  
Planned Unit Development: N/A  
Design Review Area: Oak Park  
Parking District: Traditional  
Historic Landmark: No  
Historic District: No

#### Surrounding Land Use and Zoning

|        |      |                       |
|--------|------|-----------------------|
| North: | R-2A | Single-unit dwellings |
| South: | R-2A | Multi-unit dwellings  |

|       |      |                  |
|-------|------|------------------|
| East: | R-1  | Duplex dwellings |
| West: | R-2A | Duplex dwellings |

#### Site Characteristics

|                         |                                 |
|-------------------------|---------------------------------|
| Existing Property Area: | 12,000 square feet / 0.28 acres |
| Existing Dimensions:    | ≈ 150.24 feet x 80.07 feet      |
| Topography:             | Flat                            |
| Street Improvements:    | Existing                        |
| Utilities:              | Existing                        |
| Existing Land Use:      | Vacant                          |

#### Other Information

|                 |      |
|-----------------|------|
| Previous Files: | None |
|-----------------|------|

### **ATTACHMENTS**

Attachment A: Tentative Map

Attachment B: Project Plans

Attachment C: Public Comment Letter

### **PROJECT INFORMATION**

#### **BACKGROUND**

The project site is a ±0.28-acre parcel located on the southwest corner of 37<sup>th</sup> Street and 1<sup>st</sup> Avenue in the North Oak Park Neighborhood of South Sacramento. The site is currently undeveloped, and the site is surrounded by single-, duplex-, and multi-unit dwellings.

The project site is located within the Multi-Unit Dwelling (R-4) zone. The purpose of the R-4 zone is to accommodate higher-density development in the central city, along major commercial corridors, and in areas near major institutions and public transit facilities. It permits dwellings, institutions, and limited commercial goods and services serving the surrounding neighborhood.

#### **PROPOSED PROJECT AND ANALYSIS**

The project requires entitlements for a Tentative Map to subdivide the property into 4 parcels and Site Plan and Design Review to review the tentative map layout and the construction of 4 duplex dwellings. This request requires a public hearing before the Zoning Administrator and Design Director to review the entitlements.

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

#### Tentative Map

The project proposes subdividing an existing ±0.28-acre parcel into four parcels. A 20-foot private

road easement is proposed on Parcels 1-4 to provide vehicle access throughout the project site. The R-4 zone has minimum requirements for lot size, width, and depth as detailed below in Table 1.

| <b>Table 1: R-4 Development Standards: Lot size, lot width, and lot depth (17.208.530)</b> |             |                 |                 |                 |                 |                 |                              |
|--------------------------------------------------------------------------------------------|-------------|-----------------|-----------------|-----------------|-----------------|-----------------|------------------------------|
|                                                                                            |             | <b>Required</b> | <b>Parcel 1</b> | <b>Parcel 2</b> | <b>Parcel 3</b> | <b>Parcel 4</b> | <b>Deviation</b>             |
| <b>Lot</b>                                                                                 | Size (sqft) | 2,000 (min.)    | ±3,141          | ±3,283          | ±2,736          | ±2,870          | No                           |
|                                                                                            | Width (ft)  | 20 (min.)       | ±39.19          | ±41.00          | ±39.07          | ±41.00*         | No                           |
|                                                                                            |             | 38* (min.)      |                 |                 |                 |                 |                              |
|                                                                                            | Depth (ft)  | 80 (min.)       | ±80.1           | ±80.1           | ±70.0           | ±70.0           | <b>Yes (Parcels 3 and 4)</b> |
|                                                                                            |             | 160 (max.)      |                 |                 |                 |                 |                              |

\*Applicable standard for corner lots

#### *Lot depth deviation*

The Tentative Map requires the following deviation(s):

- 1) Parcels 3 and 4 propose a lot depth of 70.0 feet, where the minimum lot depth of 80 feet is required (17.208.530(C)(2)).

The existing site and its resultant lots will maintain adequate access to the street and available utility infrastructure. Several of the surrounding blocks comprise of parcels (e.g., 2708-2722 37<sup>th</sup> Street and 3548-6608 1<sup>st</sup> Avenue) that do not meet minimum lot depth standards, resulting in a tentative map with lot size and depth visually compatible with the surrounding neighborhood. As such, staff is supportive of the proposed tentative map.

#### Site Plan and Design Review

Site Plan and Design Review is required to evaluate the tentative map layout and identify any deviations from applicable development standards and design guidelines. The site is currently undeveloped. Construction of four duplex dwellings with eight attached ADUs is proposed. Vehicular access into the parcel is provided via a gate on Avant Garde Alley.

The R-4 zone has standards for height, FAR and setbacks as detailed below in Table 1.

| <b>Table 1: R-4 Development Standards: Floor Area Ratio and Setbacks (17.208.720, -740)</b> |                                     |                 |                 |                 |                 |                 |                  |
|---------------------------------------------------------------------------------------------|-------------------------------------|-----------------|-----------------|-----------------|-----------------|-----------------|------------------|
|                                                                                             |                                     | <b>Standard</b> | <b>Parcel 1</b> | <b>Parcel 2</b> | <b>Parcel 3</b> | <b>Parcel 4</b> | <b>Deviation</b> |
| <b>Height</b>                                                                               |                                     | 45ft (max.)     | 34'-7"          | 34'-7"          | 34'-7"          | 34'-7"          | No               |
| <b>Density</b>                                                                              | Dwelling units per net acre (du/na) | 8 (min.)        | ±27.8           | ±26.7           | ±31.7           | ±30.3           | No               |
|                                                                                             |                                     | 60 (max.)       |                 |                 |                 |                 |                  |
| <b>Lot</b>                                                                                  | Coverage (%)                        | 60 (max.)       | 46.7            | 44.7            | 53.6            | 51.1            | No               |
| <b>Floor Area Ratio (FAR)</b>                                                               |                                     | 0-2             | ~0.65           | ~0.81           | ~0.75           | ~0.92           | No               |
| <b>Setbacks</b>                                                                             | Front-yard (ft)                     | 3-25            | 5               | 5               | 5               | 5               | No               |



|  |                         |                       |                  |                   |                  |                 |    |
|--|-------------------------|-----------------------|------------------|-------------------|------------------|-----------------|----|
|  | Street side (ft)        | 3-25                  | N/A              | N/A               | NA               | 5'-3"           | No |
|  | Rear-yard (ft)          | 15 (min.)             | 34'-1"           | 34'-1"            | 24'              | 24'             | No |
|  | Interior side-yard (ft) | 0 (min.)<br>5* (min.) | 0'-3",<br>3-5 ½" | 0'-3",<br>5'-3 ¼" | 0'-3",<br>3'-3¾" | 0'-3",<br>5'-3" | No |

\*for interior lot lines that abut R-1 or R-1B zone or lot containing detached single-unit dwelling.

The project requires the following deviation:

- 1) Parcels 1-4 propose an attached garage with a depth of 18 feet, where the depth for a covered garage or carport for single- and duplex- dwellings is 20 feet (17.624.040(4)(A)).

#### *Deviation to attached garage dimensions.*

The minimum dimension for an attached garage is 10'x20' for single- and duplex dwellings. The shared entrance, driveway, and garbage facilities shape the project site to operate closer to a multi-unit dwelling development rather than a duplex-dwelling development. The minimum dimension for an attached garage for multi-unit dwellings is 8'x18' (17.624.040(4)(b)). Since the site's operations are akin to a multi-unit dwelling development and since the garage meets the garage dimensions for multi-unit development, staff is supportive of the proposal for the garage dimensions to deviate from the dimension requirements for duplex dwellings. Increasing the size of the garage to meet the minimum dimension requirements for duplex dwellings would impede maneuverability requirements throughout the site from being met and the reduction in the number or size of the ADUs.

#### *House Plans*

This project is subject to standards listed within the Oak Park Design Review Guidelines. These guidelines are intended to provide principles and guidelines that support the established residential context while providing room for new infill that can enliven and revitalize neighborhoods.

Floorplan 1 is a two-story, 1 bed, 1 bath floorplan, and proposes a net floor area of 732 square feet and has an attached garage and second-story balcony.

Floorplan 2 and 3 are a two-story, 2 bed, 2 1/2 bath floorplan, and proposes a net floor area of 1,308 and 1,344 square feet and has an attached garage and second-story balcony.

Ground-mounted mechanical units are screened from street view with either fencing or landscaping.

The Design Guidelines are intended to encourage contextual design solutions while allowing for variety and innovation. The project's use of quality material, particularly the incorporation of brick and lap siding, are compatible with the surrounding neighborhood and are consistent with the Oak Park design guidelines.

### **SUBDIVISION REVIEW COMMITTEE**

The proposed tentative map was heard at the Subdivision Review Committee on June 17, 2026.

During the meeting, the proposed conditions of approval specific to the map were presented. The Tentative Parcel Map conditions of approval were accepted by the applicant and forwarded by the committee. The resulting conditions are listed under Conditions of Approval below.

## **PUBLIC/NEIGHBORHOOD OUTREACH AND COMMENT**

The project was routed to the Preservation Sacramento, Civic Thread, Sacramento Area Bicycle Advocates, and Region Builders, Oak Park Little League Baseball, and Oak Park Neighborhood Association. All property owners and residents within 500 feet of the subject site were mailed a public hearing notification. A public hearing notice was posted at the project site on July 17, 2026. At the time of writing this report, staff received one letter expressing concerns regarding the amount of off-site parking this project may generate.

## **ENVIRONMENTAL DETERMINATION**

Staff had determined the project will not have a significant effect on the environment and is exempt from environmental review pursuant to California Environmental Quality Act Guidelines under Class 32, Section Number 15332, In-Fill Development. Class 15332 consists of projects consistent with applicable GP LU designation and zoning regulations, on parcels within city limits on no more than 5-acres, where the site has no value as habitat for rare, threatened or endangered species, and approval of the project would not result in any significant effects related to traffic, noise, air or water quality.

## **FLOOD HAZARD ZONE**

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

## **DRAFT FINDINGS OF FACT**

### **Draft Findings of Fact— Environmental**

1. The Zoning Administrator and Design Director have determined that it is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15332, In-Fill Development (Categorical Exemption – Class 32). The project is consistent with the Neighborhood (N) General Plan designation and the Multi-Unit Dwelling (R-4) zone.
  - a. The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations with approval of deviation requests.
  - b. The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.



- c. The project site has no value as habitat for endangered, rare, or threatened species.
- d. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
- e. The site can be adequately served by all required utilities and public services.
- f. The subject property is within an urbanized area zoned for residential use.
- g. The parcel does not have an average slope greater than 20 percent.

**Draft Findings of Fact — Tentative Map**

1. None of the conditions described in City Code section 17.828.090 and Government Code section 66474 exist with respect to the proposed subdivision as follows:
  - a. The proposed map is consistent with the General Plan, all applicable community and specific plans, Title 17 of the City Code, and all other applicable provisions of the City Code;
  - b. The design and improvement of the proposed subdivision is consistent with the General Plan, all applicable community and specific plans, Title 17 of the City Code, and all other applicable provisions of the City Code as conditioned;
  - c. The site is physically suitable for the type of development;
  - d. The site is physically suitable for the proposed density of development;
  - e. The design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat;
  - f. The design of the subdivision and the type of improvements are not likely to cause serious public health problems;
  - g. The design of the subdivision and the type of improvements will not conflict with easements, acquired by the public at large, for access through, or use of, property within the proposed subdivision.
2. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the General Plan, all applicable community and specific plans, Title 17 of the City Code, and all other applicable provisions of the City Code (Gov. Code §66473.5);
3. The discharge of waste from the proposed subdivision into the existing community sewer system will not result in a violation of the applicable waste discharge requirements prescribed by the California Regional Water Quality Board, Central Valley Region, in that existing treatment plants have a design capacity adequate to service the proposed subdivision (Gov. Code §66474.6);

4. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities (Gov. Code §66473.1); and
5. The Zoning Administrator has considered the effect of the approval of this Tentative Subdivision Map on the housing needs of the region and has balanced these needs against the public service needs of its residents and available fiscal and environmental resources (Gov. Code §66412.3).

#### **Draft 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 which designates the site as Neighborhood and anticipates the provision of housing. There is no specific plan or transit village plan applicable to this project.
2. The design, layout, and physical characteristics of the proposed development are consistent with all applicable design guidelines and with all applicable development standards. Deviations proposed to reduce lot width standards are consistent with the purpose and intent of the Planning and Development Code in that the proposed lot configurations can accommodate residential site development. 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.
3. The design, layout, and physical characteristics of the proposed development are visually and functionally compatible with the surrounding neighborhood in that the proposal does not involve any physical changes that would impact established neighborhood character.
4. The design, layout, and physical characteristics of the proposed development minimizes energy consumption and encourages the use of renewable energy sources as an urban infill site utilizing existing road and utility networks.
5. 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 proposal does not involve any physical changes that would impact established neighborhood character.

#### **Draft Findings of Fact— Site Plan and Design Review**

1. This project is located on a site listed in the 2021-2029 RHNA Housing Element Sites Inventory. The site assumes 8 units of moderate-income housing. Thus, the project meets the assumed capacity in the Housing Element sites inventory.

#### **Draft Findings of Face—200-Year Flood Protection**

1. The project site is within an area for which the facilities of the State Plan of Flood Control or other flood management facilities protect the project to the urban level of flood



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

## **DRAFT CONDITIONS OF APPROVAL**

### **Draft Tentative Map Conditional of Approval**

#### **General**

1. Pursuant to City Code Section 17.500.190, indicate easements on the Final Map to allow for the placement of centralized mail delivery units. The specific locations for such easements shall be subject to review and approval of the Department of Public Works after consultation with the U.S. Postal Service.
2. Private reciprocal ingress, egress, and maneuvering easements are required for future development of the area covered by this Tentative Map. The applicant shall enter into and record an Agreement For Conveyance of Easements with the City stating that a private reciprocal ingress/egress, and maneuvering easement shall be conveyed to and reserved from the appropriate parcels, at no cost, at the time of sale or other conveyance of either parcel.
3. This approval is valid for three years from approval date, subject to SCC 17.828.160.

#### **Public Works**

4. Construct standard subdivision improvements as noted in these conditions pursuant to section 17.504.050 of the City Code. All improvements shall be designed and constructed to the satisfaction of the Department of Public Works. Improvements required shall be determined by the city. The City shall determine improvements required for each phase prior to recordation of each phase. Any public improvement not specifically noted in these conditions or on the Tentative Map shall be designed and constructed to City standards. This shall include the repair or replacement/reconstruction of any existing deteriorated curb, gutter and sidewalk adjacent to the subject property per City standards to the satisfaction of the Department of Public Works.
5. The applicant shall repair or replace/reconstruct (in concrete) any deteriorated portion of the alley adjacent to the subject property (from the subject property's western property line to 37th Street) per City standards to the satisfaction of the Department of Public Works.
6. All right-of-way and street improvement transitions that result from changing the right-of-way of any street shall be located, designed and constructed to the satisfaction of the Department of Public Works. The center lines of such streets shall be aligned.
7. The applicant shall provide a signing and striping improvement plan if new signage or striping is proposed; or if existing signing and/or striping is removed or relocated. The plans shall be to the satisfaction of the Department of Public Works.
8. With the proposed development along the alley, the applicant shall install alley name signs at both alley entrances when required by either the Building, Police and/or Fire Departments. In the event the alley name signs are required, the applicant shall



coordinate with the Department of Public Works on the location of the alley name signs at alley entrances. The installation of the alley name signs shall be to the satisfaction of the Department of Public Works.

9. The design and placement of walls, fences, signs and Landscaping near intersections and driveways shall allow stopping sight distance per Caltrans standards and comply with City Code Section 12.28.010 (25' sight triangle). Walls shall be set back 3' behind the sight line needed for stopping sight distance to allow sufficient room for pilasters. Landscaping in the area required for adequate stopping sight distance shall be limited 3.5' in height. The area of exclusion shall be determined by the Department of Public Works.

## **SMUD**

10. SMUD has existing overhead 21kV and low voltage/secondary facilities along the south side of the property (south side of Alley) that will need to remain. The Applicant shall be responsible for maintaining all CalOSHA and State of California Public Utilities Commission General Order No. 95 safety clearances during construction and upon building completion. If the required clearances cannot be maintained, the Applicant shall be responsible for the cost of relocation.
11. Any necessary future SMUD facilities located on the Applicant's property shall require a dedicated SMUD easement. This will be determined prior to SMUD performing work on the Applicant's property. Applicant shall be responsible for confirming with SMUD appropriate/acceptable landscaping including placement within the easement area. SMUD reserves the right to prune & remove trees that encroach into the easement area. New landscaping improvements shall be restricted to a maximum height of fifteen feet tall at full maturity.
12. In the event the Applicant requires the relocation or removal of existing SMUD facilities on or adjacent to the subject property, the Applicant shall coordinate with SMUD. The Applicant shall be responsible for the cost of relocation or removal. Applicant is further made aware that the proposed location of any relocated facilities will be subject to SMUD's vegetation management practices including restrictions of 15 feet high at full maturity and placement of trees within SMUD easements. Applicant shall bear cost to remove vegetation or trees located within proposed new facilities area and SMUD retains the right to engage in customary vegetation management practices at proposed new location after facility relocation.
13. SMUD reserves the right to use any portion of its easements on or adjacent to the subject property that it reasonably needs and shall not be responsible for any damages to the developed property within said easement that unreasonably interferes with those needs, including but not limited to vegetation management, tree pruning or removal, weed abatement and application of weed abatement material, and a height restriction of fifteen feet tall at full maturity.
14. The Applicant shall provide separate SMUD service points to each parcel to the satisfaction of SMUD.
15. The Applicant shall dedicate any private drive, ingress and egress easement, 10-feet adjacent to the west side of parcels 1 and 2, 5-feet adjacent to the east side of parcels 1



and 2 , and 5-feet adjacent to each side of parcels 3 and 4 thereof as a public utility easement for overhead and/or underground facilities and appurtenances. All access roads shall meet minimum SMUD requirements for access roads. The private drive and 10-foot adjacent PUE shall be subject to SMUD's landscaping and tree placement guidelines within the easement area and such landscaping shall be subject to SMUD's landscaping and tree placement guidelines including but not limited to tree pruning, removal, and weed abatement and a maximum allowable height of fifteen feet at full maturity.

16. The Applicant shall dedicate and provide all-weather vehicular access for service vehicles that are up to 26,000 pounds. At a minimum: (a) the drivable surface shall be 20-feet wide; and (b) all SMUD underground equipment and appurtenances shall be within 15-feet from the drivable surface.
17. Transformer space on the property will be required. The location of this space must meet all SMUD location, spacing and access requirements. Please contact SMUD Line Design for additional information regarding specific service requirements.

## **Utilities**

18. The applicant shall grant and reserve easements, as needed, for water, drainage and sanitary sewer facilities, and for surface storm drainage, at no cost at or before the time of sale or other conveyance of any parcel or lot. A note stating the following shall be placed on the Parcel Map: "Private easements for utilities, drainage, water and sanitary sewer facilities, and surface storm drainage shall be granted and reserved, as necessary and at no cost, at or before the time of sale or conveyance of any parcel shown in this map."
19. The applicant shall pay the Drainage Impact Fee or provide onsite drainage mitigation meeting the current Onsite Design Manual requirements. To meet the onsite detention requirement, 7,600 cubic feet of detention must be provided per each additional acre of impervious area. The maximum discharge rate must be limited to 0.18 cfs/acre. The applicant is advised to contact the City of Sacramento Utilities Department Development Review Section (916-808-7890) at the early planning stages to address any onsite drainage related requirements. Failure to submit the drainage study prior to or concurrent with the first cycle submittal of improvement plans and/or building permit will delay permit review and approval. (Note: A maintenance agreement may be required for detention and Low Impact Development (LID) features.)
20. Prior to the initiation of any water, sewer or storm drainage services to the project, a homeowner association (HOA) or a privately funded maintenance district shall be formed and C.C. & R.s shall be approved by the City and recorded assuring maintenance of water, sewer and storm drainage facilities within the private property. Private easements shall be dedicated for these facilities. The CC&Rs must provide that the City-approved provisions regarding water, sewer and surface and subsurface storm drainage facilities may not be revised without City consent. If required by the DOU, the responsible maintenance agency shall enter into and record an agreement with the City regarding the maintenance of these facilities. The agreement shall be to the satisfaction of the DOU and the City Attorney. (Note: A drainage and sewer maintenance agreement will be required for common private drainage and sewer services.)

21. All lots abutting a public street and/or public alley will be required to connect their water service to a public water main. (Note: Lot 3 and Lot 4 may need to bank the water meters along 37th Street for individual water services to each parcel.)

## **Parks**

22. **Payment of In-lieu Park Fee:** Pursuant to Sacramento City Code Chapter 17.512 (Parkland Dedication) the applicant shall pay to City an in-lieu park fee in the amount determined under SCC §§17.512.030 and 17.512.040 equal to the value of land prescribed for dedication under 17.512.020 and not satisfied by dedication. (See Advisory Note)
23. **Maintenance District:** The applicant shall initiate and complete the formation of a parks maintenance district (assessment or Mello-Roos special tax district) or annex the project into an existing parks maintenance district. The applicant shall pay all city fees for formation of or annexation to a parks maintenance district. (Contact Infrastructure Finance, Doreen Chia, (916)808-5447, [dchia@cityofsacramento.org](mailto:dchia@cityofsacramento.org)).

## **Miscellaneous**

24. Form a Homeowners Association with CC&R's. CC&R's shall be approved by the City and recorded assuring maintenance of private roadway(s), shared driveways, lights, landscaping, sewers, drains, water systems, and shared solid waste services billing.

## **Advisory Notes**

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

- ADV 1. If unusual amounts of bone, stone, or artifacts are uncovered, work within 50 meters of the area will cease immediately and a qualified archaeologist shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less than significant effect before construction resumes. A note shall be placed on the final improvement plans referencing this condition.
- ADV 2. The City of Sacramento will provide bin/dumpster service. Contact the Department of Utilities Billing Unit at (916) 808-4839 to coordinate the delivery of bins and containers.
- ADV 3. An HOA will be required for the billing of shared solid waste services.
- ADV 4. Project must meet the requirements outlined in City Code Chapter 13.10.
- ADV 5. There must be sufficient space to store a minimum of one four-yard garbage bin, one four-yard recycling bin, and at least one organics container in the proposed bin enclosure.
- ADV 6. The HOA will be required to bring the organics container(s) out of the bin enclosures and place them in Avante Garde Alley for collection.
- ADV 7. Solid waste trucks must be able to safely move about the project, with minimum backing, and be able to empty the bins and containers safely.



- ADV 8. Many projects within the City of Sacramento require on-site booster pumps for fire suppression and domestic water systems. Prior to design of the subject project, the DOU suggests that the applicant request a water supply test to determine what pressure and flows the surrounding public water distribution system can provide to the site. This information can then be used to assist the engineers in the design of the on-site fire suppression system.
- ADV 9. As of January 1, 2018, all new multi-family residential construction will require sub-metering of each residential unit pursuant to all requirements found in California Senate Bill 7 (SB7). These requirements at a minimum include installing sub meters, billing for water based on the sub meters, and long-term calibration and maintenance of the sub meter. The SB7 requirements are the responsibility of the property owner.
- ADV 10. Prior to the ISSUANCE OF A BUILDING PERMIT: The owner must contact the Regional San Permit Services Unit at [PermitServices@sacsewer.com](mailto:PermitServices@sacsewer.com) or by phone at (916) 876-6100 to determine if sewer impact fees are due. Fees are to be paid prior to the issuance of building permits.
- ADV 11. The City of Sacramento (City) is responsible for providing local sewer service to the proposed project site via its local sanitary sewer collection system. SacSewer is responsible for conveying sewage from the City collection system to the EchoWater Resource Recovery Facility for treatment, resource recovery, and disposal.
- ADV 12. Structural setbacks less than 14-feet shall require the Applicant to conduct a pre-engineering meeting with all utilities to ensure property clearances are maintained.
- ADV 13. The Applicant shall not place any building foundations within 5-feet of any SMUD trench to maintain adequate trench integrity. The Applicant shall verify specific clearance requirements for other utilities (e.g., Gas, Telephone, etc.).
- ADV 14. The Applicant shall comply with SMUD siting requirements (e.g., panel size/location, clearances from SMUD equipment, transformer location, service conductors). Information regarding SMUD siting requirements can be found at: <https://www.smud.org/en/Business-Solutions-and-Rebates/Design-and-Construction-Services>. Applicant shall coordinate individual service panel location placement with SMUD Design Department.
- ADV 15. As per City Code, the applicant will be responsible to meet his/her obligations regarding:
- a) Title 17, 17.512 Park Dedication / In Lieu (Quimby) Fees, due prior to recordation of the final map. The Quimby fee due for this project is estimated at \$14,136. This is based on the tentative parcel map to create four (4) residential lots with eight (8) single-family dwelling units with eight (8) ADUs. The ADUs shall not be included in the calculation of the density of the lot on which the accessory dwelling unit is located. The Quimby in lieu fee is based on the total number of units approved for construction or allowed by zone with an average land value of \$155,000 per acre for the Fruitridge Broadway Community Plan Area, plus an additional 20% for off-site park infrastructure improvements. Any change in these factors will change the amount of the Quimby fee due. The final fee is calculated using factors at the time of finalizing conditions on the final map. The Department of Public Works is the lead for resolving the conditions on the map, including

the invoicing and payment of the in-lieu fee.

b. Title 18, 18.56 Park Development Impact Fee, due at the time of issuance of building permit. The Park Development Impact Fee is estimated at \$32,690. This project proposes a total of eight (8) Residential Units, with two (2) units under 750 square feet, and 7,920 square feet of residential development. The Park Development Impact Fee due for this project is based on the Remainder of City Rate of \$3.47 per square foot for residential projects, with a minimum rate of \$2,604 for units under 750 square feet and a maximum of \$6,947 for units over 2,000 square feet. Any change in these factors will change the amount of the PIF due. The fee is calculated using factors at the time that the project is submitted for building permit.

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

## **Draft Site Plan and Design Review Conditions of Approval**

### **Planning & Design Review**

1. This approval is for the tentative map and construction of 4 duplex-unit dwellings and per the attached exhibits and conditions of approval.
2. No building permit shall be applied for until after the expiration of the 10-day appeal period, unless approved through a concurrent review. If an appeal is filed, no permit shall be issued until final approval is received.
3. Development of the site shall be in compliance with the approved plans. Any modification(s) to the project shall be subject to additional planning review and may require subsequent entitlements prior to issuance of building permits.
4. The applicant shall obtain all necessary building and encroachment permits prior to commencement of construction.
5. All landscaping and planting shall conform to City standards for sightline requirements at driveways.
6. Any work involving a city tree, private protected tree, or within the park strip requires a tree permit. If any work involving a city tree, private protected tree, or within the park strip a tree permit shall be obtained from Urban Forestry.
7. Building elevations shall have a consistency of detail and quality as indicated on the plans. If there are any discrepancies between the exhibits and the conditions, the condition will take precedence. All notes and drawings on the included plans as submitted by the applicant are deemed conditions of approval. Any work that differs from the final set of plans approved by Planning staff shall be subject to review and approval prior to the issuance of a building permit or work undertaken.
8. Each building elevation shall incorporate exterior materials, color palettes, and architectural features as shown on the approved plans.
9. Window design and fenestration shall be as shown on the approved plans.



10. Provide the following design elements at all elevations as shown on the approved plans:
  - a. Minimum 30-year dimensional composition roofing
  - b. Smooth coat stucco
  - c. Fiber cement panels
  - d. Shiplap Siding
  - e. 6" Horizontal lap siding
  - f. 16" Board and Batten Siding
  - g. Masonry veneer
  - h. Decorative beam(Plan 3 "Cottage" elevation)
  - i. Fascia / Barge board trim at roof
  - j. Roll up metal garage door
  - k. Exterior light fixture
11. All residential mechanical equipment shall be screened from any street view using fencing, landscaping, or an architecturally integrated screen wall. Equipment shall comply with all noise standards and ordinances.
12. 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.

#### **Public Works**

13. 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.
14. The applicant shall repair or replace/reconstruct (in concrete) any deteriorated portion of the alley adjacent to the subject property (from the subject property's western property line to 37<sup>th</sup> Street) per City standards to the satisfaction of the Department of Public Works.
15. With the proposed development along the alley, the applicant shall install alley name signs at both alley entrances when required by either the Building, Police and/or Fire Departments. In the event the alley name signs are required, the applicant shall coordinate with the Department of Public Works on the location of the alley name signs at alley entrances. The installation of the alley name signs shall be to the satisfaction of the Department of Public Works.
16. All new driveways shall be designed and constructed to City Standards to the satisfaction of the Department of Public Works.

17. The applicant shall provide a minimum 4-ft garage setback for all proposed lots to provide the required 24-ft onsite maneuvering width to the satisfaction of the Department of Public Works.
18. Reciprocal access easements are required for shared use of the driveways w/ the adjacent parcel, if not already in place.
19. The site plan shall conform to the parking requirements set forth in City Code 17.608.040.
20. The applicant shall record the Final Map, which creates the lot pattern shown on the proposed site plan prior to obtaining any Building Permits.
21. 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.
22. CC&R's shall be approved by the City and recorded assuring maintenance of the private road/access easement, common lights, common landscaping, common utilities, and all common areas.

#### **Solid Waste**

23. The City of Sacramento will provide bin/dumpster service. Contact the Department of Utilities Billing Unit at (916) 808-4839 to coordinate the delivery of bins and containers.
24. An HOA will be required for the billing of shared solid waste services.
25. Project must meet the requirements outlined in City Code Chapter 13.10.
26. There must be sufficient space to store a minimum of one four-yard garbage bin, one four-yard recycling bin, and at least one organics container in the proposed bin enclosure.
27. The HOA will be required to bring the organics container(s) out of the bin enclosures and place them in Avante Garde Alley for collection.
28. Solid waste trucks must be able to safely move about the project, with minimum backing, and be able to empty the bins and containers safely.

#### **Utilities**



29. Easements for water meters shall be dedicated to the City and shall include language assuring unrestricted access at all times for DOU personnel and maintenance vehicles. (Note: Water meters shall be placed within softscapes when possible. Any meter located within hardscapes will require a hold harmless agreement.)
30. Provide separate sanitary sewer services to each parcel to the satisfaction of the DOU. (Note: Sewer cleanouts shall be placed within softscapes when possible. Any cleanout located within hardscapes will require a hold harmless agreement.)
31. This project is served by the Combined Sewer System (CSS). Therefore, the developer/property owner will be required to pay the Combined Sewer System Development Fee prior to the issuance of building permit. The fee will be used for improvements to the CSS. The applicant is recommended to contact the Department of Utilities Development Services at 916-808-7890 for a CSS fee estimate.
32. The applicant shall pay the Drainage Impact Fee or provide onsite drainage mitigation meeting the current Onsite Design Manual requirements. To meet the onsite detention requirement, 7,600 cubic feet of detention must be provided per each additional acre of impervious area. The maximum discharge rate must be limited to 0.18 cfs/acre. The applicant is advised to contact the City of Sacramento Utilities Department Development Review Section (916-808-7890) at the early planning stages to address any onsite drainage related requirements. Failure to submit the drainage study may delay review and approval. (Note: A maintenance agreement may be required for detention and Low Impact Development (LID) features.)
33. Prior to the initiation of any water, sewer or storm drainage services to the project, a homeowner association (HOA) or a privately funded maintenance district shall be formed and C.C. & R.s shall be approved by the City and recorded assuring maintenance of water, sewer and storm drainage facilities within the private property. Private easements shall be dedicated for these facilities. The CC&Rs must provide that the City-approved provisions regarding water, sewer and surface and subsurface storm drainage facilities may not be revised without City consent. If required by the DOU, the responsible maintenance agency shall enter into and record an agreement with the City regarding the maintenance of these facilities. The agreement shall be to the satisfaction of the DOU and the City Attorney. (Note: A water and sewer maintenance agreement will be required for common private water and sewer services.)
34. 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.
35. All lots shall be graded so that drainage does not cross property lines.
36. The applicant must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. This ordinance requires the applicant to show erosion and sediment control methods on the construction drawings. These plans shall also show the methods to control urban runoff pollution from the project site during construction.

**Advisory Notes:**

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

ADV 2. DOU: Many projects within the City of Sacramento require on-site booster pumps for fire suppression and domestic water systems. Prior to design of the subject project, the DOU suggests that the applicant request a water supply test to determine what pressure and flows the surrounding public water distribution system can provide to the site. This information can then be used to assist the engineers in the design of the on-site fire suppression system.

ADV 3. DOU: Water meter boxes located in driveways shall be traffic rated per the requirements of the City Standard Specifications.

ADV 4. DOU: The proposed project is located in a Zone X on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRMs). Accordingly, the project site lies in an area with no requirements to elevate or flood proof.

ADV 5. DOU: On October 24, 2023, and November 14, 2023, City Council adopted Resolutions 2023-0338 and 2023-0368, respectively, to adjust the Water System, Sewer, and Combined Sewer Development Fees, as well as, establish the Storm Drainage Development Fee to align with updated Nexus Studies. These resolutions provide for an effective date for the new Utility Development Fees as of January 22, 2024.

ADV 6. Per the most recently adopted California Residential Code, all new residential construction including 1 and 2 family dwellings and townhouses shall be provided with an approved NFPA 13 D sprinkler system.

ADV 7. Name and contact information of the Owner's authorized agent (Site Safety Director) responsible for the development, implementation and maintenance of an approved written site safety plan.

- a. Name and contact information of the Owner's authorized agent (Site Safety Director) responsible for the development, implementation and maintenance of an approved written site safety plan.
- b. Procedures for reporting emergencies.
- c. Fire Department Access Routes.
- d. Location of fire protection equipment, including type and size of fire extinguishers.
- e. Smoking and cooking policies that include designated safe areas where smoking and cooking may occur with adequate signage in accordance with Section 3305.8
- f. Location(s) and proper safety considerations for temporary heating and any associated equipment.
- g. Hot Work Plan when any welding and/or cutting shall occur.



- h. Means of providing safeguards to minimize the risk of unwanted releases, fires or explosions involving hazardous materials, such as ignitable liquids/vapors or other combustible materials and ignition sources (cutting and welding, etc).
- i. Designated smoking areas free of ignitable vapors and other combustible materials.

ADV 7. RSW: Sacramento City Code can be found online here:

Chapter 13.10:

[https://codelibrary.amlegal.com/codes/sacramentoca/latest/sacramento\\_ca/0-0-0-26469](https://codelibrary.amlegal.com/codes/sacramentoca/latest/sacramento_ca/0-0-0-26469)

Chapter 17.616.040:

[https://codelibrary.amlegal.com/codes/sacramentoca/latest/sacramento\\_ca/0-0-0-39409](https://codelibrary.amlegal.com/codes/sacramentoca/latest/sacramento_ca/0-0-0-39409)

#### Standard Bin and Can Dimensions

| Size        | Height       | Depth        | Width         |
|-------------|--------------|--------------|---------------|
| 32 gal. can | 39 in.       | 24 in.       | 19 in.        |
| 96 gal. can | 47 in.       | 35 in.       | 29 in.        |
| 4 yd. bin   | 5 ft., 9 in. | 4 ft., 8 in. | 6 ft., 10 in. |

#### Standard Truck Dimensions

| Type         | Height Clearance | Length | Width  | Inside Turning Circle Diameter | Pickup Clearance |
|--------------|------------------|--------|--------|--------------------------------|------------------|
| Side Loader  | 13 ft.           | 32 ft. | 10 ft. | 62 ft.                         | 17 ft.           |
| Rear Loader  | 13 ft.           | 35 ft. | 10 ft. | 47 ft.                         | 13 ft.           |
| Front Loader | 14 ft.           | 33 ft. | 10 ft. | 49 ft.                         | 25 ft.           |

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Respectfully Submitted:



Michael Crampton  
Assistant Planner

Recommendation Approved:



[Marcus Adams \(Jul 17, 2026 13:56:12 PDT\)](#)

Marcus Adams  
Senior Planner

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

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

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## SHEET INDEX

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| C2   | PRELIMINARY WATER AND SEWER PLAN          |
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## A0.1

# TENTATIVE PARCEL MAP

3654 1ST AVENUE

SACRAMENTO, CA 95817

APN: 010-0324-019



## SHEET LIST:

- TRM TENTATIVE PARCEL MAP
- C1 PRELIMINARY SITE PLAN
- C2 PRELIMINARY GRADING PLAN
- C3 PRELIMINARY UTILITY PLAN

## SURVEY INFORMATION:

LODESTAR ENGINEERING AND SURVEYING, INC.  
PO BOX 681, LINCOLN, CA 95848  
PH (707) 886-5666  
CONTACT: TAYLOR ELZE  
FIELD SURVEY DATED: 03-28-2025

## BASIS OF BEARINGS:

ALL BEARINGS SHOWN HEREON ARE REFERENCED TO THE CENTERLINE OF 37TH STREET, THE BEARING OF WHICH IS N 89° 48' 14" E 410.00' AS SHOWN ON S 13 22 24.

## BENCHMARK:

CITY OF SACRAMENTO BENCHMARK, NUMBER 277-037  
DESCRIPTION: ULTIMATE, ON CURB NEAR FIRE HYDRANT, NORTH SIDE OF Y STREET AT 38TH STREET.  
ELEVATION = 29.691 FEET (NAVD 88 DATUM)

## JURISDICTION:

CITY OF SACRAMENTO

## ZONING FOR ALL PARCELS:

AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP COMMUNITY FLOOD NO. 50040C000H

DATED: 08-16-2022

FLOOD ZONE CLASSIFICATION: ZONE "X"  
AREAS WITHIN ZONE "X" ARE DETERMINED TO BE OUTSIDE THE 0.2 ANNUAL CHANCE FLOOD PLAIN.

## SERVICE DISTRICTS:

DRAINAGE: CITY OF SACRAMENTO  
FIRE DISTRICT: CITY OF SACRAMENTO  
PARK DISTRICT: CITY OF SACRAMENTO  
REFUSE DISTRICT: CITY OF SACRAMENTO  
SCHOOL DISTRICT: SACRAMENTO CITY UNIFIED  
SEWER DISTRICT: CITY OF SACRAMENTO  
WATER DISTRICT: CITY OF SACRAMENTO

## DEVELOPMENT STANDARDS:

FRONT AND REAR: 5 FEET  
SIDE: 5 FEET  
REAR: 15 FEET UNLESS REAR YARD ABUTS A PUBLIC ALLEY, THEN THE SETBACK IS 5 FEET  
INTERIOR: 5 FEET UNLESS REAR YARD ABUTS A PUBLIC ALLEY, THEN THE SETBACK IS 5 FEET

\*REDEVELOPMENT STANDARDS SHOULD BE REVIEWED AND CONFIRMED BY CITY PLANNING DEPARTMENT. ZONING STANDARDS ABOVE BASED ON CITY ZONING CODE SECTION 17.208.040

## NOTICE TO CONTRACTOR - ORDER OF WORK:

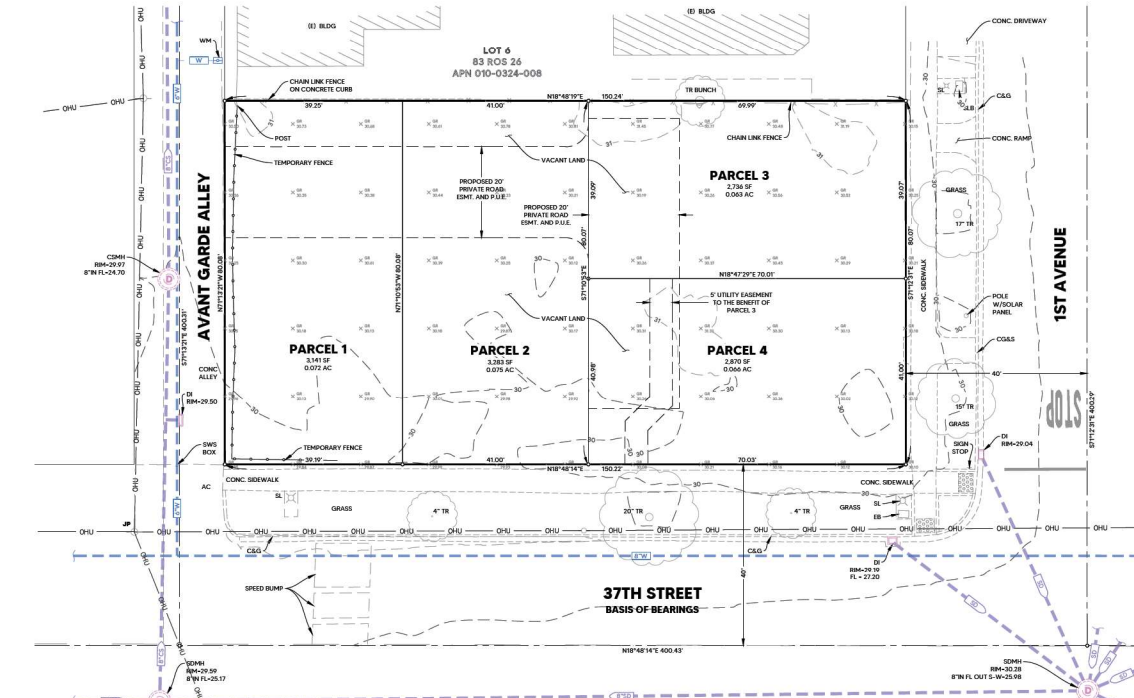
PRIOR TO THE START OF ANY CIVIL WORK, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES BY POT-HOLING AT ALL POINTS OF POTENTIAL CONTACT WITH PROPOSED UTILITIES OR PROPOSED POINTS OF CONNECTION WITH EXISTING UTILITIES. IF THE ACTUAL LOCATIONS OF THE EXISTING UTILITIES FOUND IN THE FIELD ARE DIFFERENT FROM WHAT IS SHOWN ON THESE PLANS, THE CONTRACTOR SHALL CONTACT LODESTAR ENGINEERING AND SURVEYING IMMEDIATELY AND PROVIDE THE ACTUAL LOCATION INFORMATION, LODESTAR ENGINEERING AND SURVEYING WILL VERIFY IF THERE ARE ANY CONFLICTS WITH THE IMPROVEMENTS AND WILL PROVIDE MODIFICATIONS TO THE DESIGN TO MITIGATE THE CONFLICTS IF ANY CONFLICTS EXIST.

## NOTES:

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

## UTILITY NOTE:

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND RECORDS/BLUEPRINTS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPREHEND ALL SUCH UTILITIES IN THE AREA. EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR AND NOT INDIVIDUALLY LOCATED THE UNDERGROUND UTILITIES. NO EXCAVATIONS WERE MADE DURING EXECUTION OF THIS SURVEY. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN REPRESENT ALL SUCH UTILITIES WITHIN OR AFFECTING THE PROPERTY SURVEYED.



## LEGEND

| DESCRIPTION             | EXISTING |
|-------------------------|----------|
| BOUNDARY LINE           | ---      |
| ROW                     | ---      |
| EASEMENT                | ---      |
| ADJACENT BOUNDARY LINE  | ---      |
| CENTERLINE              | ---      |
| MAJOR CONTOUR (5')      | ---      |
| MINOR CONTOUR (1')      | ---      |
| FOUND MONUMENT AS NOTED | ---      |
| CONTROL POINT AS NOTED  | ---      |
| BUILDING                | ---      |

| DESCRIPTION       | EXISTING |
|-------------------|----------|
| CSMH              | ---      |
| DRAINAGE INLET    | ---      |
| COMBINED SEWER    | ---      |
| WATER             | ---      |
| SW, CURB & GUTTER | ---      |
| CHAINLINK FENCE   | ---      |
| TEMPORARY FENCE   | ---      |
| TREE LOCATION     | ---      |

| DESCRIPTION        | EXISTING |
|--------------------|----------|
| SITE LIGHT         | ---      |
| OVERHEAD UTILITIES | ---      |
| TRUNCATED DOMES    | ---      |

| DESCRIPTION              | EXISTING |
|--------------------------|----------|
| ASPHALT CONCRETE / ACRES | ---      |
| ACCESS CONTROL SYSTEM    | ---      |
| ASSESSOR'S PARCEL NUMBER | ---      |
| BASECAMP PREVENTER       | ---      |
| BOOK                     | ---      |
| BOUNDARY LINE            | ---      |
| BUILDING                 | ---      |
| CADY                     | ---      |
| CABLE T.V.               | ---      |
| CONCRETE                 | ---      |
| CURB & GUTTER            | ---      |
| CURB, GUTTER & SIDEWALK  | ---      |
| CONTINUOUS               | ---      |
| COMBINED SEWER MANHOLE   | ---      |
| DRAIN / DRAIN INLET      | ---      |
| EDGE OF PAVEMENT         | ---      |
| FRESH FLOOR ELEVATION    | ---      |
| FLOW LINE                | ---      |
| GAS                      | ---      |
| GAS METER                | ---      |
| HOSE BID                 | ---      |

| DESCRIPTION              | EXISTING |
|--------------------------|----------|
| MANHOLE                  | ---      |
| OVERHEAD UTILITIES       | ---      |
| ORIGINAL RECORDS         | ---      |
| PORTLAND CEMENT CONCRETE | ---      |
| PARCEL MAP               | ---      |
| PUBLIC UTILITY EASEMENT  | ---      |
| RECORD INFORMATION       | ---      |
| RECORD OF SURVEY         | ---      |
| RIGHT-OF-WAY             | ---      |
| STORM DRAINAGE MANHOLE   | ---      |
| SANITARY SEWER           | ---      |
| SANITARY SEWER CLEAN OUT | ---      |
| SEWAGE OR SOUTHWEST      | ---      |
| STREET LIGHT             | ---      |
| STREET LIGHT BOX         | ---      |
| TREE                     | ---      |
| WATER                    | ---      |
| WATER VALVE              | ---      |
| WATER METER              | ---      |

## ABBREVIATIONS:

|                         |                          |
|-------------------------|--------------------------|
| AC                      | ASPHALT CONCRETE / ACRES |
| ACC                     | ACCESS CONTROL SYSTEM    |
| APN                     | ASSESSOR'S PARCEL NUMBER |
| BCP                     | BASECAMP PREVENTER       |
| BOOK                    | BOOK                     |
| BL                      | BOUNDARY LINE            |
| BUILD                   | BUILDING                 |
| CADY                    | CADY                     |
| CABLE T.V.              | CABLE T.V.               |
| CONC                    | CONCRETE                 |
| CURB & GUTTER           | CURB & GUTTER            |
| CURB, GUTTER & SIDEWALK | CURB, GUTTER & SIDEWALK  |
| CONTINUOUS              | CONTINUOUS               |
| COMBINED SEWER MANHOLE  | COMBINED SEWER MANHOLE   |
| DRAIN / DRAIN INLET     | DRAIN / DRAIN INLET      |
| EDGE OF PAVEMENT        | EDGE OF PAVEMENT         |
| FRESH FLOOR ELEVATION   | FRESH FLOOR ELEVATION    |
| FLOW LINE               | FLOW LINE                |
| GAS                     | GAS                      |
| GAS METER               | GAS METER                |
| HOSE BID                | HOSE BID                 |

|                          |                          |
|--------------------------|--------------------------|
| MANHOLE                  | MANHOLE                  |
| OVERHEAD UTILITIES       | OVERHEAD UTILITIES       |
| ORIGINAL RECORDS         | ORIGINAL RECORDS         |
| PORTLAND CEMENT CONCRETE | PORTLAND CEMENT CONCRETE |
| PARCEL MAP               | PARCEL MAP               |
| PUBLIC UTILITY EASEMENT  | PUBLIC UTILITY EASEMENT  |
| RECORD INFORMATION       | RECORD INFORMATION       |
| RECORD OF SURVEY         | RECORD OF SURVEY         |
| RIGHT-OF-WAY             | RIGHT-OF-WAY             |
| STORM DRAINAGE MANHOLE   | STORM DRAINAGE MANHOLE   |
| SANITARY SEWER           | SANITARY SEWER           |
| SANITARY SEWER CLEAN OUT | SANITARY SEWER CLEAN OUT |
| SEWAGE OR SOUTHWEST      | SEWAGE OR SOUTHWEST      |
| STREET LIGHT             | STREET LIGHT             |
| STREET LIGHT BOX         | STREET LIGHT BOX         |
| TREE                     | TREE                     |
| WATER                    | WATER                    |
| WATER VALVE              | WATER VALVE              |
| WATER METER              | WATER METER              |

## NOTES:

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

## UTILITY NOTE:

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND RECORDS/BLUEPRINTS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPREHEND ALL SUCH UTILITIES IN THE AREA. EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR AND NOT INDIVIDUALLY LOCATED THE UNDERGROUND UTILITIES. NO EXCAVATIONS WERE MADE DURING EXECUTION OF THIS SURVEY. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN REPRESENT ALL SUCH UTILITIES WITHIN OR AFFECTING THE PROPERTY SURVEYED.



Know what's below.  
Call before you dig.  
(800) 227-2600

**LODESTAR**

**CESLEY NIXON**  
9465 HOSPITAL WAY  
SACRAMENTO, CA 95824  
PH: (916) 207-1322

3654 1ST AVENUE  
SACRAMENTO, CA 95817  
TENTATIVE PARCEL MAP

811

Know what's below.  
Call before you dig.  
(800) 227-2600

TPM

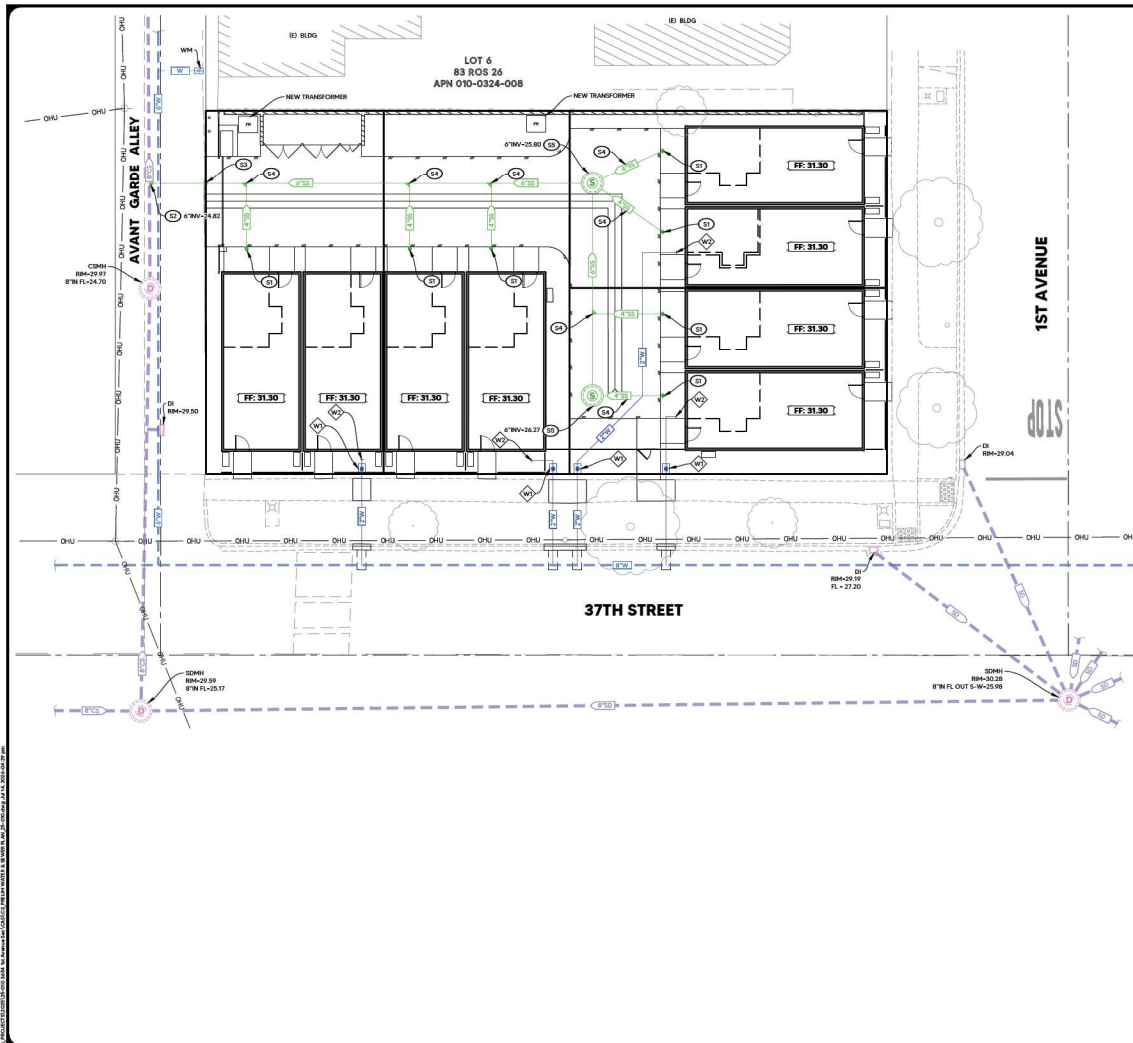
1 of 4  
7/14/2025











### SHEET LEGEND

|  |                   |
|--|-------------------|
|  | SANITARY SEWER    |
|  | SDMH              |
|  | COTG (SD)         |
|  | WATER             |
|  | WATER METER (W/M) |

### SANITARY SEWER KEYNOTES:

- (1) PROPOSED SANITARY SEWER CONNECTION WITH 2-WAY CLEANOUT.
- (2) PROPOSED 6" PRIVATE SEWER MAIN CONNECTION TO PUBLIC SEWER (MIN 1.0% SLOPE).
- (3) PROPOSED CLEANOUT-TO-GRADE (COTG).
- (4) PROPOSED 4" SEWER LATERAL (MIN 2.0% SLOPE).
- (5) PROPOSED SANITARY SEWER MANHOLE.

### WATER KEYNOTES:

- (1) PROPOSED 2" SERVICE AND METER EXISTING SIDEWALK, CURB, AND GUTTER TO BE REMOVED AND REPLACED IN KIND FOR UTILITY TRENCH.
- (2) PROPOSED DOMESTIC POINT OF CONNECTION TO BUILDING. SUB METERS TO OCCUR INSIDE BUILDING ENVELOPE PER PLUMBING PLANS.

### UTILITY GENERAL NOTES:

- CONTRACTOR TO VERIFY LOCATIONS OF UTILITY POINTS OF CONNECTION AT BUILDING WITH THE BUILDING PLANS PRIOR TO CONSTRUCTION.
- ALL SEWER MATERIALS AND INSTALLATION OF PUBLIC SEWER FACILITIES SHALL BE IN ACCORDANCE WITH CITY STANDARDS.
- THE CONTRACTOR SHALL NOTHOLE AND VERIFY THE DEPTH OF ALL EXISTING UTILITIES PRIOR TO THE INSTALLATION OF PROPOSED UTILITIES. ANY UNANTICIPATED CONFLICTS SHALL BE REDESIGNED PRIOR TO BEGINNING WORK.
- ALL TRENCHING FOR WATER AND SEWER UTILITIES SHALL COMPLY WITH CITY TRENCH RESTORATION CONSTRUCTION PER CITY SPECIFICATIONS.
- WATERLINES TO BE INSTALLED WITH 18" MIN. COVER.
- ALL SEWER MAINS SHALL BE CONSTRUCTED WITH SDR-35 PVC PIPE.
- WATERLINES TO CROSS ABOVE SANITARY SEWER OR STORM DRAIN PIPES WITH MIN. 12" CLEAR FROM OUTER DIAMETER OF PIPE.
- ALL WATER MATERIALS AND INSTALLATION OF PUBLIC WATER FACILITIES SHALL BE IN ACCORDANCE WITH CITY STANDARDS.

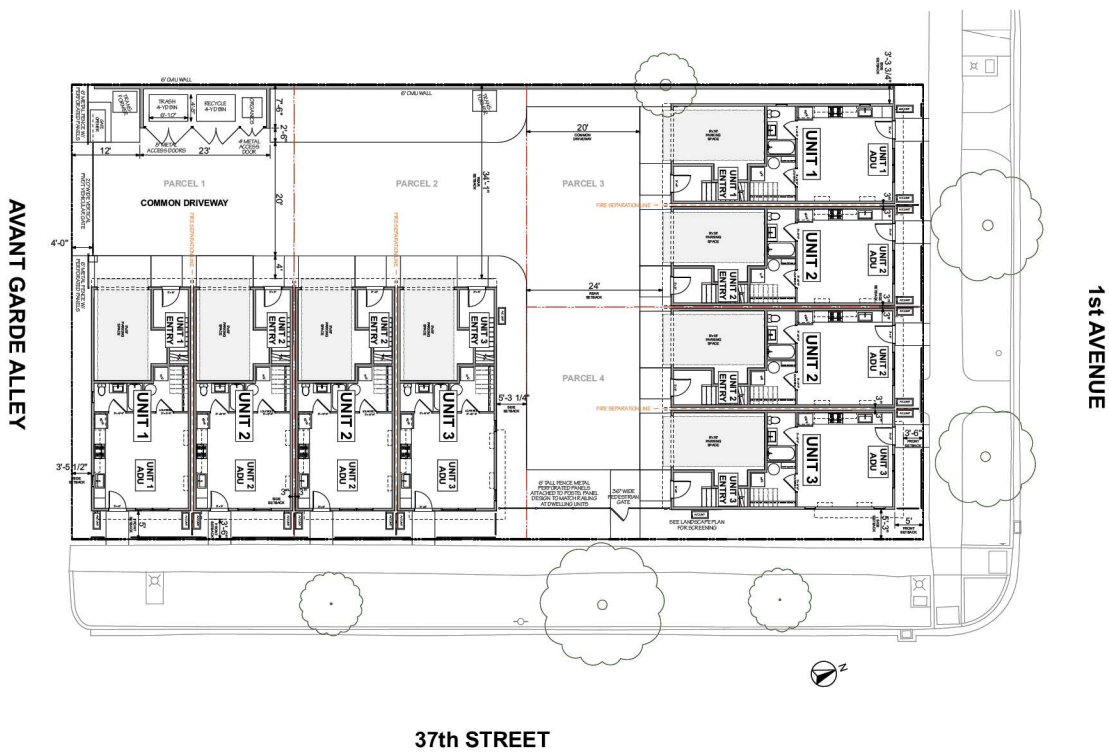
Know what's below.  
Call before you dig.  
or (800) 227-2600

CESLEY NIXON  
9465 HOSPITAL WAY  
ELK GROVE, CA 95624  
PH: (916) 207-1322

3654 1ST AVENUE  
SACRAMENTO, CA 95817  
PRELIMINARY WATER & SEWER PLAN

C3  
4 OF 4  
7/14/2025

PROJECT 745-000 - 3654 1ST AVENUE, SACRAMENTO



| LOT COVERAGE          |       |
|-----------------------|-------|
| PARCEL 1              |       |
| Lot Area:             | 3,141 |
| Total Buildings Area: | 1,466 |
| Lot Coverage:         | 46.7% |
| PARCEL 2              |       |
| Lot Area:             | 3,283 |
| Total Buildings Area: | 1,466 |
| Lot Coverage:         | 44.7% |
| PARCEL 3              |       |
| Lot Area:             | 2,736 |
| Total Buildings Area: | 1,466 |
| Lot Coverage:         | 53.6% |
| PARCEL 4              |       |
| Lot Area:             | 2,870 |
| Total Buildings Area: | 1,466 |
| Lot Coverage:         | 51.1% |

| LANDSCAPE %      |       |
|------------------|-------|
| PARCEL 1         |       |
| Front Yard Area: | 196   |
| Paved Area:      | 56    |
| Lot Coverage:    | 28.5% |
| PARCEL 2         |       |
| Front Yard Area: | 205   |
| Paved Area:      | 56    |
| Lot Coverage:    | 27.3% |
| PARCEL 3         |       |
| Front Yard Area: | 191   |
| Paved Area:      | 56    |
| Lot Coverage:    | 29.3% |
| PARCEL 4         |       |
| Front Yard Area: | 205   |
| Paved Area:      | 56    |
| Lot Coverage:    | 27.3% |

FIRST + OAK  
3654 First Avenue  
June 2, 2026

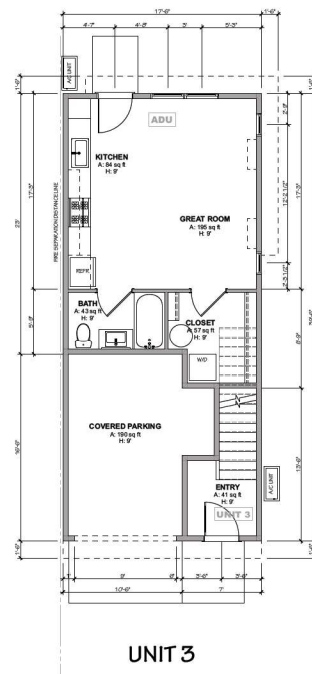
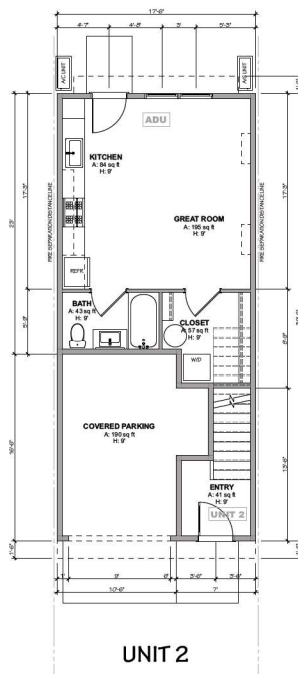
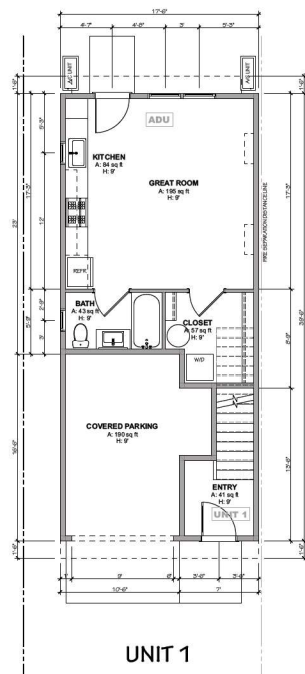
ARCHITECTURAL  
SITE PLAN

A1.0

ARCHITECTURAL SITE PLAN

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





| SQUARE FOOTAGES |       |
|-----------------|-------|
| Unit 1          | 730   |
| Unit 1 ADU      | 424   |
| Total Unit 1    | 1,154 |
| Unit 2          | 1,308 |
| Unit 2 ADU      | 424   |
| Total Unit 2    | 1,732 |
| Unit 3          | 1,344 |
| Unit 3 ADU      | 424   |
| Total Unit 3    | 1,768 |

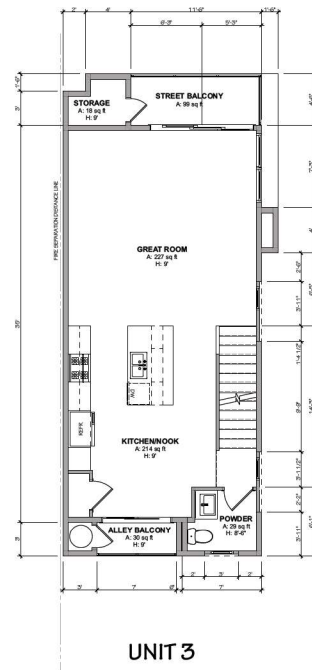
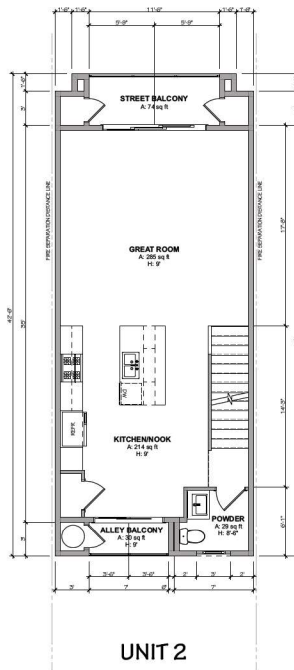
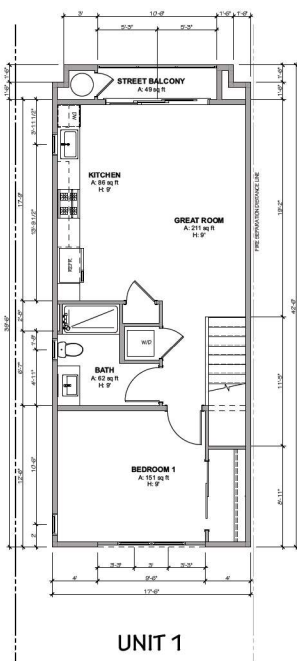
FIRST + OAK  
3654 First Avenue  
June 2, 2026

## FIRST LEVEL FLOOR PLAN

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

FIRST LEVEL  
FLOOR PLANS

A1.1



**SQUARE FOOTAGES**

|              |       |
|--------------|-------|
| Unit 1       | 730   |
| Unit 1 ADU   | 424   |
| Total Unit 1 | 1,150 |
| Unit 2       | 1,308 |
| Unit 2 ADU   | 424   |
| Total Unit 2 | 1,732 |
| Unit 3       | 1,344 |
| Unit 3 ADU   | 424   |
| Total Unit 3 | 1,768 |

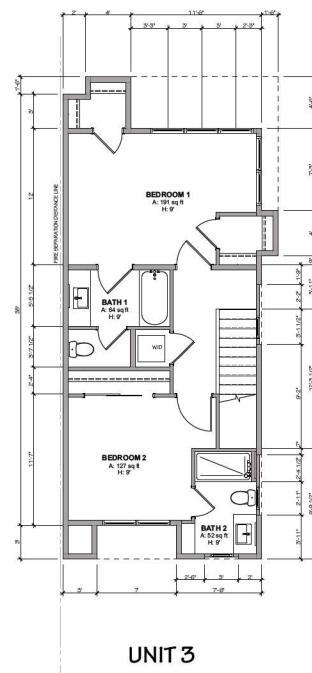
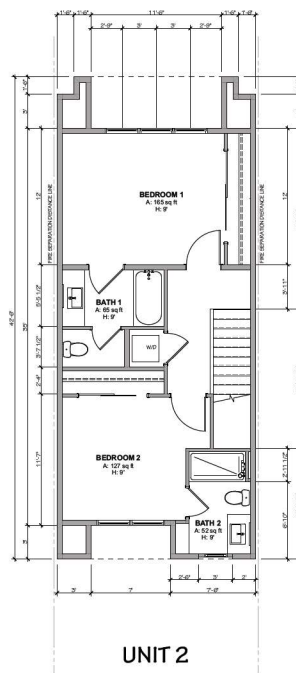
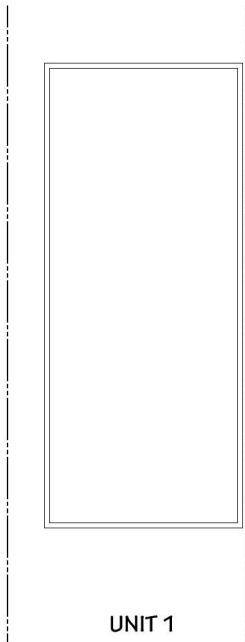
**FIRST + OAK**  
3654 First Avenue  
June 2, 2026

**SECOND LEVEL FLOOR PLAN**

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

**SECOND LEVEL  
FLOOR PLANS**

**A1.2**



**SQUARE FOOTAGES**

|              |       |
|--------------|-------|
| Unit 1       | 730   |
| Unit 1 ADU   | 424   |
| Total Unit 1 | 1,150 |
| Unit 2       | 1,308 |
| Unit 2 ADU   | 424   |
| Total Unit 2 | 1,732 |
| Unit 3       | 1,344 |
| Unit 3 ADU   | 424   |
| Total Unit 3 | 1,768 |

FIRST + OAK  
3654 First Avenue  
June 2, 2026

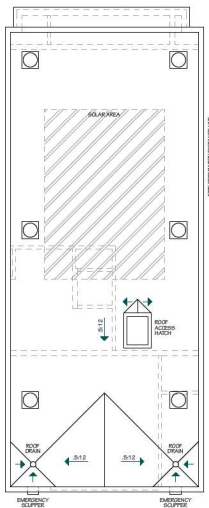
**THIRD LEVEL FLOOR PLAN**

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

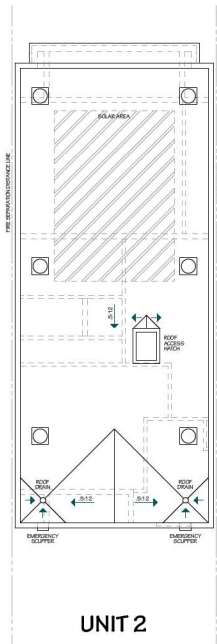
THIRD LEVEL  
FLOOR PLANS

**A1.3**

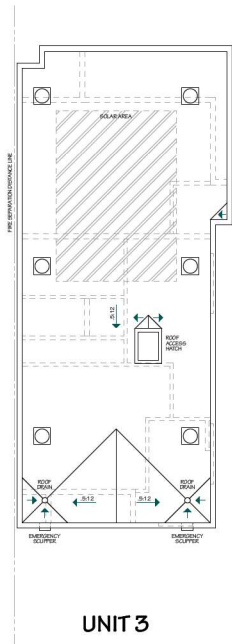




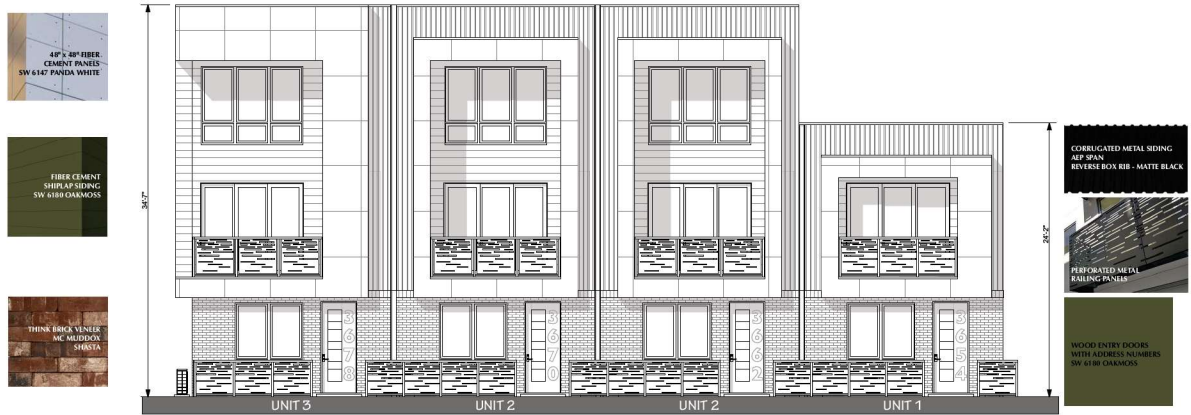
UNIT 1



UNIT 2



UNIT 3



**STREET FRONT ELEVATION**

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



**UNIT 3 SIDE ELEVATION**

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

**FIRST + OAK**  
3654 First Avenue  
June 2, 2026

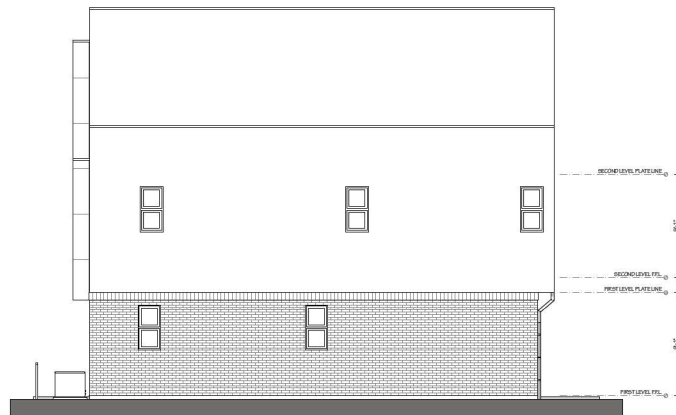
EXTERIOR  
ELEVATIONS

**A2.1**



**ALLEY ELEVATION**

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



**UNIT 1 SIDE ELEVATION**

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

|                                    |                                         |                                      |
|------------------------------------|-----------------------------------------|--------------------------------------|
| EXTERIOR STUCCO                    | FIBER CEMENT PANELS                     | SHIPLAP SIDING & EXTERIOR DOORS      |
| SHERWIN WILLIAMS<br>SW 7306 LOGGIA | SHERWIN WILLIAMS<br>SW 6147 PANDA WHITE | SHERWIN WILLIAMS<br>SW 6180 CHAMCOSS |
| CORRUGATED METAL<br>SIDING         | PERFORATED METAL<br>RAILING PANELS      | BRICK VENEER                         |
| KEP SPAN<br>MATTE BLACK            | KEP SPAN<br>ZINC GRAY                   | HC MUDDOX<br>SHASTA                  |

**FIRST + OAK**  
3654 First Avenue  
June 2, 2026

**EXTERIOR  
ELEVATIONS**

**A2.2**





STREET CORNER VIEW

FIRST + OAK  
3654 First Avenue  
June 2, 2026

3D VIEWS

A3.1



FRONT VIEW

FIRST + OAK  
3654 First Avenue  
June 2, 2026

3D VIEWS

A3.2



ALLEY VIEW

FIRST + OAK  
3654 First Avenue  
June 2, 2026

3D VIEWS

A3.3





# TREE LEGEND

| PLANT SYMBOL | USE DESCRIPTION & BOTANICAL NAME / COMMON NAME | MINIMUM CONTAINER QTY | HT / SIZE | REMARKS |
|--------------|------------------------------------------------|-----------------------|-----------|---------|
|--------------|------------------------------------------------|-----------------------|-----------|---------|

(NOTE: TREE SYMBOLS HAVE BEEN REDUCED BY UP TO 50%)

|  |                                                                                                  |         |        |                    |
|--|--------------------------------------------------------------------------------------------------|---------|--------|--------------------|
|  | <b>SITE SHADE TREE</b><br>ACER RUBRUM<br>"OCTOBER GLORY"<br>O.S. RED MAPLE                       | 15 GAL. | 40/50' | GOOD FALL COLOR    |
|  | <b>BUILDING SHADE / FOUNDATION TREE</b><br>PYRUS CALLEDONIA<br>"CHANCELLER"<br>C. FLOWERING PEAR | 15 GAL. | 30/18' | NARROW, FASTIGIATE |

## SHRUB LEGEND

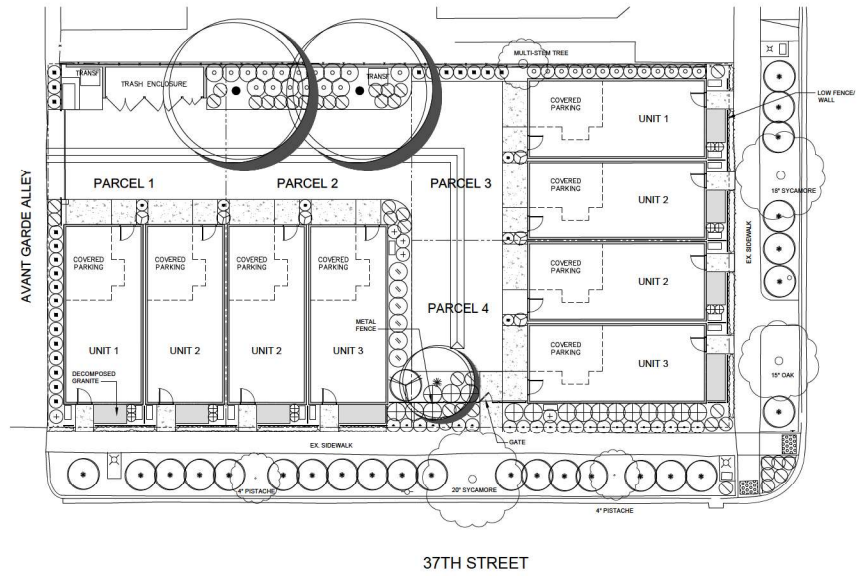
| PLANT SYMBOL | USE DESCRIPTION & BOTANICAL NAME / COMMON NAME                                                         | CONTAINER SIZE | HT / SPR     | WATER USE REMARKS          |
|--------------|--------------------------------------------------------------------------------------------------------|----------------|--------------|----------------------------|
|              | <b>Building Foundation Shrubs Such As:</b><br>Gardenia jasminoides<br>"August Beauty"<br>A.B. Gardenia | 5 Gal.         | 4'6"         | Medium, Flowers            |
|              | Nandina domestica<br>Lemon Lime<br>L.L. Heavenly Bamboo                                                | 5 Gal.         | 4'6"         | Medium, Light Green Lvs.   |
|              | Ophiopogon japonicus<br>"Giant Lily Turf"                                                              | 1 Gal.         | 2'3"         | Medium, Shade Loving       |
|              | <b>Building Entry Accent Shrubs Such As:</b><br>Daniella revoluta<br>"Baby Step"                       | 1 Gal.         | 2'1/2' - 6"  | Low, Ornamental Grass      |
|              | Podocarpus neriifolia<br>"Majestic"<br>Shrubby Yew                                                     | 15 Gal.        | 2'-3'6" - 8' | Medium, Narrow Column      |
|              | <b>Screening Shrubs Such As:</b><br>Buxus microphylla<br>"Japanese Boxwood"                            | 5 Gal.         | 4'6"         | Medium                     |
|              | Daniella revoluta<br>"Little Tree"<br>L.L. Tree Lily                                                   | 1 Gal.         | 2' - 6'3"    | Medium, Ornamental Grass   |
|              | Phormium Hybrid<br>"Sundowner"<br>A. Tree                                                              | 5 Gal.         | 6'7"         | Low, Swordlike Leaves      |
|              | Rachicallis umbellata<br>"Yoshino Hawthorn"                                                            | 5 Gal.         | 4'6"         | Low, White Flowers         |
|              | <b>Low Shrub Cover Such As:</b><br>Cercis ramiflora<br>"Barkley's Dogwood"                             | 1 Gal.         | 1' - 6'3"    | Low, Cassia-like, Clumping |
|              | Jasminum cordata<br>"Blue Pacific"<br>B.P. Shrub Juniper                                               | 5 Gal.         | 1'7"         | Low, Fast Cover            |
|              | Teucrium canadense<br>"Magnificum"<br>Teucrium                                                         | 1 Gal.         | 8'3"         | Low, Purple Flowers        |

## GROUND COVER LEGEND

|  |                                                                                                                                     |
|--|-------------------------------------------------------------------------------------------------------------------------------------|
|  | SUN EXPOSURE SUCH AS:<br>"SUNSHINE" - PLANT FROM PLANT IN LINE<br>AT 18" O.C. TOP GROUND IN 2" LAYER OF MEDIUM MULCH ON DARK MULCH. |
|  | SHADE EXPOSURE SUCH AS:<br>"SHADE" - PLANT FROM PLANT IN LINE<br>AT 18" O.C. TOP GROUND IN 2" LAYER OF MEDIUM MULCH ON DARK MULCH.  |

## IRRIGATION NOTES

- AN AUTOMATED IRRIGATION SYSTEM WILL BE PROVIDED. IT WILL FOLLOW THE CITY LOW WATER USE CONSERVATION GUIDELINES INCLUDING ITEMS SUCH AS:
1. GROUPING OF PLANTS WITH SIMILAR WATER USE LEVEL WITHIN THEIR REMOTE
2. CONTROL VALVES & SENSORS 2-3' DIA.
3. SMART CONTROLLERS WITH WATER SAVING FEATURES.
4. LOW WATER FLOW WITH Drip Application.
5. ALLOWABLE MAXIMUM WATER USE CALCULATIONS.
6. WATERING SCHEDULES ARE TO BE PROVIDED FOR BOTH ESTABLISHING AND ESTABLISHED PLANT MATERIALS.





---

**Re: 37th Street and First Avenue (Z25-096)**

---

**From** Lori Brock <loribrock5@yahoo.com>

**Date** Wed 2/4/2026 4:35 PM

**To** Michael Crampton <mcrampton@cityofsacramento.org>

Michael -

I'm sorry to hear you were ill. The flu has really been going around.

Thank you for your response. It is very helpful.

There are few blocks that have a residential parking permit program (RPPP) in place, but not the stretch that is on 37th Street, south of First Ave. Parking is already congested here, especially during the week, because people who work at the UC Davis Med Center park here and then walk or scooter to the UCD med center campus. I have heard that parking is expensive, and so UCD folks choose to park in the neighborhood for free and then walk in etc.

Without an RPPP in this area, then folks at the new development would be able to park on the street, adding to the congestion.

I personally think that a RPPP is needed in this area but agree it would be very helpful to know if residents of the future project would be eligible to participate.

Thank you for the information.

Can you tell me the deadline for submitting official comments?

On Tuesday, February 3, 2026 at 04:51:09 PM PST, Michael Crampton <mcrampton@cityofsacramento.org> wrote:

Hello Lori,

Thank you for your patience. My apologies for not getting to your previous email sooner—I was out sick for a while and I'm now able to catch up.

In regards to your inquiry on the number of bedrooms, I've provided a breakdown below of the number of bedrooms proposed.

Zero bedrooms/studio: 8 (ADUs)

One bedroom: 2 units

Two bedroom: 6 units.

Total number of bedrooms: 14 bedrooms (not including the 8 studios/ADUs)

Regarding your inquiry on the possibility of a residential parking program: I am not entirely sure if the residents for this site would be eligible for street parking permits should the city implement a residential parking program for the neighborhood. Street parking is outside of Planning's scope of review; however I will search around and see if I can find you an answer to that question. If you have any additional questions, please feel free to reach out.

If you wish to provide comments, you can email those to me at this email address. Any comments provided will be forwarded to the applicant team and included in the staff report. I intend to re-post the early notice sign later this week. I went out there a couple weeks ago to tape up the early noticing information, but the sign was no longer at the site.

Kind Regards,

**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 accessory structure to a single-family residence for project known as file **DR26-078**. 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 prefabricated metal barn with a deviation to allow the structure to exceed the maximum allowable height for detached accessory structures.

Location: 5421 Levee Road, Sacramento, CA 95835 (District 1)

Assessor's Parcel Number: 226-0020-003-0000

Applicant: Ron Montez  
3 Feathers Construction  
4155 Auburn Folsom Road, Loomis, CA 95650

Property Owner: Joe Prioriello  
5421 E Levee Road, Sacramento, CA 95835

Project Planner: Kevin Valente, Contract Planner, (916) 372-6100

General Plan Designation: Rural Residential  
Community Plan Area: North Natomas  
Zoning: Agricultural (A)  
Design Review Area: Citywide SPDR  
Existing Land Use of Site: Rural Residence

**Surrounding Zoning and Land Use:**

|        |                                                   |                                                         |
|--------|---------------------------------------------------|---------------------------------------------------------|
| North: | A                                                 | Rural Residences                                        |
| South: | A                                                 | Rural Residences                                        |
| East:  | Flood (F) and<br>Agriculture-Open<br>Space (A-OS) | Steelhead Creek, Union Pacific Railroad, and Open Space |
| West:  | A                                                 | Rural Residences                                        |



**Site Information:**

|                               |                                           |
|-------------------------------|-------------------------------------------|
| Existing Property Dimensions: | Approx. 450' wide x 360' deep; 4.24 acres |
| Topography:                   | Flat                                      |
| Street Improvements:          | Existing                                  |
| Utilities:                    | Existing                                  |

**Setback Information:**

|                 |           |                |
|-----------------|-----------|----------------|
| All Parcels:    | Required: | Proposed:      |
| Front           | 60 ft     | Approx. 300 ft |
| Interior (East) | 0 ft      | 243 ft         |
| Interior (West) | 0 ft      | 207 ft         |
| Rear            | 0 ft      | 15 ft          |

**Development Standards:**

|                                        |           |              |             |
|----------------------------------------|-----------|--------------|-------------|
| Building:                              | Required: | Proposed:    | Deviation:  |
| Minimum Distance<br>from Main Building | 4 ft      | 102 ft       | N/A         |
| Maximum Height                         | 12 ft     | 14 ft-10½ in | 2 ft-10½ in |
| Maximum Wall Height                    | 10 ft     | 12 ft        | 2 ft        |

**Background/Analysis:**

The project site consists of an existing single-family residence located at 5421 Levee Road. The applicant is proposing to construct a 1,980 square foot, detached, prefabricated, metal barn in the rear yard. The proposed prefabricated barn will be constructed with metal wall and roof panels. The proposed exterior materials do not match the existing primary residence on-site; however, are consistent with other existing accessory structures on-site and in the area.

The project is proposing to exceed the allowable height for detached accessory structures within the Agricultural Zone by two feet. Staff supports the deviation since: 1) the proposed structure would match the scale of the existing main residences and surrounding structures within the vicinity of the project site; and 2) the proposed structure would not be visible from the project site frontage (Levee Road); and 3) the proposed structure would not visually impede the adjacent neighbor and the surrounding community.

The project was routed to all applicable city agencies, county departments, and utility agencies on April 23, 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 Thursday, July 9, 2026. Valley View Acres Neighbors Working Together, Valley View Acres Community Association, North Natomas Community Association, North Natomas Community Coalition, Natomas Chamber of Commerce, Natomas Community Association, and Preservation Sacramento were also notified of the project. As of the drafting of this report, staff have not received any comments.

### **Environmental Considerations:**

The project is determined to be exempt from the provisions of the California Environmental Quality Act (CEQA) under Class 1, Section number 15303 (New Construction or Conversion of Small Structures), which includes construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure.

### **Recommended Determination**

As designed, the project meets all applicable development standards for the A zone and the architectural design standards for single-unit dwelling design guidelines. The planning staff supports the project and recommends approval of the residential accessory structure with a maximum building height deviation.

### **Draft Findings of Fact:**

#### **Planning/Design Review – Kevin Valente**

1. The design, layout, and physical characteristics of the proposed project are consistent with the general plan and any applicable specific plan or transit village plan in that the proposal adheres to the goals and policies of the general plan land use designation of Rural Residential.
2. The design, layout, and physical characteristics of the proposed project are consistent with all applicable design guidelines and with all applicable development standards in that the proposal meets all applicable development standards for the Agricultural Zone and the design standards for single-unit dwellings. Furthermore, the project meets the citywide design principles in relation to single-family residences.
3. All streets and other public access ways and facilities, parking facilities, and utility infrastructure are adequate to serve the subject site and comply with all applicable design guidelines and development standards.
4. The design, layout, and physical characteristics of the proposed project are visually and functionally compatible with the surrounding neighborhood in that the exterior design and massing of the project are compatible with the design of the adjacent residential accessory structures.
5. The design, layout, and physical characteristics of the proposed project ensure energy consumption is minimized and use of renewable energy sources is encouraged.
6. The design, layout, and physical characteristics of the proposed project 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 and will not be a detriment to the neighborhood.

7. The project site is within an area for which the local flood-management agency has made adequate progress (as defined in California Government Code section 65007) on the construction of a flood-protection system that, for the area intended to be protected by the system, will result in flood protection equal to or greater than the urban level of flood protection in urban areas for property located within a flood-hazard zone, as demonstrated by the SAFCA Urban Level of Flood Protection Plan and Adequate Progress Baseline Report and the SAFCA Adequate Progress Toward an Urban Level of Flood Protection Engineer's Report, each accepted by the City Council on June 21, 2016 (Resolution No. 2016-0226), and the SAFCA 2025 Adequate Progress Annual Report accepted by the City Council on October 21, 2025 (Resolution No. 2025-0282).

## **DRAFT CONDITIONS OF APPROVALS:**

### **Planning / Design Review**

1. The accessory structure shall be constructed per the approved plans.
2. Provide the following building materials for the accessory structure as indicated per approved plans.
  - a. Metal walls and roof panels (at all elevations)
  - b. Metal carriage garage doors (at front and right elevations)
3. No vehicles shall be parked within the accessory structures due to no proposed driveway access.
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.
4. 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.
6. Any modification to the project shall be subject to the review and approval of planning staff (and may require additional entitlements).
7. The applicant shall obtain all necessary building permits prior to commencing construction.
8. This approval shall expire in three years from the approval date.

### **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](mailto:DOUDevelopmentReview@cityofsacramento.org) at the early planning stages to address any onsite drainage related requirements.

**ATTACHMENTS:**

Exhibit A: Project Plans

Exhibit B: Existing Photos

*Kevin Valente*

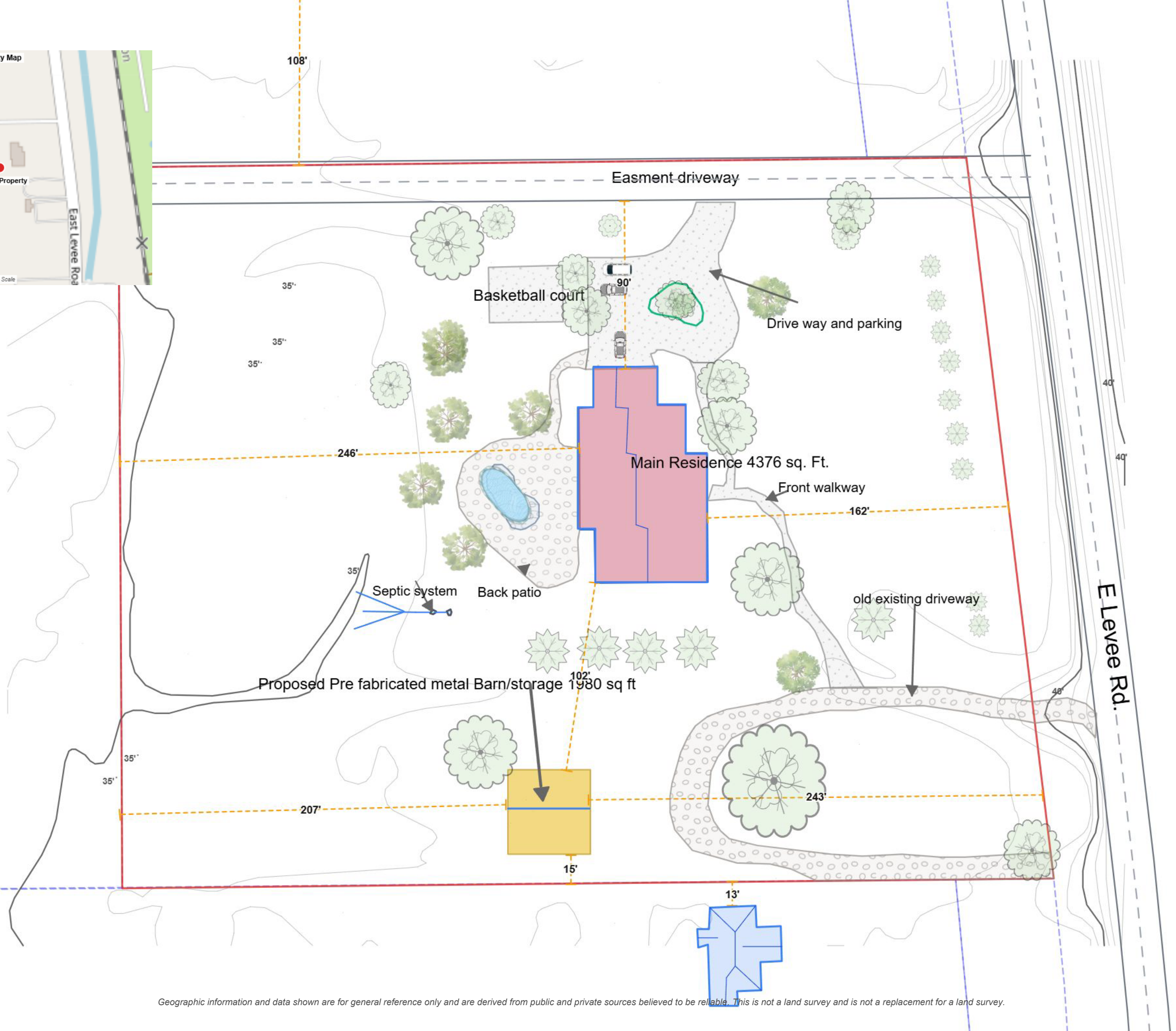
---

Kevin Valente, AICP  
Contract Planner



---

Armando Lopez Jr., AIA  
Interim Senior Architect



Scale: 1" = 50'

0 30' 60'

Geographic information and data shown are for general reference only and are derived from public and private sources believed to be reliable. This is not a land survey and is not a replacement for a land survey.

### SITE PLAN

5421 E Levee Rd  
Sacramento  
CA 95835

**Property Info**  
APN: 22600200030000  
Zoning: A

**Surface Coverage**  
Lot Area: 4.24 ac  
Impervious: 16,883 sq ft (9.1%)  
Permeable: 3.85 ac (90.9%)

JOE PRIORIELLO

5421 E LEVEE RD, SACRAMENTO, CA 95835

(AHJ : SACRAMENTO CITY, CA)

44' X 45' X 12' / 11' / 9'-RED BARN

SCOPE OF PLANS:

1. TO PROVIDE STRUCTURAL DESIGN FOR THE PRE-FAB METAL BUILDING PER THE SPECIFIED DESIGN LOADS, AND APPLICABLE BUILDING CODES. ANY DISCREPANCIES IN DESIGN LOADS SHALL BE BROUGHT TO THE ATTN. OF THE ENGINEER OF RECORD.
2. DOES NOT PROVIDE ANY ARCHITECTURAL, SITE, ZONING, HVAC, ELEC, MECH DESIGN OR REQUIREMENTS. THESE ITEMS MUST BE ADDRESSED BY THEIR RESPECTIVE PROFESSIONALS IN CHARGE.

GENERAL STRUCTURAL DESIGN NOTES

1. THIS STRUCTURE IS DESIGNED FOR NON-HABITABLE USE. NO PERSONS ARE ALLOWED TO LIVE IN THIS BUILDING OR USE IT AS A LIVING SPACE. ONLY INCIDENTAL OCCUPANCY IS PERMITTED.
2. ALL WELDS ARE TO BE SHOP WELDS. **FIELD WELDING IS NOT PERMITTED NOR REQUIRED.** WELDING ELECTRODES PER AWS CODE, E70XX UNLESS NOTED OTHERWISE ON PLANS.
3. LIGHT GAUGE TUBING SHALL BE EITHER (OR EQUAL): ASTM A513-1035 (FY = 50 KSI, FU = 66 KSI) OR ASTM A500 GRADE C (FY = 50 KSI, FU = 65 KSI). ALL CHANNELS SHALL BE A653 (HSLA) GRADE 50 STEEL (FY = 50 KSI, FU = 65 KSI) OR EQUAL. HOT ROLLED STEEL SHAPES (FY = 36 KSI, BASE ANGLES) EXPOSED TO THE ELEMENTS, SHALL HAVE ONE COAT OF RUST PROOF PRIMER FOLLOWED BY TWO COATS OF PAINT.
4. ALL STRUCTURAL FIELD CONNECTIONS SHALL BE #12-14 x 3/4" SDS PER ESR-2196 U.N.O. REF. TO DESIGN NOTES ON SHEET 2 FOR SHEATHING FASTENER TYPE.
5. ADEQUATE BRACING DURING ALL STAGES OF CONSTRUCTION IS REQUIRED. STRUCTURE AND FOUNDATION ARE DESIGNED FOR COMPLETED CONDITION ONLY. ADDITIONAL SUPPORT TO MAINTAIN STABILITY IS REQUIRED IN CASE OF ROOF ACCESS FOR MAINTENANCE.
6. GYPSUM BOARD OR DRYWALL FINISH OR ANY BRITTLE BASE MATERIAL IS NOT CONSIDERED OR ACCOUNTED FOR ON THE DESIGN CRITERIA OF THIS STRUCTURE, U.N.O.

STRUCTURAL DESIGN CRITERIA

|                                                                                                                                                                                         |                                                                                                      |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------|
| PREVAILING CODE:                                                                                                                                                                        | CBC 2022                                                                                             |
| OCCUPANCY / USE GROUP:                                                                                                                                                                  | U (PRIVATE GARAGE)                                                                                   |
| CONSTRUCTION TYPE:                                                                                                                                                                      | V B (ANY MAT'L - IBC 602.5)                                                                          |
| RISK CATEGORY:                                                                                                                                                                          | II                                                                                                   |
| BUILDING FOOTAGE:                                                                                                                                                                       | 1980 SQ.FT                                                                                           |
| 1. DEAD LOAD (D)<br>COLLATERAL LOAD                                                                                                                                                     | 2.0 PSF                                                                                              |
| 2. ROOF LIVE LOAD (Lr)                                                                                                                                                                  | Lr = 20 PSF                                                                                          |
| 3. SNOW LOAD (S)<br>GROUND SNOW LOAD<br>IMPORTANCE FACTOR<br>THERMAL FACTOR<br>EXPOSURE FACTOR<br>ROOF SLOPE FACTOR<br>FLAT ROOF SNOW LOAD<br>SLOPED ROOF SNOW LOAD<br>DESIGN SNOW LOAD | Pg = 0 PSF<br>Is = 1.00<br>Ct = 1.2<br>Ce = 1.0<br>Cs = 1.0<br>Pf = 0 PSF<br>Ps = 0 PSF<br>S = 0 PSF |
| 4. WIND LOAD (W)<br>DESIGN WIND SPEED<br>EXPOSURE                                                                                                                                       | V = 95 MPH<br>C                                                                                      |
| 5. SEISMIC LOAD (E)<br>Ss / S1<br>SDs / SD1<br>DESIGN CATEGORY<br>SITE CLASS<br>IMPORTANCE FACTOR                                                                                       | 0.537/0.246<br>0.49/0.346<br>D<br>D (DEFAULT)<br>Ie = 1.00                                           |

L.F.R.S IN X DIR (TRANSVERSE)

|                      |                |
|----------------------|----------------|
| TYPICAL FRAME        | O.M.F.         |
| RESPONSE MOD. FACTOR | R = 3.50       |
| F & B END FRAMES     | O.C.B.F        |
| RESPONSE MOD. FACTOR | R = 3.25       |
| SEISMIC COEFFICIENT  | CSx = 0.151    |
| SEISMIC BASE SHEAR   | VSx = 1113 LBF |

L.F.R.S IN Z DIR (LONGITUDINAL)

|                      |                |
|----------------------|----------------|
| L & R SIDEWALLS      | O.C.B.F        |
| RESPONSE MOD. FACTOR | R = 3.25       |
| SEISMIC COEFFICIENT  | CSz = 0.151    |
| SEISMIC BASE SHEAR   | VSz = 1054 LBF |

STRUCTURAL DRAWING INDEX

- 1 ..... COVER SHEET
- 2 ..... ELEVATIONS
- 3A ..... FOUNDATION PLAN & NOTES
- 3B ..... FOUNDATION DETAILS & NOTES
- 4A ..... COLUMN LAYOUT PLAN
- 4B ..... COLUMN LAYOUT DETAILS
- 5A ..... FRAME SECTION & DETAILS
- 5B ..... FRAME SECTION DETAILS
- 6A ..... SIDE WALL FRAMING & DETAILS
- 6B ..... SIDE WALL DETAILS & DETAILS
- 6C ..... SIDE WALL DETAILS
- 7A ..... END WALL FRAMING & DETAILS
- 7B..... END WALL DETAILS

| STATEMENT OF SPECIAL INSPECTIONS                                                                                                                                       | REQ'D | PERIODIC | CONTINUOUS |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|----------|------------|
|                                                                                                                                                                        |       | P        | C          |
| STEEL FABRICATION & GENERAL FRAMING                                                                                                                                    |       |          |            |
| 1. SHOP WELDING OF CONN. SLEEVES                                                                                                                                       | Y     | X        | -          |
| 2. STRUCTURAL STEEL MATERIALS                                                                                                                                          | Y     | X        | -          |
| ANCHORAGE                                                                                                                                                              |       |          |            |
| 1. POST-INSTALLED CONCRETE ANCHOR BOLTS (PER ICC-ESR REQUIREMENTS - REF SHEET 3B)                                                                                      | Y     | X        | -          |
| THE OWNER SHALL HIRE LICENSED SPECIAL INSPECTOR AT THEIR OWN COST. THE OWNER MAY BRING TO THE ATTENTION OF THE ENGINEER, ANY ISSUES OF CONCERN NOTED BY THE INSPECTOR. |       |          |            |

| REVISIONS LIST |                   |             |
|----------------|-------------------|-------------|
| MARK           | COMMENTS          | DATE        |
| -              | ISSUED FOR PERMIT | SEP 11 2025 |
|                |                   |             |
|                |                   |             |

2.25.247.0

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FOR QUESTIONS, MODIFICATIONS, REVISIONS OR CORRECTIONS NEEDED TO PLANS, PLEASE CONTACT THE METAL BUILDINGS MANUFACTURER LISTED ON PLANS. ENGINEER OF RECORD REQUIRES AUTHORIZATION FROM THE METAL BUILDINGS MANUFACTURER TO MAKE ANY CHANGES TO PLANS.

SHEET NO: 1 OF 7

PROJECT NO: 232-25-2554

DRAWN BY: A.F

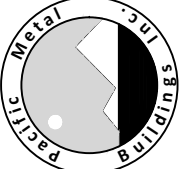
DATE: 9/11/2025

COVER SHEET

LOCATION: 5421 E LEVEE RD, SACRAMENTO, CA 95835

PROJECT TITLE: JOE PRIORIELLO

METAL BUILDING MANUFACTURER

270 Old Highway 99  
Maxwell, CA 95955  
1-877-604-2777

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SACRAMENTO, CA 95835

Sacramento City, CA

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Sacramento City, CA

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Sacramento City, CA

JOE PRIORIELLO

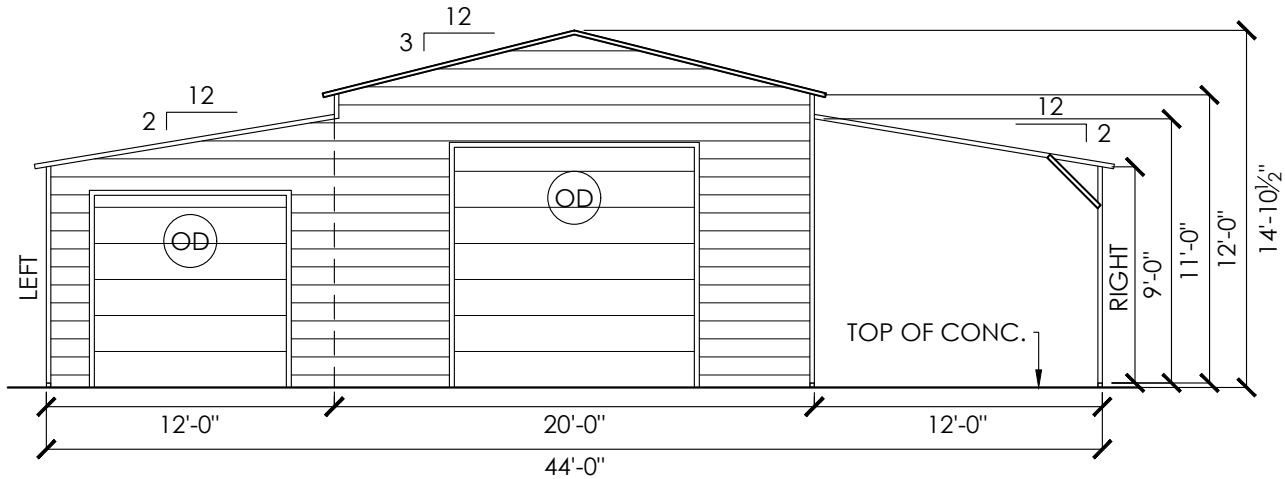
5421 E LEVEE RD,

SACRAMENTO, CA 95835

Sacramento City, CA

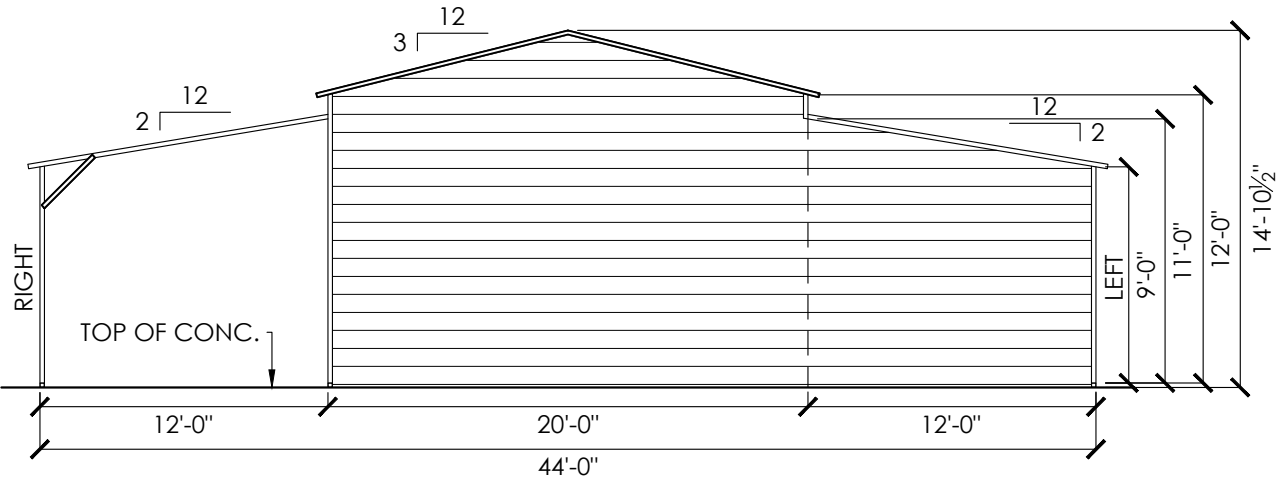
EXPIRES: 3/31/2026  
SIGNED : SEP 11 2025





FRONT END WALL ELEVATION

SCALE: 1/8" : 1'



BACK END WALL ELEVATION

SCALE: 1/8" : 1'

DESIGN NOTES

1. THE INTENTION OF ELEVATIONS PROVIDED ON THIS SHEET IS TO INDICATE STRUCTURAL COMPONENTS, DIMENSIONS, AND BUILDING ORIENTATION ONLY.
2. ARCHITECTURAL DESIGN REQUIREMENTS ARE NOT COVERED IN THIS PLAN SET. THESE DESIGN REQUIREMENTS SHALL BE ADDRESSED IN A SEPARATE ARCHITECTURAL SET BY RESPONSIBLE LICENSED PROFESSIONALS IN CHARGE, AS NEEDED.
3. ALL MAIN BLDG. EXT ROOF SHEATHING SHALL BE: CLASS A RATED **29GA. 3/4" RIB HT - GALV. - PER UES ER 0550 OR EQ.** (REF. SHT 5A FOR PROFILE AND FASTENER SCHD.)
4. ALL LEAN-TO EXT ROOF SHEATHING SHALL BE: CLASS A RATED **26GA. 1 1/4" PBR PANEL - PER UES ER 0550 OR EQ.** (REF. SHT 5A FOR PROFILE AND FASTENER SCHD.)
4. ALL EXT WALL SHEATHING SHALL BE: CLASS A RATED **29GA. 3/4" RIB HT - GALV. - PER UES ER 0550 OR EQ.** (REF. SHT 5A FOR PROFILE AND FASTENER SCHD.)
5. SHEATHING CONNECTIONS SHALL BE #12-14 X 3/4" SDS W/ BONDED NEOPRENE WASHER PER ESR 2196.
6. PER IBC 1507.4.2 PROVIDE LAP SEALANTS PER MFG'S INSTRUCTIONS AT **LEAN-TO ROOF SHEATHING LAPS.**

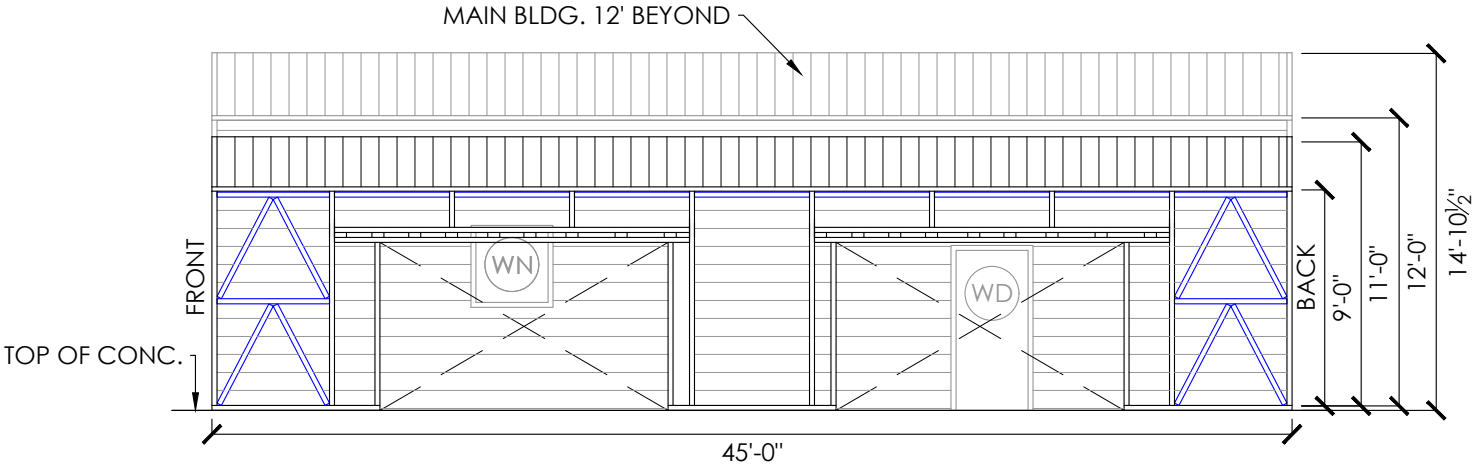
LEGEND

- (WN) WINDOWS (REF WINDOW MFG)
- (WD) WALK-IN DOORS (REF DOOR MFG)
- (OD) OVER HEAD / ROLL-UP DOOR (REF DOOR MFG)

**NOTE 1:** ANY DOOR OR WINDOW DESIGN & CONNECTION / ATTACHMENT INFORMATION, IS NOT COVERED IN THIS PLAN SET AND SHALL BE ADDRESSED BY OTHERS.

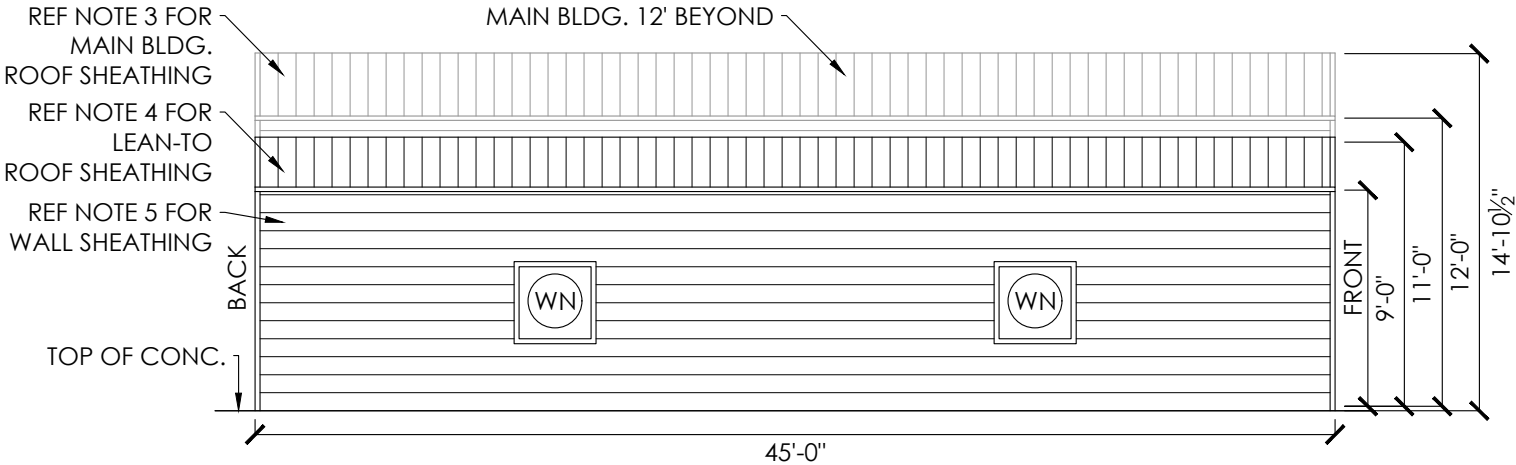
**NOTE 2:** LOCATION OF WALK-IN DOORS OR WINDOWS CAN BE DETERMINED ON SITE AS LONG AS THEY FALL BETWEEN BAYS (BETWEEN FULL FRAMES).

**NOTE 3:** HEIGHT OF WINDOWS CAN BE ADJUSTED OR DETERMINED ON SITE AS NEEDED.



RIGHT SIDE WALL ELEVATION

SCALE: 1/8" : 1'



LEFT SIDE WALL ELEVATION

SCALE: 1/8" : 1'

SHEET NO:  
**2 OF 7**

PROJECT NO:  
232-25-2554

DRAWN BY:  
A.F

DATE:  
9/11/2025

ELEVATIONS

SHEET TITLE:

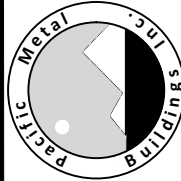
PROJECT TITLE:

LOCATION:

5421 E LEVEE RD, SACRAMENTO, CA 95835

JOE PRIORIELLO

METAL BUILDING MANUFACTURER



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Maxwell, CA 95955  
1-877-604-2777

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SACRAMENTO, CA 95835  
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SACRAMENTO, CA 95835  
Sacramento City, CA

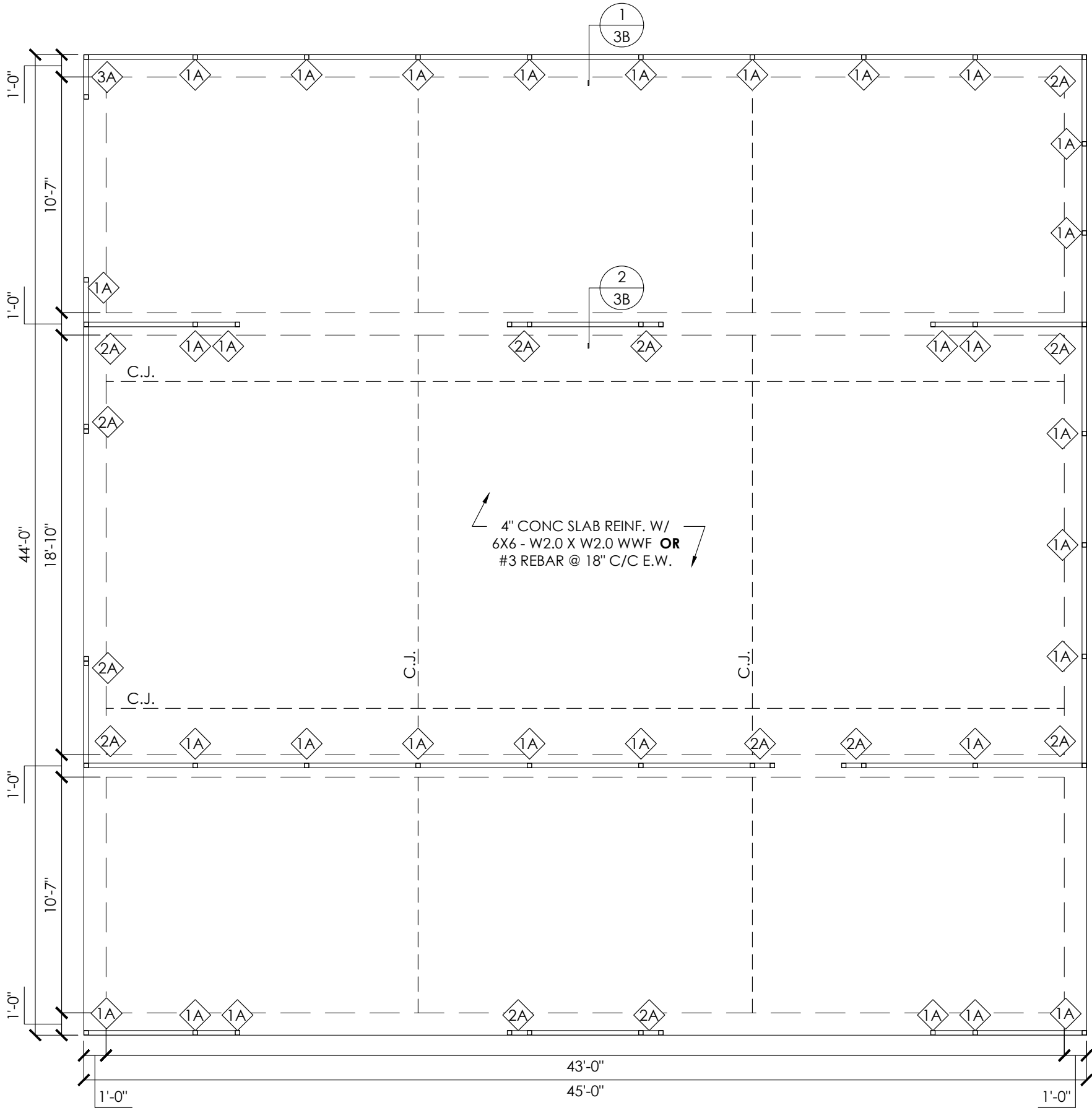
REGISTERED PROFESSIONAL ENGINEER  
CIVIL  
RAFAEL D. SALGADO  
C95761  
STATE OF CALIFORNIA

EXPIRES: 3/31/2026  
SIGNED : SEP 11 2025

FOUNDATION NOTES:

- CONTROL JOINTS SHALL BE PLACED SO AS TO LIMIT MAX. SLAB SPANS TO 20' IN EACH DIRECTION.
- DEPTH OF FOOTINGS SHALL EXTEND INTO UNDISTURBED SOIL OR COMPACTED ENGINEERING FILL.
- MIN. FOOTING DEPTH NEEDED TO RESIST BUILDING LOADS IS INDICATED ON FOUNDATION DETAILS. HOWEVER, A GREATER FOOTER DEPTH MAYBE REQUIRED TO MEET THE LOCAL FROST LINE DEPTH PER CODE.
- ASSUMED SOIL BEARING CAPACITY IS TO BE A MIN. OF 1500 PSF.
- CONC STRENGTH TO BE A MIN OF 3000 PSI @ 28 DAYS FOR MODERATE WEATHERING POTENTIAL. SPECIAL INSPECTION IS NOT REQUIRED AS ALL CONC FOUNDATION DESIGN IS BASED ON A MAX COMPRESSIVE STRENGTH OF 2500 PSI @ 28 DAYS.

| CONCRETE ANCHORAGE |                                                       |
|--------------------|-------------------------------------------------------|
| 1A                 | (1) 1/2"Ø x 6" LG. SCREW-BOLT + ANCHOR (PER ESR 3889) |
| 2A                 | (2) 1/2"Ø x 6" LG. SCREW-BOLT + ANCHOR (PER ESR 3889) |
| 3A                 | (3) 1/2"Ø x 6" LG. SCREW-BOLT + ANCHOR (PER ESR 3889) |



FOUNDATION PLAN

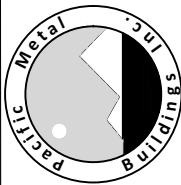
SCALE: 3/16" : 1'

FOUNDATION PLAN & NOTES

LOCATION: 5421 E LEVEE RD, SACRAMENTO, CA 95835

PROJECT TITLE: JOE PRIORIELLO

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| CONCRETE ANCHORAGE |                                                          |
|--------------------|----------------------------------------------------------|
| 1A                 | (1) 1/2"Ø x 6" LG. SCREW-BOLT + ANCHOR<br>(PER ESR 3889) |
| 2A                 | (2) 1/2"Ø x 6" LG. SCREW-BOLT + ANCHOR<br>(PER ESR 3889) |
| 3A                 | (3) 1/2"Ø x 6" LG. SCREW-BOLT + ANCHOR<br>(PER ESR 3889) |

ANCHORAGE NOTES:

1. ANCHOR INSTALLATION REQUIREMENTS (REF ANCHORAGE DETAIL):
- E.D. - ANCHOR EDGE DISTANCE:

H. - ANCHOR HOLE DEPTH:

D. - CONCRETE EMBEDMENT DEPTH:

SPACING BETWEEN (2) ANCHORS:

MIN. 4.25" OR U.N.O.

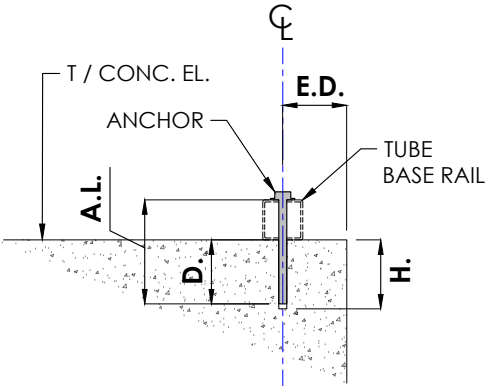
MIN. 6.25"

MIN. 5.75"

MIN. 2.75" OR U.N.O.
2. ANCHORS TO BE SPACED NO MORE THAN 6" FROM POSTS OR U.N.O.
3. ANCHORS TO BE INSTALLED PER MANUFACTURER'S REQ. PER SPECIFIED ESR.

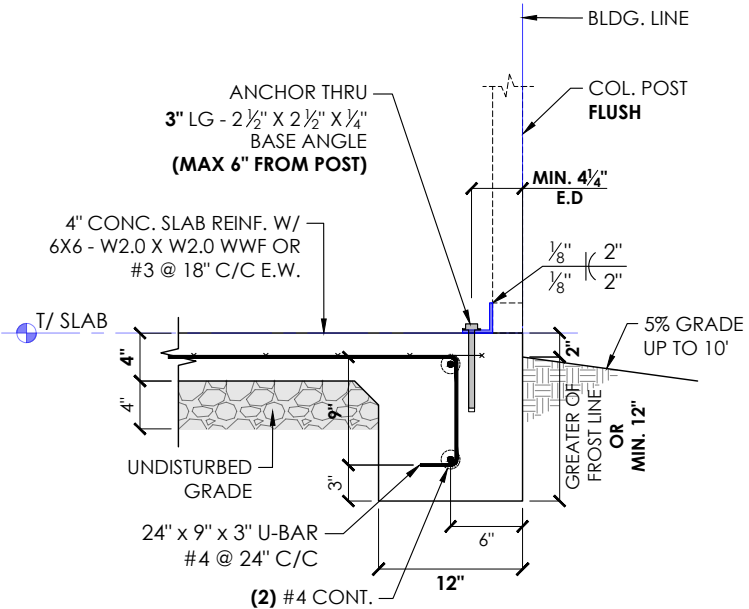
REINFORCEMENT NOTES:

1. REINFORCING STEEL: DEFORMED BARS CONFORMING TO ASTM A615, GRADE 40, WITH A MINIMUM YIELD OF 40 KSI FOR ALL BARS UNLESS OTHERWISE INDICATED ON DRAWINGS.
2. WELDED WIRE FABRIC: ASTM A185 USING BRIGHT STEEL WIRE MEETING THE REQUIREMENTS OF ASTM A82. GAUGES AND DIMENSIONS AS NOTED ON THE DRAWINGS. PROVIDE IN FLAT SHEETS OR ROLLS.



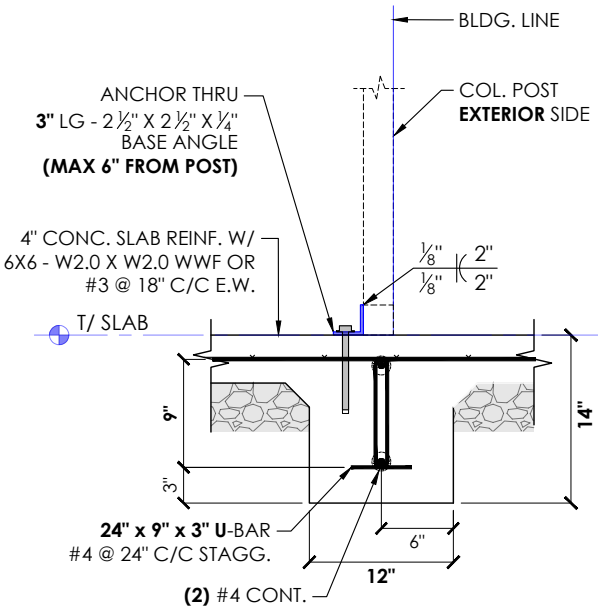
ANCHORAGE DETAIL

SCALE: NTS



1 FOUNDATION DETAILS

SCALE: 3/4" : 1'



2 FOUNDATION DETAILS

SCALE: 3/4" : 1'

SHEET NO:  
**3B OF 7**

PROJECT NO:  
232-25-2554

DRAWN BY:  
A.F

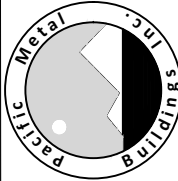
DATE:  
9/11/2025

FOUNDATION DETAILS & NOTES

LOCATION:  
5421 E LEVEE RD, SACRAMENTO,  
CA 95835

PROJECT TITLE:  
JOE PRIORIELLO

METAL BUILDING  
MANUFACTURER



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REGISTERED PROFESSIONAL ENGINEER  
CIVIL

RAFAEL D. SALGADO

C95761

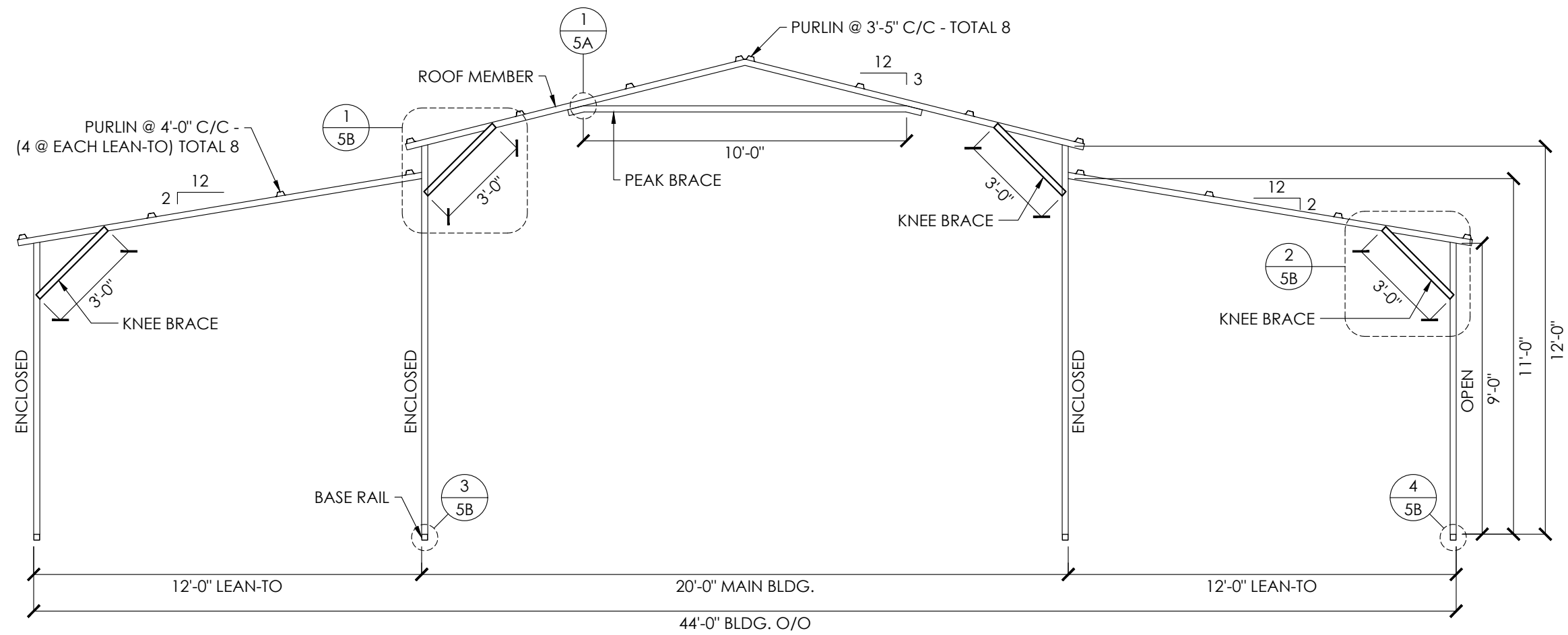
STATE OF CALIFORNIA

EXPIRES: 3/31/2026  
SIGNED : SEP 11 2025

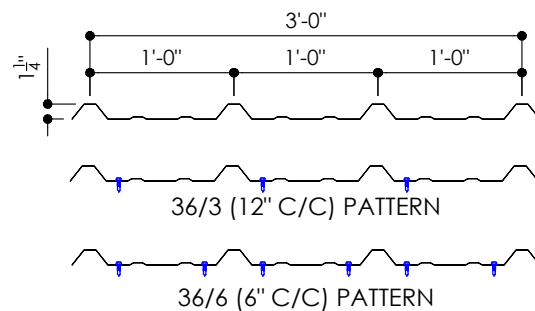




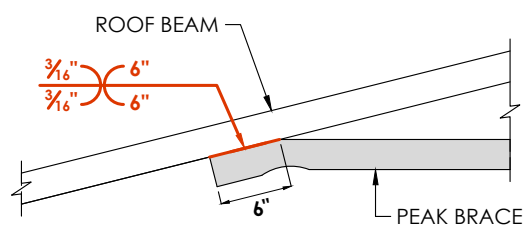




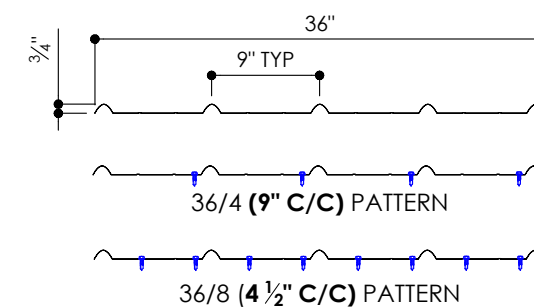
TYPICAL FRAME  
SCALE: 1/4" : 1'



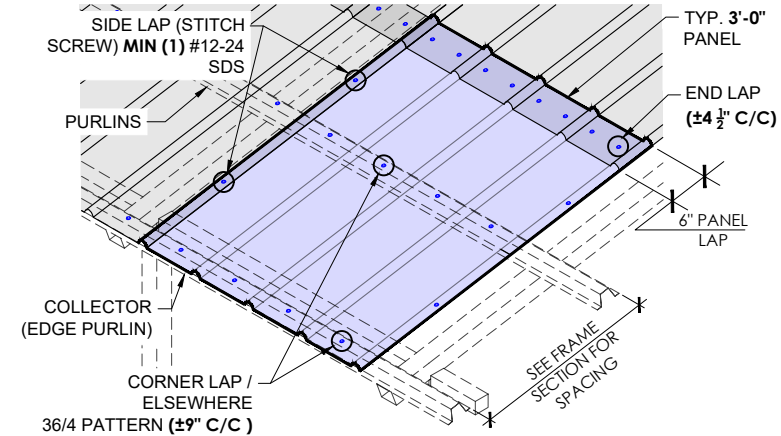
LEAN-TO ROOF  
26GA. - 1 1/4" RIB - CORRUGATED SHEET  
SCALE: 3/4" : 1'



1 PEAK BRACE DETAIL  
SCALE: 3/4" : 1'



MAIN BLDG. SIDES , ENDS & ROOF / LEAN-TO SIDES & ENDS  
29GA. - 3/4" RIB - CORRUGATED SHEET  
SCALE: 3/4" : 1'



SHEATHING FASTENER PATTERN  
SCALE: 3/16" : 1'

| MEMBER PROPERTIES |                                |
|-------------------|--------------------------------|
| COLUMN POST       | 2 1/4" SQ. X 12GA TUBE         |
| ROOF MEMBER       | 2 1/4" SQ. X 12GA TUBE         |
| BASE RAIL         | 2 1/4" SQ. X 12GA TUBE         |
| PEAK BRACE        | 2 1/4" SQ. X 12GA TUBE         |
| KNEE BRACE        | (2) 4" X 1" X 14GA HAT CHANNEL |
| CONNECTOR SLEEVE  | 2" SQ. X 12GA TUBE             |
| PURLINS           | 4" X 1" X 14GA HAT CHANNEL     |

| SHEATHING FASTENER SCHEDULE |              |           |           |           |
|-----------------------------|--------------|-----------|-----------|-----------|
| LOCATION                    | CORNER PANEL | SIDE LAPS | EDGE LAPS | ELSEWHERE |
| SPACING                     | 9" CC        | MIN. 1    | 4 1/2" CC | 9" CC     |

REF. DESIGN NOTE ON **SHEET 2** FOR SHEATHING FASTENER TYPE.

SHEET. NO:  
**5A OF 7**

PROJECT NO:  
232-25-2554

DRAWN BY:  
A.F

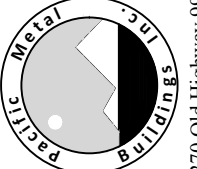
DATE:  
9/11/2025

FRAME SECTION & DETAILS

LOCATION:  
5421 E LEVEE RD, SACRAMENTO,  
CA 95835

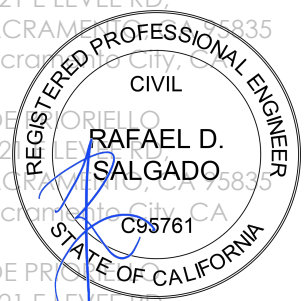
PROJECT TITLE:  
JOE PRIORIELLO

METAL BUILDING  
MANUFACTURER

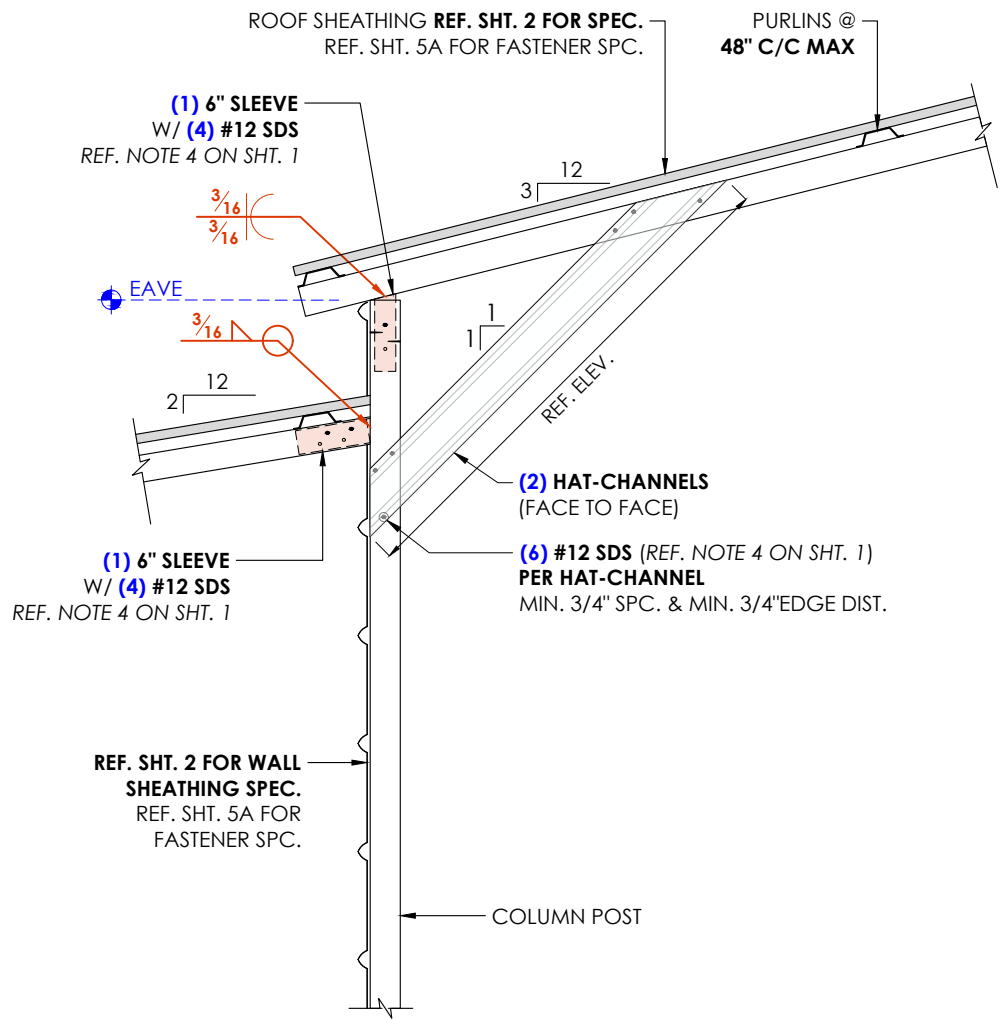
  
270 Old Highway 99  
Maxwell, CA 95955  
1-877-604-2777

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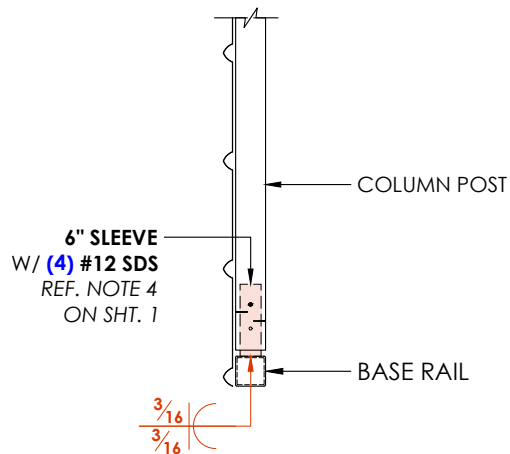
JOE PRIORIELLO  
5421 E LEVEE RD,  
SACRAMENTO, CA 95835  
Sacramento City, CA  
JOE PRIORIELLO  
5421 E LEVEE RD,  
SACRAMENTO, CA 95835  
Sacramento City, CA  
JOE PRIORIELLO  
5421 E LEVEE RD,  
SACRAMENTO, CA 95835  
Sacramento City, CA



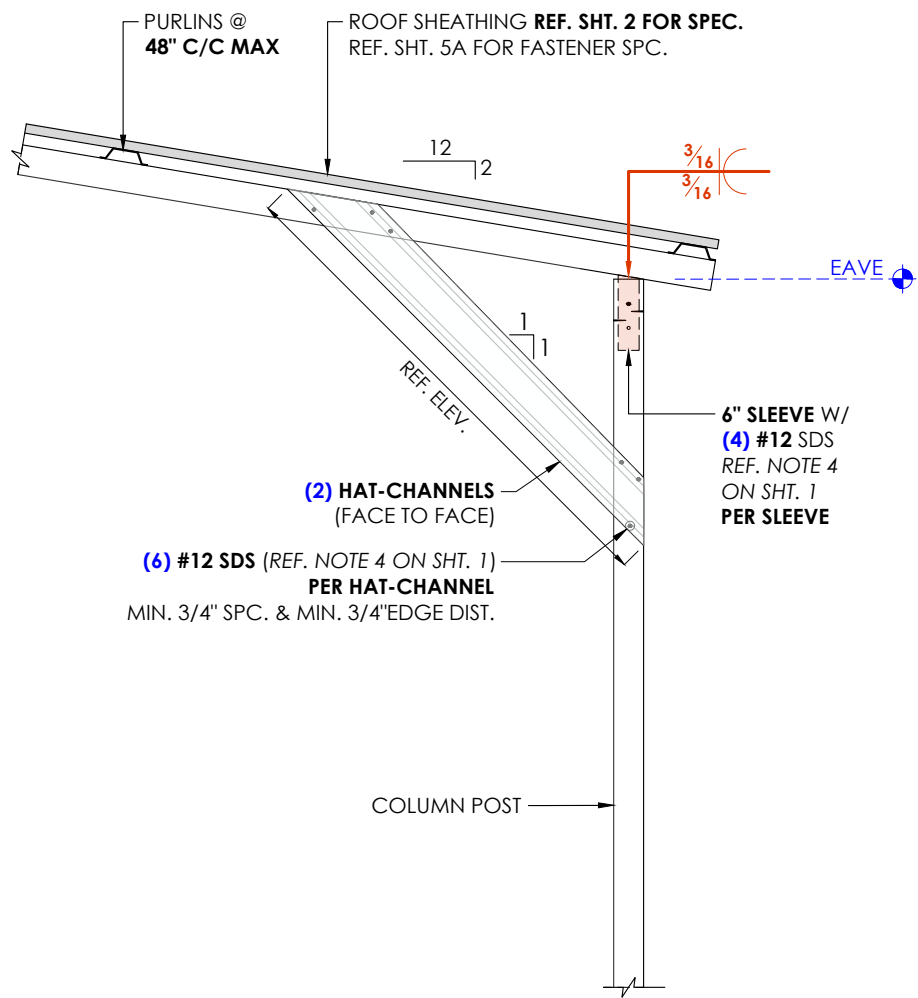
EXPIRES: 3/31/2026  
SIGNED : SEP 11 2025



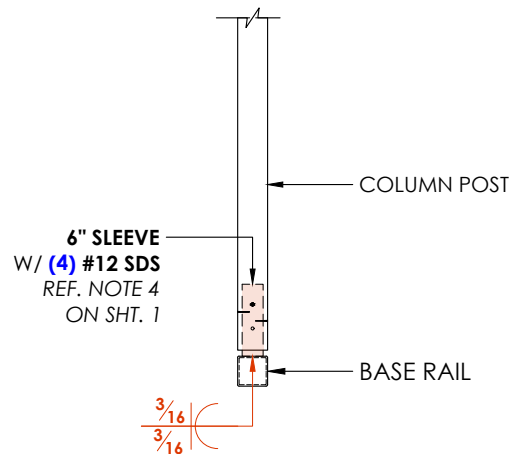
1 MAIN BLDG. / LEFT LEAN-TO  
TYP. FRAME DETAIL  
SCALE: 3/4" : 1'



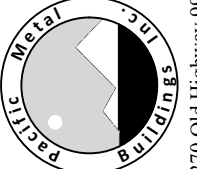
3 MAIN BLDG. / LEFT LEAN-TO  
BASE DETAIL  
SCALE: 3/4" : 1'



2 LEAN-TO  
TYP. FRAME DETAIL  
SCALE: 3/4" : 1'



4 RIGHT LEAN-TO  
BASE DETAIL  
SCALE: 3/4" : 1'

|                                                                                                                                                          |                    |
|----------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|
| SHEET NO:<br><b>5B OF 7</b>                                                                                                                              |                    |
| PROJECT NO:<br>232-25-2554                                                                                                                               |                    |
| DRAWN BY:<br>A.F                                                                                                                                         | DATE:<br>9/11/2025 |
| <b>FRAME SECTION DETAILS</b>                                                                                                                             |                    |
|                                                                                                                                                          |                    |
| LOCATION:<br>5421 E LEVEE RD, SACRAMENTO,<br>CA 95835                                                                                                    |                    |
| PROJECT TITLE:<br>JOE PRIORIELLO                                                                                                                         |                    |
| METAL BUILDING<br>MANUFACTURER                                                                                                                           |                    |
|  <p>270 Old Highway 99<br/>Maxwell, CA 95955<br/>1-877-604-2777</p> |                    |

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JOE PRIORIELLO  
5421 E LEVEE RD,  
SACRAMENTO, CA 95835  
Sacramento City, CA

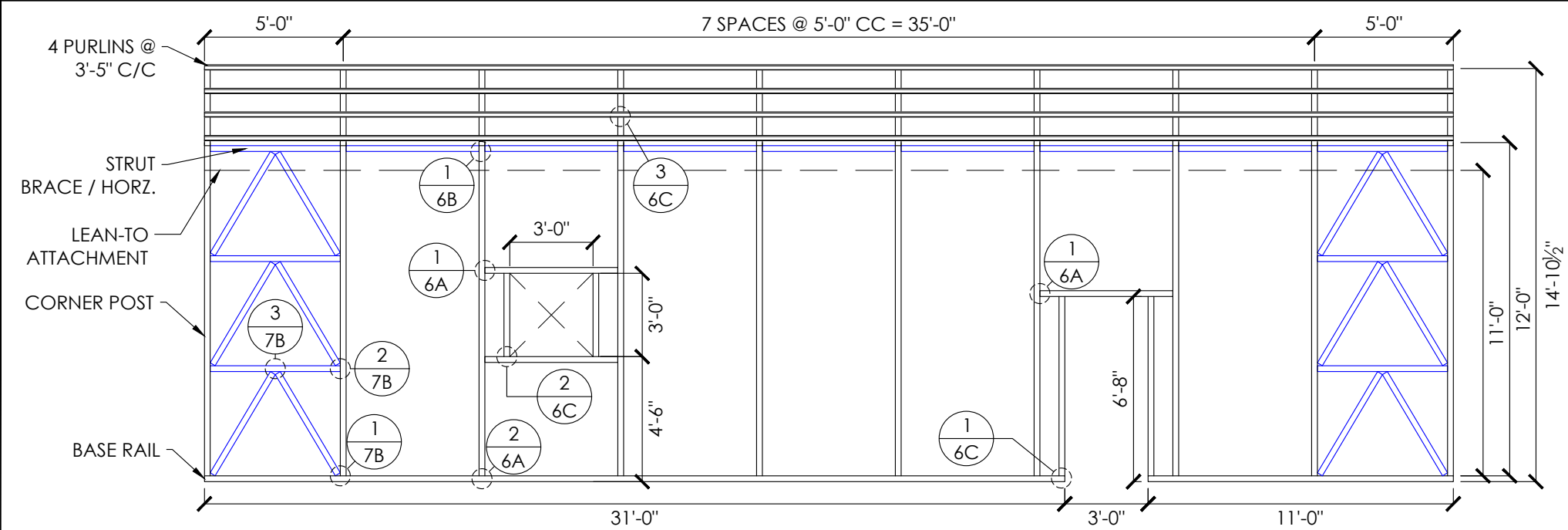
JOE PRIORIELLO  
5421 E LEVEE RD,  
SACRAMENTO, CA 95835  
Sacramento City, CA

REGISTERED PROFESSIONAL ENGINEER  
CIVIL  
RAFAEL D. SALGADO  
C95761  
STATE OF CALIFORNIA

JOE PRIORIELLO  
5421 E LEVEE RD,  
SACRAMENTO, CA 95835  
Sacramento City, CA

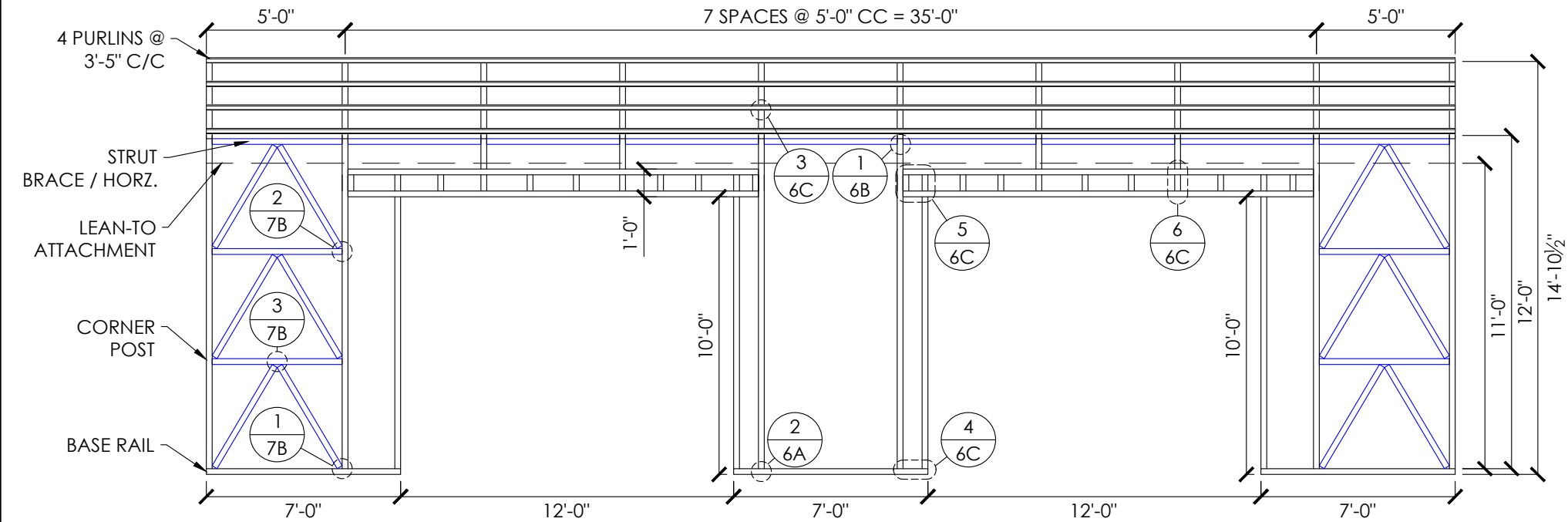
EXPIRES: 3/31/2026  
SIGNED : SEP 11 2025





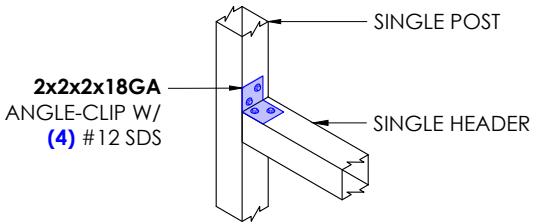
RIGHT SIDE WALL FRAMING

SCALE: 3/16" : 1'



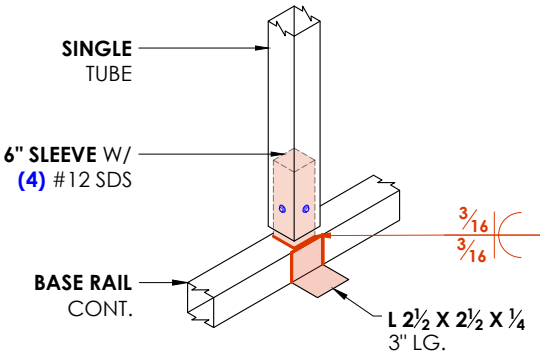
MAIN BLDG. LEFT SIDE WALL FRAMING

SCALE: 3/16" : 1'



1 WINDOW/DOOR DETAIL

SCALE: 3/4" : 1'



2 COLUMN-BASE DETAIL

SCALE: 3/4" : 1'

| MEMBER PROPERTIES          |                                           |
|----------------------------|-------------------------------------------|
| SIDE WALL POST             | 2 1/4" SQ. X 12GA TUBE                    |
| BASE RAIL                  | 2 1/4" SQ. X 12GA TUBE                    |
| CONNECTOR SLEEVE           | 2" SQ. X 12GA TUBE                        |
| PURLINS                    | 4" X 1" X 14GA HAT CHANNEL                |
| TRUSS HEADER               | (2)2 1/4" SQ. X 12GA TUBE<br>W/ 12" TRUSS |
| DOUBLE HEADER W/<br>SPACER | (2)2 1/4" SQ. X 12GA TUBE<br>W/ 6" SPACER |
| WIN DOW/DOOR POST          | 2 1/4" SQ. X 12GA TUBE                    |
| HORZ. BRACE                | 2 1/4" SQ x 14GA TUBE                     |

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5421 E LEVEE RD,  
SACRAMENTO, CA 95835  
Sacramento City, CA  
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SACRAMENTO, CA 95835  
Sacramento City, CA  
JOE PRIORIELLO  
5421 E LEVEE RD,  
SACRAMENTO, CA 95835  
Sacramento City, CA



EXPIRES: 3/31/2026  
SIGNED : SEP 11 2025

SHEET. NO:  
**6A OF 7**

PROJECT NO:  
232-25-2554

DRAWN BY:  
A.F

DATE:  
9/11/2025

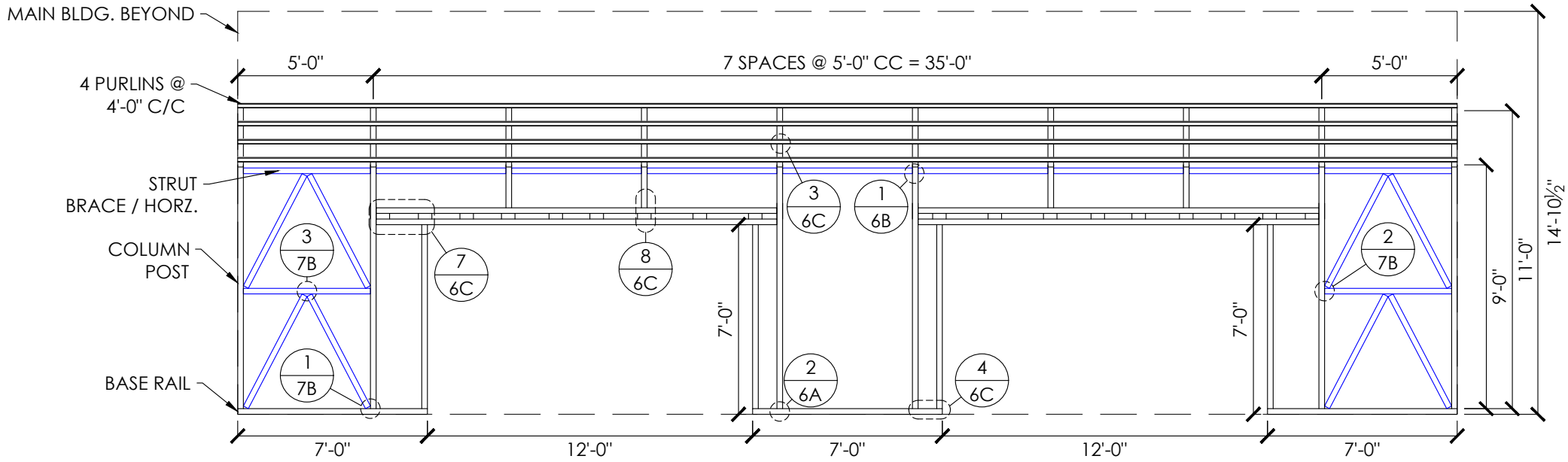
SHEET TITLE:  
**SIDE WALL FRAMING & DETAILS**

LOCATION:  
5421 E LEVEE RD, SACRAMENTO,  
CA 95835

PROJECT TITLE:  
JOE PRIORIELLO

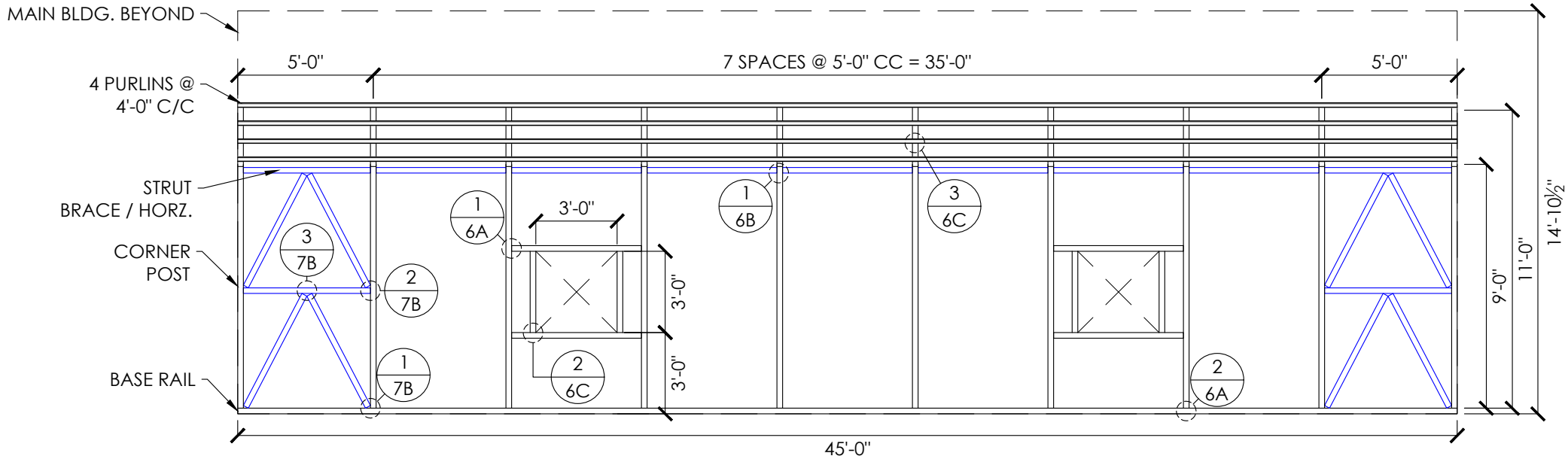
METAL BUILDING  
MANUFACTURER

270 Old Highway 99  
Maxwell, CA 95955  
1-877-604-2777



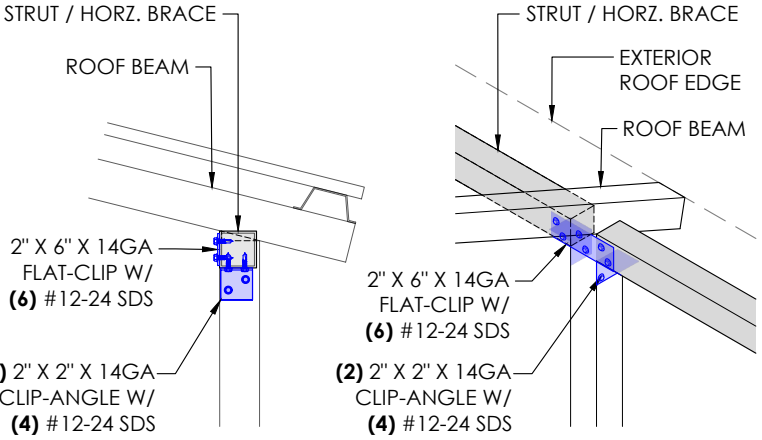
RIGHT LEAN-TO SIDE WALL FRAMING

SCALE: 3/16" : 1'



LEFT LEAN-TO SIDE WALL FRAMING

SCALE: 3/16" : 1'



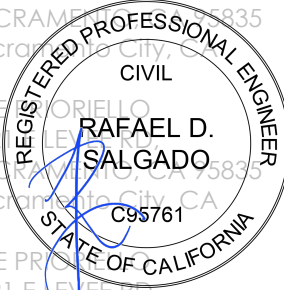
1 STRUT BRACE DETAIL

SCALE: 3/4" : 1'

| MEMBER PROPERTIES          |                                            |
|----------------------------|--------------------------------------------|
| SIDE WALL POST             | 2 1/4" SQ. X 12GA TUBE                     |
| BASE RAIL                  | 2 1/4" SQ. X 12GA TUBE                     |
| CONNECTOR SLEEVE           | 2" SQ. X 12GA TUBE                         |
| PURLINS                    | 4" X 1" X 14GA HAT CHANNEL                 |
| TRUSS HEADER               | (2) 2 1/4" SQ. X 12GA TUBE<br>W/ 12" TRUSS |
| DOUBLE HEADER W/<br>SPACER | (2) 2 1/4" SQ. X 12GA TUBE<br>W/ 6" SPACER |
| WIN DOW/DOOR POST          | 2 1/4" SQ. X 12GA TUBE                     |
| HORZ. BRACE                | 2 1/4" SQ X 14GA TUBE                      |
| DIAGONAL BRACES            | 2" SQ. X 12GA TUBE                         |

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5421 E LEVEE RD,  
SACRAMENTO, CA 95835  
Sacramento City, CA  
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SACRAMENTO, CA 95835  
Sacramento City, CA  
JOE PRIORIELLO  
5421 E LEVEE RD,  
SACRAMENTO, CA 95835  
Sacramento City, CA



EXPIRES: 3/31/2026  
SIGNED : SEP 11 2025

SHEET NO:  
**6B OF 7**

PROJECT NO:  
232-25-2554

DRAWN BY:  
A.F

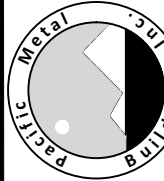
DATE:  
9/11/2025

SHEET TITLE:  
**SIDE WALL FRAMING & DETAILS**

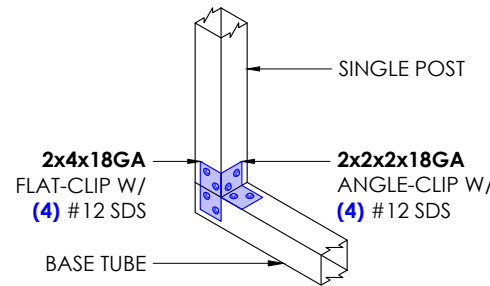
LOCATION:  
5421 E LEVEE RD, SACRAMENTO,  
CA 95835

PROJECT TITLE:  
JOE PRIORIELLO

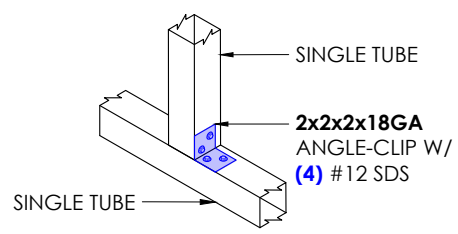
METAL BUILDING  
MANUFACTURER



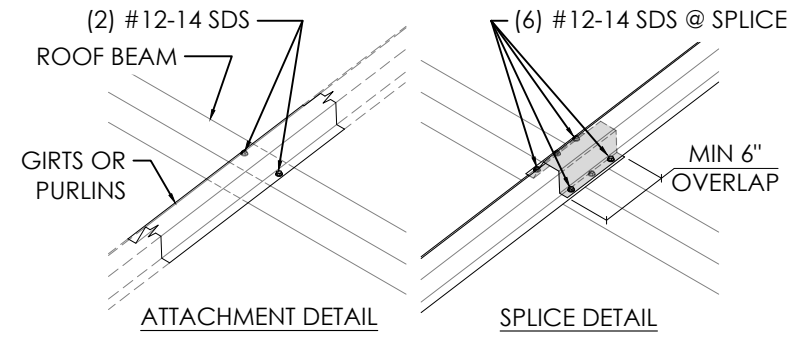
270 Old Highway 99  
Maxwell, CA 95955  
1-877-604-2777



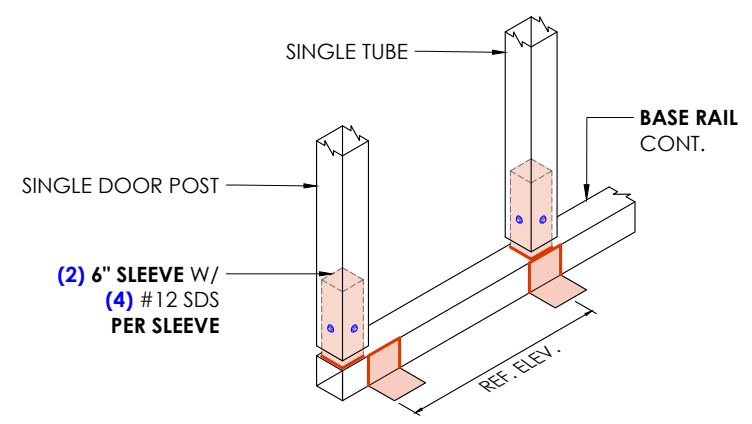
1 DOOR DETAIL  
SCALE: 3/4" : 1'



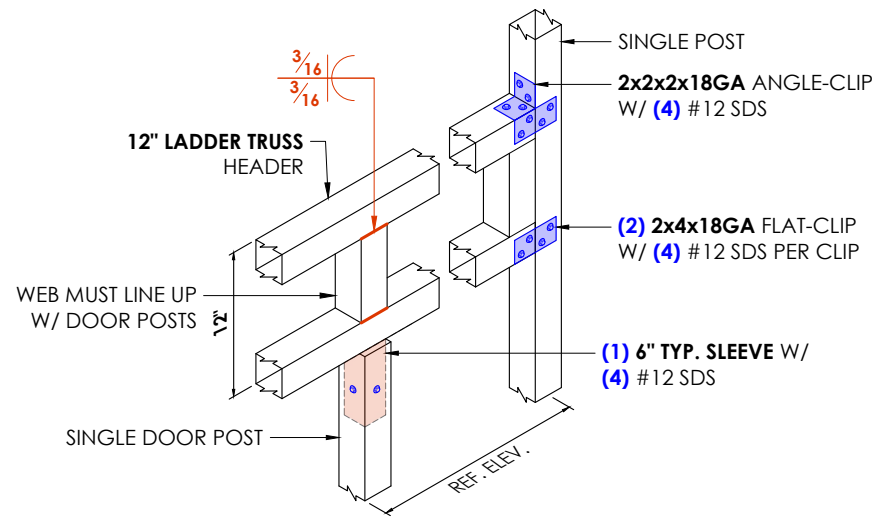
2 WINDOW DETAIL  
SCALE: 3/4" : 1'



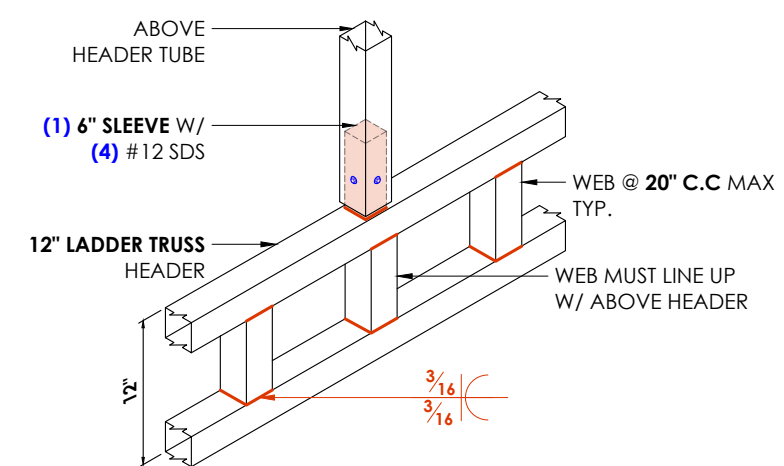
3 GIRT/PURLIN DETAIL  
SCALE: 3/4" : 1'



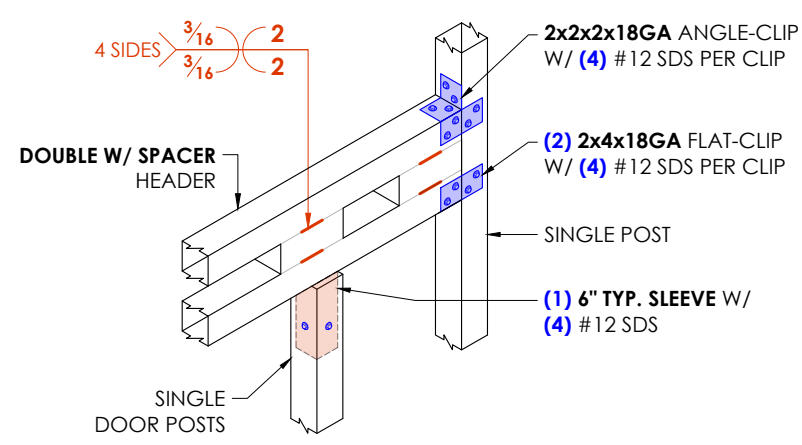
4 DOOR BASE DETAIL  
SCALE: 3/4" : 1'



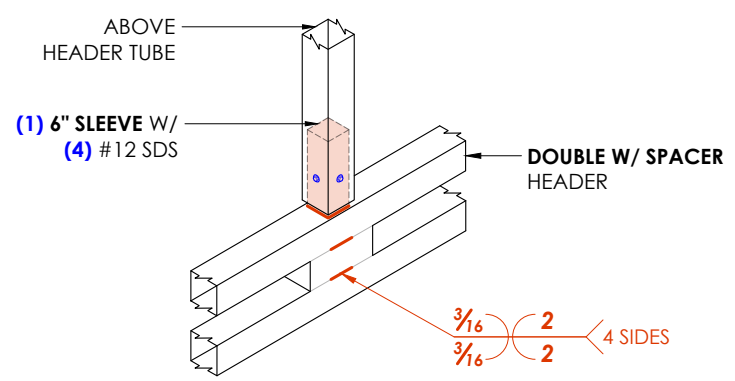
5 DOOR HEADER DETAIL  
SCALE: 3/4" : 1'



6 ABOVE HEADER DETAIL  
SCALE: 3/4" : 1'



7 DOOR HEADER DETAIL  
SCALE: 3/4" : 1'



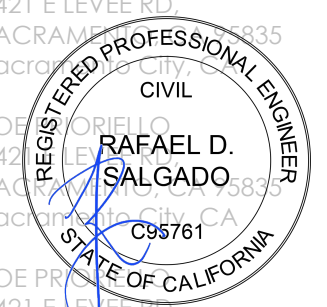
8 ABOVE HEADER DETAIL  
SCALE: 3/4" : 1'

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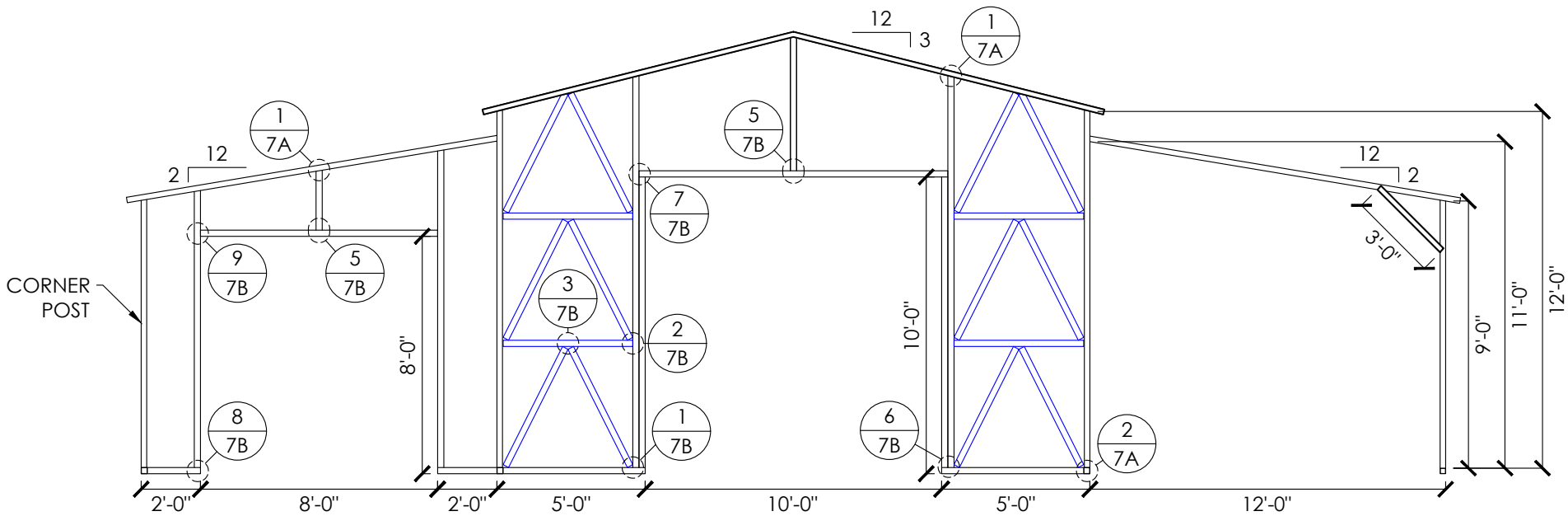
JOE PRIORIELLO  
5421 E LEVEE RD,  
SACRAMENTO, CA 95835  
Sacramento City, CA

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SACRAMENTO, CA 95835  
Sacramento City, CA

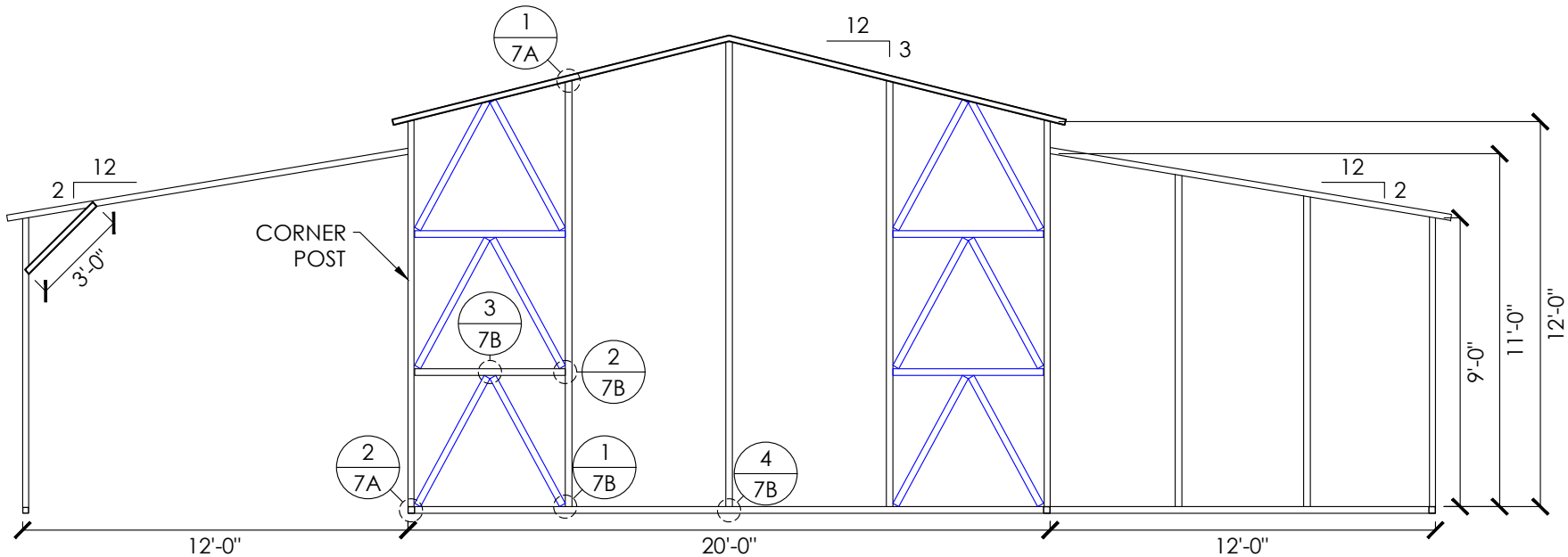


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FRONT END WALL FRAMING

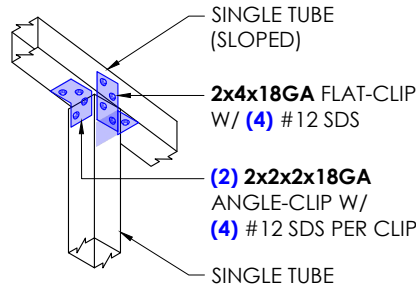
SCALE: 3/16" : 1'



REAR END WALL FRAMING

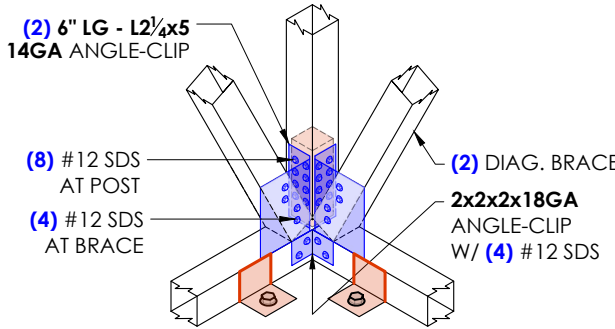
SCALE: 3/16" : 1'

| MEMBER PROPERTIES |                                |
|-------------------|--------------------------------|
| CORNER POST       | 2 1/4" SQ. X 12GA TUBE         |
| ROOF MEMBER       | 2 1/4" SQ. X 12GA TUBE         |
| BASE RAIL         | 2 1/4" SQ. X 12GA TUBE         |
| HEADER            | 2 1/4" SQ. X 12GA TUBE         |
| DOOR POST         | 2 1/4" SQ. X 12GA TUBE         |
| END WALL POSTS    | 2 1/4" SQ. X 12GA TUBE         |
| DIAGONAL BRACES   | 2" SQ. X 12GA TUBE             |
| HORZ. BRACE       | 2 1/4" SQ. X 14GA TUBE         |
| KNEE BRACE        | (2) 4" X 1" X 14GA HAT CHANNEL |



1 ROOF MEMBER DETAIL

SCALE: 3/4" : 1'



2 CORNER DETAIL

SCALE: 3/4" : 1'

SHEET NO:  
**7A OF 7**

PROJECT NO:  
232-25-2554

DRAWN BY:  
A.F

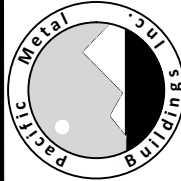
DATE:  
9/11/2025

END WALL FRAMING & DETAILS

LOCATION:  
5421 E LEVEE RD, SACRAMENTO,  
CA 95835

PROJECT TITLE:  
JOE PRIORIELLO

METAL BUILDING  
MANUFACTURER



270 Old Highway 99  
Maxwell, CA 95955  
1-877-604-2777

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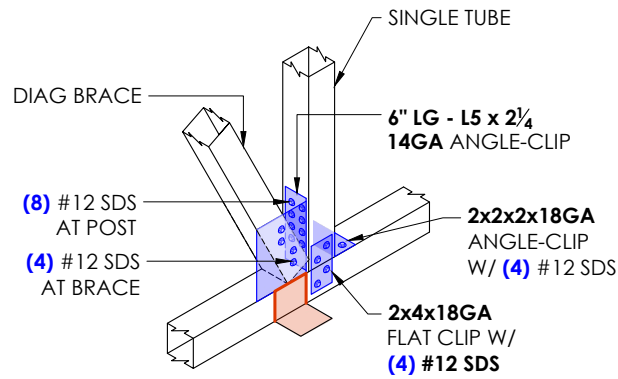
JOE PRIORIELLO  
5421 E LEVEE RD,  
SACRAMENTO, CA 95835  
Sacramento City, CA

REGISTERED PROFESSIONAL ENGINEER  
CIVIL  
RAFAEL D. SALGADO  
C95761  
STATE OF CALIFORNIA

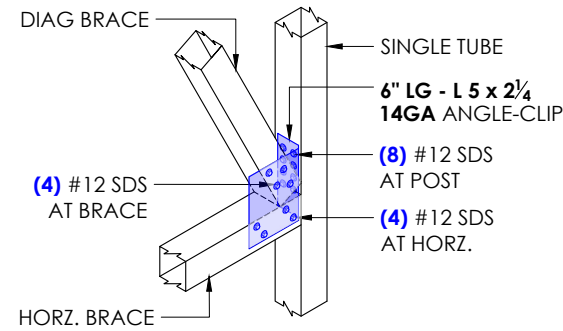
JOE PRIORIELLO  
5421 E LEVEE RD,  
SACRAMENTO, CA 95835  
Sacramento City, CA

EXPIRES: 3/31/2026  
SIGNED : SEP 11 2025

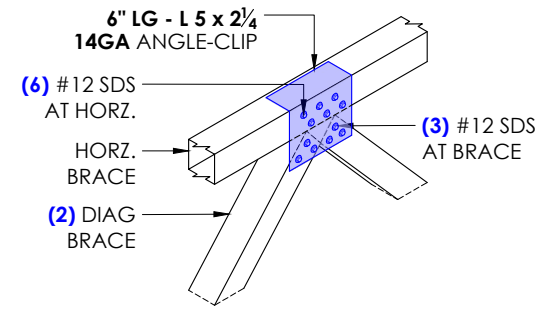




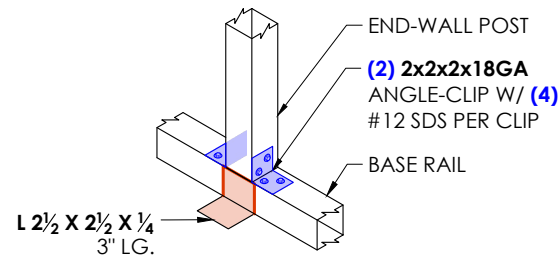
1 LATTICE BRACE DETAIL  
SCALE: 3/4" : 1'



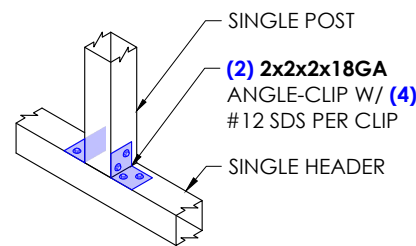
2 LATTICE BRACE DETAIL  
SCALE: 3/4" : 1'



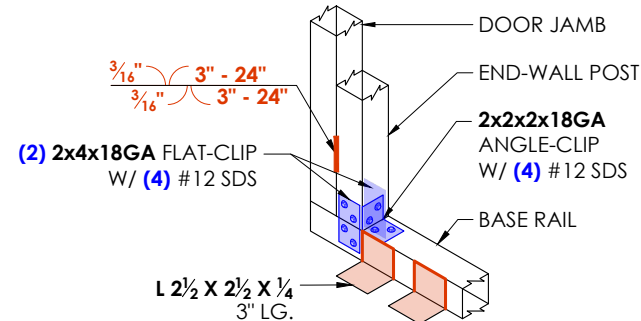
3 LATTICE BRACE DETAIL  
SCALE: 3/4" : 1'



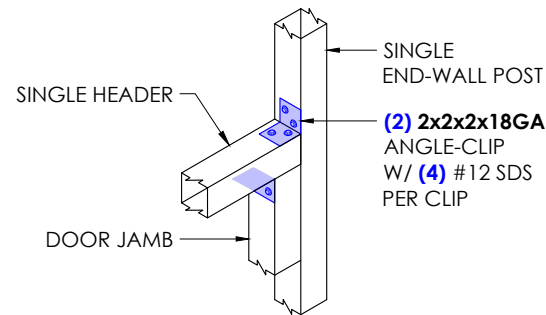
4 COLUMN-BASE DETAIL  
SCALE: 3/4" : 1'



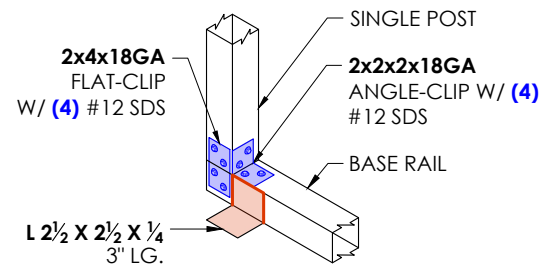
5 ABOVE HEADER DETAIL  
SCALE: 3/4" : 1'



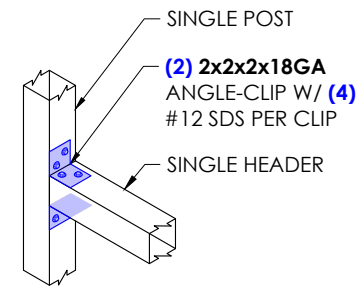
6 DOOR BASE DETAIL  
SCALE: 3/4" : 1'



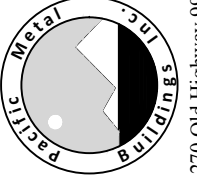
7 DOOR HEADER DETAIL  
SCALE: 3/4" : 1'



8 DOOR BASE DETAIL  
SCALE: 3/4" : 1'

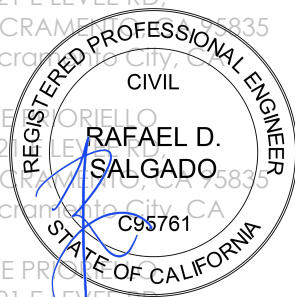


9 DOOR HEADER DETAIL  
SCALE: 3/4" : 1'

|                                                                                                                                                    |                               |
|----------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------|
| SHEET NO: 7B OF 7                                                                                                                                  |                               |
| PROJECT NO: 232-25-2554                                                                                                                            |                               |
| DRAWN BY: A.F                                                                                                                                      | DATE: 9/11/2025               |
| SHEET TITLE: END WALL FRAMING DETAILS                                                                                                              |                               |
| LOCATION: 5421 E LEVEE RD, SACRAMENTO, CA 95835                                                                                                    | PROJECT TITLE: JOE PRIORIELLO |
| METAL BUILDING MANUFACTURER                                                                                                                        |                               |
| <br>270 Old Highway 99<br>Maxwell, CA 95955<br>1-877-604-2777 |                               |

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5421 E LEVEE RD,  
SACRAMENTO, CA 95835  
Sacramento City, CA  
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SACRAMENTO, CA 95835  
Sacramento City, CA  
JOE PRIORIELLO  
5421 E LEVEE RD,  
SACRAMENTO, CA 95835  
Sacramento City, CA



EXPIRES: 3/31/2026  
SIGNED : SEP 11 2025

## Prioriello Residence

5421 E Levee Rd Sacramento Ca. 95835



View #1



View #2





View #3



View #4





View #5



View #6





View#7



View #8





View #9



View #10





View #11



View #12





View #13



#14



Main Body Color

Trim Color

### AVAILABLE IN 29 GAUGE



### AVAILABLE IN 26 GAUGE

