

DIRECTOR REPORT

STAFF RECOMMENDATION

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

REQUESTED ENTITLEMENTS

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

PROJECT INFORMATION

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

Land Use Information

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

Historic District: N/A

Surrounding Land Use and Zoning

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

Site Characteristics

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

Other Information

Concurrent Files:	None
Previous Files:	None

ATTACHMENTS

Attachment 1: Project Plans

PROPOSED PROJECT AND ANALYSIS

Site Context

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

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

Proposed Project

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

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

Figure 1 – Proposed Site and Building Layout

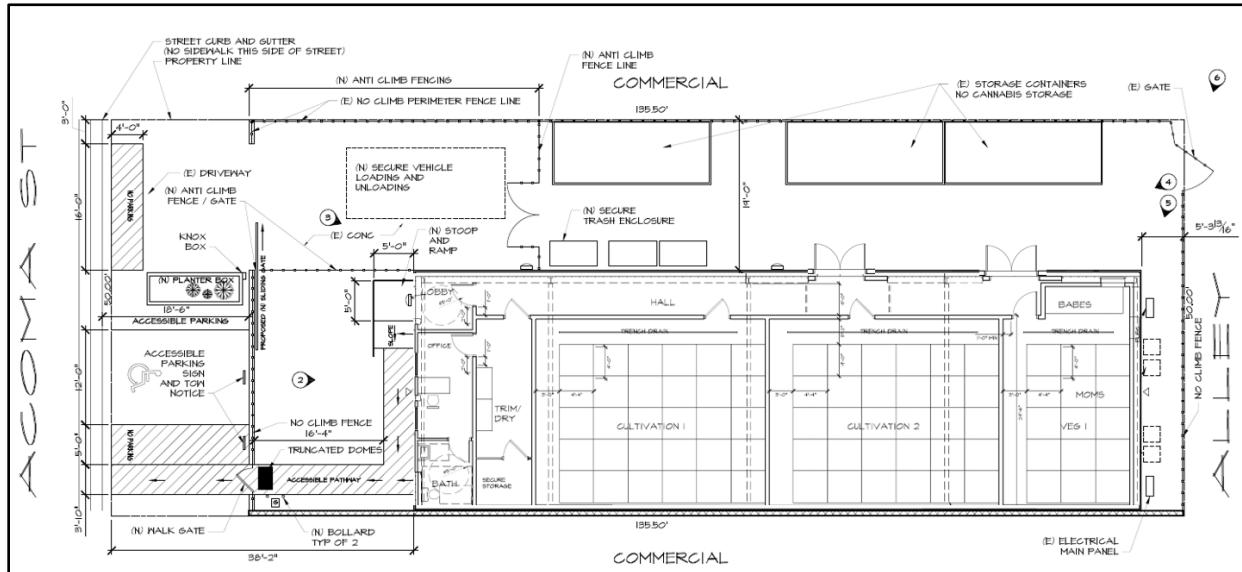


Table 1: Proposed Cannabis Use Totals in Square Feet

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

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

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

Conditional Use Permit

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

Conditional Use Permit for Cannabis Production

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

Conditional Use Permit for Cannabis Dispensary

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

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

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

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

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

Neighborhood Responsibility Agreement

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

Development near Light Rail Stations

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

Cannabis Business Operating Permit

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

Agency Comments

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

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

Division before a Business Operating Permit is issued.

Staff Recommendation

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

Site Plan and Design Review

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

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

PUBLIC COMMENT / NEIGHBORHOOD OUTREACH

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

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

ENVIRONMENTAL DETERMINATION

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

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

FLOOD HAZARD ZONE

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

FINDINGS OF FACT

Environmental Determination: Exempt

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

Conditional Use Permit – Cannabis Production

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

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

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

Conditional Use Permit – Cannabis Dispensary

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

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

Transit-Oriented Development Ordinance

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

Site Plan and Design Review

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

200-Year Flood Protection

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

CONDITIONS OF APPROVAL

Planning

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

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

SMUD

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

23. SMUD reserves the right to use any portion of its easements on or adjacent to the subject property that it reasonably needs and shall not be responsible for any damages to the developed property within said easement that unreasonably interferes with those needs.
24. In the event the City requires an Irrevocable Offer of Dedication (IOD) for future roadway improvements, the Applicant shall dedicate a 12.5-foot public utility easement (PUE) for overhead and/or underground facilities and appurtenances adjacent to the City's IOD.
25. The Applicant shall comply with SMUD siting requirements (e.g., panel size/location, clearances from SMUD equipment, transformer location, service conductors). Information regarding SMUD siting requirements can be found at: <https://www.smud.org/en/Business-Solutions-and-Resbates/Design-and-Construction-Services>
26. If the sum of the panel sizes for a parcel exceeds 4,000 amps, the New Business service requirements will be service from SMUD's 69kV electric system. This will require the Applicant to provide a substation with a transformer.
27. Space on the premises for pad-mounted transformer(s) and pad-mounted switchgear is likely needed, the precise size and quantity of which will be dependent on the load/service size.

FIRE:

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

DOU:

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

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

SASD:

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

Solid Waste:

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

Phone: (916) 808-0965

Email: C&D@cityofsacramento.org

Sacramento Metro Air Quality Management District

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

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

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

Public Works

43. Gates on entrance driveways located within 20-ft of the right-of-way line will be required to comply with the following:
 - a. The gate shall be designed so that no portion of the gate will intrude into the public right-of-way;
 - b. The gate can be automatically opened and equipped with an automatic gate opener/remote control; and
 - c. Delivery vehicles shall be equipped with remote openers to prevent queuing into the public right-of-way.
44. Delivery vehicles will be limited to passenger-sized vehicles only to the Satisfaction of the Department of Public Works.
45. The design of walls fences and signage near intersections and driveways shall allow stopping sight distance per Caltrans standards and comply with City Code Section 12.28.010 (25' sight triangle). Walls shall be set back 3' behind the sight line needed for stopping sight distance to allow sufficient room for pilasters. Landscaping in the area required for adequate stopping sight distance shall be limited 3.5' in height at maturity. The area of exclusion shall be determined by the Department of Public Works.

Advisory Notes:

The following advisory notes are informational in nature.

Police:

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

DOU:

- ADV2. The proposed project is located in a Zone X on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRMs). Accordingly, the project site lies

in an area with no requirements to elevate or flood proof.

ADV3. On October 24, 2023, and November 14, 2023, City Council adopted Resolutions 2023-0338 and 2023-0368, respectively, to adjust the Water System, Sewer, and Combined Sewer Development Fees, as well as, establish the Storm Drainage Development Fee to align with updated Nexus Studies. These resolutions provide for an effective date for the new Utility Development Fees as of January 22, 2024.

Sacramento Area Sewer District:

ADV4. The City of Sacramento (City) is responsible for providing local sewer service to the proposed project site via their local sanitary sewer collection system. SacSewer is responsible for conveying sewage from the City collection system to the EchoWater Resource Recovery Facility for treatment, resource recovery, and disposal.

Site Plan and Design Review

Planning:

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

DOU:

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

SASD:

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

Advisory Notes:

The following advisory notes are informational in nature.

DOU:

- ADV1. 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.
- ADV2. On October 24, 2023, and November 14, 2023, City Council adopted Resolutions 2023-0338 and 2023-0368, respectively, to adjust the Water System, Sewer, and Combined Sewer Development Fees, as well as, establish the Storm Drainage Development Fee to align with updated Nexus Studies. These resolutions provide for an effective date for the new Utility Development Fees as of January 22, 2024.

Sacramento Area Sewer District:

- ADV3. The City of Sacramento (City) is responsible for providing local sewer service to the proposed project site via their local sanitary sewer collection system. SacSewer is responsible for conveying sewage from the City collection system to the EchoWater Resource Recovery Facility for treatment, resource recovery, and disposal.



Deja Harris
Associate Planner

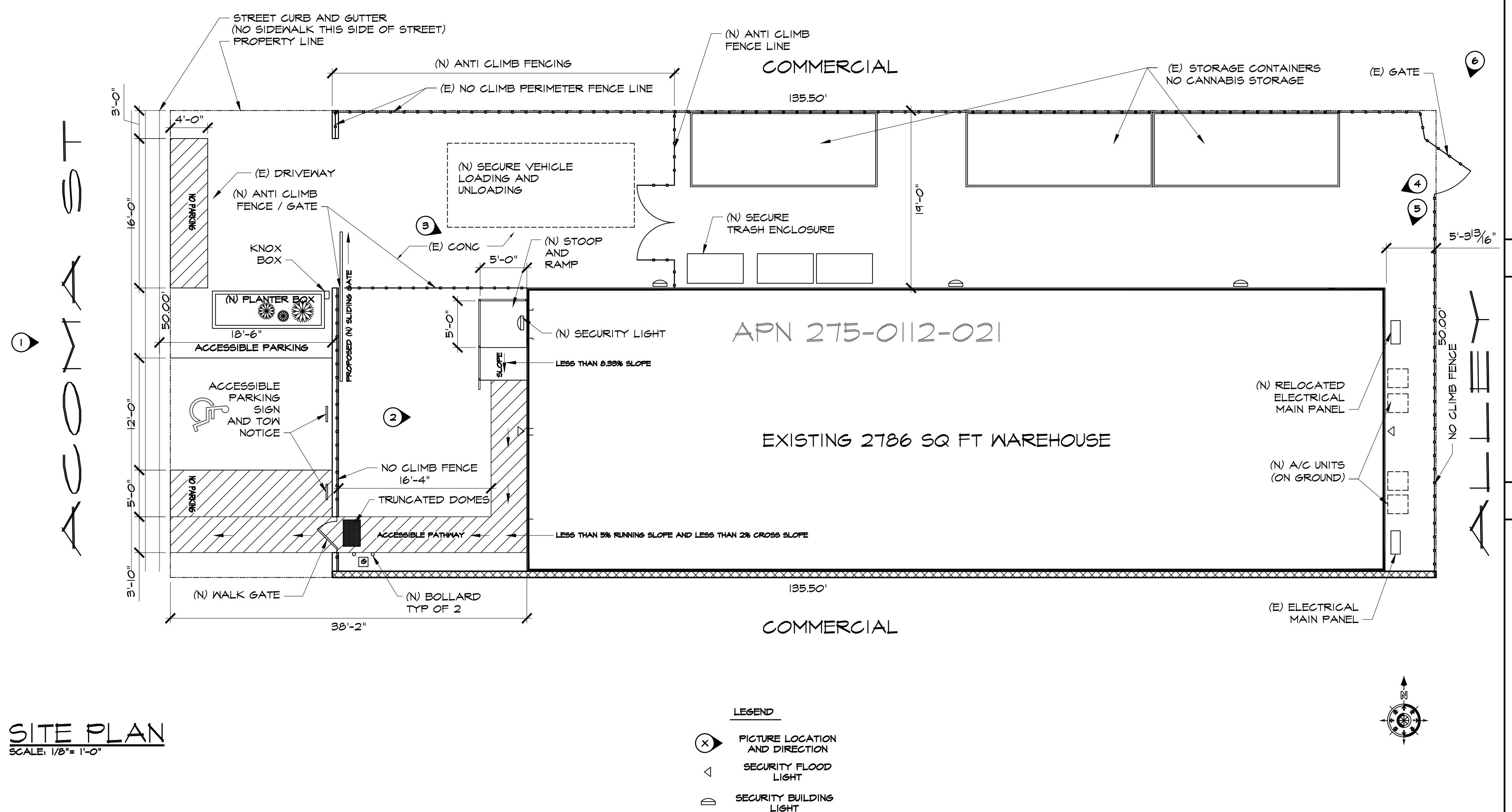


Zach Dahlia
Senior Planner

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

A discretionary permit expires and is thereafter void if the use or development project for which the discretionary permit has been granted is not established within the applicable time period. The applicable time period is either **three years** from the effective date of approval of the discretionary permit; **or the time specified by the decision-maker**, if so stated in a condition of approval of the discretionary permit. A use or development project that requires a building permit is established when the building permit is secured for the entire development project and construction is physically commenced.

TENANT IMPROVEMENT FOR MICROBUSINESS (CULTIVATION, DISTRIBUTION AND DELIVERY)



AGENCIES AND UTILITIES

PERMIT AGENCY
City of Sacramento
Building Department
300 Richards Blvd #3
Sacramento, CA 95811
(916)264-5011
www.cityofsacramento.org

FIRE DISTRICT
Sacramento Metro Fire District
10545 Armstrong Ave
Mather, CA 95655
(916)659-4300 or 911
metrofire.gov

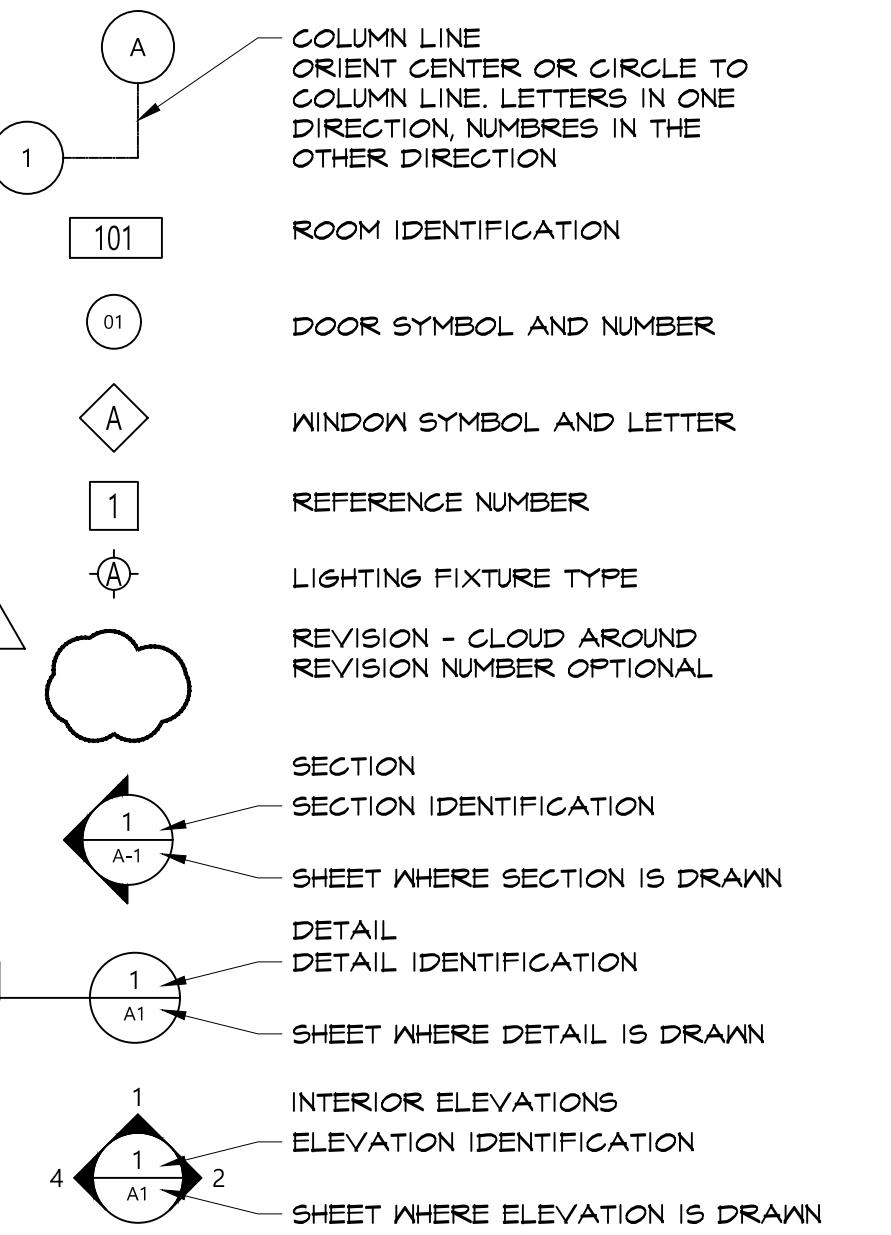
Sacramento County Health Dept

OWNER
Pigeon Racer Farms
1600 K St
Sacramento, CA 95814
bentoboxnumber3
(916) 833-4997
ARCHITECT
Nikolai Design Group
Jerry Hoberg
149950 Trinidad Dr
Rancho Murrieta, CA 95683
(916) 768-1333
nikolaidesigngroup@gmail.com
DESIGNER
Daniel Williams
836 57th St
Sacramento, CA 95819
(916) 370-1237
danthedesigner@gmail.com

PROJECT TEAM

CUP PERMIT CONSULTANT
Courtney Lang
5960 South Land Park
Sacramento, CA 95822
(530) 536-0049
courtesy@thepermitscompany.com

SYMBOLS



PROJECT SCOPE

Description:
THE PROJECT CONSISTS OF CHANGING THE OCCUPANCY TO F-1 INTERIOR ALTERATIONS TO THE EXISTING TENANT SPACE OF 2,786 SQ. FT. TO CREATE A RECREATIONAL MARIJUANA GROW FACILITY
EXISTING OCCUPANCY WAS A TOW COMPANY WITH A "B" OCCUPANCY
THE PROPOSED OCCUPANCY IS F-1
CHANGE IN OCCUPANCY IS FROM A "B" TO "F-1/B"

PROJECT SUMMARY

JURISDICTION
CITY OF SACRAMENTO
COUNCIL DISTRICT
COUNTY
CURRENT USE
PROPOSED USE
PERMIT
CONSTRUCTION
OCCUPANCY
SECTION
DETAIL
INTERIOR ELEVATIONS
ELEVATION IDENTIFICATION
SECTION IDENTIFICATION
SHEET WHERE SECTION IS DRAWN
DETAIL IDENTIFICATION
SHEET WHERE DETAIL IS DRAWN
INTERIOR ELEVATIONS
ELEVATION IDENTIFICATION
SHEET WHERE ELEVATION IS DRAWN

SECTION
SECTION IDENTIFICATION
SHEET WHERE SECTION IS DRAWN
DETAIL
DETAIL IDENTIFICATION
SHEET WHERE DETAIL IS DRAWN
INTERIOR ELEVATIONS
ELEVATION IDENTIFICATION
SHEET WHERE ELEVATION IS DRAWN

NO SEPARATION IS REQUIRED BETWEEN
ACCESSORY OCCUPANCIES AND THE MAIN
OCCUPANCY IN ACCORDANCE WITH CBC 2022
508.2.4

ZONING
A.P.N.
SPRINKLERS
STORIES
EXISTING OCCUPANT LOAD
NEW OCCUPANT LOAD

CITY OF SACRAMENTO
DISTRICT #2
SACRAMENTO
WAREHOUSE
RECREATIONAL MARIJUANA GROW
CONDITIONAL USE PERMIT
TYPE V-B
F-1/B (ACCESSORY OCCUPANCY IN
ACCORDANCE WITH CBC 2022 508.2)

NO SEPARATION IS REQUIRED BETWEEN
ACCESSORY OCCUPANCIES AND THE MAIN
OCCUPANCY IN ACCORDANCE WITH CBC 2022
508.2.4

M-1-SPD
APN#:
NO
1
19
22 PER 2022 CBC TABLE 1004.5

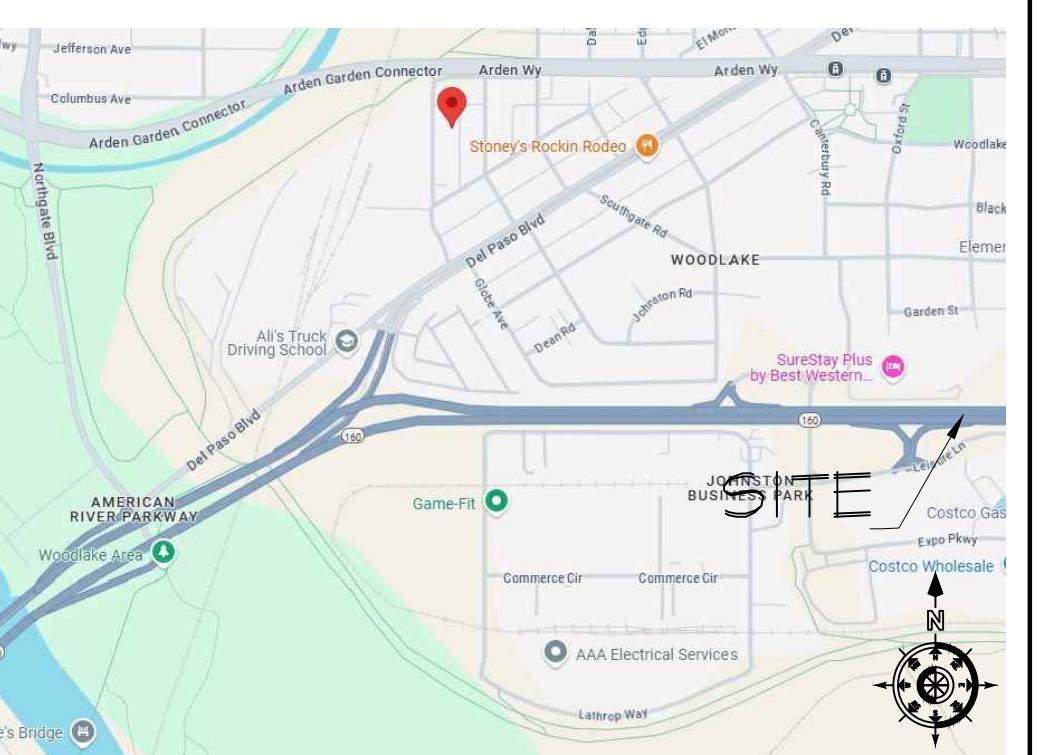
CODES AND STANDARDS

ALL WORK SHALL COMPLY TO THE FOLLOWING CODES:
2022 CALIFORNIA BUILDING CODE
2022 CALIFORNIA RESIDENTIAL BUILDING CODE
2022 CALIFORNIA FIRE CODE
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA ELECTRICAL CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA ENERGY CODE
2022 CALIFORNIA GREEN BUILDING CODE
2022 CALIFORNIA BUILDING CODE

DRAWING INDEX

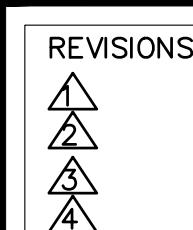
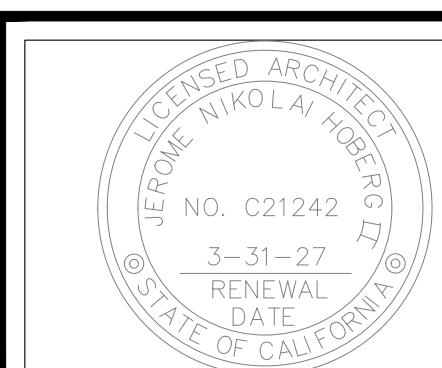
TENANT IMPROVEMENT PLANS
A.0.0 TITLE SHEET AND VICINITY MAP
A.0.1 SENSITIVE USE SITE PLAN
A.1.1 SITE PICTURES
ARCHITECTURAL
D.2.1 DEMO/EXISTING
A.2.1 FLOOR PLAN
A.3.1 ELEVATION
A.4.1 ROOF PLAN

VICINITY MAP



PIGEON RACER FARMS

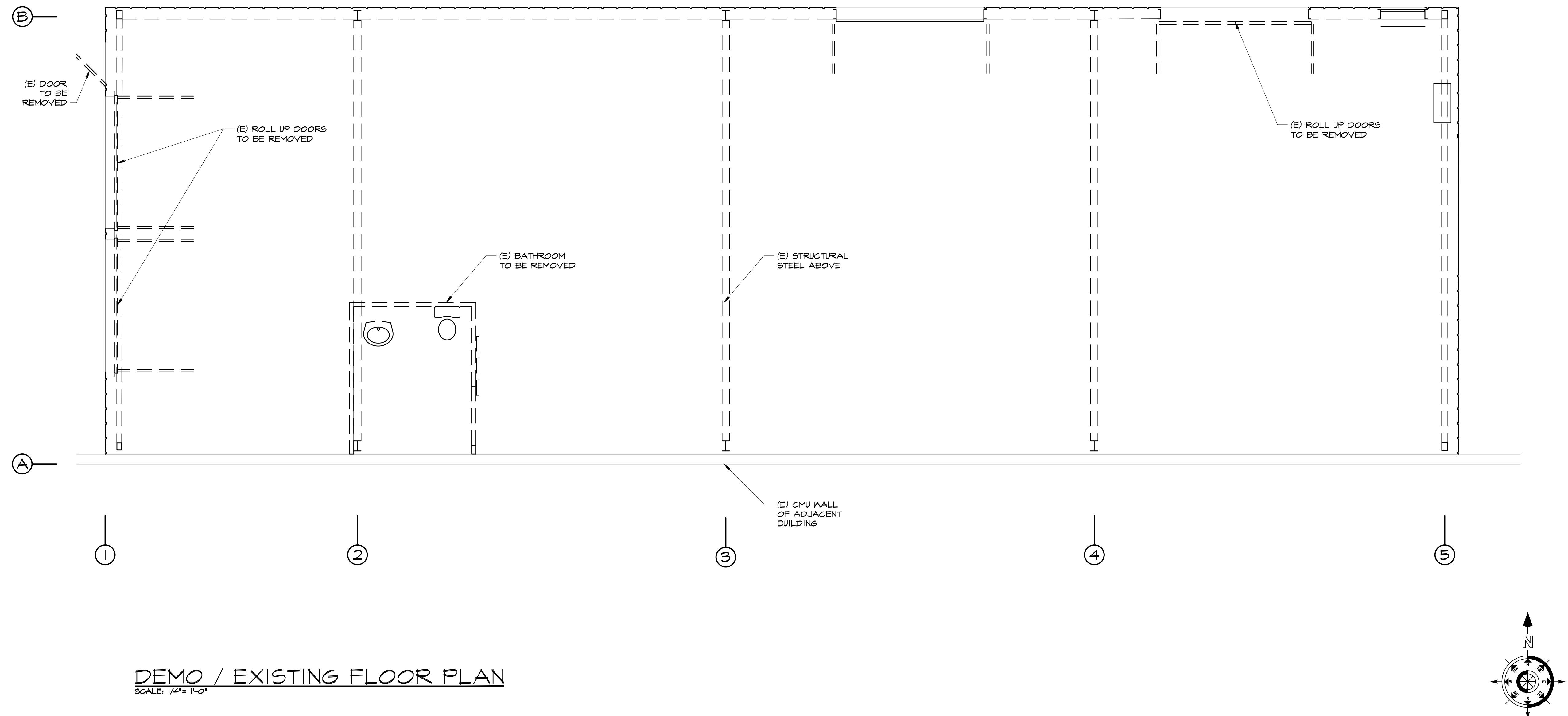
CONDITIONAL USE PERMIT
2164 Acoma St Sacramento, Ca



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

SITE
PLAN
NO A00
OF



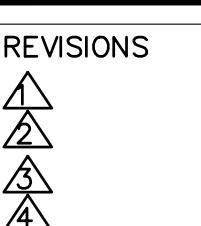
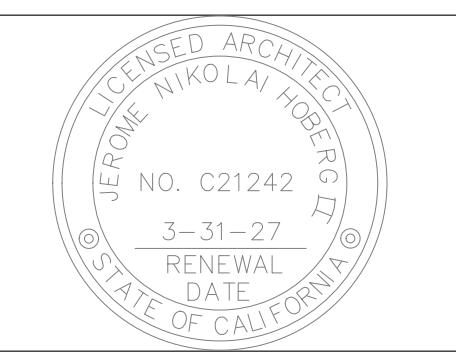


DEMO / EXISTING FLOOR PLAN

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

PIGEON RACER FARMS

CONDITIONAL USE PERMIT
2164 Acoma St Sacramento, Ca

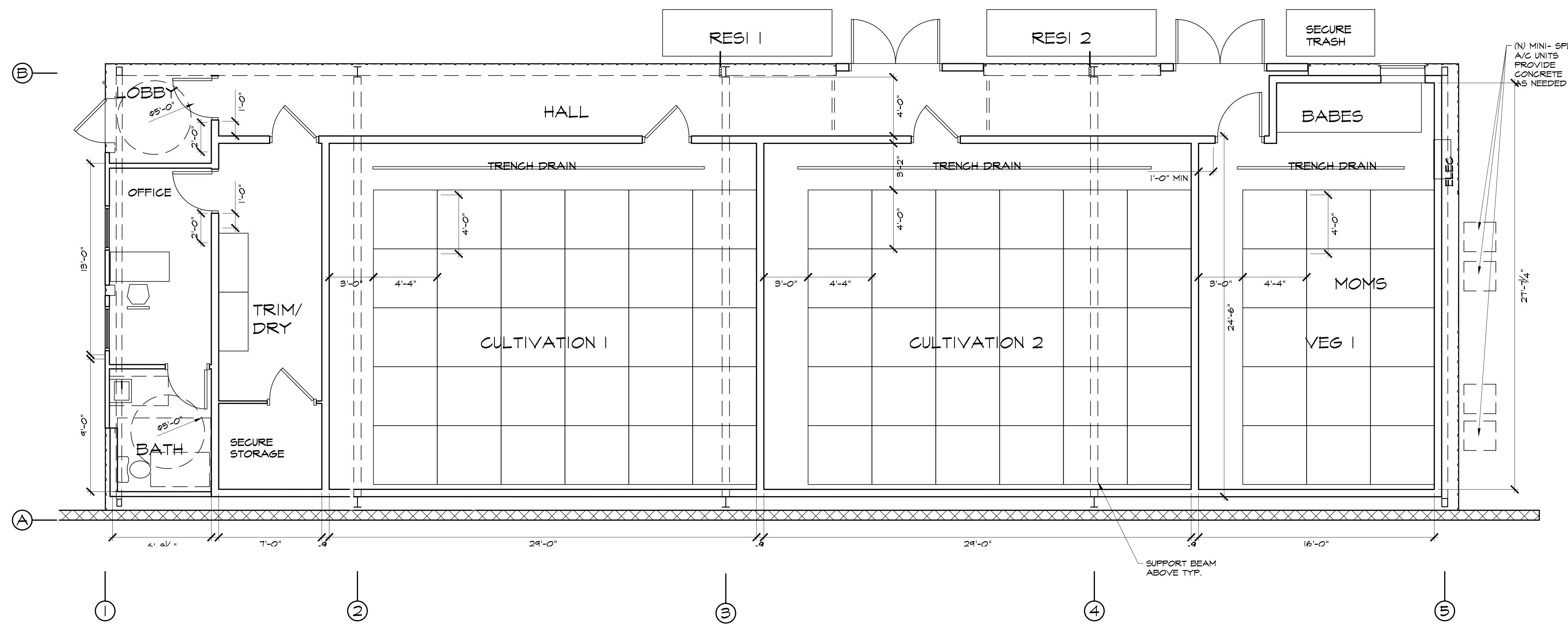


JOB NO. 2164420
DRAWN 4-24-25
FILING DATE: _____
SCALE: AS NOTED

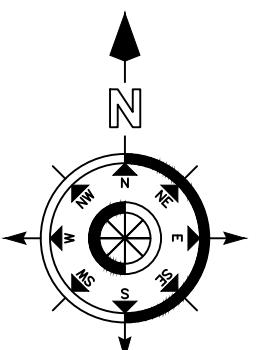
ROOF PLAN D2
NO. 21 OF

NIKOLAI
DESIGN GROUP
ARCHITECTURE
PLANNING & INTERIORS

14950 Trinidad Drive
Rancho Murrieta
California 95683
TEL (916)768-1333
nikolaidesigngroup@gmail.com

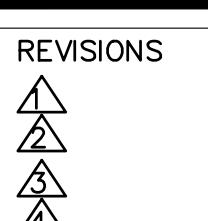


FLOOR PLAN



PIGEON RACER FARMS
CONDITIONAL USE PERMIT
2164 Acoma St Sacramento, Ca

NIKOLAI DESIGN GROUP

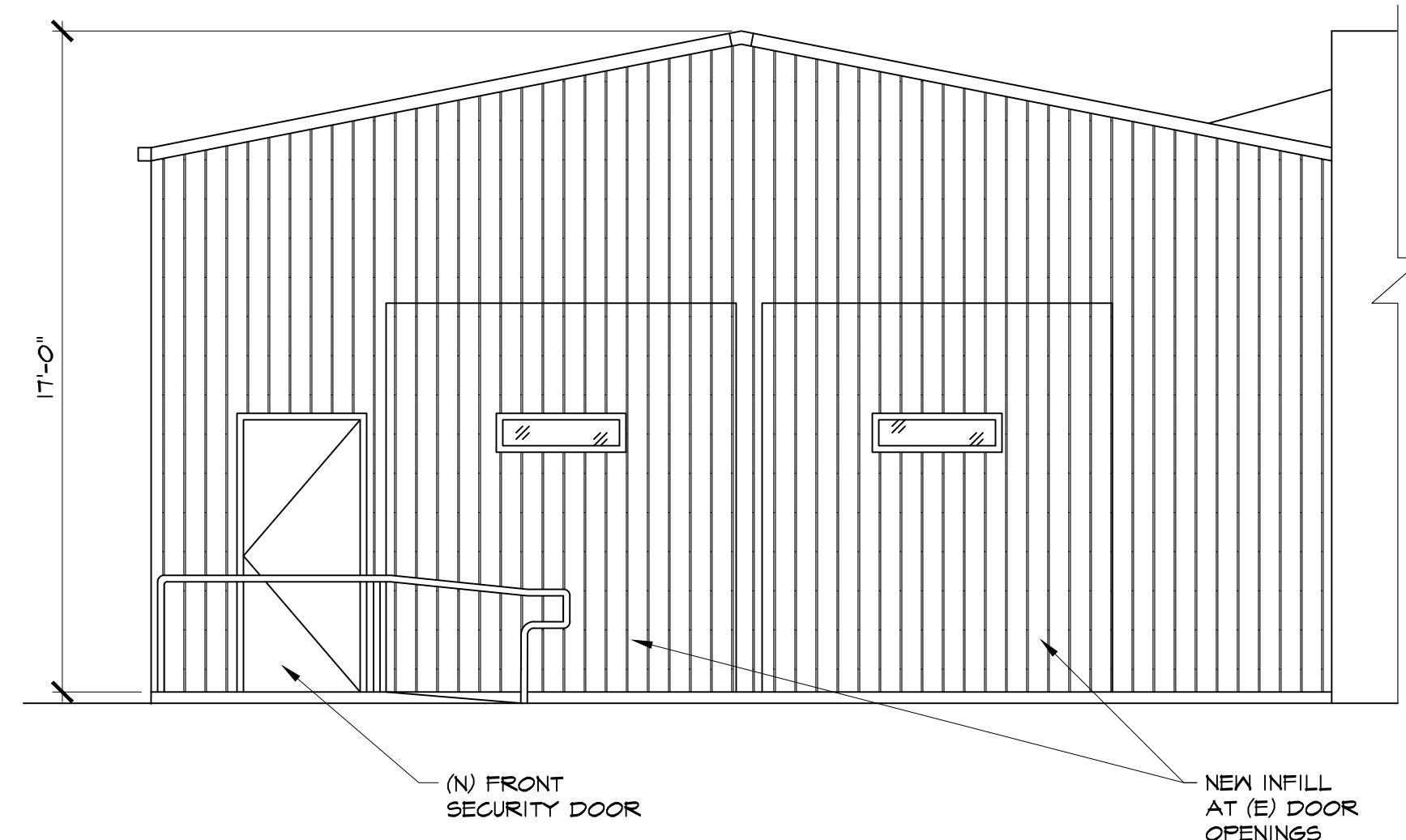


JOB NO. 2164420
DRAWN 4-24-25
FILING DATE: _____
SCALE: AS NOTED

FLOOR PLAN
A2
NO. 1 OF 2

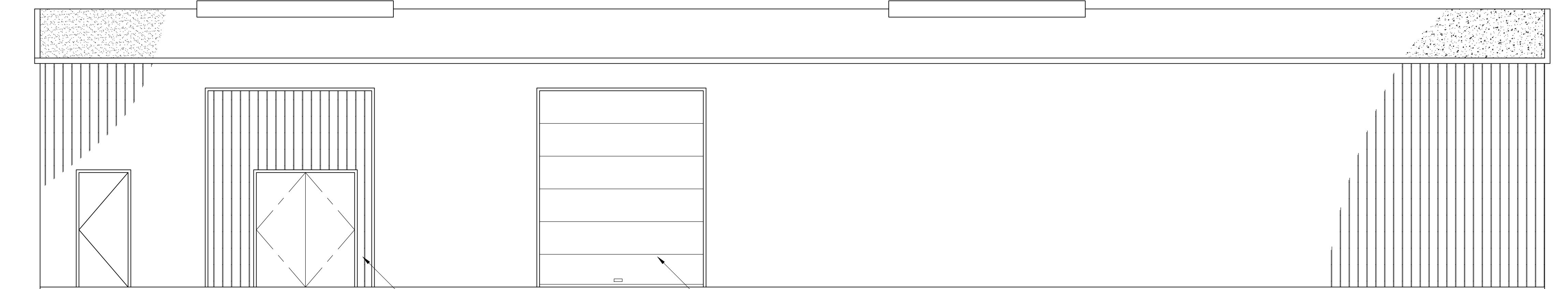
NIKOLAI
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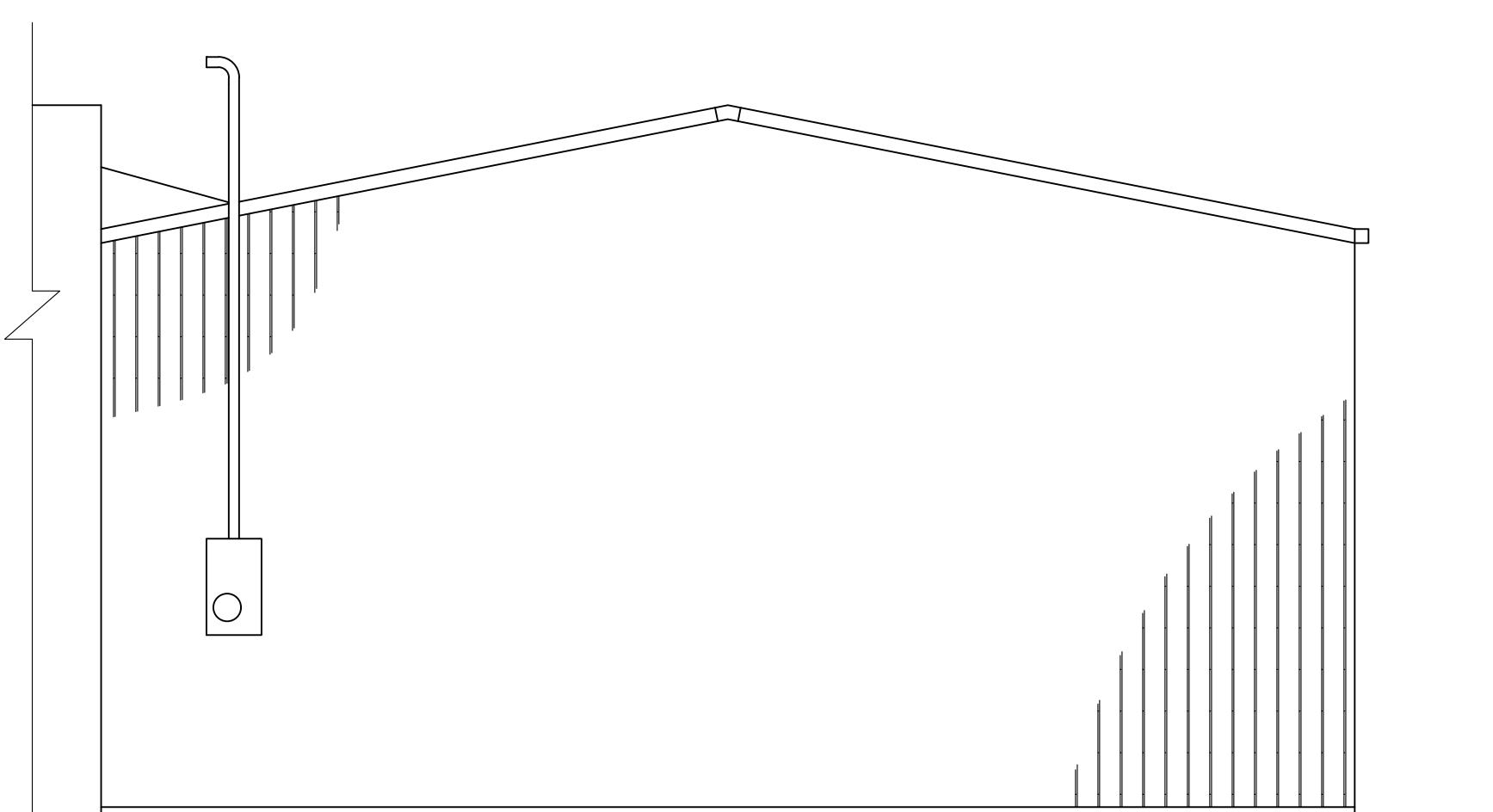
WEST ELEVATION

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



NORTH ELEVATION

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

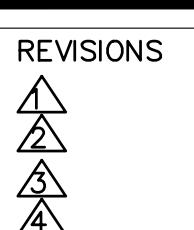
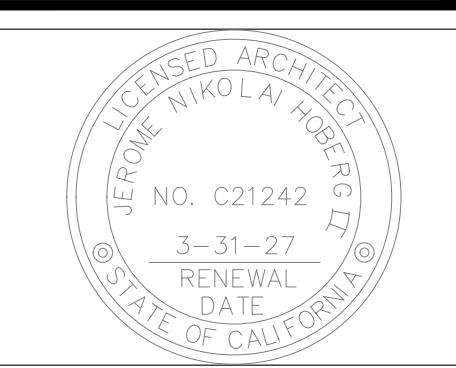


EAST ELEVATION

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

PIGEON RACER FARMS

CONDITIONAL USE PERMIT
2164 Acoma St Sacramento, Ca

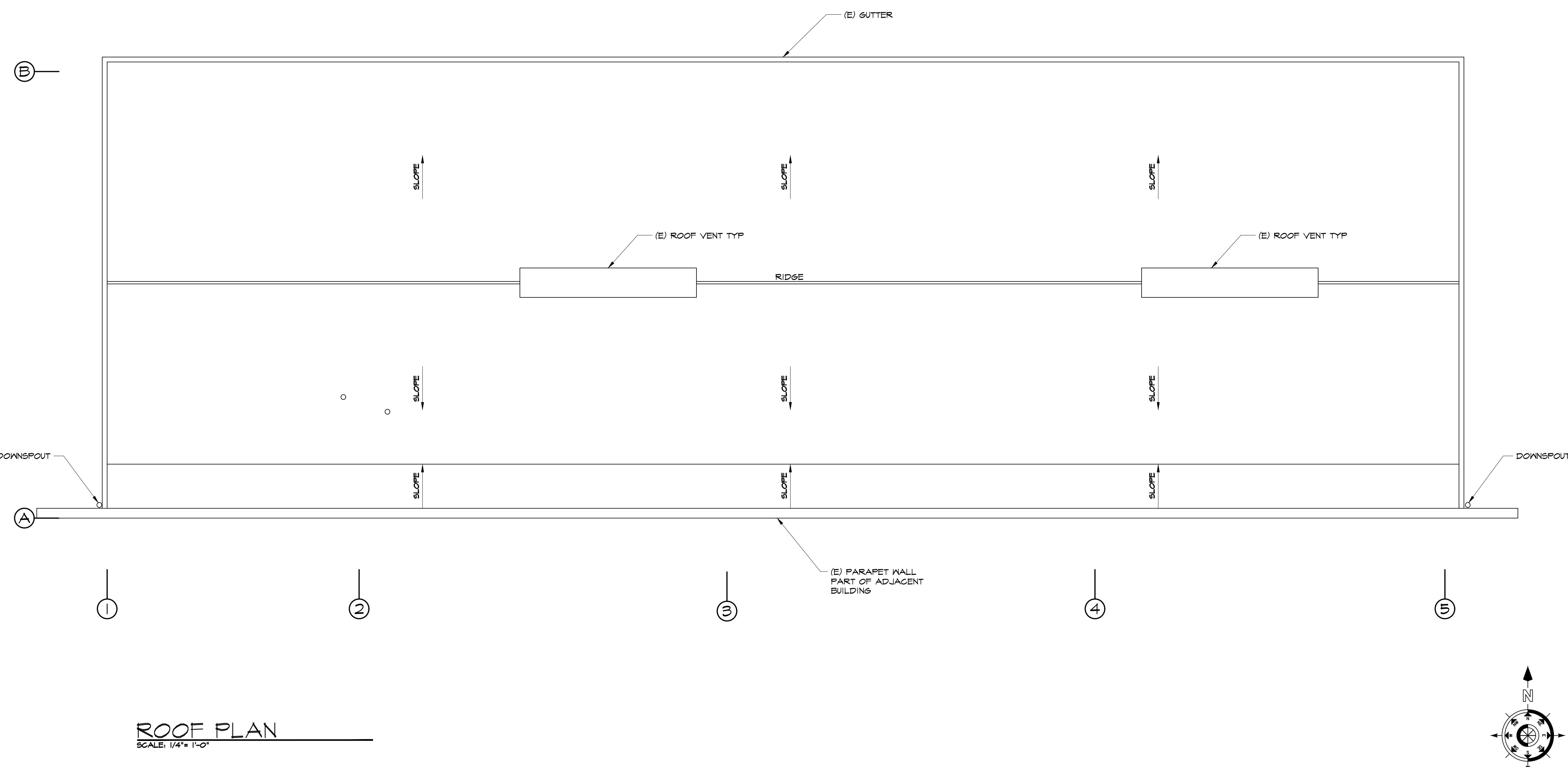


JOB NO. 2164420
DRAWN 4-24-25
FILING DATE: _____
SCALE: AS NOTED

ELEVATIONS
A3
NO OF

NIKOLAI
DESIGN GROUP
ARCHITECTURE
PLANNING & INTERIORS

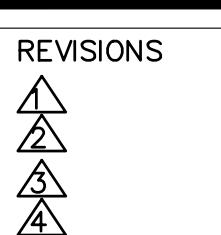
14950 Trinidad Drive
Rancho Murrieta
California 95683
TEL (916) 768-1333
nikolaidesigngroup@gmail.com



NOTE: MULTIPLE MINI SPLIT A/C UNITS WILL BE LOCATED ON THE GROUND SEE FLOOR PLAN SHT A2.1
NO ROOF MOUNTED MECHANICAL EQUIPMENT IS PROPOSED
NO SCREENING WILL BE REQUIRED

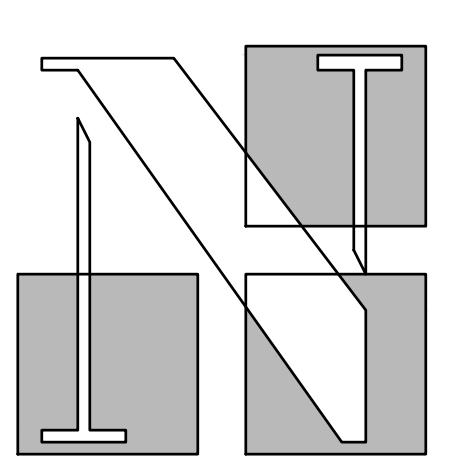
PIGEON RACER FARMS

CONDITIONAL USE PERMIT
2164 Acoma St Sacramento, Ca



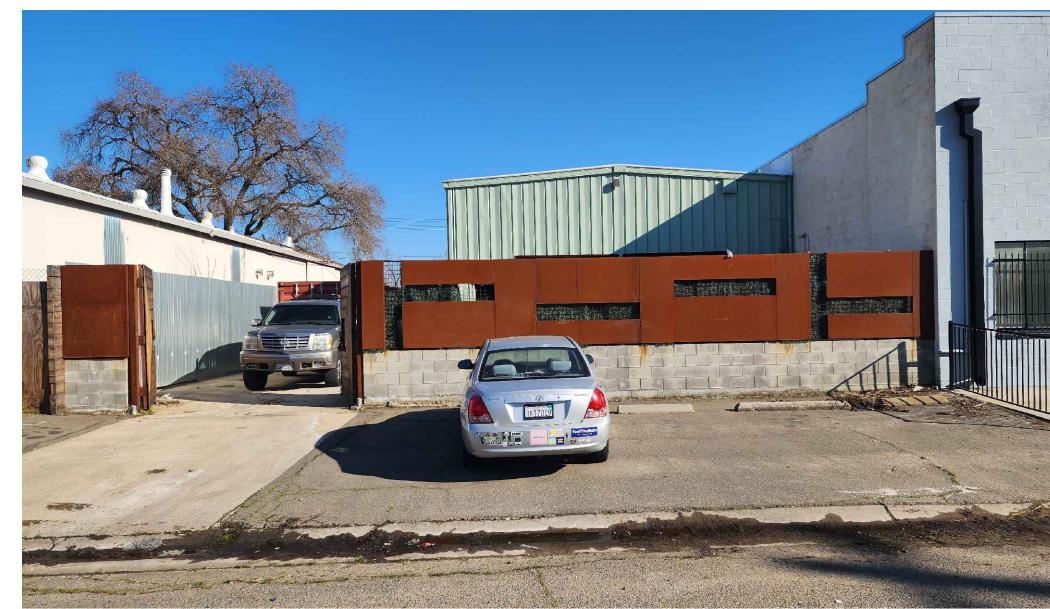
JOB NO. 2164420
DRAWN 4-24-25
FILING DATE: _____
SCALE: AS NOTED

ROOF
PLAN
A 4.
OF



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1 SITE FRONT



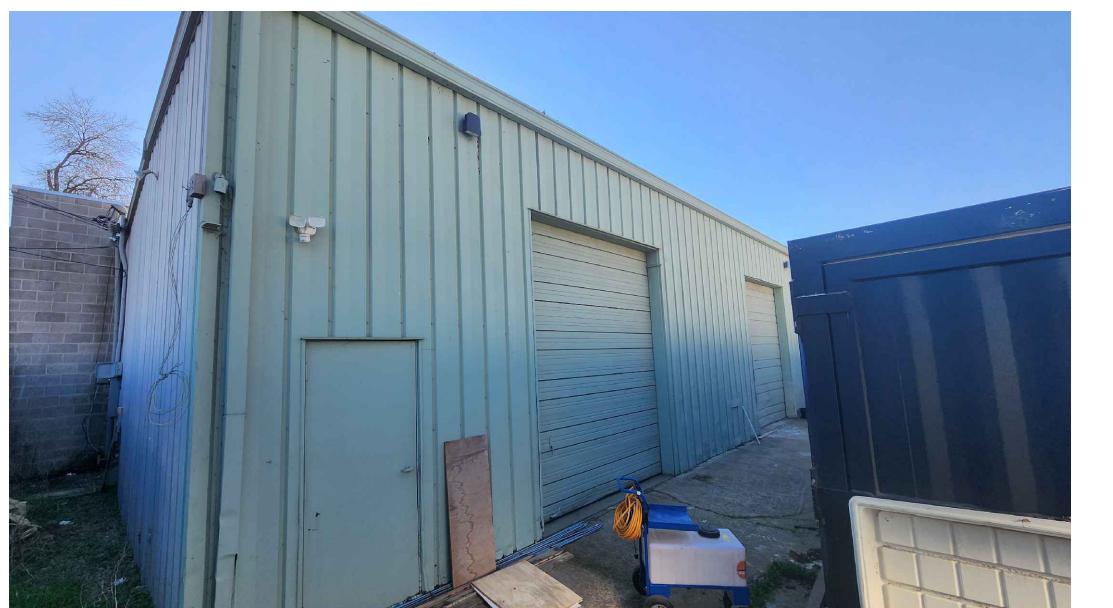
6 SITE REAR



2 BUILDING FRONT



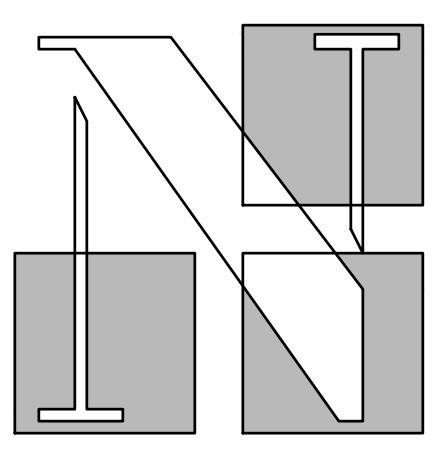
3 BUILDING SIDE



4 BUILDING SIDE



5 BUILDING REAR

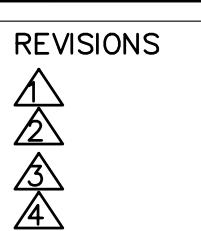


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CONDITIONAL USE PERMIT
2164 Acoma St Sacramento, Ca



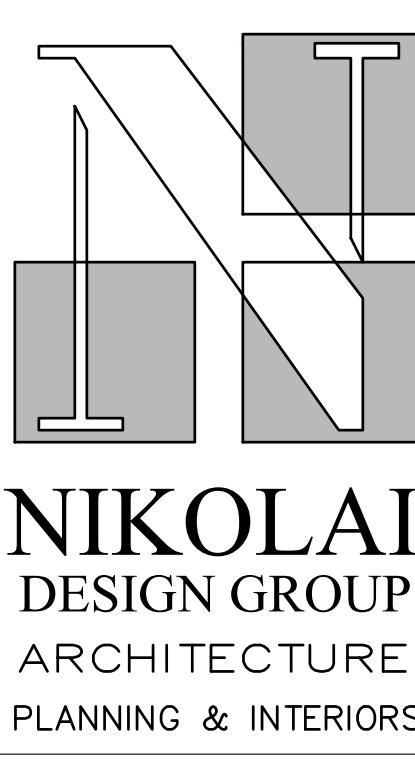
JOB NO. 2164420
DRAWN 4-23-25
FILING DATE:
SCALE: AS NOTED

SITE
PICTURES
A ||
NO OF



SENSITIVE USE SITE PLAN

SCALE: 1/64" = 1'

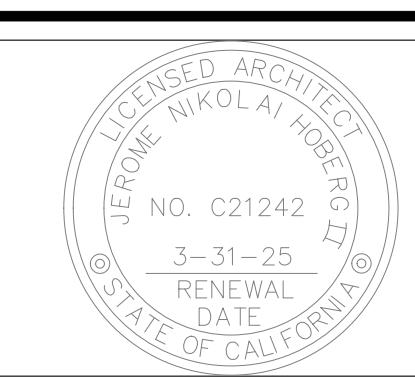


NIKOLAI DESIGN GROUP ARCHITECTURE PLANNING & INTERIORS

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Rancho Murrieta
California 95683
TEL (916)768-1333
nikolaidesigngroup@gmail.com

PIGEON RACER FARMS

CONDITIONAL USE PERMIT
2164 Acoma St Sacramento, Ca



REVISIONS

REVISIONS	COMMENTS	DATE
1		3-21-20
2		
3		
4		

JOB NO.	2164420
DRAWN	4-23-25
<hr/>	
FILING DATE:	
<hr/>	
SCALE:	AS NOTED

SENSITIVE USE SITE PLAN

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

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

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

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