

DIRECTOR REPORT

STAFF RECOMMENDATION

Staff recommends the Zoning Administrator approve, with conditions, a Tentative Map; and the Preservation Director approve Site Plan and Design Review and Tree Permit for the project known as **Z25-050 (Marshall School Tentative Map)**. Draft Findings of Fact and Conditions of Approval for the project are included below.

REQUESTED ENTITLEMENTS

1. **Tentative Map** to subdivide a 1.18-acre parcel within the Multi-Unit Dwelling (R-3A-SPD) zone and Central City Special Planning District into three lots, including one lot for the Marshall School landmark and two lots for condominium purposes resulting in 12 residential airspace units within six duplexes on each lot.
2. **Site Plan and Design Review** of the tentative map layout.

PROJECT INFORMATION

Location: 2718 G Street
Parcel Number: 003-0202-001-0000
Council District: 4
Applicant/Property Owner: KBLH LLC (Katherine Bardis-Miry)
350 University Avenue, Suite 180
Sacramento, CA 95825
Project Planner: Zach Dahla, Associate Planner
Hearing Date: March 5, 2026

Land Use Information

General Plan: Traditional Neighborhood Medium Density (TNMD)
Housing Element Site: Yes (four lower-income units)
Community Plan Area: Central City
Specific Plan: Central City
Zoning: Multi-Unit Dwelling (R-3A-SPD)
Special Planning District: Central City
Planned Unit Development: N/A
Design Review Area: Central City Neighborhood
Parking District: Traditional (AB 2097)

Open Space District: Traditional
 Historic Landmark: Yes
 Historic District: N/A

Surrounding Land Use and Zoning

North:	R-1B-SPD	Residential
South:	R-3A-SPD	Residential
East:	R-3A-SPD	Commercial / Residential
West:	R-3A-SPD	Residential

Site Characteristics

Existing Property Area: 52,074 square feet / ±1.19 acres
 Topography: Flat
 Street Improvements: Existing
 Utilities: Existing
 Existing Land Use: Marshall Elementary School Landmark

Other Information

Concurrent Files: N/A
 Previous Files: PB24-017

ATTACHMENTS

Attachment A: Tentative Map

PROPOSED PROJECT AND ANALYSIS

SITE CONTEXT

The approximately ±1.19-acre project site is located within the Multi-Unit Dwelling (R-3A-SPD) zone and Central City Special Planning District (SPD) on the half-block bound by Government Alley to the south, G Street to the north, 27th Street to the west, and 28th Street to the east. The site is developed with the Marshall Elementary School (Marshall School), which consists of the main elementary school structure centered on the site, with an accessory annex building adjacent to 27th Street (west) and surface parking lot adjacent to 28th Street (east). The Marshall School is surrounded by existing residential development as well as a commercial storefront at the southeast corner of 28th and G Streets. The site is served by existing public infrastructure including streets, sidewalks, and wet and dry utility connections in G, 27th, and 28th Streets as well as Government Alley.

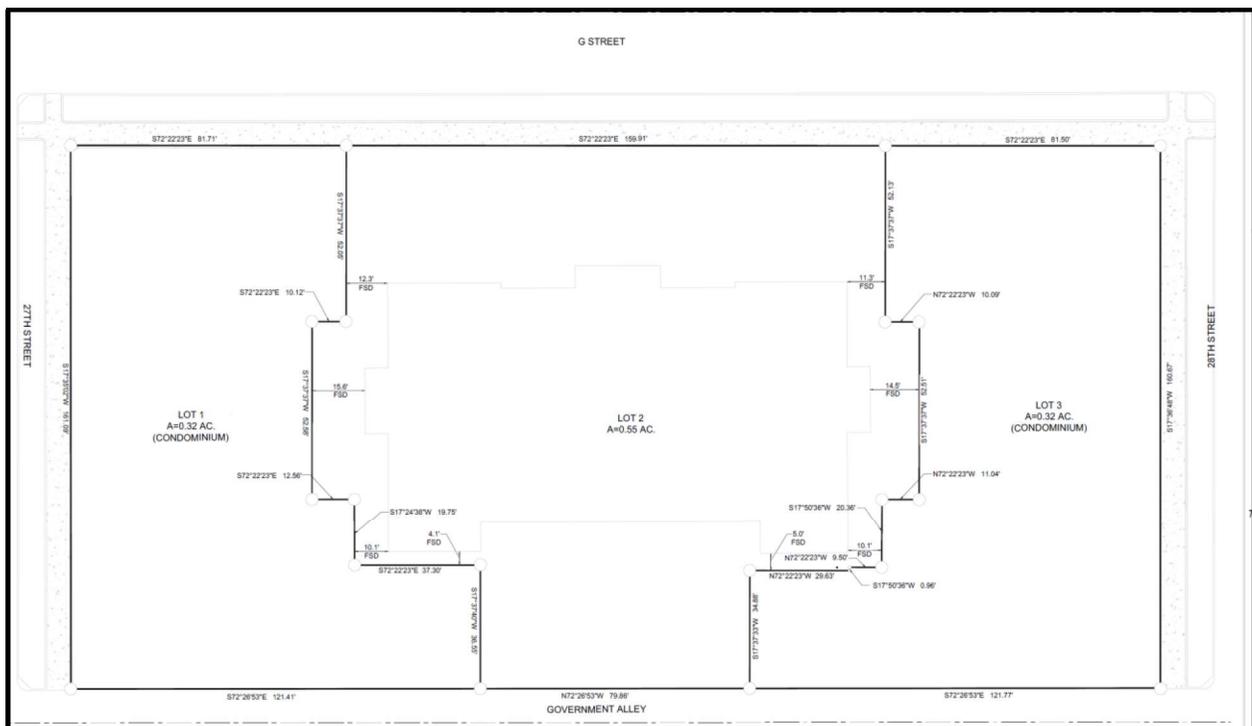
Historical Context

The Marshall School, constructed in 1903, is the oldest existing elementary school building within the Central City area and is listed as a landmark on the Sacramento Register of Historic and Cultural Resources.

Previous Planning File

On March 20, 2025, the Preservation Director approved the Marshall School Adaptive Reuse project (PB24-017), which included Site Plan and Design Review and Tree Permit entitlements to facilitate the adaptive reuse of the historic Marshall School into a 36-unit residential apartment complex and the construction of 12, two-story duplex dwellings with six duplexes along 27th Street and six duplexes along 28th Street.

Figure 1: Tentative Map



PROJECT DETAILS / ENTITLEMENT REVIEW

The applicant is now proposing to subdivide the 1.18-acre project site into three lots, including one lot to contain the renovated Marshall School apartment complex, one lot to contain 6 duplex dwellings along 27th Street, and one lot to contain 6 duplex dwellings along 28th Street. The applicant is also requesting to subdivide the two parcels containing the duplexes for condominium purposes resulting in 12 residential airspace units within six duplexes on each lot.

The project requires Zoning Administrator approval of a Tentative Map to subdivide the project site; and Preservation Director approval of Site Plan and Design Review for review of the tentative map layout.

Table 1: R-1 (17.208.430): Lot sizes, width, and depth						
	Min. Lot Size (sq. ft.): 1,600		Min. Lot Width (ft.): 20 (interior) 38 (corner/duplex)		Required Lot Depth (ft.): Min. 80 - Max. 160 /	
Lot	Proposed	Deviation	Proposed	Deviation	Proposed	Deviation
1	14,123	N	81.71	N	161*	N
2	23,842	N	159.91	N	161*	N
3	14,013	N	81.5	N	161*	N

*Lot depth is an existing condition. No changes are proposed.

Tentative Map

The applicant is requesting to subdivide 1.18-acres within the R-3A-SPD zone and Central City SPD into 3 lots, including a 0.55-acre parcel to contain the Marshall School, 0.32-acre parcel to contain the six duplex dwellings along 27th Street, and one 0.32-acre parcel to contain the six duplex dwellings along 28th Street.

As shown in Table 1, the proposed lots are consistent with the requirements of R-3A zone, and no deviations are requested. The proposed subdivision configuration and layout has demonstrated to adequately support development (and associated utility runs) as detailed by the approved Marshall School Adaptive Reuse project (PB24-017). Lots 1 and 3 that are proposed for condominiums are required to form a privately funded maintenance district or homeowners' association to ensure the maintenance of the utility systems, as well as record a maintenance agreement with the Sacramento County Clerk/Recorder to ensure maintenance of interior roadways and the fire protection system. The existing parcel and its proposed subdivision will maintain adequate access to the public street and available utility infrastructure and is sized to accommodate the approved development density under PB24-017 and is free from constraints that would prohibit development of the parcel.

The proposed Tentative Map was heard at the Subdivision Review Committee on September 17, 2025. During the meeting, the proposed conditions of approval specific to the map were accepted by the applicant and forwarded by the Committee with a recommendation of approval with conditions.

Site Plan and Design Review

Although no new development is proposed with this map, Site Plan and Design Review is required for the review of map layout. The R-3A-SPD zone contains prescriptive development standards for setbacks for improvements in existing and new lots. The lot splits would establish new interior lot lines that would need to be reviewed for consistency with setback standards. Per Sacramento City Code section 17.208.440.C, there is no minimum interior side-yard setback requirement. Additionally, there are no changes to the existing front-yard setbacks along G Street and rear-yard setbacks along Government Alley. As such, the project remains consistent with the setback requirements of the R-3A-SPD zone and staff supports the proposal.

ENVIRONMENTAL CONSIDERATIONS

The proposed development is a “project” as defined in the California Environmental Quality Act (CEQA). The City, as lead agency, is required to proceed in accordance with CEQA requirements prior to considering any approval.

The existing building is listed on the Sacramento Register of Historic and Cultural Resources (Sacramento Register) as a local Landmark and is therefore considered a historical resource pursuant to CEQA. Staff has determined that the alteration of the local Landmark and site improvements would not result in a substantial adverse change in the significance of the historical resource. Additionally, as identified in the analysis above, the project follows the Secretary of the Interior's Standards for the Treatment of Historic Properties. Pursuant to CEQA Guidelines section 15064.5(b)(3), projects that follow these guidelines shall be considered to be mitigated to a level of less than a significant impact on the historical resource.

Environmental Planning Services of the Community Development Department has reviewed this project and determined that this is exempt from the provisions of the CEQA pursuant to CEQA Guidelines section 15332, Infill Development Projects (Categorical Exemption – Class 32). The project is consistent with the TNMD General Plan designation, the R-3A-SPD zone, and the Central City SPD. The project site is in the city limits on a site that is less than five acres and is substantially surrounded by urban uses. The project site has no value as habitat for endangered, rare, or threatened species. The project would have no significant effect on traffic, noise, air, or water quality because the project is consistent with the standards of the TNMD General Plan designation, the R-3A-SPD zone, and the Central City SPD. The site is adequately served with all urban services and utilities and will have adequate access including emergency vehicle access.

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).

PUBLIC/NEIGHBORHOOD OUTREACH AND COMMENT

The site was posted with project information at the time of submittal. Additionally, this project was routed to the Marshall-New Era Neighborhood Association and Preservation Sacramento. All property owners and residents within 500 feet of the subject site, as well as the neighborhood

association, were mailed a public hearing notice on February 20, 2026, and a notice was posted at the project site. Staff has received no public comments and there is no known opposition.

FINDINGS OF FACT

ENVIRONMENTAL

1. The Preservation Director finds:
 - a. Pursuant to CEQA Guidelines section 15064.5(b)(3), the project will not result in a substantial adverse change in the significance of a historical resource because the design complies with the Secretary of the Interior Standards for the Treatment of Historic Properties.
 - b. That the project is exempt from the CEQA pursuant to CEQA Guidelines section 15332, Infill Development Projects (Categorical Exemption – Class 32) and finds as follows:
 - i. The project is consistent with the Traditional Neighborhood Medium Density (TNMD) General Plan designation, the Multi-Unit Dwelling (R-3A-SPD-PUD) zone, and the Central City Special Planning District (SPD).
 - ii. The project site is in the city limits on a site that is less than five acres and is substantially surrounded by urban uses.
 - iii. The project site has no value as habitat for endangered, rare, or threatened species.
 - iv. The project would have no significant effect on traffic, noise, air, or water quality because the project is consistent with the standards of the TNMD General Plan designation, the RMX-SPD zone, and the Central City SPD.
 - v. The site is adequately served with all urban services and utilities and will have adequate access including emergency vehicle access.
 - c. Therefore, the project will not have a significant effect on the environment and no further CEQA analysis is required.

TENTATIVE MAP

2. None of the conditions described in Sacramento City Code (SCC) section 17.828.090 and Government Code section 66474 exist with respect to the proposed subdivision as follows:
 - a. The proposed map is consistent with the 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; and
 - 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.
- 3. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the General Plan, all applicable community and specific plans, Title 17 of the City Code, and all other applicable provisions of the City Code (Gov. Code §66473.5);
 - 4. The discharge of waste from the proposed subdivision into the existing community sewer system will not result in a violation of the applicable waste discharge requirements prescribed by the California Regional Water Quality Board, Central Valley Region, in that existing treatment plants have a design capacity adequate to service the proposed subdivision (Gov. Code §66474.6);
 - 5. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities (Gov. Code §66473.1); and
 - 6. The Zoning Administrator has considered the effect of the approval of this Tentative Map on the housing needs of the region and has balanced these needs against the public service needs of its residents and available fiscal and environmental resources (Gov. Code §66412.3).

SITE PLAN & DESIGN REVIEW

- 7. Site Plan and Design Review for the review of the tentative map layout is approved because the project is consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties and the goals and policies of the City of Sacramento Planning and Development Code. The proposed development is 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 meets all applicable development standards for the R-3A-SPD zone.

200-YEAR FLOOD PROTECTION

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

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

NO NET LOSS

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

CONDITIONS OF APPROVAL

TENTATIVE MAP

These conditions shall supersede any contradictory information shown on the Tentative Map approved for this project (Z25-050). The design of any improvement not covered by these conditions shall be to City standard.

The applicant shall satisfy each of the following conditions prior to filing the Parcel Map unless a different time for compliance is specifically stated in these conditions. Any condition requiring an improvement that has already been designed and secured under a City Approved improvement agreement may be considered satisfied at the discretion of the Department of Public Works.

The City strongly encourages the applicant to thoroughly discuss the conditions of approval for the project with their Engineer/Land Surveyor consultants prior to City Planning Commission approval. The improvements required of a Tentative Map can be costly and are completely dependent upon the condition of the existing improvements. Careful evaluation of the potential cost of the improvements required by the City will enable the applicant to ask questions of the City prior to project approval and will result in a smoother plan check process after project approval:

General

- A1. Pay off existing assessments or file the necessary segregation requests and fees to segregate existing assessments.
- A2. Pursuant to City Code Section 17.500.190, indicate easements on the Parcel 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.
- A3. Show all continuing and proposed/required easements on the Parcel Map.

Public Works

- A4. 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.

- A5. The applicant shall repair or replace/reconstruct (in concrete) any deteriorated portion of the alley (Government Alley) adjacent to the subject property from 27th Street to 28th Street per City standards to the satisfaction of the Department of Public Works.
- A6. 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.
- A7. 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.
- A8. 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.
- A9. 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.

Electrical

- A10. This project will require the installation of streetlights on all public streets to the satisfaction of Public Works. This will require the electrical design plans to be prepared and stamped by a registered civil or electrical engineer submitted with the major encroachment permit application. The Developer will determine the quantity and locations of streetlights based upon the City Lighting Standards. In general, the City Lighting Standard for illumination follows the IES RP-8 guidelines: Lighting Zone 1) the illumination levels are 0.10 footcandles minimum for residential applications. The illumination levels for crosswalks and signalized intersections shall meet the American National Standard Institute (ANSI)/Illuminating Engineering Society (IES) RP-8 guidelines. A photometric analysis is required for the first Cycle submission. Residential lighting shall be the City Standard ornamental streetlights. SMUD Rate Schedule: A new metered service pedestal with SMUD service point is required for the installation of all streetlights. New streetlights cannot be connected to an unmetered service pedestal.

SMUD:

- A11. SMUD has existing overhead 21kV and low voltage/secondary facilities along the south side of the property (south side of the Government Alley) that will need to remain. SMUD also has existing overhead 21 kV and low voltage/secondary facilities at the northeast

corner of the property (south side of G Street) 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.

- A12. SMUD has existing underground 21kV facilities on the south side of the property (north side of the Government 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. 128 safety clearances during construction and upon building completion. If the required clearances cannot be maintained, the Applicant shall be responsible for the cost of relocation.
- A13. Any necessary future SMUD facilities located on the Applicant's property shall require a dedicated SMUD easement. This will be determined prior to SMUD performing work on the Applicant's property. Applicant shall be responsible for confirming with SMUD appropriate/acceptable landscaping including placement within the easement area. SMUD reserves the right to prune & remove trees that encroach into the easement area. Applicant shall submit landscape improvement plans with tentative or final map as a condition of approval. New landscaping improvements shall be restricted to a maximum height of fifteen feet tall at full maturity.
- A14. In the event the Applicant requires the relocation or removal of existing SMUD facilities on or adjacent to the subject property, the Applicant shall coordinate with SMUD. The Applicant shall be responsible for the cost of relocation or removal. Applicant is further made aware that the proposed location of any relocated facilities will be subject to SMUD's vegetation management practices including restrictions of 15 feet high at full maturity and placement of trees within SMUD easements. Applicant shall bear cost to remove vegetation or trees located within proposed new facilities area and SMUD retains the right to engage in customary vegetation management practices at proposed new location after facility relocation. Applicant shall submit landscape improvement plans with tentative or final map as a condition of approval.
- A15. SMUD reserves the right to use any portion of its easements on or adjacent to the subject property that it reasonably needs and shall not be responsible for any damages to the developed property within said easement that unreasonably interferes with those needs, including but not limited to vegetation management, tree pruning or removal, weed abatement and application of weed abatement material, and a height restriction of fifteen feet tall at full maturity. Applicant shall submit landscape improvement plans with tentative or final map as a condition of approval.
- A16. The Applicant shall provide separate SMUD service points to each parcel to the satisfaction of SMUD.
- A17. The Applicant shall dedicate a 6-foot public utility easement for overhead and/or underground facilities and appurtenances adjacent to Government Alley. The 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 vegetation management practices including but not limited to tree pruning, removal, and weed abatement and a height limit of fifteen feet at full maturity. Applicant shall submit landscape improvement plans with tentative or final map as a condition of approval.

- A18. Transformer space on the property will be required. The location of this space must meet all SMUD location, spacing and access requirements. The overall size of this space will depend on the requested service size and additional space for a switch may be required depending on the overall service requirements. Separate transformer(s) will be needed for the proposed duplexes. Please contact SMUD Line Design for additional information.

PG&E:

- A19. The Z25-050 Marshall School Tentative Map and Condominiums Project will require the relocation of existing PG&E gas service facilities. The applicant must contact the resources below to apply for the relocation of any existing PG&E gas and services that exist on the subject parcels.

To request delineation maps for review of PG&E's existing facilities, please submit to the following mailbox for gas maps: DelineationMapRequests@pge.com. For electric maps, submit through PG&E's JUMP Portal: Joint Use Map Portal. Please note, when a request is submitted, the Delineation Team will confirm if a Nondisclosure Agreement needs to be completed.

For any requests to modify or relocate PG&E's existing facilities, or to request gas and/or electric service, please submit an application to PG&E's Service Planning department through PG&E's Your Project Portal: Sign In (yourprojects-pge.com). Please note, any request to relocate PG&E facilities from an easement or other land right on private property will require an equivalent easement or land right in the new location on private property, satisfactory to PG&E.

As a reminder, before any digging or excavation occurs, please contact Underground Service Alert (USA) by dialing 811 a minimum of two (2) working days prior to commencing any work. This free and independent service will ensure that all existing underground utilities are identified and marked on-site.

DOU

- A20. The applicant shall grant and reserve easements as needed, for water, drainage and sanitary sewer facilities, and for surface storm drainage, at no cost at or before the time of sale or other conveyance of any parcel or lot. A note stating the following shall be placed on the Parcel Map: "Reciprocal easements for utilities, drainage, water and sanitary sewer facilities, and surface storm drainage shall be granted and reserved, as necessary and at no cost, at or before the time of sale or conveyance of any parcel shown in this map."
- A21. Prior to or concurrent with the submittal of improvement plans, prepare a project specific water study for review and approval by the DOU. The water system shall be designed to satisfy the more critical of the two following conditions: (1) at maximum day peak hour demand, the operating or "residual" pressure at all water service connections shall be at least 30 pounds per square inch, (2) at average maximum day demand plus fire flow, the operating or "residual" pressure in the area of the fire shall not be less than 20 pounds per square inch. The water study shall determine if the existing and proposed water distribution system is adequate to supply fire flow demands for the project. A water supply test may be required for this project. 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 water related requirements. Failure to submit the water study may delay review and approval.

- A22. The proposed developments on Lot 2 and Lot 3 are not contiguous to existing public water mains. Dependent on the results of the water study analysis, the property owner/developer may be required to construct off-site water main extensions as determined by the DOU. (Note: There are no public water mains located in 27th Street and 28th Street, the owner/developer may be required to extend the water mains to connect to the nearest water main in Fat Aly.)
- A23. The proposed developments on Lot 2 and Lot 3 are not contiguous to existing public combined sanitary sewer mains in 27th and 28th Streets. The property owner/developer may be required to construct off-site combined sewer main extensions within 27th Street and 28th Street or as determined by the DOU. (Note: There are no combined sanitary sewer mains located in 27th Street and 28th Street.)
- A24. Provide separate sanitary sewer services to each parcel to the satisfaction of the DOU.
- A25. 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.
- A26. All increases in sewer flow shall be mitigated. The proposed project is contributing increased sewer flows to the CSS and shall evaluate the available capacity of existing CSS mains from the project's point of service to the nearest 18-inch main. If any portion of the City mains to the nearest 18-inch main is determined to have insufficient capacity to accommodate the increased sewer flow, the development shall be required to improve the undersized mains to the nearest 18-inch main. The applicant is advised to contact the City of Sacramento Utilities Department Sewer Planning Section (916-808-7890) at the early planning stages to address any sewer related requirements.
- A27. There is an existing City combined sanitary sewer main in the Alley that is over 80 years old. Prior to design, the applicant shall provide a CCTV report the City of Sacramento Utilities Department Sewer CIP Section to determine if the main requires repair or replacement. In which case, the applicant prior to any alley resurfacing, shall coordinate the work and any required agreements with DOU Sewer CIP. Note: The owner/developer must provide a CCTV report that complies with the City of Sacramento Specifications and Standards, Section 26-12 Procedures for Closed-Circuit Television (CCTV) Inspections of Piping Systems. (Note: CCTV data shall be of the combined sanitary sewer main between MH123 DD17 to MH915 CC16.)
- A28. 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: The orifice structure will be required to be located upstream of the point of service manhole. A maintenance agreement may be required for detention and Low Impact Development (LID) features.)

- A29. A water, sewer, and drainage service maintenance agreement is required for any proposed common water, sewer, and/or drainage services for the project.
- A30. Prior to the initiation of water, sewer and storm drainage service to the development, a privately funded maintenance district or a homeowners association (HOA) shall be formed and C.C.&R's shall be approved by the City and recorded assuring maintenance of water, sewer and surface and subsurface storm drainage facilities within the private streets, drives aisles, alleys and common areas. 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.
- A31. Onsite sewer and drainage facilities shall be separated systems.
- A32. 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.
- A33. No more than 6,000 square feet is allowed to sheet drain over a public sidewalk. If the area is larger than 6,000 square feet, then an on-site surface drainage system is required and shall be connected to the street drainage system by means of a storm drain service tap. All on-site drainage systems shall be designed to the standard specified in the DOU onsite design manual.
- A34. A grading plan showing existing and proposed elevations is required. Adjacent off-site topography shall also be shown to the extent necessary to determine impacts to existing surface drainage paths. No grading shall occur until the grading plan has been reviewed and approved by the DOU.
- A35. 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.

FIRE

- A36. The furthest projection of the exterior wall of a building shall be accessible from within 150' (200 ft when protected by an automatic fire sprinkler system) of an approved Fire Department access roadway as measured by an unobstructed route around the exterior of the building. (California Fire Code Sections 503.1.1, 507.5.1)
- A37. Maintenance agreements shall be provided for fire protection systems. The agreement shall be record with the Public Records Office having jurisdiction.

Parks

- A38. **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)
- A39. **Maintenance District:** The applicant shall initiate and complete the formation of a parks maintenance district (assessment or Mello-Roos special tax district) or annex the project into an existing parks maintenance district. The applicant shall pay all city fees for formation of or annexation to a parks maintenance district. (*Contact Infrastructure Finance, Doreen Chia, (916)808-5447, dchia@cityofsacramento.org*).

Miscellaneous

- A40. Form a Homeowner's Association with CC&R's for Lots 1 and 3 (condominium) to be approved by the City. CC&R's shall be recorded assuring maintenance of all private streets, lights, sewer services, drop inlets, drain leads, landscaping, irrigation, common areas, etc.
- A41. For Lots 1 and 3 (condominium):
- a. New condominiums shall comply with the development standards in SCC section 17.716.040 for new condominium developments.
 - b. No final building permit inspection shall be performed for any dwelling until/unless the Final Map is recorded.

Advisory Notes

- ADV.A1. **General.** If unusual amounts of bone, stone, or artifacts are uncovered, work, in the area within the distance required by federal and state regulations, will cease immediately and a qualified archaeologist shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less than significant effect before construction resumes. A note shall be placed on the final improvement plans referencing this condition.
- ADV.A2. **Fire.** The plans are required to comply with the California Building Standards Code (California Code of Regulations Title 24 Volumes 1-12)
- ADV.A3. **Fire.** The plans are required to demonstrate how the existing structures on Lot 2 comply with CBC 705.5 for exterior wall fire-resistance ratings, based on the fire separation distance to the proposed lot lines.
- ADV.A4. **Fire.** The plans are required to include detailed information demonstrating compliance with CBC 705.8 for all existing structures located on Lot 2 for the maximum allowable area of exterior wall openings, based on the fire separation distance to the proposed lot lines and the required degree of opening protection per CBC Table 705.8.
- ADV.A5. **SacSewer.** Prior to the ISSUANCE OF A BUILDING PERMIT: The owner must

contact the Regional San Permit Services Unit at 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.A6. **SacSewer.** 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.A7. **SMUD.** 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.A8. **SMUD.** 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.
- ADV.A9. **SMUD.** 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.A10. **Parks.** As per City Code, the applicant will be responsible to meet his/her obligations regarding:
- a. Title 17, 17.512 Park Dedication / In Lieu (Quimby) Fees, due prior to recordation of the final map. The Quimby fee due for this project is estimated at \$78,797. This is based on the tentative subdivision map to create three (3) residential lots, with Lots 1 and 3 containing six (6) duplexes each and Lot 2 with 36 multi-dwelling units in the R-3A-SPD zone. The Quimby in lieu fee is based on the total number of units approved for construction or allowed by zone with an average land value of \$360,000 per acre for the Central City Community Plan Area, plus an additional 20% for off-site park infrastructure improvements. Any change in these factors will change the amount of the Quimby fee due. The Quimby in-lieu fee is assessed to this subdivision to permit separate ownership of two or more existing residential dwelling units when all units are less than five years old (SCC §17.512.110.B). The final fee is calculated using factors at the time of finalizing conditions on the final map. The Department of Public Works is the lead for resolving the conditions on the map, including the invoicing and payment of the in-lieu fee.
 - b. Community Facilities District 2002-02, Neighborhood Park Maintenance CFD Annexation.
- ADV.A11. **Building.** The plans are required to comply with the California Building Standards Code (California Code of Regulations Title 24 Volumes 1-12).

ADV.A12. **Building.** The revised tentative map for Z25-050 dated 12/05/2025 was reviewed for compliance with the 2022 California Building Code (CBC) provisions related to fire separation distance and maximum allowable exterior wall openings for Lot 2 as measured to the newly proposed lot lines. This advisory review is limited in scope to Lot 2 only. CBC compliance for proposed construction on Lots 1 and 3 was not reviewed and is not included as part of this advisory.

Recommendation Approved: _____



Zach Dahla
Senior Planner

The decision of the Zoning Administrator may be appealed to the Planning and Design Commission and the decision of the Preservation Director may be appealed to the Preservation Commission. An appeal must be filed within 10 days of the Director's hearing. If an appeal is not filed, the action of the Directors is final. Note: The applicant will need to contact the Public Works Department after the appeal period is over to submit for a Final Map. A discretionary permit expires and is thereafter void if the use or development project for which the discretionary permit has been granted is not established within the applicable time period. The applicable time period is either three years from the effective date of approval of the discretionary permit; or the time specified by the decision-maker, if so stated in a condition of approval of the discretionary permit. A use or development project that requires a building permit is established when the building permit is secured for the entire development project and construction is physically commenced.

Attachment A

Tentative Map

