

DIRECTOR REPORT

STAFF RECOMMENDATION

Staff recommends the Zoning Administrator approve, with conditions, a Tentative Condominium Map for the project known as **Z25-059**. Draft Findings of Fact and Conditions of Approval for the project are included below.

REQUESTED ENTITLEMENTS

1. **Tentative Condominium Map** to create two airspace units within a residential building on a 0.08-acre lot within the Single-Unit Dwelling (R-1) zone. The currently vacant lot has a separate SB9 approval to construct a residential building (file # IR25-014). There are no proposed physical changes to the site with this application.

PROJECT INFORMATION

Location: 6451 / 6455 8th Avenue
Parcel Number: 015-0083-028-0000
Council District: 6
Applicant/Property Owner: Build Casa
Attn: Paul Steidl
327 19th Street
Oakland, CA 94612
Project Planner: Danny Abbes, Associate Planner, (916) 808-5873
Hearing Date: January 29, 2026

Land Use Information

General Plan Designation: Neighborhood
Community Plan Area: Fruitridge/Broadway
Specific Plan: N/A
Zoning: Single-Unit Dwelling (R-1) Zone
Special Planning District: N/A
Planned Unit Development: N/A
Design Review Area: Citywide
Parking District: Traditional
Historic Landmark: N/A
Historic District: N/A

Surrounding Zoning and Land Uses

| | | |
|--------|-----|-------------|
| North: | R-1 | Residential |
| South: | R-1 | Residential |
| East: | R-1 | Residential |
| West: | R-1 | Residential |

Site Characteristics

| | |
|----------------------------|--|
| Property Area: | ±0.08 acre; ±3,273 square feet |
| Topography: | Flat |
| Street Improvements: | Existing |
| Utilities: | Existing |
| Existing Land Use of Site: | Vacant with approval of residential building |

Other Information

| | |
|-------------------|------------------------------|
| Concurrent Files: | N/A |
| Previous Files: | IR23-200, DR23-277, IR25-014 |

ATTACHMENTS

Attachment 1: Tentative Parcel Map for Condominium Purposes

Attachment 2: IR25-014 Record of Decision

BACKGROUND

The project site is a 0.08-acre vacant residential parcel zoned R-1 within the Tahoe Park neighborhood at 6451/6455 8th Avenue. The site is surrounded by residential development on all sides. The site has received some recent previous approvals as detailed below:

- IR23-200 - SB9 ministerial approval for a tentative map to subdivide an 8,167 square foot parcel at 3246 Kroy Way into two parcels, approved August 10, 2023. (This created the subject parcel.)
- DR23-277 – Site Plan and Design Review to construct a single-unit dwelling with attached accessory dwelling unit, approved on June 20, 2024.
- IR25-014 - SB9 ministerial approval to construct a duplex with units of 640 and 630 square feet. (This is the approved residential building that the condominium map is based upon.)

PROPOSED PROJECT AND ANALYSIS

The applicant is now proposing a tentative map to create two airspace condominium units that will allow for individual ownership of each of the units. The two residential units, which have been approved via IR25-014, have not yet been constructed.

The existing parcel will maintain adequate access to the public street and available utility infrastructure and the existing parcel boundaries will not change as part of the requested tentative condominium map. Additionally, no physical modifications to the site or any building exterior are proposed as part of this project. The applicant will form an owner's association to ensure joint access to necessary utilities. Planning staff supports the proposal since it will allow for individual ownership opportunities of the units.

SUBDIVISION REVIEW COMMITTEE

The proposed tentative map was heard at the Subdivision Review Committee on January 21, 2026. The Tentative Condominium Map conditions of approval were accepted by the applicant and forwarded by the committee. The resulting conditions are listed under Conditions of Approval below.

PUBLIC/NEIGHBORHOOD OUTREACH AND COMMENTS

This project was routed to Preservation Sacramento, Civic Thread, Sacramento Area Bicycle Advocates, Region Builders, Tahoe Park Neighborhood Association, and Tahoe Park Association. All property owner and residents within 500 feet of the subject site were mailed a public hearing notice and the site was posted with project details, public hearing participation information, and planning staff contact information for comments or questions. At the time of the writing of this report, staff has not received any comments from any community group or individual member of the public.

ENVIRONMENTAL DETERMINATION

Environmental Planning Services of the Community Development Department has reviewed this project and determined that it is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15301, Existing Facilities (Categorical Exemption – Class 1).

FLOOD HAZARD ZONE

State Law (SB 5 as amended by SB 639) and the 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 purpose is to ensure that new development in the Natomas and Beach Lake Subareas will have protection from a 200-year flood event or will achieve that protection by 2030. 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 local flood management agency, SAFCA, has made adequate progress on the construction of a flood protection system that will ensure protection from a 200-year flood event or will achieve that protection by 2030. This is based on the SAFCA Urban level of flood protection plan, adequate progress baseline report, and adequate progress toward an urban level of flood protection engineer's report that were accepted by City Council Resolution No. 2016-0226 on June 21, 2016 and the SAFCA 2025 Adequate Progress Annual Report accepted by City Council Resolution No. 2025-0282 on October 21, 2025.

CONDITIONS OF APPROVAL

Tentative Parcel Map

Public Works

1. Pay off existing assessments or file the necessary segregation requests and fees to segregate existing assessments.
2. Pursuant to City Code Section 17.500.190, indicate easements on the Final Map to allow for the placement of centralized mail delivery units. The specific locations for such easements shall be subject to review and approval of the Department of Public Works after consultation with the U.S. Postal Service.
3. Show all continuing and proposed/required easements on the Parcel Map.
4. Construct standard subdivision improvements as noted in these conditions pursuant to section 17.504.050 of the City Code. All improvements shall be designed and constructed to the satisfaction of the Department of Public Works. Improvements required shall be determined by the city. The City shall determine improvements required for each phase prior to recordation of each phase. Any public improvement not specifically noted in these conditions or on the Tentative Map shall be designed and constructed to City standards. This shall include the

repair or replacement/reconstruction of any existing deteriorated curb, gutter and sidewalk adjacent to the subject property per City standards to the satisfaction of the Department of Public Works.

5. The 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.

Department of Utilities (DOU)

6. 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."
7. 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 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.

Fire Department

8. Maintenance agreements shall be provided for the interior roadways of the proposed complex and for the fire protection systems. The agreement shall be record with the Public Records Office having jurisdiction and shall provide for the following:
 - a. Maintenance and timely repair of all fire protection systems, including but not limited to hydrants, fire alarm systems and fire sprinklers.

Youth, Parks, and Community Enrichment

9. **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)
10. **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

11. Form a Homeowner's Association. CC&R's shall be approved by the City and recorded assuring maintenance of private roadway(s), shared driveways, lights, landscaping, sewers, drains and water systems.

Advisory Notes:

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

12. 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.
13. Utility records indicate that the existing sanitary sewer services for the adjacent site at 3246 Kroy Way may be under the proposed structure at the project site. City maintenance responsibilities of the services are to the point of service within the alley right of way. The property owner is responsible for the maintenance and repair of the services on their property. The applicant should relocate existing services from under the proposed building or reconstruct the existing service within a pipe sleeve for protection and ease of future repair and replacement of the service.
14. Residential water taps shall be sized per the City's Building Department onsite plumbing requirements (water taps from the water main in the street to the meter may need to be larger than 1-inch depending on the length of the house service, number of fixture units, etc.).
15. The proposed development is not contiguous to an existing public water main. The property owner/developer may be required to construct off-site water main extensions as determined by the DOU. (Note: The nearest public water main is located within Kroy Ave.)
16. 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.
17. Prior to or concurrent with the submittal of the building permit application, the applicant shall prepare a project specific drainage study meeting the criteria specified in the current Onsite Design Manual and/or the Design and Procedures Manual, for review and approval by the DOU. Per the current DOU Onsite Design Manual, either a static or dynamic analysis for mitigating sizing and drainage system design may be used. Using the static analysis and per the DOU onsite project storage method, an estimated 8,200 cubic feet of detention must be provided per each additional acre of impervious area. The maximum discharge rate must be limited to an estimated 0.16 cfs/acre. The applicant is advised to contact the City of Sacramento Utilities Department Development Review Section (916-808-7890) at the early planning stages to address any drainage related requirements. Failure to submit the drainage study may delay review and approval. (Note: A maintenance agreement may be required for detention and Low Impact Development (LID) features.)

18. This project is in Drainage Basin 31 which is subject to the new Drainage Pumped Impact Fee per City Council Resolution 2023-0368.
19. The onsite water, sewer and storm drain systems shall be private systems maintained by the association or other approved entity. (Note: A water, sewer, and/or drainage service agreement may be required for common private services shared among the parcels.)
20. 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.
21. 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.
22. Water meters shall be located at the point of service, which is back of walk for connected sidewalks.
23. 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.
24. The applicant is responsible for the protection and repair of the City sanitary sewer main during construction of the proposed structure. Contact Underground Service Alert at 1-800-642-2444, 48 hours before work is to begin.
25. 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 \$3,534. This is based on the tentative parcel map to create a Tentative Condominium Map with two (2) residential airspace parcels within a residential building. The Quimby in lieu fee is based on the total number of units approved for construction or allowed by zone with an average land value of \$155,000 per acre for the Fruitridge Broadway Community Plan Area, plus an additional 20% for off-site park infrastructure improvements. Any change in these factors will change the amount of the Quimby fee due. The final fee is calculated using factors at the time of finalizing conditions on the final map. The Department of Public Works is the lead for resolving the conditions on the map, including the invoicing and payment of the in-lieu fee.
 - b. Community Facilities District 2002-02, Neighborhood Park Maintenance CFD

FINDINGS OF FACT

Environmental Determination: Exempt

1. The Zoning Administrator has reviewed this project and determined that it is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15301, Existing Facilities (Categorical Exemption – Class 1).

Tentative Parcel Map

1. None of the conditions described in City Code section 17.828.090 and Government Code section 66474 exist with respect to the proposed subdivision as follows:

- a. The proposed map is consistent with the General Plan, all applicable community and specific plans, Title 17 of the City Code, and all other applicable provisions of the City Code;
 - b. The design and improvement of the proposed subdivision is consistent with the General Plan, all applicable community and specific plans, Title 17 of the City Code, and all other applicable provisions of the City Code as conditioned;
 - c. The site is physically suitable for the type of development;
 - d. The site is physically suitable for the proposed density of development;
 - e. The design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat;
 - f. The design of the subdivision and the type of improvements are not likely to cause serious public health problems;
 - g. The design of the subdivision and the type of improvements will not conflict with easements, acquired by the public at large, for access through, or use of, property within the proposed subdivision.
2. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the General Plan, all applicable community and specific plans, Title 17 of the City Code, and all other applicable provisions of the City Code (Gov. Code §66473.5);
 3. The discharge of waste from the proposed subdivision into the existing community sewer system will not result in a violation of the applicable waste discharge requirements prescribed by the California Regional Water Quality Board, Central Valley Region, in that existing treatment plants have a design capacity adequate to service the proposed subdivision (Gov. Code §66474.6);
 4. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities (Gov. Code §66473.1); and
 5. The Zoning Administrator has considered the effect of the approval of this Tentative Subdivision Map on the housing needs of the region and has balanced these needs against the public service needs of its residents and available fiscal and environmental resources (Gov. Code §66412.3).

200-Year Flood Protection Finding

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

Danny Abbes

Danny Abbes
Associate Planner

MA

Marcus Adams (Jan 23, 2026 13:13:24 PST)

Marcus Adams
South Area 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.

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.