

DIRECTOR REPORT

STAFF RECOMMENDATION

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

REQUESTED ENTITLEMENTS

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

PROJECT INFORMATION

Location: 3654 1st Avenue
Parcel Number: 0100-0324-019-0000
Council District: 5
Applicant: Rudi Macias
Studio 81 International
4944 Windplay Drive
El Dorado Hills, CA 95762

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

Project Planner: Michael Crampton, Assistant Planner
Hearing Date: July 23, 2026

Land Use Information

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

Surrounding Land Use and Zoning

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

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

Site Characteristics

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

Other Information

Previous Files:	None
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ATTACHMENTS

Attachment A: Tentative Map

Attachment B: Project Plans

Attachment C: Public Comment Letter

PROJECT INFORMATION

BACKGROUND

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

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

PROPOSED PROJECT AND ANALYSIS

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

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

Tentative Map

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

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

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

*Applicable standard for corner lots

Lot depth deviation

The Tentative Map requires the following deviation(s):

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

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

Site Plan and Design Review

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

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

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

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

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

The project requires the following deviation:

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

Deviation to attached garage dimensions.

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

House Plans

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

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

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

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

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

SUBDIVISION REVIEW COMMITTEE

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

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

PUBLIC/NEIGHBORHOOD OUTREACH AND COMMENT

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

ENVIRONMENTAL DETERMINATION

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

FLOOD HAZARD ZONE

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

DRAFT FINDINGS OF FACT

Draft Findings of Fact— Environmental

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

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

Draft Findings of Fact — Tentative Map

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

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

Draft Findings of Fact— Site Plan and Design Review

1. The design, layout, and physical characteristics of the proposed development are consistent with the General Plan which designates the site as Neighborhood and anticipates the provision of housing. There is no specific plan or transit village plan applicable to this project.
2. The design, layout, and physical characteristics of the proposed development are consistent with all applicable design guidelines and with all applicable development standards. Deviations proposed to reduce lot width standards are consistent with the purpose and intent of the Planning and Development Code in that the proposed lot configurations can accommodate residential site development. All streets and other public access ways and facilities, parking facilities, and utility infrastructure are adequate to serve the proposed development and comply with all applicable design guidelines and development standards.
3. The design, layout, and physical characteristics of the proposed development are visually and functionally compatible with the surrounding neighborhood in that the proposal does not involve any physical changes that would impact established neighborhood character.
4. The design, layout, and physical characteristics of the proposed development minimizes energy consumption and encourages the use of renewable energy sources as an urban infill site utilizing existing road and utility networks.
5. The design, layout, and physical characteristics of the proposed development are not detrimental to the public health, safety, convenience, or welfare of persons residing, working, visiting, or recreating in the surrounding neighborhood and will not result in the creation of a nuisance in that the proposal does not involve any physical changes that would impact established neighborhood character.

Draft Findings of Fact— Site Plan and Design Review

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

Draft Findings of Face—200-Year Flood Protection

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

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

DRAFT CONDITIONS OF APPROVAL

Draft Tentative Map Conditional of Approval

General

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

Public Works

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

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

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

SMUD

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

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

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

Utilities

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

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

Parks

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

Miscellaneous

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

Advisory Notes

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

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

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

the invoicing and payment of the in-lieu fee.

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

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

Draft Site Plan and Design Review Conditions of Approval

Planning & Design Review

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

10. Provide the following design elements at all elevations as shown on the approved plans:
 - a. Minimum 30-year dimensional composition roofing
 - b. Smooth coat stucco
 - c. Fiber cement panels
 - d. Shiplap Siding
 - e. 6" Horizontal lap siding
 - f. 16" Board and Batten Siding
 - g. Masonry veneer
 - h. Decorative beam(Plan 3 "Cottage" elevation)
 - i. Fascia / Barge board trim at roof
 - j. Roll up metal garage door
 - k. Exterior light fixture
11. All residential mechanical equipment shall be screened from any street view using fencing, landscaping, or an architecturally integrated screen wall. Equipment shall comply with all noise standards and ordinances.
12. Any new or relocated electrical service panels shall not be placed on any street facing elevation and must be screened from street view when located on the interior side yard of the structure.

Public Works

13. Construct standard public improvements as noted in these conditions pursuant to Title 17 of the City Code. Improvements shall be designed to City Standards and assured as set forth in Section 17.502.130 of the City Code. All improvements shall be designed and constructed to the satisfaction of the Department of Public Works. Any public improvement not specifically noted in these conditions shall be designed and constructed to City Standards. This shall include the repair or replacement/reconstruction of any existing deteriorated curb, gutter and sidewalk adjacent to the subject property per City standards to the satisfaction of the Department of Public Works.
14. The applicant shall repair or replace/reconstruct (in concrete) any deteriorated portion of the alley adjacent to the subject property (from the subject property's western property line to 37th Street) per City standards to the satisfaction of the Department of Public Works.
15. With the proposed development along the alley, the applicant shall install alley name signs at both alley entrances when required by either the Building, Police and/or Fire Departments. In the event the alley name signs are required, the applicant shall coordinate with the Department of Public Works on the location of the alley name signs at alley entrances. The installation of the alley name signs shall be to the satisfaction of the Department of Public Works.
16. All new driveways shall be designed and constructed to City Standards to the satisfaction of the Department of Public Works.

17. The applicant shall provide a minimum 4-ft garage setback for all proposed lots to provide the required 24-ft onsite maneuvering width to the satisfaction of the Department of Public Works.
18. Reciprocal access easements are required for shared use of the driveways w/ the adjacent parcel, if not already in place.
19. The site plan shall conform to the parking requirements set forth in City Code 17.608.040.
20. The applicant shall record the Final Map, which creates the lot pattern shown on the proposed site plan prior to obtaining any Building Permits.
21. The design of walls fences and signage near intersections and driveways shall allow stopping sight distance per Caltrans standards and comply with City Code Section 12.28.010 (25' sight triangle). Walls shall be set back 3' behind the sight line needed for stopping sight distance to allow sufficient room for pilasters. Landscaping in the area required for adequate stopping sight distance shall be limited 3.5' in height at maturity. The area of exclusion shall be determined by the Department of Public Works.
22. CC&R's shall be approved by the City and recorded assuring maintenance of the private road/access easement, common lights, common landscaping, common utilities, and all common areas.

Solid Waste

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

Utilities

29. Easements for water meters shall be dedicated to the City and shall include language assuring unrestricted access at all times for DOU personnel and maintenance vehicles. (Note: Water meters shall be placed within softscapes when possible. Any meter located within hardscapes will require a hold harmless agreement.)
30. Provide separate sanitary sewer services to each parcel to the satisfaction of the DOU. (Note: Sewer cleanouts shall be placed within softscapes when possible. Any cleanout located within hardscapes will require a hold harmless agreement.)
31. This project is served by the Combined Sewer System (CSS). Therefore, the developer/property owner will be required to pay the Combined Sewer System Development Fee prior to the issuance of building permit. The fee will be used for improvements to the CSS. The applicant is recommended to contact the Department of Utilities Development Services at 916-808-7890 for a CSS fee estimate.
32. The applicant shall pay the Drainage Impact Fee or provide onsite drainage mitigation meeting the current Onsite Design Manual requirements. To meet the onsite detention requirement, 7,600 cubic feet of detention must be provided per each additional acre of impervious area. The maximum discharge rate must be limited to 0.18 cfs/acre. The applicant is advised to contact the City of Sacramento Utilities Department Development Review Section (916-808-7890) at the early planning stages to address any onsite drainage related requirements. Failure to submit the drainage study may delay review and approval. (Note: A maintenance agreement may be required for detention and Low Impact Development (LID) features.)
33. Prior to the initiation of any water, sewer or storm drainage services to the project, a homeowner association (HOA) or a privately funded maintenance district shall be formed and C.C. & R.s shall be approved by the City and recorded assuring maintenance of water, sewer and storm drainage facilities within the private property. Private easements shall be dedicated for these facilities. The CC&Rs must provide that the City-approved provisions regarding water, sewer and surface and subsurface storm drainage facilities may not be revised without City consent. If required by the DOU, the responsible maintenance agency shall enter into and record an agreement with the City regarding the maintenance of these facilities. The agreement shall be to the satisfaction of the DOU and the City Attorney. (Note: A water and sewer maintenance agreement will be required for common private water and sewer services.)
34. Finished floor elevations shall be a minimum of 6-inches above the 100-year HGL or 1-foot above the overland flow release elevation, whichever is higher or as approved by the DOU.
35. All lots shall be graded so that drainage does not cross property lines.
36. The applicant must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. This ordinance requires the applicant to show erosion and sediment control methods on the construction drawings. These plans shall also show the methods to control urban runoff pollution from the project site during construction.

Advisory Notes:

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

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

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

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

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

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

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

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

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

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

Chapter 13.10:

https://codelibrary.amlegal.com/codes/sacramentoca/latest/sacramento_ca/0-0-0-26469

Chapter 17.616.040:

https://codelibrary.amlegal.com/codes/sacramentoca/latest/sacramento_ca/0-0-0-39409

Standard Bin and Can Dimensions

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

Standard Truck Dimensions

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

Respectfully Submitted:



Michael Crampton
Assistant Planner

Recommendation Approved:



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

Marcus Adams
Senior Planner

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

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

FIRST + OAK
3654 1ST AVENUE



PROJECT DESCRIPTION

THE PROJECT PROPOSES TO SUBDIVIDE THE EXISTING R-4 ZONED LOT LOCATED AT 3654 1st AVENUE INTO A PROJECT OF TWO CHANGING PAVES, WE ARE PROPOSING TWO CHANGING PAVES (CHANGING PAVES) CONSTRUCTED PER THE CALIFORNIA RESIDENTIAL CODE (CIRCULAR GROUP 1) ALTERNATIVE WILL APPEAR AS A HOMEWORK CONSTRUCTION. THESE STRUCTURES WILL BE DESIGNED AND CONSTRUCTED WITH A COVERED STAY OF METAL ALUMINUM TO TOTAL THE CAPED TWO PRIMARY STRUCTURES, WITH EACH PRIMARY SINGLE FAMILY RESIDENCE WE ARE PROPOSING A SECOND FLOOR ACCESSORY DWELLING UNIT (ADU) WITH THE ADU ADJACENT TO THE MAIN STRUCTURE.

IN TOTAL, THIS PROJECT PROPOSES A SINGLE-FAMILY DWELLING AND TWO ADUS.

ADU OPEN PARKING SPACE WILL BE PROVIDED FOR EACH PRIMARY DWELLING UNIT, ACCESSIBLE BY A COMMON SHARED DRIVEWAY THE ENTRY DOORS FOR THE PRIMARY UNITS WILL ALSO FRONT ONTO THE SHARED DRIVEWAY.

THE PROJECT PROPOSES A TRAIL AND BICYCLE LANE INCLUDING TO AVOID THE IMPACT OF STREET PARKING ON TRAIL PICK-UP/DROP-OFF FOR SECURITY, THE DRIVEWAY PROVIDES A FENCE AND FENCED AREAS AT THE OPEN SPACE BETWEEN STRUCTURES AND A FENCE AND VEHICLE GATE AT THE ALLEY.

VICINITY MAP



BUILDING DATA

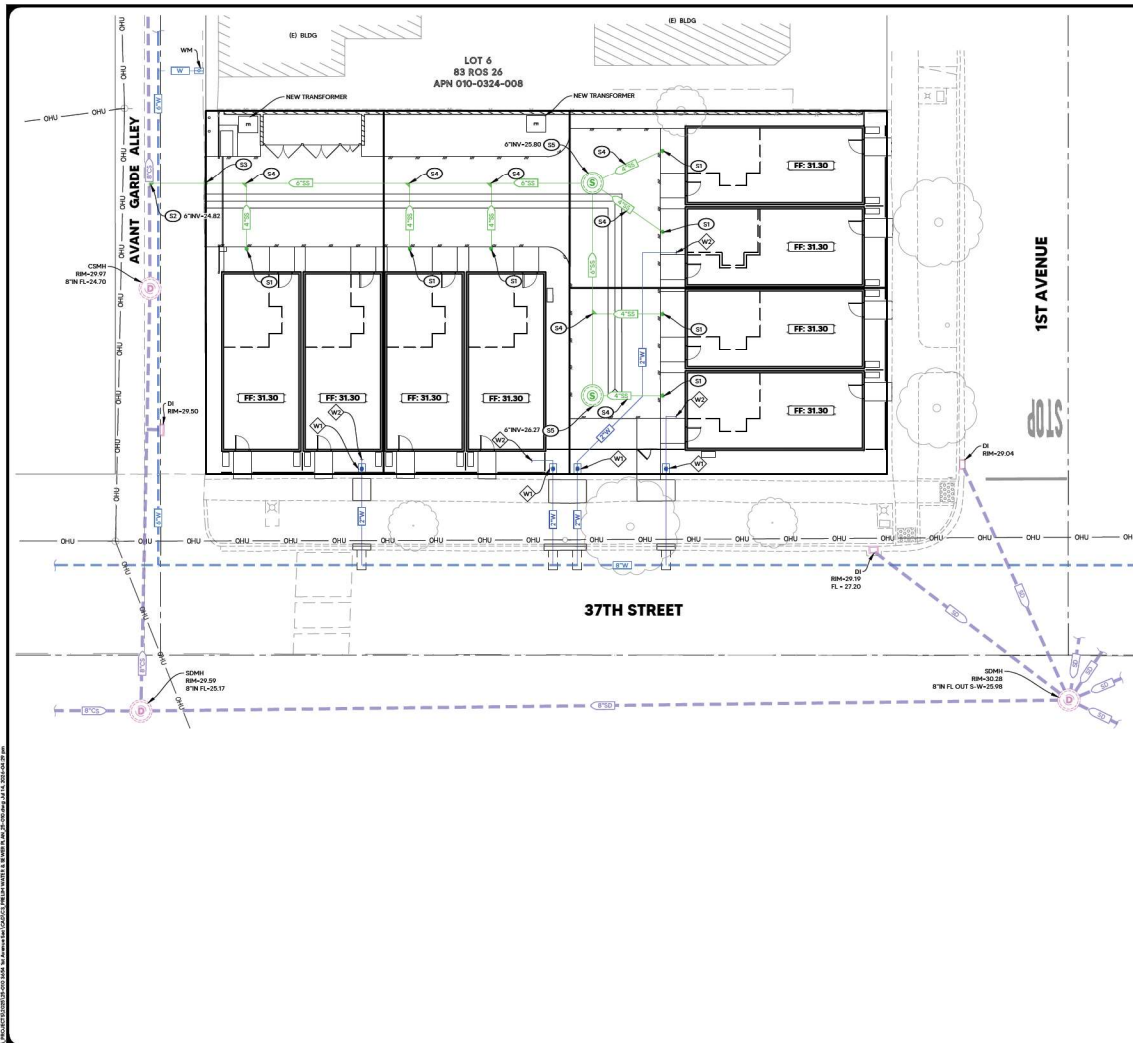
LEGAL JURISDICTION: CITY OF SACRAMENTO, CALIFORNIA
ADDRESS: 3654 1st AVENUE
ACCESSORY PARCEL #: 01040304-010
AREA: 15,000 SQUARE FEET (270 ACRES)
ZONING: R-4
PROPOSED USE: SINGLE UNIT DWELLING
OCCUPANCY GROUPS: GROUP R-30
TYPE OF CONSTRUCTION: TYPE I-B
SPRINKLER SYSTEM: N/A
VEHICLE PARKING: 0 SPACES REQUIRED - 0 SPACES PROVIDED

SHEET INDEX

A01 COVER SHEET
B01 EXISTING PRELIM MAP
C1 PRELIMINARY SITE PLAN
C2 PRELIMINARY GRADING AND DRAINAGE PLAN
C3 PRELIMINARY WATER AND SEWER PLAN
A10 ARCHITECTURAL SITE PLAN
A11 FIRST LEVEL FLOOR PLAN
A12 SECOND LEVEL FLOOR PLAN
A13 THIRD LEVEL FLOOR PLAN
A14 ROOF PLAN
A15 EXTERIOR ELEVATIONS & COLOR AND MATERIALS
A21 30 VIEWS
A22 30 VIEWS
A23 30 VIEWS
A24 30 VIEWS
L1 PRELIMINARY LANDSCAPE PLAN

FIRST + OAK
3654 First Avenue
June 2, 2026

COVER SHEET
A0.1



SHEET LEGEND

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

SANITARY SEWER KEYNOTES:

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

WATER KEYNOTES:

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

UTILITY GENERAL NOTES:

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

10 0 10 20
1" = 10' FEET

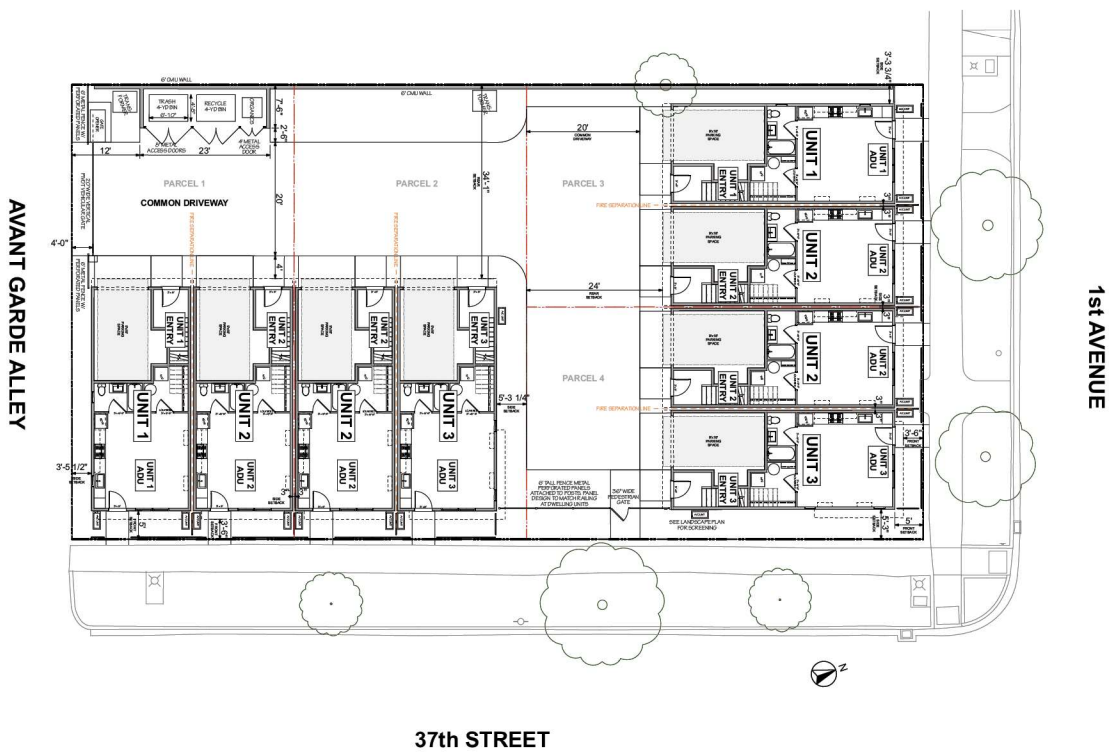
Know what's below.
Call before you dig.
or (800) 227-2600

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

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

C3
4 OF 4
7/14/2025

PROJECT 742-000 - 3654 1ST AVENUE, SACRAMENTO



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

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

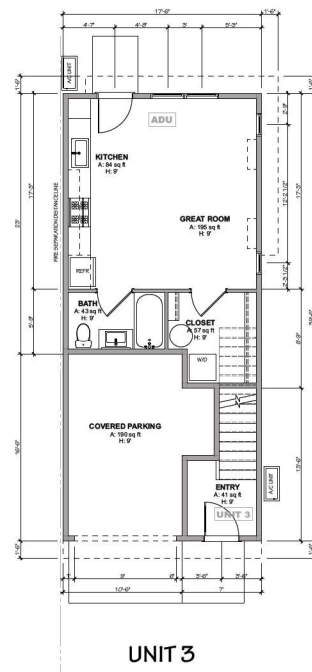
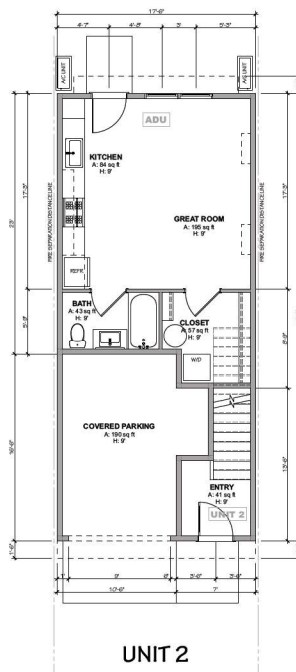
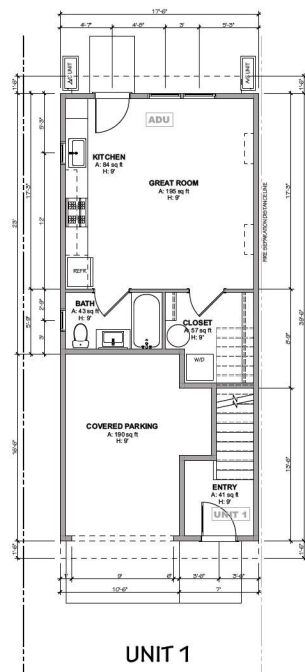
FIRST + OAK
3654 First Avenue
June 2, 2026

ARCHITECTURAL
SITE PLAN

A1.0

ARCHITECTURAL SITE PLAN

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



SQUARE FOOTAGES

Unit 1	730
Unit 1 ADU	424
Total Unit 1	1,154
Unit 2	1,308
Unit 2 ADU	424
Total Unit 2	1,732
Unit 3	1,344
Unit 3 ADU	424
Total Unit 3	1,768

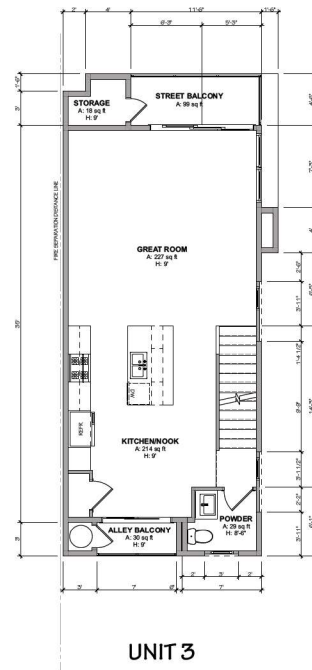
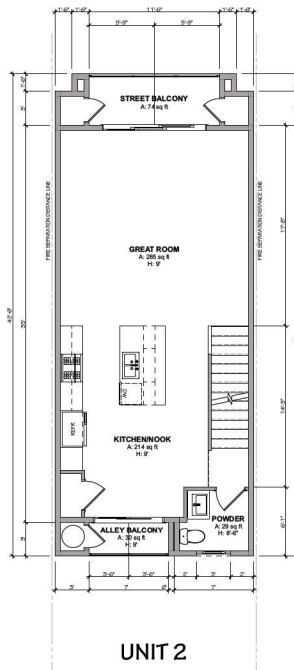
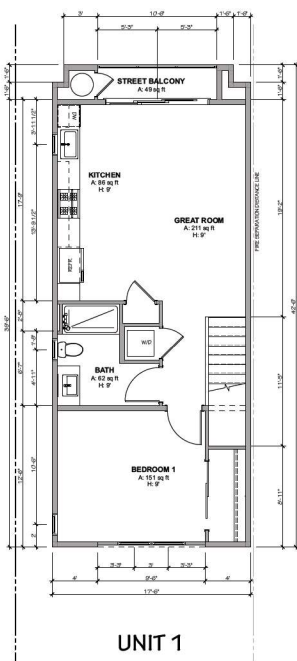
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3654 First Avenue
June 2, 2026

FIRST LEVEL FLOOR PLAN

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

**FIRST LEVEL
FLOOR PLANS**

A1.1



SQUARE FOOTAGES

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

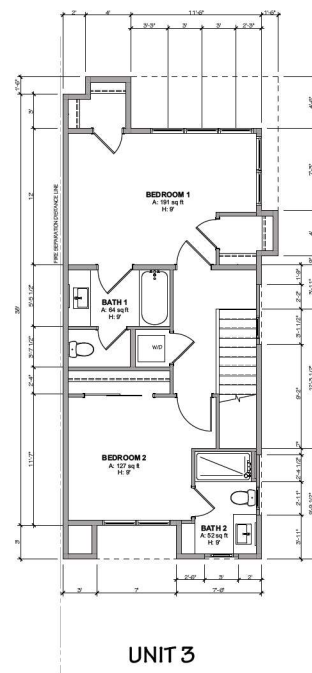
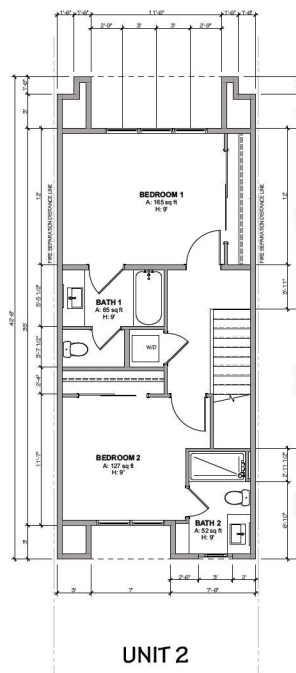
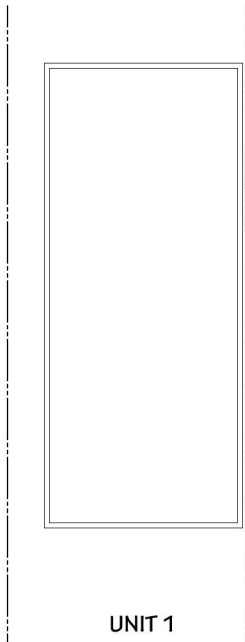
FIRST + OAK
3654 First Avenue
June 2, 2026

SECOND LEVEL FLOOR PLAN

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

**SECOND LEVEL
FLOOR PLANS**

A1.2



SQUARE FOOTAGES

Unit 1	730
Unit 1 ADU	424
Total Unit 1	1,154
Unit 2	1,308
Unit 2 ADU	424
Total Unit 2	1,732
Unit 3	1,344
Unit 3 ADU	424
Total Unit 3	1,768

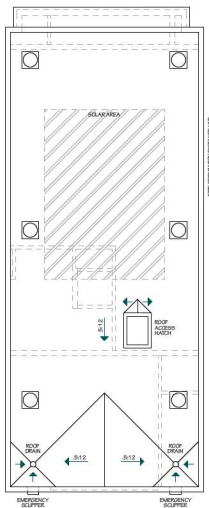
FIRST + OAK
3654 First Avenue
June 2, 2026

THIRD LEVEL FLOOR PLAN

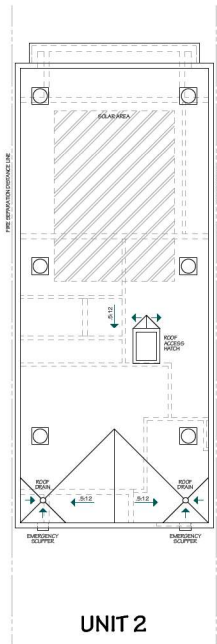
SCALE: 1/4" = 1'-0"

THIRD LEVEL
FLOOR PLANS

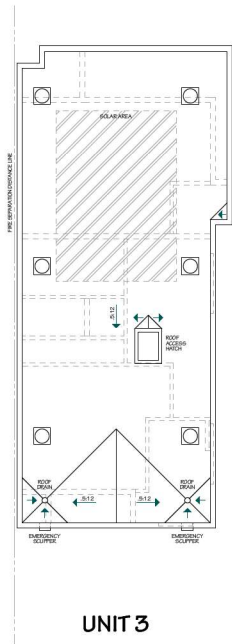
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UNIT 1



UNIT 2

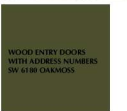


UNIT 3

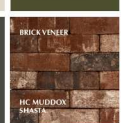
ROOF PLANS
SCALE: 1/4" = 1'-0"

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3654 First Avenue
June 2, 2026

ROOF PLANS
A1.4



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

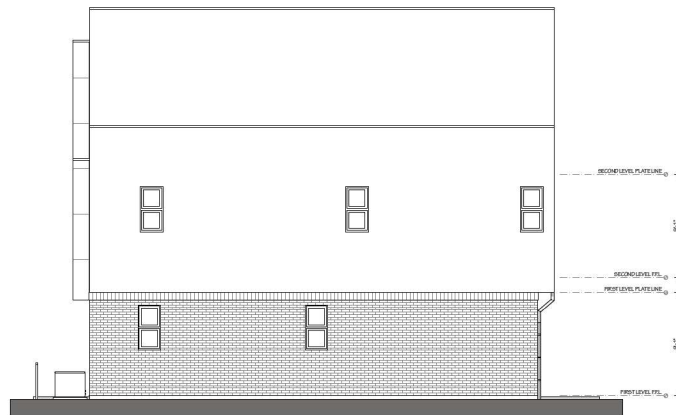


SCALE: 1/4" = 1'-0"



ALLEY ELEVATION

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



UNIT 1 SIDE ELEVATION

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

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

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3654 First Avenue
June 2, 2026

**EXTERIOR
ELEVATIONS**

A2.2



STREET CORNER VIEW

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3654 First Avenue
June 2, 2026

3D VIEWS

A3.1



FRONT VIEW

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3654 First Avenue
June 2, 2026

3D VIEWS

A3.2



ALLEY VIEW

FIRST + OAK
3654 First Avenue
June 2, 2026

3D VIEWS

A3.3



TREE LEGEND

PLANT SYMBOL	USE DESCRIPTION & BOTANICAL NAME / COMMON NAME	MINIMUM CONTAINER QTY	HT / SIZE	REMARKS
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(NOTE: TREE SYMBOLS HAVE BEEN REDUCED BY UP TO 50%)

	SITE SHADE TREE ACER RUBRUM "OCTOBER GLORY" O.S. RED MAPLE	15 GAL.	40/50'	GOOD FALL COLOR
	BUILDING SHADE / FOUNDATION TREE PYRUS CALLERYANA "CHANTRELLE" C. FLOWERING PEAR	15 GAL.	30/18'	NARROW, FASTIGIATE

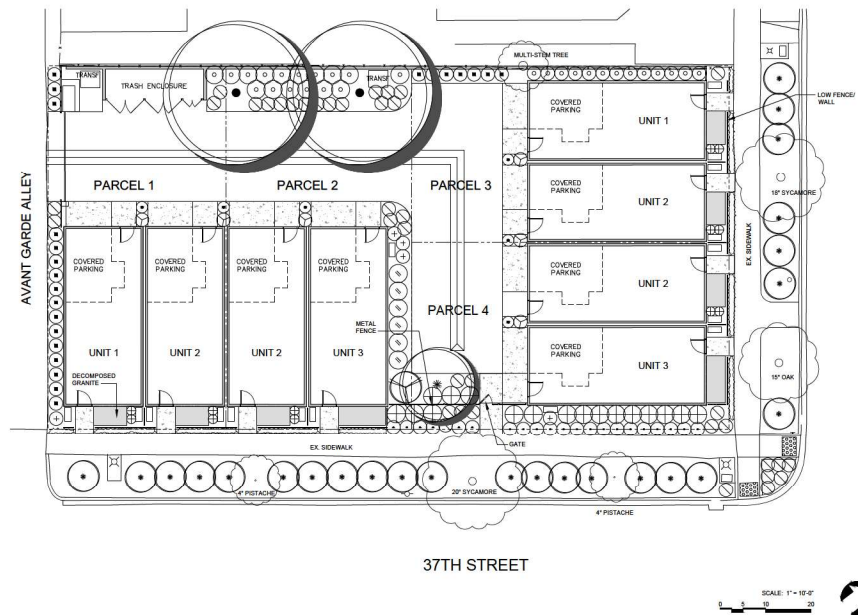
SHRUB LEGEND

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

GROUND COVER LEGEND

	SUN EXPOSURE SUCH AS: "SUNSHINE" - PLANT FROM PLANT IN LINE AT 18" O.C. TOP DRESS W/ 2" LAYER OF MEDIUM MULCH ON DARK MULCH.
	SHADE EXPOSURE SUCH AS: "SHADE" - PLANT FROM PLANT IN LINE AT 18" O.C. TOP DRESS W/ 2" LAYER OF MEDIUM MULCH ON DARK MULCH.

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





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

From Lori Brock <loribrock5@yahoo.com>

Date Wed 2/4/2026 4:35 PM

To Michael Crampton <mcrampton@cityofsacramento.org>

Michael -

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

Thank you for your response. It is very helpful.

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

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

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

Thank you for the information.

Can you tell me the deadline for submitting official comments?

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

Hello Lori,

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

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

Zero bedrooms/studio: 8 (ADUs)

One bedroom: 2 units

Two bedroom: 6 units.

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

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

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

Kind Regards,