City of SACRAMENTO
Community Development

300 Richards Blvd., 3rd Floor
Sacramento, CA 95811

Help Line: 916-264-5011
CityofSacramento.org/cdd

DIRECTOR REPORT

STAFF RECOMMENDATION

Staff recommends the Zoning Administrator approve, with conditions, a Tentative Map; and the Preservation Director approve, with conditions, Site Plan and Design Review for the project known as **Z26-009 (2618-2620 N Street Tentative Map and Dwellings)**. Draft Findings of Fact and Conditions of Approval for the project are included below.

REQUESTED ENTITLEMENTS

1. **Tentative Map** Tentative Map to subdivide a 0.29-acre with two parcels into eight lots within the Multi-Unit Dwelling (R-3A-SPD) zone, the Central City Special Planning District (SPD), and the Winn Park Historic District.

2. **Site Plan and Design Review** for the review of the tentative map layout, construction of four duplexes, and associated site improvements.

PROJECT INFORMATION

Location:	2618-2620 N Street Dwellings
Parcel Number:	007-0265-006-0000 and 007-0265-007-0000
Council District:	4
Applicant:	Ksenia Ishchuk, TDE 4095 Delmar Avenue Ste. 10 Rocklin, CA 95677
Property Owner:	Sugarloaf Investments, LLC 4095 Delmar Avenue Ste. 10 Rocklin, CA 95677
Project Planner:	Sierra Peterson, Associate Planner
Public Hearing Date:	November 12, 2026

Land Use Information

General Plan:	Neighborhood (N)
Housing Element Sites:	Yes
Community Plan Area:	Central City
Specific Plan:	Central City
Zoning:	Multi-Unit Dwelling Zone (R-3A-SPD)
Special Planning District:	Central City
Planned Unit Development:	N/A
Design Review Area:	Central City Neighborhood
Parking District:	Traditional
Historic Landmark:	No

Historic District:	Winn Park Historic District	

Surrounding Land Use and Zoning

North:	R-4-SPD	Multi-Unit Dwellings
South:	R-3A-SPD	Multi-Unit Dwellings
East:	R-3A-SPD	Commercial Buildings
West:	R-3A-SPD	Single- and Multi-Unit Dwellings

Site Characteristics

Existing Property Area:	12,800 square feet / 0.29 acres
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing in the street
Existing Land Use:	Vacant lot

Other Information

Concurrent Files:	None
Previous Files:	None

ATTACHMENTS

Attachment 1: Project Plans

PROPOSED PROJECT AND ANALYSIS

Site Context

The project site is located mid-block on the south side of N Street, between 26th and 27th Streets, within the Multi-Unit Dwelling (R-3A-SPD) zone, Central City Special Planning District (SPD), and Winn Park Historic District. The vacant properties are located on the northeast border of the historic district. The property to the west and two properties to the south are developed with multi-unit dwelling buildings that are contributors to the Winn Park Historic District. The site is served by existing public infrastructure including streets, sidewalks, and wet and dry utility connections.

Project Details

The applicant is proposing to subdivide the ±0.29-acre parcel into eight lots to allow for the development of four, two-story duplex dwellings. There are four lots proposed at 2618 N Street and four lots proposed at 2620 N Street. This request requires Zoning Administrator approval of a Tentative Map to subdivide the project site, and Preservation Director approval of Site Plan and Design Review of the tentative map layout and construction of four duplex dwellings and associated site improvements within the Winn Park Historic District.

This application includes accessory dwelling units (ADU). References to them 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(s) have been constructed.

Table 1: Development Standards – 2618 N Street							
		Required	**Lot 1**	**Lot 2**	**Lot 3**	**Lot 4**	**Deviation**
Lot	**Size (sq ft)**	1,600	1,613	1,613	1,624	1,625	No
	Width (ft)	20	20.2	20.2	20.2	20.2	No
	Depth (ft)	80 (min) 160 (max)	80	80	80.6	80.6	No
	Coverage (%)	60	55.5	55.5	54.3	57	No
Setbacks (ft)	**Front-Yard**	3 (min) 25 (max)	10	10	10	10	No
	Rear-Yard	15	16.6	16.6	15	15	No
	Interior Side-Yard	No min	3	3	3	3	No
Height (ft)		35	17	17	17	17	No
FAR		2.0 (max)	1.05	1.05	0.91	0.84	N/A
Density (du/ac)		8 (min) 36 (max)	28				N/A

Table 2: Development Standards – 2620 N Street							
		Required	**Lot 1**	**Lot 2**	**Lot 3**	**Lot 4**	**Deviation**
Lot	**Size (sq ft)**	1,600	1,613	1,613	1,624	1,625	No
	Width (ft)	20	20.2	20.2	20.2	20.2	No
	Depth (ft)	80 (min) 160 (max)	80	80	80.6	80.6	No
	Coverage (%)	60	55.5	55.5	54.3	57	No
Setbacks (ft)	**Front-Yard**	3 (min) 25 (max)	10	10	10	10	No
	Rear-Yard	15	16.6	16.6	15	15	No
	Interior Side-Yard	No min	3	3	3	3	No
Height (ft)		35	17	17	17	17	No
FAR		2.0 (max)	1.05	1.05	0.84	0.92	N/A
Density (du/ac)		8 (min) 36 (max)	28				N/A

Tentative Map

The applicant proposes to subdivide the 0.29-acre parcel into eight, approximately equal size lots (±0.04-acres) for the purposes of individual ownership of the proposed duplexes to be constructed on the resulting lots. One dwelling unit is proposed on each lot which results in a density of 28 dwelling units per acre (du/ac), consistent with the permitted density range of the General Plan Map LUP-8 and the R-3A-SPD zone. The R-3A-SPD zone also contains prescriptive development standards for lot size, lot depth, and lot width, applicable to the proposed map. As proposed, the project would comply with all requirements of the R-3A-SPD zone that apply to the proposed tentative map. As such, staff finds the proposed lot configuration and layout has demonstrated to adequately support development as detailed by the submitted site plans and floor plans for the proposed residential developments.

Site Plan and Design Review

Site Plan and Design Review is required for the review of map layout, development standards, and consistency with the Historic District Plan for the Winn Park Historic District. The R-3A-SPD zone contains prescriptive development standards for setbacks for new lots. The R-3A-SPD zone establishes a front/street-side yard setback of 10 to 25 feet and a rear-yard setback of 15 feet, but no minimum interior side-yard setback is required. As shown in Table 1, the proposed duplexes meet the minimum setbacks required. The proposed project includes four, two-story duplexes, two duplexes fronting N Street and two duplexes fronting Neighbors Alley.

The duplexes fronting N Street consist of a total of four primary units on the second floor and four ADUs on the first floor. The 895 square foot primary units on the second floor are mirrored floor plans on each side and are accessed from main doors visible from the public right-of-way and lead to an interior staircase. The second-floor primary dwelling includes a kitchen, living room, two bedrooms, and two bathrooms. The first floor of each duplex includes a 799 square foot ADU with primary access from the interior side yard. The two-story facade includes recessed entries with covered porches, gabled roof forms facing the street, actives uses with windows facing N Street, gabled roof ends, and stucco and lap siding materials. The proposed landscaping provides a buffer between the public right-of-way and the building and includes pea gravel patio and drought resistant shrubs. The units have access to a rear yard, that will also include air conditioning units for each unit and trash and recycling storage. The design and site layout of the buildings fronting on N Street respect the historic context of the Winn Park Historic District as discussed in the Preservation Review section below.

The duplexes fronting on Neighbors Alley consist of a total of four primary units on the second floor and four ADUs on the first floor. The 882 and 926 square foot primary units are mirrored floor plans on each side and accessed from main doors on the alley which lead to a small vestibule with access to the single car garage and interior staircase. The second-floor primary dwelling includes a kitchen, living room, two bedrooms, and two bathrooms. The first floor of each duplex includes a 548 or 576 square foot ADU with primary access from the interior side yard. The two-story façade includes recessed entries with covered porches, gabled roof forms facing the street, uses at the second story with windows facing Neighbors Alley, and a single-car garage door. The units have access to a rear yard, that will also include air conditioning units for each unit and trash and recycling storage.

The Central City Neighborhood Design Guidelines provide guidance for developing within an alley that specify that there should be a five-foot setback from the alley. The proposed design includes a garage entrance with a 10-foot driveway from the alley. Staff discourage garage entrance setbacks greater than five feet and less than 20 feet because the driveway does not provide enough space to park in front of the garage door and may result in the car encroaching into the alley. The minimum parking pad (driveway) dimensions are 10 feet wide by 20 feet in depth with an additional 24 feet for back up area including the width of the alley. The proposed driveway does not meet the minimum parking pad dimensions; therefore, parking on the driveway would not be permitted. The 10-foot driveway depth is a result of a SMUD condition requiring a dedication of a 10-foot public utility easement for overhead and/or underground facilities and appurtenances adjacent to Neighbors Alley and precludes development within the public utilities easement (PUE).

The duplexes on both frontages are similar in design with a low-scale two-story massing, articulated facade, gabled roofs facing the public right of way, covered porches and materials that are consistent with the neighborhood context. The primary entrances to the duplexes are visible from the public right-of-way and have a covered porch and a brick veneer material around the front doors. The design includes horizontal planer breaks that help to define the first and second story massing with stucco at the first story and horizontal lap siding at the second floor, and vertical differentiation with individual gable elements over the two units. The design and material palette includes an asphalt shingle roof, smooth finish plaster, stone veneer (El Dorado stone), siding panels (Hardie board), vinyl windows, panelized garage door and exterior lighting.

Preservation Review

Development projects within the Winn Park Historic District are required to be reviewed pursuant to the guidelines of the Winn Park District Plan to ensure new construction is harmonious with the existing historic buildings. The project sites are designated as non-contributing resources to the Winn Park Historic District. The site is adjacent to contributing resources to the west and across the alley to the south. The Historic District Plan includes a design principle that projects in the Winn Park Historic District shall minimize further impacts on the historic district's overall integrity by respecting and drawing design inspiration from its existing contributing resources and character-defining features. While the district includes variety of architectural styles, the streetscapes retain a broad feeling of visual coherence due to a similar use of materials, building scale and massing, setbacks from the street, and landscaping that visually tie its contributing resources together. The proposed development on N Street and Neighbors Alley takes design cues from the adjacent neighborhood, with materials and features that complement the high quality of materials found in the Winn Park Historic District, such as wood siding, brick veneer, and a shingle roof. The project proposes a front-yard setback in line with the building to the east, a large front-yard setback that includes landscaping, two-story building massing, gabled roof with street facing gables, and a variety of exterior materials. Additionally, the project provides covered entrance along the primary façades complimenting Winn Park Historic District's visual pattern of covered entrances.

The Winn Park Historic District also includes a design principle that limits the height of new buildings to 150% of the surrounding contributing building heights. The N Street neighborhood context includes, larger scale two- and three-story residences both historic and contemporary buildings. The contributing resource to the west adjacent to Lots 1 and 3 on the 2618 N Street property, has a plate height of 22-feet. Therefore, the 150% height limit for Lot 1 and 3 is 33 feet. The proposed duplexes meet the height limit with a plate height of 17 feet. The remaining six lots are not adjacent to a contributing resource; therefore, the historic district height limit is not applicable.

The duplexes as designed at two-stories in height would comply with this design principle and not overwhelm adjacent contributing resources. For these reasons, staff finds that the project is compatible with the surrounding district and is consistent with the requirements of the Winn Park Historic District Plan and the U.S. Secretary of the Interior Standards for the Treatment of Historic Properties, as those standards relate to infill construction within an urban historic district.

PUBLIC / NEIGHBORHOOD OUTREACH AND COMMENTS

Notice of the project was sent to property owners and residents within 500 feet of the project and the hearing notice was posted onsite 10 days prior to the hearing. Staff also sent notice of the project to Preservation Sacramento, Civic Thread, Sacramento Area Bicycle Advocates, Region Builders, Sacramento Housing Alliance, Midtown Association (PBID), Newton Booth Neighborhood Association. Staff has not received any public comments.

SUBDIVISION REVIEW COMMITTEE

The proposed map was heard at the Subdivision Review Committee on October 21, 2026. 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.

ENVIRONMENTAL CONSIDERATIONS

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 15332, Infill Development (Categorical Exemption – Class 32). The project is consistent with the N General Plan designation, the R-3A-SPD zone, Central City SPD, and Winn Park Historic District. 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 N General Plan designation, the R-3A-SPD zone, Central City SPD, and Winn Park Historic District. The site is adequately served with all urban services and utilities and will have adequate access including emergency vehicle access. Therefore, the project will not have a significant effect on the environment and no further CEQA analysis is required.

FLOOD HAZARD ZONE

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

FINDINGS OF FACT

Environmental

1. The Preservation Director finds, 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.

2. The Zoning Administrator and Preservation Director have reviewed this project and determined that it is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15332, Infill Development (Categorical Exemption – Class 32). The project is consistent with the N General Plan designation, the R-3A-SPD zone, Central City SPD, and Winn Park Historic District. 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 N General Plan designation, the R-3A-SPD zone, Central City SPD, and Winn Park Historic District. The site is adequately served with all urban services and utilities and will have adequate access including emergency vehicle access. Therefore, the project will not have a significant effect on the environment and no further CEQA analysis is required.

Tentative Map

3. 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 N designation of the General Plan, Central City Community Plan, Title 17 of the City Code, and all other applicable provisions of the City Code. The tentative map complies with all requirements of the R-3A-SPD zone that apply to the tentative map. The proposed lot configuration and layout adequately supports development as detailed in the submitted site plans and floor plans for the proposed duplexes.

   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 lot split for the purposes of building a duplex structure.

   d. The site is physically suitable for the density of 28 units an acre and meets the required density range of 8 to 36 units an acre.

   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. The project site is within the city limits and is surrounded by urban uses.

   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.

4. 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).

5. 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).

6. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities (Gov. Code §66473.1).

7. The Zoning Administrator has considered the effect of the approval of this Tentative Parcel 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 and Design Review

8. The project site is located within the Winn Park Historic District and is identified as a non-contributing resource. The project site is not listed on the Sacramento Register of Historic and Cultural Resources as a landmark parcel. The division of the lot is consistent with the development patterns, spaces, and spatial relationships found within the historic district; therefore, the project is fully consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties. The proposed project is compatible with the adjacent contributing resources to the Newton Historic District in regards to height and new construction in regard to form and materials.

200-Year Flood Protection

9. 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 Findings (Gov. Code, § 65863)

10. This project is located on a site listed in the 2021-2029 RHNA Housing Element Sites Inventory. This project proposes eight dwelling units of moderate-income housing. For the purposes of RHNA the project is proposing: (A) four duplex dwellings, with a total of eight units reviewed under the subject entitlement; and (B) eight accessory dwelling units (ADUs), one on each lot, resulting in an overall total of 16 moderate-income residential dwelling units. The site assumes 10 dwelling units of moderate-income housing. Thus, the project exceeds the assumed capacity in the Housing Element sites inventory.

CONDITIONS OF APPROVAL

Tentative Map

Planning

A1. This approval is valid for three years and subject to Sacramento City Code (SCC) section 17.828.160.

Public Works

A2. Show all continuing and proposed/required easements on the Parcel Map.

A3. 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.

A4. 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 westernmost property line to 27th Street per City standards to the satisfaction of the Department of Public Works.

A5. 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.

A6. 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-foot sight triangle). Walls shall be set back three feet 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 feet in height. The area of exclusion shall be determined by the Department of Public Works.

A7. 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.

A8. Form a Homeowner's Association with CC&R's for Lots 1-4 on 2618 N Street and Lots 1-4 on 2620 N Street/all private streets and the islands within the private streets 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 and noise barriers.

SMUD

A9. SMUD has existing overhead 21kV and low voltage/secondary facilities along the south side of 2618 and 2620 N Street (north side of Neighbors 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.

A10. 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.

A11. 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.

A12. 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.

A13. 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.

A14. 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.

A15. The Applicant shall provide separate SMUD service points to each parcel to the satisfaction of SMUD.

A16. The Applicant shall locate, verify, and provide a drawing to SMUD identifying all electrical utility infrastructure for the existing structures. If necessary, any existing onsite electrical infrastructure that serves existing structures shall be relocated to the satisfaction of SMUD.

A17. The Applicant shall dedicate a 10-foot public utility easement for overhead and/or underground facilities and appurtenances adjacent to Neighbors Alley.

A18. The Applicant shall dedicate any private drive, ingress and egress easement, and 10-feet adjacent to each side 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 and shall be subject to SMUD's landscaping and tree placement guidelines within the easement area.

A19. The Applicant shall dedicate the easterly 3-feet of lot 4 (APN 007-0265-006-0000) and the westerly three-feet of lot 3 (APN 007-0265-007-0000) as PUE (for dry utilities only) with a four-foot minimum setback on each. The applicant shall also dedicate the northerly three-feet of lots 3 and 4 (APN 007-0265-006-0000), the northerly three-feet of lots 3 and 4 (APN 007-0265-007-0000) and southernly three-feet of lots 1 and 2 (APN 007-0265-007-0000) and southerly three-feet of lots 1 and 2 (APN 007-0265-006-0000) as a PUE (for dry utilities only).

A20. The Public Utility Easement (PUE) and/or dedicated SMUD easement area shall be subject to SMUD's landscaping and tree placement guidelines within the easement area and to SMUD's regular vegetation management practices. These guidelines and practices include, but are not limited to, a vegetation maximum height no greater than 15 feet at full maturity, tree pruning, removal, weed abatement, application of weed abatement material, and other standard vegetation management activities. SMUD reserves the right to prune or remove vegetation that is located adjacent to or within the easement area as necessary to maintain safe and reliable electric service. Applicant shall be responsible for confirming with SMUD appropriate/acceptable landscaping including placement within the easement area. For more information, please visit https://www.smud.org/Corporate/Environmental-Leadership/Protecting-Trees-and-Power- Lines

SASD

A21. Before the ISSUANCE OF A BUILDING PERMIT: The owner must contact SacSewer Development Services at PermitServices@sacsewer.com or by phone at (916) 876-6100 to determine if SacSewer impact fees are due. Fees must be paid before the issuance of building permits.

Department of Utilities

A22. All existing easements and all existing right-of-ways shall be shown on the Final Map, except for all abandoned easements and right-of-ways.

A23. 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."

Parks

A24. 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 under17.512.020 and not satisfied by dedication due prior to recordation of the final map. The final fee is calculated using factors at the time of

finalizing conditions on the final map. (Contact Park Planning & Development Services, Dana Repan, at (916)808-2762, at drepan@cityofsacramento.org). 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.

A25. 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. Community Facilities District 2002-02, Neighborhood Park Maintenance CFD Annexation. 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).

Advisory Notes:

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

Public Works

ADV.A1. 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. House plans shall comply with City Code Chapter 17.508 Driveways which includes:

17.508.040.J	All driveways shall be at least 5-ft away from the property line.
17.508.050.A	Residential driveways shall have a width of at least 10-feet and a depth of at least 20-feet measured from the right-of-way line.
17.508.070.D.3	Garages off alleys shall be set back at least four-feet away from the alley right-of-way.

SASD

ADV.A3. 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.

Department of Utilities

ADV.A4. 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.).

ADV.A5. 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.A6. 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.

Parks

ADV.A7. As per City Code, the applicant will be responsible to meet his/her obligations regarding:

a. Title 18, 18.56 Park Development Impact Fee, due at the time of issuance of building permit. The Park Development Impact Fee is calculated using factors at the time that the project is submitted for building permit.

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

Site Plan and Design Review

Planning

B1. The project approval is for the subdivision of two parcels into eight lots as shown on the approved Tentative Map and the construction of four duplexes.

B2. Any additional changes, additions, or modifications to the approved plans with respect to layout, setback, etc. shall require additional review and approval from Planning Division staff.

B3. This approval is valid for three years and subject to SCC section 17.828.160.

B4. Provide the following building materials on the apartment buildings as indicated per approved plans.

i. Asphalt shingle roof, laminated high definition shingles
ii. Horizontal siding panels (Hardie board)
iii. Stone veneer (El Dorado stone)
iv. Stucco
v. Black vinyl windows
vi. Panel Garage door
vii. Exterior lighting

B5. Planning In-progress inspections (93) shall be called for prior to the following Building Inspections: Bldg-Foundation Forms (10), Bldg-Concrete Slab Forms (12), and Frame Across/Board (81). An Planning Final (89) shall be called for prior to Building Final (29).

B6. Rooftop mechanical equipment shall be at or below the parapet or provide integral self-supporting screening system. Location of rooftop mechanical equipment and screening design shall be per approved plans.

B7. Construct landscape improvements including all required irrigation, ground coverings,

shrubs, and trees as shown on the final approved landscape plan exhibit.

B8. 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.

B9. Lighting:

a. The type and location of the outdoor and exterior lighting (buildings, parking areas, etc.) shall be approved by Planning and Design Review staff during building plan check. Lighting shall be provided at the ground-level on all sides of the building and at each building entry.

b. Per Section 17.612.030(B), exterior lighting shall reflect away from public streets. Fixtures shall be unobtrusive and complementary to the architectural design of the building. Lighting shall be designed so as not to produce hazardous and annoying glare to motorists and building occupants, adjacent residents, or the general public.

c. The design of the light fixtures within the surface parking area shall be reviewed and approved by Planning and Design Staff. A lighting and photometric plan shall be provided for review and approval as part of Building Permit documents.

B10. Solid Waste enclosure shall be constructed with the access gate built in front of each container, and the orientation should be towards the longer side of the fence. The openings shall be a minimum of 3-feet, 2-inches in front of each container.

Public Works

B11. 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.

B12. 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 westernmost property line to 27th Street per City standards to the satisfaction of the Department of Public Works.

B13. 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.

B14. The applicant shall record the Final Map, which creates the lot pattern shown on the

proposed site plan prior to obtaining any Building Permits.

B15. 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-foot sight triangle). Walls shall be set back three feet 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 feet in height at maturity. The area of exclusion shall be determined by the Department of Public Works.

Department of Utilities

B16. 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.

B17. Provide separate water and sanitary sewer services to each parcel to the satisfaction of the DOU. (Note: Water meter boxes and sewer cleanouts shall be placed within softscapes when possible. Any cleanout or meter box located within hardscapes will require a hold harmless agreement.)

B18. 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.)

B19. Finished floor elevations shall be a minimum of one-foot above the most downstream adjacent City drainage inlet or one-foot above the overland flow release elevation, whichever is higher or as approved by the DOU.

B20. All lots shall be graded so that drainage does not cross property lines or private drainage easements shall be dedicated.

B21. 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.

Urban Forestry

B22. General Tree Protection – The applicant shall include the following Tree Preservation Measures in the General Notes, Grading Plans, Utility Plans, Demolition Plan, Landscape Plan and the offsite plans if the trees will be impacted by work proposed on each sheet.

Required Tree Preservation Measures for City and Private Protected Trees

1. Any Regulated Work within the dripline or Tree Protection Zone of a protected tree shall be separately permitted prior to the start of construction and supervised by a Qualified Arborist. Submit a tree permit application and a tree protection plan created by a Qualified Arborist to UrbanForestry@cityofsacramento.org and refer to the planning project number or off-site project number.

2. All excavation, grading or trenching within the dripline of a protected tree for the purpose of utility installation, constructing foundations, footings, sidewalks, curbs, gutters, or any other reason shall employ one of the following methods: Hydro-excavation, pneumatic excavation or hand digging and shall be directly supervised by a qualified arborist.

3. The following is a list of activities that are prohibited within the right-of-way planter and/or tree protection zone of protected trees: pedestrian and equipment traffic that could compact the soil or physically damage roots, parking vehicles, equipment and/or port-a-potties, storing of soil, construction materials, petroleum products, water or building refuse, disposing of wash water, paint, cement, fuel or other potentially damaging liquids and any other activities that may have negative impacts on the trees and soil.

4. The applicant shall be financially responsible for any damage to the city trees associated with the project. Accidental or negligent actions that damage city trees may result in a penalty. The monetary value of any such damages will be appraised by the City Urban Forester or his authorized representative and shall be expressed as the monetary equivalent of all labor and materials required to bring the tree in question to a state of comparable utility with regards to its condition and function prior to the beginning of the project.

Police

During Construction

B23. The applicant shall enclose the entire perimeter of the project with a chain link fence with necessary construction gates to be locked after normal construction hours.

B24. The location shall be monitored by security after normal construction hours during all phases of construction. This can be done via remote camera monitoring.

B25. Adequate security lighting shall be provided to illuminate vulnerable equipment and materials. Lighting shall be white light with full cut off fixtures.

Advisory Notes:

Department of Utilities

ADV.B1. 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 one-inch depending on the length of the house service, number of fixture units, etc.).

ADV.B2. 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.B3. 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.

Building

ADV.B4. 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.B5. Fire-Resistive Construction / Existing Structures and Proposed Lot Line(s). Exterior walls, openings, and any exterior exit elements are subject to the requirements of the applicable code for fire-resistive construction based on the fire separation distance (FSD) measured from the new proposed lot line, including but not limited to:

If regulated by the California Residential Code (CRC):

CRC §R302 – Fire-resistant construction for exterior walls and opening protection based on fire separation distance.

ADV.B6. Classification of Multiple Dwelling Unity Policy. Building must comply with the City's *Classification of Multiple Dwelling Units Constructed with Common Building Elements Policy* form CDD-0409.

Fire

ADV.B7. Upon submitting improvement plans for review, provide a water flow test. (Make arrangements with the Department of Utilities at 916-808-7890 or by email at DOUdevelopmentreview@cityofsacramento.org California Fire Code Section 507.4

ADV.B8. Upon submitting improvement plans for review, identify that an automatic fire sprinkler system shall be installed in any new residential occupancy. California Fire Code 903.2

ADV.B9. Upon submitting improvement plans for review, provide a Site Safety Plan in compliance with Section 3303 of the California Fire Code. The plan shall identify at minimum, the following safety precautions during demolition and construction:

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.

Respectfully Submitted: Sierra Peterson

Sierra Peterson
Associate Planner

Recommendation Approved:

Karlo Felix
Senior Planner

The decision of the Zoning Administrator and Preservation Director may be appealed to the Planning and Design Commission. The decision of the Preservation Director may be appealed to the Preservation Commission. An appeal must be filed within 10 days of the Directors 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.

VICINITY MAP/ N.T.S.



PROJECT INFORMATION:

PROPERTY ADDRESS:
2618 N ST & 2620 N ST, SACRAMENTO, CA 95816
APN: 00702650060000/ APN:00702650070000

OWNER:	PHONE:	ADDRESS:
SUGARLOAF INVESTMENTS, LLC	(916) 205-3530	4095 DELMAR AVE, STE. 10, ROCKLIN, CA 95677
COMPANY INFORMATION:	**PHONE:**	**ADDRESS:**
TANGENT DESIGN & ENGINEERING	(530) 537-2288	4095 DELMAR AVE, STE. 10, ROCKLIN, CA 95677

PRESENT ZONING:
R-3A-SPD - MULTI-FAMILY ALTERNATIVE RESIDENTIAL 36 UNITS / ACRE/SPECIAL PLANNING DISTRICT

PRESENT LAND USE:	PROPOSED LAND USE:
N/A	SPLITED 2 LOTS INTO A TOTAL OF EIGHT SEPARATE LOTS. PROPOSED RESIDENTIAL STRUCTURE ON EACH LOT.

2618 N ST.		2620 N ST.	
PRESENT NUMBER OF LOTS:	1	PRESENT NUMBER OF LOTS:	1
AREA:	6,400 SQ-FT ±	AREA:	6,400 SQ-FT ±
PROPOSED NUMBER OF LOTS:	4	PROPOSED NUMBER OF LOTS:	4
AREA:	LOT 01: 1,612.53 SQ-FT	AREA:	LOT 01: 1,612.53 SQ-FT
	LOT 02: 1,612.53 SQ-FT		LOT 02: 1,612.53 SQ-FT
	LOT 03: 1,624.42 SQ-FT		LOT 03: 1,624.22 SQ-FT
	LOT 04: 1,624.03 SQ-FT		LOT 04: 1,624.99 SQ-FT

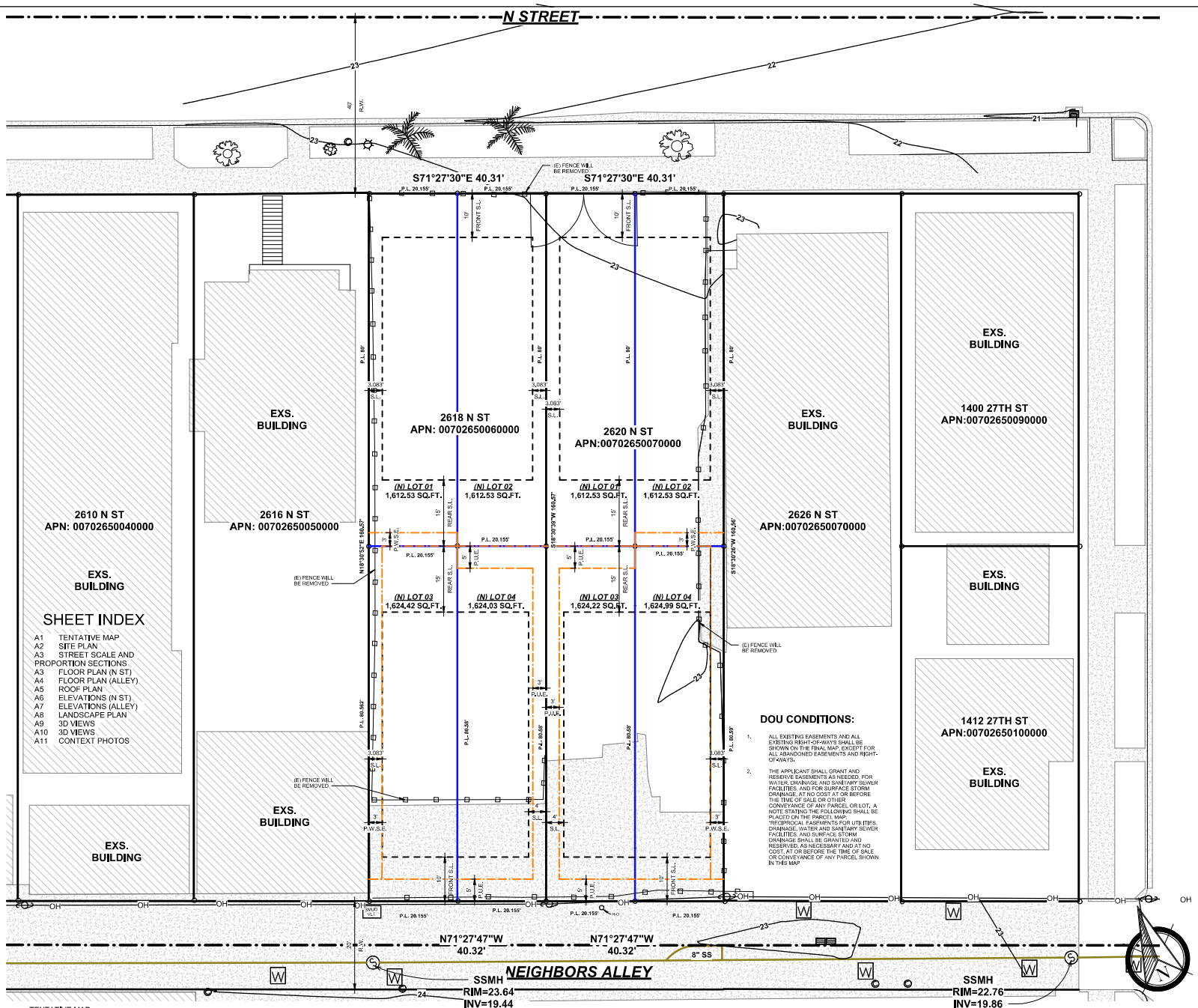
SCHOOL DISTRICT:
SACRAMENTO CITY UNIFIED

PUBLIC SERVICES & UTILITY PROVIDERS:

IMPROVEMENTS	CITY OF SACRAMENTO
DRAINAGE	CITY OF SACRAMENTO
WATER	CITY OF SACRAMENTO WATER
SEWER	SRCSD
ELECTRIC	S.M.U.D.
GAS	PACIFIC GAS & ELECTRIC

LEGEND

DESCRIPTION	PROPOSED (P)	EXISTING (E)
PROPERTY LINE		
SETBACK LINE		
EASEMENT LINE		
RIGHT OF WAY EDGE		
RIGHT OF WAY CENTER LINE		
BENCHMARK		
STRUCTURE		
ROADWAY CONCRETE		
ROADWAY GRAVEL		
ROADWAY ASPHALT CONCRETE		
SIDEWALK CONCRETE		
PRIVATE ROAD		
FENCE		
SAWCUT LINE		
TRENCH		
TREE PROTECTION ZONE		
TREE TO BE REMOVED		
WATER LINE		
SEWER LINE		
ELECTRICAL LINE		
GAS LINE		
MAJOR CONTOUR	990'	990'
MINOR CONTOUR	990'	990'
SURFACE SLOPE DIRECTION		



1 TENTATIVE MAP
1" = 10'-0"

TDE
TANGENT DESIGN & ENGINEERING
4095 DEL MAR AVE, STE. 10,
ROCKLIN, CA 95677
info@tangentde.com
PHONE: (530) 537-2288

PRELIMINARY - NOT FOR CONSTRUCTION

PROJECT NAME: 2618 N ST & 2620 N ST. SACRAMENTO, CA 95818

SHEET TITLE: TENTATIVE MAP

OWNER CONTACT: Sugarloaf Investments, LLC (916) 205-3530

PROJECT: 1-1468

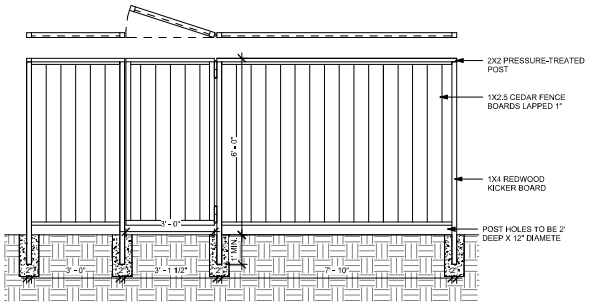
DESIGNED: P.Zarik RM

DRAWN: RM

DATE: 5/17/2028 3:02:41 AM

DATE:	DESCRIPTION:	REV.#

SHEET: A1



⑦ A - FENCE DETAIL (TYP.)
1/2" = 1'-0"

LOT COVERAGE (2618 N ST.)

LOT #	LOT AREA (SQ.FT.)	UNIT AREA (SQ.FT.)	FOOTPRINT (SQ.FT.)	LOT COVERAGE (%)	FAR
1	1,612.53	UNIT: 895 ADU: 799	894	55.45	0.55
2	1,612.53	UNIT: 895 ADU: 799	894	55.45	0.55
3	1,624.42	UNIT: 926 ADU: 576 GARAGE: 260	926	57	0.57
4	1,624.03	UNIT: 820 ADU: 548 GARAGE: 244	882	54.3	0.54

LOT COVERAGE (2620 N ST.)

LOT #	LOT AREA (SQ.FT.)	UNIT AREA (SQ.FT.)	FOOTPRINT (SQ.FT.)	LOT COVERAGE (%)	FAR
1	1,612.53	UNIT: 895 ADU: 799	894	55.45	0.55
2	1,612.53	UNIT: 895 ADU: 799	894	55.45	0.55
3	1,624.22	UNIT: 820 ADU: 548 GARAGE: 244	882	54.3	0.54
4	1,624.99	UNIT: 926 ADU: 576 GARAGE: 260	926	57	0.57

LEGEND

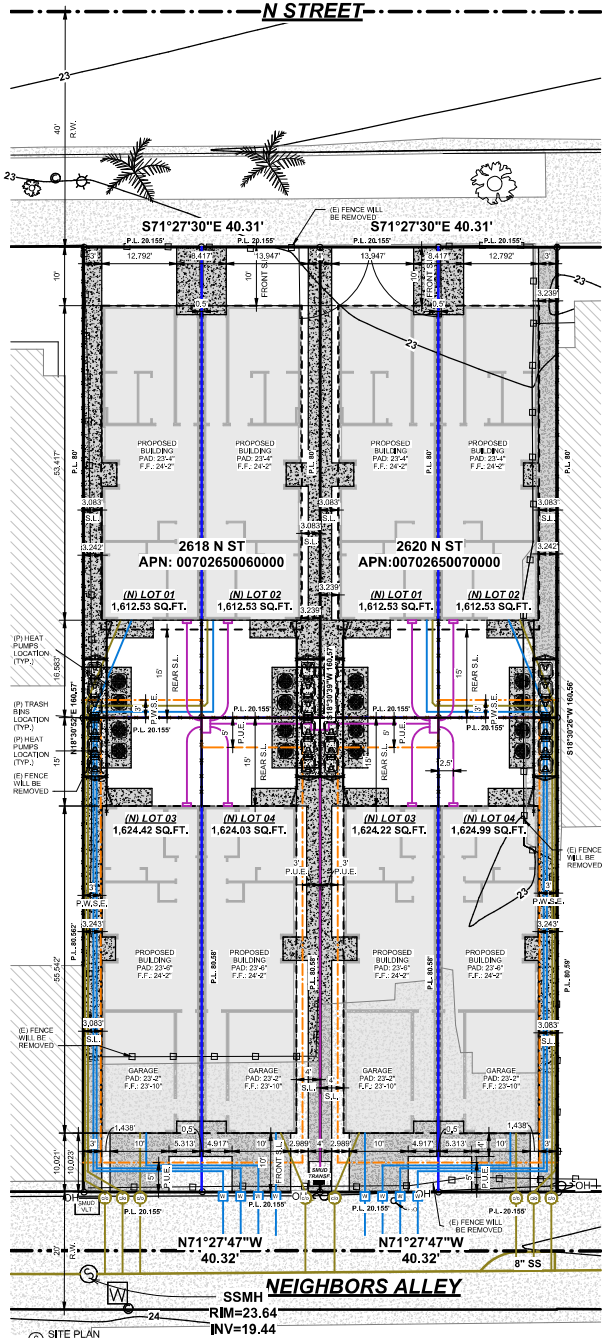
DESCRIPTION	PROPOSED (P)	EXISTING (E)
PROPERTY LINE		
SETBACK LINE		
EASEMENT LINE		
RIGHT OF WAY EDGE		
RIGHT OF WAY CENTER LINE		
BENCHMARK		
STRUCTURE		
ROADWAY CONCRETE		
ROADWAY GRAVEL		
ROADWAY ASPHALT CONCRETE		
SIDEWALK CONCRETE		
PRIVATE ROAD		
FENCE		
SAWCUT LINE		
TRENCH		
TREE PROTECTION ZONE		
TREE TO BE REMOVED		
WATER LINE		
SEWER LINE		
ELECTRICAL LINE		
GAS LINE		
MAJOR CONTOUR	990'	990'
MINOR CONTOUR	990'	990'
SURFACE SLOPE DIRECTION		

DOU CONDITIONS:

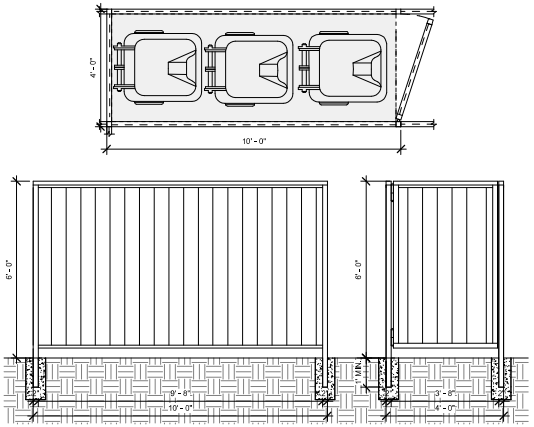
1. THIS PROJECT IS SERVED BY THE COMBINED SEWER SYSTEM (CSS). THEREFORE, THE DEVELOPER/PROPERTY OWNER WILL BE REQUIRED TO PAY THE COMBINED SEWER SYSTEM DEVELOPMENT FEE PRIOR TO THE ISSUANCE OF BUILDING PERMIT. THE FEE WILL BE USED FOR IMPROVEMENTS TO THE CSS. THE APPLICANT IS RECOMMENDED TO CONTACT THE DEPARTMENT OF UTILITIES DEVELOPMENT SERVICES AT 916-808-7890 FOR A CSS FEE ESTIMATE.
2. PROVIDE SEPARATE WATER AND SANITARY SEWER SERVICES TO EACH PARCEL TO THE SATISFACTION OF THE DOU. (NOTE: WATER METER BOXES AND SEWER CLEANOUTS SHALL BE PLACED WITHIN SOFTSCAPES WHEN POSSIBLE; ANY CLEANOUT OR METER BOX LOCATED WITHIN HARDSCAPES WILL REQUIRE A HOLD HARMLESS AGREEMENT.)
3. 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, 7,000 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.)
4. FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF 1-FOOT ABOVE THE MOST DOWNSTREAM ADJACENT CITY DRAINAGE INLET OR 1-FOOT ABOVE THE OVERLAND FLOW RELEASE ELEVATION, WHICHEVER IS HIGHER OR AS APPROVED BY THE DOU.
5. ALL LOTS SHALL BE GRADED SO THAT DRAINAGE DOES NOT CROSS PROPERTY LINES OR PRIVATE DRAINAGE EASEMENTS SHALL BE DEDICATED.
6. 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 COMMENTS:

7. RESIDENTIAL WATER TAPS SHALL BE SIZED PER THE CITYS 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.).
8. 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.
9. 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.



⑥ SITE PLAN
1" = 10'-0"



SOLID WASTE NOTES:

- THERE MUST BE SUFFICIENT SPACE TO STORE A MINIMUM OF ONE GARBAGE AND ONE MIXED RECYCLING CONTAINER PER UNIT, AND ONE ORGANICS RECYCLING CONTAINER PER PARCEL, EXCLUDING AN ADU, THE SPACE NEEDED IS APPROXIMATELY 35 INCHES BY 67 INCHES PER UNIT. THE CONTAINERS SHALL BE PLACED OUT OF VIEW FROM ANY STREET, SIDEWALK, OR OTHER PUBLIC RIGHT-OF-WAY BY FENCE, LANDSCAPING, BUILDING, OR OTHER BARRIER OR IMMEDIATELY ADJACENT TO THE RESIDENTIAL BUILDING PER CITY CODE CHAPTER 13.10.100.
- THERE MUST BE SUFFICIENT SPACE TO SET OUT THREE CONTAINERS (GARBAGE, MIXED RECYCLING, AND ORGANICS RECYCLING) IN FRONT OF EACH PARCEL AND REMAIN IN COMPLIANCE WITH CITY CODE CHAPTER 13.10.100, DEPENDING ON SERVICE LEVELS. THIS MAY MEAN UP TO 8 FEET OF CURB SPACE REQUIRED.
- SOLID WASTE TRUCKS MUST BE ABLE TO SAFELY MOVE ABOUT THE PROJECT, WITH MINIMUM BACKING, AND ABLE TO EMPTY THE BINS AND CONTAINERS SAFELY. CONTAINERS MUST BE PLACED ALONG THE CURB CLOSEST TO THE PROPERTY FOR COLLECTION. A COLLECTION IS PROVIDED ON D STREET.



⑤ TRASH ENCLOSURE DETAIL (TYP.)
1/2" = 1'-0"

NOTE:
PROVIDE LIGHTING THAT ILLUMINATES THE ALLEY TO A MINIMUM OF 25 FOOT CANDLES WITH FIXTURES AT A MINIMUM OF 40'-0" ON CENTER.

TDE
TANGENT
DESIGN & ENGINEERING
4095 DEL MAR AVE, STE. 10,
ROCKLIN, CA 95677
info@tangentde.com
PHONE: (530) 537-2288

PRELIMINARY - NOT FOR CONSTRUCTION

PROJECT NAME:
2618 N ST & 2620 N ST.
SACRAMENTO, CA 95818

SHEET TITLE:
SITE PLAN

OWNER CONTACT:
Sugadcal Investments, LLC
(916) 205-3530

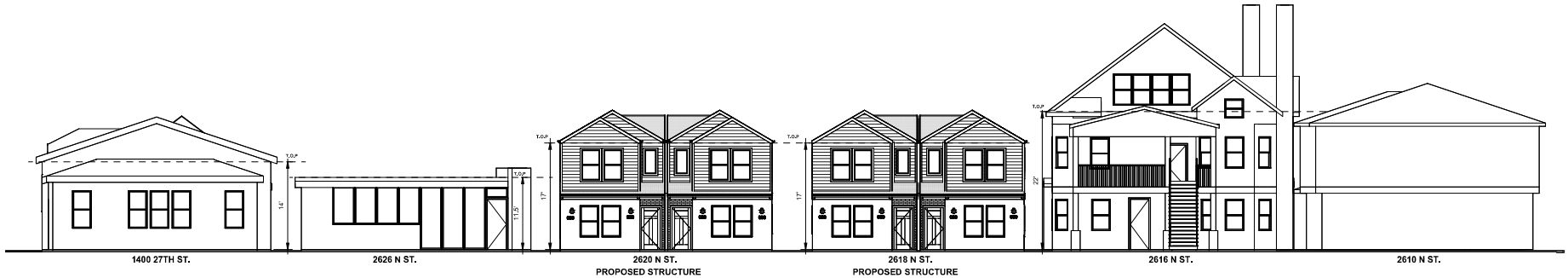
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DRAWN: RM
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DATE	DESCRIPTION	REV. #

SHEET:
A2



BUILDING HEIGHT CALCULATIONS
ALLEY
1/8" = 1'-0"



HEIGHT CALCULATION
AVERAGE ROOF HEIGHT= 11.5' + 22' /2= 16.75'
MAX ALLOWED HEIGHT = 16.75' X 150% = 25.125'
PROPOSED BUIDLING MAX. HEIGHT = 17'

BUILDING HEIGHT CALCULATIONS N
STREET
1/8" = 1'-0"

TDE
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DESIGN & ENGINEERING
4095 DEL MAR AVE, STE. 10,
ROCKLIN, CA 95677
info@tangentde.com
PHONE: (530) 537-2288

PRELIMINARY - NOT FOR CONSTRUCTION

PROJECT NAME:
2618 N ST & 2620 N ST.
SACRAMENTO, CA 95818

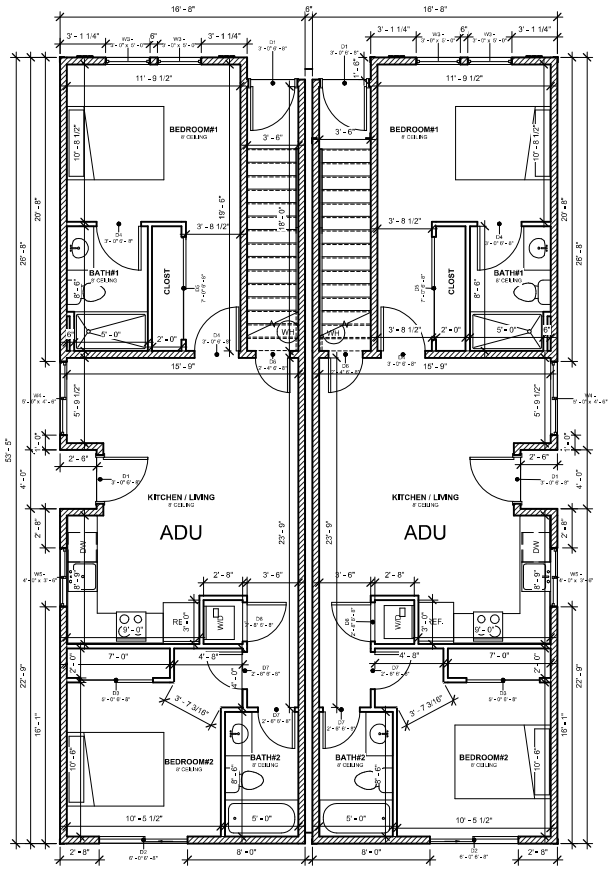
SHEET TITLE:
STREET SCALE AND PROPORTION SECTIONS

OWNER CONTACT:
Sugadoal Investments, LLC
(916) 205-3530

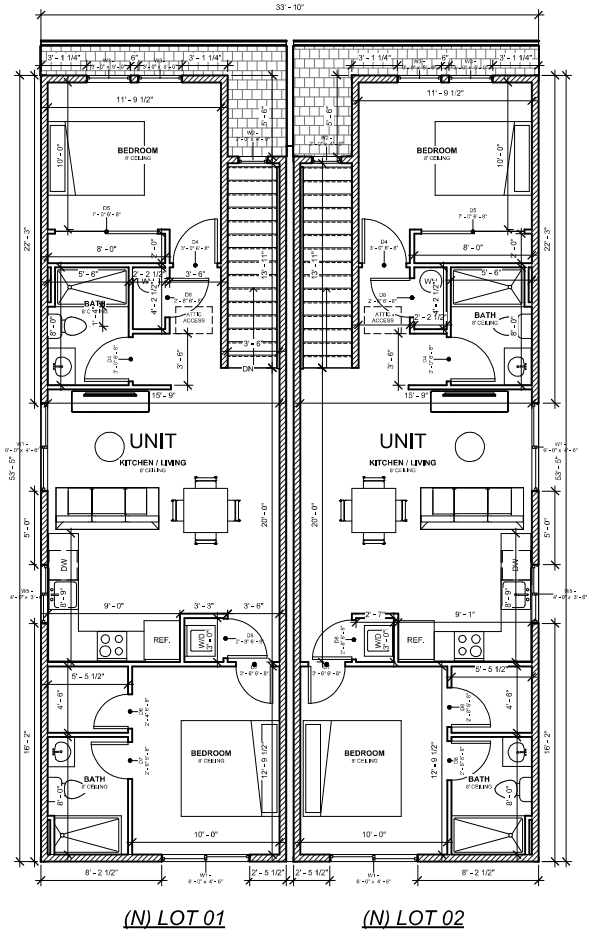
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DESIGNED: RM
DRAWN: RM
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DATE	DESCRIPTION	REV. #

SHEET:
A3



1 1ST FLOOR (N ST) TYP.
1/4" = 1'-0"



2 2ND FLOOR (N ST) TYP.
1/4" = 1'-0"

AREA SCHEDULE			
Area	Name	Comments	Level
LOT 01			
799 SF	ADU-NS LOT 1	LOT 01	1ST FLOOR
75 SF	FOYER MAIN UNIT-NS LOT 1	LOT 01	1ST FLOOR
10 SF	PORCH LOT1	LOT 01	1ST FLOOR
10 SF	PORCH ADU-NS LOT 1	LOT 01	1ST FLOOR
820 SF	MAIN UNIT-NS LOT 1	LOT 01	2ND FLOOR
LOT 02			
799 SF	ADU-NS LOT 2	LOT 02	1ST FLOOR
75 SF	FOYER MAIN UNIT-NS LOT 2	LOT 02	1ST FLOOR
10 SF	PORCH LOT 2	LOT 02	1ST FLOOR
10 SF	PORCH ADU-NS LOT 2	LOT 02	1ST FLOOR
820 SF	MAIN UNIT-NS LOT 2	LOT 02	2ND FLOOR
LOT 03			
576 SF	ADU-ALY LOT 3	LOT 03	1ST FLOOR
260 SF	GARAGE-ALY LOT 3	LOT 03	1ST FLOOR
73 SF	FOYER MAIN UNIT-ALY LOT 3	LOT 03	1ST FLOOR
8 SF	PORCH LOT 3	LOT 03	1ST FLOOR
9 SF	PORCH ADU-ALY LOT 3	LOT 03	1ST FLOOR
853 SF	MAIN UNIT-ALY LOT 3	LOT 03	2ND FLOOR
LOT 04			
548 SF	ADU-ALY LOT 4	LOT 04	1ST FLOOR
244 SF	GARAGE-ALY LOT 4	LOT 04	1ST FLOOR
73 SF	FOYER MAIN UNIT-ALY LOT 4	LOT 04	1ST FLOOR
8 SF	PORCH LOT 4	LOT 04	1ST FLOOR
9 SF	PORCH ADU-ALY LOT 4	LOT 04	1ST FLOOR
809 SF	MAIN UNIT-ALY LOT 4	LOT 04	2ND FLOOR
6897 SF			

Window Schedule								
Type Mark	Width	Height	Sill Height	Head Height	Count	Window Type	Safety Glazing	Comments
W1	6' - 0"	4' - 6"	2' - 6"	7' - 0"	4	Slide		N STR
W2	2' - 0"	4' - 0"	3' - 0"	7' - 0"	2	Fixed		N STR
W3	3' - 0"	5' - 0"	2' - 0"	7' - 0"	8	Hung	TEMP.	N STR
W4	5' - 0"	4' - 6"	2' - 6"	7' - 0"	2	Slide		N STR
W5	4' - 0"	3' - 6"	3' - 6"	7' - 0"	4	Slide		N STR

Door Schedule							
Type Mark	Width	Height	Head Height	Count	Door Type	Safety Glazing	Comments
D1	3' - 0"	6' - 8"	6' - 8"	4	Entry		N STR
D2	6' - 0"	6' - 8"	6' - 8"	2	Double-Sliding		N STR
D3	5' - 0"	6' - 8"	6' - 8"	2	Sliding-Closet		N STR
D4	3' - 0"	6' - 8"	6' - 8"	8	Flush Swing		N STR
D5	7' - 0"	6' - 8"	6' - 8"	4	Sliding-Closet		N STR
D6	2' - 4"	6' - 8"	6' - 8"	3	Flush Swing		N STR
D7	2' - 6"	6' - 8"	6' - 8"	7	Flush Swing		N STR
D8	2' - 8"	6' - 8"	6' - 8"	8	Flush Swing		N STR

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PROJECT NAME:
2618 N ST & 2620 N ST.
SACRAMENTO, CA 95818

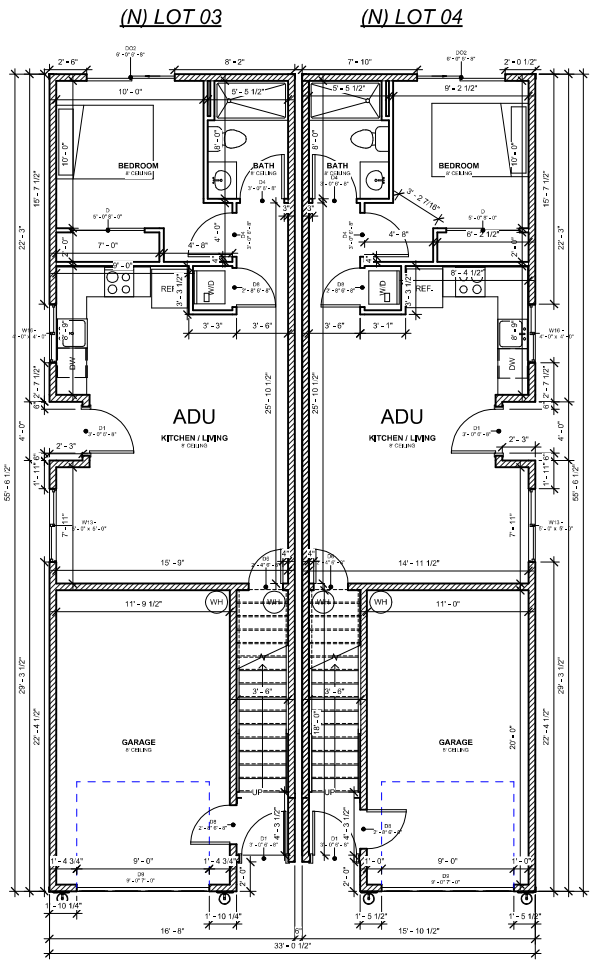
SHEET TITLE:
FLOOR PLAN
(N ST)

OWNER CONTACT:
Sugarloaf Investments, LLC
(916) 205-3530

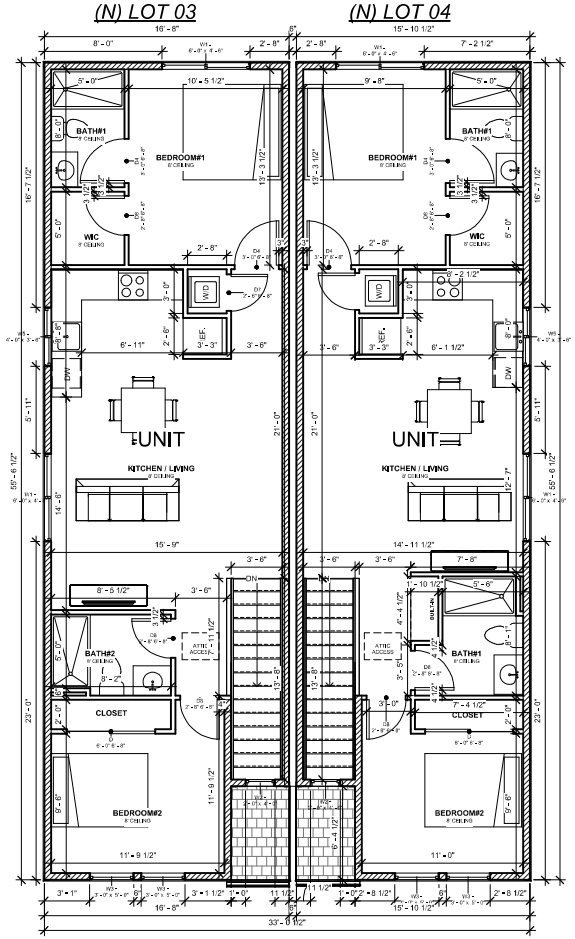
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DRAWN: RM
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DATE	DESCRIPTION	REV. #

SHEET:
A4



1 1ST FLOOR ALLEY TYP.
1/4" = 1'-0"



2 2ND FLOOR ALLEY TYP.
1/4" = 1'-0"

AREA SCHEDULE			
Area	Name	Comments	Level
LOT 01			
799 SF	ADU-NS LOT 1	LOT 01	1ST FLOOR
75 SF	FOYER MAIN UNIT-NS LOT 1	LOT 01	1ST FLOOR
10 SF	PORCH LOT1	LOT 01	1ST FLOOR
10 SF	PORCH ADU-NS LOT 1	LOT 01	1ST FLOOR
820 SF	MAIN UNIT-NS LOT 1	LOT 01	2ND FLOOR
LOT 02			
799 SF	ADU-NS LOT 2	LOT 02	1ST FLOOR
75 SF	FOYER MAIN UNIT-NS LOT 2	LOT 02	1ST FLOOR
10 SF	PORCH LOT 2	LOT 02	1ST FLOOR
10 SF	PORCH ADU-NS LOT 2	LOT 02	1ST FLOOR
820 SF	MAIN UNIT-NS LOT 2	LOT 02	2ND FLOOR
LOT 03			
576 SF	ADU-ALY LOT 3	LOT 03	1ST FLOOR
260 SF	GARAGE-ALY LOT 3	LOT 03	1ST FLOOR
73 SF	FOYER MAIN UNIT-ALY LOT 3	LOT 03	1ST FLOOR
8 SF	PORCH LOT 3	LOT 03	1ST FLOOR
9 SF	PORCH ADU-ALY LOT 3	LOT 03	1ST FLOOR
653 SF	MAIN UNIT-ALY LOT 3	LOT 03	2ND FLOOR
LOT 04			
548 SF	ADU-ALY LOT 4	LOT 04	1ST FLOOR
244 SF	GARAGE-ALY LOT 4	LOT 04	1ST FLOOR
73 SF	FOYER MAIN UNIT-ALY LOT 4	LOT 04	1ST FLOOR
8 SF	PORCH LOT 4	LOT 04	1ST FLOOR
9 SF	PORCH ADU-ALY LOT 4	LOT 04	1ST FLOOR
809 SF	MAIN UNIT-ALY LOT 4	LOT 04	2ND FLOOR
6897 SF			

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PROJECT NAME:
2618 N ST & 2620 N ST.
SACRAMENTO, CA 95818

SHEET TITLE:
FLOOR PLAN
(ALLEY)

OWNER CONTACT:
Sugadoal Investments, LLC
(916) 205-3530

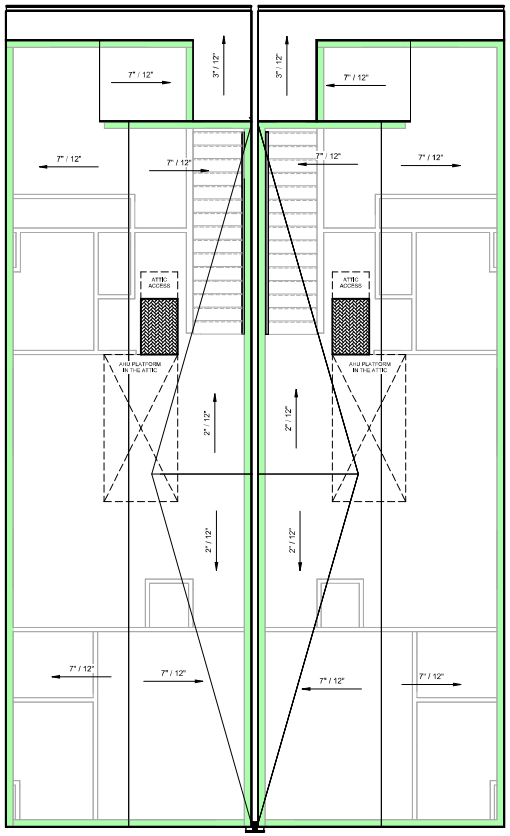
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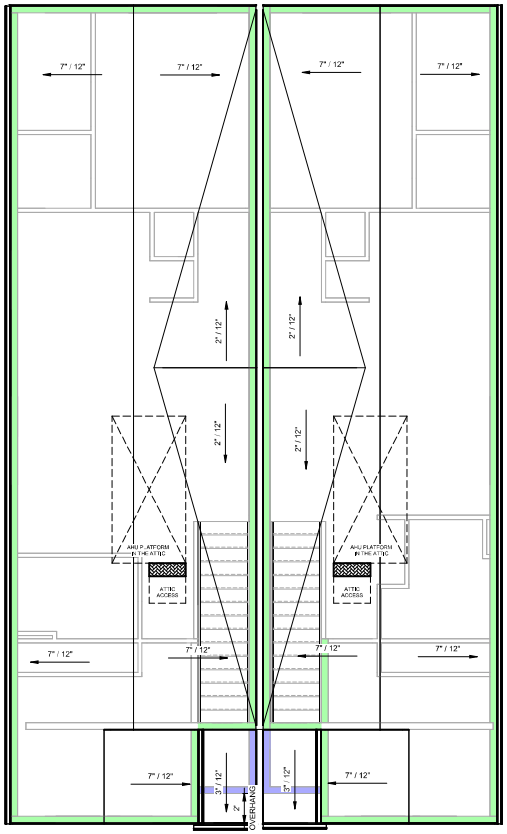
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A5

LEGEND

- TOP OF PLATE 1 - 17'-0"
- TOP OF PLATE 2 - 10'-2"



1 ROOF PLAN N STREET TYP.
1/4" = 1'-0"



2 ROOF PLAN ALLEY TYP.
1/4" = 1'-0"

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PROJECT NAME:
2618 N ST & 2620 N ST.
SACRAMENTO, CA 95818

SHEET TITLE:
ROOF PLAN

OWNER CONTACT:
Sugadcal Investments, LLC
(916) 205-3530

PROJECT: 1-1468
DESIGNED: RM
DRAWN: RM
DATE: 5/17/2026 3:02:48 AM

DATE:	DESCRIPTION:	REV.#

SHEET:
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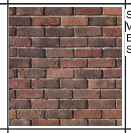


1 NORTH ELEVATION - N ST TYP.
1/4" = 1'-0"



3 SOUTH ELEVATION - N ST TYP.
1/4" = 1'-0"

COLORBOARD

№	MATERIAL	NAME	DESCRIPTION	№	MATERIAL	NAME	DESCRIPTION
1		ROOF SHINGLES BY GAF	GAF TIMBERLINE HDZ CHARCOAL ALGAE RESISTANT LAMINATED HIGH DEFINITION SHINGLES	2		LAP SIDING PANELS BY JAMES HARDIE	COLOR: SW 7046 URBAN BRONZE BY SHERWIN WILLIAMS
3		SINGLE COAT STUCCO BY OMEGA	COLOR: 1C035-QUAKE BASE 10, PLASTER WITH A SMOOTH FINISH.	4		EXTERIOR LIGHTS BYJOHN TIMBERLEND	DANBURY 9" HIGH BLACK DUSK TO DAWN
5		PATIO DOORS AND WINDOWS	PLYGEM VINYL WINDOWS, COLOR BLACK,	6		STONE VENEER BY ELDORADO STONE	COLOR: TUNDRABRICK® HARTFORD
7		FRONT DOOR BY DOORNMORE	COLOR : SW 7048 URBAN BRONZE BY SHERWIN WILLIAMS	8		GARAGE DOOR BY CLOPAY. CLOPAY CLASSIC STEEL SHORT PANEL	COLOR : SW 7048 URBAN BRONZE BY SHERWIN WILLIAMS
9		FACIA DOWNSPOUT AND GUTTER	COLOR : SW 7551 GREEK VILLA BY SHERWIN WILLIAMS				



2 EAST ELEVATION - N ST TYP.
1/4" = 1'-0"



4 WEST ELEVATION - N ST TYP.
1/4" = 1'-0"

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PROJECT NAME:
2618 N ST & 2620 N ST.
SACRAMENTO, CA 95818

SHEET TITLE:
ELEVATIONS

OWNER CONTACT:
Sugadcal Investments, LLC
(916) 205-3530

PROJECT: 1-1468
DESIGNED: P.Zarik RM
DRAWN: RM
DATE: 5/17/2026 3:03:05 AM

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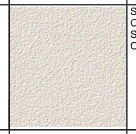
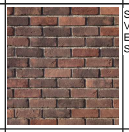


3 SOUTH ELEVATION - ALLEY TYP.
1/4" = 1'-0"



2 NORTH ELEVATION - ALLEY TYP.
1/4" = 1'-0"

COLORBOARD

№	MATERIAL	NAME	DESCRIPTION	№	MATERIAL	NAME	DESCRIPTION
1		ROOF SHINGLES BY GAF	GAF TIMBERLINE HDZ CHARCOAL ALGAE RESISTANT LAMINATED HIGH DEFINITION SHINGLES	2		LAP SIDING PANELS BY JAMES HARDIE	COLOR: SW 7048 URBAN BRONZE BY SHERWIN WILLIAMS 
3		SINGLE COAT STUCCO BY OMEGA	COLOR: 1C035-QUAKE BASE 15. PLASTER WITH A SMOOTH FINISH.	4		EXTERIOR LIGHTS BY JOHN TIMBERLEND	DANBURY 6" HIGH BLACK DUSK TO DAWN
5		PATIO DOORS AND WINDOWS	PLYGEM VINYL WINDOWS. COLOR BLACK.	6		STONE VENEER BY ELDORADO STONE	COLOR: TUNDRABRICK® HARTFORD
7		FRONT DOOR BY DOORNMORE	COLOR : SW 7048 URBAN BRONZE BY SHERWIN WILLIAMS 	8		GARAGE DOOR BY CLOPAY. CLOPAY CLASSIC STEEL SHORT PANEL	COLOR : SW 7048 URBAN BRONZE BY SHERWIN WILLIAMS
9		FACIA DOWNSPOUT AND GUTTER	COLOR : SW 7551 GREEK VILLA BY SHERWIN WILLIAMS				



1 EAST ELEVATION ALLEY TYP.
1/4" = 1'-0"



4 WEST ELEVATION ALLEY TYP.
1/4" = 1'-0"

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PROJECT NAME:
2618 N ST & 2620 N ST.
SACRAMENTO, CA 95818

SHEET TITLE:
ELEVATIONS

OWNER CONTACT:
Sugadcal Investments, LLC
(916) 205-3530

PROJECT: 1-1468
DESIGNED: P.Zarik RM
DRAWN: RM
DATE: 5/17/2026 3:03:19 AM

DATE:	DESCRIPTION:	REV.#

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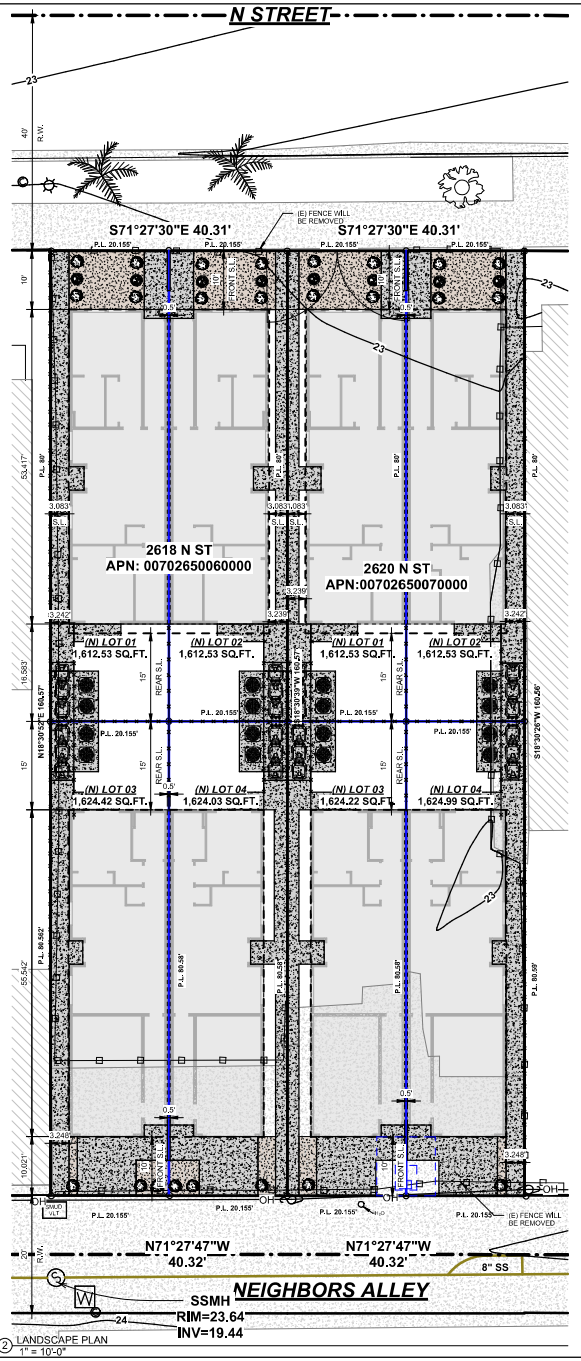
PLANTING SCHEDULE												
KEY	SYMBOL	IMAGE	COMMON NAME	SCIENTIFIC NAME	HEIGHT	WIDTH	SIZE	SUN EXPOSURE	WATER NEEDS	SOIL CONDITIONS	WUCOLS PLANT FACTOR	HARDINESS ZONE	COUNT
S1			MEXICAN DEER GRASS	MUHLENBERGIA DUBIA	1'-2'	1' -2'	1 GAL	FULL SUN, PARTICAL SUN	LOW	DRY, WELL-DRAINING	0.2 - 0.3 L	7 - 10	24
S2			FRENCH LAVENDER	LAVANDULA DENTATA	2'-3'	2'-2.5'	1 GAL	FULL SUN OR SHADE	LOW	DRY, WELL-DRAINING, ALKALINE SOIL	0.2 - 0.3 L	8-11	8

KEY	HATCHED	MATERIAL	NAME	DESCRIPTION	SQ-FT
H1			SALT AND PEPPER PEA-GRAVEL	SIZE 3/8"	664
H2			WALKWAY	CONCRETE	3,068

LANDSCAPE AREAS	
PLANTING:	BUSHES: 140 SQ. FT.
TOTAL AREA:	140 SQ. FT.

PLANTING NOTES:

1. PLANS ARE DIAGRAMMATIC. CONTRACTOR/OWNER SHALL BE RESPONSIBLE FOR FIELD VERIFYING ALL EXISTING CONDITIONS AND ADJUST PLANT ACCORDINGLY.
2. NO PLANTING SHALL BE STARTED UNTIL FINISH GRADING AND IRRIGATION SYSTEM HAVE BEEN COMPLETED.
3. ALL PLANT MATERIALS SHALL MEET SIZE SPECIFICATION AS SHOWN ON THE PLANT LIST AND SHALL BE HEALTHY, FULL, AND SHALL BE OF FIRST RATE QUALITY FOR THE SPECIES.
4. THE LOCATIONS OF TREES AND SHRUBS SHALL BE ADJUSTED IN THE FIELD TO ACCOMMODATE EXISTING UTILITIES, LIGHTS, SPRINKLERS, ETC.
5. CONTRACTOR SHALL CULTIVATE LAWN AND PLANTING AREAS WITH APPROVED SOIL AMENDMENTS.
6. AFTER PLANTING IS COMPLETE AND AREAS HAVE BEEN FINE GRADED, SPREAD BARK TO DRESS TO A 3" MINIMUM DEPTH IN ALL NON-TURF, PLANTER BEDS.
7. PLANTER BED MULCH SHALL BE SMALL CHIPPED FIRE BARK. MULCH SHALL BE FREE OF LARGE WOODY PIECES, SOIL, STONES, STICKS, DEBRIS OR OTHER FOREIGN MATTER.
8. SOIL AMENDMENTS SHALL BE APPLIED AT THE RATE OF 6 CUBIC YARDS PER 1,000 SQUARE FEET AND THOROUGHLY CULTIVATED INTO THE SOIL PRIOR TO PLANTING. AMENDMENTS TO BE NITRIFIED WOOD COMPOST OR EQUAL FREE OF WEED SEED AND NON-ORGANIC MATERIALS.
9. ALL FIVE-GALLON AND LARGER TREES SHOULD BE DOUBLE STAKED, PERPENDICULAR TO THE PREVAILING WIND PATTERN, WITH 8' LODGE-POLE STAKES OUTSIDE THE PLANTING PIT AND TIED WITH FLEXIBLE TIES.
10. PLANTERS WHICH SOIL WAS EXCAVATED SHALL RECEIVE NEW TOPSOIL AMENDED AS IN NOTE #8.
11. PLANTING PITS SHALL BE 2 TIMES THE DIAMETER F THE ROOT BALL AND 2" LESS THE DEPTH OF THE ROOT BALL.
12. CONTRACTOR/OWNER SHALL ABIDE BY ALL LOCAL, STATE AND FEDERAL LAWS, CODES AND ORDINANCES.
13. A MINIMUM 3-INCH LAYER OF ORGANIC MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT TURF AREAS, CREEPING OR ROOTING GROUNDCOVERS, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED.
14. INCORPORATE COMPOST AT A RATE OF AT LEAST FOUR CUBIC YARDS PER 1000 SQUARE FEET TO A DEPTH OF SIX INCHES INTO THE LANDSCAPE AREA EXCEPT WITHIN THE DRIPLINE OF PROTECTED TREES (UNLESS CONTRA-INDICATED BY A SOILS TEST).*



② LANDSCAPE PLAN
1" = 10'-0"

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PRELIMINARY - NOT FOR CONSTRUCTION

PROJECT NAME:
2618 N ST & 2620 N ST.
SACRAMENTO, CA 95818

SHEET TITLE:
LANDSCAPE PLAN

OWNER CONTACT:
Sugadcal Investments, LLC
(916) 205-3530

PROJECT: 1-1468
DESIGNED: P.Zarik RM
DRAWN: RM
DATE: 9/17/2025 3:03:22 AM

DATE	DESCRIPTION	REV. #

SHEET:
A9



1 VIEW 1



2 VIEW 2

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PROJECT NAME:
2618 N ST & 2620 N ST.
SACRAMENTO, CA 95818

SHEET TITLE:
3D VIEWS

OWNER CONTACT:
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(916) 205-3530

PROJECT: 1-1468

DESIGNED: RM

DRAWN: RM

DATE: 5/17/2026 3:03:52 AM

DATE	DESCRIPTION	REV. #

SHEET:
A10



1 VIEW 3



2 VIEW N STREET



3 VIEW ALLEY

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SACRAMENTO, CA 95818

SHEET TITLE:
3D VIEWS

OWNER CONTACT:
Sugadcal Investments, LLC
(916) 205-3530

PROJECT: 1-1468
DESIGNED: RM
DRAWN: RM
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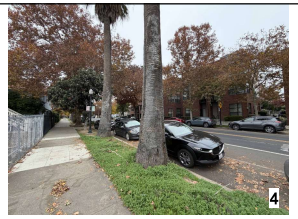
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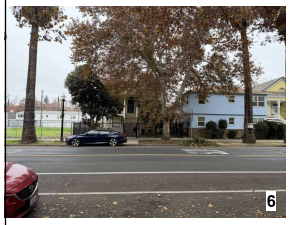










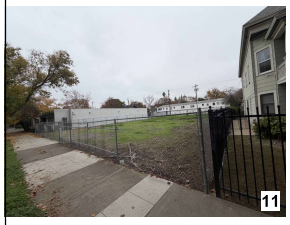
























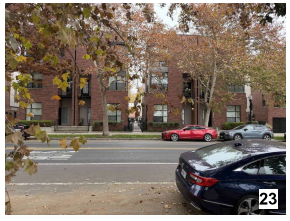




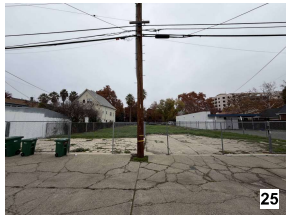


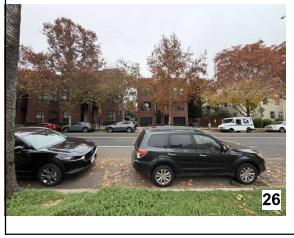








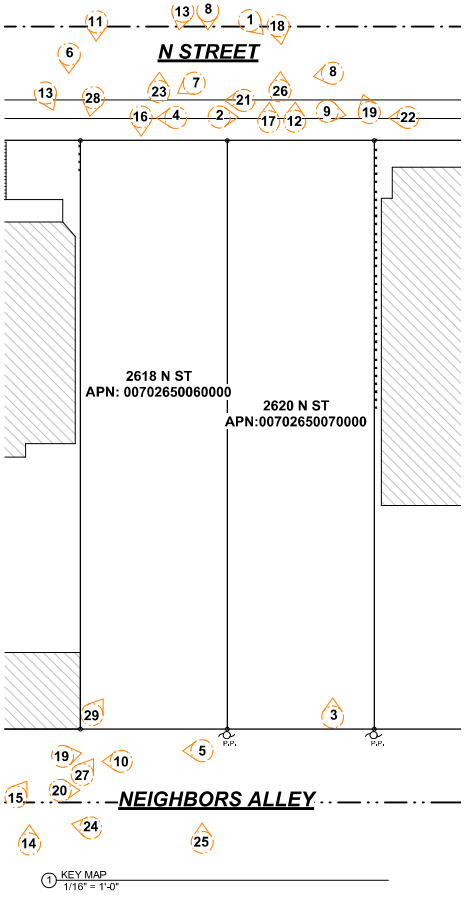












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PROJECT NAME:
2618 N ST & 2620 N ST.
SACRAMENTO, CA 95818

SHEET TITLE:
CONTEXT PHOTOS

OWNER CONTACT:
Sugadcal Investments, LLC
(916) 205-3530

PROJECT: 1-1468
DESIGNED: RM
DRAWN: RM
DATE: 5/17/2026 3:04:41 AM

DATE:	DESCRIPTION:	REV.#

SHEET:
A12



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PROJECT NAME:
2618 N ST & 2620 N ST.
SACRAMENTO, CA 95818

SHEET TITLE:
STREET VIEW VISUALISATION

OWNER CONTACT:
Sugadcal Investments, LLC
(916) 205-3530

PROJECT: 1-1468
DESIGNED: RM
DRAWN: RM
DATE: 5/17/2026 3:04:42 AM

DATE:	DESCRIPTION:	REV. #

SHEET:
A13