

Item No. 1
Supplemental Material
For
City of Sacramento
Director Hearing
Agenda Packet

For the Meeting of: August 27, 2026

☐ Additional Material
☒ Revised Material

Contact Information: Deja Harris, Associate Planner,
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Project Name: Grace Avenue Tentative Map (Z26-013)

Subject: New Tentative Map Findings. Revised SPDR Advisories.

Attachments

1. Revised staff report language:
 - a. New Tentative Map Findings 6 and 7.
 - b. Revised SPDR advisories: ADV1 (Planning) - revised language, ADV2 (Planning) - new advisory, ADV8 & ADV9 (Solid Waste) - revised language, ADV9 (original)(Solid Waste) - deleted advisory, ADV11 & ADV12 (Solid Waste) - new advisory

DIRECTOR REPORT

STAFF RECOMMENDATION

Staff recommends the Zoning Administrator approve, with conditions, a Tentative Map, and the Design Director approve, with conditions, Site Plan and Design Review for the project known as **Grace Avenue Tentative Map (Z26-013)**. Draft Conditions of Approval and Findings of Fact for the project are included below.

REQUESTED ENTITLEMENTS

1. **Tentative Parcel Map** to subdivide one ±0.87-acre parcel, developed with an existing single-unit dwelling, into two parcels in the Light Industrial (M-1S-R) Zone.
2. **Site Plan and Design Review** to review the demolition of accessory structures and the tentative parcel map layout.
3. **Tree Permit** for the removal of City Trees.

PROJECT INFORMATION

Location: 1409 Grace Avenue
Parcel Number: 237-0060-068-0000
Council District: 2
Applicant: Wong & Associates (Timothy Wong)
11344 Coloma Road, Suite 235A, Gold River, CA 95670
Property Owner: Ahsan Sana, Al-Burooj Properties Inc.
1409 Grace Avenue, Sacramento, CA 95838
Project Planner: Deja Harris, Associate Planner
Hearing Date: August 27, 2026

Land Use Information

General Plan: Employment Mixed Use (EMU)
Housing Element Site: N/A
Community Plan Area: N/A
Specific Plan: N/A
Zoning: Light Industrial (M-1S-R)
Special Planning District: N/A
Planned Unit Development: N/A
Design Review Area: Citywide
Parking District: Traditional

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

Surrounding Land Use and Zoning

North:	M-1S-R	Religious Assembly
South:	M-1S-R	Vacant
East:	M-1S-R	Religious Assembly
West:	M-1S-R	Vacant

Site Characteristics

Existing Property Area:	37,753 square feet / 0.87 acres
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Existing Land Use:	Residential

Other Information

Concurrent Files:	None
Previous Files:	None

ATTACHMENTS

Attachment 1: Tentative Parcel Map

BACKGROUND

The project is located on an approximately 0.87-acre parcel within the Light Industrial (M-1S-R) Zone. The parcel is currently developed with a 1,795 square foot detached single-unit dwelling and detached accessory structures, and utility sheds. The site is adjacent to an assembly use to the east and north, and vacant land in the M-1S-R zone to the south and west. The site is served by existing public infrastructure.

PROJECT DESCRIPTION

The applicant is proposing to subdivide the 0.87 gross acre (0.76 net acre) parcel into two parcels to place vacant portions of the site and accessory utility sheds on one parcel (Parcel 1) and to retain the existing single-unit dwelling and detached accessory structures on another (Parcel 2). While single-unit dwellings are prohibited in the M-1S-R zone, the existing single-unit dwelling was constructed in 1951 and is considered a legal, nonconforming use. Pursuant to Sacramento City Code section 17.232.030, the existing single-unit dwelling may continue in use. The applicant is required to dedicate additional right-of-way on Grace Avenue to build the roadways to a 63' right-of-way standard. Improvements on Grace Avenue, adjacent to the subject property, include a 5-foot-wide separated sidewalk and a 6-foot-wide planter. The applicant also proposes to demolish the existing utility sheds located on Parcel 1. The demolition of the accessory utility sheds were analyzed by the Preservation Director who determined they are not a historical resource for the purposes of CEQA and ineligible for listing on the Sacramento Register. As such, the Preservation Director does not oppose demolition of the accessory structures on historical or

environmental grounds. No new development is proposed as part of this application. Any future development on the newly established lots will be reviewed under a separate application.

ENTITLMENT ANALYSIS

This request requires Zoning Administrator approval of a Tentative Parcel Map and Design Director approval of Site Plan and Design Review for the review of the proposed map layout and demolition of accessory structures and a Tree Permit for the removal of two City trees.

Tentative Parcel Map

The applicant is proposing to subdivide the 0.87 gross acre (0.76 net acre) parcel into two lots including a vacant 20,251 square foot parcel (Parcel 1) and a 12,998 square foot parcel (Parcel 2) to contain the existing single-family home and detached accessory structures. Parcel 1 has been designed as a flag lot to provide 50 feet of street frontage to ensure a commercial driveway could be accommodated in the future. The Light Industrial (M-1S-R) zone does not have a minimum or maximum lot size, width, and depth requirement. No deviations are required. The existing parcel and its proposed subdivision will maintain adequate access to the public street on Grace Avenue and continue using the existing utility infrastructure. Planning staff supports the tentative parcel map as all development standards are met.

Site Plan and Design Review

Site Plan and Design Review is required for review of the map layout and to review the existing single-unit dwelling retained on Parcel 2 and to ensure compliance with the required setback requirements of the Light Industrial (M-1S-R). Table 1 below illustrates compliance with these applicable development standards for the existing dwelling unit on its proposed parcel, and no deviations are required..

Table 1: M-1S Development Standards*		
Standard	Required	Parcel 2 (Containing existing dwelling)
Front Setback	25'	31.3' (existing – no change)
Rear Setback	0'	12.6' (new)
Interior Setback (West)	0'	3.7' (new)
Interior Setback (East)	0'	12.7' (existing – no change)
FAR	.15 – 1	.30

**The Review (-R) overlay district was repealed in 2013 and does not have applicable development standards; however, the acronym remains on the City's official zoning map.*

Fencing Requirements

Pursuant to Sacramento City Code 17.620.120, a parcel proposing to develop a non-residential use is required to provide a minimum 6-foot-high solid wall of masonry, brick, or similar material along all property lines which abut a residential zone or use. Any future non-residential development on the newly created Parcel 1 will be reviewed under a separate application for consistency with applicable development standards of the M-1S-R zone, which would include this masonry wall requirement.

Tree Permit

Pursuant to Sacramento City Code (SCC) chapter 12.56, the removal of private protected trees and City trees requires a tree permit. City trees are defined as any tree the trunk of which, when measured four and one-half feet above ground, is partially or completely located in a city park, on real property the city owns in fee, or on a public right-of-way, including any street, road, sidewalk, park strip, mow strip, or alley. This project proposes to remove (2) two City trees as follows:

- City Tree #11204 Olive
- City Tree #11205 Coast Live Oak

The trees are proposed for removal because they conflict with required right-of-way improvements. Because the trees are in poor condition and because they are proposed to be removed for required right-of-way improvements, Urban Forestry supports a replacement waiver for these trees per Sacramento City Code 12.56.060.

SUBDIVISION REVIEW COMMITTEE

The proposed tentative parcel map was heard at the Subdivision Review Committee on July 1, 2026. The conditions of approval were accepted by the applicant and forwarded by the committee. The resulting conditions are listed under Conditions of Approval below.

PUBLIC / NEIGHBORHOOD OUTREACH AND COMMENTS

This project was routed to Robla Neighbors United, Robla Park Community Association, Rancho Del Paso North Sacramento Chamber of Commerce, Preservation Sacramento, Civic Thread, Sacramento Area Bicycle Advocates, and Region Builders. Staff received no comments.

The site was posted with project information at the time of submittal. All property owners and residents within 500 feet of the subject site, and neighborhood association were mailed a public hearing notice and on August 14, 2026, a notice was posted at the project site. At the time of the writing of this report, staff did not receive any additional comments or expressed opposition to the proposed project.

ENVIRONMENTAL DETERMINATION

The Community Development Department, Environmental Planning Services Division has reviewed this project and the Zoning Administrator determined that it is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15315, Minor Land Divisions (Categorical Exemption – Class 15). This project qualifies for this exemption as it applies to divisions of property that are in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels. The division is consistent with the General Plan and zoning in that no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel(s) does not have an average slope greater than 20 percent. This project is to subdivide one 0.87-acre parcel developed with an existing single-unit dwelling into two parcels. This project is consistent with the Light Industrial

(M-1S-R) zoning designation and development standards and does not propose any new development nor does it modify the existing conditions of the site layout regarding ingress/egress. 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 Report accepted by the City Council on October 21, 2025 (Resolution No. 2025-0283).

FINDINGS OF FACT

Environmental Determination: Exempt

The Community Development Department, Environmental Planning Services Division has reviewed this project and the Zoning Administrator determined that it is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15315, Minor Land Divisions (Categorical Exemption – Class 15). This project qualifies for this exemption as it applies to divisions of property that are in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels. The division is consistent with the General Plan and zoning in that no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel(s) does not have an average slope greater than 20 percent. This project is to subdivide one 0.87-acre parcel developed with an existing single-unit dwelling into two parcels. This project is consistent with the Light Industrial (M-1S-R) zoning designation and development standards and does not propose any new development nor does it modify the existing conditions of the site layout regarding ingress/egress. Therefore, the project will not have a significant effect on the environment, and no further CEQA analysis is required.

Tentative Parcel Map

1. None of the conditions described in City Code section 17.828.090 and Government Code section 66474 exist with respect to the proposed subdivision as follows:
 - a. The proposed map is consistent with the General Plan, all applicable community and specific plans, Title 17 of the City Code, and all other applicable provisions of the City Code;
 - b. The design and improvement of the proposed subdivision is consistent with the General Plan, all applicable community and specific plans, Title 17 of the City Code, and all other applicable provisions of the City Code as conditioned;

- c. The site is physically suitable for the type of development;
 - d. The site is physically suitable for the proposed density of development;
 - e. The design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat;
 - f. The design of the subdivision and the type of improvements are not likely to cause serious public health problems;
 - g. The design of the subdivision and the type of improvements will not conflict with easements, acquired by the public at large, for access through, or use of, property within the proposed subdivision.
2. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the General Plan, all applicable community and specific plans, Title 17 of the City Code, and all other applicable provisions of the City Code (Gov. Code §66473.5);
 3. The discharge of waste from the proposed subdivision into the existing community sewer system will not result in a violation of the applicable waste discharge requirements prescribed by the California Regional Water Quality Board, Central Valley Region, in that existing treatment plants have a design capacity adequate to service the proposed subdivision (Gov. Code §66474.6);
 4. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities (Gov. Code §66473.1); and
 5. The Zoning Administrator has considered the effect of the approval of this Tentative Subdivision Map on the housing needs of the region and has balanced these needs against the public service needs of its residents and available fiscal and environmental resources (Gov. Code §66412.3).
 6. Either the flag lot is required by topographic conditions, or there is no alternative design for the development of the interior portions of excessively deep parcels in that the subject site is an approximately 264-foot deep, interior parcel with limited public right-of-way access. The site is developed with an existing, non-conforming residential dwelling that fronts Grace Avenue leaving area available for development at the rear of the parcel. With the only feasible access point from the Grace Avenue public right-of-way, the newly created lot has been designed to plan for a future commercial driveway off Grace Avenue that could provide adequate access to the interior portions of the site.
 - 5.7. The flag lot will not be detrimental to public health, safety or welfare in that the proposed subdivision limits the ability for any future expansions of a legal, nonconforming residential use while facilitating future infill development of a commercial or industrial use that is consistent with underlying M-1(S)-R zone. The project offers frontage improvements to Grace Avenue, including the dedication of right-of-way to meet the City Standard local industrial street section, and is designed to provide adequate access to the newly created lot by ensuring the width of the parcel frontage along Grace Avenue can accommodate a commercial driveway to serve any future development.

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 Employment Mixed Use (EMU) in that the development will provide for future infill development. There is no transit village plan applicable to this project.
2. The design, layout, and physical characteristics of proposed development are consistent with all applicable design guidelines and with all applicable development standards. The proposed development complies with the development standards of the Light Industrial (M-1S) zone including setbacks, and no deviations are proposed.
3. All streets and other public access ways and facilities, parking facilities, and utility infrastructure are adequate to serve the proposed development and comply with all applicable design guidelines and development standards as the proposed parcel map offers improvements to existing roads.
4. The design, layout, and physical characteristics of the proposed development as conditioned are visually and functionally compatible with the surrounding neighborhood. No development is proposed with this request and the existing single-unit dwelling will continue to have access as currently exists.
5. The design, layout, and physical characteristics of the proposed development as conditioned minimizes energy consumption and encourages the use of renewable energy sources in that the project uses existing utility infrastructure, public access ways, and existing driveways. The project does not propose new development.
6. The design, layout, and physical characteristics of the proposed development as conditioned are not detrimental to the public health, safety, convenience, or welfare of persons residing, working, visiting, or recreating in the surrounding neighborhood and will not result in the creation of a nuisance in that the project is compatible with all applicable development standards and is compatible with the surrounding development.

Tree Permit

1. The Tree Permit for the removal of two (2) City trees is approved based on the following Findings of Fact:
 - a. The location of the two (2) City trees conflicts with the location of the required right-of-way improvements.
 - b. Urban Forestry supports a replacement waiver based on the fact that the tree conflicts with the location of necessary right-of-way improvements.

200-Year Flood Protection

1. The project site is within an area for which the facilities of the State Plan of Flood Control or other flood management facilities protect the project to the urban level of flood protection, as demonstrated by the SAFCA Urban Level of Flood Protection Engineer's Report accepted by the City Council on October 21, 2025 (Resolution No. 2024-0311).

CONDITIONS OF APPROVAL

Tentative Parcel Map

NOTE: These conditions shall supersede any contradictory information shown on the Tentative Map or approved for this project (Z26-013). The design of any improvement not covered by these conditions shall be to City standard.

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

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

Planning

1. This approval shall expire in three years from the approval date and may be extended consistent with the provisions in Sacramento City Code Section 17.828.160.

Public Works:

2. 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.
3. The applicant shall dedicate sufficient additional right-of-way and construct Grace Avenue adjacent to the subject property to a 63-ft right-of-way local industrial street section per city standards to the satisfaction of the Department of Public Works. Refer to the City's Design and Procedure Manual Plate 15-4.
4. The applicant shall construct a city standard residential driveway for Parcel 2 as part of the project's public frontage improvements to the satisfaction of the Department of Public Works. Refer to City Code 17.508 for residential driveway design standard requirements.
5. The applicant shall remove any existing driveway for Parcel 1 to the satisfaction of the Department of Public Works.

Note: A driveway for Parcel 1 will be reviewed when an SPDR application to develop Parcel 1 has been submitted.

6. The applicant shall relocate any existing utility poles that are in conflict with any of the required public frontage improvements per City standards to the satisfaction of the Department of Public Works and the concerned utility agency.
7. 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.
8. 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.
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 to 3.5' in height. The area of exclusion shall be determined by the Department of Public Works.

SMUD:

10. SMUD has existing overhead 12kV and secondary facilities along Grace Avenue 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. In the event the City requires an Irrevocable Offer of Dedication (IOD) for future roadway improvements, the Applicant shall dedicate a 12.5-foot public utility easement (PUE) for overhead and/or underground facilities and appurtenances adjacent to the City's IOD. Landscaping improvements placed within the IOD or 12.5-foot PUE shall be subject to SMUD's landscaping and tree placement guidelines and SMUD's regular vegetation management practices including but not limited to restriction of 15 feet high at maturity and spacing as well as tree pruning, removal, or other standard vegetation management activities.
15. The Applicant shall provide separate SMUD service points to each parcel to the satisfaction of SMUD.
16. 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.
17. The Applicant shall dedicate a 12.5-foot public utility easement for overhead and/or underground facilities and appurtenances adjacent to all public street rights-of-ways. The 12.5-foot PUE shall be subject to SMUD's landscaping and tree placement guidelines within the easement area and such landscaping shall be subject to SMUD's vegetation management practices including but not limited to tree pruning, removal, and weed abatement and a height limit of fifteen feet at full maturity.
18. 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. 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.
19. 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.

DOU:

20. 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 Final Map: "Private/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.

Urban Forestry:

21. The applicant shall design all street planters to have shade trees with an expected mature canopy diameter of 35 feet, planted 40 feet on center with consideration given to driveways and underground and above ground utilities to the satisfaction of the Urban Forestry.

Advisory Notes:

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

Public Works

- ADV1. 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.

- ADV2. 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-ft and a depth of at least 20-ft measured from the right-of-way line.

DOU

- ADV3. Prior to or concurrent with the submittal of the building permit application, the applicant shall prepare a project specific drainage study meeting the criteria specified in the current Onsite Design Manual and/or the Design and Procedures Manual, for review and approval by the DOU. Per the current DOU Onsite Design Manual, either a static or dynamic analysis for mitigating sizing and drainage system design may be used. Using the static analysis and per the DOU onsite project storage method, an estimated 5,200 cubic feet of detention must be provided per each additional acre of impervious area. The maximum discharge rate must be limited to an estimated 0.31 cfs/acre. The applicant

is advised to contact the City of Sacramento Utilities Department Development Review Section (916-808-7890) at the early planning stages to address any drainage related requirements. Failure to submit the drainage study may delay review and approval. (Note: A maintenance agreement may be required for detention and Low Impact Development (LID) features.)

- ADV4. This project is in Drainage Basin 144 which is subject to the new Drainage Gravity Impact Fee per City Council Resolution 2023-0368. However, based on the project's description, the applicant will not be required to pay the Drainage Gravity Impact Fee.
- ADV5. The site is not fronted by a public sewer main. For general questions or requirements on septic systems contact the County Environmental Health Division at 916-875-8400. (Note: The nearest public sewer main is located to the East of the project site within Raley Blvd.)
- ADV6. City records show the existing residence on Parcel 1 has a 1-in metered domestic water service.
- ADV7. 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.

SASD:

- ADV8. Prior to the ISSUANCE OF A BUILDING PERMIT: The owner must contact Permit Services Unit at PermitServices@sacsewer.com or by phone at (916) 876-6100 to determine if Regional San impact fees are due. Fees are to be paid prior to the issuance of building permits.
- ADV9. 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.

SMUD:

- ADV10. 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.
- ADV11. 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.).
- ADV12. 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.

Site Plan and Design Review

Planning:

1. No construction or additions are allowed with this project approval.
2. The applicant shall relocate the existing utility sheds on proposed Parcel 1 or obtain all necessary building permits to demolish the existing structures prior to recordation of the final map.
3. Any changes, additions, or modifications shall require additional review and approval from Planning staff and may require additional entitlements.
4. This approval shall expire in three years from the approval date and may be extended consistent with the provisions in Sacramento City Code Section 17.808.400.

Urban Forestry:

5. The plans include the construction of a new landscape planter strip in the City right-of-way. In future phases of development, Urban Forestry will require that the applicant provide for large canopy shade trees to be planted within the new City right-of-way landscape planter.
6. 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

7. Construction trailers and port-a-potties shall be placed on existing hardscape or bridged over the tree protection zone so as not to compact soil.
8. 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.
9. 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.
10. There shall be no grade changes within the dripline of protected trees. All grade changes shall be accommodated onsite.
11. There shall be no soil compaction within the dripline of protected trees.

12. The following is a list of activities that are prohibited within the 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.
13. All trees shall be watered regularly according to the recommendation of the project arborist.

Advisory Notes:

Planning

ADV1. Per Sacramento City Code Section 17.232.040 a single-unit dwelling is a legal, nonconforming use on Parcel 2, in the M-1S-R zone, and may continue in use.

ADV1-ADV2. Sacramento City Code Section 17.232.040 does not apply to newly created Parcel 1, and future development or additions on Parcel 2-1, the newly created parcel must be consistent with the applicable development standards provisions in Sacramento City Code Section 17.220.200 to 17.220.600.

DOU

ADV2-ADV3. Prior to or concurrent with the submittal of the building permit application, the applicant shall prepare a project specific drainage study meeting the criteria specified in the current Onsite Design Manual and/or the Design and Procedures Manual, for review and approval by the DOU. Per the current DOU Onsite Design Manual, either a static or dynamic analysis for mitigating sizing and drainage system design may be used. Using the static analysis and per the DOU onsite project storage method, an estimated 5,200 cubic feet of detention must be provided per each additional acre of impervious area. The maximum discharge rate must be limited to an estimated 0.31 cfs/acre. The applicant is advised to contact the City of Sacramento Utilities Department Development Review Section (916-808-7890) at the early planning stages to address any drainage related requirements. Failure to submit the drainage study may delay review and approval. (Note: A maintenance agreement may be required for detention and Low Impact Development (LID) features.)

ADV3-ADV4. This project is in Drainage Basin 144 which is subject to the new Drainage Gravity Impact Fee per City Council Resolution 2023-0368. However, based on the project's description, the applicant will not be required to pay the Drainage Gravity Impact Fee.

ADV4-ADV5. The site is not fronted by a public sewer main. For general questions or requirements on septic systems contact the County Environmental Health Division at 916-875-8400. (Note: The nearest public sewer main is located to the East of the project site within Raley Blvd.)

~~ADV5.~~ADV6. City records show the existing residence on Parcel 1 has an existing 1-in metered domestic water service.

~~ADV6.~~ADV7. 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.

Solid Waste

~~ADV7.~~ADV8. Project must meet the requirements outlined in City Code Chapter 13.10, 13.24 and 17.616.

~~ADV8.~~ADV9. ~~There must be sufficient space to store a minimum of one garbage container and one mixed recycling container per unit, and one organics recycling container per parcel, to ensure all material generated on the parcel is diverted into the correct waste stream. The minimum space needed is approximately 35 inches by 87 inches per unit. The trash enclosure must have sufficient space to accommodate receptacles for trash, recycling, and organics. Minimum service levels for recycling and organics can be found in Chapter 13.24.600. Trash and organics must be serviced at least weekly and recycling must be serviced at least monthly.~~

~~ADV9. There must be sufficient space to set out all containers (garbage, mixed recycling, and organics recycling) in front of each parcel and remain in compliance with City Code Chapter 13.10.100.~~

ADV10. 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.

~~a. Collection is provided on Grace Avenue~~

ADV11. The access road must be sufficient for solid waste trucks to turn off Grace Avenue and to travel down the access road to provide collection.

ADV12. There must be sufficient space to provide a turnaround for solid waste vehicles. Solid waste trucks will not be able to back down the access road due to safety concerns.

Tree Permit

1. The applicant shall retain all trees permitted for removal until all fees associated with a building permit have been paid.

Respectfully Submitted: _____



Deja Harris
Associate Planner

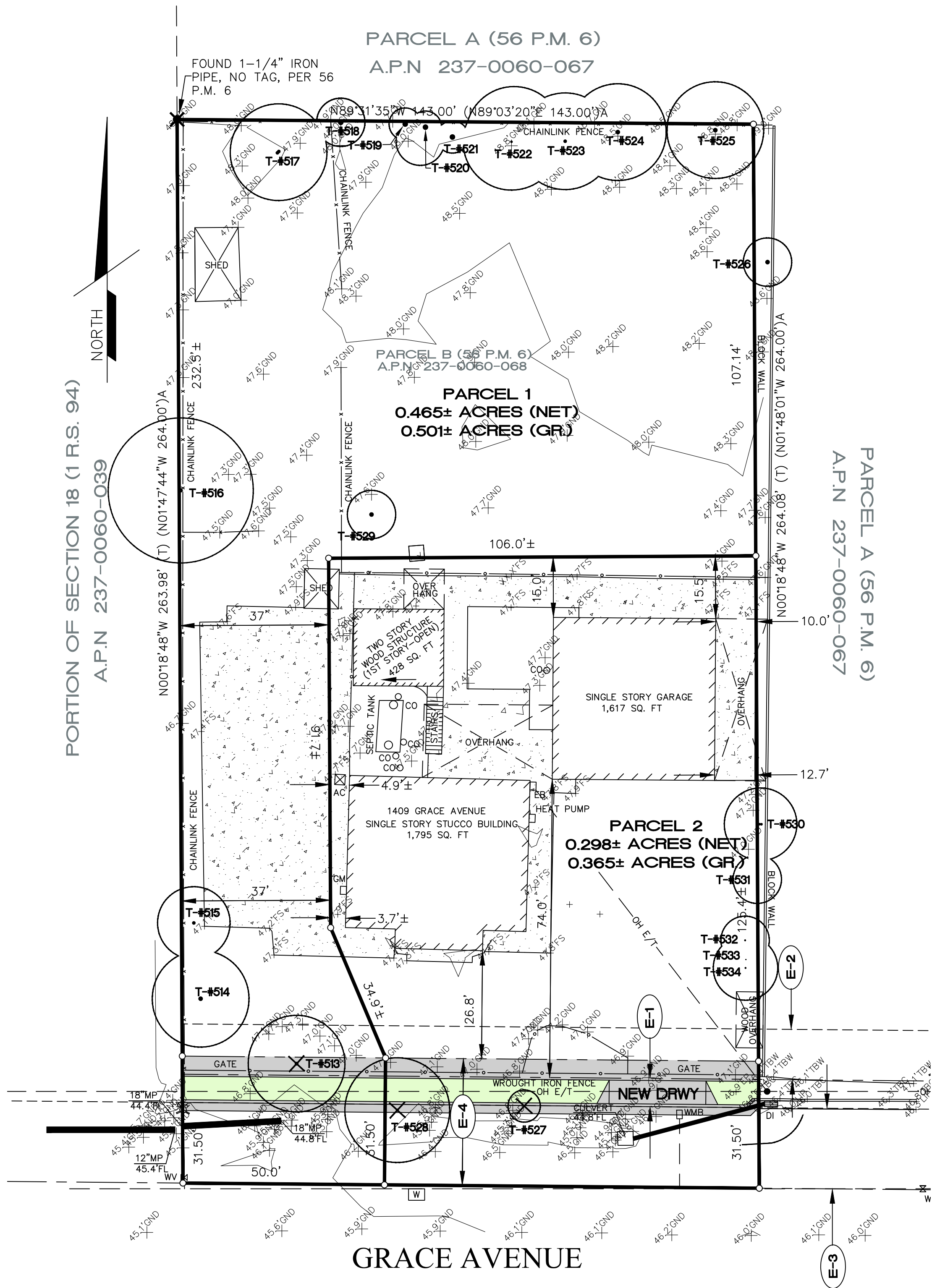


Recommendation Approved: _____

Zach Dahla
Senior Planner

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

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



SITE INFORMATION

- 1) OWNER/SUBDIVIDER: AHSAN K. SANA
1409 GRACE AVENUE
SACRAMENTO, CA 95838
TELEPHONE: (916)370-7774
- 2) SURVEYOR: WONG & ASSOCIATES
11344 COLOMA ROAD, SUITE 235A
GOLD RIVER, CA 95670
CONTACT: GARY TIMOTHY WONG/MARIA WONG
TELEPHONE: (916) 283-4800
EMAIL: GTWONG5035@GMAIL.COM
- 3) IMPROVEMENTS: AS REQUIRED BY THE CITY OF SACRAMENTO
DEPARTMENT OF PUBLIC WORKS
- 4) EXISTING USE: COMMERCIAL/RESIDENTIAL USE
- 5) PROPOSED USE: LIGHT INDUSTRIAL USE
- 6) EXISTING ZONING: M-1S-R - LIGHT INDUSTRIAL - SITE IMPROVEMENTS/REVIEW
- 7) PROPOSED ZONING: M-1S-R - LIGHT INDUSTRIAL - SITE IMPROVEMENTS/REVIEW
- 8) ASSESSOR'S PARCEL NO.: A.P.N.237-0060-068
- 9) SEWAGE DISPOSAL: SRCS
- 10) WATER SUPPLY: CITY OF SACRAMENTO WATER
- 11) DRAINAGE: CITY OF SACRAMENTO DEPARTMENT OF UTILITIES
- 12) FIRE PROTECTION: CITY OF SACRAMENTO FIRE
- 13) SCHOOL DISTRICT: ROBLA ELEMENTARY/TWIN RIVERS UNIFIED
- 14) ACREAGE: 0.867± ACRES (GR.) 37,753 SQ. FT.
0.778± ACRES (NET) 333,892 SQ.FT.
- 15) EXISTING LOTS: ONE (1)
- 16) PROPOSED LOTS: TWO (2)
- 17) LOT SIZE: PARCEL 1 - 0.501± AC.(GR.) 21,833 SQ.FT.
PARCEL 1 - 0.465± AC.(NET) 20,251 SQ.FT.
PARCEL 2 - 0.365± AC. (GR.) 15,920 SQ.FT.
PARCEL 2 - 0.298± AC. (NET) 12,998 SQ.FT.

TREE INVENTORY

Exhibit A - Tree Identification						
Tree #	Botanical Name	Common Name	dbh (") (1) (3)	DL (r in ft) (2)	Structure Rating-1 to 3 (5)	Condition Rating-0 to 5 (4)
513	Pinus pinea	Stone Pine	9	8	1	2
514	Koeleruteria paniculata	Golden Rain Tree	13	10	2	3
515	Celtis sinensis	Chinese Hackberry	7	6	2	3
516	Quercus agrifolia	Coast Live Oak	27	18	3	4
517	Populus alba	Silver Poplar	6,6,7	15	1	2
518	Washingtonia filifera	Fan Palm	15	5	2	3
519	Washingtonia filifera	Fan Palm	14	5	2	3
520	Washingtonia filifera	Fan Palm	12	5	2	3
521	Washingtonia filifera	Fan Palm	11	5	2	3
522	Populus alba	Silver Poplar	6	8	2	3
523	Populus alba	Silver Poplar	7	8	1	1
524	Populus alba	Silver Poplar	8	9	1	1
525	Populus alba	Silver Poplar	9	12	2	3
526	Populus alba	Silver Poplar	5	6	1	1
527	Olea europaea	Olive	4	4	1	2
528	Quercus agrifolia	Coast Live Oak	15	13	2	3
529	Ficus carica	Fig	14	3	1	1
530	Betula pendula	Birch	5,6,4	8	1	3
531	Betula pendula	Birch	2,2,2,3,4	5	1	2
532	Betula pendula	Birch	6,7,4	6	1	3
533	Betula pendula	Birch	6,7	4	1	3
534	Betula pendula	Birch	8	8	1	3
(1) dbh is estimated and rounded by circumference method.						
(2) Dripline may be irregular due to forest crowding and subordinate growth. DL is est. Subject property has intermixed tree crowns						
(3) (-) (-) (-) indicates there are separate trees in the grouping						
(4) see and apply all pruning recommendations to all trees						
(5) Tree structure of 1 and 2 have increased failure potential. A risk assessment should be performed on all native trees to reduce risk of failure						
Indicates Protected Tree per the City of Sacramento (SCC) 2.62.030 and 8.04.100						

EASEMENT NOTES

- E-1 ... 7' ROADWAY EASEMENT PER 56 P.M. 6
- E-2 ... 12.5' PUBLIC UTILITIES EASEMENT PER 56 P.M. 6
- E-3 ... 20' ROADWAY EASEMENT PER A R.S. 94
- E-4 ... PROPOSED 31.5' RIGHT OF WAY

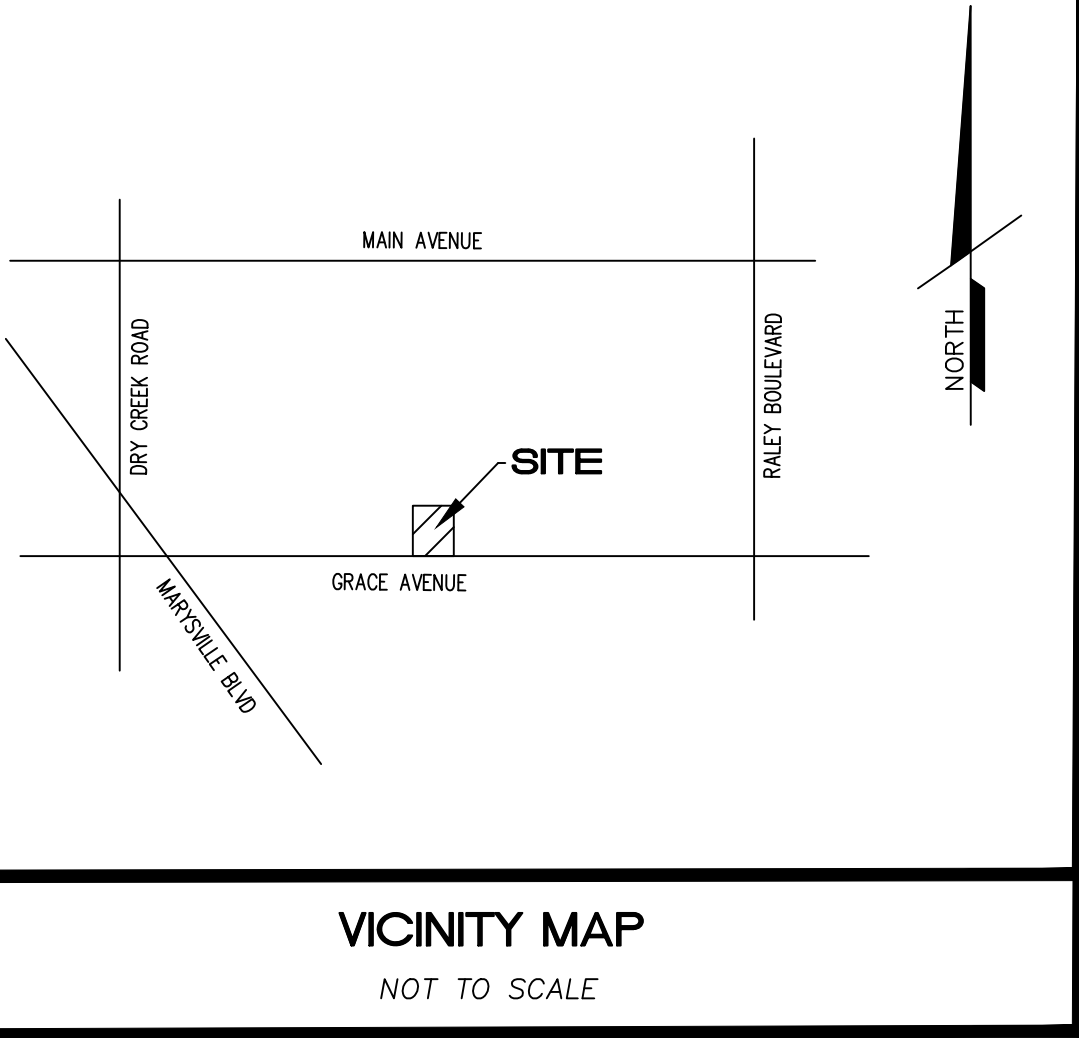
LEGEL DESCRIPTION

ALL THAT REAL PROPERTY SITUATE IN THE CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL B OF THAT CERTAIN PARCEL MAP ENTITLED WEST 1/2 OF THE SOUTHWEST 1/4 OF NORTHWEST 1/4 SECTION 18 RANCHO DEL PASO FILED IN THE OFFICE OF THE COUNTY RECORDER OF SACRAMENTO COUNTY ON MARCH 13, 1980, IN BOOK 56 OF PARCEL MAPS AT PAGE 6.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS BASED ON THE FOUND MONUMENT OF THE CENTERLINE OF MAIN AVENUE, BETWEEN DRY CREEK ROAD AND RALEY BOULEVARD; THAT BEARING ASSUMED TO BE N89°33'25"W.



LEGEND

- A.P.N. ASSESSOR'S PARCEL NUMBER
- P.M. PARCEL MAP
- WV WATER VALVE
- JP JOINT POLE
- WROUGHT IRON FENCE
- CHAIN LINK FENCE
- EDGE OF PAVEMENT
- EP FLOWLINE
- FL DRAIN INLET
- DI LIP OF PAVEMENT
- LIP WATER METER BOX
- WMB
- INDICATES CONCRETE
- INDICATES PAVEMENT
- FIRE HYDRANT
- SDMH STORM DRAIN MANHOLE
- SSMH SANITARY SEWER MANHOLE
- OH E OVERHEAD ELECTRIC LINE
- OH T OVERHEAD TELEPHONE LINE
- CO CLEANOUT
- FS FINISH SURFACE
- TP TOP OF PAVEMENT
- XX" T SIZE OF TRUNK IN INCHES
- AC AIR CONDITIONING UNIT
- EB ELECTRICAL BOX
- GM GAS METER
- BR OUTDOOR RESTROOM
- INDICATES PROPOSED LANDSCAPE
- INDICATES PROPOSED IMPROVEMENTS

NOTES

1. THE TYPES, LOCATION, SIZES AND /OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS TOPOGRAPHIC SURVEY WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. IT IS CAUTIONED THAT ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. (A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DELINEATE ALL KNOWN UTILITIES). HOWEVER, THE SURVEYOR ASSUMES NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF ITS DELINEATION OF SUCH UNDERGROUND UTILITIES NOR FOR EXISTENCE OF OTHER BURIED OBJECTS OR UTILITIES WHICH MAY BE ENCOUNTERED BUT WHICH ARE NOT SHOWN ON THIS PLAN.
2. THIS SURVEY WAS PREPARED WITHOUT THE AID OF A PRELIMINARY TITLE REPORT. EASEMENTS OF RECORD MAY EXIST WHICH MAY AFFECT THE PROPERTY SHOWN ON THIS SURVEY.

BENCHMARK ELEVATION: 55.325' (NAVD88')

CITY OF SACRAMENTO VERTICAL BENCHMARK: 258-B7A

RAMSET NAIL TOP OF CURB AT NE CORNER OF RALEY BLVD. AND MAIN AVE.

WONG & ASSOCIATES

ENGINEERING * SURVEYING * LAND PLANNING
11344 COLOMA ROAD, SUITE 235A
GOLD RIVER, CALIFORNIA 95670
TEL: (916) 283-4800 FAX: (916) 283-4809

DESIGNED: N/A

DRAWN: TW

CHECKED: GTW

SUBMITTED: GARY TIMOTHY WONG P.L.S. 5035

SCALE:

1" = 20'



NO.	DATE	REVISION	BY

TENTATIVE PARCEL MAP

OF

1409 GRACE AVENUE
A.P.N. 237-0060-068

CITY OF SACRAMENTO

COUNTY OF SACRAMENTO

STATE OF CALIFORNIA

DATE: 02-03-2026

SHEET:

1 / 1

JOB NO. 2023-012