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 **Z26-046 (Solons Alley Dwellings Tentative Map and Duplex)**. Draft Findings of Fact and Conditions of Approval for the project are included below.

REQUESTED ENTITLEMENTS

1. **Tentative Map** to subdivide a 0.07-acre parcel into two lots within the Multi-Unit Dwelling (R-3A-SPD) zone, the Central City Special Planning District (SPD), and the Newton Booth Historic District.

2. **Site Plan and Design Review** for review of the tentative map layout with deviations for lot depth and construction two dwelling units, and associated site improvements.

PROJECT INFORMATION

Location:	Address not assigned
Parcel Number:	010-0052-028-0000
Council District:	4
Applicant:	Craig Hausman, Hausman Architecture 2209 J Street Sacramento, CA 95825
Property Owner:	Colin Hammett, Havencrest LLC 2398 Fair Oaks #7 Sacramento, CA 95825
Project Planner:	Sierra Peterson, Associate Planner
Public Hearing Date:	November 12, 2026

Land Use Information

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

Historic District:	Newton Booth (Contributor)	

Surrounding Land Use and Zoning

North:	R-3A-SPD	Residential; Church
South:	R-3A-SPD	Residential
East:	R-3A-SPD / C-2-SPD	Residential; Commercial
West:	R-3A-SPD / R-1B-SPD	Residential

Site Characteristics

Existing Property Area:	3,202 square feet / 0.07 acres
Topography:	Flat
Street Improvements:	Alley
Utilities:	Existing in the street
Existing Land Use:	Vacant lot

Other Information

Concurrent Files:	None
Previous Files:	Z23-014 (lot split)

ATTACHMENTS

Attachment 1: Tentative Map
Attachment 2: Project Plans

PROPOSED PROJECT AND ANALYSIS

Site Context

The project site is located mid-block on the north side of Solons Alley, between 27th and 28th Streets, within the Multi-Unit Dwelling (R-3A-SPD) zone, Central City Special Planning District (SPD), and Newton Booth Historic District. The ±0.07-acre project site is a vacant lot that was subdivided from the property to the north (2716 S Street) in 2023. The property to the north is developed with a fourplex building that is a contributor to the Newton Booth Historic District and the subject vacant property is also designated as a contributing resource. The residential property bordering the site to the west and the residential properties to the south across Solons Alley are identified as non-contributors to the Newton Booth Historic District. The project site is surrounded by existing single-unit, duplex, and multi-unit residential developments located within the Newton Booth Historic District, as well as the First Church of the Nazarene to the north across S Street and a fitness studio and barber shop to the east along 28th Street. 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 ±0.07-acre parcel into two lots to allow for the development of one, three-story duplex dwelling. This request requires Zoning Administrator approval of a Tentative Map to subdivide the project site into two lots, and Preservation Director approval of Site Plan and Design Review of the tentative map layout within the Newton Booth Historic District with a deviation to lot depth requirements and the construction of a duplex.

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					
		Required	**Parcel 1**	**Parcel 2**	**Deviation**
Lot	**Size (sq ft)**	1,600	1,601	1,601	No
	Width (ft)	20	20.17	20.17	No
	Depth (ft)	80 to 160	79.35	79.37	Yes
	Coverage (%)	60	56	56	No
Setbacks (ft)	**Front-Yard**	4 (alley)	5	5	No
	Rear-Yard	15	15	15	No
	Interior Side-Yard	No min	3	3	No
Height (ft)		35	29.3	29.3	No
Density (du/ac)		8 to 36	28		N/A
FAR		2.0 (max)	0.85	0.85	N/A

Tentative Map

The applicant proposes to subdivide the 0.07-acre parcel into two equal size lots (±0.03-acres) for the purposes of individual ownership of the duplex to be constructed on the resulting lots. One dwelling unit on each proposed lot 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, lot width, lot coverage, applicable to the proposed map. As proposed, the project would comply with all requirements of the R-3A-SPD zone that apply to the tentative map, however, Parcels 1 and 2 would require a deviation to the lot depth requirement. This deviation is discussed in further detail under the Site Plan and Design Review section of this report.

The N designation and the R-3A-SPD zone require a minimum of eight and a maximum of 36 du/ac. As shown in Table 1, the proposed subdivision meets the maximum density allowed. Additionally, the proposed layout and configuration of the proposed parcels are adequate to accommodate the proposed duplex design. As such, staff is supportive of the proposed tentative map.

Site Plan and Design Review

Site Plan and Design Review is required for the review of map layout and to review any deviations from the development standards and consistency with the Historic District Plan for the Newton Booth 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 duplex meets the minimum setbacks required.

The project proposes the construction of one, three-story duplex residential building fronting on Solons Alley. The duplexes are 1,367 square foot units which are mirrored floor plans on each side. The primary dwelling units are located on the second and third floors accessed from main doors located on the alley. The first floor of each unit includes a 269 square foot garage and a 40 square foot vestibule with stairs accessing the upper floors. The second floor includes a kitchen, bathroom, and living room. The third floor includes two bedrooms, two bathrooms, and a covered patio. The units have access to a rear yard, that will also include air conditioning units and trash and recycling storage. The ADUs is located on the first and second floors with a main entrance from the interior side yard and a door with access to the rear yard.

The duplex has a three-story rectangular design and massing to maximize the building area. The primary unit dwelling has a main entrance visible from the alley and both have a covered porch with a smooth stucco material around the front doors. The massing of the duplex is broken up with a horizontal and vertical planer breaks. The first story is defined by a smooth stucco finish and a five-foot side yard setback, which helps to define the first story massing from the second and third story. The second and third story overhang the first story with a three-foot side yard setback. The second- and third- stories have a mix of stucco and metal paneling with a vertical and horizontal rib pattern. The two materials are applied in vertically at the second- and third-stories and transitions over the third story windows with a horizontal application creating a contemporary cornice at the third floor. The interior sides and rear of the building utilize similar materials as the front façade with a stucco on the first floor and metal paneling with a vertical and horizontal rib pattern in vertical application at the second and third floor. The third-floor covered patio includes a woven wire mesh guard screen. The vertical application of the materials and the return of the metal over the third-story windows helps to break up the rectangular massing with varying materials to define the separate units. The design and material palette includes stucco, metal panel siding, woven wire mesh screen, vinyl casement windows, doors with glass lite, a sectional garage door, and exterior lighting.

The site is located within the Traditional parking district and is located within 0.25 miles of an existing light rail station (29th Street station). Pursuant to Sacramento City Code (SCC) section 17.608.020.G.1, no off-street vehicular parking is required. Furthermore, the subject site is subject to AB 2097 which prohibits public agencies from imposing or enforcing a minimum automobile parking requirement for residential, commercial, and other developments if the parcel is located within one-half mile walking distance of either a high-quality transit corridor or a major transit stop.

Preservation Review

Projects located within the Newton Booth Historic District are required to be reviewed pursuant to the guidelines of the Newton Booth Historic District Plan to ensure new construction is harmonious with the existing contributing resource structures and district. The subject property is located on the northeast boundary of the Newton Booth Historic District. The district is associated with the development of streetcar suburbs that enabled workers who were employed by businesses downtown to live further from the city center.

The existing neighborhood is a mixture of historic one- and two-story residential structures and more contemporary three-story multi-unit residential buildings and commercial uses to the

northeast. The Newton Booth Historic District boundaries are to the north and east of the subject site. The immediate block bounded by S and T Streets and 27th and 28th Street includes 13 contributing resources properties and a more contemporary multi-unit dwelling adjacent to T Street.

The project site is designated as a contributing resource in the district. The site is adjacent to one contributing resource to the north at 2617 S Street. The Historic District Plan includes a design principle that requires projects to preserve and maintain the existing historic character of the Newtown Booth Historic District, while encouraging compatible new development that enhances this character and improves the historic district's connection to surrounding neighborhoods.

The Historic District Plan includes a design principle related to lot splits requiring 15-foot rear-yard setbacks for the historic residence on the original lot and for an infill structure on the alley-facing lot that would together provide the required minimum 30 feet of separation between two structures, thereby preserving historic spatial relationships. As proposed, the project would maintain a 15-foot setback consistent with the Historic District Plan.

The Historic District Plan includes a design principle that limits the height of new buildings to 150% of the surrounding contributing building heights. The contributing resource to the north and adjacent to Parcels 1 and 2, has a plate height of 22 feet, with an overall height of 36.16 feet (2617 S Street). Therefore, the 150% height limit for Lot 1 and 2 is limited to 33 feet. The proposed duplex on Solons Alley meets the height limit with a plate height of 29.3 feet and an overall height of 32.3 feet. The structure is also not visible from the public right-of-way, and is only visible from the alley way.

The design and site layout of the building fronting on Solons Alley respects the historic context of the Newton Booth Historic District relating to the cohesive scale of 40-foot frontage, 15-foot rear yard setback, and the 150 percent height limit. The duplex is designed to maintain the rear yard setback, provides a lower overall height than the contributing resource, and would 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 Newtown Booth 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.

Deviation – Lot Depth

The R-3A-SPD zone establishes a lot depth of 80 to 160 feet. As proposed, Parcels 1 and 2 provides a lot depth of 79.3 feet, requiring a deviation. Staff has reviewed the proposed tentative map and the proposed lot depth deviation is to ensure that a minimum 15-foot rear-yard setback can be maintained on Parcels 1 and 2 , consistent with the Newton Booth Historic District Plan. Given Parcels 1 and 2 would meet the minimum lot size and lot width requirements, staff considers the proposed lot depth to be an appropriate design solution for the project and meets the purpose and intent of the development standard.

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 Neighborhood Association, Newton Booth Neighborhood Association. Staff has not received any comments on the project.

SUBDIVISION REVIEW COMMITTEE

The proposed map was heard at the Subdivision Review Committee on October 19, 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 sections 15303, New Construction or Conversion of Small Structures (Categorical Exemption – Class 3) and 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 Newton Booth Historic District. The project site is within 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 Newton Booth 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 sections 15303, New Construction or Conversion of Small Structures (Categorical Exemption – Class 3) and 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 Newton Booth Historic District. The project site is within 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 Newton Booth 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 duplex.

    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 Newton Booth Historic District and is identified as a 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 Booth Historic District in regards to cohesive scale of 40-foot frontage, rear-yard setbacks, and height.

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).

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. Pay off existing assessments or file the necessary segregation requests and fees to segregate existing assessments.

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 western property line to the subject property's eastern property line) per City standards to the satisfaction of the Department of Public Works.

A5. 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.

SMUD

A7. SMUD has existing overhead 21kV and low voltage/secondary facilities along the south side of proposed Parcels A and B that will need to remain. SMUD also has existing low voltage/secondary facilities along the west side of proposed Parcel A 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.

A8. 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.

A9. 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.

A10. 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.

A11. 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.

A12. The Applicant shall not place any building foundations within five 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.).

A13. 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.

A14. The Applicant shall provide separate SMUD service points to each parcel to the satisfaction of SMUD.

A15. 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.

A16. The Applicant shall dedicate the East three feet of Parcel B as a public utility easement for the exclusive use of dry utilities, including overhead and underground facilities and appurtenances.

A17. 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.

A18. The existing overhead service conductor feeding "Parcel 1" will be in conflict with proposed development. Developer to coordinate with SMUD to underground the service conductor to "Parcel 1" prior to starting construction on parcels A & B.

SASD

A19. 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 building permits are issued.

Department of Utilities

A20. 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.

Parks

A21. Payment of In-lieu Park Fee: Pursuant to Sacramento City Code Chapter 17.512 (Parkland Dedication) the applicant shall pay to City an in-lieu park fee in the amount determined under SCC §§17.512.030 and 17.512.040 equal to the value of land prescribed for dedication under 17.512.020 and not satisfied by dedication. (See Advisory Note).

A22. Maintenance District: The applicant shall initiate and complete the formation of a parks maintenance district (assessment or Mello-Roos special tax district) or annex the project into an existing parks maintenance district. The applicant shall pay all city fees for formation of or annexation to a parks maintenance district. (Contact Infrastructure Finance, Doreen Chia, (916)808-5447, dchia@cityofsacramento.org).

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 within 50 meters of the area will cease immediately and a qualified archaeologist shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less than significant effect before construction resumes. A note shall be placed on the final improvement plans referencing this condition.

ADV.A2. House plans shall comply with City Code Chapter 17.508 Driveways which includes:

17.508.070.D.3 Garages off alleys shall be set back at least 4-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. Current records indicate that an existing water service and sewer service for the existing residence at 2716 S Street may go through Parcel A and/or B. The applicant shall locate, verify, and provide a drawing to the Department of Utilities showing all utility services to the existing building at 2716 S Street. Any utility services that cross property lines to serve the existing building shall be relocated to the satisfaction of the Department of Utilities. (Note: Coordinate with the property owner at 2716 S Street if this project proposes to relocate the existing water/sewer services.)

Parks

ADV.A5. As per City Code, the applicant will be responsible to meet his/her obligations regarding:

a. Title 17, 17.512 Park Dedication / In Lieu (Quimby) Fees, due prior to recordation of the final map. The Quimby fee due for this project is estimated at $4,061. This is based on the tentative parcel map to create two (2) residential lots with two (2) single family dwelling units and two (2) ADUs. The ADUs shall not be included in the calculation of the density of the lot on which the accessory dwelling unit is located. The Quimby in lieu fee is based on the total number of units approved for construction or allowed by zone with an average land value of $360,000 per acre for the Central City Community Plan Area, plus an additional 20% for off-site park infrastructure improvements. Any change in these factors will change the amount of the Quimby fee due. The final fee is calculated using factors at the time of finalizing conditions on the final map. The Department of Public Works is the lead for resolving the conditions on the map, including the invoicing and payment of the in-lieu fee.

b. Title 18, 18.56 Park Development Impact Fee, due at the time of issuance of building permit. The Park Development Impact Fee is estimated at $10,900. This project proposes a total of two (2) Residential Units with 2,714 sq ft of residential development, and two (2) ADUs with 2,218 square feet of development. The Park Development Impact Fee due for this project is based on the Central City

Incentive Zone Rate of $2.21 per square foot for residential projects, with a minimum rate of $1,642 for units under 750 square feet and a maximum of $4,381 for units over 2,000 square feet. Please note, the Park Development Impact Fee rates will be updating on July 1, 2026. Any change in these factors will change the amount of the PIF due. The fee is calculated using factors at the time that the project is submitted for building permit.

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

Site Plan and Design Review

Planning

B1. The project approval is for the subdivision of one lot into two lots as shown on the approved Tentative Map and the construction of a duplex.

B2. Deviations to the following development standards are approved as follows:

a. Parcel 1 has a lot depth of 79.35 feet.

b. Parcel 2 has a lot depth of 79.37 feet.

B3. 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.

B4. This approval is valid for three years and subject to SCC section 17.808.400.

B5. Provide the following building materials on the duplex as indicated per approved plans.

a. Parcels 1 and 2
   i. Smooth or imperfect smooth stucco
   ii. Aluminum channel in stucco, one-inch wide
   iii. Metal panel siding, horizontal and vertical application
   iv. Woven wire mesh screen
   v. Door with glass lite and laminate glass
   vi. Sectional garage door
   vii. Vinyl casement, awning, picture, and slider windows\
   viii. Exterior lighting
   ix. Torch down flat roof

B6. 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).

B7. Rooftop mechanical equipment shall be at or below the parapet or provide integral self-supporting screening system.

B8. Construct landscape improvements including all required irrigation, ground coverings, shrubs, and trees as shown on the final approved landscape plan exhibit.

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.

Department of Utilities

B10. Current records indicate that an existing water service and sewer service for the existing residence at 2716 S Street may go through Parcel A and/or B. The applicant shall locate, verify, and provide a drawing to the Department of Utilities showing all utility services to the existing building at 2716 S Street. Any utility services that cross property lines to serve the existing building shall be relocated to the satisfaction of the Department of Utilities. (Note: Coordinate with the property owner at 2716 S Street if this project proposes to relocate the existing water/sewer services.)

B11. 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.

B12. 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.)

B13. 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.

B14. 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.

Solid Waste

B15. Project must meet the requirements outlined in City Code Chapter 13.10.

B16. There must be sufficient space to store a minimum of one garbage container and one mixed recycling container per unit, excluding ADU(s), and one organics recycling container per parcel. Additional containers may be required to ensure all material generated on the parcel is diverted into the correct waste stream to minimize contamination and/or overstacking or if ADU does not have access to solid waste containers. The minimum space needed is approximately 35 inches by 87 inches per unit.

B17. 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.

B18. 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 will be provided on Solons Alley.

Advisory Notes:

Department of Utilities

ADV.B1. 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.B2. 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.B3. 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.B4. 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.B5. 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.B6. Per the most recently adopted California Residential Code, all new residential construction including 1 and 2 family dwellings and townhouses shall be provided with an approved NFPA 13 D sprinkler system. Designated smoking areas free of ignitable vapors and other combustible materials.

Sac Metro Air District

ADV.B7. Recommend use of certified cool roofing materials that meet the standards set by 2025 California Green Building Standards Code. The Cool Roof Rating Council provides a product directory of roofs.

ADV.B8. To develop a healthier project and ensure that the project is consistent with measure E-2 of the City's Climate Action & Adaptation Plan, Sac Metro Air District recommends that no new natural gas infrastructure be constructed as part of the proposed project.

ADV.B9. Sac Metro Air District staff is available to review notifications and answer asbestos related questions, either by emailing asbestos@airquality.org or calling 279-207-1122.

ADV.B10. All projects are subject to Sac Metro Air District rules and regulations in effect at the time of construction. Please visit our website to find a list of the most common rules that apply at the construction phase of projects. Because this project is in the Central City Specific Plan Area, it is subject to mitigation measures for construction-related air quality impacts in the Mitigation Monitoring Plan in the Environmental Impact Report for the Central City Specific Plan. This includes measures from Sac Metro Air District's Basic Construction Emission Control Practices, measures to further ensure equipment efficiency and control fugitive dust, and possible construction mitigation fees. Please send construction mitigation fee inquiries to cmplan@airquality.org.

Respectfully Submitted: Sierra Peterson

Sierra Peterson
Associate Planner

Recommendation Approved:

Karlo Felix
Senior Planner

The decision of the Zoning Administrator 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.

hgf - solons duplexes

solons alley @ 2716 's' street
sacramento, california

apn: (solons alley apn 010-0052-028-0000)
's' street apn 010-0052-027-0000



sheet index

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3RD FLOOR PLAN	A3
ROOF PLAN	A4
ELEVATIONS: SOUTH & WEST	A5
ELEVATIONS: NORTH & EAST	A6
3D BUILDING VIEWS	A7
PHOTO SURVEY	A8

areas

SECONDARY UNITS ADU (2 TOTAL UNITS)

GROUND FLOOR	= 580 SF
2ND FLOOR	= 529 SF
UNIT TOTAL	= 1,109 SF PER UNIT

PRIMARY UNITS SINGLE-FAMILY UNITS (2 TOTAL UNITS)

GROUND FLOOR	= 40 SF
2ND FLOOR	= 479 SF
3RD FLOOR	= 838 SF
UNIT TOTAL	= 1,367 SF PER UNIT
GARAGE	= 269 SF
3RD FLR DECK	= 169 SF

project information

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

DISTRICT: CENTRAL CITY SPECIAL PLANNING DISTRICT

LOT SIZE: EACH PARCEL (N) (1,600 SF)

LOT COVERAGE: 60% ALLOWED
BLDG COVERAGE AREA / LOT AREA = COVERAGE
890 SF / 1,600 SF = 56%

FAR CALCULATION: MIN FAR = 0 ; MAX FAR =2
NET BLDG AREA/ NET LOT AREA = FAR
(1,367 SF)2 / 1,600 SF = .85

location map



N

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916.204.8919 www.hausmanarch.com

date: 06.08.2026
jobs #: 25029

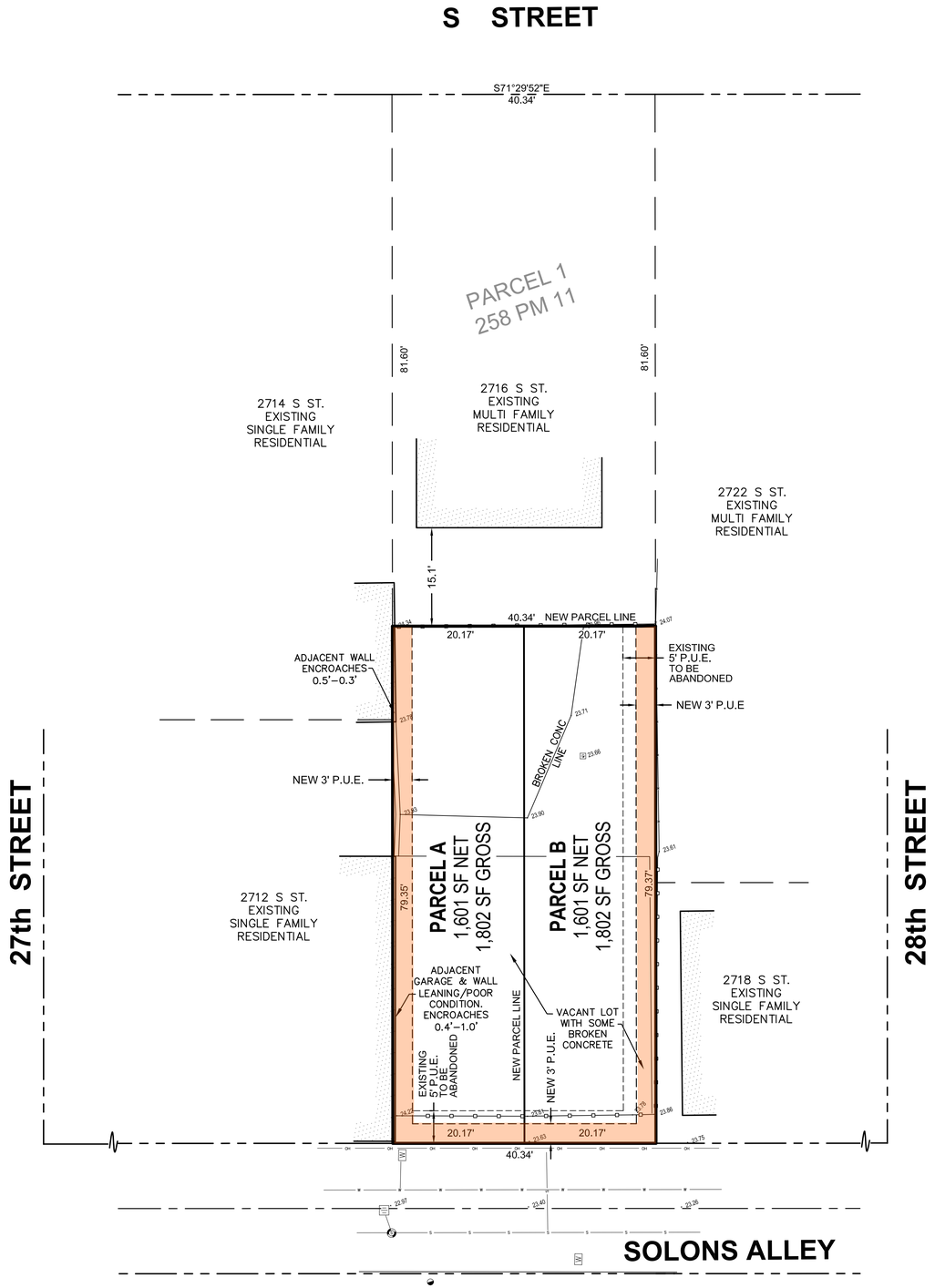
hgf - solons duplexes
2716 's' street (at solons alley)
sacramento, california

scales: 1/16" = 1'-0" | 1/8" = 1'-0" | 1/4" = 1'-0"

cover sheet

A0

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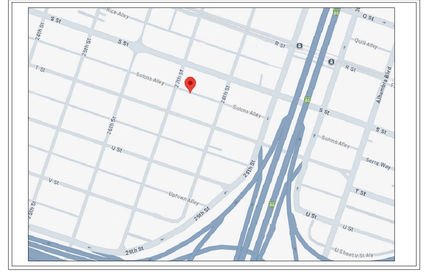


TENTATIVE PARCEL MAP

"2716 SOLONS ALLEY PM"

CITY OF SACRAMENTO
AUGUST 2025

VICINITY MAP



LEGEND

- POWER POLE
- LIGHT POLE
- ELECTRIC METER
- ELECTRIC VAULT
- STORM DRAIN INLET
- AC UNIT
- WATER VALVE
- FIRE HYDRANT
- WATER METER
- SEWER/STORM MANHOLE
- CLEAN OUT
- GAS METER
- OVERHEAD LINES
- WATER LINE
- SEWER LINE
- WOOD FENCE
- IRON FENCE

OWNER / APPLICANT

HAVENCREST LLC

COLIN HAMMETT
SACRAMENTO, CA
colin.hammett7@gmail.com

SURVEYOR

KLIMA LAND SURVEYS

5716 FOLSOM BLVD, STE 271
SACRAMENTO, CA 95819
kris@klimalandsurveys.com

PROPERTY DATA

APN:	**010-0052-028**
FIRE DISTRICT:	CITY OF SACRAMENTO
SCHOOL DISTRICT:	SACRAMENTO CITY UNIFIED SCHOOL DISTRICT
PARK DISTRICT:	CITY OF SACRAMENTO
WATER DISTRICT:	CITY OF SACRAMENTO WATER
REFUSE DISTRICT:	CITY OF SACRAMENTO SOLID WASTE SERVICES
STORM DRAIN DISTRICT:	CITY OF SACRAMENTO
SANITARY SEWER DISTRICT:	SRCSD
EXISTING ZONING:	R-3A-SPD - MULTI-FAMILY ALTERNATIVE RESIDENTIAL 36 UNITS / ACRE/SPECIAL PLANNING DISTRICT
PROPOSED ZONING:	SAME
PARCEL AREA EXISTING:	NET: 3,202 Sq Ft
PROPOSED PARCEL A:	1,601 Sq Ft
PROPOSED PARCEL B:	1,601 Sq Ft

LEGAL DESCRIPTION

PARCEL 2, AS SHOWN ON THAT CERTAIN "PARCEL MAP OF 2716 S STREET" FILED ON DECEMBER 6, 2024 IN BOOK 258 OF PARCEL MAP, PAGE 11.

NOTES

BASIS OF BEARINGS: ALONG S STREET CENTERLINE PER 258 PM 11 AND BEING S71°29'52"E

ELEVATIONS SHOWN ARE BASED ON NAVD88 DATUM

FIELD SURVEY PERFORMED JULY 1, 2025

ONLY VISIBLE UTILITIES WERE LOCATED. CONTRACTOR TO VERIFY UNDERGROUND. CALL 811

EASEMENTS OF RECORD PER OLD REPUBLIC TITLE REPORT ORDER 1716034733 AND AS SHOWN ON 258 PM 11

SCALE : 1" = 10'

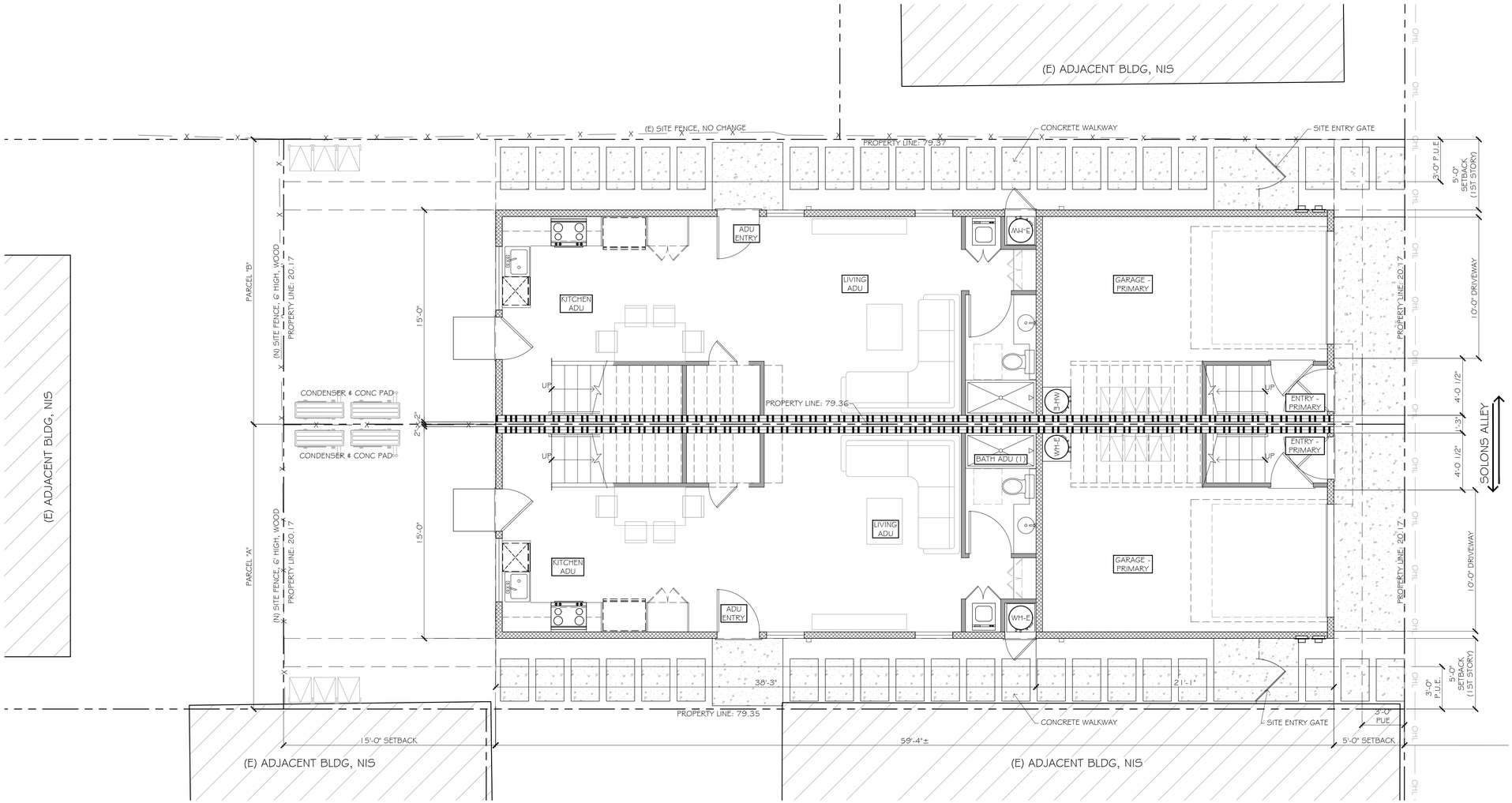
0' 5' 10' 20'

LICENSED LAND SURVEYOR
KRIS KLIMA
LS8602
STATE OF CALIFORNIA

KRISTOPHER KLIMA, LS 8602

1/19/26
DATE

25-2254



1 floor plan - ground floor / architectural site

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

project north

WALL LEGEND

- 1-HOUR RATED WALL @ ZERO PROPERTY LINE WALL
- 2x4 FRAMED WALL
- 2x6 FRAMED WALL

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916.204.8919 www.hausmanarch.com

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jobs #: 25029

hgf - solons duplexes

2716 's' street (at solons alley)
sacramento, california

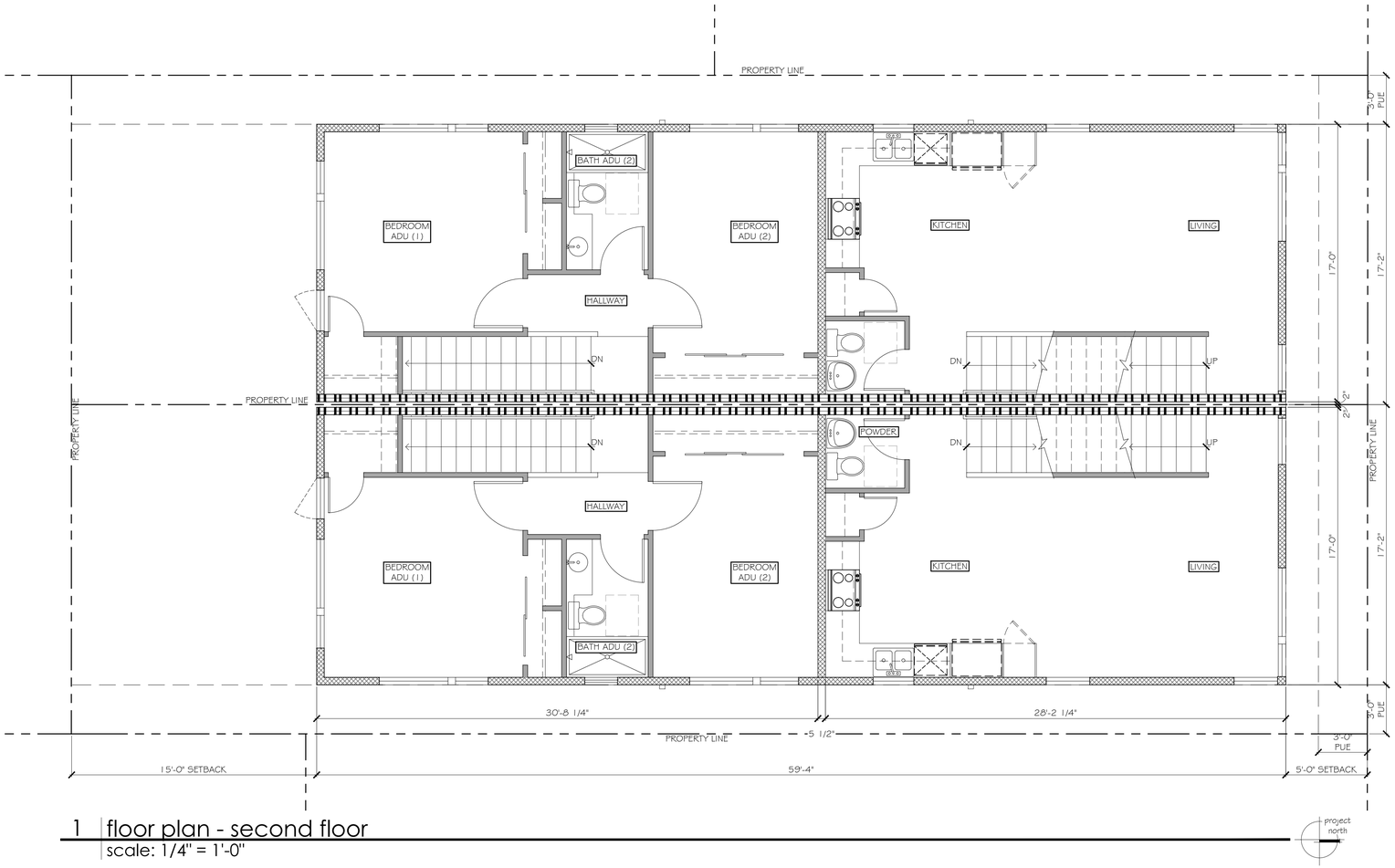
scales: 1/16" = 1'-0" | 1/8" = 1'-0" | 1/4" = 1'-0"

ground floor & site plans

A1

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2026-06-08



1 floor plan - second floor
scale: 1/4" = 1'-0"

WALL LEGEND

- 1-HOUR RATED WALL @ ZERO PROPERTY LINE WALL
- 2x4 FRAMED WALL
- 2x6 FRAMED WALL

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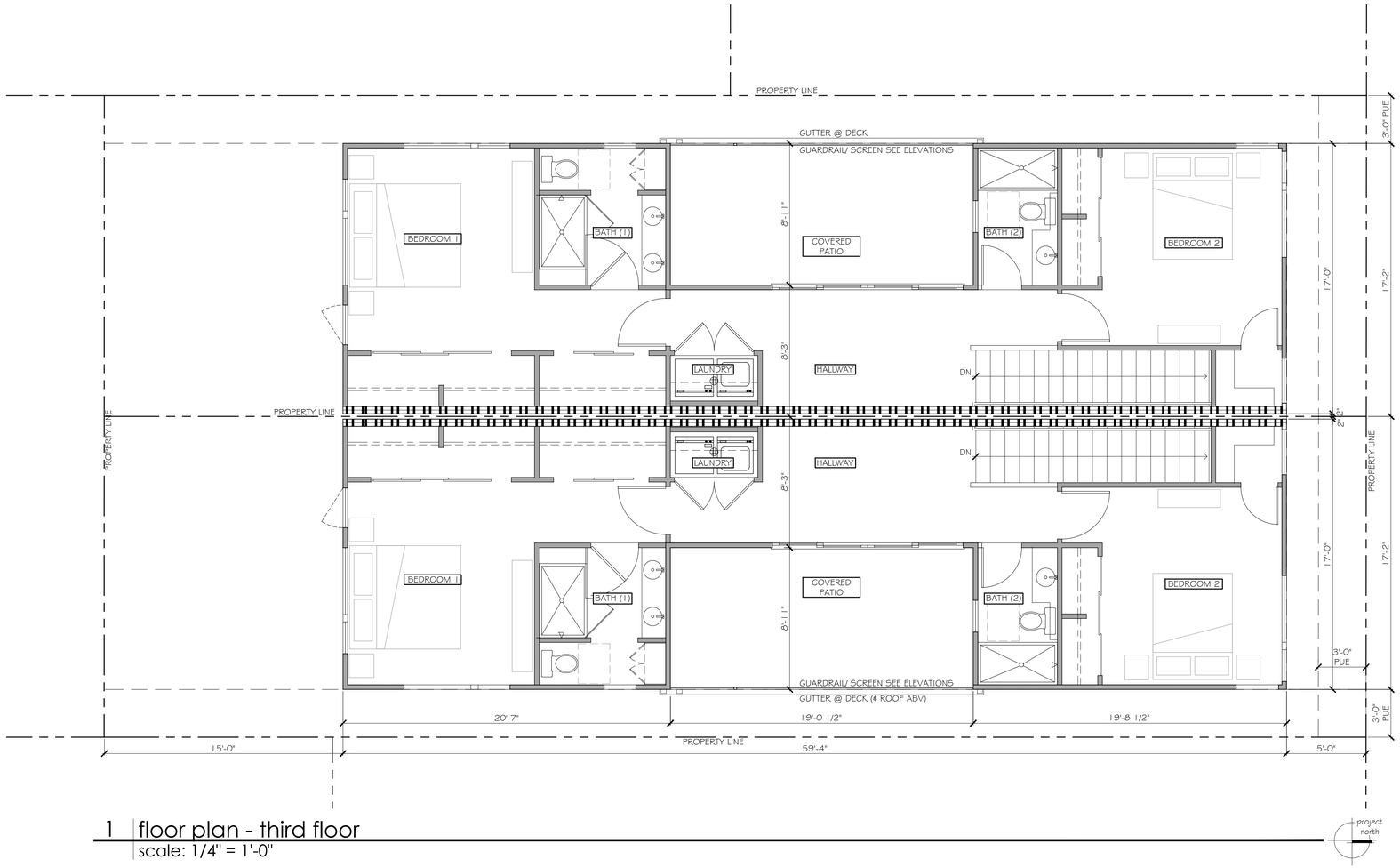
2716 's' street (at solons alley)
sacramento, california

scales: 0 8' 16' — 1/16" = 1'-0" | 0 2' 4' 8' — 1/8" = 1'-0" | 0 1' 2' 4' — 1/4" = 1'-0"

second floor plans
A2

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2026-06-08



1 floor plan - third floor
scale: 1/4" = 1'-0"

WALL LEGEND	
	1-HOUR RATED WALL @ ZERO PROPERTY LINE WALL
	2x4 FRAMED WALL
	2x6 FRAMED WALL

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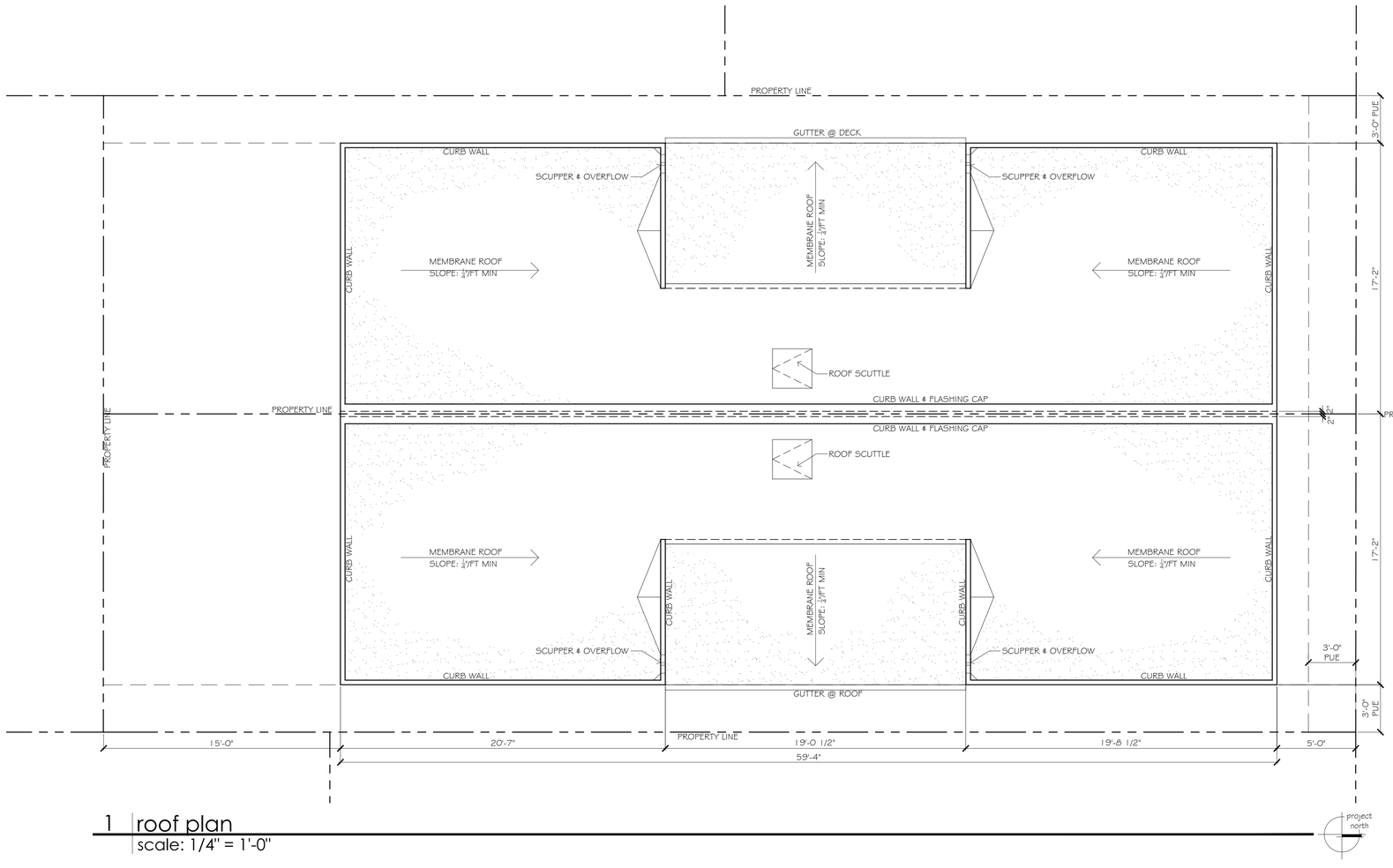
scales: 0 8' 16' — 1/16" = 1'-0" | 0 2' 4' 8' — 1/8" = 1'-0" | 0 1' 2' 4' — 1/4" = 1'-0"

third floor plans

A3

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2026-06-08



1 roof plan
scale: 1/4" = 1'-0"

project north

WALL LEGEND	
	1-HOUR RATED WALL @ ZERO PROPERTY LINE WALL
	2x4 FRAMED WALL
	2x6 FRAMED WALL

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jobs #: 25029

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sacramento, california

scales: 1/16" = 1'-0" | 1/8" = 1'-0" | 1/4" = 1'-0"

roof plans

A4

2026-06-08

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ELEVATION / MATERIAL LEGEND

ROOF

- ROOF-1 — MEMBRANE, SINGLE-PLY (COOL)

STUCCO/CLADDING & TRIM

- S-1 — ONE-COAT STUCCO (1-HOUR RATED ASSEMBLY) SMOOTH, INTEGRAL COLOR (ALT PAINTED)
- S-2 — ONE-COAT STUCCO (1-HOUR RATED ASSEMBLY) SMOOTH-COAT / IMPERFECT SMOOTH, INTEGRAL COLOR (ALT PAINTED)
- S-3 — METAL PANEL SIDING CORRUGATED HR-36 HORIZONTAL & VERTICAL MFR: AEP SPAN
- G-1 — GUARD METAL GUARD/SCREEN (42" MIN) WOVEN WIRE MESH IN STEEL FRAME
- TR-1 — STUCCO REVEAL/CHANNEL ALUMINUM CHANNEL, 1" WIDE FRY REGLET

DOORS

- DR-1 — ENTRY DOOR DOOR W/ GLASS LITE & LAMINATED GLASS MFG/MODEL: THREMA-TRU / MASONITE (OR EQUAL)
- DR-2 — GARAGE DOOR SECTIONAL DOOR MFG/MODEL: WAYNE DALTON #8350 FLUSH STEEL PANEL

WINDOWS

- WN-1 — VINYL; CASEMENT, AWNING, PICTURE, & SLIDER MFG/MODEL: MILGARD (BLACK) (OR EQUAL)

LIGHTING

- LT-1 — LIGHT 1 - SCONCE EXTERIOR LIGHT FIXTURE, WALL-MTD SCONCES, ANODIZED ALUMINUM (BRUSHED BRONZE); CONTROLLED BY PHOTOCELL; DARK SKY COMPLIANT MFG/MODEL: KICHLER - 9244AZ DOWNLIGHT

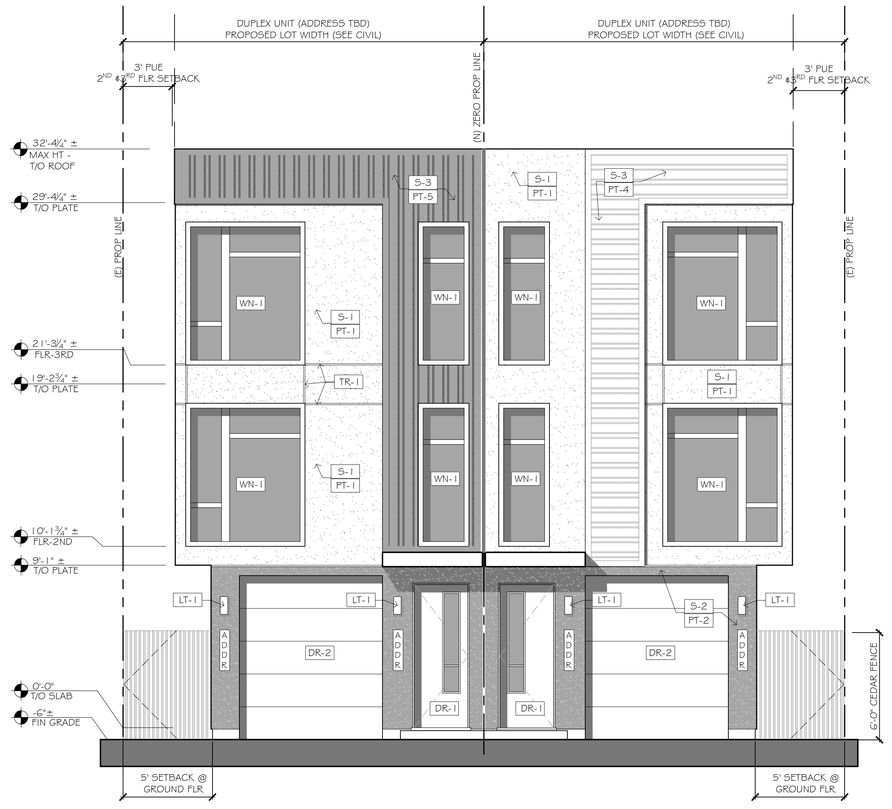
PAINT/COLOR

- PT-1 — STUCCO, WHITE INTEGRAL COLOR STUCCO MFR: OMEGA, 'ARCTIC ICE' # IC045
- PT-2 — STUCCO, DARK GRAY INTEGRAL COLOR STUCCO EXTERIOR OR LATEX PAINT MFR: TBD
- PT-3 — PAINT, FLAT BLACK EXTERIOR LATEX PAINT MFR: TBD
- PT-4 — METAL PANELS OLD TOWN GRAY DURATECH PVDF COATING MFR: AEP SPAN
- PT-5 — REGAL BLUE DURATECH PVDF COATING MFR: AEP SPAN

NOTE:
FINISH FLOOR ELEVATIONS 15.6" ABOVE 100 YR FLOOR LEVEL OR 12" ABOVE OVERLAND RELEASE.



2 elevation - west
scale: 1/4" = 1'-0"



1 elevation - south (alley)
scale: 1/4" = 1'-0"

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hgf - solons duplexes

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sacramento, california

scales: 0 8' 16' | 0 2' 4' 8' | 0 1' 2' 4'
1/16" = 1'-0" | 1/8" = 1'-0" | 1/4" = 1'-0"

elevations

A5

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2026-06-05

ELEVATION / MATERIAL LEGEND

ROOF

- ROOF-1 — MEMBRANE, SINGLE-PLY (COOL)

STUCCO/CLADDING & TRIM

- S-1 — ONE-COAT STUCCO (1-HOUR RATED ASSEMBLY) SMOOTH, INTEGRAL COLOR (ALT PAINTED)
- S-2 — ONE-COAT STUCCO (1-HOUR RATED ASSEMBLY) SMOOTH-COAT / IMPERFECT SMOOTH, INTEGRAL COLOR (ALT PAINTED)
- S-3 — METAL PANEL SIDING CORRUGATED HR-36 HORIZONTAL & VERTICAL MFR: AEP SPAN
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WINDOWS

- WN-1 — VINYL; CASEMENT, AWNING, PICTURE, & SLIDER MFG/MODEL: MILGARD (BLACK) (OR EQUAL)

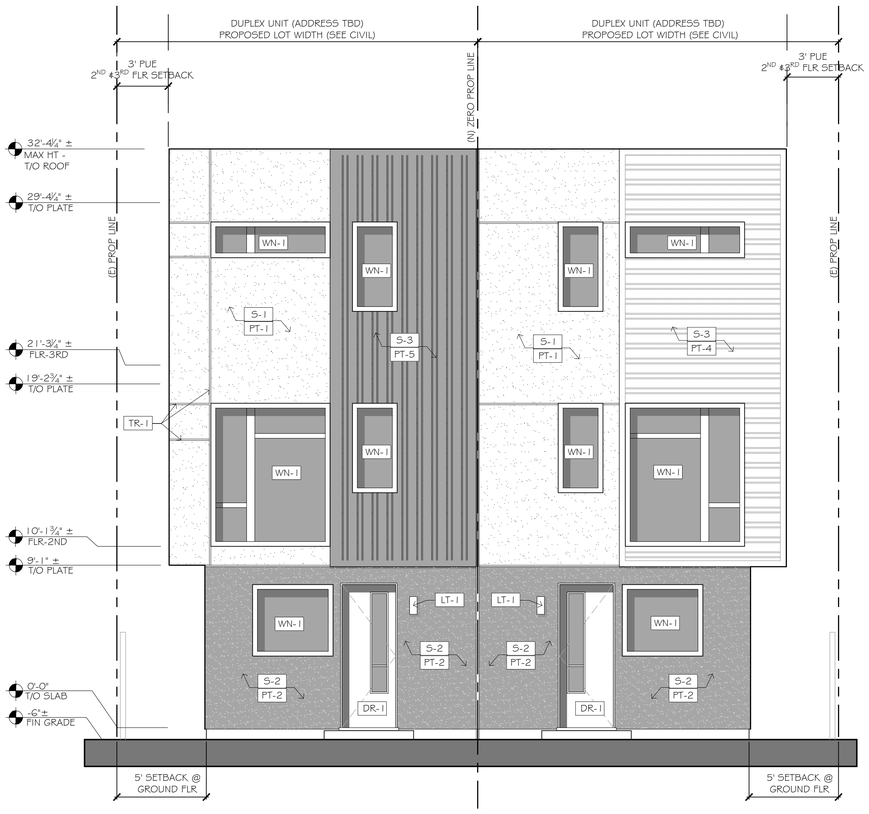
LIGHTING

- LT-1 — LIGHT 1 - SCONCE EXTERIOR LIGHT FIXTURE, WALL-MTD SCONCES, ANODIZED ALUMINUM (BRUSHED BRONZE); CONTROLLED BY PHOTOCELL; DARK SKY COMPLIANT MFG/MODEL: KICHLER - 9244AZ DOWNLIGHT

PAINT/COLOR

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- PT-2 — STUCCO, DARK GRAY INTEGRAL COLOR STUCCO EXTERIOR OR LATEX PAINT MFR: TBD
- PT-3 — PAINT, FLAT BLACK EXTERIOR LATEX PAINT MFR: TBD
- PT-4 — METAL PANELS OLD TOWN GRAY DURATECH PVDF COATING MFR: AEP SPAN
- PT-5 — REGAL BLUE DURATECH PVDF COATING MFR: AEP SPAN

NOTE:
FINISH FLOOR ELEVATIONS IS 6" ABOVE 100 YR FLOOR LEVEL OR 12" ABOVE OVERLAND RELEASE.



1 elevation - north (rear)
scale: 1/4" = 1'-0"



2 elevation - east
scale: 1/4" = 1'-0"

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jobs #: 25029

hgf - solons duplexes

2716 's' street (at solons alley)
sacramento, california

scales: 1/16" = 1'-0" | 1/8" = 1'-0" | 1/4" = 1'-0"

elevations

A6

2026-06-08

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6 south view: from across the alley
nts



3 southeast view: from the alley
nts



5 southwest view: from the alley
nts



2 northwest view: from adjacent lot
nts



4 northeast view: from adjacent lot
nts



1 north view: from adjacent lot
nts

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916.204.8919 www.hausmanarch.com

date: 06.08.2026
jobs #: 25029

hgf - solons duplexes

2716 's' street (at solons alley)
sacramento, california

Bldg Views

A7

2026-01-19

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1 view from alley: west side



2 view from alley: west side looking south



3 view from alley: west side looking south



4 view from alley: west side looking south



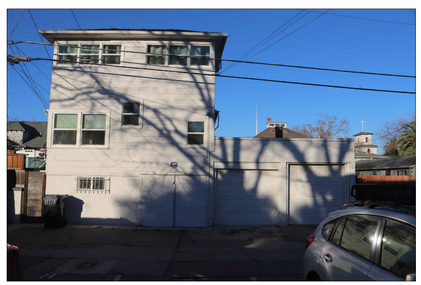
5 view from alley: east side looking south



6 view from alley: east side looking south



7 view from alley: east side looking south



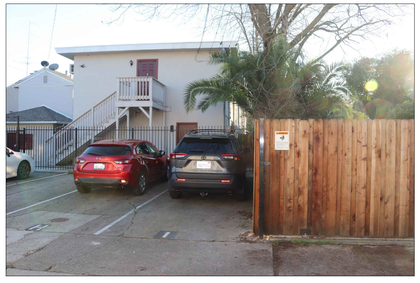
8 view from alley: east side looking west



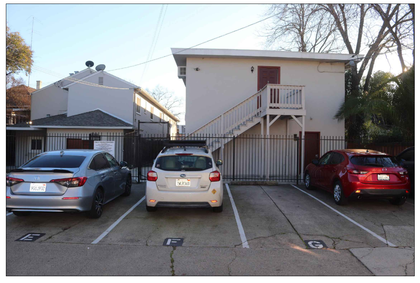
9 view from alley: east side looking north



10 view from alley: east side looking north



11 view from alley: looking north



12 view from alley: west side looking north



13 view from alley: west side looking north



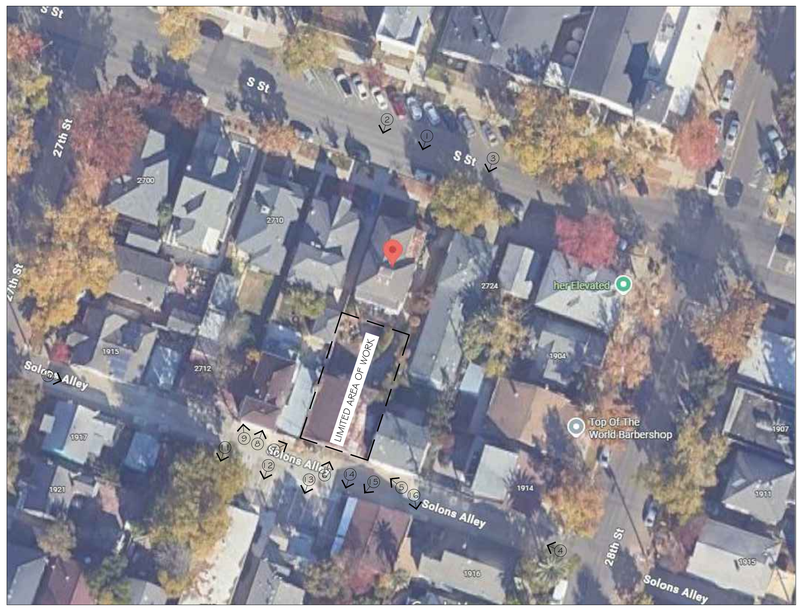
14 view from alley: west side looking south



15 view from alley: west side looking west



16 view from alley: west side looking west



17 photo survey context plan
not to scale

photo survey &
context plan

hausman* architecture
2209 j street sacramento, california
916.204.8919 www.hausmanarch.com

date: 06.08.2026
jobs #: 25029

hgf - solons duplexes

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sacramento, california

A8

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