City of SACRAMENTO

Regular Meeting Agenda

Thursday, August 13, 2026

5:30 PM

City Hall Complex, 915 I Street, Sacramento, CA 95814

Planning and Design Commission

Robert Chase, Chair
Dov Kadin, Vice Chair
Robert Blunt
Jose Goris, Jr.
Nicolina Hernandez
Larry Lee
David Nybo
Deborah Ortiz
Erin Reschke
Douglas Snell
Shoun Thao
Ginger Thompson

Open Session

Roll Call

Land Acknowledgement

Pledge of Allegiance

Consent Calendar

All items listed under the Consent Calendar are considered and acted upon by one Motion.

1. Approval of Planning and Design Commission Minutes

File ID: 2026-00220

Location: Citywide

Recommendation: Pass a **Motion** approving the Planning and Design Commission Minutes of June 11, 2026.

Contact: Jacob Bredberg, Administrative Analyst, (916) 808-6846, jbredberg@cityofsacramento.org; Mindy Cuppy, City Clerk, (916) 808-5441, mcuppy@cityofsacramento.org; Office of the City Clerk

Attachments: 2026-00220 STAFF REPORT

Public Hearings

2. 2026 Title 17 Omnibus Ordinance: An Ordinance Amending Various Provisions of the Sacramento City Code Relating to Planning and Development (M26-015) [Published 07/24/2026]

File ID: 2026-01019

Location: Citywide

Recommendation: Conduct a public hearing and upon conclusion, pass a **Motion**: 1) determining the ordinance is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guideline Sections 15060(c)(3), 15061(b)(3), and 15378(b)(5); and 2) recommending City Council adopt an Ordinance amending various portions of the Sacramento City Code related to planning and development.

Contact: Anna Tolle, Associate Planner, (916) 808-5261, atolle@cityofsacramento.org; Kevin Colin, Zoning Administrator, (916) 808-5260, kcolin@cityofsacramento.org; Community Development Department

Attachments: 2026-01019 STAFF REPORT

3. United Cerebral Palsy (UCP) Transit Storage (P26-002) [Noticed 07/31/2026; Published 07/31/2026]

File ID: 2026-01166

Location: 2150 Harvard Street, APN: 277-0153-019-0000, District 2

Recommendation: Conduct a public hearing and upon conclusion, pass a **Motion** to approve: 1) Addendum to adopted Environmental Impact Report and Mitigation Monitoring Plan (Per Public Resources Code section 21166 and CEQA Guidelines sections 15162 and 15164; 2) Conditional Use Permit to establish a Transit Vehicle-service, repair, storage use; and 3) Site Plan and Design Review to construct a new transit vehicle storage area to support a transit facility consisting of 72 bus/van parking stalls, a 6,000 gallon above ground fueling tank, and associated site improvements at an existing office building on a 5.44-acre parcel in the Office Business Low-Rise Mixed Use (OB) Zone.

Contact: Deja Harris, Associate Planner, (916) 808-5853, DNHarris@cityofsacramento.org; Zachary Dahla, Senior Planner, (916) 808-5584, ZDahla@cityofsacramento.org; Community Development Department

Attachments: 2026-01166 STAFF REPORT

4. Centerpointe at Natomas Crossing Commercial Development (P25-015) [Noticed 07/24/2026; Published 07/24/2026]

File ID: 2026-01399

Location: 2200, 2210, 2230, 2240, 2250, 2260, 2280, & 2290 Del Paso Road APN: 225-2990-001-0000 to 225-2990-003-0000, 225-2290-012-0000, 225-2290-014-0000, 225-3000-001-0000 to 225-3000-004-0000, & 225-3000-008-0000, District 1

Recommendation: Conduct a public hearing and upon conclusion, pass a **Motion** recommending that the City Council adopt: 1) a Resolution determining the project is exempt from review under California Environmental Quality Act (CEQA) Guidelines Section 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning); 2) an Ordinance rezoning 10.18-acres from the Employment Center (EC-50-PUD) zone and Natomas Crossing Area 1 Planned Unit Development (PUD) to the General Commercial (C-2-PUD) zone and Natomas Crossing #1 PUD; 3) a Resolution amending the Natomas Crossing Area 1 PUD Schematic Plan to redesignate 10.18-acres from Office to Office, Commercial or Residential; and 4) a Resolution adopting findings of fact and conditions of approval for: a) a Tentative Subdivision Map to subdivide approximately 8.66-acres into three commercial lots, two common lots, and two lots for future development in the C-2-PUD zone; b) Site Plan and Design Review of the Tentative Subdivision Map layout and the construction of two 6,300 square foot retail buildings, one 9,000 square foot office building, and associated site improvements; and c) Tree Permit for the removal of one private protected tree.

Contact: Deja Harris, Associate Planner, (916) 808-5853, DNHarris@cityofsacramento.org; Zachary Dahla, Senior Planner, (916) 808-5584, ZDahla@cityofsacramento.org; Community Development Department

Attachments: 2026-01399 STAFF REPORT

5. Sam's Market - Type 21 CUP (P25-024) [Noticed on 07/31/2026; Published 08/05/2026]

File ID: 2026-01456

Location: 2685 Rio Linda Blvd., APN: 265-0241-009-0000, District 2

Recommendation: Conduct a public hearing and upon conclusion, pass a **Motion** to approve: 1) Environmental Exemption pursuant to CEQA Guidelines section 15301 (Existing Facilities) and section 15061(b)(3) (Common Sense) and; 2) Conditional Use Permit to authorize the sale of beer, wine, and distilled spirits under a Type-21 license (General) in a 2,200 square foot convenience store on approximately 0.2-acres in the General Commercial (C-2) zone.

Contact: Jose Quintanilla, Associate Planner, (916) 808-5879, jquintanilla@cityofsacramento.org; Zachary Dahla, Senior Planner, (916) 808-5584, zdahla@cityofsacramento.org; Community Development Department

Attachments: 2026-01456 STAFF REPORT

Discussion Calendar

6. 2040 General Plan and Zoning Consistency Project: Update and Initiation of Special Planning District and Planned Unit Development Amendments (LR25-003)

File ID: 2026-01386

Location: Citywide

Recommendation: 1) Review and comment; and 2) Pass a **Motion**: a) initiating amendments to the special planning districts identified in Attachment 6, to ensure consistency with the 2040 General Plan; and b) initiating recission of the planned unit developments identified in Attachment 7, to streamline the Planning and Development Code (Title 17 of the Sacramento City Code).

Contact: Jamie Mosler, Associate Planner, (916) 808-7875, jmosler@cityofsacramento.org; Amy Yang, Senior Planner, (916) 808-5023, asyang@cityofsacramento.org; Community Development Department

Attachments: 2026-01386 STAFF REPORT

Director's Report

Commissioner Comments-Ideas and Questions

Public Comments-Matters Not on the Agenda

Adjournment

Where to Find the Agenda and Staff Reports: The agenda provides a general description and staff recommendation; however, legislative bodies may take action other than what is recommended.

Watch the Meeting Online: https://www.youtube.com/user/TheCityofSacramento

Watch the Meeting on Metro Cable 14.

Archives of past meetings are available at: https://meetings.cityofsacramento.org.

Submit Written Comments Online: Written comments received are filed in the record, and will not be read aloud. Members of the public are encouraged to submit public comments electronically through the City's Upcoming Meetings website at https://publiccomment.cityofsacramento.gov.

Public Comment Speaker Time Limits: In the interest of facilitating the legislative body's conduct of the business of the City, members of the public (speakers) who wish to address the legislative body during the meeting will have two minutes per item with the maximum of four items. All items on the Consent Calendar are considered one item. Speakers may only speak on four items per meeting.

Notice to Lobbyists: When addressing the legislative body, you must identify yourself as a lobbyist and announce the client/business/organization you are representing.

In compliance with the Americans with Disabilities Act, if you need special assistance, a disability-related modification or accommodation, agenda materials in an alternative format, or auxiliary aids to participate in this meeting, please contact the Office of the City Clerk at (916) 808-7200 as soon as possible. Providing at least 72 hours' notice will help ensure that reasonable arrangements can be made.

AI-Generated Content Notice: Captions, translated audio are generated on the City's YouTube Channel use artificial intelligence and may contain errors. They are provided to improve accessibility and help viewers navigate meeting content. Please refer to the official meeting agenda, minutes, and records for authoritative information.

City of Sacramento
Planning and Design Commission Report
915 I Street Sacramento, CA 95814
www.cityofsacramento.org

File ID: 2026-00220 8/13/2026

Approval of Planning and Design Commission Minutes

File ID: 2026-00220

Location: Citywide

Recommendation: Pass a **Motion** approving the Planning and Design Commission Minutes of June 11, 2026.

Contact: Jacob Bredberg, Administrative Analyst, (916) 808-6846, jbredberg@cityofsacramento.org; Mindy Cuppy, City Clerk, (916) 808-5441, mcuppy@cityofsacramento.org; Office of the City Clerk

Presenter: None

Attachments:
1-Description/Analysis
2-June 11, 2026, Planning and Design Commission Meeting DRAFT Minutes

Description/Analysis
Issue Detail: It is best practice for the Planning and Design Commission to approve the minutes for each meeting.

Policy Considerations: Per the City Charter, the City Council shall require the City Clerk to keep a permanent record of its proceedings showing all action considered and taken, motions and records, the text of ordinances and resolutions introduced or adopted and all amendments thereto proposed or adopted, and the vote of each council member regarding any matter before the Council or any committee thereof.

Economic Impacts: None.

Environmental Considerations: None.

Sustainability: Not applicable.

Commission/Committee Action: Not applicable.

Rationale for Recommendation: After each board, commission, or committee meeting, the City Clerk composes the DRAFT Minutes for noting the action taken by the legislative body. The DRAFT Minutes are presented to the board, commission, or committee for its approval as a permanent record of the meetings actions.

Financial Considerations: None.

Local Business Enterprise (LBE): Not applicable.

DRAFT Minutes

Thursday, June 11, 2026

5:30 PM

Regular Meeting

City Hall Council Chamber - 915 I Street Sacramento, CA 95814

Planning and Design Commission

Robert Chase, Chair
Dov Kadin, Vice Chair
Robert Blunt
Jose Goris, Jr.
Nicolina Hernandez
Larry Lee
David Nybo
Deborah Ortiz
Erin Reschke
Douglas Snell
Shoun Thao
Ginger Thompson

Open Session

Regular meeting called to order by Vice Chair Kadin at 5:30 p.m. on Thursday, June 11, 2026, at the Sacramento City Hall Council Chamber.

Commissioners Present: Robert Blunt, Jose Goris, Nicolina Hernandez, Larry Lee, David Nybo, Deborah Ortiz, Erin Reschke, Douglas Snell, and Vice Chair Dov Kadin.

Commissioners Absent: Shoun Thao, Ginger Thompson, and Chair Robert Chase.

Land Acknowledgement – Led by Vice Chair Kadin.

Pledge of Allegiance – Led by Vice Chair Kadin.

Welcome New Commissioner - Douglas Snell

Consent Calendar

Action: Moved/Seconded: Commissioner Blunt / Commissioner Ortiz.

Yes: Commissioners Robert Blunt, Jose Goris, Nicolina Hernandez, Larry Lee, Deborah Ortiz, Erin Reschke, Douglas Snell, and Vice Chair Dov Kadin.

Abstain: Commissioner David Nybo.

Absent: Commissioners Shoun Thao, Ginger Thompson, and Chair Robert Chase.

A motion **passed** to adopt the Consent Calendar in one motion except as indicated at each item.

1. Approval of Planning and Design Commission Minutes
File ID: 2026-00144
Location: Citywide
Action: Passed a **Motion** approving the Planning and Design Commission Minutes of April 23, 2026.
Contact: Saphire Xiong, Deputy City Clerk, (916) 808-7098, sxiong@cityofsacramento.org, Office of the City Clerk

Public Hearings

2. Deer Creek Plaza PUD Amendment (P25-020) [Noticed 03/13/2026, 04/24/2026; Published 03/13/2026, 04/24/2026, 05/22/2026]

File ID: 2026-00793

Location: Northwest Corner of Franklin Boulevard and Mack Road, APN 119-2160-001-0000, 119-2160-002-0000, 119-0070-070-0000, and 119-0070-071-0000, District 5

Action: Moved/Seconded: Commissioner Nybo / Commissioner Ortiz.

Yes: Commissioners Robert Blunt, Jose Goris, Nicolina Hernandez, Larry Lee, David Nybo, Deborah Ortiz, Erin Reschke, Douglas Snell, and Vice Chair Dov Kadin.

Absent: Commissioners Shoun Thao, Ginger Thompson, and Chair Robert Chase

Conducted a public hearing and upon conclusion, adopted a **Resolution** to approve: 1) California Environmental Quality Act Environmental Exemption (pursuant to CEQA Guidelines Section 15061(b)(3)); and 2) Amendment of the Deer Creek Plaza Planned Unit Development Guidelines to allow multi-unit dwellings and other minor text amendments in the Shopping Center Planned Unit Development (SC-PUD) and Schematic Plan Amendment to designate ±6.8-acres for multi-unit dwelling use.

Contact: Michael Crampton, Assistant Planner, (916) 808-8951, mcrampton@cityofsacramento.org; Marcus Adams, Senior Planner, (916) 808-5044, madams@cityofsacramento.org; Department of Community Development

Director's Report

Stacia Cosgrove, Principal Planner, gave a report.

Commissioner Comments-Ideas and Questions

Commissioners provided comments.

Public Comments-Matters Not on the Agenda

None.

Adjourned – 5:39 p.m.

Where to Find the Agenda and Staff Reports: The agenda provides a general description and staff recommendation; however, legislative bodies may take action other than what is recommended. Full staff reports are available at https://meetings.cityofsacramento.org.

Watch the Legislative Body Meeting Online: Live video streams and archives of past meetings are available at https://meetings.cityofsacramento.org.

Submit Written Comments Online: Written comments received are distributed to members, filed in the record, and will not be read aloud. Members of the public are encouraged to submit public comments electronically via eComment through the City's Upcoming Meetings website at https://meetings.cityofsacramento.org.

Public Comment Speaker Time Limits: In the interest of facilitating the legislative body's conduct of the business of the City, members of the public (speakers) who wish to address the legislative body during the meeting will have two minutes per speaker for Consent Calendar Items, Public Hearing Items, Discussion Calendar Items, and Matters not on the Agenda for a maximum total of eight minutes per speaker per meeting. Each speaker shall limit his/her remarks to the specified time allotment.

Notice to Lobbyists: When addressing the legislative body, you must identify yourself as a lobbyist and announce the client/business/organization you are representing.

Assistance: In compliance with the Americans with Disabilities Act, if you need special assistance, a disability-related modification or accommodation, agenda materials in an alternative format, or auxiliary aids to participate in this meeting, please contact the Office of the City Clerk at 916-808 7200 or clerk@cityofsacramento.org as soon as possible. Providing at least 72 hours' notice will help ensure that reasonable arrangements can be made.

City of Sacramento
Planning and Design Commission Report
915 I Street Sacramento, CA 95814
www.cityofsacramento.org

File ID: 2026-01019 8/13/2026

2026 Title 17 Omnibus Ordinance: An Ordinance Amending Various Provisions of the Sacramento City Code Relating to Planning and Development (M26-015) [Published 07/24/2026]

File ID: 2026-01019

Location: Citywide

Recommendation: Conduct a public hearing and upon conclusion, pass a **Motion**: 1) determining the ordinance is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guideline Sections 15060(c)(3), 15061(b)(3), and 15378(b)(5); and 2) recommending City Council adopt an Ordinance amending various portions of the Sacramento City Code related to planning and development.

Contact: Anna Tolle, Associate Planner, (916) 808-5261, atolle@cityofsacramento.org; Kevin Colin, Zoning Administrator, (916) 808-5260, kcolin@cityofsacramento.org; Community Development Department

Presenter: Anna Tolle, Associate Planner, (916) 808-5261, atolle@cityofsacramento.org, Community Development Department

Applicant: Not applicable

Property Owner: Not applicable

Attachments:
1-Description/Analysis
2-Background
3-Ordinance (Redline)
4-Ordinance (Clean)
5-Staff Presentation

Description/Analysis
Issue Detail: Staff has prepared an omnibus ordinance that includes various amendments to Title 17 (Planning & Development) of the City Code. An omnibus ordinance is an ordinance that covers a variety of topics in a single legislative document. Title 17 is the primary means by which the City's

land use policies are implemented. Pursuant to Section 17.916.010, all amendments to Title 17 require review by the Planning & Design Commission prior to City Council consideration. When reviewing proposed amendments, the Commission is to consider two findings:

1. As amended, this title complements, supports, and facilitates the implementation of the goals, policies, and other provisions of the general plan and the City's specific plans and transit village plans; and
2. The amendment promotes the public health, safety, convenience, and welfare of the City.

The proposed amendments fall into three categories:

1. State Law Consistency: These amendments respond to planning and zoning laws passed during the 2025 State legislative session.
2. Streamlining: These amendments refine existing regulations without establishing a fundamental new policy.
3. Administrative Cleanup: These amendments correct typographical errors.

A detailed explanation of the proposed amendments is provided in the Background section of this report (Attachment 2).

Public/Neighborhood Outreach and Comments: In accordance with City Code section 17.812.030, a notice of public hearing for this item was published in the Sacramento Bulletin, a newspaper of general circulation used for public notices, on July 24, 2026.

Policy Considerations: The proposed ordinance seeks to make changes that result in a code that is accurate (e.g. no typographical errors), consistent with State law, and that refines the implementation of certain policies in a manner consistent with the General Plan.
Staff's analysis of the amendments' ability to advance the following 2040 General Plan goals and policies is as follows:

Land Use Element

Goal LU-1: A compact urban footprint and sustainable development pattern with infrastructure that supports efficient delivery of public services while protecting surrounding open space lands

Goal LU-2: Balanced and connected community with thriving neighborhoods and centers and development intensities linked to transit.

Goal LU-3: Flexible development standards to promote revitalization in corridors and centers.
Staff Analysis: Orderly and well-planned development cannot be easily achieved without accurate and clear regulations. The ordinance provides for clearer regulations, accurate code text, consistency with new state laws, and streamlining of existing rules to better implement existing policies. In doing

so, the ordinance helps staff and code users maintain focus on achieving the policy goal rather than being distracted by questions about inaccuracies, inconsistencies with state law, or cumbersome processes that achieve the same goal with more effort or cost.

Housing Element

Policy H-2.3.2 Streamlined Application and Building Process: The city shall continue to facilitate interdepartmental review of development applications, encourage pre-application meetings with planning and building staff, and streamline the overall planning application and building process for all development types.

Policy H-2.3.5 Clear Development Standards and Approval Procedures: The city shall maintain and administer clear development standards, and approval procedures for a variety of housing types, including, but not limited to, multifamily housing and emergency shelters.
Staff Analysis: For the same reasons stated in the Land Use Element analysis above, the ordinance also advances Policy H-2.3.2. On the topic of housing, the ordinance includes important clarifications (e.g. accessory dwelling units, state density bonus law), incorporates new State laws (e.g. Assembly Bill 507), and makes streamlining changes to further Policy H-2.3.5.

Economic Impacts: Not applicable.

Environmental Considerations: The proposed ordinance is exempt from CEQA pursuant to California Environmental Quality Act (CEQA) Guidelines Sections 15060(c)(3), 15061(b)(3), and 15378(b)(5). The ordinance consists of amendments to title 17 to conform to existing state laws, streamline the development process, and fix typographical errors. None of these amendments will result in direct or indirect physical changes in the environment. Further, it can be seen with certainty that there is no possibility that the ordinance may have a significant effect on the environment. As such, the ordinance is exempt from CEQA review. Additionally, pursuant to Government Code section 65658.3(b), the portion of the ordinance specific to Assembly Bill 507 (Haney, 2025) is not considered a project under California Environmental Quality Act.

Sustainability: Not applicable.

Commission/Committee Action: The following actions were taken to initiate the proposed amendments to Title 17 of the City Code:

- On October 22, 2024, the City Council initiated, pursuant to City Code section 17.400.030, amendments to the Broadway-Stockton Special Planning District.
- On April 22, 2026, the Planning Director initiated, pursuant to City Code section 17.916.010.A, the amendments included within the proposed ordinance.

After the Planning & Design Commission's review of the ordinance, it will next be considered by the Law & Legislation Committee before proceeding to City Council.

Rationale for Recommendation: Staff recommend the Planning & Design Commission pass a motion forwarding an approval recommendation to the City Council. The amendments contained in the ordinance help ensure Title 17 of the City Code remains consistent with state law and is implemented in a streamlined manner, free of errors. Lastly, as noted above, the amendments also support several General Plan policies.

Financial Considerations: Not applicable.

Introduction

This attachment provides a summary for each amendment proposed in the omnibus ordinance. The amendments are categorized as follows:

1) State law consistency. These amendments are necessary to align Title 17 (Planning and Development Code) with state planning and zoning laws passed during the 2025 legislative session.

2) Streamlining. These amendments refine existing regulations without establishing new policy.

3) Administrative cleanup. These amendments correct typographical errors.

Within each category, the following information is provided:

- Topic: State law or city code section the ordinance amendments respond to.
- Ordinance section number(s): to locate and review the text within the ordinance.
- Title 17 section number(s): to identify the specific section(s) being amended.
- Issue statement: to explain why an amendment is proposed.
- Amendment summary: to explain the proposed amendment.
- Rationale: to provide the reasoning behind specific amendment(s) proposed.

Amendment Category: State Law Consistency

Topic:	**Accessory dwelling units and junior accessory dwelling units**
Ordinance:	Section 23
Title 17:	Section 17.228.105

Issue: SB 543 became effective January 1, 2026. This bill makes numerous technical, clarifying, and organizational changes to existing accessory dwelling unit (ADU) and junior accessory dwelling unit (JADU) state laws. Some of these changes concern zoning or development standards applicable to either state or local ADUs & JADUs.

AB 1154 became effective January 1, 2026. This bill makes two notable changes to existing junior accessory dwelling unit (JADU) law by: 1) removing the owner-occupancy requirement unless the JADU shares sanitation facilities with the primary dwelling, and 2) requiring JADUs approved under a local ordinance and offered for rent to be rented for a term longer than 30 days.

On January 20, 2026, the State Housing & Community Development Department responded to the City's transmittal of Ordinance 2024-0051 in accordance with Government Code Section 66326 ("HCD Letter"). The HCD Letter responded to an ordinance adopted more than one year prior. HCD alleged aspects of the City's ADU ordinance (i.e., City Code Section 17.228.105) were not compliant with State law. City staff refuted the HCD Letter's claims but, nonetheless, agreed to make specified clarifying changes concerning: (a) the total number of ADUs permitted; and (b) the applicable street side yard setback.

Amendment Summary

- Clarify the total number/combination of ADUs permitted is always three (3) State ADUs (1 detached, 1 attached, 1 Junior ADU) and, regardless of the number of State ADUs present on a lot, two (2) local ADUs are also allowed.
- Clarify the street side yard setback is four (4) feet.
- Clarify that floor area of an ADU refers to livable space as defined at Government Code Section 66313.
- Clarify that owner occupancy is only required if a JADU shares a bathroom with primary dwelling.
- Limit the rental term of any JADU to be greater than 30 days.

Rationale: Amendments responsive to SB 543 and AB 1154, as well as HCD's comment letter, are self-explanatory and ensure the City Code remains consistent with state law.

Topic:	**Childcare centers co-located with multi-unit dwellings: AB 752**
Ordinance:	Section 24
Title 17:	Section 17.228.113

Issue: AB 752 became effective January 1, 2026. This bill makes child daycare centers a by-right land use when co-located with a multi-unit residential building of five or more units. Special use regulations for childcare centers at 17.228.113 conflict with this bill, as it prohibits the city from imposing restrictions or standards that do not also apply to multi-unit dwellings co-located with the center. “Child daycare center” has the same meaning as “childcare center” as defined in City Code Section 17.108.040. Also, note that AB 752 does not concern in-home childcare businesses and that no amendments are proposed for that land use classification.

Amendment Summary

- Update special use regulations governing childcare centers to include the provisions of AB 752.
- Childcare centers will be a permitted use when co-located with a multi-unit dwelling containing 5 or more multi-unit dwellings.
- When co-located with 5 or more multi-unit dwellings, development standards are limited to those required by AB 752 (i.e., those applicable to the multi-unit dwellings onsite).

Rationale: The proposed changes are self-explanatory and limited to edits necessary to ensure consistency with State law.

Topic:	**Density bonus: AB 87**
Ordinance:	Sections 31 and 32
Title 17:	Sections 17.704.060 and 17.704.070

Issue: AB 87 became effective January 1, 2026. This bill specifies that, if a density bonus project proposes transient lodging (i.e. hotel, motel, or B&B inn) within its scope, the city is not required to grant a waiver, concession, or incentive that would apply to the transient lodging.

Amendment Summary

- Insert new provision specifying that the city is not required to grant a waiver, concession, or incentive for transient lodging.

Rationale: The proposed changes are self-explanatory and limited to edits necessary to ensure consistency with State density bonus law.

Topic:	**Adaptive reuse streamlining – Office to Housing Conversion Act of 2025: AB 507**
Ordinance:	Sections 38 and 39
Title 17:	Section 17.860.025

Issue: AB 507became effective on July 1, 2026. This bill establishes a streamlines ministerial review process for an "adaptive reuse project," defined as "the retrofitting and repurposing of an existing building to create new residential or mixed uses including office conversion projects." AB 507 establishes an adaptive reuse project as a by-right land use in all zones, unless located in an industrial zone that does not permit residential uses. The bill's requirements are extensive and include affordable housing and prevailing wage (for construction workers).

Amendment Summary

- Assign an Administrative Permit as the proper means of implementing AB 507's requirement for ministerial review.
-

Rationale: The proposed changes are self-explanatory and limited to edits necessary to ensure consistency with State law. An accompanying application form for AB 507 projects will be developed and published on the Community Development Department website.

Amendment Category: Streamlining

Topic:	**Permitted residential uses in the Shopping Center zoning district**
Ordinance:	Section 13
Title 17:	Section 17.216.510

Issue: Single-unit dwelling and duplex dwelling are conditionally permitted uses in the Shopping Center (SC) zoning district. This low-density development pattern is inconsistent with General Plan policies that envision higher-density residential development at lots with this zoning designation.

Amendment Summary

- Remove single-unit dwelling and duplex from list of conditionally permitted uses in the Shopping Center (SC) zone.

Rationale: The change is consistent with General Plan policies LUP-3.6 (minimum FAR), LUP-3.7 (minimum density), LUP-5.3 (mixed-use neighborhood centers), and implementing action LUP-A.10 (planning & development code update) to encourage higher-density residential development in the SC zone. Multi-unit dwellings remain a land use permitted by right in the SC zone.

Topic:	**Site Plan & Design Review: Exemptions for Demolition**
Ordinance:	Section 36
Title 17:	Section 17.808.160

Issue: Site Plan & Design Review is a permit required citywide for all physical development activities, including subdivisions and demolition of structures. All development requires this permit unless exempted.

At present, the Site Plan & Design Review exemption for demolition is limited to residential accessory structures (e.g., detached garage, shed) less than 50 years old. This frequently adds unnecessary time to the permitting process for a common accessory dwelling unit (ADU) project type (i.e., demolish detached garage, build ADU in its place). A similar delay happens less frequently but in an acute, distressing situation involving structures severely damaged by fire where there is a time-sensitive need to secure property from trespass and further damage.

Amendment Summary

- Add new exemption category for demolition of residential accessory structures over 50 years when not located at a historic landmark or within a historic district

and the Preservation Director determines it is ineligible for listing on the Sacramento historic register.

- Add new exemption category for the demolition of structures damaged by fire or natural disaster but not deemed immediately dangerous, not eligible for listing on the historic register, and that are impracticable to repair.

Rationale: These changes will reduce the time and cost spent in the permitting process for a common situation able to support housing development and for another involving recovery from disaster. At the same time, existing safeguards are retained to ensure that historic structures are not demolished through the Site Plan & Design Review exemption process.

Topic:	**Modifications to Site Plan & Design Review: Deviations**
Ordinance:	Section 37
Title 17:	Section 17.808.430

Issue: Major modifications to approved Site Plan & Design Review permits require a director hearing. At present, regulations do not address deviations in considering whether a modification is classified as major or minor. Conflicting and redundant language related to decision-making also leads to confusion in applying these regulations.

Amendment Summary

- Add language related to deviations from the standards.
- Remove redundant language related to review by preservation director or design director. Approval of a major modification is still made at the director level.

Rationale: This change provides clarity for applicants and staff processing modifications to approved Site Plan & Design Review permits.

Topic:	**Landscape Maintenance Requirements**
Ordinance:	Section 29
Title 17:	Section 17.612.010

Issue: Section 17.612.010 includes landscape maintenance language that is both duplicative of and slightly different than the existing property maintenance requirements in Chapters 8.04 and 8.28. Staff observe this has resulted in confusion and the inconsistent application of requirements through code enforcement activities.

Amendment Summary

- Remove references to maintenance within Section 17.612.010 related to development standards.

- The Code Enforcement Division will pursue amendments to Chapters 8.04 and 8.28 separately to clarify maintenance requirements.

Rationale: This amendment provides clarity to enforcement staff on applicable City Code provisions to reference for enforcement activities related to landscape maintenance as a general matter. Landscaping requirements associated with permits approved under Title 17 of the City Code will remain applicable and unchanged by this amendment.

Ordinance Category: Administrative Cleanup

Topic:	**References to the Ascot Overlay Zone**
Ordinance:	Sections 2 and 3
Title 17:	Sections 9.44.340 and 9.44.900

Issue: The standards for the Ascot Overlay Zone were removed in 2013 (Ord 2013-0007, and the overlay zone was removed from the Zoning Map by the 2024 Title 17 omnibus ordinance (Ord 2024-0052). Sections 9.44.340 and 9.44.900 establish regulations for keeping livestock and chickens in the city and include references to the Ascot Overlay Zone.

Amendment Summary

- Remove text references to the Ascot Overlay Zone.
- Revise the geographic boundary language to instead reference streets.

Rationale: The proposed change is self-explanatory and is limited to edits necessary to ensure the City Code remains internally consistent. The proposed change removes text references to an overlay zone that no longer exists, while maintaining regulations related to the keeping of livestock and chickens.

Topic:	**“D” definitions**
Ordinance:	Section 4
Title 17:	Section 17.108.050

Issue: The definitions for “accessory dwelling unit” and “junior accessory dwelling unit” include references to incorrect section numbers of the California Government Code. This is due to section renumbering resulting from SB 477 in March 2025 that was inadvertently missed in the last omnibus ordinance.

Amendment Summary

- Replace outdated references to state ADU and JADU law with the correct Government Code section (§66313) in the definition of “accessory dwelling unit” and “junior accessory dwelling unit.”

Rationale: The proposed changes are self-explanatory and limited to edits necessary to ensure consistency with State law.

Topic:	**“H” definitions**
Ordinance:	Section 5
Title 17:	Section 17.108.090

Issue: The definition of “historic district” contains a typographical error.

Amendment Summary

- Insert the word “with” to complete the phrase, “in accordance *with* chapter 17.604.”

Rationale: The proposed change is self-explanatory and limited to edits necessary to correct a typographical error.

Topic:	**“R” definitions, “S” definitions, permitted uses: superstore**
Ordinance:	Sections 6, 7, and 13 through 22
Title 17:	Section 17.108.190 (“R” definitions)
Title 17:	Section 17.108.200 (“S” definitions)
Title 17:	Sections 17.216.510.B (SC zone), 17.216.610.B (C-1 zone), 17.216.710.B (C-2 zone), 17.216.810.B (C-3 zone), 17.216.910.B (C-4 zone), 17.220.110.B (M-1 zone), 17.220.210.B (M-1S zone), 17.220.310.B (M-2 zone), and 17.220.410.B (M-2S zone)

Issue: The sections listed above refer to a “superstore” land use classification that no longer exists. Land use regulations for that classification sunset on May 31, 2017and their special use regulations were repealed by Ord 2024-0051 on December 10, 2024.

Amendment Summary

- Remove “superstore” from the list of “S” definitions
- Update the definition of “retail store” to remove reference to superstores.
- Remove “superstore” from land use tables in the zoning districts listed above.

Rationale: The proposed changes are self-explanatory and limited to edits necessary to ensure the City Code is internally consistent. Existing references to superstores in Section 17.608.030 (parking regulations) will be removed as part of a separate effort to update Title 17 for consistency with the 2040 General Plan.

Topic:	Permitted uses: temporary commercial building
Ordinance:	Sections 8 through 11
Title 17:	Sections 17.200.110.A (A zone), 17.200.210.A (A-OS zone), 17.200.310.A (F zone), and 17.200.410.A (ARP-F zone)

Issue: "Temporary commercial building" is presently listed as a permitted use in the A, A-OS, F, and ARP-F zoning districts. However, that use was deleted, and special use regulations for a "temporary nonresidential" use were established in its place, in 2024. These special use regulations establish that 1) a temporary nonresidential use, if it were permanent, must otherwise be allowed by right in the zoning district, and 2) temporary nonresidential use is limited to RMX, commercial/office zones, industrial/manufacturing zones, and miscellaneous zones. Temporary nonresidential use is therefore not permitted in agriculture and open space zones.

Amendment Summary

- Remove commercial uses from by-right use tables, including "temporary commercial building" use, and renumber remaining rows.

Rationale: The change corrects an error of omission from when the topic was addressed in a prior ordinance.

Topic:	Permitted uses: Rural Estates zoning district
Ordinance:	Section 12
Title 17:	Section 17.204.110

Issue: In-home childcare (family day care home) use is permitted in a residence according to CA Health & Safety Code §1597.42. With the exception of the Rural Estates (RE) zoning district, all other zoning districts which allow dwelling units as a by-right land use also list in-home childcare as a permitted accessory use.

Amendment Summary

- Add "in-home childcare (family daycare home)" to permitted accessory uses in the RE zoning district, consistent with other districts.

Rationale: The change ensures the City Code remains consistent with state law related to family daycare homes.

Topic:	**Typo in MRD Zoning District**
Ordinance:	Section 23
Title 17:	Section 17.220.650

Issue: This section directs the user to Title 15 for sign regulations in the Manufacturing, Research, and Development (MRD) zoning district. Signs in the MRD zone are in fact regulated through section 17.220.640.

Amendment Summary

- Update the footnote with the correct reference.

Rationale: The proposed change is self-explanatory and limited to edits necessary to correct a typographical error.

Topic:	**Broadway-Stockton Special Planning District**
Ordinance:	Sections 25 and 26
Title 17:	Sections 17.404.010.B and 17.404.050

Issue: The Broadway-Stockton Special Planning District regulations contain a reference to an outdated Broadway-Stockton urban design plan that no longer applies since the adoption of the Stockton Blvd Plan. Development in the Broadway-Stockton Special Planning District (SPD) is subject to city-wide design guidelines, not the design guidelines in the old urban design plan.

Amendment Summary

- Delete text references to the Broadway-Stockton urban design plan, including goals and design guidelines which no longer apply in the Broadway-Stockton SPD.

Rationale: This change ensures the correct design guidelines are applied to projects in the Broadway-Stockton SPD. SCC subsection 17.400.030.B establishes that either the Planning and Design Commission or City Council may initiate text amendments to a special planning district. The City Council initiated text amendments to the Broadway-Stockton SPD through adoption of Resolution 2024-0317 on 10/22/2024, directing staff to implement the new Stockton Blvd Plan.

Topic:	**Typo in Driveway Regulations**
Ordinance:	Sections 27 and 28
Title 17:	Sections 17.508.040 and 17.508.050

Issue: The driveway regulations and development standards contain typographical errors.

Amendment Summary

- Replace the word “flair” with “flare” in subsections H, I, and J of section 17.508.040.
- Replace the word “measures” with “measured” in subsection D of section 17.508.050.

Rationale: The proposed change is self-explanatory and limited to edits necessary to correct typographical errors.

Topic:	**Typo in Accessory Structure Regulations**
Ordinance:	Section 30
Title 17:	Section 17.624.060

Issue: Footnote 4 of the city’s accessory structure regulations establishes requirements for swimming pools, spas, or hot tubs, including for associated mechanical equipment (footnote 4.g). Footnote 4.g incorrectly points to another footnote related to play structures instead of mechanical equipment.

Amendment Summary

- Update footnote 4.g as it relates to mechanical equipment requirements for swimming pools.

Rationale: The proposed change is self-explanatory and limited to edits necessary to correct a typographical error.

Topic:	**Green building bonuses**
Ordinance:	Section 33
Title 17:	Section 17.706.030

Issue: The code section listed above refers to residential green building bonuses that no longer exist in chapter 17.704, density bonus. The 2024 omnibus ordinance (Ord 2024-

0053) eliminated the additional density bonus not required by state law for buildings meeting or exceeding CALGreen Tier I or Tier II standards.

Amendment Summary

- Remove the text reference to green bonuses for residential development.

Rationale: The proposed change is self-explanatory and limited to edits necessary to ensure the Cide Code remains internally consistent. The change corrects an error of omission from when the topic was addressed in a prior ordinance.

Topic:	**Typo in Condominium Conversion Regulations**
Ordinance:	Section 34
Title 17:	Section 17.716.010

Issue: The Purpose and Intent section of the city's condominium conversion regulations contains a typographical error.

Amendment Summary

- Replace the word "insure" with "ensure" in subsection E of section 17.716.010.

Rationale: The proposed change is self-explanatory and limited to edits necessary to correct a typographical error.

Topic:	**Typo in Site Plan & Design Review Regulations**
Ordinance:	Section 35
Title 17:	Section 17.808.100

Issue: The Purpose section of the city's Site Plan & Design Review regulations contains a typographical error.

Amendment Summary

- Replace the word "complimentary" with "complementary"

Rationale: The proposed change is self-explanatory and limited to edits necessary to correct a typographical error.

ORDINANCE NO.

Adopted by the Sacramento City Council
Date Adopted

AN ORDINANCE AMENDING VARIOUS PROVISIONS OF TITLES 9 AND 17 OF THE SACRAMENTO CITY CODE, RELATING TO PLANNING AND DEVELOPMENT

BE IT ENACTED BY THE COUNCIL OF THE CITY OF SACRAMENTO:

SECTION 1.

The city council finds the following:

1. As amended by this ordinance, the Planning and Development Code complements, supports, and facilitates the implementation of the goals, policies, and other provisions of the general plan and the city's specific plans and transit village plans; and

2. The amendments in this ordinance promote the public health, safety, convenience, and welfare of the city.

SECTION 2.

A. Subsection B.1 of section 9.44.340 of the Sacramento City Code is hereby amended to read as follows:

1. To any ~~parcel of~~ property zoned ~~for~~ "A" or "A-OS" ~~by applicable provisions of the Planning and Development Code or~~ ; to any property zoned rural estates and located within the area bounded by Sotnip Road on the south, Sorento Road on the west, and East Levee Road on the north and east (and generally known as Valley View Acres)~~;~~ or to any property ~~zoned M-1(S)R-AOL and~~ located within the area fronting on Ascot Avenue and bounded by Dry Creek Road on the west and Raley Boulevard on the east ~~(and generally known as the Ascot Avenue overlay zone)~~.

B. Except as amended by subsection A above, all provisions of section 9.44.340 remain unchanged and in full effect.

SECTION 3.

A. Subsection A of section 9.44.900 of the Sacramento City Code is hereby amended to read as follows:

A. To any ~~parcel of~~ property zoned for agricultural use~~s by applicable provisions of the Planning and Development Code or~~ ; to any property zoned rural estates and located within the area bounded by Sotnip Road on the south, Sorento Road on the west, and East Levee Road on the north and east (and generally known as Valley View Acres)~~;~~ or to any property ~~zoned M-1(S)R-AOL and located~~ within the area fronting on Ascot Avenue and bounded by Dry Creek Road on the west and Raley Boulevard on the east ~~(and generally known as the Ascot Avenue overlay zone)~~.

B. Except as amended by subsection A above, all provisions of section 9.44.900 remain unchanged and in full effect.

SECTION 4.

A. Section 17.108.050 of the Sacramento City Code is hereby amended as follows:

1. The definition for "dwelling unit, accessory" is hereby amended to read as follows:

"Dwelling unit, accessory" means an accessory dwelling unit as defined in California Government Code section 66313~~65852.2~~, an efficiency unit as defined in California Health and Safety Code section 17958.1, or a manufactured home as defined in California Health and Safety Code section 18007

2. The definition for "dwelling unit, junior accessory" is hereby amended to read as follows:

"Dwelling unit, junior accessory" means a junior accessory dwelling unit ~~that is~~as defined in ~~and complies with~~ California Government Code section 66313~~65852.22~~.

B. Except as amended by subsection A above, all provisions of section 17.108.050 remain unchanged and in full effect

SECTION 5.

A. Number 10 in the "historic preservation" related definitions in section 17.108.090 of the Sacramento City Code is hereby amended to read as follows:

10. "Historic district" means a geographic area designated as a historic district by the council in accordance with chapter 17.604.

B. Except as amended by subsection A above, all provisions of section 17.108.090 remain unchanged and in full effect.

SECTION 6.

A. The definition of “retail store” in section 17.108.190 of the Sacramento City Code is hereby amended to read as follows:

"Retail store" means an establishment engaged in selling goods or merchandise to the general public for personal or household consumption or use. Goods or merchandise may be new or used. A retail store promotes itself to the general public; may buy, receive, and sell merchandise; may process or manufacture some of the products in stock, such as jewelry or baked goods; and may process articles owned by the customer, such as cleaners or shoe repair. Membership-type stores, indoor markets, bazaars, antique malls, consignment shops, thrift stores, and secondhand stores are examples of retail stores. Regulation of this use varies, depending on size of building. ~~"Retail store" does not include superstores.~~

B. Except as amended by subsection A above, all provisions of section 17.108.190 remain unchanged and in full effect.

SECTION 7.

A. The definition of “superstore” in section 17.108.200 of the Sacramento City Code is hereby deleted.

~~"Superstore" means a retail store with more than 90,000 gross square feet of floor area and more than 10% gross floor area devoted to the sale of non-taxable merchandise. Notwithstanding the foregoing, the term "superstore" shall exclude wholesale clubs or other establishments selling primarily bulk merchandise and charging membership dues or otherwise restricting merchandise sales to customers paying a periodic assessment or fee.~~

B. Except as amended by subsection A above, all provisions of section 17.108.200 remain unchanged and in full effect.

SECTION 8.

A. The table in subsection A of section 17.200.110 of the Sacramento City Code (A zone; permitted uses) is hereby amended to read as follows:

Use	Limitations
1. Residential Uses	
Dwelling, single unit	
Farm worker housing	Appropriate density determined during project review

~~2. Commercial and Institutional Uses~~	
~~Temporary commercial building~~	~~Subject to special use regulations in section 17.228.126~~
2~~3~~. Industrial and Agricultural Uses	
Agriculture, general use	
Community garden	
Produce stand (not exceeding 120 square feet)	
Solar energy system, commercial (city property)	Allowed in this zone and is exempt from the provisions of this title

B. Except as amended by subsection A above, all provisions of section 17.200.110 remain unchanged and in full effect.

SECTION 9.

A. The table in subsection A of section 17.200.210 of the Sacramento City Code (A-OS zone; permitted uses) is hereby amended to read as follows:

Use	Limitations
1. Residential Uses	
Farm worker housing	Appropriate density determined during project review
~~2. Commercial and Institutional Uses~~	
~~Temporary commercial building~~	~~Subject to special use regulations in section 17.228.126~~
~~3~~2. Industrial and Agricultural Uses	
Agriculture, general use	
Community garden	
Solar energy system, commercial (city property)	Allowed in this zone and exempt from the provisions of this title

B. Except as amended by subsection A above, all provisions of section 17.200.210 remain unchanged and in full effect.

SECTION 10.

A. The table in subsection A of section 17.200.310 of the Sacramento City Code (F zone; permitted uses) is hereby amended to read as follows:

Use	Limitations
~~1. Commercial and Institutional Uses~~	
~~Temporary commercial building~~	~~Subject to special use regulations in section 17.228.126~~
~~2~~1. Industrial and Agricultural Uses	
Solar energy system, commercial (city property)	Allowed in this zone and exempt from the provisions of this title

B. Except as amended by subsection A above, all provisions of section 17.200.310 remain unchanged and in full effect.

SECTION 11.

A. The table in subsection A of section 17.200.410 of the Sacramento City Code (ARP-F zone; permitted uses) is hereby amended to read as follows:

Use	Limitations
~~1. Commercial and institutional uses~~	
~~Temporary commercial building~~	~~Subject to special use regulations in section 17.228.126~~
~~2~~1. Industrial and Agricultural Uses	
Agriculture, general use	Agriculture is permitted if no building or structure is erected on the premises; Livestock grazing, the raising of small animals and poultry, domestic livestock farming, dairying, and animal husbandry are prohibited

B. Except as amended by subsection A above, all provisions of section 17.200.410 remain unchanged and in full effect.

SECTION 12.

A. A row for "childcare, in-home (family day care home) is hereby added to the table in subsection C of section 17.204.110 (RE zone; accessory uses) of the Sacramento City Code to read as follows:

Childcare, in-home (family day care home)	

B. Except as amended by subsection A above, all provisions of section 17.204.110 remain unchanged and in full effect.

SECTION 13.

A. Section 17.216.510 (SC zone) is hereby amended as follows:

1. The "dwelling, duplex" row in subsection B.1 (conditional uses; residential uses) is hereby deleted.

~~Dwelling, duplex~~		~~PDC~~

2. The "dwelling, single-unit" row in subsection B.1 (conditional uses; residential uses) is hereby deleted.

~~Dwelling, single-unit~~		~~PDC~~

3. The "superstore" row in subsection B.2 (conditional uses; commercial and institutional uses) is hereby deleted.

~~Superstore~~	~~Subject to special use regulations in section 17.228.119~~	~~PDC~~

B. Except as amended by subsection A above, all provisions of section 17.216.510 remain unchanged and in full effect.

SECTION 14.

A. The "superstore" row in subsection B.2 of section 17.216.610 (C-1 zone; conditional uses; commercial and institutional uses) is hereby deleted.

~~Superstore~~	~~Subject to special use regulations in section 17.228.119~~	~~PDC~~

B. Except as amended by subsection A above, all provisions of section 17.216.610 remain unchanged and in full effect.

SECTION 15.

A. The “superstore” row in subsection B.2 of section 17.216.710 (C-2 zone; conditional uses; commercial and institutional uses) is hereby deleted.

~~Superstore~~	~~Subject to special use regulations in section 17.228.119~~	~~PDC~~

B. Except as amended by subsection A above, all provisions of section 17.216.710 remain unchanged and in full effect.

SECTION 16.

A. The “superstore” row in subsection B.2 of section 17.216.810 (C-3 zone; conditional uses; commercial and institutional uses) is hereby deleted.

~~Superstore~~	~~Subject to special use regulations in section 17.228.119~~	~~PDC~~

B. Except as amended by subsection A above, all provisions of section 17.216.810 remain unchanged and in full effect.

SECTION 17.

A. The “superstore” row in subsection B.2 of section 17.216.910 (C-4 zone; conditional uses; commercial and institutional uses) is hereby deleted.

~~Superstore~~	~~Subject to special use regulations in section 17.228.119~~	~~PDC~~

B. Except as amended by subsection A above, all provisions of section 17.216.910 remain unchanged and in full effect.

SECTION 18.

A. The “superstore” row in subsection B.2 of section 17.220.110 (M-1 zone; conditional uses; commercial and institutional uses) is hereby deleted.

~~Superstore~~	~~Subject to special use regulations in section 17.228.119~~	~~PDC~~

B. Except as amended by subsection A above, all provisions of section 17.220.110 remain unchanged and in full effect.

SECTION 19.

A. The "superstore" row in subsection B.2 of section 17.220.210 (M-1(S) zone; conditional uses; commercial and institutional uses) is hereby deleted.

~~Superstore~~	~~Subject to special use regulations in section 17.228.119~~	~~PDC~~

B. Except as amended by subsection A above, all provisions of section 17.220.210 remain unchanged and in full effect.

SECTION 20.

A. The "superstore" row in subsection B.2 of section 17.220.310 (M-2 zone; conditional uses; commercial and institutional uses) is hereby deleted.

~~Superstore~~	~~Subject to special use regulations in section 17.228.119~~	~~PDC~~

B. Except as amended by subsection A above, all provisions of section 17.220.310 remain unchanged and in full effect.

SECTION 21.

A. The "superstore" row in subsection B.2 of section 17.220.410 (M-2S zone; conditional uses; commercial and institutional uses) is hereby deleted.

~~Superstore~~	~~Subject to special use regulations in section 17.228.119~~	~~PDC~~

B. Except as amended by subsection A above, all provisions of section 17.220.410 remain unchanged and in full effect.

SECTION 22.

A. Subsection G of section 17.220.650 of the Sacramento City Code is hereby amended to read as follows:

G. For sign standards and regulations, see ~~chapter 15.148~~section 17.220.640.

B. Except as amended by subsection A above, all provisions of section 17.220.650 remain unchanged and in full effect.

SECTION 23.

Section 17.228.105 of the Sacramento City Code is hereby amended to read as follows:

17.228.105 Accessory dwelling units and junior accessory dwelling units.

A. Generally.

~~A~~1. Purpose and options. The purpose of this section is to set forth the regulations governing the creation of accessory dwelling units and junior accessory dwelling units~~. An applicant may choose to proceed under subsection B, which sets forth the city's local development options~~, consistent with California Government Code sections 66310 through ~~66403~~66342. ~~Or the applicant may choose to proceed under subsection C below, which sets forth an alternative development option, consistent with California Government Code section 66323. The two options may not be combined.~~

2. Applicability. Each accessory dwelling unit and junior accessory dwelling unit is subject to either the standards in subsection B or subsection C. The standards applicable to accessory dwelling units do not apply to junior accessory dwelling units and vice versa.

3. Ministerial permit. Unless subsection A.4, below, applies, the city will ministerially approve building permits for accessory dwelling units and junior accessory dwelling units that conform to this section in accordance with California Government Code section 66317.

4. Deviations from objective standards. A request to deviate from the standards in subsections B.2.b and B.2.c, below, may be made by application for site plan and design review under chapter 17.808.

5. Definitions. In the event of a conflict between chapter 17.108 and Government Code section 66313, the latter shall prevail.

6. Calculating floor area. The calculation of floor area for an accessory dwelling unit includes all livable area within the accessory dwelling unit building envelope, excluding garages and accessory structures.

B. City's local development option. This subsection sets forth the city's local development option, consistent with California Government Code sections 66314 through 66322 for accessory dwelling units and section 66333 for junior accessory dwelling units.

1. Generally.

a. Maximum number of units.

(1) Unless subsection B.1.a.ii applies, a~~A~~ lot developed with a single-unit or duplex dwelling may have a maximum of two accessory dwelling units, one accessory dwelling unit and one junior accessory dwelling unit, or two junior accessory dwelling units. A lot developed with a ~~duplex or~~ multi-unit dwelling may have a maximum of two accessory dwelling units.

~~a.~~(2) A lot developed with the maximum number of accessory dwelling units and junior accessory dwelling units under subsection C (the State of California's development option), may have two additional accessory dwelling units or one accessory dwelling unit and one junior accessory dwelling unit under this subsection B.

b. Calculating density. Accessory dwelling units and junior accessory dwelling units shall not be included in the calculation of density of the lot on which the dwelling units are located.

~~b.~~c. Consistency with the general plan and zoning designation. Accessory dwelling units and junior accessory dwelling units are residential uses that are consistent with the general plan and zoning designation for the lot on which the dwelling units are located.

~~c.~~d. An accessory dwelling unit ~~or junior accessory dwelling unit~~ that is approved under this subsection B may be rented for a term less than 30 days ~~in accordance with section 17.228.104.C~~.

2. Accessory dwelling units.

a. General requirements.

(1) The lot on which an accessory dwelling unit is located must be improved with a single-unit, duplex, or multi-unit dwelling before or at the same time as the construction of the accessory dwelling unit.

(2) An accessory dwelling unit may not be sold or otherwise conveyed separately from the primary residence, except as provided in California Government Code section 66341.

(3) No passageway is required in conjunction with the construction of an accessory dwelling unit.

b. Maximum area.

~~i. Calculation. The calculation of floor area for an accessory dwelling unit includes all floor area within the accessory dwelling unit building envelope, excluding garages and accessory structures.~~

~~ii.~~i. Attached accessory dwelling units. The total floor area for each attached accessory dwelling unit on a lot ~~shall~~ may not exceed the greater of the following:

(1) 50% of the existing floor area of the largest primary dwelling; or

(2) 850 square feet if the accessory dwelling unit has one bedroom or less, or 1,000 square feet if the accessory dwelling unit has more than one bedroom.

~~iii.~~ii. Detached accessory dwelling units. The floor area of one detached accessory dwelling unit may not exceed 1,200 square feet. In the case of two detached accessory dwelling units on one lot, the combined floor area of both detached accessory dwelling units may not exceed 1,200 square feet.

c. Development standards.

i. The minimum distance between ~~the~~ primary dwellings and a detached accessory dwelling unit is 4 feet. The minimum distance between two detached accessory dwelling units is 4 feet. A detached accessory dwelling unit may be attached to another detached accessory dwelling unit.

ii. Height, lot coverage, and open space.

(1) General rule. Except as provided below, the height, lot coverage, and minimum open-space requirements applicable to the lot on which the accessory dwelling unit is located apply to the accessory dwelling unit.

(2) Exception. Accessory dwelling units that occupy less than 800 square feet total in lot coverage are exempt from maximum lot coverage and minimum open-space requirements.

iii. Setbacks. All accessory dwelling units must comply with the ~~street side-yard setbacks applicable to the lot on which the accessory dwelling unit is located. The other~~ following setback requirements ~~are as follows~~:

(1) If any portion of an accessory dwelling unit is within 60 feet of the front property line, the accessory dwelling unit must comply with the front-yard setback requirements applicable to the lot on which the accessory dwelling unit is located and maintain minimum interior side-yard, street side-yard, and rear-yard setbacks as required by the zoning designation for the primary dwelling or 3 feet each, whichever is less.

(2) For an accessory dwelling unit that is farther ~~further~~ than 60 feet from the front property line, the unit must comply with the following:

a. First floor. No setback is required for a single-story accessory dwelling unit or the first floor of a multistory accessory dwelling unit.

b. Second floor and above. The second floor and above of a multistory accessory dwelling unit must have minimum interior side-yard, street side-yard, and rear-yard setbacks as required by the zoning designation for the primary dwelling or 3 feet each, whichever is less.

(3) Notwithstanding subsections B.2.c.iii.(1) and B.2.c.iii.(2) above—

a. No setback is required for an existing living area or accessory structure or a structure constructed in the same location and to the same dimensions as an existing structure that is converted to an accessory dwelling unit or to a portion of an accessory dwelling unit.

b. An accessory dwelling unit may not project into the required setback from the landside toe of a levee.

(4) One accessory dwelling unit that does not exceed 800 square feet and complies with all the standards set forth in this subsection B may be constructed within the front-yard setback if:

a. The lot area in the rear and side yards does not permit the construction of a detached accessory dwelling unit that is two stories in height and at least 800 square feet; and

b. The lot area in the rear and side yards does not permit the construction of an attached accessory dwelling unit that is at least 800 square feet.

iv. The design of the accessory dwelling unit must conform to the objective design standards applicable to the lot on which the accessory dwelling unit is located.

v. No portion of an accessory dwelling unit balcony, deck, or open-stair landing within 10 feet of the rear lot line or side lot line may be higher than three feet from the ground unless the rear lot line or side lot line abuts a nonresidential use, alley, public street, or approved private street.

vi. If located in a historic district or on a landmark-designated property, an accessory dwelling unit must comply with objective standards for accessory dwelling units located in a historic district or on a landmark-designated property, as adopted by resolution of the city council.

3. Junior accessory dwelling units.

a. Maximum area. The floor area of one junior accessory dwelling unit may not exceed 500 square feet.

b. Owner occupancy. The property owner must reside onsite unless—

i. The lot ~~Unless~~ is owned by a government agency, land trust, or housing organization~~, the property owner must reside onsite~~; or~~.~~

ii. The junior accessory dwelling unit has separate sanitation facilities.

c. Deed restriction. A deed restriction must be recorded before final building permit inspection and include the requirements in~~, in accordance with~~ California Government Code section 66333~~, and state the following:~~

~~i. Sale of the junior accessory dwelling unit separate from the sale of the single-unit dwelling is prohibited;~~

~~ii. The deed restriction may be enforced against future purchasers; and~~

~~iii. The size and attributes of the junior accessory dwelling unit may not deviate from the building permit under which the unit was constructed.~~.

d. Location. Junior accessory dwelling units must be constructed within the walls of a single-unit dwelling, which may include an attached garage.

e. Entrance. The junior accessory dwelling unit must have an entrance that is separate from the main entrance to the proposed or existing single-unit dwelling.

f. Bathroom. If the junior accessory dwelling unit does not include a separate bathroom, the junior accessory dwelling unit must include both the entrance required under subsection e above and an interior entry to the main living area of the single-unit dwelling.

g. Kitchen. The junior accessory dwelling unit must include an efficiency kitchen with:

i. Cooking appliances; and

ii. A food preparation counter and storage cabinets that are of reasonable size in relation to the junior accessory dwelling unit.

h. Rental term. A junior accessory dwelling unit that is approved under this subsection and offered for rent may be rented only for a term longer than 30 days.

~~4. Ministerial review.~~

~~a. Unless subsection B.5, below, applies, the city shall ministerially review all applications for accessory dwelling units and junior accessory dwelling units submitted under this section.~~

~~b. The city shall approve or deny an application to create an accessory dwelling unit or junior accessory dwelling unit under this section within 60 days of receipt of a complete application if there is an existing residential use on the lot.~~

~~c. If the application to create an accessory dwelling unit or junior accessory dwelling unit is submitted with a permit application to create a new residential development on the lot, the city may delay approving or denying the permit application for the accessory dwelling unit or junior accessory dwelling unit until the permit application to create the residential development is approved. If the applicant requests a delay, the 60-day time period shall be tolled for the period of the delay. If the city has not approved or denied the completed application within 60 days, the application shall be deemed approved.~~

~~5. Deviations from development and design standards. A request to deviate from the development standards contained in subsection B.2.c above may be made by application for site plan and design review under chapter 17.808.~~

C. State of California's development option. This subsection sets forth the State of California's development option, consistent with ~~Accessory dwelling units and junior accessory dwelling units eligible for ministerial review under~~ California Government Code section 66323.

1. Notwithstanding subsection B, above, the city shall ministerially approve an application for a building permit within a residential or mixed-use zone to create any of the following units or any combination of the following units~~as set forth in California Government Code section 66323~~:

a. One accessory dwelling unit and one junior accessory dwelling unit per lot with a proposed or existing single-unit dwelling if all the following are met:

i. The accessory dwelling unit or junior accessory dwelling unit is within the proposed space of a single-unit dwelling or existing space of a single-unit dwelling or accessory structure and may include an expansion of not more than 150 square feet beyond the same physical dimensions as the existing accessory structure. An expansion beyond the physical dimensions of the existing accessory structure shall be limited to accommodating ingress and egress.

ii. The space has exterior access from the proposed or existing single-family dwelling.

iii. The side-yard and rear-yard setbacks are sufficient for fire and safety.

iv. The junior accessory dwelling unit complies with California Government Code section 66333.

b. One detached, new construction, accessory dwelling unit that does not exceed 4-foot side-yard and rear-yard setbacks for a lot with a proposed or existing single-unit dwelling. ~~The accessory dwelling unit may be combined with a junior accessory dwelling unit that meets the requirements set forth in California Government Code section 66333.~~ The accessory dwelling unit may not exceed a floor area of 800 square feet and a height of 18 feet unless additional height is needed to align the roof pitch of the accessory dwelling unit with the roof pitch of the primary dwelling unit. In that instance, the accessory dwelling unit may not exceed a height of 20 feet.

c. Multiple accessory dwelling units within the portions of existing multi-unit dwellings that are not used as livable space, including, but not limited to, storage rooms, boiler rooms, passageways, attics, basements, or garages, if each unit complies with state building standards for dwellings. The number of accessory dwelling units shall not exceed one or 25% of the existing multi-unit dwellings, whichever is greater.

d. Multiple accessory dwelling units, not to exceed the number specified in subsections C.1.d.i and C.1.d.ii below, that are located on a lot that has an existing or proposed multi-unit dwelling, but are detached from that multi-unit dwelling, maintain 4-foot rear-yard and side-yard setbacks, and do not exceed 18 feet in height unless additional height is needed to align the roof pitch of the accessory dwelling unit with the roof pitch of the primary dwelling unit. In that instance, the accessory dwelling unit may not exceed a height of 20 feet.

i. On a lot with an existing multi-unit dwelling, not more than eight detached accessory dwelling units may be constructed. However, the number of accessory dwelling units allowable pursuant to this clause shall not exceed the number of existing dwelling units on the lot.

ii. On a lot with a proposed multi-unit dwelling, not more than two detached accessory dwelling units may be constructed.

2. An accessory dwelling unit or junior accessory dwelling unit approved under this subsection C and offered for rent~~,~~ ~~may not~~may be rented only for a term ~~less~~ longer than 30 days.

3. No other objective development standard or design standard within this title apply to ~~accessory dwelling~~ units meeting the requirements of this subsection C.

SECTION 24.

Section 17.228.113 of the Sacramento City Code is hereby amended to read as follows:

17.228.113 Childcare center.

A. Development standards. Unless subsection B applies, a~~A~~ childcare center shall conform to the development standards in this subsection.

~~A~~1. Fences. If the proposed center abuts a residential zone or residence, a minimum six-foot high solid wall of masonry, brick, stucco or similar material shall be provided. The wall shall be placed along all property lines which abut the residential zone or residence. A masonry wall shall not be required if:

a. The center is separated from a residential zone or residence by an alley;

b. The center will be located in an existing commercial building which did not require a wall when built, no expansion of the building will occur and the building is located between the play yard and the residential zone or residence; and

c. The proposed center abuts a zone or use other than residential.

2. ~~B.~~ Outdoor play areas. Outdoor play areas shall be separated from vehicular circulation, parking areas, equipment enclosures, storage areas, and refuse and recycling areas. Play areas shall be adequately fenced.

B. Childcare center co-located with multi-unit dwelling. A childcare center co-located with a multi-unit dwelling containing five or more dwelling units is a permitted use, allowed by right, and will be granted an administrative permit if it—

1. Complies with California Health and Safety Code section 1597.22;

2. Complies with all standards applicable to multi-unit dwellings;

3. Any outdoor play area is separated from vehicular circulation, parking areas, equipment enclosures, storage areas, and refuse and recycling areas; and

4. Any outdoor play area is adequately fenced.

SECTION 25.

Section 17.404.010 of the Sacramento City Code is hereby amended to read as follows.

17.404.010 Purpose and intent.

~~A. General.~~ The rules and regulations established by this chapter to govern development within the Broadway-Stockton Special Planning District (SPD) are designed to improve the image and competitiveness of this commercial corridor by drawing upon the area's existing assets, including historic buildings, landmarks, multi-cultural commerce, medical facilities, and surrounding neighborhoods.

The city council finds and declares that, given the history, nature, and scope of development patterns in the Broadway-Stockton area, special rules are necessary to revitalize the area.

~~B. Goals. The Broadway-Stockton SPD regulations are intended to implement applicable recommendations of the Broadway-Stockton urban design plan (Resolution RA98-043, adopted by the redevelopment agency of the city on September 15, 1998), and to encourage development that is consistent with the following goals:~~

~~1. Encourage revitalization efforts within three "catalyst" areas identified in the Broadway-Stockton urban design plan. (See Figures 16-18, urban design plan.) These areas include properties in the vicinity of Broadway at 35th Street, Broadway at Stockton Boulevard (medical center), and Stockton Boulevard at Fruitridge Road (international marketplace). Goals specific to these areas are as follows:~~

~~a. Preserve and reuse the unique and historic storefront buildings along Broadway near 35th Street and the northern portion of Stockton Boulevard. Neighborhood-serving uses are encouraged in this area.~~

~~b. Retain and improve the character, quality, and vitality of the unique multi-cultural commercial district along the southern portion of the SPD along Stockton Boulevard. Stores supporting the international marketplace theme and supporting multi-cultural shops and services are encouraged.~~

~~c. Encourage the further expansion of the medical center campus and supporting uses, and encourage uses that serve the medical facilities and their employees.~~

~~2. Discourage or prohibit uses that are incompatible with residential neighborhoods or that contribute to visual or economic blight.~~

~~3. Encourage a mixture of residential and commercial mixed-use projects, as well as cultural and entertainment uses. Where possible, these uses shall be designed to accommodate pedestrian, bicycling, and transit opportunities.~~

~~4. Enhance the bike and pedestrian connections and accessibility between the commercial uses on Broadway and Stockton Boulevard and the surrounding residential neighborhoods.~~

~~5. Encourage reduction of motor vehicle parking requirements for new commercial development as allowed by this title as a means of attracting desirable businesses.~~

~~6. Encourage the use of bicycle parking in accordance with designs preferred by the city-county bicycle advisory committee.~~

~~7. Promote aesthetic improvements to the area by implementing the development standards and design guidelines, as provided in sections 17.404.040 and 17.404.050.~~

SECTION 26.

Section 17.404.050 of the Sacramento City Code is hereby deleted in its entirety.

~~**17.404.050 Design guidelines.**~~

~~General architectural design guidelines include basic criteria for building massing and form, facade design, storefront design, and signage design. Detailed specific information for designated districts within the SPD are provided within the Broadway-Stockton urban design plan (Resolution RA98-043, adopted by the redevelopment agency of the city on September 15, 1998), and should be used in evaluating development projects within the Broadway-Stockton SPD.~~

SECTION 27.

A. Section 17.508.040 of the Sacramento City Code is hereby amended as follows:

1. Subsection H is hereby amended to read as follows:

H. Within 20 feet of another driveway, measured from the beginning of the driveway ~~flair~~ flare at the top of the curb, except for single unit dwellings and duplex dwellings or to create a one-way pair of driveways;

2. Subsection I is hereby amended to read as follows:

I. Within 10 feet of a property line between two contiguous lots that do not include dwelling units, measured from the beginning of the driveway ~~flair~~ flare at the top of the curb or future curb;

3. Subsection J is hereby amended to read as follows:

J. Within five feet of a property line between two contiguous residential properties measured from the ending of the driveway ~~flair~~ flare at the edge of walk;

B. Except as amended by subsection A above, all provisions of section 17.508.040 remain unchanged and in full effect.

SECTION 28.

A. Subsection D of section 17.508.050 of the Sacramento City Code is hereby amended to read as follows:

D. Dimensions. All dimensions in this section shall be based on the bottom width (or the flat portion) of the driveway, ~~measures~~ measured at the curb where curbs are in place. Where curbs are not in place, dimensions will be measured at the ditch or flow line, or seven feet from the right-of-way line on the street side of the right-of-way line if no ditch and no curbs are in place.

B. Except as amended by subsection A above, all provisions of section 17.508.050 remain unchanged and in full effect.

SECTION 29.

A. Section 17.612.010 of the Sacramento City Code is hereby amended as follows:

1. Subsection A.1.b is hereby amended to read as follows:

b. Landscape ~~and maintenance~~ requirements. The unpaved portion of the required front-yard and street side-yard setbacks shall be landscaped ~~and maintained~~. The landscape shall primarily consist of grass, annuals, perennials, groundcover, shrubs, trees, or other living vegetation provided that artificial turf may be used if it and its substrate is permeable, has a minimum pile height of 1.25 inches, and is not located within the dripline of any trees. Design elements like planters, rocks, mulch, wood chips, bark, or similar elements are permitted when integrated as part of the landscape. ~~All landscaping materials shall be mowed, trimmed, and maintained as often as necessary to prevent overgrowth and blight. No junk, debris, or other similar materials shall be stored in the landscaped setback area.~~

2. Subsection A.2 is hereby amended to read as follows:

2. Multi-unit dwellings (three or more units)-Front-yard and street side-yard setbacks. All minimum required front-yard and street side-yard setbacks shall be landscaped ~~and maintained~~. The landscape shall primarily consist of grass, annuals,

perennials, groundcover, shrubs, trees, or other living vegetation, provided that artificial turf may be used if it and its substrate is permeable, has a minimum pile height of 1.25 inches, and is not located within the dripline of any trees. Design elements like planters, rocks, mulch, wood chips, bark, or similar elements are permitted when integrated as part of the landscape. Driveways and uncovered walkways are permitted to cross over the required front-yard and street side-yard setbacks. The required front-yard and street side-yard setbacks may not be paved for parking or patio areas.

3. Subsection A.3 is hereby amended to read as follows:

3. Nonresidential-Front-yard and street side-yard setbacks. All minimum required front-yard and street side-yard setbacks shall be landscaped ~~and maintained~~. The landscape shall primarily consist of grass, annuals, perennials, groundcover, shrubs, trees, or other living vegetation, provided that artificial turf may be used if it and its substrate is permeable, has a minimum pile height of 1.25 inches, and is not located within the dripline of any trees. Design elements like planters, rocks, mulch, wood chips, bark, or similar elements are permitted when integrated as part of the landscape.

B. Except as amended by subsection A above, all provisions of section 17.612.010 remain unchanged and in full effect.

SECTION 30.

A. Footnote 4.g of section 17.624.060 of the Sacramento City Code is hereby amended to read as follows:

g. Mechanical equipment associated with a swimming pool, spa, or hot tub shall meet the requirements of footnote 8~~7~~.

B. Except as amended by subsection A above, all provisions of section 17.624.060 remain unchanged and in full effect.

SECTION 31.

A. Subsection E is hereby added to section 17.704.060 of the Sacramento City Code to read as follows:

E. Nothing in this section requires the city to grant an incentive or concession requiring approval of a hotel, motel, bed and breakfast inn, or other transient lodging, other than a residential hotel, as part of a housing development.

B. Except as amended by subsection A above, all provisions of section 17.704.060 remain unchanged and in full effect.

SECTION 32.

A. Subsection E is hereby added to section 17.704.070 of the Sacramento City Code to read as follows:

E. Nothing in this section requires the city to waive or reduce development standards otherwise applicable to a hotel, motel, bed and breakfast inn, or other transient lodging, other than a residential hotel, as part of a housing development.

B. Except as amended by subsection A above, all provisions of section 17.704.070 remain unchanged and in full effect.

SECTION 33.

Section 17.706.030 of the Sacramento City Code is hereby amended to read as follows:

17.706.030 Applicability.

This chapter applies to nonresidential development. ~~Bonuses for residential development are addressed in chapter 17.704.~~

SECTION 34.

A. Subsection E of section 17.716.010 (Residential condominium conversion and new construction program; purpose and intent) of the Sacramento City Code is hereby amended to read as follows:

E. To ~~insure~~ ensure that new units being constructed, and rental units being converted to condominiums, meet the reasonable physical standards required by this chapter and all other provisions of this code.

B. Except as amended by subsection A above, all provisions of section 17.716.010 remain unchanged and in full effect.

SECTION 35.

Section 17.808.100 of the Sacramento City Code is hereby amended to read as follows:

17.808.100 Purpose of site plan and design review.

The purpose of the site plan and design review permit is to ensure that the physical aspects of development projects are consistent with the general plan and applicable specific plan or transit village plan and with all applicable design guidelines; to ensure the development is of high quality and is compatible with and ~~complimentary~~complementary to surrounding development; to ensure streets and other public access ways and facilities, parking facilities, and utility and other infrastructure, both on-site and off-site, are adequate and available to support the development and conform to city development standards; to promote energy efficiency and water conservation; and to avoid or minimize to the extent feasible adverse environmental effects of development. Site plan and design review is a discretionary permit and is not the automatic right of an applicant.

SECTION 36.

Section 17.808.160 is hereby amended to read as follows:

17.808.160 Development exempt from site plan and design review.

The following development projects are exempt from the site plan and design review requirement:

A. For development projects that are not located in a historic district and do not involve a landmark:

1. An alteration to an existing building or structure that does not substantially alter the exterior appearance of the building or structure, as determined by the director;

2. An alteration to an existing site that does not significantly alter the functioning of the site with respect to traffic circulation, parking, infrastructure, and environmentally sensitive features, as determined by the director;

3. Accessory dwelling units that comply with section 17.228.105 ~~meet all development standards without deviation (Accessory dwelling units that do not meet development standards are subject to director-level review)~~;

4. Sidewalk cafes;

5. Convenience recycling facilities;

6. Registered house plans ~~(subject to site plan review, but not design review)~~; and

7. Demolition of ~~the~~ residential accessory ~~following~~ structures that are ~~—~~ ~~if less than 50 years old:~~

a. ~~—Are i~~Less than 50 years old; or ~~ccessory dwelling unit or junior accessory dwelling unit;~~

b. ~~—Residential accessory structure~~ ~~Are~~ 50 years old or more and the preservation director declines to nominate the structure to the Sacramento register pursuant to section 17.604.600.~~;~~

B. For development projects located in a historic district or that involve a landmark:

1. Repainting of surfaces that were originally painted and the color scheme is not a significant character-defining feature of the historic resource;

2. Routine nonabrasive cleaning and maintenance; ~~and~~

3. Site plantings when plantings and landscape elements are not significant character-defining features of the historic resource; and~~.~~

4. Demolition of a noncontributing resource that has been damaged by fire or natural disaster from geological, atmospheric, or hydrological forces if—

a. The resource has not been deemed immediately dangerous pursuant to chapter 8.96; and

b. The preservation director has determined the ability to repair the resource is impracticable for reasons excluding cost.

C. Tentative maps and parcel maps that subdivide vacant land and meet all development standards without deviations.

D. Antennas that are reviewed or exempt from review under chapter 12.14.

E. Housing projects that are subject to ministerial review under another provision of this title.

F. Urban lot splits that are subject to ministerial review under chapter 17.864.

G. Electric vehicle charging and hydrogen-fueling stations, consistent with California Government Code section 65850.7, subdivision (b).

SECTION 37.

A. Section 17.808.430 of the Sacramento City Code is hereby amended as follows:

1. Subsection A.2 is hereby amended to read as follows:

2. A major modification is one that will result in any one of the following:

a. The deletion of a condition of approval;

b. A change to a condition of approval that prevents or substantially alters its intended outcome; ~~or~~

c. A new deviation or an increase to an approved deviation; or

~~c~~d. A substantial change to exhibits (e.g., site plans, architectural plans, landscape plans, design specifications, etc.) that accompany the permit.

2. Subsection B is hereby amended to read as follows:

B. Decisionmaking.

1. Major modifications.

~~a. Decision-maker. If the development project is located in a historic district or involves a landmark, a request for a major modification is subject to review by the preservation director. If the project is not located in a historic district and does not involve a landmark, the modification is subject to review by the design director.~~

~~b. Decision and findings.~~ Approval of a major modification is made at the director level and based on the findings in section 17.808.140. Approval may include the imposition of new or different conditions as determined to be necessary or appropriate to make the required findings.

2. Minor modifications.

~~a. Decision-maker. If the development project is located within a historic district or involves a landmark a request for a minor modification is subject to review by the preservation director. If the development project is not located within a historic district and does not involve a landmark, the modification is subject to review by the design director.~~

~~b. Decision and findings.~~ Approval of a minor modification is made at the staff level and based on the findings in section 17.808.150. Approval may include the imposition of new or different conditions as determined to be necessary or appropriate to make the required findings.

B. Except as amended by subsection A above, all provisions of section 17.808.430 remain unchanged and in full effect.

SECTION 38.

Section 17.860.010 of the Sacramento City Code is hereby amended to read as follows:

17.860.010 Purpose.

The purpose of this chapter is to streamline the permitting process for infill housing projects, including mixed-use projects, that comply with specific development options set forth in California Government Code sections 65852.24, 65858-65858.16, 65912.100-65912.105, 65913.4, 65913.12, and 65913.16; or the city's local ministerial development option as set forth in section 17.860.030. Nothing in this chapter precludes an applicant from applying for discretionary site plan and design review.

SECTION 39.

Section 17.860.025 of the Sacramento City Code is hereby added to read as follows:

17.860.025 Adaptive reuse consistent with Government Code sections 65658 through 65658.16 (Office to Housing Conversion Act of 2025).

A. Generally.

1. Definitions. The terms used in this section have the meanings ascribed to them in this title and California Government Code sections 65658 through 65658.16.

2. In the case of a conflict between this section and California Government Code sections 65658 through 65658.16, the California Government Code prevails.

B. Administrative permit.

1. An adaptive reuse project is a permitted use, allowed by right, and will be granted an administrative permit within the timeframes in subsection B.2 if it—

a. Complies with California Government Code sections 65658 through 65658.16;

b. Complies with the city's objective planning standards; provided, however, that no standard may be imposed on an adaptive reuse project that requires alteration of the existing building envelope, unless required by title 15.

2. Timeframe for approval or denial. Unless subsection C below applies, the city will approve an administrative permit for an adaptive reuse project that complies with the standards in subsection B.1 within the following timeframes:

a. Within 60 days if the project contains 150 or fewer dwelling units; or

b. Within 90 days if the project contains more than 150 dwelling units.

C. Notification of compliance with the standards.

1. If the city determines a project submitted under this section conflicts with any of the requirements set forth in subsection B.1, the city will inform the applicant, in writing, of the requirement or requirements the project conflicts with, along with an explanation of all conflicts, in the following timeframes:

a. Within 60 days of submittal of the application if the project contains 150 or fewer dwelling units; or

b. Within 90 days of submittal of the application if the project contains more than 150 dwelling units.

2. If the applicant resubmits an application in response to the city's written notice provided in accordance with subsection C.1 above, the city, within 30 days, must either—

a. Approve the application; or

b. Inform the applicant, in writing, of the requirement or requirements the project conflicts with, along with an explanation of all conflicts.

D. Deemed approval. If the city does not act within the timeframes in subsection B and C above, the project will be deemed to satisfy the

requirements specified in subsection B.1 above and will be granted an administrative permit.

E. Establishment and expiration of the permit. Section 17.808.470 governs the establishment and expiration of an administrative permit granted under this section, except when section 17.808.470 conflicts with California Government Code section 65658.8, in which case the provisions of the California Government Code prevail.

ORDINANCE NO.

Adopted by the Sacramento City Council
Date Adopted

AN ORDINANCE AMENDING VARIOUS PROVISIONS OF TITLES 9 AND 17 OF THE SACRAMENTO CITY CODE, RELATING TO PLANNING AND DEVELOPMENT

BE IT ENACTED BY THE COUNCIL OF THE CITY OF SACRAMENTO:

SECTION 1.

The city council finds the following:

1. As amended by this ordinance, the Planning and Development Code complements, supports, and facilitates the implementation of the goals, policies, and other provisions of the general plan and the city's specific plans and transit village plans; and

2. The amendments in this ordinance promote the public health, safety, convenience, and welfare of the city.

SECTION 2.

A. Subsection B.1 of section 9.44.340 of the Sacramento City Code is hereby amended to read as follows:

1. To any property zoned "A" or "A-OS" ; to any property zoned rural estates and located within the area bounded by Sotnip Road on the south, Sorento Road on the west, and East Levee Road on the north and east (and generally known as Valley View Acres); or to any property located within the area fronting on Ascot Avenue and bounded by Dry Creek Road on the west and Raley Boulevard on the east.

B. Except as amended by subsection A above, all provisions of section 9.44.340 remain unchanged and in full effect.

SECTION 3.

A. Subsection A of section 9.44.900 of the Sacramento City Code is hereby amended to read as follows:

A. To any property zoned for agricultural use; to any property zoned rural estates and located within the area bounded by Sotnip Road on the south, Sorento Road on the west, and East Levee Road on the north and east (and generally known as Valley

View Acres); or to any property within the area fronting on Ascot Avenue and bounded by Dry Creek Road on the west and Raley Boulevard on the east.

B. Except as amended by subsection A above, all provisions of section 9.44.900 remain unchanged and in full effect.

SECTION 4.

A. Section 17.108.050 of the Sacramento City Code is hereby amended as follows:

1. The definition for “dwelling unit, accessory” is hereby amended to read as follows:

"Dwelling unit, accessory" means an accessory dwelling unit as defined in California Government Code section 66313, an efficiency unit as defined in California Health and Safety Code section 17958.1, or a manufactured home as defined in California Health and Safety Code section 18007

2. The definition for “dwelling unit, junior accessory” is hereby amended to read as follows:

"Dwelling unit, junior accessory" means a junior accessory dwelling unit as defined in California Government Code section 66313.

B. Except as amended by subsection A above, all provisions of section 17.108.050 remain unchanged and in full effect

SECTION 5.

A. Number 10 in the “historic preservation” related definitions in section 17.108.090 of the Sacramento City Code is hereby amended to read as follows:

10. "Historic district" means a geographic area designated as a historic district by the council in accordance with chapter 17.604.

B. Except as amended by subsection A above, all provisions of section 17.108.090 remain unchanged and in full effect.

SECTION 6.

A. The definition of “retail store” in section 17.108.190 of the Sacramento City Code is hereby amended to read as follows:

"Retail store" means an establishment engaged in selling goods or merchandise to the general public for personal or household consumption or use. Goods or

merchandise may be new or used. A retail store promotes itself to the general public; may buy, receive, and sell merchandise; may process or manufacture some of the products in stock, such as jewelry or baked goods; and may process articles owned by the customer, such as cleaners or shoe repair. Membership-type stores, indoor markets, bazaars, antique malls, consignment shops, thrift stores, and secondhand stores are examples of retail stores. Regulation of this use varies, depending on size of building.

B. Except as amended by subsection A above, all provisions of section 17.108.190 remain unchanged and in full effect.

SECTION 7.

A. The definition of "superstore" in section 17.108.200 of the Sacramento City Code is hereby deleted.

B. Except as amended by subsection A above, all provisions of section 17.108.200 remain unchanged and in full effect.

SECTION 8.

A. The table in subsection A of section 17.200.110 of the Sacramento City Code (A zone; permitted uses) is hereby amended to read as follows:

Use	Limitations
1. Residential Uses	
Dwelling, single unit	
Farm worker housing	Appropriate density determined during project review
2. Industrial and Agricultural Uses	
Agriculture, general use	
Community garden	
Produce stand (not exceeding 120 square feet)	
Solar energy system, commercial (city property)	Allowed in this zone and is exempt from the provisions of this title

B. Except as amended by subsection A above, all provisions of section 17.200.110 remain unchanged and in full effect.

SECTION 9.

A. The table in subsection A of section 17.200.210 of the Sacramento City Code (A-OS zone; permitted uses) is hereby amended to read as follows:

Use	Limitations
1. Residential Uses	
Farm worker housing	Appropriate density determined during project review
2. Industrial and Agricultural Uses	
Agriculture, general use	
Community garden	
Solar energy system, commercial (city property)	Allowed in this zone and exempt from the provisions of this title

B. Except as amended by subsection A above, all provisions of section 17.200.210 remain unchanged and in full effect.

SECTION 10.

A. The table in subsection A of section 17.200.310 of the Sacramento City Code (F zone; permitted uses) is hereby amended to read as follows:

Use	Limitations
1. Industrial and Agricultural Uses	
Solar energy system, commercial (city property)	Allowed in this zone and exempt from the provisions of this title

B. Except as amended by subsection A above, all provisions of section 17.200.310 remain unchanged and in full effect.

SECTION 11.

A. The table in subsection A of section 17.200.410 of the Sacramento City Code (ARP-F zone; permitted uses) is hereby amended to read as follows:

Use	Limitations
1. Industrial and Agricultural Uses	
Agriculture, general use	Agriculture is permitted if no building or structure is erected on the premises;

	Livestock grazing, the raising of small animals and poultry, domestic livestock farming, dairying, and animal husbandry are prohibited

B. Except as amended by subsection A above, all provisions of section 17.200.410 remain unchanged and in full effect.

SECTION 12.

A. A row for "childcare, in-home (family day care home) is hereby added to the table in subsection C of section 17.204.110 (RE zone; accessory uses) of the Sacramento City Code to read as follows:

Childcare, in-home (family day care home)	

B. Except as amended by subsection A above, all provisions of section 17.204.110 remain unchanged and in full effect.

SECTION 13.

A. Section 17.216.510 (SC zone) is hereby amended as follows:

1. The "dwelling, duplex" row in subsection B.1 (conditional uses; residential uses) is hereby deleted.

2. The "dwelling, single-unit" row in subsection B.1 (conditional uses; residential uses) is hereby deleted.

3. The "superstore" row in subsection B.2 (conditional uses; commercial and institutional uses) is hereby deleted.

B. Except as amended by subsection A above, all provisions of section 17.216.510 remain unchanged and in full effect.

SECTION 14.

A. The “superstore” row in subsection B.2 of section 17.216.610 (C-1 zone; conditional uses; commercial and institutional uses) is hereby deleted.

B. Except as amended by subsection A above, all provisions of section 17.216.610 remain unchanged and in full effect.

SECTION 15.

A. The “superstore” row in subsection B.2 of section 17.216.710 (C-2 zone; conditional uses; commercial and institutional uses) is hereby deleted.

B. Except as amended by subsection A above, all provisions of section 17.216.710 remain unchanged and in full effect.

SECTION 16.

A. The “superstore” row in subsection B.2 of section 17.216.810 (C-3 zone; conditional uses; commercial and institutional uses) is hereby deleted.

B. Except as amended by subsection A above, all provisions of section 17.216.810 remain unchanged and in full effect.

SECTION 17.

A. The “superstore” row in subsection B.2 of section 17.216.910 (C-4 zone; conditional uses; commercial and institutional uses) is hereby deleted.

B. Except as amended by subsection A above, all provisions of section 17.216.910 remain unchanged and in full effect.

SECTION 18.

A. The “superstore” row in subsection B.2 of section 17.220.110 (M-1 zone; conditional uses; commercial and institutional uses) is hereby deleted.

B. Except as amended by subsection A above, all provisions of section 17.220.110 remain unchanged and in full effect.

SECTION 19.

A. The "superstore" row in subsection B.2 of section 17.220.210 (M-1(S) zone; conditional uses; commercial and institutional uses) is hereby deleted.

B. Except as amended by subsection A above, all provisions of section 17.220.210 remain unchanged and in full effect.

SECTION 20.

A. The "superstore" row in subsection B.2 of section 17.220.310 (M-2 zone; conditional uses; commercial and institutional uses) is hereby deleted.

B. Except as amended by subsection A above, all provisions of section 17.220.310 remain unchanged and in full effect.

SECTION 21.

A. The "superstore" row in subsection B.2 of section 17.220.410 (M-2S zone; conditional uses; commercial and institutional uses) is hereby deleted.

B. Except as amended by subsection A above, all provisions of section 17.220.410 remain unchanged and in full effect.

SECTION 22.

A. Subsection G of section 17.220.650 of the Sacramento City Code is hereby amended to read as follows:

G. For sign standards and regulations, see section 17.220.640.

B. Except as amended by subsection A above, all provisions of section 17.220.650 remain unchanged and in full effect.

SECTION 23.

Section 17.228.105 of the Sacramento City Code is hereby amended to read as follows:

17.228.105 Accessory dwelling units and junior accessory dwelling units.

A. Generally.

1. Purpose and options. The purpose of this section is to set forth the regulations governing the creation of accessory dwelling units and junior accessory dwelling units, consistent with California Government Code sections 66310 through 66342.

2. Applicability. Each accessory dwelling unit and junior accessory dwelling unit is subject to either the standards in subsection B or subsection C. The standards applicable to accessory dwelling units do not apply to junior accessory dwelling units and vice versa.

3. Ministerial permit. Unless subsection A.4, below, applies, the city will ministerially approve building permits for accessory dwelling units and junior accessory dwelling units that conform to this section in accordance with California Government Code section 66317.

4. Deviations from objective standards. A request to deviate from the standards in subsections B.2.b and B.2.c, below, may be made by application for site plan and design review under chapter 17.808.

5. Definitions. In the event of a conflict between chapter 17.108 and Government Code section 66313, the latter shall prevail.

6. Calculating floor area. The calculation of floor area for an accessory dwelling unit includes all livable area within the accessory dwelling unit building envelope, excluding garages and accessory structures.

B. City's local development option. This subsection sets forth the city's local development option, consistent with California Government Code sections 66314 through 66322 for accessory dwelling units and section 66333 for junior accessory dwelling units.

1. Generally.

a. Maximum number of units.

(1) Unless subsection B.1.a.ii applies, a lot developed with a single-unit or duplex dwelling may have a maximum of two accessory dwelling units, one accessory dwelling unit and one junior accessory dwelling unit, or two junior accessory dwelling units. A lot developed with a multi-unit dwelling may have a maximum of two accessory dwelling units.

(2) A lot developed with the maximum number of accessory dwelling units and junior accessory dwelling units under subsection C (the State of California's development option), may have two additional accessory dwelling units or one accessory dwelling unit and one junior accessory dwelling unit under this subsection B.

b. Calculating density. Accessory dwelling units and junior accessory dwelling units shall not be included in the calculation of density of the lot on which the dwelling units are located.

c. Consistency with the general plan and zoning designation. Accessory dwelling units and junior accessory dwelling units are residential uses that are consistent with the general plan and zoning designation for the lot on which the dwelling units are located.

d. An accessory dwelling unit that is approved under this subsection B may be rented for a term less than 30 days.

2. Accessory dwelling units.

a. General requirements.

(1) The lot on which an accessory dwelling unit is located must be improved with a single-unit, duplex, or multi-unit dwelling before or at the same time as the construction of the accessory dwelling unit.

(2) An accessory dwelling unit may not be sold or otherwise conveyed separately from the primary residence, except as provided in California Government Code section 66341.

(3) No passageway is required in conjunction with the construction of an accessory dwelling unit.

b. Maximum area.

i. Attached accessory dwelling units. The total floor area for each attached accessory dwelling unit on a lot may not exceed the greater of the following:

(1) 50% of the existing floor area of the largest primary dwelling; or

(2) 850 square feet if the accessory dwelling unit has one bedroom or less, or 1,000 square feet if the accessory dwelling unit has more than one bedroom.

ii. Detached accessory dwelling units. The floor area of one detached accessory dwelling unit may not exceed 1,200 square feet. In the case of two detached accessory dwelling units on one lot, the combined floor area of both detached accessory dwelling units may not exceed 1,200 square feet.

c. Development standards.

i. The minimum distance between primary dwellings and a detached accessory dwelling unit is 4 feet. The minimum distance between two detached accessory dwelling units is 4 feet. A detached accessory dwelling unit may be attached to another detached accessory dwelling unit.

ii. Height, lot coverage, and open space.

(1) General rule. Except as provided below, the height, lot coverage, and minimum open-space requirements applicable to the lot on which the accessory dwelling unit is located apply to the accessory dwelling unit.

(2) Exception. Accessory dwelling units that occupy less than 800 square feet total in lot coverage are exempt from maximum lot coverage and minimum open-space requirements.

iii. Setbacks. All accessory dwelling units must comply with the following setback requirements:

(1) If any portion of an accessory dwelling unit is within 60 feet of the front property line, the accessory dwelling unit must comply with the front-yard setback requirements applicable to the lot on which the accessory dwelling unit is located and maintain minimum interior side-yard, street side-yard, and

rear-yard setbacks as required by the zoning designation for the primary dwelling or 3 feet each, whichever is less.

(2) For an accessory dwelling unit that is farther than 60 feet from the front property line, the unit must comply with the following:

a. First floor. No setback is required for a single-story accessory dwelling unit or the first floor of a multistory accessory dwelling unit.

b. Second floor and above. The second floor and above of a multistory accessory dwelling unit must have minimum interior side-yard, street side-yard, and rear-yard setbacks as required by the zoning designation for the primary dwelling or 3 feet each, whichever is less.

(3) Notwithstanding subsections B.2.c.iii.(1) and B.2.c.iii.(2) above—

a. No setback is required for an existing living area or accessory structure or a structure constructed in the same location and to the same dimensions as an existing structure that is converted to an accessory dwelling unit or to a portion of an accessory dwelling unit.

b. An accessory dwelling unit may not project into the required setback from the landside toe of a levee.

(4) One accessory dwelling unit that does not exceed 800 square feet and complies with all the standards set forth in this subsection B may be constructed within the front-yard setback if:

a. The lot area in the rear and side yards does not permit the construction of a detached accessory dwelling unit that is two stories in height and at least 800 square feet; and

b. The lot area in the rear and side yards does not permit the construction of an attached accessory dwelling unit that is at least 800 square feet.

iv. The design of the accessory dwelling unit must conform to the objective design standards applicable to the lot on which the accessory dwelling unit is located.

v. No portion of an accessory dwelling unit balcony, deck, or open-stair landing within 10 feet of the rear lot line or side lot line may be higher than three feet from the ground unless the rear lot line or side lot line abuts a nonresidential use, alley, public street, or approved private street.

vi. If located in a historic district or on a landmark-designated property, an accessory dwelling unit must comply with objective standards for accessory dwelling units located in a historic district or on a landmark-designated property, as adopted by resolution of the city council.

3. Junior accessory dwelling units.

a. Maximum area. The floor area of one junior accessory dwelling unit may not exceed 500 square feet.

b. Owner occupancy. The property owner must reside onsite unless—

i. The lot is owned by a government agency, land trust, or housing organization; or

ii. The junior accessory dwelling unit has separate sanitation facilities.

c. Deed restriction. A deed restriction must be recorded before final building permit inspection and include the requirements in California Government Code section 66333.

d. Location. Junior accessory dwelling units must be constructed within the walls of a single-unit dwelling, which may include an attached garage.

e. Entrance. The junior accessory dwelling unit must have an entrance that is separate from the main entrance to the proposed or existing single-unit dwelling.

f. Bathroom. If the junior accessory dwelling unit does not include a separate bathroom, the junior accessory dwelling unit must include both the entrance required under subsection e above and an interior entry to the main living area of the single-unit dwelling.

g. Kitchen. The junior accessory dwelling unit must include an efficiency kitchen with:

i. Cooking appliances; and

ii. A food preparation counter and storage cabinets that are of reasonable size in relation to the junior accessory dwelling unit.

h. Rental term. A junior accessory dwelling unit that is approved under this subsection and offered for rent may be rented only for a term longer than 30 days.

C. State of California's development option. This subsection sets forth the State of California's development option, consistent with California Government Code section 66323.

1. Notwithstanding subsection B, above, the city shall ministerially approve an application for a building permit within a residential or mixed-use zone to create any of the following units or any combination of the following units:

a. One accessory dwelling unit and one junior accessory dwelling unit per lot with a proposed or existing single-unit dwelling if all the following are met:

i. The accessory dwelling unit or junior accessory dwelling unit is within the proposed space of a single-unit dwelling or existing space of a single-unit dwelling or accessory structure and may include an expansion of not more than 150 square feet beyond the same physical dimensions as the existing accessory structure. An expansion beyond the physical dimensions of the existing accessory structure shall be limited to accommodating ingress and egress.

ii. The space has exterior access from the proposed or existing single-family dwelling.

iii. The side-yard and rear-yard setbacks are sufficient for fire and safety.

iv. The junior accessory dwelling unit complies with California Government Code section 66333.

b. One detached, new construction, accessory dwelling unit that does not exceed 4-foot side-yard and rear-yard setbacks for a lot with a proposed or existing single-unit dwelling. The accessory dwelling unit may not exceed a floor area of 800 square feet and a height of 18 feet unless additional height is needed to align the roof pitch of the accessory dwelling unit with the roof pitch of the primary dwelling unit. In that instance, the accessory dwelling unit may not exceed a height of 20 feet.

c. Multiple accessory dwelling units within the portions of existing multi-unit dwellings that are not used as livable space, including, but not limited to, storage rooms, boiler rooms, passageways, attics, basements, or garages, if each unit complies with state building standards for dwellings. The number of accessory dwelling units shall not exceed one or 25% of the existing multi-unit dwellings, whichever is greater.

d. Multiple accessory dwelling units, not to exceed the number specified in subsections C.1.d.i and C.1.d.ii below, that are located on a lot that has an existing or proposed multi-unit dwelling, but are detached from that multi-unit dwelling, maintain 4-foot rear-yard and side-yard setbacks, and do not exceed 18 feet in height unless additional height is needed to align the roof pitch of the accessory dwelling unit with the roof pitch of the primary dwelling unit. In that instance, the accessory dwelling unit may not exceed a height of 20 feet.

i. On a lot with an existing multi-unit dwelling, not more than eight detached accessory dwelling units may be constructed. However, the number of accessory dwelling units allowable pursuant to this clause shall not exceed the number of existing dwelling units on the lot.

ii. On a lot with a proposed multi-unit dwelling, not more than two detached accessory dwelling units may be constructed.

2. An accessory dwelling unit or junior accessory dwelling unit approved under this subsection C and offered for rent may be rented only for a term longer than 30 days.

3. No other objective development standard or design standard within this title apply to units meeting the requirements of this subsection C.

SECTION 24.

Section 17.228.113 of the Sacramento City Code is hereby amended to read as follows:

17.228.113 Childcare center.

A. Development standards. Unless subsection B applies, a childcare center shall conform to the development standards in this subsection.

1. Fences. If the proposed center abuts a residential zone or residence, a minimum six-foot high solid wall of masonry, brick, stucco or similar

material shall be provided. The wall shall be placed along all property lines which abut the residential zone or residence. A masonry wall shall not be required if:

a. The center is separated from a residential zone or residence by an alley;

b. The center will be located in an existing commercial building which did not require a wall when built, no expansion of the building will occur and the building is located between the play yard and the residential zone or residence; and

c. The proposed center abuts a zone or use other than residential.

2. Outdoor play areas. Outdoor play areas shall be separated from vehicular circulation, parking areas, equipment enclosures, storage areas, and refuse and recycling areas. Play areas shall be adequately fenced.

B. Childcare center co-located with multi-unit dwelling. A childcare center co-located with a multi-unit dwelling containing five or more dwelling units is a permitted use, allowed by right, and will be granted an administrative permit if it—

1. Complies with California Health and Safety Code section 1597.22;

2. Complies with all standards applicable to multi-unit dwellings;

3. Any outdoor play area is separated from vehicular circulation, parking areas, equipment enclosures, storage areas, and refuse and recycling areas; and

4. Any outdoor play area is adequately fenced.

SECTION 25.

Section 17.404.010 of the Sacramento City Code is hereby amended to read as follows.

17.404.010 Purpose and intent.

The rules and regulations established by this chapter to govern development within the Broadway-Stockton Special Planning District (SPD) are designed to improve the image and competitiveness of this commercial corridor by drawing upon the area's existing assets, including historic buildings, landmarks, multi-cultural commerce, medical facilities, and surrounding neighborhoods.

The city council finds and declares that, given the history, nature, and scope of development patterns in the Broadway-Stockton area, special rules are necessary to revitalize the area.

SECTION 26.

Section 17.404.050 of the Sacramento City Code is hereby deleted in its entirety.

SECTION 27.

A. Section 17.508.040 of the Sacramento City Code is hereby amended as follows:

1. Subsection H is hereby amended to read as follows:

H. Within 20 feet of another driveway, measured from the beginning of the driveway flare at the top of the curb, except for single unit dwellings and duplex dwellings or to create a one-way pair of driveways;

2. Subsection I is hereby amended to read as follows:

I. Within 10 feet of a property line between two contiguous lots that do not include dwelling units, measured from the beginning of the driveway flare at the top of the curb or future curb;

3. Subsection J is hereby amended to read as follows:

J. Within five feet of a property line between two contiguous residential properties measured from the ending of the driveway flare at the edge of walk;

B. Except as amended by subsection A above, all provisions of section 17.508.040 remain unchanged and in full effect.

SECTION 28.

A. Subsection D of section 17.508.050 of the Sacramento City Code is hereby amended to read as follows:

D. Dimensions. All dimensions in this section shall be based on the bottom width (or the flat portion) of the driveway, measured at the curb where curbs are in place. Where curbs are not in place, dimensions will be measured at the ditch or flow

line, or seven feet from the right-of-way line on the street side of the right-of-way line if no ditch and no curbs are in place.

B. Except as amended by subsection A above, all provisions of section 17.508.050 remain unchanged and in full effect.

SECTION 29.

A. Section 17.612.010 of the Sacramento City Code is hereby amended as follows:

1. Subsection A.1.b is hereby amended to read as follows:

b. Landscape requirements. The unpaved portion of the required front-yard and street side-yard setbacks shall be landscaped. The landscape shall primarily consist of grass, annuals, perennials, groundcover, shrubs, trees, or other living vegetation provided that artificial turf may be used if it and its substrate is permeable, has a minimum pile height of 1.25 inches, and is not located within the dripline of any trees. Design elements like planters, rocks, mulch, wood chips, bark, or similar elements are permitted when integrated as part of the landscape.

2. Subsection A.2 is hereby amended to read as follows:

2. Multi-unit dwellings (three or more units)-Front-yard and street side-yard setbacks. All minimum required front-yard and street side-yard setbacks shall be landscaped. The landscape shall primarily consist of grass, annuals, perennials, groundcover, shrubs, trees, or other living vegetation, provided that artificial turf may be used if it and its substrate is permeable, has a minimum pile height of 1.25 inches, and is not located within the dripline of any trees. Design elements like planters, rocks, mulch, wood chips, bark, or similar elements are permitted when integrated as part of the landscape. Driveways and uncovered walkways are permitted to cross over the required front-yard and street side-yard setbacks. The required front-yard and street side-yard setbacks may not be paved for parking or patio areas.

3. Subsection A.3 is hereby amended to read as follows:

3. Nonresidential-Front-yard and street side-yard setbacks. All minimum required front-yard and street side-yard setbacks shall be landscaped. The landscape shall primarily consist of grass, annuals, perennials, groundcover, shrubs, trees, or other living vegetation, provided that artificial turf may be used if it and its substrate is permeable, has a minimum pile height of 1.25 inches, and is not located within the dripline of any trees. Design elements like planters, rocks, mulch, wood chips, bark, or similar elements are permitted when integrated as part of the landscape.

B. Except as amended by subsection A above, all provisions of section 17.612.010 remain unchanged and in full effect.

SECTION 30.

A. Footnote 4.g of section 17.624.060 of the Sacramento City Code is hereby amended to read as follows:

g. Mechanical equipment associated with a swimming pool, spa, or hot tub shall meet the requirements of footnote 8.

B. Except as amended by subsection A above, all provisions of section 17.624.060 remain unchanged and in full effect.

SECTION 31.

A. Subsection E is hereby added to section 17.704.060 of the Sacramento City Code to read as follows:

E. Nothing in this section requires the city to grant an incentive or concession requiring approval of a hotel, motel, bed and breakfast inn, or other transient lodging, other than a residential hotel, as part of a housing development.

B. Except as amended by subsection A above, all provisions of section 17.704.060 remain unchanged and in full effect.

SECTION 32.

A. Subsection E is hereby added to section 17.704.070 of the Sacramento City Code to read as follows:

E. Nothing in this section requires the city to waive or reduce development standards otherwise applicable to a hotel, motel, bed and breakfast inn, or other transient lodging, other than a residential hotel, as part of a housing development.

B. Except as amended by subsection A above, all provisions of section 17.704.070 remain unchanged and in full effect.

SECTION 33.

Section 17.706.030 of the Sacramento City Code is hereby amended to read as follows:

17.706.030 Applicability.

This chapter applies to nonresidential development.

SECTION 34.

A. Subsection E of section 17.716.010 (Residential condominium conversion and new construction program; purpose and intent) of the Sacramento City Code is hereby amended to read as follows:

E. To ensure that new units being constructed, and rental units being converted to condominiums, meet the reasonable physical standards required by this chapter and all other provisions of this code.

B. Except as amended by subsection A above, all provisions of section 17.716.010 remain unchanged and in full effect.

SECTION 35.

Section 17.808.100 of the Sacramento City Code is hereby amended to read as follows:

17.808.100 Purpose of site plan and design review.

The purpose of the site plan and design review permit is to ensure that the physical aspects of development projects are consistent with the general plan and applicable specific plan or transit village plan and with all applicable design guidelines; to ensure the development is of high quality and is compatible with and complementary to surrounding development; to ensure streets and other public access ways and facilities, parking facilities, and utility and other infrastructure, both on-site and off-site, are adequate and available to support the development and conform to city development standards; to promote energy efficiency and water conservation; and to avoid or minimize to the extent feasible adverse environmental effects of development. Site plan and design review is a discretionary permit and is not the automatic right of an applicant.

SECTION 36.

Section 17.808.160 is hereby amended to read as follows:

17.808.160 Development exempt from site plan and design review.

The following development projects are exempt from the site plan and design review requirement:

A. For development projects that are not located in a historic district and do not involve a landmark:

1. An alteration to an existing building or structure that does not substantially alter the exterior appearance of the building or structure, as determined by the director;

2. An alteration to an existing site that does not significantly alter the functioning of the site with respect to traffic circulation, parking, infrastructure, and environmentally sensitive features, as determined by the director;

3. Accessory dwelling units that comply with section 17.228.105;

4. Sidewalk cafes;

5. Convenience recycling facilities;

6. Registered house plans; and

7. Demolition of residential accessory structures that are—

a. Less than 50 years old; or

b. 50 years old or more and the preservation director declines to nominate the structure to the Sacramento register pursuant to section 17.604.600.

B. For development projects located in a historic district or that involve a landmark:

1. Repainting of surfaces that were originally painted and the color scheme is not a significant character-defining feature of the historic resource;

2. Routine nonabrasive cleaning and maintenance;

3. Site plantings when plantings and landscape elements are not significant character-defining features of the historic resource; and

4. Demolition of a noncontributing resource that has been damaged by fire or natural disaster from geological, atmospheric, or hydrological forces if—

a. The resource has not been deemed immediately dangerous pursuant to chapter 8.96; and

b. The preservation director has determined the ability to repair the resource is impracticable for reasons excluding cost.

C. Tentative maps and parcel maps that subdivide vacant land and meet all development standards without deviations.

D. Antennas that are reviewed or exempt from review under chapter 12.14.

E. Housing projects that are subject to ministerial review under another provision of this title.

F. Urban lot splits that are subject to ministerial review under chapter 17.864.

G. Electric vehicle charging and hydrogen-fueling stations, consistent with California Government Code section 65850.7, subdivision (b).

SECTION 37.

A. Section 17.808.430 of the Sacramento City Code is hereby amended as follows:

1. Subsection A.2 is hereby amended to read as follows:

2. A major modification is one that will result in any one of the following:

a. The deletion of a condition of approval;

b. A change to a condition of approval that prevents or substantially alters its intended outcome;

c. A new deviation or an increase to an approved deviation; or

d. A substantial change to exhibits (e.g., site plans, architectural plans, landscape plans, design specifications, etc.) that accompany the permit.

2. Subsection B is hereby amended to read as follows:

B. Decisionmaking.

1. Major modifications. Approval of a major modification is made at the director level and based on the findings in section 17.808.140. Approval may include the imposition of new or different conditions as determined to be necessary or appropriate to make the required findings.

2. Minor modifications. Approval of a minor modification is made at the staff level and based on the findings in section 17.808.150. Approval may include the imposition of new or different conditions as determined to be necessary or appropriate to make the required findings.

B. Except as amended by subsection A above, all provisions of section 17.808.430 remain unchanged and in full effect.

SECTION 38.

Section 17.860.010 of the Sacramento City Code is hereby amended to read as follows:

17.860.010 Purpose.

The purpose of this chapter is to streamline the permitting process for infill housing projects, including mixed-use projects, that comply with specific development options set forth in California Government Code sections 65852.24, 65858-65858.16, 65912.100-65912.105, 65913.4, 65913.12, and 65913.16; or the city's local ministerial development option as set forth in section 17.860.030. Nothing in this chapter precludes an applicant from applying for discretionary site plan and design review.

SECTION 39.

Section 17.860.025 of the Sacramento City Code is hereby added to read as follows:

17.860.025 Adaptive reuse consistent with Government Code sections 65658 through 65658.16 (Office to Housing Conversion Act of 2025).

A. Generally.

1. Definitions. The terms used in this section have the meanings ascribed to them in this title and California Government Code sections 65658 through 65658.16.

2. In the case of a conflict between this section and California Government Code sections 65658 through 65658.16, the California Government Code prevails.

B. Administrative permit.

1. An adaptive reuse project is a permitted use, allowed by right, and will be granted an administrative permit within the timeframes in subsection B.2 if it—

a. Complies with California Government Code sections 65658 through 65658.16;

b. Complies with the city's objective planning standards; provided, however, that no standard may be imposed on an adaptive reuse project that requires alteration of the existing building envelope, unless required by title 15.

2. Timeframe for approval or denial. Unless subsection C below applies, the city will approve an administrative permit for an adaptive reuse project that complies with the standards in subsection B.1 within the following timeframes:

a. Within 60 days if the project contains 150 or fewer dwelling units; or

b. Within 90 days if the project contains more than 150 dwelling units.

C. Notification of compliance with the standards.

1. If the city determines a project submitted under this section conflicts with any of the requirements set forth in subsection B.1, the city will inform the applicant, in writing, of the requirement or requirements the project conflicts with, along with an explanation of all conflicts, in the following timeframes:

a. Within 60 days of submittal of the application if the project contains 150 or fewer dwelling units; or

b. Within 90 days of submittal of the application if the project contains more than 150 dwelling units.

2. If the applicant resubmits an application in response to the city's written notice provided in accordance with subsection C.1 above, the city, within 30 days, must either—

a. Approve the application; or

b. Inform the applicant, in writing, of the requirement or requirements the project conflicts with, along with an explanation of all conflicts.

D. Deemed approval. If the city does not act within the timeframes in subsection B and C above, the project will be deemed to satisfy the requirements specified in subsection B.1 above and will be granted an administrative permit.

E. Establishment and expiration of the permit. Section 17.808.470 governs the establishment and expiration of an administrative permit granted under this section, except when section 17.808.470 conflicts with California Government Code section 65658.8, in which case the provisions of the California Government Code prevail.

City of SACRAMENTO

Planning and Design Commission
August 13, 2026

TITLE 17 OMNIBUS ORDINANCE

City of SACRAMENTO

OVERVIEW

- *What does omnibus mean?*
- *Amendment Categories*
- *Overview of Amendments*
- *Review Steps*

WHAT DOES OMNIBUS MEAN?

An omnibus bill is a proposed law that covers a variety of topics. The word "omnibus" comes from Latin and means "to, for, by, with, or from everything.

City of SACRAMENTO

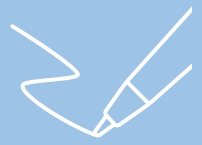
AMENDMENT CATEGORIES

STATE LAW CONSISTENCY

Existing code is silent or contrary to new laws

STREAMLINING

Refine existing regulations without establishing a new policy



ADMINISTRATIVE CLEAN-UP

Oops, there's a typo

ATTACHMENT 2: BACKGROUND

Topic:	**Typo in MRD Zoning District**
Ordinance:	Section 23
Title 17:	Section 17.220.650

Issue: This section directs the user to Title 15 for sign regulations in the Manufacturing, Research, and Development (MRD) zoning district. Signs in the MRD zone are in fact regulated through section 17.220.640.

Amendment Summary

- Update the footnote with the correct reference.

Rationale: The proposed change is self-explanatory and limited to edits necessary to correct a typographical error.

- Topic Covered
- Section # in Ordinance
- Existing Regulation
- Issue
- Amendment Summary
- Rationale

City of SACRAMENTO

STATE LAW CONSISTENCY

2025 Planning & Zoning Laws

STATE LAW CONSISTENCY

Accessory Dwelling Units

SB 543: General cleanup; no new standards

AB 1154: Specific to Junior ADUs (JADU)

- No owner-occupancy requirement if JADU separate bathroom provided
- Rental term longer than 30 days required

2025 Planning & Zoning Laws

STATE LAW CONSISTENCY

Accessory Dwelling Units

HCD Review Letter: Clarify # of ADUs permitted

State ADUs:

City ADUs:

2025 Planning & Zoning Laws

STATE LAW CONSISTENCY

Accessory Dwelling Units

HCD Review Letter: Clarify side street setback

= **4 feet** for detached ADUs per Gov't Code 66314(d)(7)

City of SACRAMENTO

2025 Planning & Zoning Laws

STATE LAW CONSISTENCY

Childcare Centers

AB 752: Commercial use (15+ children)

- By-right land use when co-located with multi-unit residential of 5+ units
- Standards same as multi-unit residential
- In-home child care not affected

2025 Planning & Zoning Laws

STATE LAW CONSISTENCY

Housing

AB 752: Adaptive reuse projects allowed by right

- Historic resource protections
- Affordability requirements
- Construction labor standards

Adaptive reuse = Retrofitting and repurposing of an existing building to create new residential or mixed uses including office conversion projects.

City of SACRAMENTO

STREAMLINING

STREAMLINING

Amendments Proposed

Permitted residential uses in the Shopping Center zoning district

Issue: Low-density inconsistent with General Plan

Proposed Amendment: Remove single-unit dwelling and duplex

Rationale: Low density is inconsistent with General Plan policies for minimum density & FAR.

STREAMLINING

Amendments Proposed

Site Plan & Design Review exemptions for demolition

Issue: Existing SPDR demolition exemption limited to accessory structures under 50 years old

Proposed Amendment:

- Add exemption for accessory structures over 50 years old
- Add exemption for structures damaged by fire or natural disaster

Rationale: Reduce time and cost of permitting while protecting historic resources.

STREAMLINING

Amendments Proposed

Modifications to Site Plan & Design Review: deviations

Issue: Modifications to approved SPDR permit are either major or minor - deviations not considered in determination.

Proposed Amendment:

- Add language for deviations
- Remove redundant language related to decision-making

Rationale: Reduce time and cost of permitting while providing clarity for staff

Amendments Proposed

Landscape Maintenance Requirements

Issue: Landscape maintenance verbiage confuses enforcement of other City Code chapters.

Proposed Amendment: Remove reference to maintenance.

Rationale: Provide clarity to code enforcement staff enforcing while retaining landscape requirements applied via Site Plan & Design Review.

STREAMLINING

City of SACRAMENTO

ADMINISTRATIVE CLEAN UP

ADMINISTRATIVE CLEAN UP

Amendments Proposed

- Cleanup references to:
  - Ascot Ave Overlay (AOL) Zone
  - 'Superstore' land use
  - 'Temporary commercial building' land use
  - Residential green building bonuses
- Family daycare home in RE zone
- Broadway-Stockton Urban Design Plan
- Typos - various

REVIEW STEPS

- *Planning and Design Commission*
- *Law and Legislation Committee*
- *City Council*

STAFF RECOMENDATION

Conduct a public hearing and upon conclusion pass a motion to:

- Determine the ordinance exempt from CEQA; and
- Recommend City Council adopt the ordinance.

THANKS!

Contact:

Anna Tolle
Associate Planner
atolle@cityofsacramento.org

Kevin Colin
Zoning Administrator
kcolin@cityofsacramento.org

City of SACRAMENTO

City of Sacramento
Planning and Design Commission Report
915 I Street Sacramento, CA 95814
www.cityofsacramento.org

File ID: 2026-01166 8/13/2026

United Cerebral Palsy (UCP) Transit Storage (P26-002) [Noticed 07/31/2026; Published 07/31/2026]

File ID: 2026-01166

Location: 2150 Harvard Street, APN: 277-0153-019-0000, District 2

Recommendation: Conduct a public hearing and upon conclusion, pass a **Motion** to approve: 1) Addendum to adopted Environmental Impact Report and Mitigation Monitoring Plan (Per Public Resources Code section 21166 and CEQA Guidelines sections 15162 and 15164; 2) Conditional Use Permit to establish a Transit Vehicle-service, repair, storage use; and 3) Site Plan and Design Review to construct a new transit vehicle storage area to support a transit facility consisting of 72 bus/van parking stalls, a 6,000 gallon above ground fueling tank, and associated site improvements at an existing office building on a 5.44-acre parcel in the Office Business Low-Rise Mixed Use (OB) Zone.

Contact: Deja Harris, Associate Planner, (916) 808-5853, DNHarris@cityofsacramento.org; Zachary Dahla, Senior Planner, (916) 808-5584, ZDahla@cityofsacramento.org; Community Development Department

Presenter: Deja Harris, Associate Planner, (916) 808-5853, Community Development Department

Applicant: Eric Ciampa, UCP of Sacramento and Northern California, 4350 Auburn Boulevard, Placerville, CA 95667

Property Owner: Franklin Business Park LLC, PO Box 895, Carmichael, CA 95609

Attachments:
1-Description/Analysis
2-Background
3-Findings of Facts and Conditions of Approval for Conditional Use Permit, and Site Plan and Design Review
4-Exhibit A: Project Plans
5-Exhibit B: UCP of Sacramento and Northern California Project Narrative

Description/Analysis
Issue Detail: The applicant is requesting to establish a transit vehicle storage and repair facility on a

5.44-acre parcel developed with an existing office building in the Office Business Low-Rise Mixed-Use (OB) zone. This site will serve as the main transit facility for the local non-profit United Cerebral Palsy of Sacramento and Northern California (UCP). UCP provides programs and services, including door-to-door transportation services, to individuals with developmental disabilities and older adults in Sacramento County and intends for this facility to house their transportation service operation and administrative services. This project requires the following entitlements:

1. Conditional Use Permit to establish a transit vehicle-service, repair, storage use.
2. Site Plan and Design Review for 72 paved bus/van parking stalls, a 6,000 gallon above ground fueling tank, and associated site improvements on a 5.44-acre parcel developed with an existing office building in the Office Building (OB) Zone.

Public/Neighborhood Outreach and Comments: As part of the application review process, the proposed project was routed to Swanston Estates Neighborhood Association, Woodlake Preservation, Rancho Del Paso Neighborhood Association, Rancho Del Paso Neighborhood Association, North Sacramento Chamber Of Commerce, Preservation Sacramento, Civic Thread, and Sacramento Area Bicycle Advocates. Staff received no comments.

Staff posted the site with an early notice at time of planning application submittal. Staff also mailed hearing notices to all property owners and residents within 500 feet of the project site and posted the site 10 days prior to the public hearing. At the time of writing this report, staff has not received any comments on the project in response to the hearing notice.

Policy Considerations:

2040 General Plan

The 2040 General Plan designation for the subject site is “Office Mixed Use”. The General Plan recognizes that Office Mixed Use designation areas are intended to provide space for job centers, office buildings, and business parks, with complementary commercial and service uses that cater to employees throughout the day. This designation applies in areas with good access to the regional transportation system outside of the Central City. The Plan area is envisioned to include professional and service-oriented offices, commercial support uses such as restaurants, coffee shops, dry cleaners, gyms and fitness centers, markets, hotels, and business support services, and residential development in either a mixed-use or standalone format. The project is consistent with the OMU designation as it activates a vacant office building with a community-serving use that expands the availability of specialized transit options for people with developmental disabilities and older adults in an area close to office and commercial centers.

In addition to the project’s consistency with the OMU designation, staff also finds that the project is consistent with the following General Plan goals and policies:

Goal LUP-2. Balanced and connected community with thriving neighborhoods and centers and development intensities linked to transit.

Policy LUP-2.1 Overall Balance of Uses. The City should encourage a balance and a mix of employment, residential, commercial, cultural, and tourism-related uses, as well as a full range of amenities and services necessary to support a thriving city.

Staff Response: The project is consistent with the goal and policy above in that the proposed transit vehicle-service, repair, and storage use allows for the establishment of a community-serving transit facility that contributes positively to the surrounding mix of commercial and employment developments. The project expands critical amenities and services in the community by allowing for the storage and repair of vehicles that provide transit services for older residents and community members with developmental disabilities who may not be able to conveniently utilize other public transit options. Its central location and proximity to office and commercial centers and freeways allows for the facility to serve the community effectively and enhance the overall balance of uses in the area without impacting any sensitive uses.

Goal LUP-10. Sustainable building and "green" design practices in public and private development that reduce per capita energy use, waste, and pollutants.

Policy LUP-10.1 Existing Structure Reuse. The City shall encourage the retention of existing structures and promote their adaptive reuse and renovation with green building technologies to retain the structures' embodied energy, sequester carbon, increase energy efficiency, and limit the generation of waste.

Staff Response: The project is consistent with the goal and policy above in that the proposal includes the retention and reuse of the existing structures on-site. The existing building accommodates the proposed use without the need for modifications, as the building currently includes an office space and vehicle inspection area with existing vehicle services bays. The reuse of the building as an administrative office and transit vehicle maintenance area, to support the transit storage, will make efficient use of existing infrastructure, optimize the City's investment in infrastructure in an existing urbanized area, and will activate a previously developed site located in a business complex.

Goal M-1. An equitable, sustainable multimodal system that provides a range of viable and healthy travel choices for users of all ages, backgrounds, and abilities.

M-1.3 Healthy Transportation System Options. The City shall plan and make investments to foster a transportation system that improves the health of Sacramento residents through actions that make active transportation, nonmotorized modes, high-occupancy, and zero

emission vehicles (ZEVs) viable, attractive alternatives to automobiles that use internal combustion engines.

Goal M-2. Reduce reliance on single-occupant vehicles.

M-2.1 Transportation Demand Management (TDM). The City should promote the greater use of Transportation Demand Management strategies by employers and residents to reduce dependence on single-occupancy vehicles with the target that 17 percent of all trips are made by transit and active transportation modes by 2030 and 23 percent of all trips are made by transit and active transportation modes by 2045.

Staff Response: The project is consistent with the goals and policies above in that the proposal utilizes high-occupancy vehicles to provide reliable transit options to residents with a range of developmental disabilities. Further, the integration of alternative modes, such as high-occupancy transit vehicles, contributes to the reduction of vehicle miles traveled (VMT) and traffic congestion and improves air quality.

Arden Arcade Community Plan

The project site is located within the Arden Arcade Community Plan Area of the 2040 General Plan. The vision of the Community Plan Area is to exemplify a clean and safe community with bustling businesses and job centers, well-connected transportation systems, and charming residential areas. The Arden Arcade Community Plan does not have any applicable goals or policies for the proposed transit storage use and project site.

Environmental Considerations: On June 27, 1991, the City Council approved the California Plaza Project (P90-009) and certified an environmental impact report (EIR) that evaluated the environmental effects of the project (State Clearinghouse [SCH] #1990020516). The project proposal included construction of a 162,235 square foot, five story office building, with 630 parking spaces (390 within a parking structure and 240 surface). Since approval of the original California Plaza Project, there have been subsequent entitlement applications and environmental review documents prepared in accordance with the California Environmental Quality Act (Public Resources Code §21000 *et seq*. ("CEQA"), the CEQA Guidelines (14 California Code of Regulations §15000 *et seq*.), and the City of Sacramento environmental guidelines.

The current project, United Cerebral Palsy Transit Storage (P26-002), proposes to develop a portion of the remaining property for transit vehicle storage, service, and repair. The proposal does not include changes (other than signage) to the exterior of the existing 14,417 square foot office space building, that will be used for administrative staff, general office, and meeting space. The existing 6,949 sf shop space is planned for repair and maintenance of transit vehicles. UCP also proposes construction of a new secure transit vehicle yard in the southwest undeveloped portion of the

property for approximately 75 transit vehicles. Construction of the yard includes the addition of a 6,000 gallon above-ground petroleum storage tank (gasoline) at the south end of the property in an existing secured parking area.

Environmental Planning Services reviewed the project and the previously certified EIR and determined that none of the circumstances set forth in CEQA Guidelines section 15162 were present. An Addendum to the previously certified EIR was prepared consistent with CEQA Guidelines Section 15164. The analysis contained within this Addendum relies upon and incorporates by reference the said EIR (SCH#1990020516) and the subsequent environmental reviews prepared in accordance with the California Environmental Quality Act (Public Resources Code §21000 *et seq*. ("CEQA"), the CEQA Guidelines (14 California Code of Regulations §15000 *et seq*.), and the City of Sacramento environmental guidelines. The current UCP proposal consists of uses that were previously evaluated in the California Plaza Project EIR, and subsequent environmental reviews. No further environmental review is required.

200-Year Flood Protection: 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).

Rationale for Recommendation: Staff recommends the Planning and Design Commission make a motion to approve the requested entitlements based on the findings of fact and subject to the conditions listed within Attachments 3. The proposal complies with the goals and policies of the 2040 General Plan in that the project is appropriate for the site characteristics and is compatible with surrounding uses in the community. Planning Staff supports the transit vehicle use as the project will reuse an existing office building to provide a community-focused use that expands transit opportunities for older residents and community members with development mental disabilities, contributes to the reduction of single-occupant vehicles, and has been designed to place operations away from the public right-of-way.

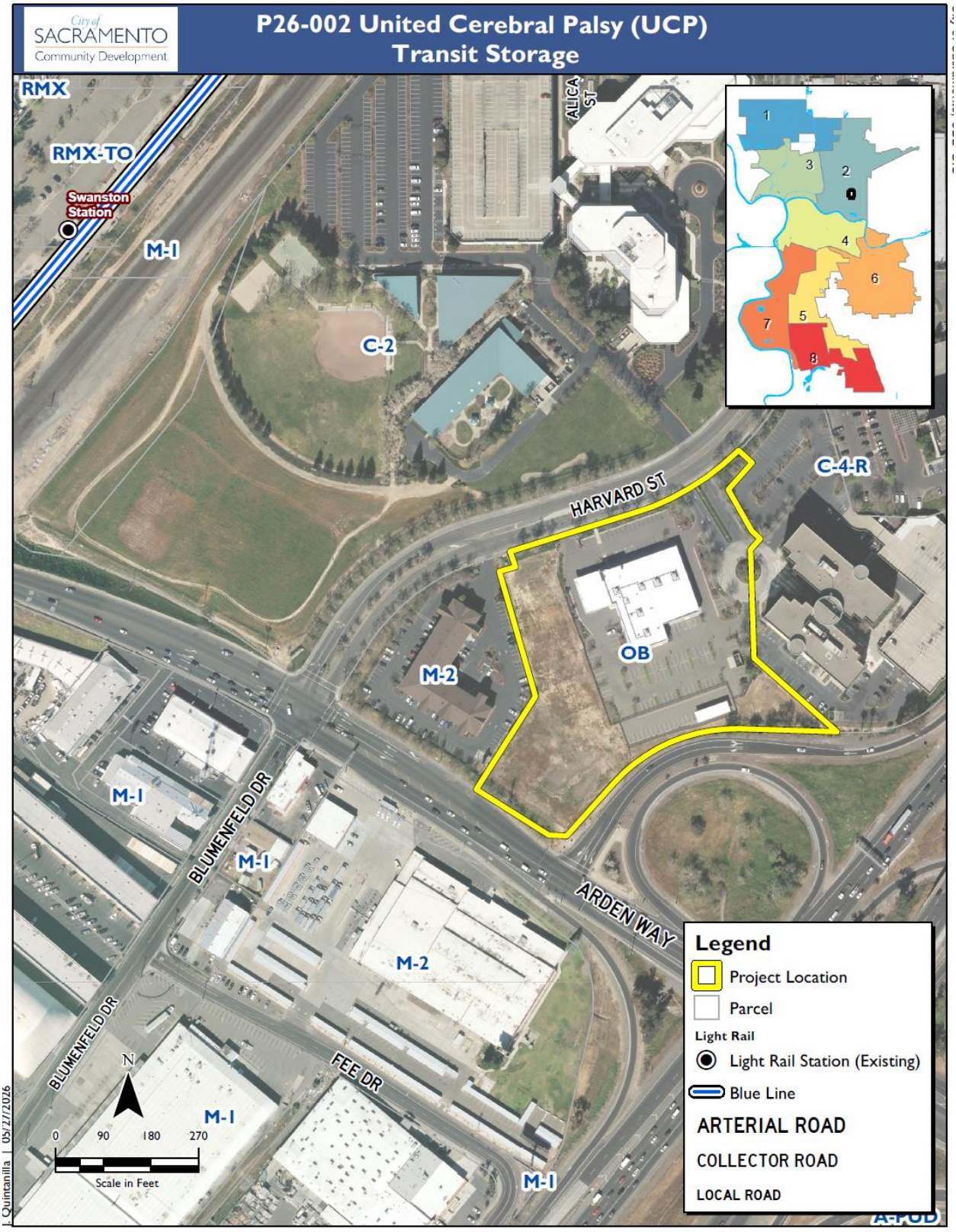
Financial Considerations: Not applicable.

Economic Impacts: Not applicable.

Sustainability: Not applicable.

Commission/Committee Action: Not applicable.

Figure 1: Vicinity Map



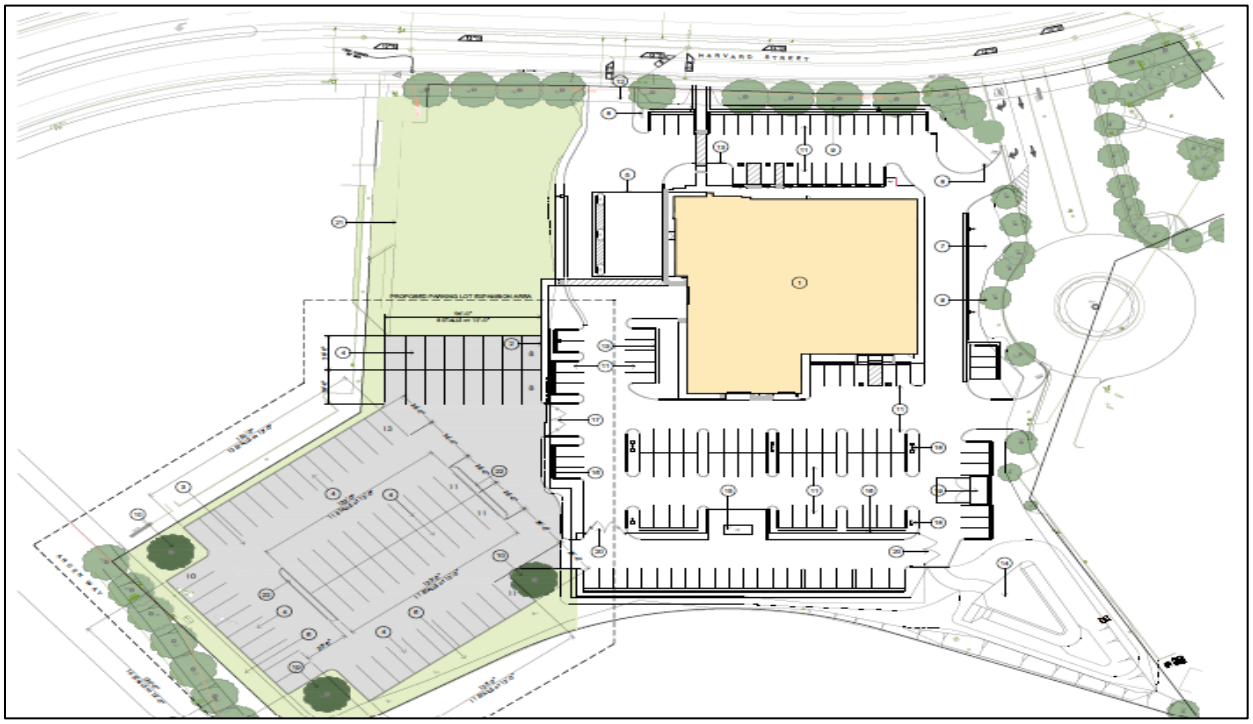
Background Information

The project site is in the Erickson Industrial Park east of the intersection of Arden Way and Harvard Street on a 5.41-acre parcel in the Office Business Low-Rise Mixed-Use (OB) zone. The project site is generally bound by Harvard Street to the north, a hotel to the west (Extended Stay America Hotel), the Interstate – 80 Business southbound off ramp and Arden Way to the south, and an office business complex to the east. The subject site has been developed with an office building since 2013 and has sat vacant since the former Progressive Insurance Regional Claim Center ceased operations in 2025. The building is currently divided into a 14,417-square-foot office space and a 6,949 square vehicle inspection space.

Table 1: Site and Project Information	
General Plan Designation:	Office Mixed Use (OMU) *Floor Area Ratio: 0.25– 2.0*
Community Plan Area:	Arden Arcade
Housing Element Inventory Site:	No
Zoning of Site:	Office Building (OB)
Total Parcel Area:	5.41 gross acres
Existing Use of Site:	Office/Vacant
Parking District:	Urban
Design Review District:	Swanston Station

Figure 2: Existing Conditions – Harvard Street

Figure 3: Site Plan



Entitlement Review

The applicant (United Cerebral Palsy of Sacramento and Northern California, known as UCP) is proposing to establish a transit vehicle storage and repair facility at a vacant office building. The interior of the office space building will be used for administrative staff, general office, and meeting space while the existing vehicle inspection space is planned for repair and maintenance of transit vehicles. The project includes the construction of a new secure transit vehicle yard on a 1.3-acre undeveloped portion of the property. To accommodate the request, the project requires approval of a Conditional Use Permit (CUP) and Site Plan and Design Review.

Conditional Use Permit

The CUP process is designed to evaluate a project's potential impact on a site and the surrounding area and to ensure that all uses function harmoniously with one another. Staff has determined that the proper land use classification for the proposed project is a "Transit Vehicle -- Service, Storage, Repair" use. Per Sacramento City Code section 17.216.110, approval of a Conditional Use Permit (CUP) is required to authorize a transit vehicle-service, repair, storage use in the OB zone.

Transit Vehicle – Service, Storage, Repair

The applicant (UCP) is requesting to establish a transit vehicle storage and repair facility at the site. UCP provides door-to-door transportation services for people with developmental disabilities and older adults, transporting individuals to various community

locations, educational programs, service locations, employment locations, medical appointments, and other essential trips throughout Sacramento. Though UCP was established to support clients and their families with cerebral palsy, UCP serves clients with a range of developmental disabilities including down syndrome, autism, epilepsy, and more. The mission of UCP of Sacramento and Northern California is to provide programs and services that improve the independence, productivity, and quality of life for people with developmental disabilities and their families. Further information on the mission and operations can be found in Exhibit B, UCP Operations and Mission Statement.

To establish the facility, the applicant proposes to improve approximately 1.3-acres of vacant land, located at the southern end of the subject site, to construct 72 paved bus and van parking stalls, new site lighting, and perimeter fencing, as well as install a 6,000 gallon above ground fueling tank at the southern end of the existing parking area for use by the operator. The existing office space will be used for administrative staff, and the internal vehicle inspection area will be used for repair and maintenance of transit vehicles. UCP employs 55 drivers and aids and 12 administrative and support staff. Drivers and aids report to work onsite but do not remain onsite during the workday, as they are actively operating transit routes. UCP currently operates a fleet of 66 vehicles, including approximately 40 large buses and 16 small buses and vans. On a typical weekday, UCP currently dispatches between 35 to 45 transit vehicles per weekday with minimal services on holidays and weekends, providing an average of approximately 500 passenger trips per day. Transit vehicle operations generally occur between 5:45 AM and 7:00 PM, while administrative offices and shop operations are conducted between 7:30 AM and 6:00 PM.

The site layout, operations, and design of the “transit vehicle – storage, service, repair” use were reviewed as part of this CUP request. In evaluating the request, staff found the potential impacts generated by the facility to be minimal as the site was previously occupied by a vehicle insurance claim center and is designed for office and vehicle inspection and services purposes. The interior layout can accommodate the proposed use without any changes. Additionally, no exterior building modifications are required. The project has been designed to complement nearby land uses by placing the new transit vehicle storage yard in the southwest corner of the site near the Interstate-80 off-ramp and away from Harvard Street. The site is not within ½ mile walking distance of a light rail station. Staff supports the CUP for a transit vehicle storage and repair facility because the proposed use and its operating characteristics are consistent with general plan goals that encourage an equitable, sustainable multimodal system that provides a range of viable and healthy travel choices for users of all ages, backgrounds, and abilities. The project sites location in an industrial business park adjacent to the Interstate-80 on- and -off ramps is also ideal, as the site is not immediately adjacent to sensitive uses and transit vehicles can easily access the site and freeway.

Site Plan and Design Review

Site Plan and Design Review is required for the project to ensure compliance with applicable development standards and design guidelines. The project is in the Office

Business Low-Rise Mixed-Use zone (OB).and contains an existing office building and associated parking area. No changes are proposed to the exterior of the building or the layout of the existing parking lot.

Approximately 1.3 acres of vacant land at the rear of the subject site will be developed, providing 72 bus and van parking stalls. Site improvements include parking lot paving, landscaping, fencing, lighting, and a 6,000 gallon above ground fueling tank. The vehicle spaces in the parking lot, at the front and rear of the property will remain for use by staff. Primary access to the site will be from the two existing driveways on Harvard Street. The project does not propose any modifications to the existing onsite circulation, driveways, or parking facilities. The proposed project has been reviewed by the Department of Public Works to evaluate on-site circulation, traffic patterns and possible impacts to the surrounding right-of-way and found that the site is physically suitable for the proposed operations.

Because the existing parking lot is not being expanded, and the proposed bus maneuvering and parking areas are unconnected to and exclusive of vehicle parking, this project is exempt from tree shading requirements (City Code, § 17.612.040.A). There is no minimum or maximum parking requirement for this development, consistent with Policy LUP-4.14 of the 2040 General Plan. The subject site is located in Urban Parking District which does not establish bicycle parking requirements for this use. Currently, 4 short-term bicycle racks are existing, and are proposed to remain. Staff has confirmed that the project complies with the applicable development standards and no deviations to development standards are requested.

FINDINGS OF FACT AND CONDITIONS OF APPROVAL
United Cerebral Palsy (UCP) Transit Storage (P26-002)
2150 Harvard Street; APN: 277-0153-019-0000

FINDINGS OF FACT

A. **Environmental: Environmental Impact Report Addendum and Mitigation Monitoring Program**

1. The Planning and Design Commission of the City of Sacramento finds as follows:

    a. On June 27, 1991, pursuant to the California Environmental Quality Act (Public Resources Code §21000 et seq. ("CEQA"), the CEQA Guidelines (14 California Code of Regulations §15000 et seq.), and the City of Sacramento environmental guidelines, the City Council certified an environmental impact report (EIR) and, having reviewed and considered the information contained in the EIR, adopted findings of fact and findings of overriding consideration, adopted a mitigation monitoring program, and the California Plaza project (Original Project, P90-009).

    b. The United Cerebral Palsy Transit Storage Project (Project Modification, P26-002) is requesting entitlements to establish a Transit Vehicle-service, repair, storage use; and 3) Site Plan and Design Review for 72 bus/van parking stalls, a 6,000 gallon above ground fueling tank, and associated site improvements on a 5.44 acre parcel developed with an existing office building in the Office Business Low-Rise Mixed Use (OB) Zone.

    c. Based on its review of the evaluation of the Project Modification determined that the proposed changes to the Original Project did not require the preparation of a subsequent EIR. An addendum to the previously certified EIR was then prepared to address the modification to the Original Project.

2. The Planning and Design Commission has reviewed and considered the information contained in the previously certified EIR for the Original Project, the previously adopted findings of fact and findings of overriding consideration, the addendum, and all oral and documentary evidence received during the hearing on the Project Modification. The Planning and Design Commission has determined that the previously certified EIR and the addendum constitute an adequate, accurate, objective, and complete review of the proposed Project Modification and finds that no additional environmental review is required

based on the reasons set forth below:

a. No substantial changes are proposed by the Project Modification that will require major revisions of the previously certified EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;

b. No substantial changes have occurred with respect to the circumstances under which the Project Modification will be undertaken which will require major revisions to the previously certified EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;

c. No new information of substantial importance has been found that shows any of the following:

i. The Project Modification will have one or more significant effects not discussed in the previously certified EIR;

ii. Significant effects previously examined will be substantially more severe than shown in the previously certified EIR;

iii. Mitigation measures previously found to be infeasible would in fact be feasible and would substantially reduce one or more significant effects of the Project Modification; or

iv. Mitigation measures which are considerably different from those analyzed in the previously certified EIR would substantially reduce one or more significant effects on the environment.

3. Based on its review of the previously certified EIR for the Original Project, the previously adopted findings of fact and findings of overriding consideration, the addendum, and all oral and documentary evidence received during the hearing on the Project Modification, the Planning and Design Commission finds that the EIR and addendum reflect the Planning and Design Commission's independent judgment and analysis, and approves the addendum for the Project Modification.

4. The mitigation monitoring program for the Original Project is adopted for the Project Modification, and the mitigation measures shall be implemented and

monitored as set forth in the program, based on the following findings of fact:

a. The mitigation monitoring program has been adopted and implemented as part of the Original Project;

b. The addendum to the EIR does not include any new mitigation measures, and has not eliminated or modified any of the mitigation measures included in the mitigation monitoring program;

c. The mitigation monitoring program meets the requirements of CEQA section 21081.6 and CEQA Guidelines section 15091.

5. Upon approval of the Project, the City Manager shall file or cause to be filed a Notice of Determination with the Sacramento County Clerk and with the State Office of Planning and Research, pursuant to section 21152(a) of the Public Resources Code and the State EIR Guidelines adopted pursuant thereto.

6. The documents and other materials that constitute the record of proceedings upon which the Planning and Design Commission has based its decision are located in the City of Sacramento Community Development Department, Environmental Planning Services, 300 Richards Boulevard, Sacramento, CA 95811-0218. The custodian of these documents and other materials is the Community Development Department, Environmental Planning Services.

B. **Conditional Use Permit** to establish a Transit Vehicle-service, repair, storage use in the Office Business Low-Rise Mixed-Use (OB) zone is **approved** based on the following findings:

1. The proposed use and its operating characteristics are consistent with the goals and policies of the general plan land use designation of Office Mixed Use which allows service-oriented office and support commercial uses. Further, the transit vehicle-service, repair, and storage use utilizes high-occupancy vehicles to provide expanded transit options to residents with a range of developmental disabilities thereby supporting General Plan polices to reduce reliance on single-occupant vehicles and support alternative modes of transportation and goals that encourage an equitable, sustainable multimodal system that provides a range of viable and healthy travel choices for users of all ages, backgrounds, and abilities.

2. The proposed use and its operating characteristics are consistent with the applicable standards, requirements, and regulations of the Office Business Low-Rise Mixed-Use (OB) zone, and of all other provisions of this title and this code, in that the use is allowed in the OB zone with the approval of a Conditional Use Permit. Further, the only construction proposed to

accommodate the use is a new vehicle storage yard which complies with the necessary lighting, fencing, and parking lot maneuvering requirements of the Planning and Development Code.

3. The proposed use is situated on a parcel that is physically suitable in terms of location, size, topography, and access, and that is adequately served by public services and utilities, in that the project will maintain vehicular ingress/egress from Harvard Street via existing driveways. Additionally, the site has an existing office building with a vehicle service shop that is able to accommodate the proposed use and will be reused. The site is also served by existing utilities; and

4. The proposed use and its operating characteristics 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. The transit storage use provide neighborhood serving and employment generating uses in a compatible location and integrates with the surrounding urban fabric without creating a nuisance. Further, the proposed use is conditioned such that the operator maintains the site free of litter and makes themselves available to respond to neighbor concerns.

C. **Site Plan and Design Review** to construct a new transit vehicle storage area to support a transit facility consisting of 72 bus/van parking stalls, a 6,000 gallon above ground fueling tank, and associated site improvements at an existing office building on a 5.44-acre parcel in the Office Business Low-Rise Mixed-Use (OB) is **approved** based on the following findings:

1. The design, layout, and physical characteristics of the proposed development are consistent with the general plan and any applicable specific plan or transit village plan. The project is consistent with the goals and policies of the general plan and the general plan land use designation of Office Mixed Use in that the proposed project occupies a vacant building and enhances the property appearance with landscape improvements and site lighting. The subject is not located in a specific plan or transit village plan area.

2. The design, layout, and physical characteristics of proposed development are consistent with applicable design guidelines and with all applicable development standards. The proposed transit service, repair, and storage use incorporates landscape planters to screen the operations of the business. The project has been designed to store transit vehicles and an above ground fuel tank away from Harvard Street, to the extent possible in order to further screen the operations of the site. No deviations from applicable standards are requested.

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 in that parking facilities, driveways, and adequate utility infrastructure will be provided.

4. The design, layout, and physical characteristics of the proposed development are visually and functionally compatible with the surrounding neighborhood in that the existing building integrate with adjacent office, hotel, and commercial uses. Its architectural design, landscaping, and screening of parking areas create a cohesive and attractive development that enhances the area's character.

5. The design, layout, and physical characteristics of the proposed development ensure energy consumption is minimized and use of renewable energy sources is encouraged. The project will occupy an existing building in an urban area connected to existing road and utility networks.

6. The design, layout, and physical characteristics of the proposed development are not detrimental to the public health, safety, convenience, or welfare of persons residing, working, visiting, or recreating in the surrounding neighborhood and will not result in the creation of a nuisance. The project has been designed to place operations away from Harvard Street and to the extent possible hide the majority of operations with adequate landscaping and fencing.

D. **200-Year Flood Protection Finding Consistent with State Law (SB 5) and Planning and Development Code Section 17.810:**

1. The project site is within an area for which the facilities of the State Plan of Flood Control or other flood management facilities protect the project to the urban level of flood protection, as demonstrated by the SAFCA Urban Level of Flood Protection Engineer's Reports accepted by the City Council on October 21, 2025 (Resolution No. 2025-0283).

Conditions of Approval

B. Conditional Use Permit to establish a Transit Vehicle-service, repair, storage use in the Office Business Low-Rise Mixed-Use Building (OB) zone is **approved** subject to the following conditions of approval:

Planning

B1. This approval is effective for three years and subject to City Code Section 17.808.400. Time extensions to establish a use, construct a development project, or to demolish a structure may be granted as provided in Section 17.808.400.B. Time extensions are discretionary and not the automatic right of the applicant.

B2. Any expansions/modifications to the operations shall require Planning Division review and approval and may result in the need for additional planning entitlements.

B3. The following "Good Neighbor" measures shall be implemented by the applicant and any operator:

a. Establish a process for neighbors to communicate directly with the management staff of the restaurant should there be any problems or issues.

b. Provide signage at the building storefront that includes a 24-hour emergency contact person and phone numbers on-site that is located in a clearly identified place and kept up to date.

B4. Repair work on transit vehicles shall occur in the internal shop area of the existing building.

B5. Transit vehicle storage shall occur in the fenced storage area as shown on the final approved plans.

B6. The operator shall be responsible for the daily removal of all litter from the site.

B7. The applicant shall maintain all onsite trees and landscaping.

Public Works

B8. Fuel tank truck deliveries shall be prohibited during the weekdays between 7:00 am to 9:00 am and 4:00 pm to 6:00 pm.

B9. The applicant shall monitor the operations of the transit storage, service and repair to ensure that no vehicle will spill back onto the adjacent public right-of-way as a result of this project's on-site maneuvering to the satisfaction of the Department of Public Works.

Fire

B10. Any modifications to the facility must be made under permit by way of plan review for compliance to the Fire and Building Codes.

B11. Obtain a Fire Clearance by requesting a fire and life safety inspection from the Sacramento City Fire Prevention Division. Contact # 916-808-1300.

B12. Obtain any required operational permits from the Sacramento City Fire Prevention Division. Contact # 916-808-1300.

B13. Provide documentation to verify that any fire and life safety systems such as fire suppression and fire alarm systems have been serviced, maintained and certified in accordance with the required maintenance schedules as may be applicable (quarterly, annual and 5-year service).

C. Site Plan and Design Review to construct a new transit vehicle storage area to support a transit facility consisting of 72 bus/van parking stalls, a 6,000 gallon above ground fueling tank, and associated site improvements at an existing office building on a 5.44-acre parcel in the Office Business Low-Rise Mixed-Use (OB) zone is **approved** subject to the following conditions of approval:

Planning

C1. This approval is for the construction of 72 bus/van parking spaces and associated site improvements as shown on the final approved plans.

C2. Development of the site shall be in compliance with the approved plans and these conditions of approval. Any modification(s) to the project shall be subject to review and approval by Planning staff (and may require additional entitlements) prior to the issuance of building permits.

C3. The applicant shall obtain all necessary building and encroachment permits prior to the commencement of construction.

C4. The project is approved per final approved plans and these conditions of approval.

C5. All newly installed ground-mounted and roof-mounted mechanical equipment must be completely concealed from all adjacent and approaching right-of-way views. Construction documents shall clearly illustrate compliance. Placement of all exterior mechanical equipment, along with any necessary screening and details, must be shown on site plans, roof plans, and exterior elevations. Permanently supported solid, slatted, or louvered metal panel material only may be used. Openings in slatted material shall be less than 10%. Louvered material shall be positioned so spacing does not align with line of sight views. All material shall be painted to match elements of building exterior finish.

C6. All newly installed exterior wall-mounted and ground-mounted electrical service equipment, excluding transformers, must be completely concealed from all adjacent and approaching right-of-way views. Construction documents shall clearly illustrate compliance. Placement of all exterior electrical equipment, along with any necessary screening and details, must be shown on site plans, floor plans, and exterior elevations, while maintaining all service clearance requirements. Permanently supported solid, slatted, or louvered metal panel material only may be used. Openings in slatted material

shall be less than 10%. All material shall be painted to match elements of building exterior finish.

C7. Landscaping shall be provided as indicated on the approved plans, including, ornamental trees, shrubs, and grass as shown on the landscape plan.

C8. All landscaping and planting shall conform to City standards for sight line requirements at intersections and driveways.

C9. Parking lot layout shall be consistent with approved plans; parking stalls and drive aisle shall comply with Title 17 development standards.

C10. Signs were not reviewed as part of the review and approval of the proposed project. All signs shall require review and approval by Design Review and shall conform to the sign ordinance and require sign permit issuance.

C11. A photometric plan shall be provided for all outdoor lighting in and around the site at the time of plan check. 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.

C12. 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.

C13. This approval is effective for three years and subject to City Code Section 17.808.400. Time extensions to establish a use, construct a development project, or to demolish a structure may be granted as provided in Section 17.808.400.B. Time extensions are discretionary and not the automatic right of the applicant.

C14. Planning In-progress inspections (93) shall be called for **prior** to the following Building Inspections: 10 Bldg-Foundation Forms, 12 Bldg-Concrete Slab Forms, and 19 Bldg-Frame. An 89 Planning Final shall be called for prior to 29 Building Final. Please coordinate with your assigned Planning Inspection Team reviewer.

Public Works

C15. Construct standard public improvements as noted in these conditions pursuant to Title 17 of the City Code. Improvements shall be designed to City Standards and assured as set forth in Section 17.502.130 of the City Code. All improvements shall be designed and constructed to the satisfaction of the Department of Public Works. Any public improvement not specifically noted in these conditions shall be designed and constructed to City Standards. This

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

C16. All new and existing driveways shall be designed and constructed to City Standards to the satisfaction of the Department of Public Works.

C17. The site plan shall conform to the parking requirements set forth in City Code 17.608.040 (Development standards for off-street parking facilities, Zoning Ordinance).

C18. Fuel tank truck deliveries shall be prohibited during the weekdays between 7:00 am to 9:00 am and 4:00 pm to 6:00 pm.

C19. The applicant shall monitor the operations of the transit storage, service and repair to ensure that no vehicle will spill back onto the adjacent public right-of-way as a result of this project's on-site maneuvering to the satisfaction of the Department of Public Works.

C20. The design of walls fences and signage near intersections and driveways shall allow stopping sight distance per Caltrans standards and comply with City Code Section 12.28.010 (25' sight triangle). Walls shall be set back 3' behind the sight line needed for stopping sight distance to allow sufficient room for pilasters. Landscaping in the area required for adequate stopping sight distance shall be limited 3.5' in height at maturity. The area of exclusion shall be determined by the Department of Public Works.

Department of Utilities

C21. Per City Code Section, 13.04.070, multiple water service to a single lot or parcel may be allowed if approved by DOU Development Review and Operations and Maintenance staff. Any new water services (other than fire) shall be metered. Excess services shall be abandoned to the satisfaction of the DOU. (Note: City records show an existing 2-inch domestic service, 1.5-inch irrigation service, 8-inch fire service, and a 10-inch fire service for the building at 2150 Harvard Street.)

C22. 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 6,300 cubic feet of detention must be provided per each additional acre of impervious area. The maximum discharge rate must be limited to an estimated 0.23 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 will be required for detention. The existing stormwater quality and detention basin on site was only designed for the existing development. The proposed parking lot expansion will need to construct its own stormwater quality/detention system or modify/expand the existing basin to accommodate the project's needs.)

C23. This project is in Drainage Basin 152 which is subject to the new Drainage Pumped Impact Fee per City Council Resolution 2023-0368.

C24. The onsite water and storm drain systems shall be private systems maintained by the property owner or other approved entity.

C25. All on-site drainage systems shall be designed to the standards specified in the DOU onsite design manual.

C26. The lot shall be graded so that drainage does not cross property lines or private drainage easements shall be dedicated.

C27. A grading plan showing existing and proposed elevations is required. Adjacent off-site topography shall also be shown to the extent necessary to determine impacts to existing surface drainage paths. No grading shall occur until the grading plan has been reviewed and approved by the DOU.

C28. This project will disturb more than one acre of land; therefore, the project is required to comply with the State's "Construction General Permit". To comply with the State Permit, the applicant must file a Notice of Intent (NOI) through the State's Storm Water Multiple Application and Report Tracking System (SMARTS). A valid WDID number must be obtained and provided to the DOU prior to the issuance of any grading permits.

C29. 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.

C30. Post construction (permanent), stormwater quality control measures shall be incorporated into the development to minimize the increase of urban runoff pollution caused by development of the area. The project is an area not served by an existing regional water quality control facility and/or the project has more than one-acre of new or modified impervious area, therefore, Low Impact Development (LID), certified full capture trash control devices and on-site treatment control measures will be required. The on-site storm water treatment control measures required may affect site design and site configuration and should be considered during early planning stages. (Note: The existing stormwater quality and detention basin on site was only designed for the existing development. The proposed parking lot expansion will need to construct its own stormwater quality/detention system or modify/expand the existing basin to accommodate the project's needs.)

C31. A maintenance agreement will be required for both on-site treatment control measures and full capture control devices. Contact DOU for a list of accepted proprietary devices considered for treatment control and full capture trash control. Construction drawings must include all proposed source controls and on-site water quality measures selected for the site. Refer to the latest edition of the "Stormwater Quality Design Manual for the Sacramento Region" for appropriate measures. A maintenance plan and guidelines will be required for all City owned and maintained basins.

Police Department

Lighting:

C32. Install type IV exterior parking lot lighting in new parking lot. Lighting shall be white light using LED lamps with full cutoff fixtures to limit glare and light trespass. Color temperature shall be between 2700K and 4100K with a color rendering index of 80 or higher and a light loss factor of .95 or better. When choosing lamps, the applicant shall look for efficiency of 110 lumens per watt or better. All existing exterior fixtures shall be replaced with fixtures that meet this requirement.

C33. Light poles, if applicable, shall be no higher than 16'.

C34. Exterior lighting shall be shielded or otherwise designed to avoid spill-over illumination to adjacent streets and properties.

C35. Exterior lighting shall be designed in coordination with the landscaping plan to minimize interference between the light standards and required illumination and the landscape trees and required shading.

Landscaping:

C36. All mature landscaping shall follow the two-foot, six-foot rule. All landscaping shall be ground cover, two feet or less, and lower tree canopies of mature trees shall be above six feet.

C37. Tree canopies shall not interfere with or block lighting.

Urban Forestry

Required Tree Preservation Measures for City and Private Protected Trees

C38. This project shall contract with a Project Arborist experienced with tree protection and construction that is required to:

a) Attend preconstruction meetings to approve of and inform contractors of all tree protection measures.
b) Visit the site before and after demolition, grading, and landscaping as well as at least twice each month during construction to ensure that tree protection measures are implemented and maintained.
c) Be responsible for correcting any site conditions that may negatively impact the trees and revisit the site to ensure that corrective action was properly implemented.
d) The Project Arborist shall report in writing to Urban Forestry all violations and tree protection failures along with corrective action taken and expected outcomes.

C39. All concrete sidewalks and driveways shall be retained throughout construction to protect the roots and soil from the impacts of construction activities.

a) Existing driveways shall be used as the sole access to the site. Where there are no existing driveways, access shall be limited to a one or two locations outside the dripline of protected trees that have protection from soil compaction with the use of one or more of the following: A 6-inch layer of hardwood chips covered by ¾-inch plywood or trench plates, geotextile fabric covered by a 6-inch layer of hardwood chips or an alternative that is approved by the City Arborist.

C40. Right-of-way planters and City trees shall be separated from the construction site with a six-foot high chain link fence that shall remain throughout the duration of the project to protect trees and to prevent construction traffic from compacting the soil in the planters.

C41. Construction trailers and port-a-potties shall be placed on existing hardscape or bridged over the tree protection zone or planter so as not to compact soil.

C42. 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 Certified Arborist. Submit a tree permit application and a tree protection plan created by a Certified Arborist to UrbanForestry@cityofsacramento.org and refer to the planning project number or off-site project number.

C43. 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 Certified Arborist.

C44. There shall be no excavation deeper than the existing excavation for sidewalks within the dripline of protected trees.

C45. There shall be no grade changes within the dripline of protected trees. All grade changes shall be accommodated onsite.

C46. There shall be no soil compaction within the dripline of protected trees.

C47. There shall be no non-native soil, non-organic matter or structural soil added to the right-of-way planter.

C48. The following is a list of activities that require a tree permit if they are to occur or be used within the right-of-way planter and/or within the tree protection zone of protected trees: any regulated work as defined in SCC 12.56, including excavation, grade changes, trenching, root or canopy pruning, or boring.

C49. The following is a list of activities that are prohibited within the right-of-way planter and/or tree protection zone of protected trees: pedestrian and equipment traffic that could compact the soil or physically damage roots, parking vehicles, equipment and/or port-a-potties, storing of soil, construction materials, petroleum products, water or building refuse, disposing of wash water, paint, cement, fuel or other potentially damaging liquids, and any other activities that may have negative impacts on the trees and soil.

C50. All trees shall be watered regularly according to the recommendation of the Project Arborist.

C51. The applicant shall be financially responsible for any damage to City trees associated with the project. Accidental or negligent actions that damage City trees may result in a penalty. The monetary value of any such damages will be appraised by the City Urban Forester or his authorized representative and shall be expressed as the monetary equivalent of all labor and materials

required to bring the tree in question to a state of comparable utility with regards to its condition and function prior to the beginning of the project.

SMUD

C52. SMUD has existing underground 12kV facilities along Harvard Street and on the parcel that will need to remain. The Applicant shall be responsible for maintaining all CalOSHA and State of California Public Utilities Commission General Order No. 128 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.

C53. 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.

C54. 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.

C55. 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.

C56. 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.).

C57. 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.

C58. 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.

C59. 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.

C60. 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.

C61. 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.

C62. The Applicant shall disclose existing or proposed 69kV electrical facilities to future and/or potential owners.

C63. The Applicant shall grant to SMUD a Grant of Easement to cover the existing electrical facilities on the premises. Prior to the Map Recordation of the final map, the Applicant shall prepare and submit the subject map for SMUD's review and acceptance. The subject map shall be prepared in accordance with SMUD's standard underground right-of-way form — a 5-foot wide right-of-way for existing underground electrical facilities. The Grant of Easement 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, a height restriction of fifteen feet at full maturity, and weed abatement. Applicant

shall submit landscape improvement plans with tentative or final map as a condition of approval.

Note – if necessary, SMUD will mark the ground with the location of underground facilities. Please call 811 to have these facilities marked.

Sacramento Area Sewer District

C64. Prior to the APPROVAL OF IMPROVEMENT PLANS. If any proposed garbage enclosure will contain a drain to the sewer, the enclosure must have a roof.

C65. Prior to the APPROVAL OF IMPROVEMENT PLANS: All onsite sewer plans and offsite sewer plans must be submitted separately to SacSewer via Sacramento County Site Improvement and Permit Section (SIPS) for review and approval.

C66. Prior to the APPROVAL OF IMPROVEMENT PLANS: SacSewer requires the DI at the fueling area must have a grade break to direct water away from the inlet. The inlet must be below the roof of the fueling area. A sand / oil separator must be installed for the DI connection. These improvements must be shown on the plans.

C67. 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 SacSewer impact fees are due. Fees are to be paid prior to the issuance of building permits. Programs are available that support the economic vitality and job growth in the region by reducing sewer impact fees for eligible commercial and industrial customers. Please visit www.sacsewer.com/confluence-regional-partnership-program to learn more.

Advisory Notes:

<u>Department of Utilities</u>

ADV1. 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.

ADV2. The proposed development is located within the Sacramento Area Sewer District (SacSewer). Satisfy all SacSewer requirements.

ADV3. The proposed project is located in 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.

Building

ADV4. 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)

ADV5. CGBC 5.106.5.4 Additions or alterations to existing buildings or parking facilities

ADV6. Existing buildings or parking facilities being modified by one of the following shall comply with Section 5.106.5.4.1 or 5.106.5.4.2. When EVSE is installed, accessible EVCS shall be provided in accordance with the California Building Code, Chapter 11B, Section 11B-228.3.

- When the scope of construction work includes an increase in power supply to an electric service panel as part of a parking facility addition or alteration.
- When a new photovoltaic system is installed covering existing parking spaces.
- When additions or alterations to existing buildings are triggered pursuant to code Section 301.3 and the scope of work includes an increase in power supply to an electric service panel.

Parks

ADV7. As per City Code, the applicant will be responsible to meet his/her obligations regarding:

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 $1,386. This project proposes a total of 6,929 square feet of industrial development. The Park Development Impact Fee due for this project is based on the Housing Incentive Zone Rate of $0.20 per square foot for industrial projects. 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.

Sacramento Area Sewer District

ADV8. ONGOING: Public lower laterals must not be smaller than the upper laterals, sized according to the California Plumbing Code requirements.

ADV9. ONGOING: The existing building is currently connected to the public sewer. Any required construction and/or modification to the public sewer system must be to the satisfaction of SacSewer prior to the approval of

improvement plans. SacSewer Design Standards and Specifications apply to any onsite and offsite public sewer construction.

ADV10. ONGOING: Construction of a grease trap or a sand oil separator may be required. The applicant must verify with the applicable jurisdiction's building department.

ADV11. ONGOING: Lateral repair or replacement is required if the current lateral is damaged or deemed unmaintainable.

Sacramento Metro Air District

ADV12. The project would include a 6,000 gallon above-ground petroleum storage tank (gasoline) and dispenser. Gasoline dispensing facilities (GDFs) are required to obtain an Authority to Construct and Permit to Operate from the Sac Metro Air District. The installation of a California Air Resources Board certified vapor recovery system is also required. The Sac Metro Air District will conduct a health risk assessment for the GDF which may limit the gasoline throughput to meet allowable health risk levels. For GDF application instructions and forms visit: http://www.airquality.org/businesses/permits-registration-programs/permit-applications-recordkeeping-advisories/gasoline-dispensing-facility. If you have any questions on GDFs, please contact Ali Othman, Program Supervisor with Sac Metro Air District's Permitting Section, at 279-207-1142 or aothman@airquality.org.

ADV13. The urban heat island effect presents a serious challenge for our region. Developed areas in Sacramento range 3 to 9 degrees Fahrenheit warmer than surrounding areas, which results in decreased air quality and associated public health impacts. The urban heat island results from the conversion of undeveloped land to developed land. The following recommendation is consistent with policies in the City Climate Action & Adaptation Plan associated with Goal A-2 to reduce the urban heat island effect: In addition to meeting the City's commendable parking lot shade requirements, utilize "cool pavement" for new outdoor pavement. This is particularly important because shading may be infeasible for much of the proposed paved area, due to vehicle sizes. Please see the attached cool pavement overview fact sheet for more information, including cool pavement cost comparisons.

ADV14. Due to the health risks posed by public exposure to asbestos, demolition and renovation of existing buildings is subject to Sac Metro Air District Rule 902, to limit asbestos exposure during these activities. 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.

Table of Contents

Exhibit A: Project Plans

Exhibit B: UCP of Sacramento and Northern California Project Narrative

CONDITIONAL USE PERMIT SUBMITTAL

NEW PARKING LOT EXPANSION
UCP OF SACRAMENTO
2150 HARVARD STREET
SACRAMENTO, CA 95815

PROJECT TEAM:

APPROVING AGENCY:
CITY OF SACRAMENTO PLANNING DEPARTMENT
300 RICHARDS BLVD., 3RD FLOOR
SACRAMENTO, CA 95811

OWNER:
UNITED CEREBRAL PALSY OF SACRAMENTO
4350 AUBURN BLVD.
SACRAMENTO, CA 95841

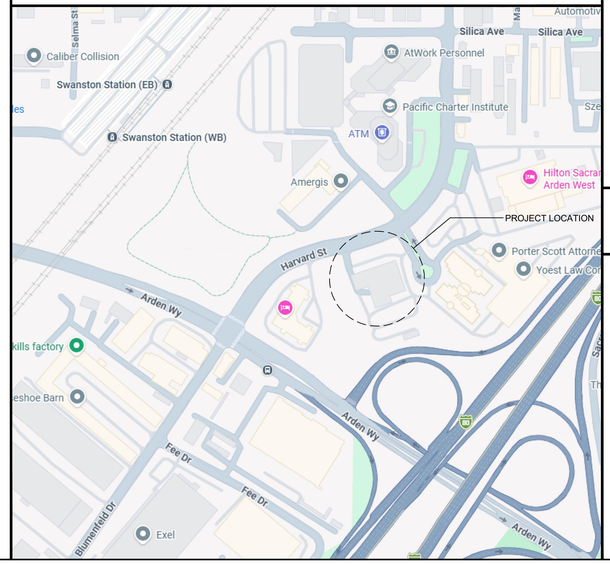
ARCHITECT:
JOHN KRISTEDJA ARCHITECT
6288 BUTTERFIELD WAY
PLACERVILLE, CA 95667
916-933-7633
JOHN KRISTEDJA, PRINCIPAL ARCHITECT
john@jk-architects.com

CIVIL ENGINEER:
BAKER WILLIAMS ENGINEERING GROUP
6939 SUNRISE BLVD., SUITE 112
CITRUS HEIGHTS, CA 95610
916-331-4336
BRANDON MORLAND, PRINCIPAL ENGINEER
bmorland@bwengineers.com

PROPERTY ADDRESS:

APN # 277-0153-016
2150 HARVARD STREET
SACRAMENTO, CA 95815

VICINITY MAP



DRAWING INDEX:

ARCHITECTURAL

A0 TITLE SHEET
A1 SITE PLAN
A2 SITE PHOTOGRAPHS

CIVIL

C1.0 TOPOGRAPHY AND BOUNDARY EXHIBIT
C2.0 PRELIMINARY GRADING PLAN
C3.0 PRELIMINARY UTILITY PLAN

SCOPE OF WORK

THE PROPOSED SCOPE OF WORK IN THE EXPANSION OF THE EXISTING PARKING AREA TO BE USED FOR BUS PARKING. THE PROPOSED IMPROVEMENTS WILL INCLUDE THE ADDITION OF 72 BUS PARKING SPACES, AND ASSOCIATED DRIVE AISLES, SITE LIGHTING EXPANSION OF THE EXISTING SYSTEM, DRAINAGE EXPANSION ON THE EXISTING SYSTEM, MINOR LANDSCAPE IMPROVEMENTS AND THE ADDITION OF A 6,000 GALLON ABOVE-GROUND FUELING TANK. NO PROPOSED EXTERIOR MODIFICATIONS TO THE EXISTING BUILDING EXCEPT FOR SIGNAGE CHANGE FOR NEW OWNER.

JOHN KRISTEDJA
ARCHITECT
ARCHITECTURE ■ PLANNING
6288 BUTTERFIELD WAY
PLACERVILLE, CA 95667
(916) 933-7633 T
(916) 933-7650 F

ARCHITECT'S STAMP

LICENSED ARCHITECT
JOHN KRISTEDJA
C-22297
Ex.Im. 09/30/27
STATE OF CALIFORNIA

CONSULTANT

PROJECT NAME
UCP SACRAMENTO
TRANSIT BUILDING

PROJECT ADDRESS
2150 HARVARD STREET
SACRAMENTO, CA 95815

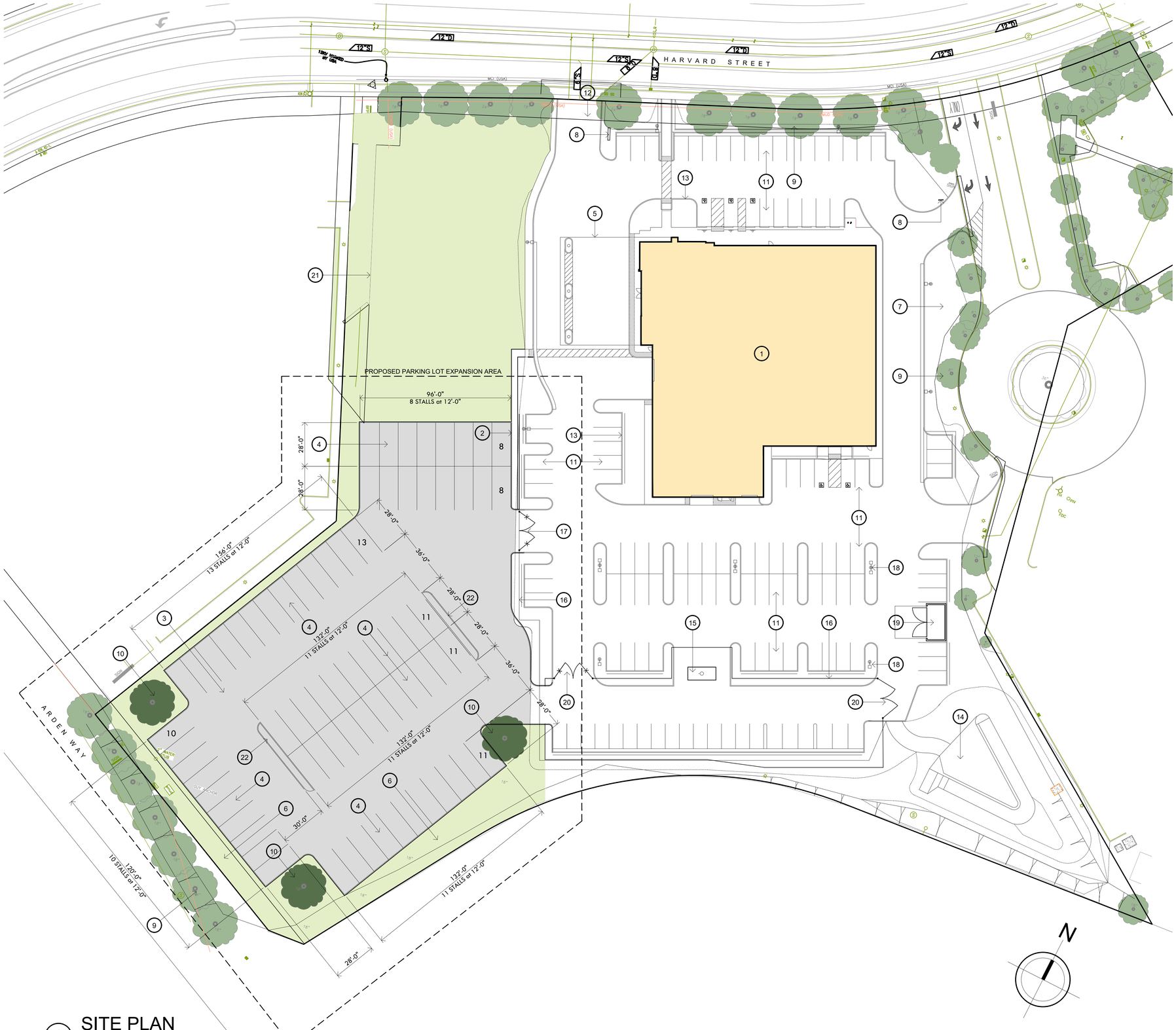
DRAWING NAME
SITE PLAN

SUBMITTAL	DATE

NO	DATE	REVISION
1		
2		
3		
4		
5		
6		

DRAWN BY: JK
CHECKED BY: JK
DATE: 1-22-2026
SCALE: NOTED
PROJECT NUMBER: 251201
DRAWING NUMBER:

A0



1 SITE PLAN

SCALE: 1" = 30'-0"

KEYNOTE LEGEND

1. EXISTING BUILDING TO REMAIN
2. NEW 6" HIGH CONC. CURB / SIDEWALK - SEE CIVIL DWGS
3. NEW A.C. PAVING at DRIVEWAY and PARKING AREAS
4. NEW BUS / VAN PARKING SPACES
5. EXISTING CANOPY STRUCTURE
6. NEW LANDSCAPED AREA
7. EXISTING LANDSCAPED AREA
8. EXISTING SIGNAGE W / NEW OWNER NAME
9. EXISTING TREES TO REMAIN - TYP.
10. PROPOSED TREES AT NEW PARKING AREA
11. EXISTING PARKING AREA
12. EXISTING AC PAVED ENTRY DRIVEWAY
13. EXISTING CURBS TO REMAIN U.N.O.
14. EXISTING RETENTION BASIN
15. NEW ABOVE-GROUND FUEL TANK
16. EXISTING 6' HIGH WROUGHT IRON FENCING TO REMAIN
17. NEW VEHICULAR GATES - 6' HIGH OPEN VIEW WROUGHT IRON TO MATCH EXISTING GATES
18. EXISTING SITE LIGHTING TO REMAIN
19. EXISTING TRASH / RECYCLE COLLECTION AREA
20. EXISTING VEHICULAR GATES TO REMAIN
21. EXISTING OPEN AREA
22. STRIPED PARKING ISLAND

JOHN KRISTEDJA ARCHITECT

ARCHITECTURE ■ PLANNING

6288 BUTTERFIELD WAY
PLACERVILLE, CA 95667

(916) 933-7633 T
(916) 933-7650 F

ARCHITECT'S STAMP

LICENSED ARCHITECT
JOHN KRISTEDJA
C-22297
Ex.Im. 09/30/21
STATE OF CALIFORNIA

CONSULTANT

PROJECT NAME

UCP SACRAMENTO
TRANSIT BUILDING

PROJECT ADDRESS

2150 HARVARD STREET
SACRAMENTO, CA 95815

DRAWING NAME

SITE PLAN

SUBMITTAL	DATE

NO	DATE	REVISION

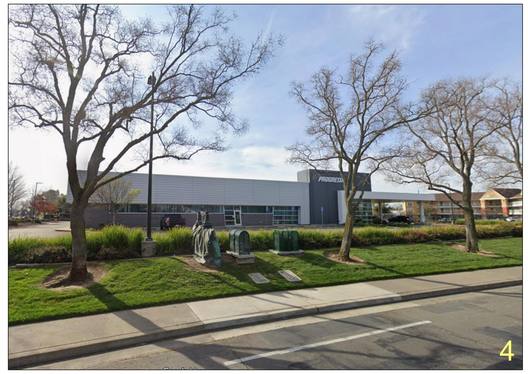
DRAWN BY: JK | CHECKED BY: JK

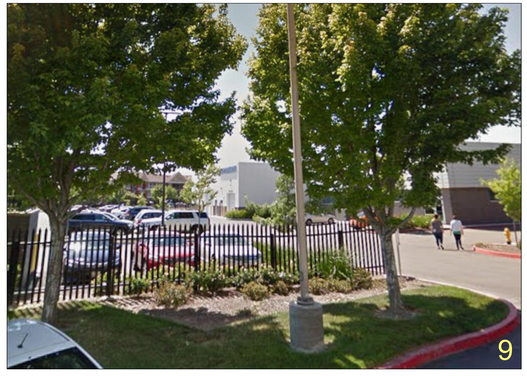
DATE: 1-22-2026 | SCALE: NOTED

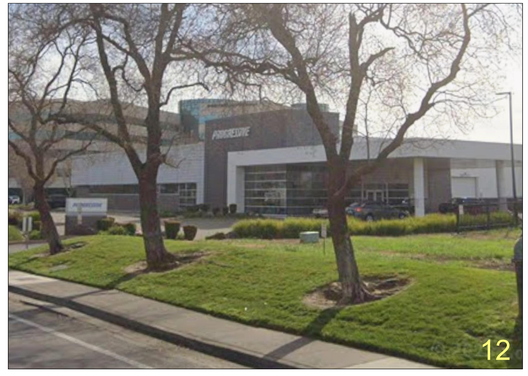
PROJECT NUMBER: 251201

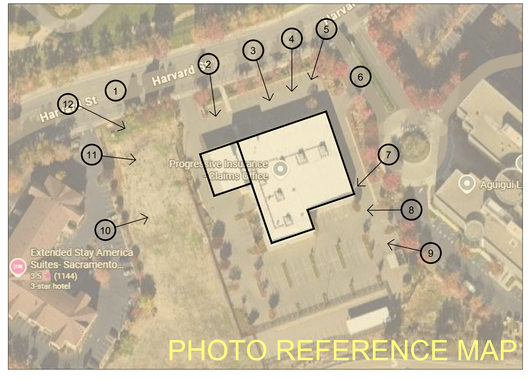
DRAWING NUMBER:

A1









1 SITE PHOTOGRAPHS

JOHN KRISTEDJA
ARCHITECT
ARCHITECTURE ■ PLANNING
6288 BUTTERFIELD WAY
PLACERVILLE, CA 95667
(916) 933-7633 T
(916) 933-7650 F

ARCHITECT'S STAMP

LICENSED ARCHITECT
JOHN KRISTEDJA
C-22297
Ex.Im: 09/30/27
STATE OF CALIFORNIA

CONSULTANT

PROJECT NAME
UCP SACRAMENTO
TRANSIT BUILDING

PROJECT ADDRESS
2150 HARVARD STREET
SACRAMENTO, CA 95815

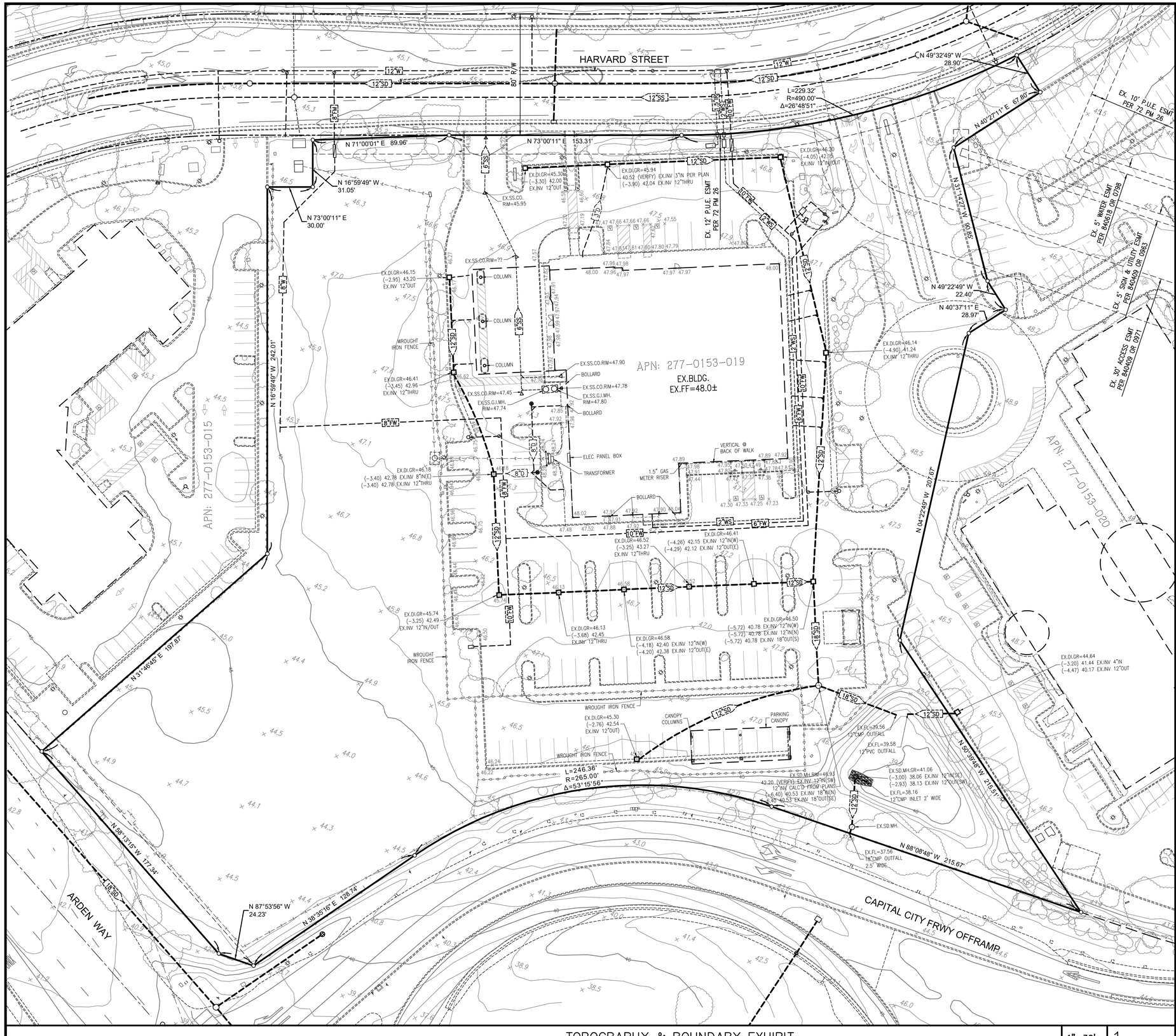
DRAWING NAME
SITE PHOTOS

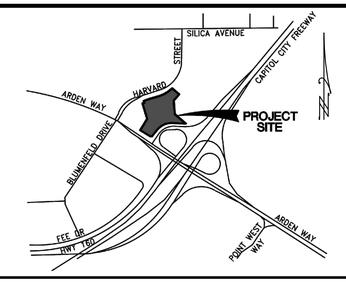
SUBMITTAL	DATE

NO	DATE	REVISION
△		
△		
△		
△		
△		
△		

DRAWN BY: JK
CHECKED BY: JK
DATE: 1-22-2026
SCALE: NOTED
PROJECT NUMBER: 251201
DRAWING NUMBER:

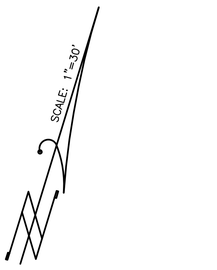
A2





VICINITY MAP

NOT TO SCALE



TOPOGRAPHY & BOUNDARY EXHIBIT | 1"=30' | 1

JOHN KRISTEDJA ARCHITECT

ARCHITECTURE ■ PLANNING

6288 BUTTERFIELD WAY
PLACERVILLE, CA 95667

(916) 933-7633 T
(916) 933-7650 F

ENGINEER'S STAMP

REGISTERED PROFESSIONAL ENGINEER
BRANDON J. MORELLI
No. 74734
Exp.12-31-27
CIVIL
STATE OF CALIFORNIA

CONSULTANT

ENGINEERING
SURVEYING
PLANNING

BAKER-WILLIAMS ENGINEERING GROUP
6939 Sunrise Blvd., Suite 112 (916) 331-4336
Citrus Heights, CA 95610 Fax (916) 331-4430

PROJECT NAME

UCP SACRAMENTO
TRANSIT BUILDING

PROJECT ADDRESS

2150 HARVARD STREET
SACRAMENTO, CA 95815
APN 277-0153-019

DRAWING NAME

TOPOGRAPHY & BOUNDARY EXHIBIT

SUBMITTAL	DATE

NO	DATE	REVISION
1		
2		
3		
4		
5		
6		

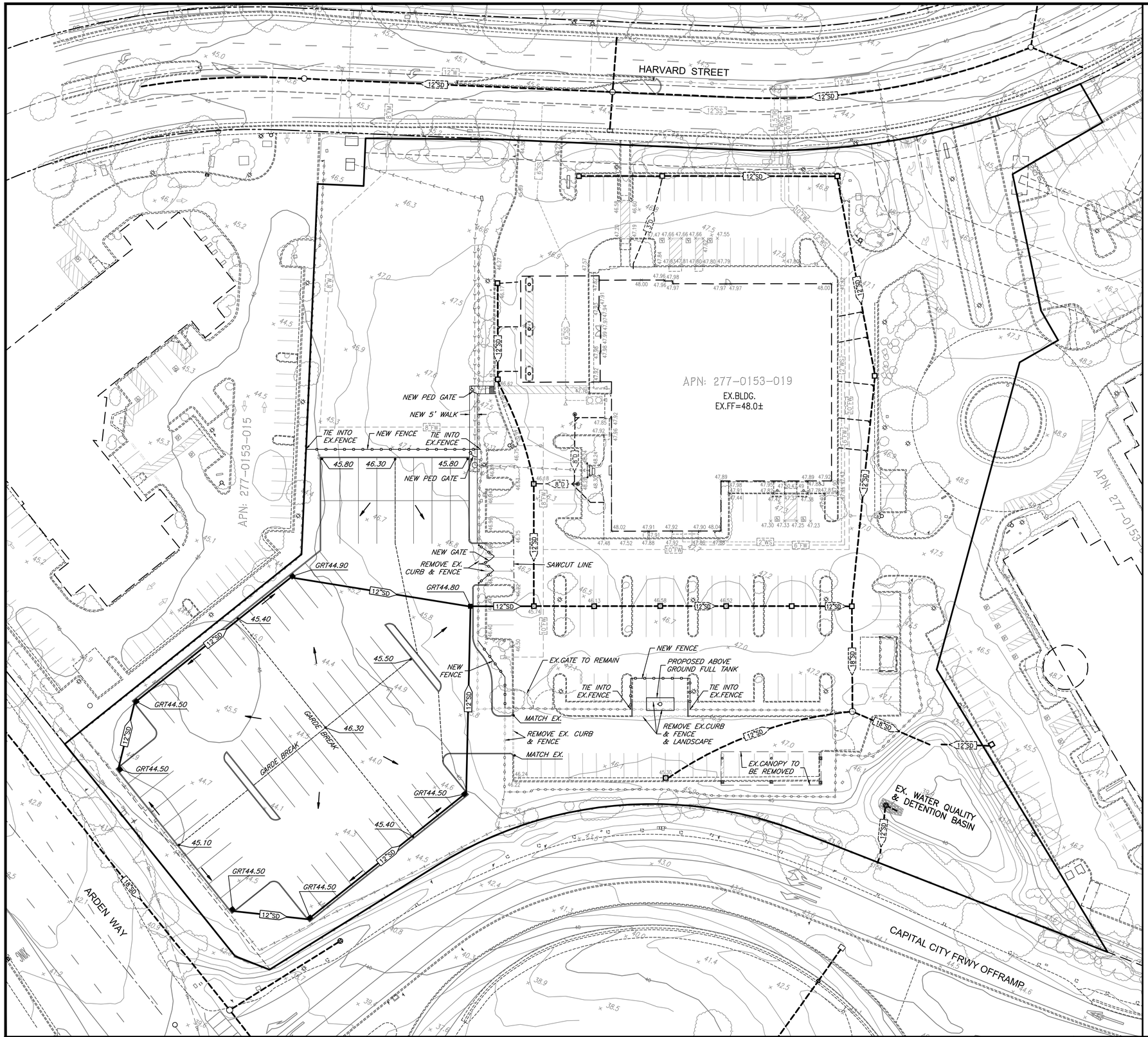
DRAWN BY: STAFF	CHECKED BY: BJM
DATE: 2-17-2026	SCALE: NOTED

PROJECT NUMBER: 25-12-043

DRAWING NUMBER:

C1.0

S:\BWEG Jobs\2025 Jobs\25-12-043 2150 Harvard Street\Planning\25120443-TOPO-BNDY-EXH.dwg, C1.0, 2/17/2026 9:34:40 AM, LoriglS



PRELIMINARY GRADING PLAN | 1"=30' | 1

JOHN KRISTEDJA ARCHITECT

ARCHITECTURE ■ PLANNING

6288 BUTTERFIELD WAY
PLACERVILLE, CA 95667

(916) 933-7633 T
(916) 933-7650 F

ENGINEER'S STAMP

REGISTERED PROFESSIONAL ENGINEER
BRANDON J. MORRIS
No. 74734
Exp.12-31-27
CIVIL
STATE OF CALIFORNIA

CONSULTANT

ENGINEERING
SURVEYING
PLANNING

BAKER-WILLIAMS ENGINEERING GROUP
6939 Sunrise Blvd., Suite 112 (916) 331-4336
Citrus Heights, CA 95610 Fax (916) 331-4430

PROJECT NAME

UCP SACRAMENTO
TRANSIT BUILDING

PROJECT ADDRESS

2150 HARVARD STREET
SACRAMENTO, CA 95815
APN 277-0153-019

DRAWING NAME

PRELIMINARY
GRADING PLAN

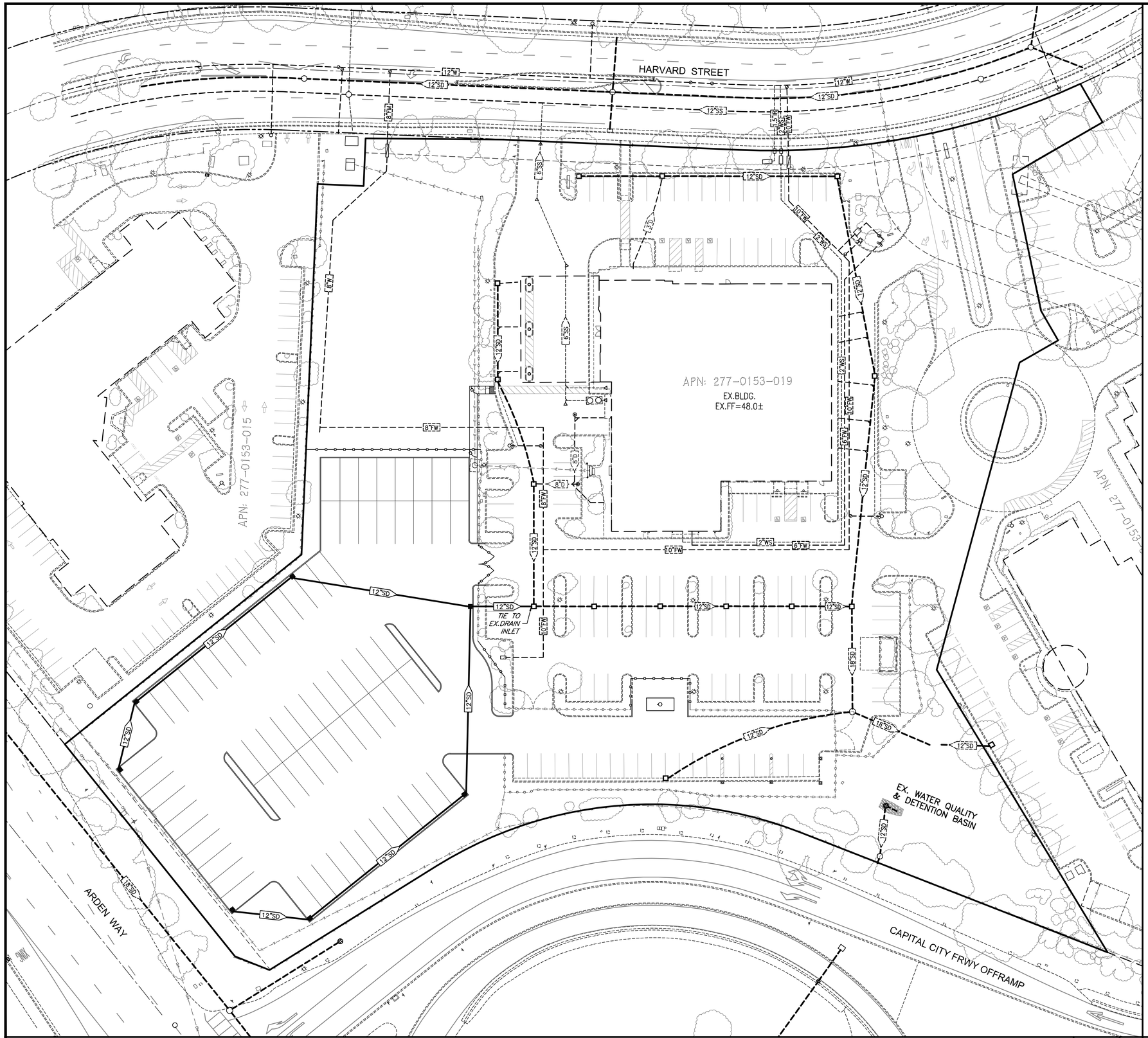
SUBMITTAL	DATE

NO	DATE	REVISION
1		
2		
3		
4		
5		
6		

DRAWN: STAFF	CHECKED BY: BJM
DATE: 2-17-2026	SCALE: NOTED
PROJECT NUMBER: 25-12-043	
DRAWING NUMBER:	

C2.0

S:\BWEG Jobs\2025 Jobs\25-12-043 2150 Harvard Street\Planning\25120143-PRELIM-GRADE.dwg, C2.0, 2/17/2026 10:49:52 AM, MontanoB


HARVARD STREET
APN: 277-0153-019
EX.BLDG.
EX.FF=48.0±
APN: 277-0153-015
APN: 277-0153-
TIE TO EX.DRAIN INLET
EX. WATER QUALITY & DETENTION BASIN
ARDEN WAY
CAPITAL CITY FRWY OFFRAMP
12"SD
12"W
12"SS
8"W
8"SS
10"FW
12"WS
6"FW
8"FW
18"SD
12"SS
8"SD
8"D
12"D
10"W
12"W
12"W
12

2150 Harvard Street
APN/Parcel ID: 277-0153-016

Proposed Project Narrative

UCP of Sacramento and Northern California

ABOUT UCP

UCP of Sacramento and Northern California (UCP) is a local non-profit leader serving the community for 70 years providing essential programs and services that improve the independence and quality of life for more than 3,600 individuals and families with disabilities throughout the Greater Sacramento Region.

ABOUT UCP TRANSPORTATION

UCP currently is the region's largest specialized, non-public transportation provider for individuals with developmental disabilities in Sacramento County. Local residents rely on UCP Transportation to maintain their independence and connection with their local community. The importance of UCP's services is documented in SACOG's Coordinated Plan (updated June 2024).

PROPROSED PROJECT AT 2150 HARVARD STREET

UCP has outgrown our current transportation facility off Florin Road, and we are searching for a new suitable location to support UCP's transportation services and other administrative support staff. The property located at 2150 Harvard Street is ideally suited for this project and is already approved for a similar use. UCP's use of this site will increase support for local residences and businesses in the area and throughout the county.

PROPOSED USE AND SITE PLAN SUMMARY

- UCP requests a Conditional Use Permit (CUP) to allow additional transit uses to be approved at this site within the existing OB zone. Specifically, UCP request approval for transit vehicle storage, service, and repair. General office use will continue at the site.
- UCP's Site Plan includes no changes (other than signage) to the exterior of the current building.
- UCP proposes expanding parking at the property to include a new secure transit vehicle yard in the southwest undeveloped portion of the property for approximately 75 transit vehicles.
- UCP requests approval to install a 6,000 gallon above-ground petroleum storage tank (gasoline) at the south end the property in the secured lot.

DESCRIPTION OF PROPOSED DAILY OPERATIONS

- Transit Staff: UCP's proposed operations consists of a team of 55 drivers and aids and 12 administrative and support staff. Drivers and aids report to work onsite but do not remain onsite during the workday.
- Transit Fleet Size: UCP currently operates a fleet of 66 vehicles, approximately 40 of those vehicles are larger buses with the remaining 16 vehicles comprising of smaller buses and vans.
- Daily Vehicle Trips: UCP currently dispatches 35-45 transit vehicles per weekday with minimal services on holidays and weekends. UCP's transit vehicles provide on average approximately 500 passenger trips per weekday.
- Hours of Operations: Transit vehicle operations typically occur between 5:45 AM and 7:00 PM. UCP administrative offices and shop operations typically occur between 7:30 AM and 6:00 PM.

- Peak Vehicle Activity: Peak vehicle activity in the morning is between 6:30 AM to 7:30 AM as drivers arrive at work and depart in UCP transit vehicles. Peak vehicle activity in the evening is between 5:30 PM to 7:00 PM when drivers return transit vehicles to the yard and return home.
- Largest UCP Transit Vehicle: The largest vehicles in UCP's current fleet are Ford E-450 cutaway buses approximately 26.5 ft long and 8 ft wide with a gross vehicle weight rating of 14,500. A sample vehicle spec sheet and photos have been provided.
- Other UCP Transit Vehicles: UCP also operates a variety of smaller vehicles which include smaller transit buses, transit vans, and mini vans. Sample vehicle spec sheets and photos have been provided.
- Building Uses: The current building will be used for a mix of transit and other UCP administrative and office needs. The existing 14,417 FT of office space will be used for transportation administrative staff, general office, and meeting space. The existing 6,949 SF shop space is planned for repair and maintenance of transit vehicles.
- Non-transit related uses: UCP proposes to use remaining existing office space for other UCP program and administrative support staff, general meeting and training space, and other uses currently allowed under existing zoning and permits.
- Total Vehicle Trips: the total number of vehicles, including transit vehicles and employee vehicles, expected to come and leave the site per day is estimated at 120.

City of Sacramento
Planning and Design Commission Report
915 I Street Sacramento, CA 95814
www.cityofsacramento.org

File ID: 2026-01399 8/13/2026

Centerpointe at Natomas Crossing Commercial Development (P25-015) [Noticed 07/24/2026; Published 07/24/2026]

File ID: 2026-01399

Location: 2200, 2210, 2230, 2240, 2250, 2260, 2280, & 2290 Del Paso Road APN: 225-2990-001-0000 to 225-2990-003-0000, 225-2290-012-0000, 225-2290-014-0000, 225-3000-001-0000 to 225-3000-004-0000, & 225-3000-008-0000, District 1

Recommendation: Conduct a public hearing and upon conclusion, pass a **Motion** recommending that the City Council adopt: 1) a Resolution determining the project is exempt from review under California Environmental Quality Act (CEQA) Guidelines Section 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning); 2) an Ordinance rezoning 10.18-acres from the Employment Center (EC-50-PUD) zone and Natomas Crossing Area 1 Planned Unit Development (PUD) to the General Commercial (C-2-PUD) zone and Natomas Crossing #1 PUD; 3) a Resolution amending the Natomas Crossing Area 1 PUD Schematic Plan to redesignate 10.18-acres from Office to Office, Commercial or Residential; and 4) a Resolution adopting findings of fact and conditions of approval for: a) a Tentative Subdivision Map to subdivide approximately 8.66-acres into three commercial lots, two common lots, and two lots for future development in the C-2-PUD zone; b) Site Plan and Design Review of the Tentative Subdivision Map layout and the construction of two 6,300 square foot retail buildings, one 9,000 square foot office building, and associated site improvements; and c) Tree Permit for the removal of one private protected tree.

Contact: Deja Harris, Associate Planner, (916) 808-5853, DNHarris@cityofsacramento.org; Zachary Dahla, Senior Planner, (916) 808-5584, ZDahla@cityofsacramento.org; Community Development Department

Presenter: Deja Harris, Associate Planner, (916) 808-5853, Community Development Department

Applicant: Jordan Cohen, 19six Architects, 1715 R Street, Suite 200, Sacramento, CA 95811

Property Owner: Centerpoint at Natomas Crossing, 4029 Cayente Way, Sacramento, CA 95864

Centerpoint at Natomas Crossing Phase I LLC, 4029 Cayente Way, Sacramento, CA 95864

Centerpoint at Natomas Crossing Phase II LLC, 4029 Cayente Way, Sacramento, CA 95864

Centerpoint at Natomas Crossing Phases III & IV, 4995 Murphey Canyon Road, San Diego, CA 92123

I S Mayall Investment LLC, 790 Hawkcrest Circle, Sacramento, CA 95835

Barbara H Hanna Revocable Trust, 388 Weymouth Way, Chico, CA 95973

Attachments:
1-Description/Analysis
2-Background
3-Resolution: Adopting The Modified Initial Study
4-Ordinance: Rezone
5-Rezone Ordinance - Exhibit A
6-Resolution: Natomas Crossing PUD Schematic Plan Amendment
7-Exhibit A: Natomas Crossing PUD Schematic Plan
8-Resolution: Findings of Facts and Conditions of Approval for Tentative Subdivision Map, and Site Plan and Design Review
9-Exhibit A: Project Plans
10-Comments
11-Presentation

Description/Analysis
Issue Detail: The applicant is requesting entitlements to allow for the construction of two 6,300 square-foot retail buildings and one 9,000 square-foot office building on a 2.86-acre portion of an existing office development (Centerpointe) that currently consists of six office buildings southeast of the Del Paso Road and Truxel Road intersection in North Natomas. The project site is currently zoned Employment Center (EC-50-PUD) zone within the Natomas Crossing Area 1 Planned Unit Development (PUD). As a part of this project, the applicant is requesting to rezone and amend the PUD Schematic Plan designation of the entire office development to provide greater flexibility in the reuse of existing office buildings and increase the available land within the city to be developed with office, commercial, and residential uses. This project requires the following entitlements:

1. Rezone of 10.18-acres from the Employment Center (EC-50-PUD) zone and Natomas Crossing Area 1 Planned Unit Development (PUD) to the General Commercial (C-2-PUD) zone and Natomas Crossing Area 1 PUD.

2. PUD Schematic Plan Amendment to amend the Natomas Crossing Area 1 PUD to designate the site for office, retail, and residential.

3. Tentative Subdivision Map to subdivide approximately 8.66-acres into three commercial lots to contain the new retail and office buildings, two common lots, and two vacant lots for future development.

4. Site Plan and Design Review of the Tentative Subdivision Map layout and the construction of two 6,300 square foot retail buildings, one 9,000 square foot office building, and associated site improvements.

5. Tree Permit for the removal of one private protected tree.

Rezones require approval from the City Council. In accordance with Sacramento City Code section 17.808.310, all entitlements associated with a single development proposal are reviewed and decided at the highest level of required for the project. Thus, the project requires a recommendation from the Planning and Design Commission to forward to the City Council for final decision.

Public/Neighborhood Outreach and Comments: As part of the application review process, the proposed project was routed to Natomas Chamber of Commerce, Natomas Community Association, North Natomas Community Association, North Natomas Community Coalition, Preservation Sacramento, Civic Thread, and Sacramento Area Bicycle Advocates.

Staff received comments from Civic Thread expressing the following recommendations regarding the proposed development:

- Provide a pedestrian and bike path throughout the development and connection to Del Paso Road Truxel Road.
- Incorporate secure and conveniently located bicycle parking near all building entrances to support short- and long-term use.

  Staff Response: The project will improve pedestrian connections by providing an additional concrete pathway connection from Truxel Road and Del Paso Road to the subject site connecting to the existing pedestrian network within the office development. New pedestrian pathways are included within the project area and enhanced paving is utilized to differentiate the path of travel. Additionally, 14 bicycle parking spaces are provided within the development adjacent to building entrances and paths of travel.

Staff posted the site with an early notice at time of planning application submittal. Staff also mailed hearing notices to all property owners and residents within 500 feet of the project site and posted the site 10 days prior to the public hearing. At the time of writing this report, staff has not received any comments, aside from those mentioned above.

Policy Considerations:

Although the property is subject to a development agreement that vested development rights as of July 24, 1997, the project is being analyzed under the City's current land use and development regulations because the property owner is seeking to change the development plan of the property by rezoning the property from what was approved under the development agreement.

2040 General Plan

The 2040 General Plan designation for the subject site is "Employment Mixed Use". This designation is intended to buffer residential uses from more intense industrial and service commercial activities and to provide compatible employment uses near higher-density and mixed-use housing. The designation provides for a range of light industrial and high technology uses. The EMU designation generally applies to industrial areas that are next to residential neighborhoods. Allowable uses include the following: light/advanced manufacturing, production, distribution, repair, testing, printing, research, and development; service commercial uses that do not generate substantial noise or odors; accessory office uses; retail and service uses that provide support to employees; compatible residential uses such as live-work spaces or employee housing; hotels and motels; care facilities; assembly facilities; and compatible public and quasi-public uses. The project is consistent with the EMU designation in that it provides employment generating uses and services uses adjacent to existing residential development and future light rail.

In addition to the project's consistency with the EMU designation, staff also finds that the project is consistent with the following General Plan goals and policies:

Goal LUP-1. A compact urban footprint and sustainable development pattern with infrastructure that supports efficient delivery of public services while protecting surrounding open space lands.

> **Policy LUP-1.8 Jobs-Housing Balance.** The City shall encourage a balance between job type, the workforce, and housing development to reduce the negative impacts of long commutes and provide a range of employment opportunities for all city residents.
>
> *Staff Response: The proposed retail and office use supports the goal of providing a jobs-housing balance by providing employment opportunities within a mixed-use area that includes residential and commercial developments. By introducing new retail and office uses, the project offers direct jobs and indirect economic benefits to nearby businesses. Additionally, its location within a well-connected urban area and next to a future light-rail station, minimizes the need for long commutes, as it is accessible to both the local workforce and residents, thereby contributing to a sustainable development pattern.*

Goal LUP-4. Walkable, transit-oriented centers and corridors that concentrate new jobs, housing, and entertainment opportunities to support frequent, reliable transit service and foster connected, accessible neighborhood

Policy LUP-4.1 Transit-Supportive Development. The City shall encourage increased residential and commercial development intensity within ½-mile of existing high-frequency bus stops and existing and planned light rail stations, bus rapid transit stations, and commuter rail stations to support more frequent, reliable transit service and vibrant, walkable neighborhoods.

Policy LUP-4.2 Incentivizing Infill. The City shall consider a range of incentives to attract development to centers, corridors, and sites, including the following:

- Prioritization of capital investment strategies for infrastructure, services, and amenities to support development;
- Economic incentives (e.g., fee reductions, regulatory exemptions, or tools such as enhanced infrastructure financing districts (EIFDs), Opportunity Zones, and Enterprise Zones);
- Streamlined development review, environmental review, and permitting processes;
- By-right entitlements for development projects consistent with applicable zoning;
- Ministerial approval of infill housing and mixed-use projects consistent with objective development and design standards;
- Public-private partnerships; and
- Proactive solicitation of development.

Staff Response: As a part of this project, the applicant proposes to rezone the site and amend the Natomas Crossing Area 1 PUD. The proposed rezone replaces the Employment Center zoning with a more flexible zone (C-2) that can better adjust to fluctuating market conditions while the PUD Schematic Plan amendment generalizes the PUD designation to "commercial, office, & residential." Both will allow for the proposed office and retail development as well as facilitate future commercial, office, and residential uses on-site by eliminating the support retail restrictions of the Employment Center zone and the need for subsequent PUD amendments. This allows for future projects consistent with objective development standards to be reviewed at a staff-level in accordance with Chapter 17.808 of the Planning and Development Code, streamlining the development review process and setting the stage for meaningful mixed-use development. Further, the rezone and PUD amendment promote the reuse of existing office buildings within the development for other uses that may have previously been prohibited. Overall, the proposed rezone and PUD schematic plan amendment are consistent with the goals and policies of the 2040 General Plan.

North Natomas Community Plan

The project site is located within the North Natomas Community Plan Area of the 2040 General Plan. The vision of the Community Plan Area is to exemplify a culturally diverse, healthy, and friendly place to live, with safe neighborhoods, walkable and bikeable streets, vibrant and unique public spaces and attractions, and high-quality new development. This project is consistent with the vision of the

community plan area in that the use provides a high-quality new development and improves existing bicycle and pedestrian connectivity. Staff also finds that the project is also consistent with the following North Natomas Community Plan (NNCP) policy:

> **Policy NN-LUP 1.3 Encourage a Balanced Mix of Land Uses.** The City shall encourage a balanced mix of residential, commercial, employment, and public uses to promote a vibrant community and reduce the need for extended commutes.
>
> *Staff Response: The proposed retail and office contributes to the balance of land uses in the area by introducing a commercial use that complements nearby residential, office, and hotel developments. The retail uses support local businesses by accommodating visitors and business travelers, further promoting economic activity and reducing the reliance on long commutes to access similar services elsewhere. The retail and the office uses provide for a range of employment opportunities for nearby residents. Additionally, the proposed development will be located in close proximity to a future light rail station which will eventually provide employees with high-quality public transit connections to the rest of the regional light rail and bus system.*

Natomas Crossing Area 1 Planned Unit Development

The subject site is located within Area 1 of the Natomas Crossing PUD, which was originally adopted in 1997. While the PUD does not contain specific goals or policies exclusive to retail and office development, it establishes standards and guidelines that apply to commercial development, within the designated development area. These guidelines focus on ensuring compatibility with the surrounding context and achieving high-quality site planning and architectural design. Key standards that apply to the proposed commercial development include:

- Building Design and Materials: Variation in building facades should be achieved, in part, by using a variety of materials along each street, including, but not limited to, stucco, wood siding, stone and brick. Street elevations should be broken with porches, reveals, recesses, trim elements and other architectural features to provide visual interest.
- Site Layout and Orientation: The building and entrances must be oriented to enhance the streetscape and promote pedestrian activity. Parking areas should be screened from public view with landscaping and architectural elements.
- Landscaping: A comprehensive landscaping plan is required to complement the development and provide shading and buffering. The use of drought-tolerant and native species is encouraged to align with sustainability goals.

Staff Response: The proposed commercial development is consistent with these standards and guidelines, ensuring compatibility with the surrounding development and contributing to the overall vision for Area 1 of the Natomas Crossing PUD. The project utilizes a mix of

materials along with push/pull elements along highly visible facades to create an enhanced, pedestrian-friendly development that aligns with the intended character of the area. Parking for this site is located away from the public roadway with spaces located at the interior of the site and screened from public view by the buildings. Further, the project creates a high-quality, pedestrian-friendly development that aligns with the intended character of the area and supports its role as a commercial hub.

Environmental Considerations: On February 27, 2024, the City of Sacramento adopted the 2040 General Plan, which became effective on March 28, 2024. The City of Sacramento also certified a Master Environmental Impact Report (MEIR) associated with the 2040 General Plan on February 27, 2024. The General Plan MEIR is a master EIR, prepared pursuant to Section 15169 of the CEQA Guidelines (Title 14, California Code of Regulations §15000 et seq.). The General Plan MEIR analyzed full implementation of the General Plan and identified measures to mitigate the significant adverse impacts associated with the General Plan to the maximum extent feasible.

Pursuant to Section 15183 of the CEQA Guidelines, where a project is consistent with the development density established for a property under an existing general plan, community plan, or zoning ordinance for which the City already certified an EIR, additional environmental review is not required "except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site."

The City prepared a Modified Initial Study/15183 Checklist that supports the conclusion that the proposed project would not result in any significant impacts that: 1) are peculiar to the project or the project site; 2) were not identified as a significant effect in the General Plan MEIR; 3) are potentially significant off-site impacts and cumulative impacts which were not discussed in the prior MEIR prepared for the General Plan; or 4) were previously identified significant effects, and which as a result of substantial new information that was not known at the time that the General Plan MEIR was certified, were determined to have a more severe adverse impact than discussed in the General Plan MEIR.

The Environmental Services Manager has, based upon the analysis and conclusions of the Modified Initial Study/15183 Checklist, the project is exempt from further review. The Initial Study/15183 Checklist is available on the City's EIR webpage at:

<https://www.cityofsacramento.gov/community-development/planning/environmental/impact-reports>

200-Year Flood Protection: 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).

Rationale for Recommendation: Staff recommends the Planning and Design Commission forward a recommendation of approval to the City Council based on the findings and subject to the conditions listed within Attachments 3-10. The proposal complies with the goals and policies of the 2040 General Plan in that it activates an underdeveloped infill site with compatible employment uses, near higher-density and mixed-use housing while contributing to the variety and diversity of the uses within the existing employment center. Further, Planning Staff supports the new development as the project is appropriately scaled in height and massing, provides high-quality architecture, and will streamline future infill development while promoting the retention and reuse of the existing buildings within the development.

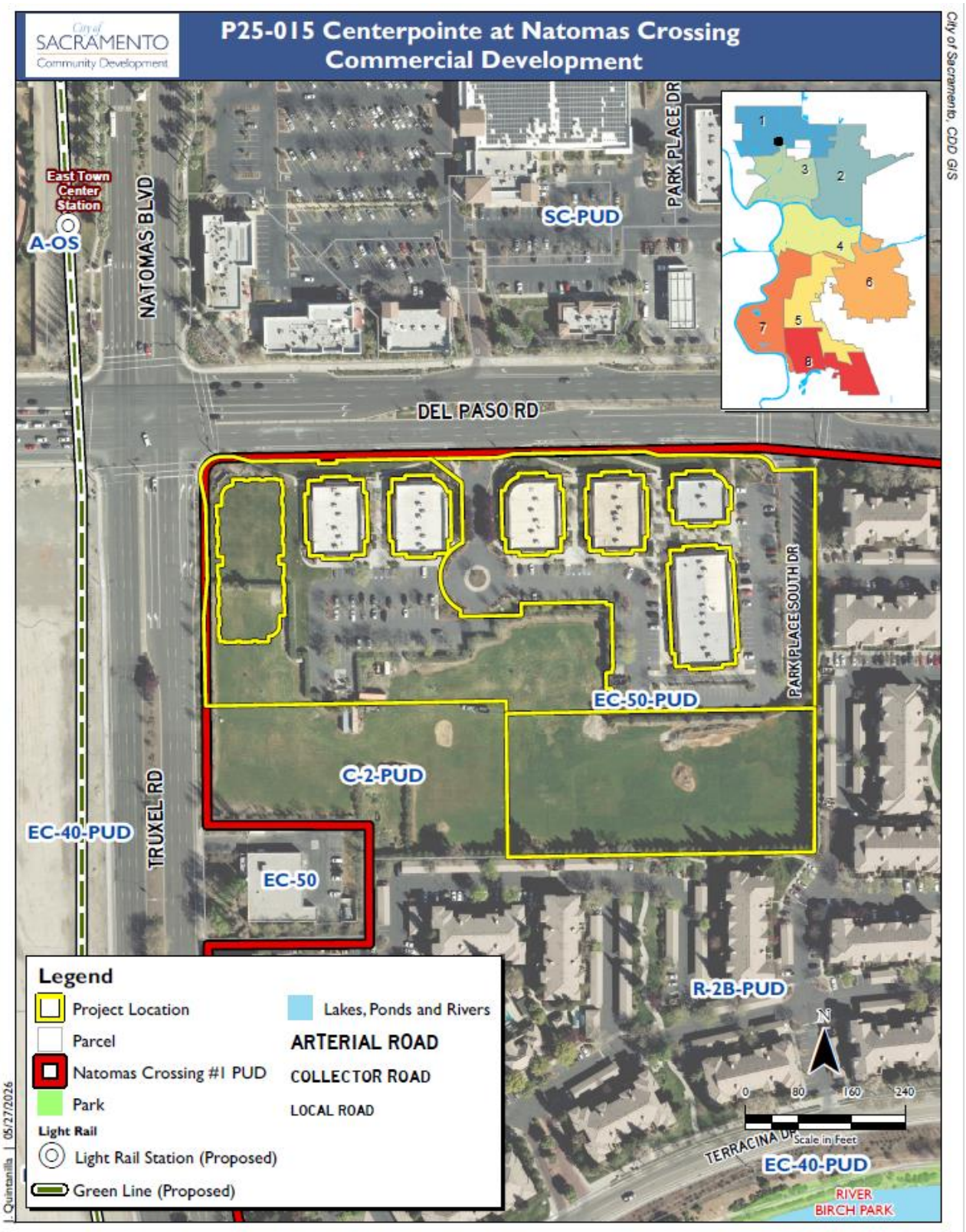
Financial Considerations: Not applicable.

Economic Impacts: Not applicable.

Sustainability: Not applicable.

Commission/Committee Action: Not applicable.

Figure 1: Vicinity Map



Background

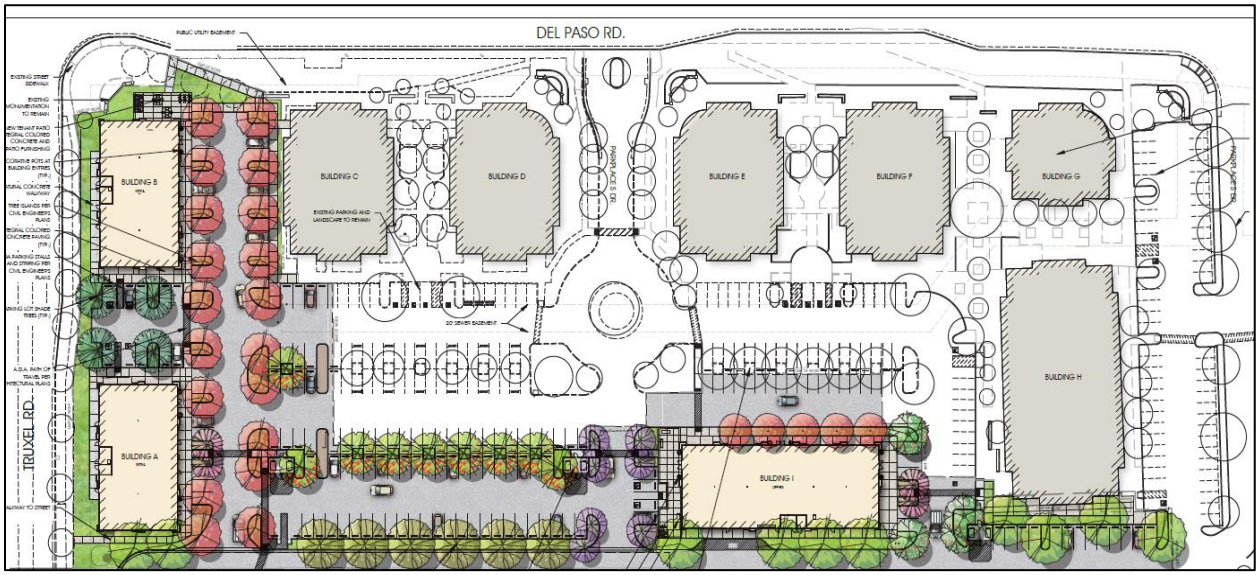
The project site is located within a partially developed office development (Centerpointe at Natomas Crossing) located at the southeast corner of Del Paso Road and Truxel Road. The area surrounding the site is comprised of multi-unit residential to the south and east, commercial uses to the north, and vacant land to the west. A 50,922 square foot hotel was previously approved on the parcel immediately south of the subject site (P24-013). There is a future light rail station which will serve the extension of the Green Line proposed to the southwest of the project site at Terracina Drive and Truxel Road. Figure 1 illustrates the surrounding land uses in relation to the subject project's site. The entire 10.18-acre project site is proposed for rezone, and a 2.86-acre portion is proposed for development with retail and office buildings.

Table 1: Surrounding Zoning and Uses		
Direction:	**Zoning:**	**Use:**
North	Shopping Center SC-PUD)	Commercial
South	General Commercial (C-2)	Commercial
East	Employment Center (EC-50-PUD)	Residential
West	Employment Center (EC-40-PUD)	Vacant

Table 2: Site and Project Information	
General Plan Designation:	Employment Mixed Use (EMU) *Floor Area Ratio: 0.15– 4.0*
Community Plan Area:	North Natomas
Housing Element Inventory Site:	No
Existing Zoning of Site:	Employment Center 50 (EC-50-PUD)
Proposed Zoning of Site:	General Commercial (C-2-PUD)
Existing Planned Unit Development (PUD):	Natomas Crossing Area #1
Total Parcel Area:	10.18 gross acres
Existing Use of Site:	Office/Vacant
Parking District:	Traditional
Design Review District:	Citywide
Proposed Floor Area Ratio (FAR):	0.17

Figure 2: Existing Conditions – Truxel Road

Figure 3: Site Plan



Entitlement Review

The applicant is requesting to construct two 6,300 square foot retail buildings, and one 9,000 square foot office building on 2.86 acres in the General Commercial (C-2-PUD) zone within the Natomas Crossing Area 1 Planned Unit Development (PUD). In order to develop this project, the following entitlements are requested: Rezone, Planned Unit Development Schematic Plan Amendment, Tentative Subdivision Map, Site Plan and Design Review and a Tree Permit. Pursuant to Sacramento City Code (SCC) section 17.808.230.B.2, the Planning and Design Commission will consider and make a recommendation to the City Council on the requested entitlements. The

recommendations of the Planning and Design Commission will be forwarded to the City Council for final action.

Rezone

The applicant requests to rezone the entire 10.18-acre office development in the Employment Center (EC-50-PUD) and Natomas Crossing Area #1 Planned Unit Development to the General Commercial (C-2-PUD) zone and Natomas Crossing Area #1 Planned Unit Development. The requested rezone would allow the development of the proposed retail use, as the Employment Center zone allows only a maximum of 10% of the Natomas Crossing Area 1 PUD net acreage to be designated for and devoted to support retail uses (SCC, § 17.216.420.B.2.b). The 10% threshold has been reached in this PUD and development of retail would not be allowed under the current zoning. SCC section 17.808.230.C.1.D requires the following findings be made to approve a rezone:

1) the rezone is consistent with the applicable general plan designation, use, and development standards; the goals, policies, or other provisions of the general plan; and any applicable specific plan; and
2) the amendment promotes the public health, safety, convenience, and welfare of the City.

The proposed rezone is consistent with the General Plan “Employment Mixed Use” land use designation which encourages the development of compatible employment uses near higher-density and mixed-use housing. The proposed retail use is an allowed use and fits within this designation by providing commercial retail and service uses that support a jobs-housing balance in North Natomas.

The rezone also facilitates the development of underutilized vacant property at a key location in North Natomas by replacing Employment Center zoning with a more flexible zone that can better adjust to fluctuating market conditions. Overtime, staff has found that the Employment Center’s prescriptiveness on land use has resulted in the long-term vacancy of properties, resulting in the need for rezones to allow for proposed developments, such as commercial retail and housing. Additionally, the rezone facilitates retention and reuse of the existing office buildings on-site in that it encourages further intensification of the office park with a streamlined planning process for projects that comply with the PUD Guidelines and Title 17 of the Sacramento City Code.

The rezone further promotes the public, health, safety, convenience, and welfare of the City as it will allow additional flexibility of development standards and permitted uses complimentary to the surrounding neighborhood that also implements the vision of the General Plan EMU land use designation. The purpose of the EC-PUD zone is to provide a flexible zone for employment-generating uses in a pedestrian-friendly setting with ample open space (SCC, § 17.216.400) while the purpose of the C-2-PUD zone is to provide for the sale of goods; the performance of services, including repair facilities; office uses; dwellings; small wholesale stores or distributors; and limited processing and packaging (SCC, § 17.216.700). Unlike EC-PUD zones, the C-2-PUD zone provides
further development flexibility by allowing a wider variety of uses conducive to large mixed-use office/employment centers, while still allowing the office uses allowed under

the EC-PUD zone. The expanded commercial uses allowed in the C-2-PUD zone would assist in transforming this employment center into a more self-sufficient mixed-use area that could serve the surrounding office park and residential areas.

Planned Unit Development Schematic Amendment

The project is located within the Natomas Crossing Area 1 Planned Unit Development. The larger PUD is comprised of three development areas generally located south of Del Paso Boulevard, west of the East Main Drainage Canal, east of Interstate 5, and north of Interstate 80. The larger PUD consists of a mix of zoning districts, including Highway Commercial (HC-PUD), Employment Center (EC-40-, EC-50-, and EC-65-PUD), Light Commercial (C-1-PUD), Shopping Center (SC-PUD), Single-Unit or Duplex Dwelling (R-1-, R-1A-PUD), and Multi-Unit Dwelling (R-2B-PUD). Surrounding the project site, there is a similar mix of zoning, including EC-40-PUD, EC-50-PUD, and SC-PUD. The PUD was established by the City Council in 1997.

The PUD schematic plan currently designates the site for office use. An amendment to the Schematic Plan is required to recognize retail uses as an allowed use within the PUD. The Schematic Plan amendment, as shown in Attachment 7, redesignates the parcel for commercial, office, and residential uses, which would allow for the proposed retail while also providing greater flexibility for future projects in the PUD area. Staff is in support of the proposed redesignation, as it would be consistent with the proposed rezone, permits office, retail and other commercial, and residential uses allowed in the C-2 zone, and provides greater flexibility by allowing for an employment-generating use within proximity of residential, office, and other commercial sectors within the PUD, the surrounding community, and the city.

Tentative Subdivision Map

The project proposes to subdivide an approximately 8.66-acre portion of the office development into three commercial lots, two common lots, and two lots for future development. Each of the commercial lots will contain one of the proposed buildings to allow for the individual ownership while the two lots for future development will contain the remaining vacant portions of the Centerpointe office complex. The General Commercial (C-2) zone does not have a minimum or maximum lot size, width, and depth requirement, nor does the Natomas Crossing Area 1 Planned Unit Development (PUD). No deviations are required and all development standards are met.

Table 3: Tentative Subdivision Map

	Proposed Lot Size	Proposed Use
Parcel A	119,193 square feet	Common Lot
Parcel B	135,101 square feet	Common Lot
Parcel C	7,635 square feet	Retail Building
Parcel D	8,050 square feet	Retail Building
Parcel E	11,200 square feet	Office Building

Table 3: Tentative Subdivision Map		
	Proposed Lot Size	**Proposed Use**
Parcel F	47,093 square feet	Future Development
Parcel G	52,273 square feet	Future Development

On May 20, 2026, the Subdivision Review Committee (SRC) reviewed the proposed map and recommended approval to the Planning and Design Commission based on the conditions of approval attached to this report.

Site Plan and Design Review

Site Plan and Design Review is required for the project to ensure compliance with applicable development standards and design guidelines as they apply to commercial developments in the C-2 zone, Natomas Crossing Area 1 PUD, and Citywide Commercial Design Guidelines. All standards that are not listed in the PUD are regulated by the C-2 zone in the Planning and Development Code (Title 17). Table 3 below illustrates project compliance with applicable development standards of the C-2-PUD zone and the Natomas Crossing Area 1 PUD, for commercial buildings including height requirements, and no deviations are requested.

Table 4: Applicable Development Standards			
Standard	**Required**	**Provided**	**Deviation?**
Height	Max. 65’	Building A: 31’4” Building B: 31’4” Building C: 25’2”	No
Floor Area Ratio	0.15 – 2.0	.17	No
Open Space (Office)[1]	600 square feet	1,126 square feet	No
Parking Lot Tree Shading	50%	54.3%	No
Long-Term Bicycle Parking[2]	6 spaces	6 spaces	No
Short-Term Bicycle Parking[3]	8 spaces	8 spaces	No

[1]*Requirement: 1 square foot per 15 square feet of office space.*
[2]*Office Requirement: 1 space per 6,667 gross square feet of building or 2 spaces, whichever is greater. Retail Requirement: 1 space per 10,000 gross square feet of building or 2 spaces, whichever is greater.*
[3]*Office 1 space per 20,000 gross square feet of building or 2 spaces, whichever is greater.*
Retail Requirement: 1 space per 2,000 gross square feet of building or 2 spaces, whichever is greater.

Site Access, Circulation and Parking

Primary access to the site will be from the two existing driveways on Del Paso Road and through the existing office development. There are existing reciprocal access agreements that allow for vehicles to access all buildings and parcels in the overall Centerpointe development. Pedestrian and bicycle circulation is proposed with a sidewalk at the western property line, leading to Truxel Road, and from the existing access into the site from Del Paso Boulevard. There will be no vehicle driveway access from Truxel Road.

Parking for this site is located away from the public roadway with spaces located at the interior of the site and screened from public view by the buildings. The development will provide 115 parking spaces, nine of which are EV-Capable. There is no minimum or maximum parking requirement for this development, consistent with Policy LUP-4.14 of the 2040 General Plan. The subject site is located in a Traditional Parking District. The bicycle parking standards are listed in Table 3 below and the project complies with the requirements.

Landscaping

The provided landscape plan has been reviewed by the Urban Forestry unit of the Department of Public Works to confirm compliance with the City's requirements for parking lot shading which require that after 15 years, 50% of the parking lot, where vehicles will maneuver and park, is shaded by tree canopy. This project provides 54.3% tree shading in compliance with this requirement.

Site landscaping includes additional trees planted at the Truxel Road frontage, where there are currently street trees planted in the right-of-way.

Architectural Analysis

The building design presents a clean, modern aesthetic that aligns with the surrounding development while incorporating distinct colors, materials, and a building form that establishes its own unique sense of place. The proposed office building design features adhered stone veneer along the base of the building, providing a grounded and durable appearance. Above the stone veneer, cement plaster siding is applied in two contrasting colors to add smoothness and balance to the textured façade. The proposed retail buildings also provide a similar mix of color and materials. The proposal features a combination of cement plaster siding, wood grain aluminum siding, and metal paneling. The façade incorporates changes in plane to create visual interest and variation which creates a clean and simple architectural appearance surrounding all elevations. The paint scheme variates between light and dark, which helps break up the massing of the building thereby creating additional awareness to the variation in massing elements. Together, these elements create a structure that is cohesive, functional, and visually engaging, while enhancing the surrounding architectural context. Figure 4 provides a view from Truxel Road and Figure 5 provides a view when looking at the office building from the south, within the office development.

Figure 4: West Elevation – Truxel Road

Figure 5: Internal View of Office Development

Tree Permit

Pursuant to Sacramento City Code chapter 12.56, the removal of private protected trees requires a tree permit. Private protected trees are defined as any native Valley Oak, Blue Oak, Interior Live Oak, Coast Live Oak, California Buckeye or California Sycamore, that has a diameter at standard height (DSH) of 12 inches or more and is located on private property, or any tree that has a diameter at standard height (DSH) of 24 inches more is located on private property. This project proposes to remove one private protected tree as follows:

- Tree #454, Chinaberry, 26-in DSH

According to the Arborist report, by Focal Point Arboriculture Consulting, dated December 3, 2025. The tree is proposed for removal because it conflicts with the most reasonable placement of proposed parking and drive aisles.

The applicant has provided a replacement plan that is consistent with the replacement requirement described in the Tree Planting, Maintenance and Conservation Ordinance. For the replacement of a 26-inch private protected tree, the applicant proposes the planting equivalent of more than 60 inches DSH in the form of new medium to large-canopy parking lot shade trees.

RESOLUTION NO. 2026-

Adopted by the Sacramento City Council

September__, 2026

ADOPTING THE MODIFIED INITIAL STUDY/15183 CHECKLIST FOR THE CENTERPOINTE AT NATOMAS CROSSING COMMERCIAL DEVELOPMENT PROJECT (P25-015) (APN: 225-2990-001-0000 to 225-2990-003-0000, 225-2290-012-0000, 225-2290-014-0000, 225-3000-001-0000 to 225-3000-004-0000, & 225-3000-008-0000)

BACKGROUND

A. On August 13, 2026, the City Planning and Design Commission conducted a public hearing on the Centerpointe at Natomas Crossing Commercial Development project (P25-015) and forwarded a recommendation of approval to the City Council.

B. On September __, 2026, the City Council conducted a public hearing, for which notice was given under Sacramento City Code Section 17.812.010.A.2.b.i. and received and considered evidence concerning the Centerpointe at Natomas Crossing Commercial Development project (P25-015).

BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL RESOLVES AS FOLLOWS:

Section 1.

Based on the determination and recommendation of the City's Environmental Planning Services Manager and the oral and documentary evidence received at the hearing on the project, the City Council finds that the project is exempt from review pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning) as follows:

A. Pursuant to Section 15183 of the CEQA Guidelines, the project is consistent with the use and density established under the existing 2040 General Plan for which the City has certified a Master EIR.

B. The Modified Initial Study/15183 Checklist, provided for in the CEQA Guidelines, concluded that the proposed project would not result in any significant impacts that: (1) are peculiar to the project or the project site; (2) were not identified as a significant effect in the Master EIR; (3) are potentially significant off-site impacts and cumulative impacts which were not discussed in the Master MEIR; or (4) are previously identified significant effects, and which as a result of substantial new information that was not known at the time that the Master EIR was certified, were determined to have a more severe adverse impact than discussed in the Master EIR.

C. Based upon Section 15183(f) of the CEQA Guidelines, the Modified Initial Study/15183 Checklist identifies the 2040 General Plan policies and/or actions that apply to the development of the project and have been determined in the Master EIR to substantially mitigate environmental effects. To the extent that the 2040 General Plan policies and/or actions substantially mitigate a particular project impact, the impact shall not be considered peculiar, pursuant to Section 15183(f) of the CEQA Guidelines, thus, eliminating the requirement for further environmental review.

Section 2.

The City Council directs that, upon approval of the Project, the City Manager shall file or cause to be filed a Notice of Exemption with the Sacramento County Clerk and with the State Office of Planning and Research, pursuant to section 21152(a) of the Public Resources Code and the CEQA Guidelines adopted pursuant thereto.

Section 3.

Pursuant to CEQA Guidelines section 15091(e), the documents and other materials that constitute the record of proceedings upon which the City Council has based its decision are located in and may be obtained from, the Office of the City Clerk at 915 I Street, Sacramento, California. The City Clerk is the custodian of records for all matters before the City Council.

Adopted by the City of Sacramento City Council on September_____, 2026, by the following vote:

Ayes:

Noes:

Abstain:

Absent:

Attest:

ORDINANCE NO. 2026-

Adopted by the Sacramento City Council

September __, 2026

ORDINANCE AMENDING TITLE 17 OF THE SACRAMENTO CITY CODE BY REZONING 10.18± GROSS ACRES FROM THE EMPLOYMENT CENTER AND NATOMAS CROSSING AREA 1 PLANNED UNIT DEVELOPMENT (EC-50-PUD) ZONE TO THE GENERAL COMMERCIAL AND NATOMAS CROSSING AREA 1 PLANNED UNIT DEVELOPMENT (C-2-PUD) ZONE AT THE SOUTHEAST CORNER OF DEL PASO ROAD AND TRUXEL ROAD (APN: 225-2990-001-0000 to 225-2990-003-0000, 225-2290-012-0000, 225-2290-014-0000, 225-3000-001-0000 to 225-3000-004-0000, & 225-3000-008-0000) (P25-015)

BE IT ENACTED BY THE COUNCIL OF THE CITY OF SACRAMENTO:

SECTION 1.

As used in this ordinance, **"Property"** means the real property depicted in Exhibit A. The Property contains ten (10) APNs.

SECTION 2.

Title 17 of the Sacramento City Code ("Planning and Development Code") is hereby amended by rezoning 10.18± gross acres from the Employment Center and Natomas Crossing Area 1 Planned Unit Development (EC-50-PUD) zone to the General Commercial and Natomas Crossing Area 1 Planned Unit Development (C-2-PUD) zone, as shown on Exhibit A.

SECTION 3.

As required by section 17.808.230.C.1.d of the Planning and Development Code, the City Council finds that the rezoning of the property by this ordinance is consistent with the General Plan, proposed use, and development standards, in that the proposed project 1) provides infill development on an underutilized piece of property with a retail and office use that is compatible with the surrounding uses and neighborhood, and 2) complies with lot size and development standards of the C-2-PUD zone. The amendment promotes the public health, safety, convenience, and welfare of the City in that the proposed use is an employment generating use and is designed to be compatible and complement the surrounding area. The proposed rezone to the C-2-PUD zoning designation is an appropriate pairing with the Employment Mixed Use General Plan designation.

SECTION 4.

The City Clerk is hereby directed to amend the City's official zoning maps to conform with this ordinance.

TABLE OF CONTENTS:

Exhibit A: Rezone Exhibit (2 pages) is part of this ordinance.

Adopted by the City of Sacramento City Council on September__, 2026, by the following vote:

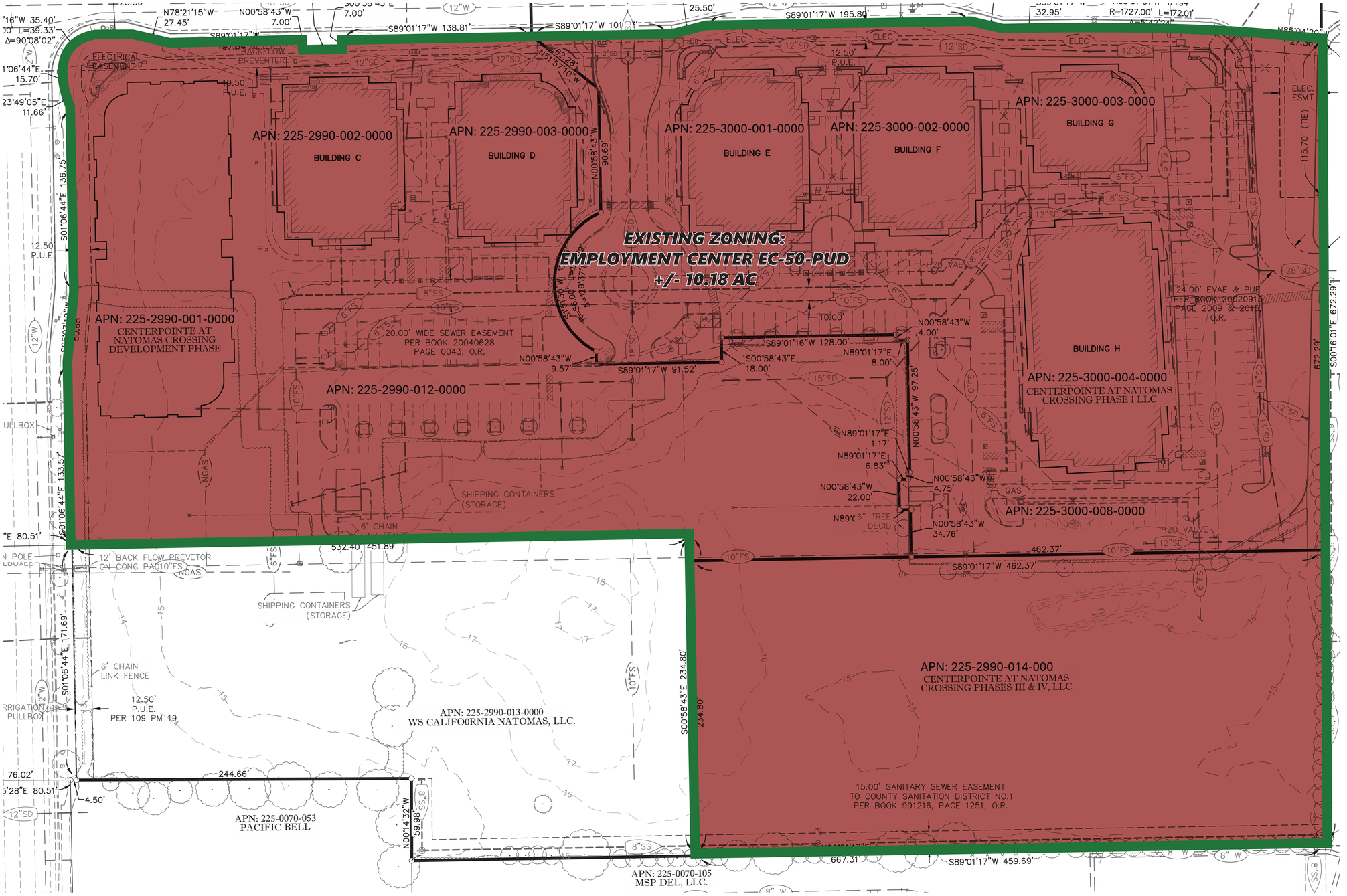
Ayes:

Noes:

Abstain:

Absent:

Attest:



City Zoning

- RE - Rural Estates
- R-1 - Standard Single Family
- R-1A - Single Family Alternative
- R-1B - Single or Two-Family
- R-2 - Two-Family
- R-2A - Multi-Family (up to 17 units
- R-2B - Multi-Family (21)
- R-3 - Multi-Family (29)
- R-3A - Multi-Family (36)
- R-4 - Multi-Family (58)
- R-4A - Multi-Family (111)
- R-5 - Multi-Family (174)
- RO - Residential-Office
- RMX - Residential Mixed Use
- M-1 - Industrial
- M-2 - Heavy Industrial
- MIP - Manufacturing - Industrial Pa
- MRD - Manufacturing, Research ar Development
- C-1 - Limited Commercial
- C-2 - General Commercial
- C-3 - Central Business District
- C-4 - Heavy Commercial
- EC - Employment Center
- HC - Highway Commercial
- OB - Office Building
- SC - Shopping Center
- A - Agricultural
- Agriculture-Open Space
- ARP-F - American River Parkway
- F - Flood
- H - Hospital
- SPX - Sports Complex
- TC - Transportation Center
- Unidentified Base Zone

Parcels

Planned Unit Development (PUD)

City and County Boundary

EXISTING ZONING | G-001

EXISTING ZONING
EMPLOYMENT CENTER (EC-50-PUD)

NORTH

Rezone Ordinance - Exhibit A

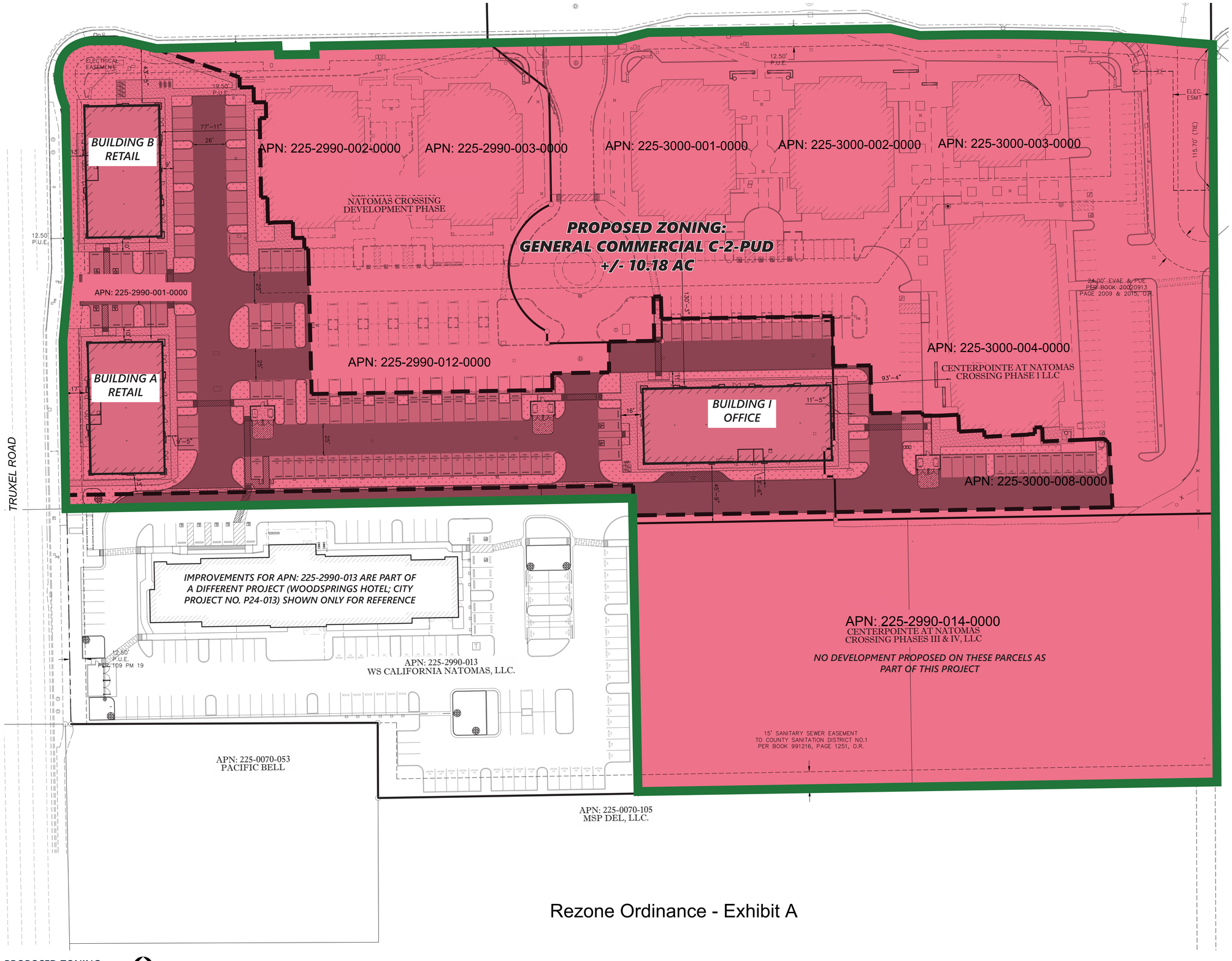
CENTERPOINTE AT NATOMAS CROSSING - ZONE CHANGE / DESIGN REVIEW

MEISSNER COMMERCIAL REAL ESTATE SERVICES

DATE: APRIL 01, 2026

1715 R STREET, SUITE 200
SACRAMENTO, CA 95811
TEL (916) 786-8178

196



City Zoning

- RE - Rural Estates
- R-1 - Standard Single Family
- R-1A - Single Family Alternative
- R-1B - Single or Two-Family
- R-2 - Two-Family
- R-2A - Multi-Family (up to 17 units
- R-2B - Multi-Family (21)
- R-3 - Multi-Family (29)
- R-3A - Multi-Family (36)
- R-4 - Multi-Family (58)
- R-4A - Multi-Family (111)
- R-5 - Multi-Family (174)
- RO - Residential-Office
- RMX - Residential Mixed Use
- M-1 - Industrial
- M-2 - Heavy Industrial
- MIP - Manufacturing - Industrial Pa
- MRD - Manufacturing, Research ar Development
- C-1 - Limited Commercial
- C-2 - General Commercial
- C-3 - Central Business District
- C-4 - Heavy Commercial
- EC - Employment Center
- HC - Highway Commercial
- OB - Office Building
- SC - Shopping Center
- A - Agricultural
- Agriculture-Open Space
- ARP-F - American River Parkway
- F - Flood
- H - Hospital
- SPX - Sports Complex
- TC - Transportation Center
- Unidentified Base Zone

Parcels

Planned Unit Development (PUD)

City and County Boundary

PROPOSED ZONING | G-002

Rezone Ordinance - Exhibit A

PROPOSED ZONING
GENERAL COMMERCIAL (C-2-PUD)

NORTH

CENTERPOINTE AT NATOMAS CROSSING - ZONE CHANGE / DESIGN REVIEW

MEISSNER COMMERCIAL REAL ESTATE SERVICES

DATE: APRIL 01, 2026

1715 R STREET, SUITE 200
SACRAMENTO, CA 95811
TEL (916) 786-8178

196

RESOLUTION NO. 2026-

Adopted by the Sacramento City Council

September __, 2026

AMENDING THE NATOMAS CROSSING AREA 1 PLANNED UNIT DEVELOPMENT, SCHEMATIC PLAN, FOR THE DESIGNATION OF THE SUBJECT PARCELS FOR COMMERCIAL, OFFICE, AND RESIDENTIAL USES (APN: 225-2990-001-0000 to 225-2990-003-0000, 225-2290-012-0000, 225-2290-014-0000, 225-3000-001-0000 to 225-3000-004-0000, & 225-3000-008-0000) (P25-015)

BACKGROUND

A. On August 13, 2026, the City Planning and Design Commission conducted a public hearing on and forwarded to the City Council a recommendation to approve with conditions the Centerpointe at Natomas Crossing Commercial Development project (P25-015), which includes amending the schematic plan to designate the project site for commercial, office, and residential uses.

B. On September __, 2026, the City Council conducted a public hearing, for which notice was given under Sacramento City Code Section 17.812.010.A.2.b.1.

BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL RESOLVES AS FOLLOWS:

SECTION 1.

Based on the verbal and documentary evidence received at the hearing on the Enclave at Airport Road project, the City Council approves amendments to the Natomas Crossing Area 1 Planned Unit Development, attached as Exhibit A, based on the following findings of fact:

A. The amendment is consistent with the applicable general plan land use designation, use, and development standards; the goals, policies, and other provisions of the general plan; and any applicable specific plan or transit village in that the Employment Mixed Use (EMU) General Plan land use designation allows for commercial, office, and residential uses, and the proposed project will occupy a vacant infill site that maximizes existing street and utility infrastructure. The amendment is also consistent with the goals of the Natomas Crossing PUD to achieve creativity in architecture and utilize enhanced design characteristics.

B. The amendment promotes the public health, safety, convenience, and welfare of the city, in that the proposed use is compatible with surrounding office and commercial uses, and provides services for residents, workers, and visitors that

will support the local economy.

C. The proposed amendments are consistent with the proposed zoning designation, General Commercial (C-2-PUD), in that single-unit commercial, office, and residential uses are an allowed use in the zone.

SECTION 2.

The Natomas Crossing Area 1 Planned Unit Development Schematic Plan is amended as shown in exhibit A, which is part of this resolution.

TABLE OF CONTENTS:

Exhibit A: Natomas Crossing Area 1 PUD Schematic Plan Exhibit

Adopted by the City of Sacramento City Council on September___, 2026, by the following vote:

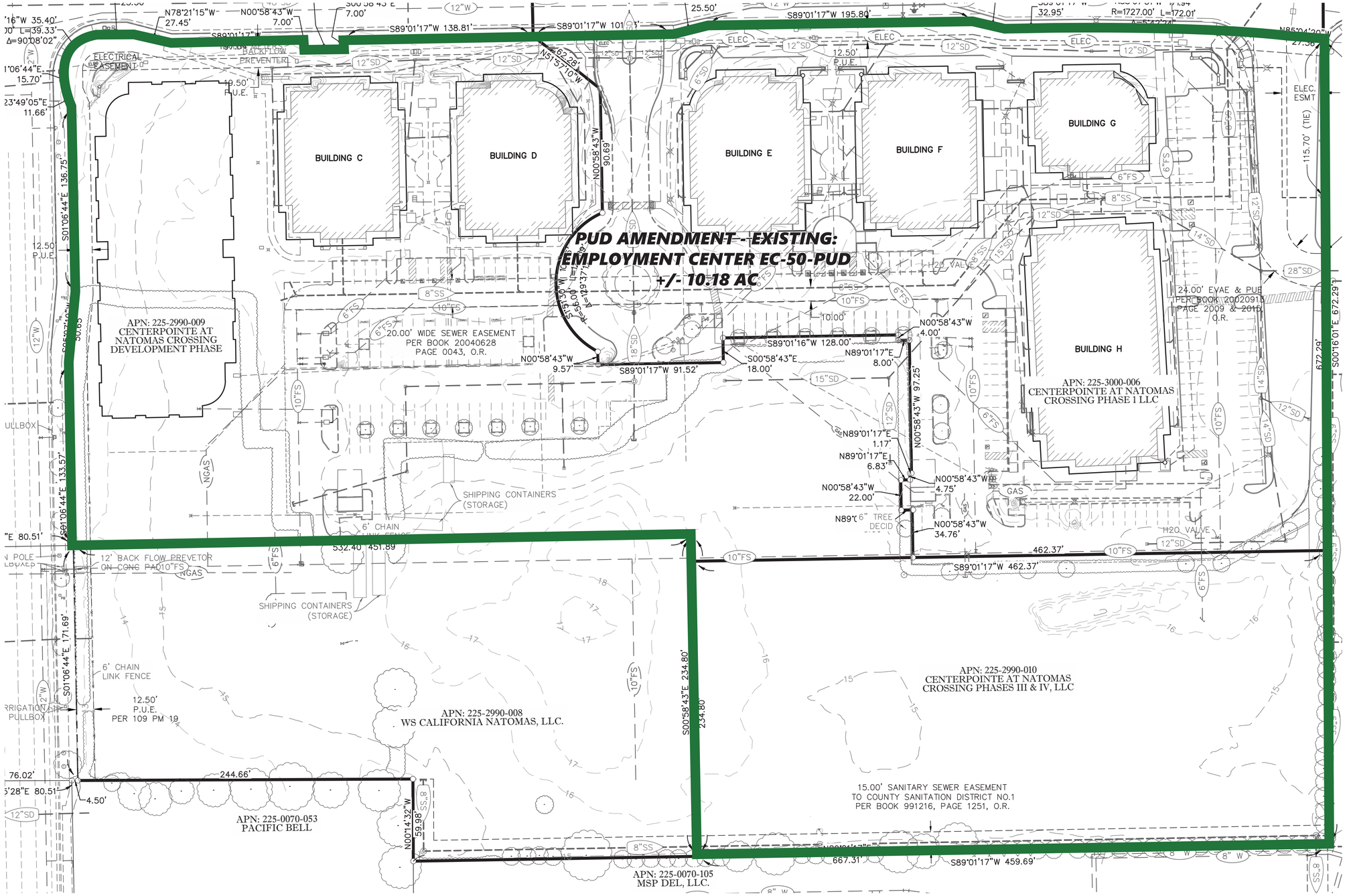
Ayes:

Noes:

Abstain:

Absent:

Attest:



City Zoning

- RE - Rural Estates
- R-1 - Standard Single Family
- R-1A - Single Family Alternative
- R-1B - Single or Two-Family
- R-2 - Two-Family
- R-2A - Multi-Family (up to 17 units
- R-2B - Multi-Family (21)
- R-3 - Multi-Family (29)
- R-3A - Multi-Family (36)
- R-4 - Multi-Family (58)
- R-4A - Multi-Family (111)
- R-5 - Multi-Family (174)
- RO - Residential-Office
- RMX - Residential Mixed Use
- M-1 - Industrial
- M-2 - Heavy Industrial
- MIP - Manufacturing - Industrial Pa
- MRD - Manufacturing, Research ar Development
- C-1 - Limited Commercial
- C-2 - General Commercial
- C-3 - Central Business District
- C-4 - Heavy Commercial
- EC - Employment Center
- HC - Highway Commercial
- OB - Office Building
- SC - Shopping Center
- A - Agricultural
- Agriculture-Open Space
- ARP-F - American River Parkway
- F - Flood
- H - Hospital
- SPX - Sports Complex
- TC - Transportation Center
- Unidentified Base Zone

Parcels

Planned Unit Development (PUD)

City and County Boundary

PUD AMENDMENT - EXISTING | G-003

PUD AMENDMENT - EXISTING
EMPLOYMENT CENTER (EC-50-PUD)

NORTH

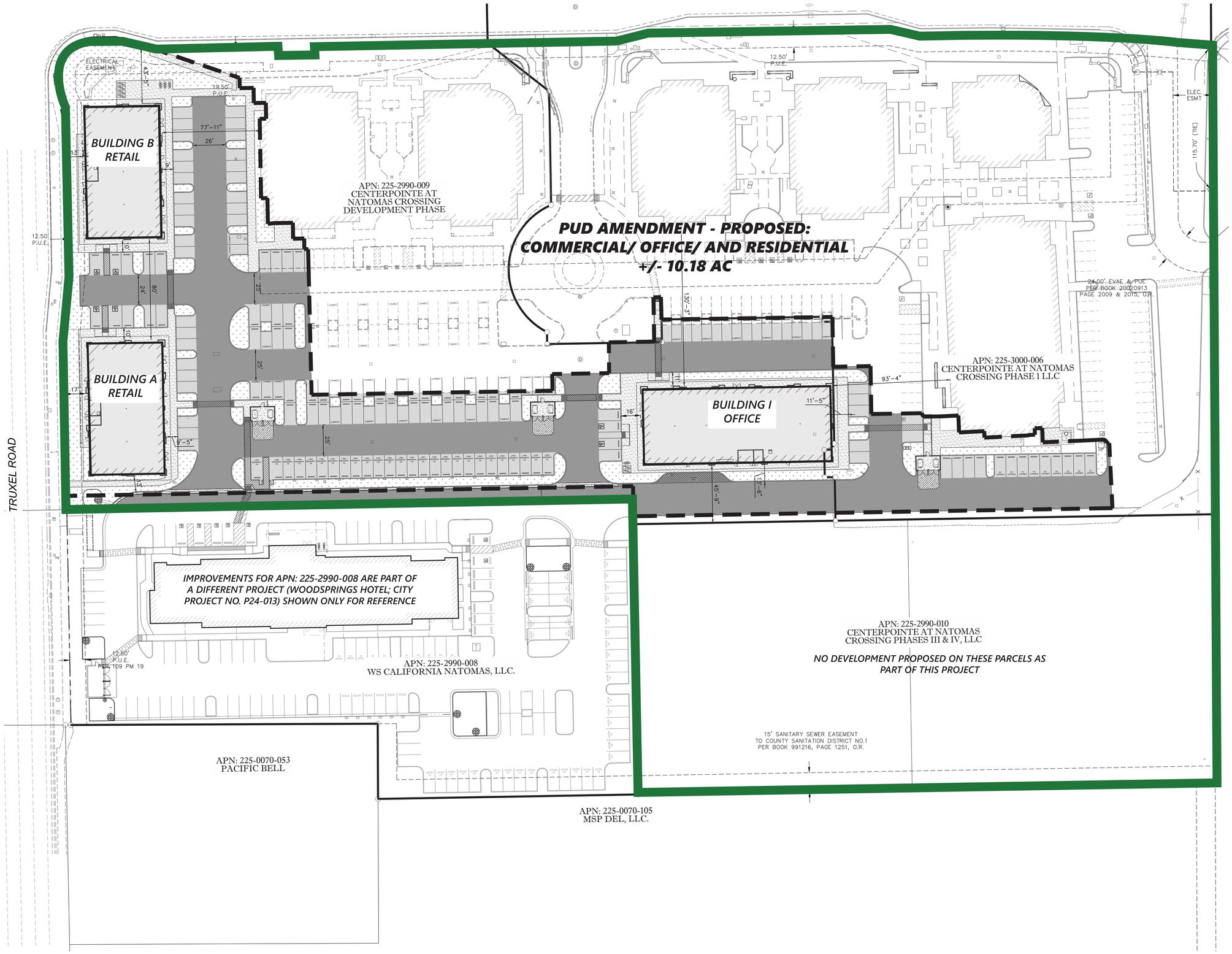
CENTERPOINTE AT NATOMAS CROSSING - ZONE CHANGE / DESIGN REVIEW

MEISSNER COMMERCIAL REAL ESTATE SERVICES

DATE: APRIL 01, 2026

1715 R STREET, SUITE 200
SACRAMENTO, CA 95811
TEL (916) 786-8178

196



City Zoning

- RE - Rural Estates
- R-1 - Standard Single Family
- R-1A - Single Family Alternative
- R-1B - Single or Two-Family
- R-2 - Two-Family
- R-2A - Multi-Family (up to 17 units
- R-2B - Multi-Family (21)
- R-3 - Multi-Family (29)
- R-3A - Multi-Family (36)
- R-4 - Multi-Family (58)
- R-4A - Multi-Family (111)
- R-5 - Multi-Family (174)
- RO - Residential-Office
- RMX - Residential Mixed Use
- M-1 - Industrial
- M-2 - Heavy Industrial
- MIP - Manufacturing - Industrial Pa
- MRD - Manufacturing, Research ar Development
- C-1 - Limited Commercial
- C-2 - General Commercial
- C-3 - Central Business District
- C-4 - Heavy Commercial
- EC - Employment Center
- HC - Highway Commercial
- OB - Office Building
- SC - Shopping Center
- A - Agricultural
- Agriculture-Open Space
- ARP-F - American River Parkway
- F - Flood
- H - Hospital
- SPX - Sports Complex
- TC - Transportation Center
- Unidentified Base Zone

Parcels

Planned Unit Development (PUD)

City and County Boundary

PUD AMENDMENT - PROPOSED | G-004

PUD AMENDMENT - PROPOSED
COMMERCIAL/ OFFICE

NORTH

CENTERPOINTE AT NATOMAS CROSSING - ZONE CHANGE / DESIGN REVIEW

MEISSNER COMMERCIAL REAL ESTATE SERVICES

DATE: APRIL 01, 2026

1715 R STREET, SUITE 200
SACRAMENTO, CA 95811
TEL (916) 786-8178

196

RESOLUTION NO. 2026-

Adopted by the Sacramento City Council

September__, 2026

Adopting Findings of Fact and Conditions of Approval for the Centerpointe at Natomas Crossing Commercial Development Project (P25-015) (APN: 225-2990-001-0000 to 225-2990-003-0000, 225-2290-012-0000, 225-2290-014-0000, 225-3000-001-0000 to 225-3000-004-0000, & 225-3000-008-0000)

Background

A. On August 13, 2026, the City Planning and Design Commission conducted a public hearing on the Centerpointe at Natomas Crossing Commercial Development Project (P25-015) and forwarded to the City Council a recommendation to approve the project with conditions.

B. On September __, 2026, the City Council conducted a public hearing, for which notice was given pursuant to Sacramento City Code Section 17.812.010.A.2.a and b, and received and considered evidence concerning the Centerpointe at Natomas Crossing Commercial Development Project (P25-015).

BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL RESOLVES AS FOLLOWS:

SECTION 1.

Based on the verbal and documentary evidence received at the hearing on the Centerpointe at Natomas Crossing Commercial Development project (Project), the City Council **approves** the Project entitlements based on the findings of fact and subject to the conditions of approval as set forth below.

SECTION 2.

The City Council **approves** the Project entitlements based on the following Findings of Fact:

A. Tentative Subdivision Map to subdivide approximately 8.66-acres into 3 commercial lots, 2 common lots, and 2 lots for future development in the General Commercial and Natomas Crossing Area 1 Planned Unit Development (C-2-PUD) zone **is approved** based on the following findings:

1. None of the conditions described in 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, and all applicable community and specific plans, Title 17 of the City Code, and all other applicable provisions of the City Code.

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 avoidable 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).

5. The City 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).

B. **Site Plan and Design Review** of the Tentative Subdivision Map layout and the construction of two 6,300 square foot retail buildings, and one 9,000 square foot office building in the General Commercial (C-2-PUD) zone and Natomas Crossing Area 1 Planned Unit Development (PUD) **is approved** based on the following findings:

1. The design, layout, and physical characteristics of the proposed development

are consistent with the general plan and any applicable specific plan or transit village plan. The project is consistent with the goals and policies of the general plan and the general plan land use designation of Employment Mixed Use in that it provides retail and office uses that enhance job opportunities, supports a balance of land uses, and complement the surrounding residential and commercial areas. The development also aligns with policies encouraging a compact urban footprint, a jobs-housing balance, and diverse centers and corridors.

2. The design, layout, and physical characteristics of proposed development are consistent with applicable design guidelines and with all applicable development standards. The proposed retail and office buildings comply with all applicable design guidelines and development standards for the Natomas Crossing Planned Unit Development (PUD) and the General Commercial (C-2) zone. The building incorporates high-quality materials such as wood grain aluminum siding, and cementitious siding, and adheres to guidelines for landscaping, parking, and building orientation creating an enhanced pedestrian-friendly development that aligns with the intended character of the area.No deviations from applicable standards are requested.

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 in that the parking facilities, driveways, and adequate utility infrastructure will be provided. The project also ensures safe pedestrian and bicycle circulation through new sidewalks and connections to the surrounding development.

4. The design, layout, and physical characteristics of the proposed development are visually and functionally compatible with the surrounding neighborhood in that the proposed project contains materials that are complementary to the visual appearance of other structures in the surrounding area. The buildings integrate with adjacent residential, office, hotel, and commercial uses. Its architectural design, landscaping, and screening of parking areas create a cohesive and attractive development that enhances the area’s character.

5. The design, layout, and physical characteristics of the proposed development ensure energy consumption is minimized and use of renewable energy sources is encouraged. The project will utilize existing road and utility networks, and exceeds the 50-percent tree shading requirement, which helps shade the buildings and heat absorbent surfaces such as asphalt, ultimately reducing the urban heat island effect, which translates to reduced energy consumption needed to condition of cool the interior of the building. Additionally, the project ensures minimized energy consumption and encourages renewable energy use by incorporating energy-efficient building

systems and materials. Landscaping includes drought-tolerant plants to reduce water usage, and the site design promotes sustainable transportation options with proximity to public transit and bicycle parking.

6. The design, layout, and physical characteristics of the proposed development are not detrimental to the public health, safety, convenience, or welfare of persons residing, working, visiting, or recreating in the surrounding neighborhood and will not result in the creation of a nuisance. The retail and office provide a employment generating uses in a compatible location, improves economic opportunities, and integrates with the surrounding urban fabric without creating a nuisance. Further, the proposed use provides ample pedestrian and bicycle connections.

C. **Tree Permit** for the removal of one private protected tree is approved based on the following findings:

1. The location of the one (1) private protected trees conflicts with the most feasible placement of proposed buildings.

2. The replacement plan is consistent with the standards set forth in section 12.56.060 of the Tree Planting, Maintenance and Conservation Ordinance.

D. **200-Year Flood Protection Finding Consistent with State Law (SB 5) and Planning and Development Code Section 17.810:**

1. The project site is within an area for which the facilities of the State Plan of Flood Control or other flood management facilities protect the project to the urban level of flood protection, as demonstrated by the SAFCA Urban Level of Flood Protection Engineer's Reports accepted by the City Council on October 21, 2025 (Resolution No. 2025-0283).

SECTION 3

The City Council **approves** the Project entitlements based on the following Conditions of Approval:

A. **Tentative Subdivision Map** to subdivide approximately 8.66-acres into 3 commercial lots, 2 common lots, and 2 lots for future development in the General Commercial (C-2-PUD) zone and Natomas Crossing Area 1 Planned Unit Development (PUD) is approved with the following conditions:

NOTE: These conditions shall supersede any contradictory information shown on the Tentative Map approved for this project (P25-015). 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 Final 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 and Design Commission 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:

General

A1. Comply with requirements included in the Mitigation Monitoring Plan developed by and kept on file in, the Planning Division Office.

A2. Comply with the North Natomas Development Guideline and the PUD guidelines and all subsequent PUD Guideline Amendments approved for the Natomas Crossing PUD, unless amended with these conditions.

A3. Comply with and meet all the requirements of the Development Agreement for the Natomas Crossing PUD.

A4. Private reciprocal ingress, egress, maneuvering and parking easements are required for future development of the area covered by this Tentative Map. The applicant shall enter into and record an Agreement For Conveyance of Easements with the City stating that a private reciprocal ingress/egress, and maneuvering, easement shall be conveyed to and reserved from all appropriate parcels, at no cost, at the time of sale or other conveyance of either parcel.

A5. Show all continuing and proposed/required easements on the Parcel Map.

Public Works

A6. 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. 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 street lighting and 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.

A7. The design and placement of walls, fences, signs and Landscaping near intersections and driveways shall allow stopping sight distance per Caltrans standards and comply with City Code Section 12.28.010 (25' sight triangle). Walls shall be set back 3' behind the sight line needed for stopping sight distance to allow sufficient room for pilasters. Landscaping in the area required for adequate stopping sight distance shall be limited 3.5' in height. The area of exclusion shall be determined by the Department of Public Works.

SMUD

A8. SMUD has existing underground 12kV facilities on and surrounding the project site that will need to remain. The Applicant shall be responsible for maintaining all CalOSHA and State of California Public Utilities Commission General Order No. 128 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.

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. 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. Applicant shall submit landscape improvement plans with tentative or final map as a condition of approval. New landscaping improvements shall be restricted to a maximum height of fifteen feet tall at full maturity.

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 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. Applicant shall submit landscape improvement plans with tentative or final map as a condition of approval.

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, 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. Applicant shall submit landscape improvement plans with tentative or final map as a condition of approval.

A12. 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. Applicant shall submit landscape improvement plans with tentative or final map as a condition of approval.

A13. The Applicant shall provide separate SMUD service points to each parcel to the satisfaction of SMUD.

A14. 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.

A15. 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. Applicant shall submit landscape improvement plans with tentative or final map as a condition of approval.

A16. 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. Applicant shall submit landscape improvement plans with tentative or final map as a condition of approval.

A17. 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.

Sacramento Area Sewer District

A18. Prior to the APPROVAL OF IMPROVEMENT PLANS: Installation of a public cleanout is required at the right-of-way. These improvements must be shown on the plans.

A19. Prior to the APPROVAL OF IMPROVEMENT PLANS: To obtain sewer service, construction of SacSewer sewer infrastructure will be required. Current SacSewer Standards and Specifications apply to any offsite or onsite public sewer construction or modification. These improvements must be shown on the plans. Field modifications to new or existing precast manhole bases are not allowed.

A20. Prior to the APPROVAL OF IMPROVEMENT PLANS: SacSewer requires each building on each lot with a sewage source to have a separate connection to SacSewer's sewer system or to a private sewer main line. If a private sewer main line is proposed, the private main line must connect at a manhole with a public lower lateral sized at a minimum of 8 inches in diameter. If there is more than one building in any single parcel and the parcel is not proposed for split, then each building on that parcel must have a separate connection to a private onsite sewer line upstream of any connection to the SacSewer sewer. These improvements must be shown on the plans.

A21. Prior to the APPROVAL OF IMPROVEMENT PLANS: SacSewer Design Standards and Specifications require minimum 6-inch lower laterals for multi-family (duplexes, multiplexes, condominiums, and townhouses), commercial and industrial properties.

A22. Prior to the APPROVAL OF IMPROVEMENT PLANS: All onsite sewer plans and offsite sewer plans must be submitted separately to SacSewer via Sacramento County Site Improvement and Permit Section (SIPS) for review and approval.

A23. Prior to the APPROVAL OF IMPROVEMENT PLANS: Permanent structures, walls, signs and footings will not be permitted within the existing SacSewer easement area.

A24. Prior to the APPROVAL OF IMPROVEMENT PLANS: If any proposed garbage enclosure will contain a drain to the sewer, the enclosure must have a roof.

A25. Prior to the APPROVAL OF IMPROVEMENT PLANS. Any landscaping within easement areas is limited to lawn or similar groundcover, or plant species that are not environmentally protected and whose mature growth does not exceed five feet in height. When planting, place a root barrier system, such as trifluralin fabric, between the main lines or laterals and any trees or shrubs planted within the easement area.

Department of Utilities

A26. 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.

A27. The applicant shall grant and reserve easements as needed, for water, drainage facilities, and for surface storm drainage, at no cost at or before the time of sale or other conveyance of any parcel or lot. A note stating the following shall be placed on the Parcel Map: “Reciprocal easements for utilities, drainage, water 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.”

A28. Prior to the initiation of any water or storm drainage services to the project, a business association (BA), or a privately funded maintenance district shall be formed and C.C. & R.s shall be approved by the City and recorded assuring maintenance of water and storm drainage facilities within the private property. Private easements shall be dedicated for these facilities. The CC&Rs must provide that the City-approved provisions regarding water and surface and subsurface storm drainage facilities may not be revised without City consent. If required by the DOU, the responsible maintenance agency shall enter into and record an agreement with the City regarding the maintenance of these facilities. The agreement shall be to the satisfaction of the DOU and the City Attorney.

Fire

A29. Fire service mains shall not cross property lines unless a reciprocal easement agreement is provided. Prior to final map approval, provide any additional easement agreements need as result of the proposed property line changes.

A30. Maintenance agreements shall be provided for the interior roadways of the proposed complex and for the fire protection systems. The agreement shall be

record with the Public Recorders Office having jurisdiction and shall provide for the following:

a. Provisions for the necessary repair and maintenance of the roadway surface.

b. Removal of vegetation overgrowing the roadway and infringing on the roadway clear vertical height of thirteen feet six inches (13’6”) and/or width of twenty feet (20’).

c. Provisions for the maintenance, repair, and/or replacement of NO PARKING-FIRE LANE signage or striping.

d. Provisions for the necessary repair and maintenance of vehicle and pedestrian access gates and opening systems.

e. Unrestricted use of and access to the roadways covered by the agreements.

f. Provisions for the control of vehicle parking in prohibited areas and a mechanism for the removal of vehicles illegally parked.

g. Maintenance and timely repair of all fire protection systems, including but not limited to hydrants, fire alarm systems and fire sprinklers.

Miscellaneous

A31. Form a Homeowner's Association. CC&R's shall be approved by the City and recorded assuring maintenance of all private drives/alleys and landscape lots. The Homeowner's Association shall maintain all private drives/alleys, lights, landscaping, walls, fences, and all common areas.

Advisory Notes:

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

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

Department of Utilities

ADV2. The proposed development is located within the Sacramento Area Sewer District (SacSewer). Satisfy all SacSewer requirements.

ADV3. 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.

Sacramento Area Sewer District

ADV4. 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 SacSewer impact fees are due. Fees are to be paid prior to the issuance of building permits.

ADV5. ONGOING: Public lower laterals must not be smaller than the upper laterals, sized according the California Plumbing Code requirements.

ADV6. ONGOING: The existing building is currently connected to the public sewer. Any required construction and/or modification to the public sewer system must be to the satisfaction of SacSewer prior to the approval of improvement plans. SacSewer Design Standards and Specifications apply to any onsite and offsite public sewer construction.

ADV7. ONGOING: Any use of SacSewer sewer easements, which is not compatible or interferes with the construction, reconstruction, operation, maintenance, or repair of SacSewer sanitary sewer(s), must not be allowed. Each proposed use must be reviewed and approved in writing by the District Engineer prior to the use of the easement by the Grantor. This includes landscaping.

ADV8. ONGOING: Construction of a grease trap or a sand oil separator may be required. The applicant must verify with the applicable jurisdiction's building department.

ADV9. ONGOING: Lateral repair or replacement is required if the current lateral is damaged or deemed unmaintainable.

ADV10. Prior to the APPROVAL OF IMPROVEMENT PLANS: Check with the applicable jurisdiction's Building Department for the requirements on the private onsite sewer, including private sewer easements and private sewer maintenance agreements. A legal description of the newly created parcels must include dedication to a private sewer easement. A note must be placed upon the plans stating, "A private sewer easement for the

installation and or maintenance of a private sanitary sewer line across any of the parcels to serve another parcel shall be dedicated upon the close of escrow."

SMUD

ADV11. 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.

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.

ADV13. 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.).

Parks

ADV14. As per City Code, the applicant will be responsible to meet his/her obligations regarding:

a) Title 18, 18.56 Park Development Impact Fee, due at the time of issuance of building permit. The Park Development Impact Fee is estimated at $13,176. This project proposes a total of 11,874 square feet of commercial retail development and 8,587 square feet of commercial office development. The Park Development Impact Fee due for this project is based on the Remainder of City Rate of $0.56 per square foot for retail and commercial projects, and $0.76 per square foot for commercial office projects. 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.

B. Site Plan and Design Review of the Tentative Subdivision Map layout, and the construction of two 6,300 square foot retail buildings, and one 9,000 square foot office in the General Commercial and Natomas Crossing Area 1 Planned Unit Development (C-2-PUD) zone.

Planning

B1. This approval is for the construction of two 6,300 square foot retail buildings,

and one 9,000 square foot office building, and associated site improvements as shown on the final approved plans.

B2. Development of the site shall be in compliance with the approved plans and these conditions of approval. Any modification(s) to the project shall be subject to review and approval by Planning staff (and may require additional entitlements) prior to the issuance of building permits.

B3. The applicant shall obtain all necessary building and encroachment permits prior to the commencement of construction.

B4. The project is approved per final approved plans and these conditions of approval.

B5. The building elevations shall have a consistency of detail and quality as indicated on the plans. If there are any discrepancies between the exhibits and the conditions, the conditions will take precedence. All notes and drawings on the included plans as submitted by the applicant are deemed conditions of approval. Any work that differs from the final set of plans approved by Planning staff shall be subject to review and approval prior to the issuance of a building permit or work undertaken.

B6. All newly installed ground-mounted and roof-mounted mechanical equipment must be completely concealed from all adjacent and approaching right-of-way views. Construction documents shall clearly illustrate compliance. Placement of all exterior mechanical equipment, along with any necessary screening and details, must be shown on site plans, roof plans, and exterior elevations. Permanently supported solid, slatted, or louvered metal panel material only may be used. Openings in slatted material shall be less than 10%. Louvered material shall be positioned so spacing does not align with line of sight views. All material shall be painted to match elements of building exterior finish.

B7. All newly installed exterior wall-mounted and ground-mounted electrical service equipment, excluding transformers, must be completely concealed from all adjacent and approaching right-of-way views. Construction documents shall clearly illustrate compliance. Placement of all exterior electrical equipment, along with any necessary screening and details, must be shown on site plans, floor plans, and exterior elevations, while maintaining all service clearance requirements. Permanently supported solid, slatted, or louvered metal panel material only may be used. Openings in slatted material shall be less than 10%. All material shall be painted to match elements of building exterior finish.

B8. Building height, setbacks, and massing shall be consistent with the approved plans.

B9. All building elevations shall have a form and design consistent with the final approved plans.

B10. Provide the following design elements as shown on the approved plans:

- A1. Wood grain aluminum siding.
- B1. Cement plaster.
- C1. Metal accent panels.
- D1. Storefront windows.
- E1. Trim.
- F1. Canopy.

B11. Enhanced paving shall be provided as indicated on the approved plans.

B12. Landscaping shall be provided as indicated on the approved plans, including, ornamental trees, shrubs, and grass as shown on the landscape plan.

B13. All landscaping and planting shall conform to City standards for sight line requirements at intersections and driveways.

B14. The project shall comply with the tree shading requirements for parking lots, prescribed in the Planning and Development Code section 17.612.040.

B15. Parking lot layout shall be consistent with approved plans; parking stalls and drive aisle shall comply with Title 17 development standards.

B16. Provide a minimum of 6 long-term bicycle parking stalls and 8 short-term bicycle parking stalls. Location and number of short- and long-term bicycle parking shall be provided as indicated on the approved plans. All bicycle parking facilities shall comply with the City's Bike Rack Design & Placement Design Standards.

B17. Signs were not reviewed as part of the review and approval of the proposed project. All signs shall require review and approval by Design Review and shall conform to the sign ordinance and require sign permit issuance.

B18. A photometric plan shall be provided for all outdoor lighting in and around the site at the time of plan check. 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.

B19. 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.

B20. This project is within the Natomas Basin Habitat Conservation Plan area. The project applicant/developer shall complete the pre-construction surveys for potential special-status species not less than 30 days or more than 6 months prior to construction activities in accordance with the 2003 NBHCP. The preconstruction survey shall be conducted by a qualified biologist, botanist, or related expert and will be reviewed by EPS, CDFW, USFWS, and the Natomas Basin Conservancy.

B21. Planning In-progress inspections (93) shall be called for prior to the following Building Inspections: 10 Bldg-Foundation Forms, 12 Bldg-Concrete Slab Forms, and 19 Bldg-Frame. An 89 Planning Final shall be called for prior to 29 Building Final. Please coordinate with your assigned Planning Inspection Team reviewer.

B22. This approval is effective for three years and subject to City Code Section 17.808.400. Time extensions to establish a use, construct a development project, or to demolish a structure may be granted as provided in Section 17.808.400.B. Time extensions are discretionary and not the automatic right of the applicant.

Public Works

B23. Construct standard public improvements as noted in these conditions pursuant to Title 17 of the City Code. Improvements shall be designed to City Standards and assured as set forth in Section 17.502.130 of the City Code. All improvements shall be designed and constructed to the satisfaction of the Department of Public Works. Any public improvement not specifically noted in these conditions shall be designed and constructed to City Standards. This shall include the repair or replacement/reconstruction of any existing deteriorated curb, gutter and sidewalk along Truxel Road adjacent to the subject property per City standards to the satisfaction of the Department of Public Works.

B24. Reciprocal access easements are required for shared use of the driveways w/ the adjacent parcel, if not already in place.

B25. The site plan shall conform to the parking requirements set forth in City Code 17.608.040. (Development standards for off-street parking facilities, Zoning Ordinance).

B26. The design of walls fences and signage near intersections and driveways shall allow stopping sight distance per Caltrans standards and comply with City Code Section 12.28.010 (25' sight triangle). Walls shall be set back 3' behind the sight line needed for stopping sight distance to allow sufficient room for pilasters. Landscaping in the area required for adequate stopping sight

distance shall be limited 3.5' in height at maturity. The area of exclusion shall be determined by the Department of Public Works.

Department of Utilities

B27. Per City Code Section, 13.04.070, multiple water service to a single lot or parcel may be allowed if approved by DOU Development Review and Operations and Maintenance staff. Any new water services (other than fire) shall be metered. Excess services shall be abandoned to the satisfaction of the DOU.

B28. 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 10,600 cubic feet of detention must be provided per each additional acre of impervious area. The maximum discharge rate must be limited to an estimated 0.10 cfs/acre. The drainage study shall be consistent with the latest basin 15 drainage model for the project area. 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: If the project exceeds the allocated impervious area, drainage mitigation will be required.)

B29. The onsite water and storm drain systems shall be private systems maintained by the business association.

B30. Prior to the initiation of water and storm drainage service to the development, a business association (BA), or a privately funded maintenance district shall be formed and C.C.&R's shall be approved by the City and recorded assuring maintenance of water and storm drainage facilities within the private property. Private easements shall be dedicated for these facilities. The CC&Rs must provide that the City-approved provisions regarding water and surface and subsurface storm drainage facilities may not be revised without City consent. If required by the DOU, the responsible maintenance agency shall enter into and record an agreement with the City regarding the maintenance of these facilities. The agreement shall be to the satisfaction of the DOU and the City Attorney.

B31. Finished floor elevations shall be a minimum of 1-foot above the 100-year HGL or 1.5–feet above the overland flow release elevation, whichever is higher or as approved by the DOU.

B32. No more than 6,000 square feet is allowed to sheet drain over a public sidewalk. If the area is larger than 6,000 square feet, then an on-site surface drainage system is required and shall be connected to the street drainage system by means of a storm drain service tap. All on-site drainage systems shall be designed to the standard specified in the DOU onsite design manual.

B33. A grading plan showing existing and proposed elevations is required. Adjacent off-site topography shall also be shown to the extent necessary to determine impacts to existing surface drainage paths. No grading shall occur until the grading plan has been reviewed and approved by the DOU.

B34. If this project disturb more than one acre of land; the project is required to comply with the State's "Construction General Permit". To comply with the State Permit, the applicant must file a Notice of Intent (NOI) through the State's Storm Water Multiple Application and Report Tracking System (SMARTS). A valid WDID number must be obtained and provided to the DOU prior to the issuance of any grading permits.

B35. 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.

B36. Post construction (permanent), stormwater quality control measures shall be incorporated into the development to minimize the increase of urban runoff pollution caused by development of the area. The project is an area served by an existing regional water quality control facility, therefore only source control, and Low Impact Development (LID) measures, certified full capture trash control devices are required. Improvement plans must include the measures selected for the site. Refer to the latest edition of the "Stormwater Quality Design Manual for the Sacramento Region" Chapter 4 for appropriate source control measures and chapter 5 for appropriate LID and HMP measures.

B37. A maintenance agreement may be required for LID measures and full capture control devices. Contact DOU for a list of accepted proprietary devices considered for LID and full capture trash control. Construction drawings must

include all proposed source controls and on-site water quality measures selected for the site.

B38. The proposed project is located in a Special Flood Hazard Area (SFHA), designated as A99 zone by the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRMs). As of July 1, 2024, new regulations to this area apply as contained in the current Comprehensive Flood Management Plan (CFMP). Any new construction of and/or substantial improvement to any structure must have the lowest floor, including the basement, elevated at least 12-inches above the highest adjacent 100-year event HGL of the City's drainage system and at least 18-inches above the Controlling Overland Release Point in the public right-of-way. Also, a Hold Harmless Agreement, and an Elevation or Floodproofing Certificate or both (commercial properties have the option of floodproofing if elevation is not feasible) will be required.

Urban Forestry

B39. **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

B40. All concrete sidewalks and driveways shall be retained throughout construction to protect the roots and soil from the impacts of construction activities.

a. Existing driveways shall be used as the sole access to the site. Where there are no existing driveways, access shall be limited to a one or two locations outside the dripline of protected trees that have protection from soil compaction with the use of one or more of the following: A 6-inch layer of hardwood chips covered by ¾-inch plywood or trench plates, geotextile fabric covered by a 6-inch layer of hardwood chips or an alternative that is approved by the City Arborist.

B41. Right-of-way planters and City trees shall be separated from the construction site with a six-foot high chain link fence that shall remain throughout the duration of the project to protect trees and to prevent construction traffic from compacting the soil in the planters.

B42. Construction trailers and port-a-potties shall be placed on existing hardscape or bridged over the tree protection zone or planter so as not to compact soil.

B43. 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 Certified Arborist. Submit a tree permit application and a tree protection plan created by a Certified Arborist to UrbanForestry@cityofsacramento.org and refer to the planning project number or off-site project number.

B44. 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 Certified Arborist.

B45. There shall be no excavation deeper than the existing excavation for sidewalks within the dripline of protected trees.

B46. There shall be no grade changes within the dripline of protected trees. All grade changes shall be accommodated onsite.

B47. There shall be no soil compaction within the dripline of protected trees.

B48. There shall be no non-native soil, non-organic matter or structural soil added to the right-of-way planter.

B49. The following is a list of activities that require a tree permit if they are to occur or be used within the right-of-way planter and/or within the tree protection zone of protected trees: any regulated work as defined in SCC 12.56, including excavation, grade changes, trenching, root or canopy pruning, or boring.

B50. The following is a list of activities that are prohibited within the right-of-way planter and/or tree protection zone of protected trees: pedestrian and equipment traffic that could compact the soil or physically damage roots, parking vehicles, equipment and/or port-a-potties, storing of soil, construction materials, petroleum products, water or building refuse, disposing of wash water, paint, cement, fuel or other potentially damaging liquids, and any other activities that may have negative impacts on the trees and soil.

B51. All trees shall be watered regularly according to the recommendation of the Project Arborist.

B52. The applicant shall be financially responsible for any damage to City trees associated with the project. Accidental or negligent actions that damage City trees may result in a penalty. The monetary value of any such damages will be appraised by the City Urban Forester or his authorized representative and shall be expressed as the monetary equivalent of all labor and materials required to bring the tree in question to a state of comparable utility with regards to its condition and function prior to the beginning of the project.

Fire

B53. Timing and Installation. When fire protection, including fire apparatus access roads and water supplies for fire protection, is required to be installed, such protection shall be installed and made serviceable prior to and during the time of construction. California Fire Code Section 501.4

B54. Upon submitting improvement plans for review, identify that roads used for Fire Department access that are less than 28 feet in width shall be marked "No Parking Fire Lane" on both sides; roads less than 36 feet in width shall be marked on one side.

B55. Upon submitting improvement plans for review, provide a water flow test. (Make arrangements with the Department of Utilities at 916-808-7890 or by email at DOUdevelopmentreview@cityofsacramento.org California Fire Code Section 507.4

B56. Upon submitting improvement plans for review, identify that fire hydrants have been provided in accordance with California Fire Code Section 507 and Appendix C, Section C102.1 as amended the Sacramento City Code Section 507.5.1.

B57. Upon submitting improvement plans for review, identify that appropriate Knox access for the site and any structures has been provided. California Fire Code Section 506.

B58. Upon submitting improvement plans for review, provide a Site Safety Plan in compliance with Section 3303 of the California Fire Code. The plan shall identify at minimum, the following safety precautions during demolition and construction:

b. Name and contact information of the Owner's authorized agent (Site Safety Director) responsible for the development, implementation and maintenance of an approved written site safety plan.
c. Procedures for reporting emergencies.
d. Fire Department Access Routes.
e. Location of fire protection equipment, including type and size of fire extinguishers.
f. Smoking and cooking policies that include designated safe areas where smoking and cooking may occur with adequate signage in accordance with Section 3305.8
g. Location(s) and proper safety considerations for temporary heating and any associated equipment.
h. Hot Work Plan when any welding and/or cutting shall occur.
i. Means of providing safeguards to minimize the risk of unwanted releases, fires or explosions involving hazardous materials, such as ignitable liquids/vapors or other combustible materials and ignition sources (cutting and welding, etc).

j. Designated smoking areas free of ignitable vapors and other combustible materials.

Solid Waste

B59. Project must meet the requirements outlined in City Code Chapter 13.24 and 17.616.

B60. The trash enclosure must have sufficient space to store bins for trash, recycling, and organics. Service level minimums for recycling and organics can be found in Chapter 13.24.600. Trash and organics must be collected at least weekly. Recycling must be collected at least monthly.

B61. Solid waste trucks must be able to safely move about the project, with minimum backing, and able to empty the containers safely.

B62. This project will be required to submit a Construction and Demolition (C&D) Debris plan, as outlined on the City's web site at http://www.cityofsacramento.org/public-works/RSW/Collection-Services/Recycling/Construction-and-Demolition as a condition of building permit issuance. Please contact the Solid Waste C&D team if you have any questions:

Phone: (916) 808-0965

Email: C&D@cityofsacramento.org

Police Department

Lighting:

B63. Exterior lighting shall be white light using LED lamps with full cutoff fixtures to limit glare and light trespass. Color temperature shall be between 2700K and 4100K with a color rendering index of 80 or higher and a light loss factor of .95 or better. When choosing lamps, the applicant shall look for efficiency of 110 lumens per watt or better. All existing exterior fixtures shall be replaced with fixtures that meet this requirement.

B64. Light poles, if applicable, shall be no higher than 16'.

B65. Broken or damaged exterior lighting shall be repaired or replaced within 48 hours of being noted.

B66. Entry drives, drive aisles, parking and bicycle parking shall be illuminated to a maintained minimum of 1.5 foot candles per square foot of parking area at a 6:1 average to minimum ratio.

B67. Exterior walkways, alcoves and passageways shall be illuminated to a maintained minimum of 1/3 foot candles per square foot of surface area at a 6:1 average to minimum ratio.

B68. Exterior lighting shall be designed in coordination with the landscaping plan to minimize interference between the light standards and required illumination and the landscape trees and required shading.

B69. Exterior lighting shall be shielded or otherwise designed to avoid spill-over illumination to adjacent streets and properties.

Landscaping:

B70. All mature landscaping shall follow the two-foot, six-foot rule. All landscaping shall be ground cover, two feet or less and lower tree canopies of mature trees shall be above six feet. This increases natural surveillance, eliminates hiding areas within the landscape, and provides for tenants and users a safer environment.

B71. Tree canopies shall not interfere with or block lighting. This creates shadows and areas of concealment. The landscaping plan shall allow for proper illumination and visibility regarding lighting and surveillance cameras through the maturity of trees and shrubs.

Security:

B72. Fencing, if applicable, shall be of decorative tubular steel, no climb type and a minimum of 6’ in height.

B73. A Video Assessment and Surveillance System (VASS) shall be installed at the site and maintained by a property management company, security company, or designee.

B74. Manager with access to VASS storage shall be able to respond to any activation within two hours.

B75. Cameras shall be day/night capable with a resolution of no less than two (2) megapixels and a minimum frame rate of 15 frames per second.

B76. Each driveway entrance and each building entrance shall be covered by a camera set at 100 pixels per foot or higher.

B77. VASS shall be capable of exporting footage to common media in a standard viewing format and shall not require proprietary software for third party viewing.

B78. VASS shall be capable of storing no less than 30 days' worth of activity.

B79. VASS shall provide comprehensive coverage of:

k. areas of ingress and egress
l. parking lot
m. coverage of all exterior sides of the property(s)
n. adjacent public rights of way
o. main lobby entrance
p. hallways

B80. No more than 10 percent of the square footage of windows and clear doors for retail purposes shall be blocked by advertising, signs, shelves or anything else. All advertising, signs, and shelving shall be placed and maintained in a manner that ensures that law enforcement personnel have a clear and unobstructed view of the interior of the premises from the exterior public sidewalk or entrance to the premises. All signs shall comply with the City Code.

B81. All dumpsters shall be kept locked or in locked enclosures. Gating for dumpster enclosures should be slatted to allow visual surveillance of the interior.

B82. Exterior trash receptacles shall be of a design to prevent unauthorized removal of articles from the trash bin.

B83. Any graffiti painted or marked upon the premises or on any adjacent area under the control of the applicant shall be removed or painted over with matching paint within 72 hours of being applied.

B84. Exterior benches shall be constructed so as to deter skateboarding (e.g., center armrest partitions).

B85. Property management shall be responsible for the daily removal of all litter from the site.

B86. Applicant shall install a law enforcement "Knox Box" for police access to common areas on the premises, including, but not limited to the main lobby entrance. If elevators can only be operated via electronic access card, management shall ensure a card is placed in the exterior knox box.

B87. Applicant shall employ uniformed security to respond to on-site disturbances, 24/7. Security shall conduct no less than two (2) site inspections daily. The contracted security company shall be registered and in good standing with the Bureau of Security and Investigative Services (BSIS). Applicant may request a modification of this condition at any time. Any request for modification shall be in writing and submitted to the Sergeant of the Sacramento Police Department's CPTED unit, or designee, and specify the desired

modification(s). The Sacramento Police Department will evaluate the modification request and will respond within 30 days of receipt of the request.

During Construction:

B88. The applicant shall enclose the entire perimeter of the project with a chain link fence with necessary construction gates to be locked after normal construction hours.

B89. The location shall be monitored by security after normal construction hours during all phases of construction. This can be done via remote camera monitoring.

B90. Adequate security lighting shall be provided to illuminate vulnerable equipment and materials. Lighting shall be white light with full cut off fixtures.

SMUD

B91. SMUD has existing underground 12kV facilities on and surrounding the project site, that will need to remain. The Applicant shall be responsible for maintaining all CalOSHA and State of California Public Utilities Commission General Order No. 128 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.

B92. 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. Applicant shall submit landscape improvement plans with tentative or final map as a condition of approval. New landscaping improvements shall be restricted to a maximum height of fifteen feet tall at full maturity.

B93. 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.

B94. 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. Applicant shall submit landscape improvement plans with tentative or final map as a condition of approval.

B95. 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.

B96. The Applicant shall provide separate SMUD service points to each parcel to the satisfaction of SMUD.

B97. 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.

B98. 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. Applicant shall submit landscape improvement plans with tentative or final map as a condition of approval.

B99. 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. Applicant shall submit landscape improvement plans with tentative or final map as a condition of approval.

B100. 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.

Sacramento Area Sewer District

B101. Prior to the APPROVAL OF IMPROVEMENT PLANS: Installation of a public cleanout is required at the right-of-way. These improvements must be shown on the plans.

B102. Prior to the APPROVAL OF IMPROVEMENT PLANS: To obtain sewer service, construction of SacSewer sewer infrastructure will be required. Current SacSewer Standards and Specifications apply to any offsite or onsite public sewer construction or modification. These improvements must be shown on the plans. Field modifications to new or existing precast manhole bases are not allowed.

B103. Prior to the APPROVAL OF IMPROVEMENT PLANS: SacSewer requires each building on each lot with a sewage source to have a separate connection to SacSewer's sewer system. If there is more than one building in any single parcel and the parcel is not proposed for split, then each building on that parcel must have a separate connection to a private onsite sewer line upstream of any connection to the SacSewer sewer. These improvements must be shown on the plans.

B104. Prior to the APPROVAL OF IMPROVEMENT PLANS: Lower Laterals must not directly connect to main lines more than 19 feet deep / directly to trunk lines (lines with flow greater than 1 MGD).

B105. Prior to the APPROVAL OF IMPROVEMENT PLANS: SacSewer Design Standards and Specifications require minimum 6-inch lower laterals for commercial and industrial buildings.

B106. Prior to the APPROVAL OF IMPROVEMENT PLANS: All onsite sewer plans and offsite sewer plans must be submitted separately to SacSewer for review and approval.

B107. Prior to the APPROVAL OF IMPROVEMENT PLANS: Permanent structures, walls, signs and footings will not be permitted within the existing SacSewer easement area.

B108. Prior to the APPROVAL OF IMPROVEMENT PLANS. If any proposed garbage enclosure will contain a drain to the sewer, the enclosure must have a roof.

B109. 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 SacSewer impact fees are due. Fees are to be paid prior to the issuance of building permits. Programs are available that support the economic vitality and job growth in the region by reducing sewer impact

fees for eligible commercial and industrial customers. Please visit www.sacsewer.com/confluence-regional-partnership-program to learn more.

B110. Prior to the APPROVAL OF IMPROVEMENT PLANS. Any landscaping within easement areas is limited to lawn or similar groundcover, or plant species that are not environmentally protected and whose mature growth does not exceed five feet in height. When planting, place a root barrier system, such as trifluralin fabric, between the main lines or laterals and any trees or shrubs planted within the easement area.

Advisory Notes:

Department of Utilities

ADV1. The proposed development is located within the Sacramento Area Sewer District (SacSewer). Satisfy all SacSewer requirements.

ADV2. 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. Note: The project is in an area exempt from the Storm Drainage Development Fee.)

Building

ADV3. 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)

ADV4. All exterior walls, openings in exterior walls, and exterior building elements (including exterior exit stairways, ramps, and landings), whether new or existing, are required to comply with the applicable provisions of the California Building Standards Code regarding fire-resistive construction and opening protection based on fire separation distance to established or newly created lot lines. Applicable provisions include, but are not limited to:

- CBC §705.5 – Fire-resistance ratings based on fire separation distance
- CBC Table 705.8 – Allowable area of openings in exterior walls
- CBC §1027 – Exterior exit stairways and ramps

Sacramento Area Sewer District

ADV5. ONGOING: Public lower laterals must not be smaller than the upper laterals, sized according the California Plumbing Code requirements.

ADV6. ONGOING: Any use of SacSewer sewer easements, which is not compatible or interferes with the construction, reconstruction, operation, maintenance, or repair of SacSewer sanitary sewer(s), must not be allowed. Each proposed use must be reviewed and approved in writing by the District Engineer prior to the use of the easement by the Grantor. This includes landscaping.

ADV7. ONGOING: SacSewer prohibits gates that prevent access within sewer easements unless the District standards for accessibility through gates are met. Lateral repair or replacement is required if the current lateral is damaged or deemed unmaintainable.

Sacramento Metro Air District

ADV8. Due to the health risks posed by public exposure to asbestos, demolition and renovation of existing buildings is subject to Sac Metro Air District Rule 902, to limit asbestos exposure during these activities. 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.

ADV9. 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. Projects undergoing any environmental review must implement Sac Metro Air District Basic Construction Emission Control Practices, also available on our website, to help avoid significant construction-related air quality impacts.

C. **Tree Permit** for the removal of one private protected tree is approved based on the following conditions:

C1. The applicant shall provide for the planting and irrigation of 26 inches DSH in the form of new large-canopy landscape trees according to the landscape plan and to the satisfaction of the City Urban Forester.

C2. The applicant shall retain all trees permitted for removal until all fees associated with a building permit have been paid.

Table of Contents

Exhibit A: Project Plans

Adopted by the City of Sacramento City Council on September __, 2026, by the following vote:

Ayes:

Noes:

Abstain:

Absent:

Attest:

PROJECT TEAM

OWNER/ DEVELOPER
MEISSNER COMMERCIAL REAL ESTATE SERVICES
4995 MURPHY CANYON ROAD, SUITE 100
SAN DIEGO, CA 92123

CONTACT: TIM MEISSNER
PH: (858) 373-1210
EMAIL: TIM@MEISSNERCRES.COM

ARCHITECT
19SIX ARCHITECTS
1715 R STREET, SUITE 200
SACRAMENTO, CA 95811

CONTACT: TERRY GREEN
PH: (916) 786-8178
EMAIL: TGREEN@19SIX.COM

CIVIL ENGINEER
CWE CORP.
2260 DOUGLAS BOULEVARD, SUITE 160
ROSEVILLE, CA 95661

CONTACT: TONY MCCREARY
PH: (916) 772-7800
EMAIL: AMCCREARY@CWECORP.COM

LANDSCAPE ARCHITECT
CONCEPTUAL DESIGN + PLANNING COMPANY
1675 SCENIC DRIVE, SUITE 200
COSTA MESA, CA 92626

CONTACT:
VIANEY MINJAREZ
PH: (949) 399-0870
EMAIL: VMINJAREZ@CDPCINC.COM

DRAWING SHEET INDEX

SHEET #	SHEET NAME
1. OVERALL GENERAL INFORMATION	
G-000	COVER SHEET
G-001	EXISTING ZONING
G-002	PROPOSED ZONING
G-003	PUD AMENDMENT - EXISTING
G-004	PUD AMENDMENT - PROPOSED
G-005	EXISTING CONDITIONS
2. CIVIL ENGINEERING	
C1	EXISTING CONDITIONS
C2	PRELIMINARY GRADING & DRAINAGE PLAN
C3	PRELIMINARY WATER AND SEWER PLAN
C4	IMPERVIOUS SURFACE PLAN
C5	FIRE ACCESS PLAN
C6	TRASH TRUCK CIRCULATION
C7	PHASING PLAN
TSM1	TENTATIVE SUBDIVISION MAP 1
TSM2	TENTATIVE SUBDIVISION MAP 2
TSM3	TENTATIVE SUBDIVISION MAP 3
3. LANDSCAPE ARCHITECTURE	
L-1	CONCEPTUAL LANDSCAPE PLAN
L-2	SHADE DIAGRAM
L-3	PLANTING GALLERY
4. ARCHITECTURAL DRAWINGS	
A-101	ARCHITECTURAL SITE PLAN
A-201	TYPICAL FLOOR PLAN - RETAIL BUILDING A/ B (REVERSED)
A-202	TYPICAL ROOF PLAN - RETAIL BUILDING A/ B (REVERSED)
A-203	EXTERIOR ELEVATIONS - RETAIL BUILDING A
A-204	PERSPECTIVES - RETAIL BUILDING A
A-205	PERSPECTIVES - RETAIL BUILDING B
A-206	EXTERIOR ELEVATIONS - RETAIL BUILDING B (REVERSED)
A-207	PERSPECTIVES - RETAIL BUILDING B (REVERSED)
A-208	PERSPECTIVES - RETAIL BUILDING B (REVERSED)
A-301	TYPICAL FLOOR PLAN - OFFICE BUILDING I
A-302	TYPICAL ROOF PLAN - OFFICE BUILDING I
A-303	EXTERIOR ELEVATIONS - OFFICE BUILDING I
A-304	PERSPECTIVES - OFFICE BUILDING I
A-305	PERSPECTIVES - OFFICE BUILDING I
A-401	STREETSCAPE ELEVATION

SITE CONTEXT
SCALE: N.T.S.

NORTH

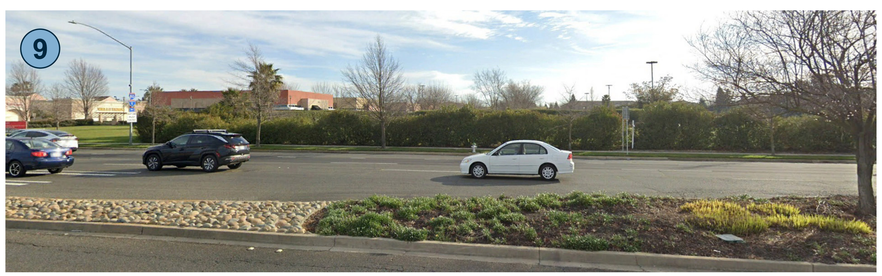
CENTERPOINTE AT NATOMAS CROSSING - ZONE CHANGE / DESIGN REVIEW

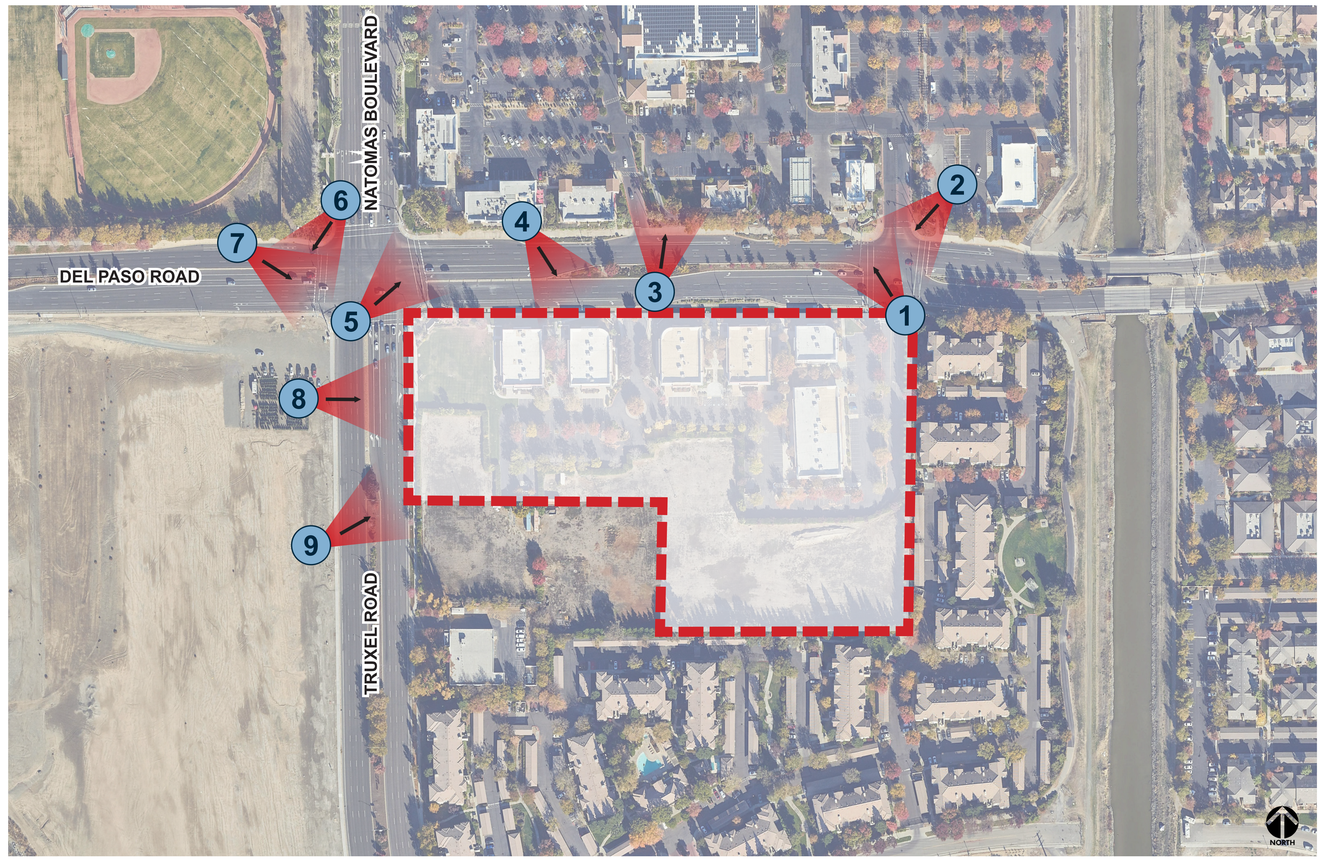
MEISSNER COMMERCIAL REAL ESTATE SERVICES

DATE: APRIL 01, 2026

1715 R STREET, SUITE 200
SACRAMENTO, CA 95811
TEL (916) 786-8178

196





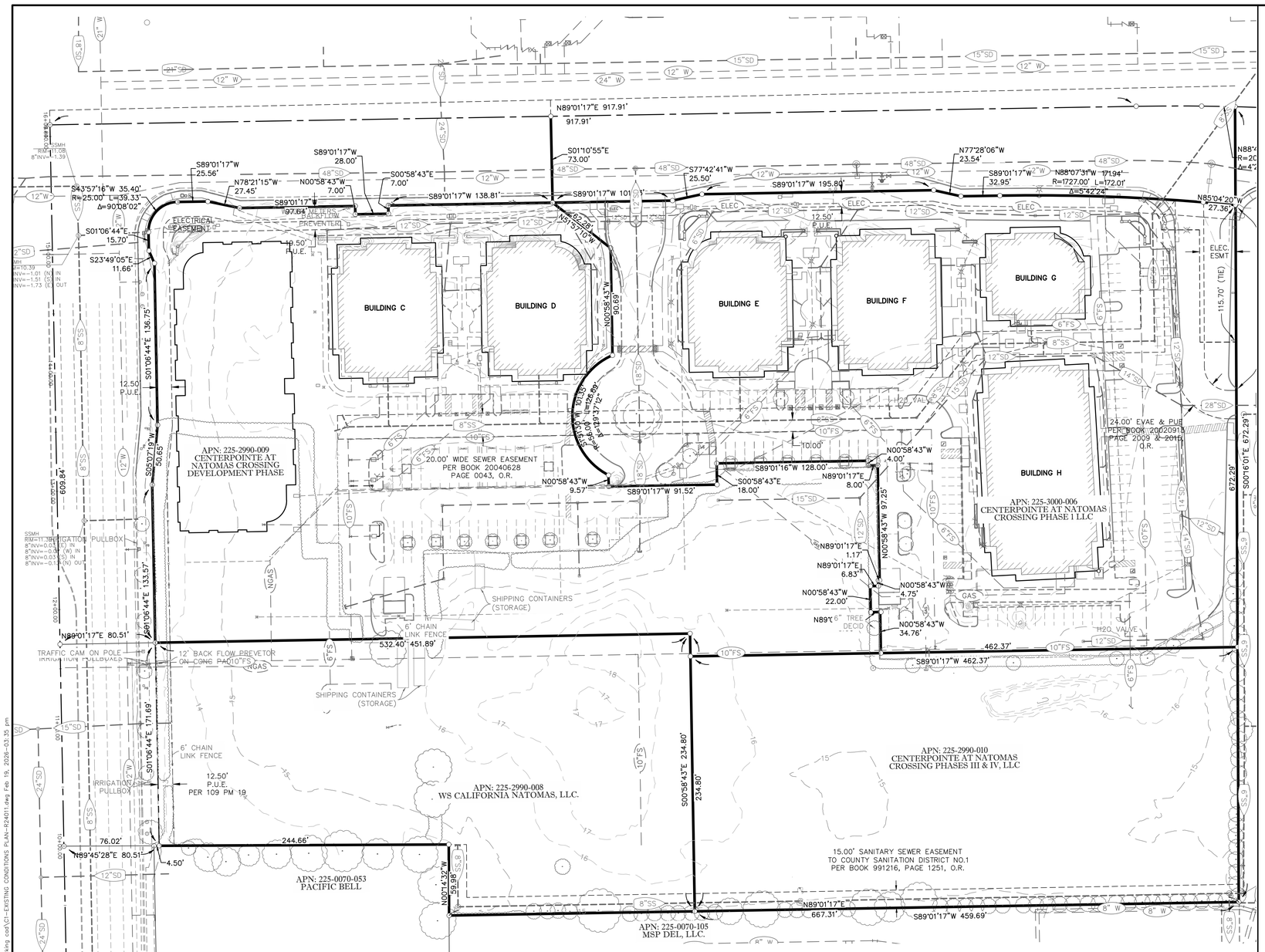
CENTERPOINTE AT NATOMAS CROSSING - ZONE CHANGE / DESIGN REVIEW

MEISSNER COMMERCIAL REAL ESTATE SERVICES

DATE: APRIL 01, 2026

1715 R STREET, SUITE 200
SACRAMENTO, CA 95811
TEL (916) 786-8178

196



LEGEND

EXISTING	DESCRIPTION
	PROPERTY LINE
	ROW
	EASEMENT
	LOT LINE
	CENTERLINE
	DIMENSION POINT (PROPERTY LINE)
	FOUND MONUMENT AS NOTED
	CONTROL POINT AS NOTED
	SW, CURB & GUTTER
	DITCH / FLOWLINE
W	EP
XX"SD	STORM DRAIN
XX"SS	SANITARY SEWER
XX"W	WATER
XX"DW	DOMESTIC WATER
XX"FS	FIRE SERVICE
XX"G	GAS LINE
	TELEPHONE MH
	SDMH
	DROP INLET
	DIRECTION OF SURFACE FLOW
	OVERLAND RELEASE PATH
	SSMH
	SSCO
	FIRE HYDRANT
	PIV
	FDC
	WATER VALVE
WM	WATER METER
	CONCENTRIC REDUCER
	REDUCED PRINCIPAL PRESSURE ASSEMBLY
RP	REDUCED PRESSURE BACKFLOW PREVENTER
	AIR RELEASE VALVE
	BLOW OFF ASSEMBLY
	MONUMENT WELL
	BOLLARD
	GAS VALVE
	UTILITY POLE
	UTILITY POLE WITH LIGHT
	STREET LIGHT
	DOUBLE POST TOP STREET LIGHT
	LIGHT
X X	FENCE
	RETAINING WALL
	BLOCK WALL
25	INDEX CONTOUR
	INTERMEDIATE CONTOURS
PB	JUNCTION/PULL BOX
	SIGN
	CULVERT WITH FES
	GRADE BREAK LINE
	TREE & DRIP
	PIPE CAP
	CONTROL POINT
FF: 123.00	FINISH FLOOR ELEVATION
157.01 AC	SPOT ELEVATION (ASPHALT CONCRETE)
	MATCH (E) GRADE ELEVATION
	TRUNCATED DOMES
	BUILDING

FLOOD ZONE:

THIS PROPERTY LIES WITHIN FEMA FLOOD ZONE "A99" AS DESIGNATED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NUMBER 06067C0045J, DATED JUNE 16, 2015, FOR THE COMMUNITY OF CITY OF SACRAMENTO, CALIFORNIA, NUMBER 060266 PANEL 0045, SUFFIX "J". AREAS LYING IN THE A99 SPECIAL FLOOD HAZARD AREA ARE KNOWN TO BE SUBJECT TO FLOODING BUT WITH NO BASE FLOOD ELEVATION (BFE) DETERMINED.

UTILITY NOTE:

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE ENGINEER MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE ENGINEER FURTHER DOES NOT GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE ENGINEER HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

FIELD SURVEY:

PERFORMED BY: CWE
DATE: JUNE 9, 2025

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF DEL PASO ROAD AS SHOWN ON 178 PM 1. BEING NORTH 89° 01' 17" EAST.

BENCHMARK:

THE BENCHMARK FOR THIS SURVEY IS A HILTI NAIL SET IN THE BACK OF SIDEWALK ON THE SW CORNER OF THE BRIDGE AT DEL PASO RD. AND EAST DRAINAGE CANAL AT WEST END OF IMPROVEMENTS. (1990)
CITY OF SACRAMENTO BENCHMARK 257-B7B
ELEV. 16.374' (NAVD 88)

40 0 40 80
1 INCH = 40 FEET

811 Know what's below. Call before you dig. or (800) 642-2444

BY	DATE	REVISION	NO.	CHECK	APPR'D
				BY	BY
DESIGN				JT	TSM
DRAWN				JT	TSM
QUANT.					

0 1 2 ORIGINAL SCALE IS IN INCHES

NOT FOR CONSTRUCTION

CWE
2260 Douglas Blvd, Suite 100, Roseville, CA 95661
Ph: 916-772-7800 | www.RPEengineering.com |
www.cwecorp.com

MEISSNER COMMERCIAL REAL ESTATE
4995 MURPHY CANYON ROAD, SUITE 100
SAN DIEGO, CA 92123
PH: (858) 373-1210

CENTERPOINTE AT NATOMAS CROSSING
DEL PASO ROAD
SACRAMENTO, CA 95834

EXISTING CONDITIONS

Sheet
C1
1 of 7
02-19-2026

LEGEND:

HEAVY DUTY AC (DRIVE AISLES)		TRUNCATED DOMES		STORM DRAIN PIPE	XX"SD
LIGHT DUTY AC (PARKING STALLS)		GRADE BREAK LINE	GB	DRAINAGE INLET	
HEAVY DUTY PCC (TRASH ENCLOSURE & GUTTERS)		FINISHED FLOOR ELEVATION	FF: 123.00	STORM DRAIN MANHOLE	Ⓓ
PEDESTRING PCC (SIDEWALKS)		SPOT ELEVATION (ABBREVIATION)	13.34 FG	SURFACE FLOW / DRAINAGE FLOW	
LANDSCAPING SEE PLANS BY OTHERS		MATCH (E) GRADE ELEVATION	13.61 AC MATCH (E)	OVERLAND RELEASE	
BIORETENTION PLANTERS		INTERMEDIATE CONTOURS	25	BUILDING SETBACK LINE	BSL
LIMIT OF WORK		INDEX CONTOUR			

GRADING CONSTRUCTION KEYNOTES:

1. CONCRETE CURB
2. TRASH ENCLOSURE WITH CONCRETE APRON
3. CONCRETE SIDEWALK
4. MONOLITHIC CONCRETE CURB & SIDEWALK
5. STRIPING FOR ACCESSIBLE PATH OF TRAVEL DEMARCATION.
6. INSTALL BIKE RACKS AT LOCATION SPECIFIED PER ARCHITECTURAL PLANS.

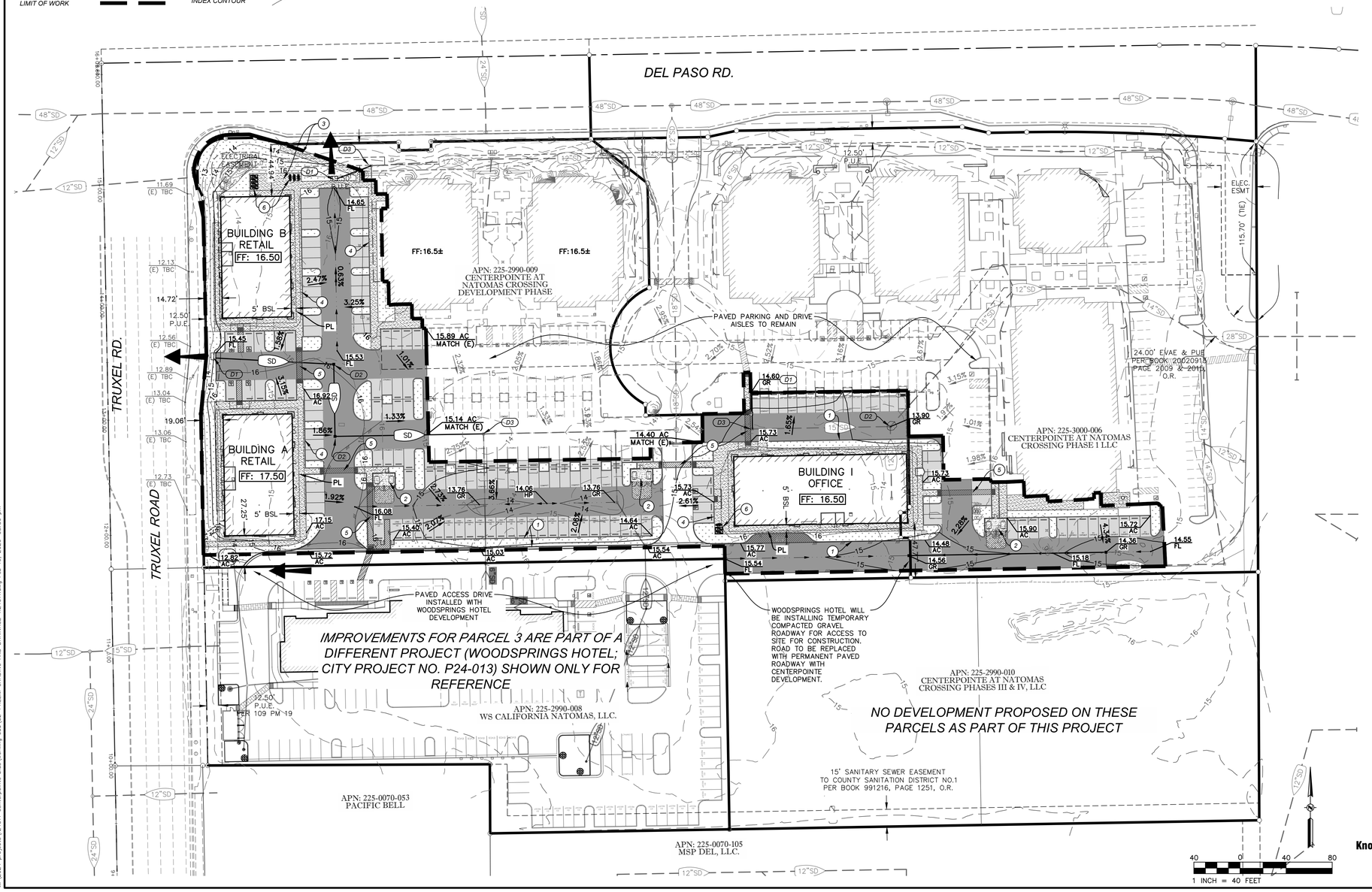
STORM DRAIN CONSTRUCTION KEYNOTES:

- D1 FILTERRA BIORETENTION UNIT
- D2 DRAINAGE INLET
- D3 CONNECT TO EXISTING STORM DRAIN

PRELIMINARY EARTHWORK ESTIMATE:

GRADED/DISTURBED AREA: 2.82 ACRES
CUT: 1,775 CUBIC YARDS
FILL: 1,990 CUBIC YARDS
NET: 215 CUBIC YARDS (FILL)

NOTE:
EARTHWORK FIGURES ABOVE ASSUME LIME-TREATED SUBGRADE.



811 Know what's below. Call before you dig. or (800) 642-2444

BY	CHECK	NO.	REVISION	DATE	APPRV'D
DESIGN	JT	TSM			
DRAWN	JT	TSM			
QUANT.					

NOT FOR CONSTRUCTION

0 1 2 ORIGINAL SCALE IS IN INCHES

CWE
2360 Bonanza Blvd, Suite 100, Roseville, CA 95661
Ph: 916-772-7800 | www.REengineering.com | www.cwecorp.com

MEISSNER COMMERCIAL REAL ESTATE
4995 MURPHY CANYON ROAD, SUITE 100
SAN DIEGO, CA 92123
PH: (858) 373-1210

CENTERPOINTE AT NATOMAS CROSSING
DEL PASO ROAD
SACRAMENTO, CA 95834

PRELIMINARY GRADING & DRAINAGE PLAN

Sheet C2
2 of 7
02-19-2026

LEGEND

DESCRIPTION	EXISTING	PROPOSED
SANITARY SEWER	XX"SS	XX"SS
WATER	XX"W	XX"W
FIRE SERVICE	XX"FS	XX"FS
SSMH		
SSCO		
FIRE HYDRANT		
PIV		
FDC		
WATER VALVE		

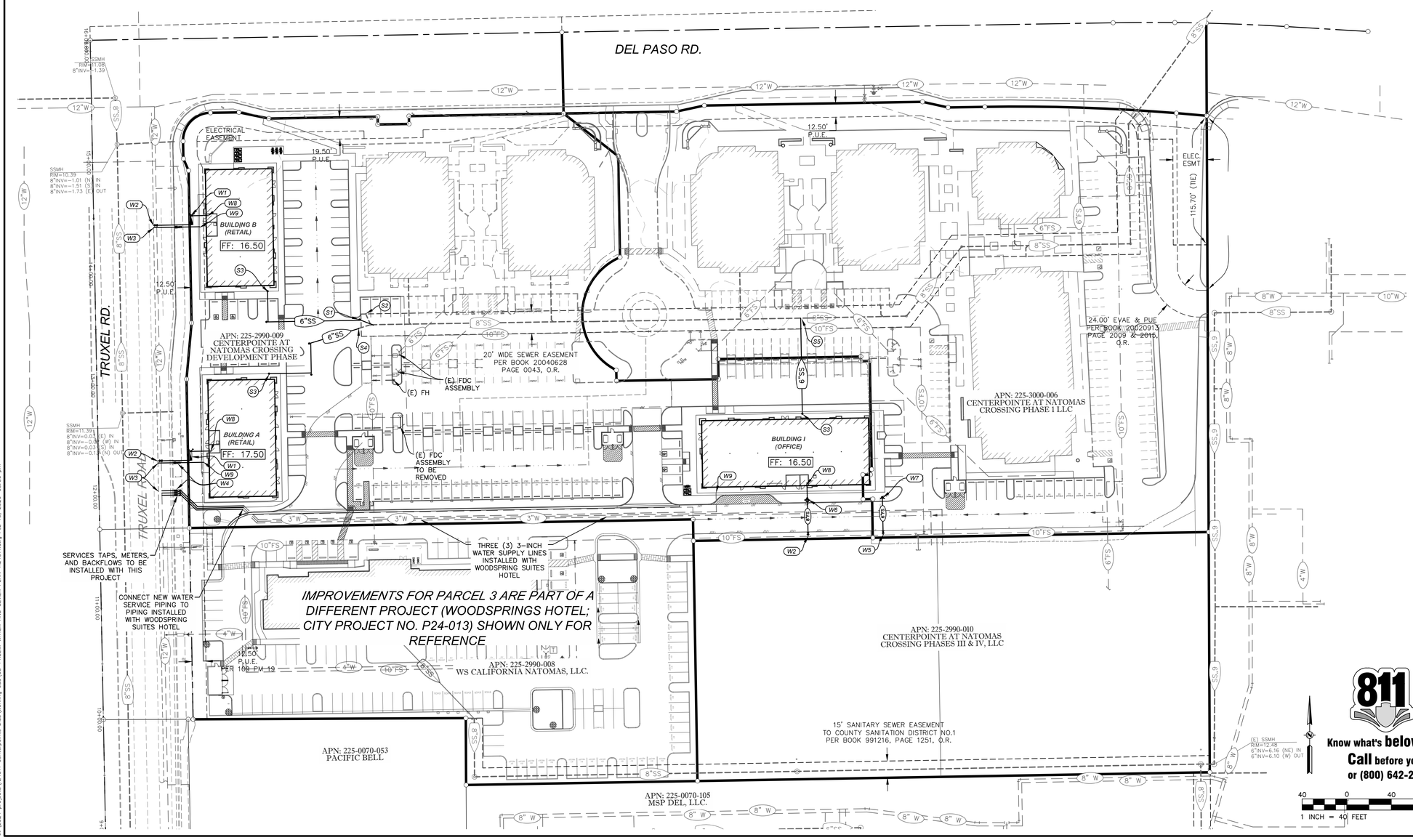
DESCRIPTION	EXISTING	PROPOSED
WATER METER	WM	WM
CONCENTRIC REDUCER		
REDUCED PRINCIPAL PRESSURE ASSEMBLY		
REDUCED PRESSURE BACKFLOW PREVENTER	RP	RP
STREET LIGHT		
FITTINGS		90° TEE, 45°, 22.5°, 11.25°

SANITARY SEWER KEYNOTES:

- (S1) NEW CLEANOUT AT EASEMENT PER SAC SEWER STDS.
- (S2) ABANDON EXISTING SEWER LOWERAL LATERAL PER SACSEWER STDS.
- (S3) SEWER POINT OF CONNECTION TO BUILDING
- (S4) CONNECT TO EXISTING SEWER CLEANOUT AT EASEMENT
- (S9) CONNECT TO EXISTING 8" SEWER MAIN WITH NEW 6" LOWER LATERAL PER SAC SEWER STDS.

WATER KEYNOTES:

- (W1) FIRE PROTECTION SYSTEM - DCDA, FDC AND PIV
- (W2) INSTALL CONNECTION AT MAIN FOR FIRE SPRINKLER SERVICE
- (W3) INSTALL CONNECTION AT MAIN FOR DOMESTIC WATER USE
- (W4) WATER METER FOR DOMESTIC USE
- (W5) INSTALL CONNECTION AT MAIN FOR FIRE HYDRANT SERVICE
- (W6) INSTALL SINGLE CHECK AND FDC
- (W7) INSTALL FIRE HYDRANT
- (W8) FIRE RISER FOR SPRINKLERS
- (W9) DOMESTIC WATER POINT OF CONNECTION TO BUILDING



NO.	REVISION	DATE	BY	APPRV'D

NOT FOR CONSTRUCTION

BY	CHECK
DESIGN JT	TSM
DRAWN JT	TSM
QUANT.	

0 1 2 ORIGINAL SCALE IS IN INCHES

CWE
2360 Douglas Blvd, Suite 160, Roseville, CA 95661
Ph: 916-772-7800 | www.REEngineering.com | www.cwecorp.com

MEISSNER COMMERCIAL REAL ESTATE
4995 MURPHY CANYON ROAD, SUITE 100
SAN DIEGO, CA 92123
PH: (858) 373-1210

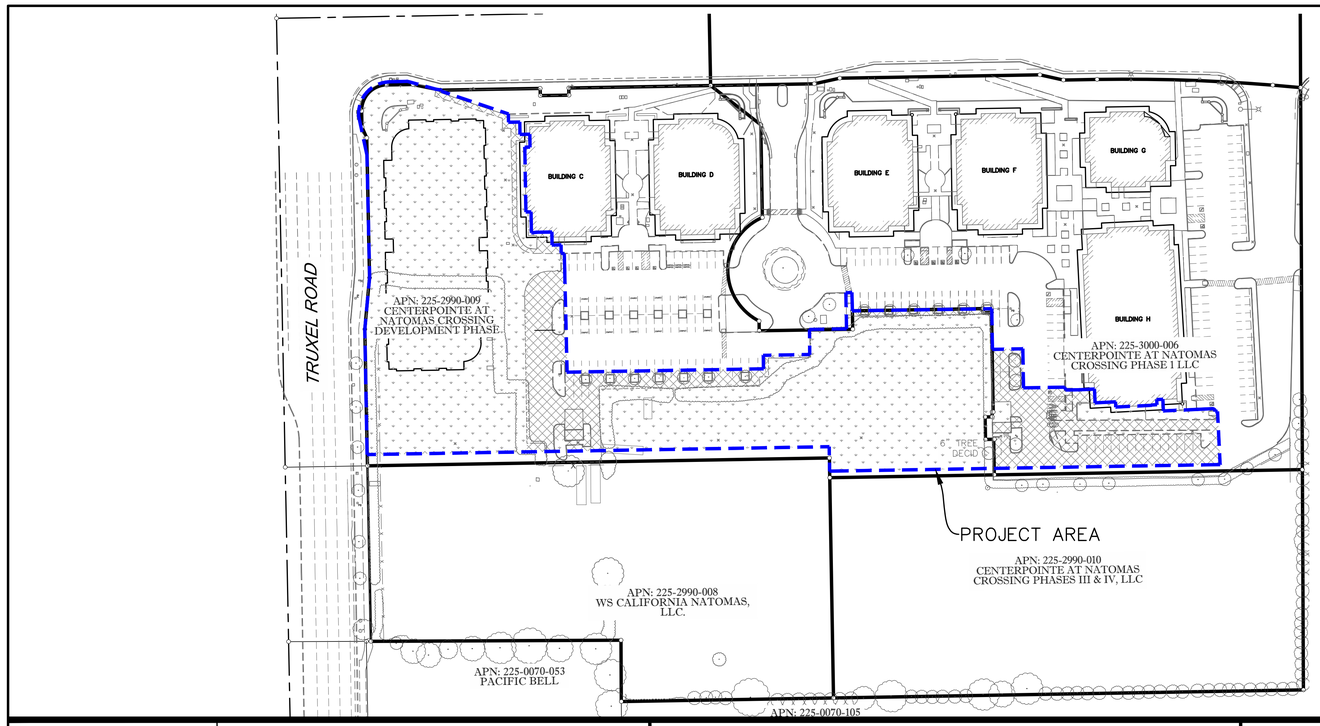
CENTERPOINTE AT NATOMAS CROSSING
DEL PASO ROAD
SACRAMENTO, CA 95834

PRELIMINARY WATER & SEWER PLAN

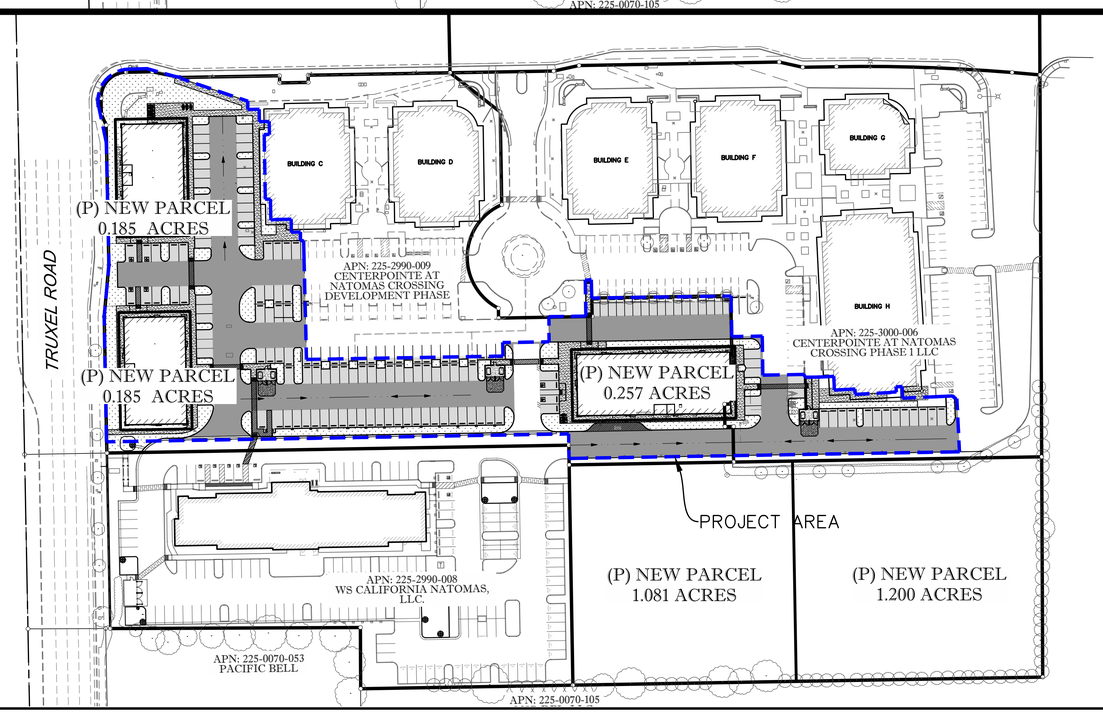
Sheet
C3
3 of 7
02-19-2026

N:\2024 projects\R24011 centerpointe bias\working cad\C3-PRELIM WATER AND SEWER PLAN-R24011.dwg Feb 19, 2026 - 03:36 pm

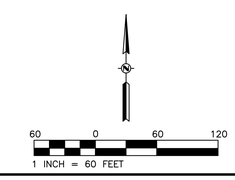
CWE PROJECT R24011 – CENTERPOINTE, SACRAMENTO, CA



LEGEND (EXISTING):	AREA (SF):
EXISTING IMPERVIOUS	26,594
EXISTING PERVIOUS	97,698
TOTAL PROJECT AREA:	124,292 SF
% IMPERVIOUS:	21.4%



LEGEND (PROPOSED):	AREA (SF):
PROPOSED HEAVY DUTY AC	106,703 SF
PROPOSED LIGHT DUTY AC	
PROPOSED HEAVY DUTY PCC	
PROPOSED LIGHT DUTY PCC	
PROPOSED BUILDING	
PROPOSED PERVIOUS	17,589 SF
TOTAL PROJECT AREA:	124,292 SF
% IMPERVIOUS	86.2%



811
Know what's below.
Call before you dig.
or (800) 642-2444

NOT FOR CONSTRUCTION

	BY	DATE	REVISION	NO.	CHECK	BY	APPRV'D
DESIGN	JT				TSM		
DRAWN	JT				TSM		
QUANT.							

0 1 2 ORIGINAL SCALE IS IN INCHES

CWE
2360 Douglas Blvd, Suite 160, Roseville, CA 95661
Ph: 916-772-39001 www.REEngineering.com |
www.cweconp.com

MEISSNER COMMERCIAL REAL ESTATE
4995 MURPHY CANYON ROAD, SUITE 100
SAN DIEGO, CA 92123
PH: (858) 373-1270

CENTERPOINTE AT NATOMAS CROSSING
DEL PASO ROAD
SACRAMENTO, CA 95834

IMPERVIOUS SURFACE PLAN

Sheet
C4
4 of 7
02-19-2026

CWE PROJECT R24011 – CENTERPOINTE, SACRAMENTO, CA

w:\2024 projects\24011 centerpointe blas\working cad\C4-IMPERVIOUS SURFACE PLAN-R24011.dwg Feb 19, 2026 - 03:36 pm

CWE PROJECT R24011 – CENTERPOINTE, SACRAMENTO, CA

CENTERPOINTE AT NATOMAS CROSSING
DEL PASO ROAD
SACRAMENTO, CA 95834

FIRE ACCESS PLAN

Sheet **C5** 5 of 7

02-19-2026

MEISSNER COMMERCIAL REAL ESTATE
4995 MURPHY CANYON ROAD, SUITE 100
SAN DIEGO, CA 92123
PH: (858) 373-1210

2260 Douglas Blvd, Suite 160, Roseville, CA 95661
PH: 916-772-7800 | www.RFEngineering.com |
www.CWEGRP.com

ORIGINAL SCALE IS IN INCHES: 0 1 2

NO.	REVISION	DATE	BY	APPRV'D

	BY	CHECK
DESIGN	JT	TSM
DRAWN	JT	TSM
QUANT.		

NOT FOR CONSTRUCTION

LEGEND:

CITY OF SACRAMENTO FIRE TURNING RADII

R=35'

R=55'

BUILDING A (RETAIL)

BUILDING B (RETAIL)

BUILDING C

BUILDING D

BUILDING E

BUILDING F

BUILDING G

BUILDING H

BUILDING I (OFFICE)

PROPOSED SINGLE CHECK & FDC FOR BLDG.

EXISTING FIRE HYDRANT

PROPOSED FIRE HYDRANT

PROPOSED DDCV & FDC FOR BLDG.

EXISTING DDCV AT STREET FOR MAIN PRIVATE

TRUXEL ROAD

(P) NEW PARCEL
1.200 ACRES

(P) NEW PARCEL
1.081 ACRES

APN: 225-3000-006
CENTERPOINTE AT NATOMAS CROSSING PHASE I LLC

APN: 225-2990-009
CENTERPOINTE AT NATOMAS CROSSING DEVELOPMENT PHASE

APN: 225-2990-008
WS CALIFORNIA NATOMAS, LLC

APN: 225-0070-053
PACIFIC BELL

APN: 225-0070-105
MSP DTLT, LLC

IMPROVEMENTS FOR PARCEL 3 ARE PART OF A DIFFERENT PROJECT (WOODSPRINGS HOTEL; CITY PROJECT NO. P24-013) SHOWN ONLY FOR REFERENCE

16+00.00 15+00.00 14+00.00 13+00.00 12+00.00 11+00.00 10+00.00 9+00.00

W:\2024 projects\24011 centerpointe blas\working cad\C5-FIRE ACCESS PLAN-R24011.dwg feb 19, 2026-03:37 pm

CWE PROJECT R24011 – CENTERPOINTE, SACRAMENTO, CA

CENTERPOINTE AT NATOMAS CROSSING
DEL PASO ROAD
SACRAMENTO, CA 95834

TRASH TRUCK CIRCULATION

Sheet **C6** 6 of 7

02-19-2026

MEISSNER COMMERCIAL REAL ESTATE
4995 MURPHY CANYON ROAD, SUITE 100
SAN DIEGO, CA 92123
PH: (858) 373-1210

2260 Douglas Blvd. Suite 160, Roseville, CA 95661
PH: 916-772-7800 | www.RFEngineering.com |
www.cweorp.com

	BY	CHECK	NO.	REVISION	DATE	BY	APPR'D
DESIGN	JT	TSM					
DRAWN	JT	TSM					
QUANT.							

ORIGINAL SCALE IS IN INCHES: 0 1 2

NOT FOR CONSTRUCTION

LEGEND:

CITY OF SACRAMENTO TRASH TURNING RADII

R41'

R31'

BUILDING G

BUILDING H

APN: 225-3000-006
CENTERPOINTE AT NATOMAS CROSSING PHASE I LLC

BUILDING F

BUILDING E

BUILDING I (OFFICE)

PROPOSED TRASH ENCLOSURE

(P) NEW PARCEL
1.200 ACRES

(P) NEW PARCEL
1.081 ACRES

APN: 225-0070-105
MSF DELL, LLC

BUILDING D

APN: 225-3990-009
CENTERPOINTE AT NATOMAS CROSSING DEVELOPMENT PHASE

PROPOSED TRASH ENCLOSURE

BUILDING C

IMPROVEMENTS FOR PARCEL 3 ARE PART OF A DIFFERENT PROJECT (WOODSPRINGS HOTEL; CITY PROJECT NO. P24-013) SHOWN ONLY FOR REFERENCE

APN: 225-3990-008
WS CALIFORNIA NATOMAS, LLC

APN: 225-0070-053
PACIFIC BELL

BUILDING B (RETAIL)

BUILDING A (RETAIL)

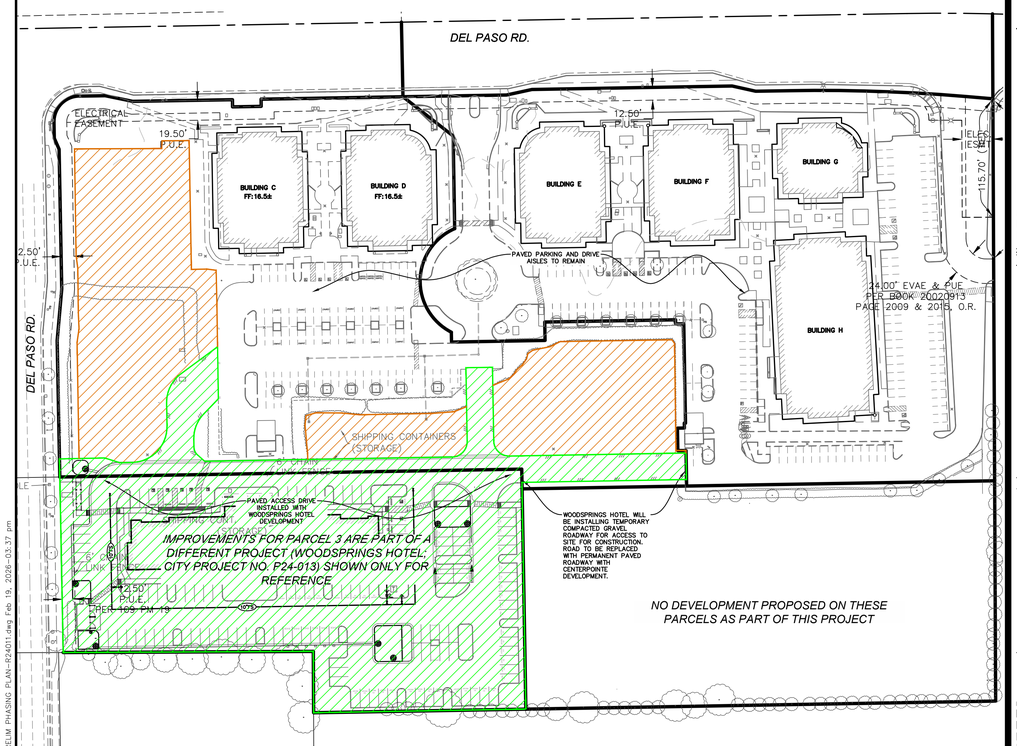
TRUXEL ROAD

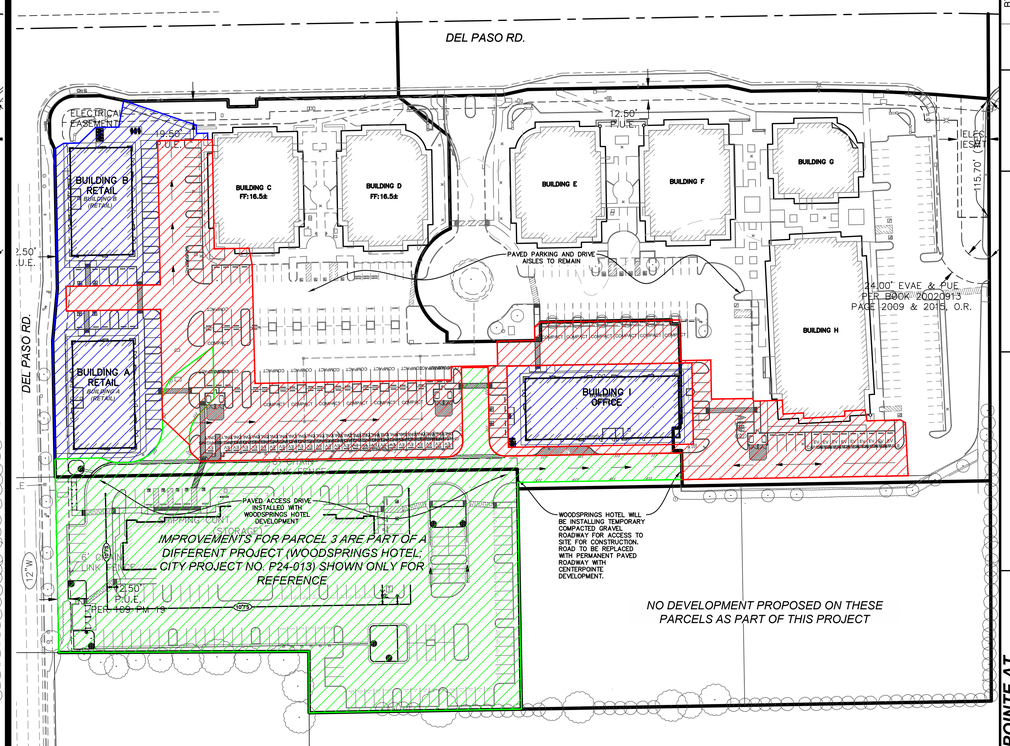
16+00.00 15+00.00 14+00.00 13+00.00 12+00.00 11+00.00 10+00.00 9+00.00

W:\2024 projects\R24011 centerpointe blas\working cad\C6-TRASH TRUCK CIRCULATION-R24011.dwg Feb 19, 2026-03:44 pm

LEGEND:

- WOODSPRINGS SUITES HOTEL (NOT A PART OF THIS PROJECT)
- PROPOSED ROUGH-GRADING AREA
- PHASE 1 CONSTRUCTION (SITE WORK)
- PHASE 2 CONSTRUCTION (BUILDINGS AND REMAINDER OF SITE WORK)





60 0 60 120
1 INCH = 60 FEET

NO.	REVISION	DATE	BY	APPRV'D

NOT FOR CONSTRUCTION

	BY	CHECK
DESIGN	JT	TSM
DRAWN	JT	TSM
QUANT.		

0 1 2 ORIGINAL SCALE IS IN INCHES

CWE
2360 Douglas Blvd. Suite 160, Roseville, CA 95661
Ph: 916.772.7800 | www.RFEngineering.com | www.cwecorp.com

MEISSNER COMMERCIAL REAL ESTATE
4995 MURPHY CANYON ROAD, SUITE 100
SAN DIEGO, CA 92123
PH: (858) 373-1210

CENTERPOINTE AT NATOMAS CROSSING

DEL PASO ROAD
SACRAMENTO, CA 95834

PHASING PLAN

Sheet
C7
7 of 7
02-19-2026

TENTATIVE SUBDIVISION MAP
OF "CENTERPOINTE AT NATOMAS CROSSING"
CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, CA
FEBRUARY, 2026 CWE CORP. SCALE: 1" = 60'
SHEET 1 OF 3

EXISTING OWNER(S):

CENTERPOINTE AT NATOMAS CROSSING PHASE I, LLC,
A DELAWARE LIMITED LIABILITY COMPANY
100 BIDDLE AVE., SUITE 120, NEWARK, DE 19702

CENTERPOINTE AT NATOMAS CROSSING DEVELOPMENT PHASE II, LLC,
A DELAWARE LIMITED LIABILITY COMPANY
100 BIDDLE AVE., SUITE 120, NEWARK, DE 19702

CENTERPOINTE AT NATOMAS CROSSING PHASES III & IV, LLC
A CALIFORNIA LIMITED LIABILITY COMPANY
3460 SKY LANE, LAFAYETTE, CA 94549

EMAIL: TIM@MEISSNERCRES.COM
PHONE: (858) 373-1210

SURVEYOR:

CWE CORP.
WILLIAM F. MCKINNEY, P.L.S. 4715
2260 DOUGLAS BLVD., SUITE 160
ROSEVILLE, CA 95661

EMAIL: WMCKINNEY@CWECORP.COM
PHONE: (916) 772-7800

EXISTING ZONING:

EC-50-PUD - EMPLOYMENT CENTER 50 EMPLY / ACRE / PLANNED UNIT DEVELOPMENT
USE: (GENERAL PLAN) COMMERCIAL
CURRENT USE; BUSINESS OFFICE
NO CHANGE IN ZONING IS PROPOSED.
PROPOSED ADDITIONAL USE: HOTEL
ALL EXISTING IMPROVEMENTS TO REMAIN EXCEPT WHERE NEW IMPROVEMENTS INTERFACE OR REPLACE EXISTING IMPROVEMENTS.

ASSESSOR PARCEL NUMBERS:

PARCEL 1, (DOC. NO. 202504070780)	225-3000-005-0000
PARCEL 2, (DOC. NO. 202504070780)	225-2990-004-0000
PARCEL 4, (DOC. NO. 202504070780)	225-0070-128-0000

LOT SIZES:

EXISTING PARCELS, (OF DOC. NO.: 202504070780)

PARCEL 1:	NET: 126,727.2 SQ. FT.	GROSS: 168,629.4 SQ. FT.
PARCEL 2:	NET: 127,865.5 SQ. FT.	GROSS: 189,629.4 SQ. FT.
PARCEL 4:	NET: 99,366.2 SQ. FT.	GROSS: 99,366.2 SQ. FT.
TOTAL	353,958.9 SQ. FT.	457,148.2 SQ. FT.

PROPOSED PARCELS

PARCEL A:	NET: 119,193.1 SQ. FT.	GROSS: 168,229.2 SQ. FT.
PARCEL B:	NET: 135,101.5 SQ. FT.	GROSS: 185,180.2 SQ. FT.
PARCEL C:	NET: 7,635.2 SQ. FT.	GROSS: 8,050.0 SQ. FT.
PARCEL D:	NET: 8,050.0 SQ. FT.	GROSS: 8,050.0 SQ. FT.
PARCEL E:	NET: 11,200.0 SQ. FT.	GROSS: 11,200.0 SQ. FT.
PARCEL F:	NET: 47,093.9 SQ. FT.	GROSS: 47,093.9 SQ. FT.
PARCEL G:	NET: 52,272.3 SQ. FT.	GROSS: 52,272.3 SQ. FT.
TOTAL	380,076.1 SQ. FT.	480,075.6 SQ. FT.

SETBACKS:

MINIMUM PRIMARY FRONTAGE SETBACK:	12.50 FT
MINIMUM SIDE SETBACK:	12.50 FT
MINIMUM REAR SETBACK:	0.00 FT
BUILDING HEIGHT RESTRICTION:	4 FLOORS

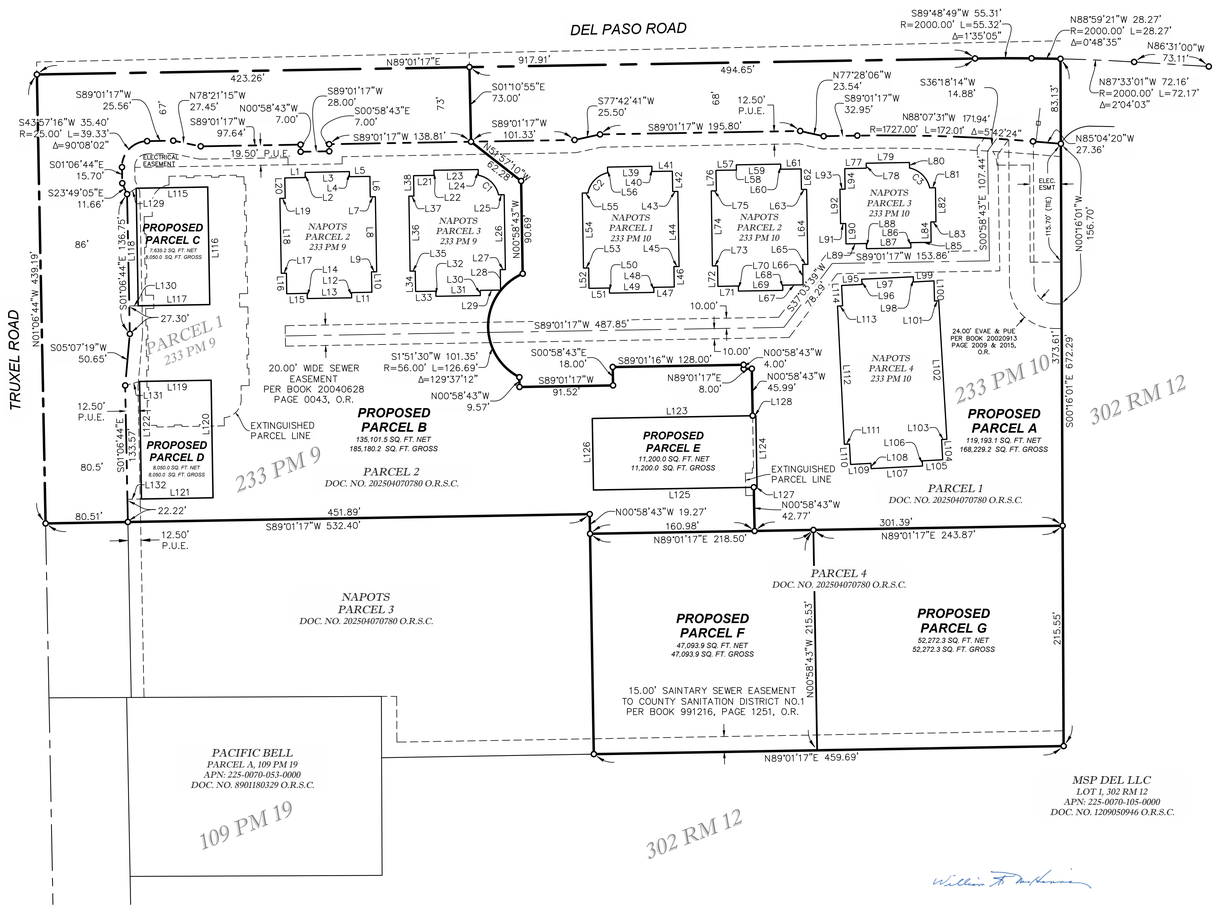
NOTES:

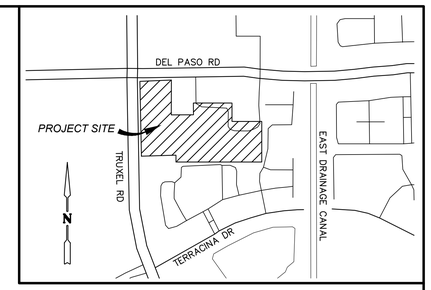
1. THE PROPOSED PARCELS A-G WILL PROVIDE A RECIPROCAL EASEMENT AGREEMENT REGARDING ACCESS AND UTILITIES BETWEEN EACH PARCEL. THE AGREEMENT WILL BE RECORDED AND THE RECORDING INFORMATION WILL BE PART OF THE PARCEL MAP.
2. THE PROPOSED LOTS ON THIS MAP ARE SERVED BY PUBLIC SEWER AND WATER SERVICE. SEE UTILITY COMPANY INFORMATION BELOW.
3. THE EXISTING CONDITIONS BASE MAP IS BASED ON A TOPOGRAPHIC SURVEY AND BOUNDARY VERIFICATION COMPLETED BY CWE CORP. ORIGINAL FIELD SURVEY COMPLETED FEBRUARY 9, 2022, AND A SITE VERIFICATION SURVEY CONDUCTED JUNE 2, 2025.
4. LOCATIONS OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON SURVEYED FACILITIES FOUND IN THE FIELD, PREVIOUS DESIGN DRAWINGS SHOWING FACILITIES THAT ARE BUILT AND DRAWINGS PROVIDED BY THE VARIOUS UTILITY COMPANIES. SEE UNDERGROUND UTILITY NOTE THIS SHEET.
5. FOR VARIOUS REASONS THERE MAY BE UNDERGROUND UTILITIES EXISTING THAT ARE NOT SHOWN OR THOSE SHOWN MAY NOT BE IN THE LOCATION(S) SHOWN. VERIFICATION OF THE HORIZONTAL AND VERTICAL LOCATIONS OF EXISTING UNDERGROUND FACILITIES SHALL BE REQUIRED PRIOR TO THE START OF CONSTRUCTION. FOR HIGH RISK UTILITIES, POT-HOLING IS ESSENTIAL PRIOR TO EXCAVATION TO DETERMINE EXACT LOCATIONS.

SEE SHEET 2 OF 3 FOR UTILITIES, BUILDINGS & TOPOGRAPHIC FEATURES

UTILITY CONTACT INFORMATION

UTILITY	UTILITY CO.	PHONE
TELEPHONE	PACIFIC BELL	(561) 627-3365
GAS	PG&E	(916) 386-5013
ELECTRIC	SMUD	(916) 732-5106
FIRE	CITY OF SACRAMENTO FIRE DEPT	(916) 808-1300
WATER	CITY OF SACRAMENTO DEPT OF UTILITIES	(916)808-4939
SEWER	SACSEWER	(916) 876-7526
DRAINAGE	CITY OF SACRAMENTO DEPT. OF UTILITIES	(916) 874-3130
U.S.A.	UNDERGROUND SERVICE ALERT	1-800-642-2444





VICINITY MAP
NOT TO SCALE

LEGEND

- CENTERLINE
- PARCEL BOUNDARY
- PARCEL BOUNDARY AT CENTERLINE
- RIGHT OF WAY LINE
- NEW LOT LINE
- ADJACENT PARCEL BOUNDARY
- EASEMENT AS NOTED
- DIMENSION POINT - NOTHING SET / FOUND
- NAPOTS NOT A PART OF THIS SURVEY

N

60 0 60 120
1 INCH = 60 FEET

SEE SHEET 3 OF 3 FOR LINE AND CURVE DIMENSIONS

NOTES:

THE TITLE REPORT USED FOR THIS TENTATIVE SUBDIVISION MAP WAS FURNISHED BY PLACER TITLE COMPANY, PRELIMINARY REPORT No. P-617185, DATED NOVEMBER 8, 2024 AT 7:30AM

BENCHMARK:

THE BENCHMARK FOR THIS SURVEY IS A HILTI NAIL SET IN THE BACK OF SIDEWALK ON THE SW CORNER OF THE BRIDGE AT DEL PASO RD. AND EAST DRAINAGE CANAL AT WEST END OF IMPROVEMENTS. (1990)
CITY OF SACRAMENTO BENCHMARK 257-B7B
ELEV. 16.374' (NAVD 88)

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF DEL PASO ROAD AS SHOWN ON 178 PM 1. BEING NORTH 89° 01' 17" EAST.

FLOOD PLAIN:

SUBJECT PROPERTY IS LOCATED WITHIN ZONE A99. AREAS DESIGNATED AS ZONE A99 ARE DETERMINED TO BE PROTECTED FROM ONE PERCENT ANNUAL CHANCE (100 YEAR) FLOOD BY A FEDERAL FLOOD PROTECTION SYSTEM UNDER CONSTRUCTION; NO BASE FLOOD ELEVATIONS DETERMINED.
FLOOD INSURANCE RATE MAP (FIRM) NUMBER 06067C0045J, DATED JUNE 16, 2015
PANEL 45 OF 705, NUMBER 060266, PANEL 0045, SUFFIX J

UNDERGROUND UTILITY NOTE:

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

SURVEYOR'S STATEMENT:

I HEREBY STATE THAT THIS TENTATIVE MAP ACCURATELY DEPICTS THE LOCATION, WIDTH, TYPE AND RECORDING INFORMATION OF ALL RECORD EASEMENTS LISTED IN THE PRELIMINARY TITLE REPORT ISSUED BY PLACER TITLE COMPANY, ORDER NO. P-617185, DATED NOVEMBER 8, 2024, AT 7:30 AM.

ALL EASEMENTS PROPOSED TO BE ABANDONED OR EXTINGUISHED ARE IDENTIFIED. EASEMENTS THAT CANNOT BE LOCATED FROM RECORD INFORMATION ARE LISTED IN THE NOTES.

WILLIAM F. MCKINNEY, PLS 4715

DATE

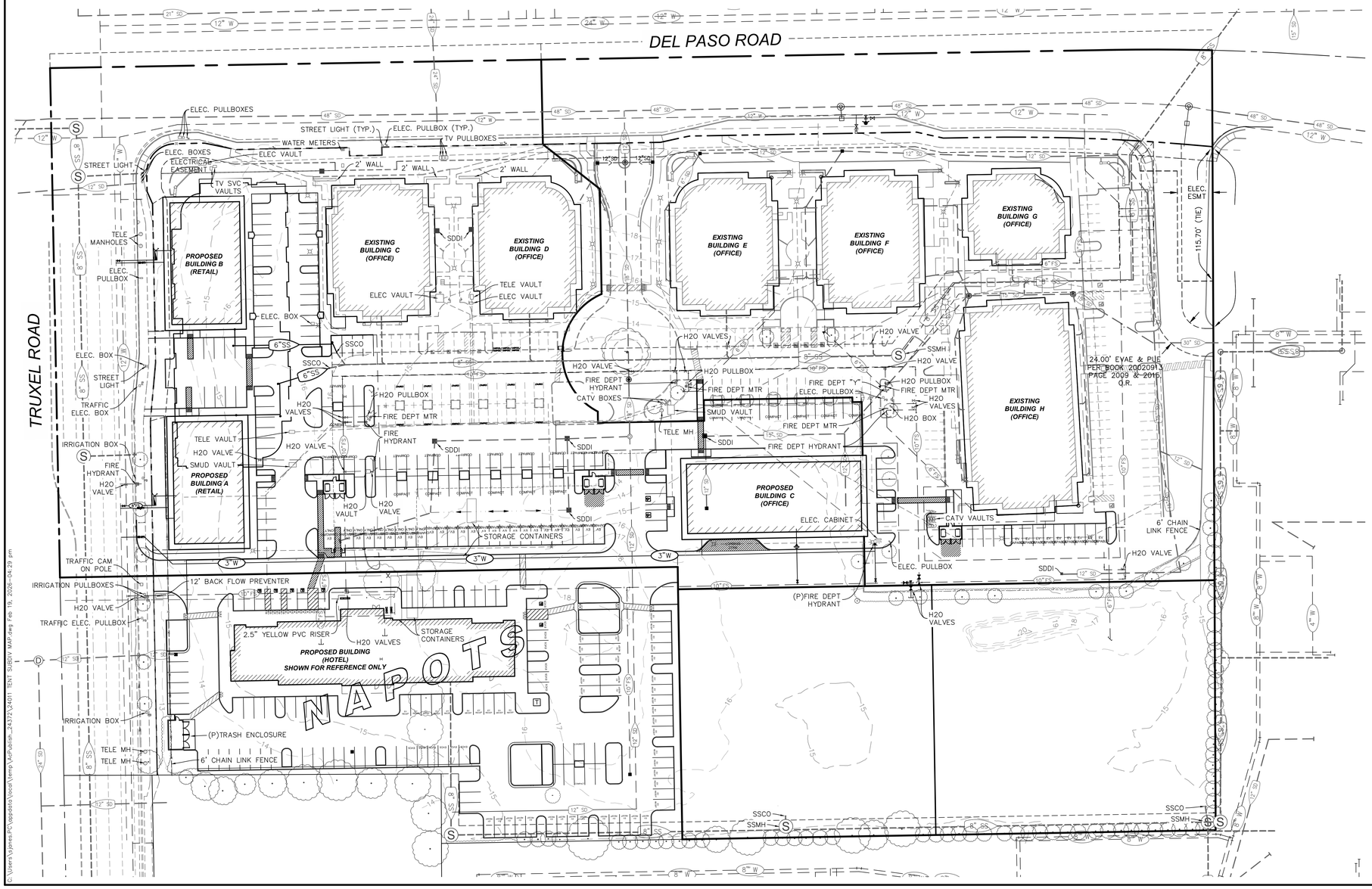
PROFESSIONAL LAND SURVEYOR — WILLIAM F. McKINNEY — No. 4715 — Exp. 09-30-27 — STATE OF CALIFORNIA

02/19/2026

2260 Douglas Blvd, Suite 160, Roseville, CA 95661
Ph: 916-772-7800 | www.cwecorp.com

C:\Users\jpires.PC\oppdata\Local\Temp\AcPublish_24372\24011 TENT SUBDV MAP.dwg Feb 19, 2026 - 04:29 pm

TENTATIVE SUBDIVISION MAP
OF "CENTERPOINTE AT NATOMAS CROSSING"
CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, CA
FEBRUARY, 2026 CWE CORP. SCALE: 1" = 40'
SHEET 2 OF 3



2260 Douglas Blvd, Suite 160, Roseville, CA 95661
Ph: 916-772-7800 | www.cwecorp.com

C:\Users\vjones.PC\appdata\local\temp\AcPublish_24372\2401 TENT SUBDIV MAP.dwg Feb 19, 2026 - 04:29 pm

TENTATIVE SUBDIVISION MAP

OF "CENTERPOINTE AT NATOMAS CROSSING"

CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, CA

FEBRUARY, 2026 CWE CORP. SCALE: N/A

SHEET 3 OF 3

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N88°58'09"E	19.96'
L2	N01°01'51"W	5.02'
L3	N88°58'09"E	43.32'
L4	S01°01'51"E	5.01'
L5	N88°58'09"E	19.99'
L6	S01°01'51"E	19.99'
L7	N88°58'09"E	4.98'
L8	S01°01'51"E	73.43'
L9	S88°58'09"W	5.13'
L10	S01°01'51"E	19.92'
L11	S88°58'09"W	19.91'
L12	S01°01'51"E	5.08'
L13	S88°58'09"W	43.38'
L14	N01°01'51"W	5.13'
L15	S88°58'09"W	19.95'
L16	N01°01'51"W	20.04'
L17	S88°58'09"W	5.03'
L18	N01°01'51"W	73.32'
L19	N88°58'09"E	5.14'
L20	N01°01'51"W	19.92'
L21	N89°02'39"E	19.99'
L22	N00°57'21"W	5.02'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L23	N89°02'39"E	43.26'
L24	S00°57'21"E	5.61'
L25	N89°02'39"E	5.57'
L26	S00°57'21"E	73.28'
L27	S89°02'39"W	5.01'
L28	S00°57'21"E	19.96'
L29	S89°02'39"W	19.87'
L30	S00°57'21"E	5.05'
L31	S89°02'39"W	43.43'
L32	N00°57'21"W	5.04'
L33	S89°02'39"W	19.84'
L34	N00°57'21"W	19.98'
L35	S89°02'39"W	5.06'
L36	N00°57'21"W	73.36'
L37	N89°02'39"E	4.98'
L38	N00°57'21"W	19.90'
L39	N89°02'44"E	43.41'
L40	S00°57'16"E	5.04'
L41	N89°02'44"E	19.95'
L42	S00°57'16"E	19.95'
L43	N89°02'44"E	5.00'
L44	S00°57'16"E	73.44'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L45	S89°02'44"W	5.02'
L46	S00°57'16"E	19.92'
L47	S89°02'44"W	20.00'
L48	S00°57'16"E	5.01'
L49	S89°02'44"W	43.37'
L50	N00°57'16"W	5.02'
L51	S89°02'44"W	20.00'
L52	N00°57'16"W	19.89'
L53	S89°02'44"W	5.08'
L54	N00°57'16"W	73.41'
L55	N89°02'44"E	5.49'
L56	N00°57'16"W	5.66'
L57	N89°04'59"E	19.93'
L58	N00°55'01"W	5.14'
L59	N89°04'59"E	43.41'
L60	S00°55'01"E	5.07'
L61	N89°04'59"E	19.95'
L62	S00°55'01"E	20.05'
L63	N89°04'59"E	5.09'
L64	S00°55'01"E	73.38'
L65	S89°04'59"W	5.02'
L66	S00°55'01"E	19.93'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L67	S89°04'59"W	19.92'
L68	S00°55'01"E	5.11'
L69	S89°04'59"W	43.39'
L70	N00°55'01"W	4.96'
L71	S89°04'59"W	19.98'
L72	N00°55'01"W	20.04'
L73	S89°04'59"W	5.08'
L74	N00°55'01"W	73.36'
L75	N89°04'59"E	5.00'
L76	N00°55'01"W	20.04'
L77	N89°03'20"E	21.06'
L78	N00°56'40"W	4.92'
L79	N89°03'20"E	42.38'
L80	S00°56'40"E	5.45'
L81	N89°03'20"E	5.67'
L82	S00°56'40"E	33.39'
L83	S89°03'20"W	5.07'
L84	S00°56'40"E	19.97'
L85	S89°03'20"W	19.90'
L86	S00°56'40"E	5.13'
L87	S89°03'20"W	43.38'
L88	N00°56'40"W	4.98'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L89	S89°03'20"W	19.98'
L90	N00°56'40"W	19.97'
L91	S89°03'20"W	5.05'
L92	N00°56'40"W	33.59'
L93	N89°03'20"E	4.99'
L94	N00°56'40"W	20.10'
L95	N87°06'21"E	20.06'
L96	N03°00'22"W	5.06'
L97	N87°13'39"E	50.40'
L98	S02°56'00"E	5.08'
L99	N87°04'18"E	20.10'
L100	S01°23'20"E	19.62'
L101	N86°38'53"E	4.14'
L102	S03°21'07"E	135.76'
L103	S86°46'45"W	5.11'
L104	S03°05'26"E	19.82'
L105	S86°54'34"W	20.05'
L106	S02°59'00"E	5.04'
L107	S87°06'52"W	50.28'
L108	N02°59'18"W	5.18'
L109	S86°54'34"W	19.94'
L110	N03°05'26"W	20.01'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L111	S87°02'27"W	5.02'
L112	N02°49'44"W	135.27'
L113	N86°38'38"E	5.06'
L114	N03°05'26"W	19.98'
L115	N89°01'17"E	70.00'
L116	S00°58'43"E	115.00'
L117	S89°01'17"W	70.00'
L118	N00°58'43"W	115.00'
L119	N89°01'17"E	70.00'
L120	S00°58'43"E	115.00'
L121	S89°01'17"W	70.00'
L122	N00°58'43"W	115.00'
L123	N89°01'17"E	160.00'
L124	S00°58'43"E	70.00'
L125	S89°01'17"W	160.00'
L126	N00°58'43"W	70.00'
L127	S89°01'17"W	3.13'
L128	N89°01'17"E	3.12'
L129	N57°15'47"E	10.58'
L130	N88°53'16"E	8.74'
L131	N74°21'19"E	14.54'
L132	N88°53'16"E	13.80'

CURVE TABLE					
CURVE #	DELTA	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	066°04'27"	29.04'	25.18'	N45°57'41"W	27.46'
C2	067°06'49"	29.22'	24.94'	S44°24'49"W	27.58'
C3	064°51'28"	29.03'	25.64'	N45°26'15"W	27.50'

2260 Douglas Blvd, Suite 160, Roseville, CA 95661
Ph: 916-772-7800 | www.cwecorp.com

C:\Users\jjones.PC\appdata\local\temp\AcPublish_24372\24011 TENT SUBDIV MAP.dwg Feb 19, 2026 - 04:29 pm

PLANT PALETTE

SUNSET ZONE: 14

Symbol	Botanical Name	Common Name	WUCOLS (Region 2)	SIZE
TREES				
	Acer rubrum 'October Glory'	Red Maple	Mod	24" Box
	Koelreuteria paniculata 'Elegans'	Golden Rain Tree	Mod	24" Box
	Lagerstroemia indica 'Tuscarora'	Crape Myrtle	Low	24" Box
	Nyssa sylvatica 'Tupelo Tower'	Tupelo Tower Blackgum	Mod	24" Box
	Pistacia chinensis 'Keith Davey'	Chinese Pistache	Low	24" Box
	Prunus 'Krauter Vesuvius'	Purple Leaf Plum	Mod	36" Box
	Quercus Ilex	Holly Oak	Low	36" Box
	Ulmus parvifolia 'Drake'	Drake Evergreen Elm	Mod	24" Box
	Fraxinus uhdei	Evergreen Ash	Mod	36" Box

Symbol	Botanical Name	Common Name	WUCOLS (Region 2)	SIZE
SHRUBS/ GROUNDCOVERS				
	Agave 'Moonshine'	Moonshine Agave	Low	5 Gal.
	Anigozanthos flavidus	Kangaroo Paw	Low	5 Gal.
	Callistemon v. 'Little John'	Dwarf Bottlebrush	Low	5 Gal.
	Carex tumulicola	Foothill Sedge	Low	1 Gal.
	Daphne odora 'Marginata'	Winter Daphne	Low	5 Gal.
	Dianella "Little Rev"	Little Rev Dianella	Low	1 Gal.
	Dietes iridioides	Fortnight Lily	Low	5 Gal.
	Elaeagnus pungens	Silverberry	Low	5 Gal.
	Euonymus j. 'Green Spire'	Green Spire Euonymus	Low	5 Gal.
	Euonymus j. 'Silver King'	Silver King Euonymus	Low	5 Gal.
	Euryops pectinatus	Shrub Daisy	Low	5 Gal.
	Festuca glauca 'Elijah Blue'	Elijah Blue Fescue	Low	1 Gal.
	Grevillea l. 'Mt. Tambor'	Mt. Tambor Grevillea	Low	5 Gal.
	Juniperus c. 'Sea Green'	Sea Green Juniper	Low	5 Gal.
	Kalanchoe thyrsiflora	Paddle Plant	Low	5 Gal.
	Lantana m. 'New Gold'	Trailing Lantana New Gold	Low	1 Gal.
	Leucophyllum f. 'Compacta'	Texas Ranger	Low	5 Gal.
	Leymus c. 'Canyon Prince'	Canyon Prince Wild Rye	Low	5 Gal.
	Lomandra l. 'Platinum Beauty'	Platinum Beauty	Low	5 Gal.
	Muhlenbergia c. 'Regal Mist'	Regal Mist Pink Muhly Grass	Low	5 Gal.
	Myrtus communis 'Compacta'	Dwarf Myrtle	Low	5 Gal.
	Pinus mugo var. pumilio	Dwarf Mugo Pine	Low	5 Gal.
	Ribes viburnifolium	Catalina Currant	Low	5 Gal.
	Salvia clevelandii	Cleveland Sage	Low	5 Gal.
	Salvia greggii 'Furman's Red'	Furman's Red Autumn Sage	Low	5 Gal.

NOTES:

PLANT MATERIAL NOT LISTED MAY BE USED, SUBJECT TO APPROVAL BY THE CITY.

ALL LANDSCAPE PLANS AND INSTALLATIONS SHALL ADHERE TO CITY DESIGN GUIDELINES, CODES AND REGULATIONS.

ALL LANDSCAPE AREAS SHALL RECEIVE AUTOMATIC IRRIGATION SYSTEM.

ALL LANDSCAPE INSTALLATION SHALL BE PERMANENTLY MAINTAINED.

LANDSCAPE TABULATION:
LIMIT OF WORK AREA: 125,967 S.F.
NEW LANDSCAPE: 17,187 S.F. (13.6%)

VICINITY MAP

CONCEPTUAL LANDSCAPE PLAN

CENTERPOINTE AT NATOMAS CROSSING

SE OF DEL PASO RD. & TRUXEL RD. SACRAMENTO, CA 95835

0' 15' 30' 60' 90'

SCALE: 1"=30'

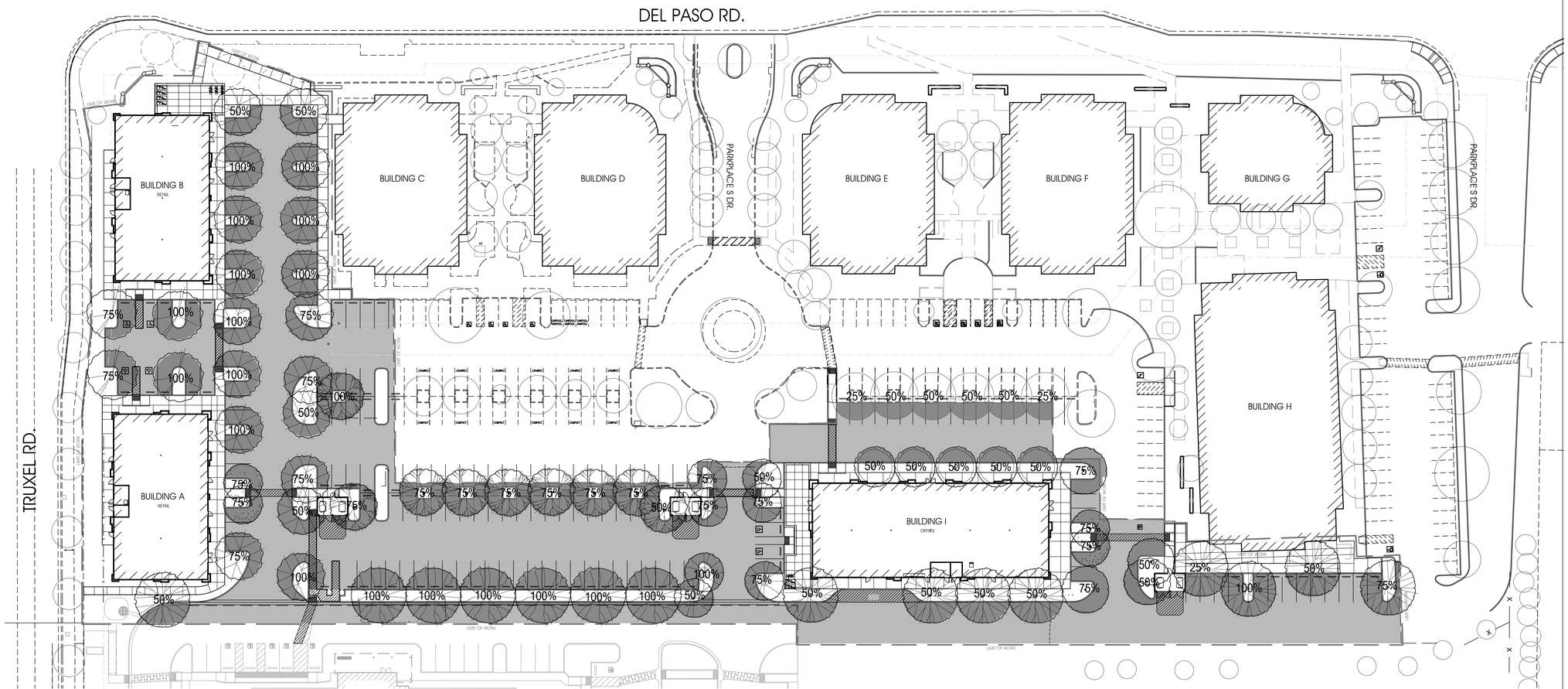
CDPC PROJECT NO. 25027

FEBRUARY 19, 2026

NORTH

conceptual design + planning company
1675 Scenic Drive, Suite 200
Costa Mesa, CA 92626
T: 949.399.0870
www.cdpcinc.com
COSTA MESA • CENTRAL COAST • LAS VEGAS

L-1



PLANT PALETTE

SUNSET ZONE: 14

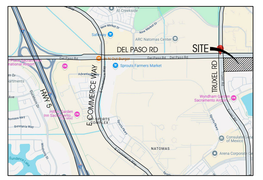
Symbol	Botanical Name	Common Name	WUCOLS (Region 2)	SIZE
TREES				
	Acer rubrum 'October Glory'	Red Maple	Mod	24" Box
	Koelreuteria paniculata 'Elegans'	Golden Rain Tree	Mod	24" Box
	Lagerstroemia indica 'Tuscarora'	Crape Myrtle	Low	24" Box
	Nyssa sylvatica 'Tupelo Tower'	Tupelo Tower Blackgum	Mod	24" Box
	Pistacia chinensis 'Keith Davey'	Chinese Pistache	Low	24" Box
	Prunus 'Krauter Vesuvius'	Purple Leaf Plum	Mod	36" Box
	Quercus Ilex	Holly Oak	Low	36" Box
	Ulmus parvifolia 'Drake'	Drake Evergreen Elm	Mod	24" Box
	Fraxinus uhdei	Evergreen Ash	Mod	36" Box

PARKING AREA SHADE CALCULATION

Key	Botanical Name / Canopy diameter at maturity	Quantity @ Full shade / Sq Ft	Quantity @ 3/4 shade / Sq Ft	Quantity @ 1/2 shade / Sq Ft	Quantity @ 1/4 shade / Sq Ft	Total (Sq Ft)
	Quercus Ilex 35' mature canopy	6 @ 962	0 @ 722	0 @ 481	0 @ 240	5,772
	Acer rubrum 'October Glory' 30' mature canopy	10 @ 706	4 @ 530	4 @ 354	0 @ 177	10,596
	Pistachia chinensis 30' mature canopy	1 @ 706	7 @ 530	1 @ 354	0 @ 177	4,770
	Ulmus parvifolia 'Drake' 30' mature canopy	2 @ 706	2 @ 530	0 @ 354	0 @ 177	2,472
	Fraxinus Uhdei 35' mature canopy	1 @ 962	1 @ 722	6 @ 481	1 @ 240	4,810
	Koelreuteria paniculata 30' mature canopy	0 @ 706	2 @ 530	2 @ 354	0 @ 177	1,768
	Lagerstroemia hybrids 'Tuscarora' 25' mature canopy	0 @ 491	4 @ 368	0 @ 246	0 @ 123	1,472
	Nyssa sylvatica 25' mature canopy	0 @ 491	0 @ 368	5 @ 246	0 @ 123	1,230
	Prunus 'Krauter Vesuvius' 25' mature canopy	1 @ 491	4 @ 368	2 @ 246	0 @ 123	2,455
	Ex. Celtis sinensis 30' mature canopy	0 @ 706	0 @ 530	4 @ 354	2 @ 177	1,770
	Sub Total	1	4	2	0	
					TOTAL TREE SHADE	37,115.0

Surfaced Area				
	Parking Area	68,324	Total Surface	68,324
	Covered Stalls (garages, carports, etc.)	0		
	Shade Area Required (50% of parking areas, drives & backup)			34,162
	If applicable, TOTAL AUXILIARY SHADE* =			
	TOTAL SHADE PROVIDED =			37,115
	PERCENT SHADE =			54.3%

VICINITY MAP



SHADE DIAGRAM

CENTERPOINTE AT NATOMAS CROSSING

SE OF DEL PASO RD. & TRUXEL RD. SACRAMENTO, CA 95835

0' 15' 30' 60' 90'

SCALE: 1"=30'

CDPC PROJECT NO. 25027

FEBRUARY 19, 2026

NORTH

conceptual design + planning company
1675 Scenic Drive, Suite 200
Costa Mesa, CA 92626
T: 949.399.0870
www.cdpcinc.com
COSTA MESA ▫ CENTRAL COAST ▫ LAS VEGAS

TREES

Acer r. 'October Glory'
October Glory Maple

Koelreuteria paniculata 'Elegans'
Goldenrain Tree

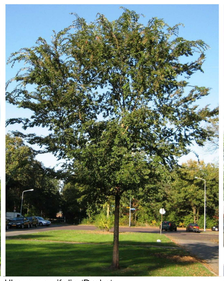
Lagerstroemia hybrid Tuscarora'
Tuscarora Crape Myrtle

Nyssa sylvatica 'Tupelo Tower'
Tupelo Tower Blackgum

Pistacia chinensis
Chinese Pistache

Prunus cerasifera 'Atropurpurea'
Purple Leaf Plum

Quercus ilex
Chinese Elm


Ulmus parvifolia 'Drake'
Drake Evergreen Chinese Elm

Fraxinus uhdei
Evergreen Ash

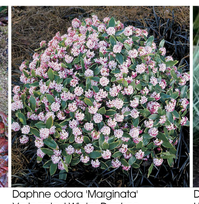
SHRUBS AND GROUND COVERS

Agave 'Moonshine'
Moonshine Agave

Anigozanthos flavidus
Kangaroo Paw

Callistemon 'Little John'
Dwarf Callistemon

Carex tumulicola
Foothill Sedge


Daphne odora 'Marginata'
Variegated Winter Daphne

Dianella 'Little Rev'
Little Rev Flax Lily

Dietes iridioides
Fortnight Lily

Elaeagnus pungens
Silverberry

Euonymus 'Green Spire'
Green Spire Euonymus

Euonymus 'Silver King'
Silver King Euonymus

Euryops pectinatus
Shrub Daisy

Festuca glauca 'Elijah Blue'
Elijah Blue Fescue

Grevillea 'Mt. Tambor'
Mt. Tambor Grevillea

Juniperus 'Sea Green'
Sea Green Juniper

Kalanchoe thyrsiflora
Paddle Plant

Lantana 'New Gold'
New Gold Lantana

Leucophyllum 'Compacta'
Compact Texas Ranger

Leymus 'Canyon Prince'
Canyon Prince Wild Rye

Lomandra 'Platinum Beauty'
Platinum Beauty Lomandra

Muhlenbergia capillaris
Pink Muhly Grass

Myrtus communis 'Compacta'
Compact Myrtle

Pinus mugo var. pumilio
Dwarf Mugo Pine

Ribes viburnifolium
Evergreen Currant

Salvia clevelandii
Cleveland Sage

Salvia greggii 'Furman's Red'
Furman's Red Sage

196

PLANTING GALLERY

CENTERPOINTE AT NATOMAS CROSSING

SE OF DEL PASO RD. & TRUXEL RD. SACRAMENTO, CA 95835

0' 25' 50' 100' 150'

SCALE:1"=50'

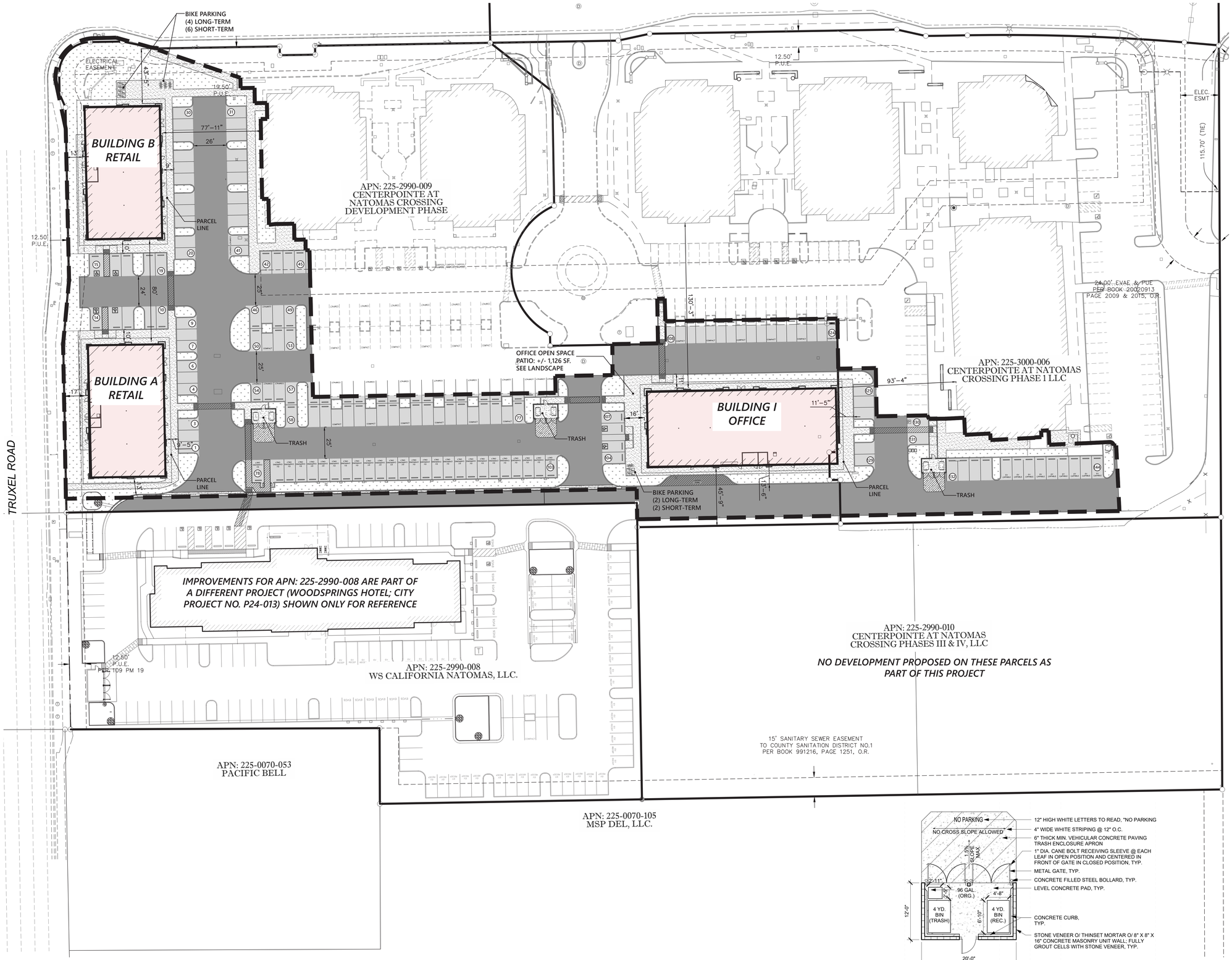
CDPC PROJECT NO. 25027

FEBRUARY 19, 2026

NORTH

conceptual design + planning company
1675 Scenic Drive, Suite 200
Costa Mesa, CA 92626
T: 949.399.0870
www.cdpcinc.com
COSTA MESA • CENTRAL COAST • LAS VEGAS

cdpc



ARCHITECTURAL SITE PLAN

SCALE: 1" = 30'-0"

NORTH

SITE DEVELOPMENT SUMMARY

LIMIT OF CONSTRUCTION WORK
(+/-124,606 SF OR +/- 2.86 AC)

SITE DATA:

LOCATION: CENTERPOINTE AT NATOMAS CROSSING
BUILDING AREA:
- BUILDING A: 6,300 SF (GROSS)
- BUILDING B: 6,300 SF (GROSS)
- BUILDING I: 9,000 SF (GROSS)

BUILDING USE:
- BUILDING A: RETAIL
- BUILDING B: RETAIL
- BUILDING I: OFFICE

CURRENT ZONING: EC-50
PROPOSED ZONING: C-2
FLOOR AREA RATIO: 0.17 FAR
OFFICE OPEN SPACE AREA: +/- 1,126 SF

PARKING REQUIRED:

PER TABLE 17.608.030B (TRADITIONAL DISTRICT)

RETAIL: NO MAXIMUM
OFFICE: MAXIMUM 1 SPACE PER 250 GROSS SF OF BLDG.

PARKING PROVIDED:

EXISTING PARKING: 211 SPACES
EXISTING PARKING REMOVED: 29 SPACES
NEW PARKING ADDED: 144 SPACES
NET GAIN: 115 SPACES OR 5.3 SPACES/ 1,000 SF FOR NEW BLDS.

STANDARD STALLS:	81 SPACES
COMPACT STALLS:	28 SPACES (26%)
ACCESSIBLE STALLS:	
VAN ACCESSIBLE:	2 SPACES
STD. ACCESSIBLE:	4 SPACES

TOTAL (N) PARKING PROVIDED: 115 SPACES

ELECTRIC VEHICLE CHARGING:

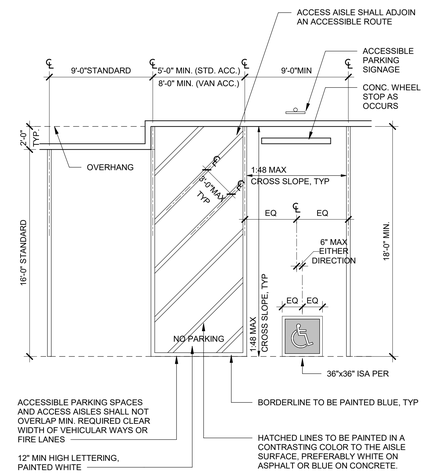
STALLS WITH EVSE:	26 SPACES
EV CAPABLE SPACES:	9 SPACES

PARKING STALL DIMENSIONS:

STANDARD: 9' X 18' (INCLUDING 2' OVERHANG IN CERTAIN AREAS)
COMPACT: 9' X 16' (INCLUDING 2' OVERHANG)

TYPICAL TRASH ENCLOSURE DETAIL

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



TYPICAL PARKING STALL DETAIL

SCALE: 3/16" = 1'-0"

ARCHITECTURAL SITE PLAN | A-101

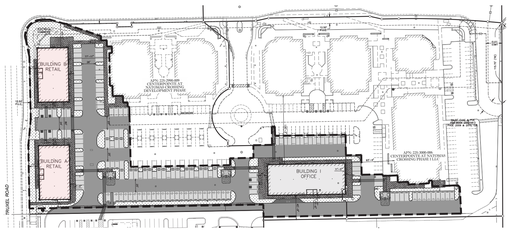
CENTERPOINTE AT NATOMAS CROSSING - ZONE CHANGE / DESIGN REVIEW

MEISSNER COMMERCIAL REAL ESTATE SERVICES

DATE: APRIL 01, 2026

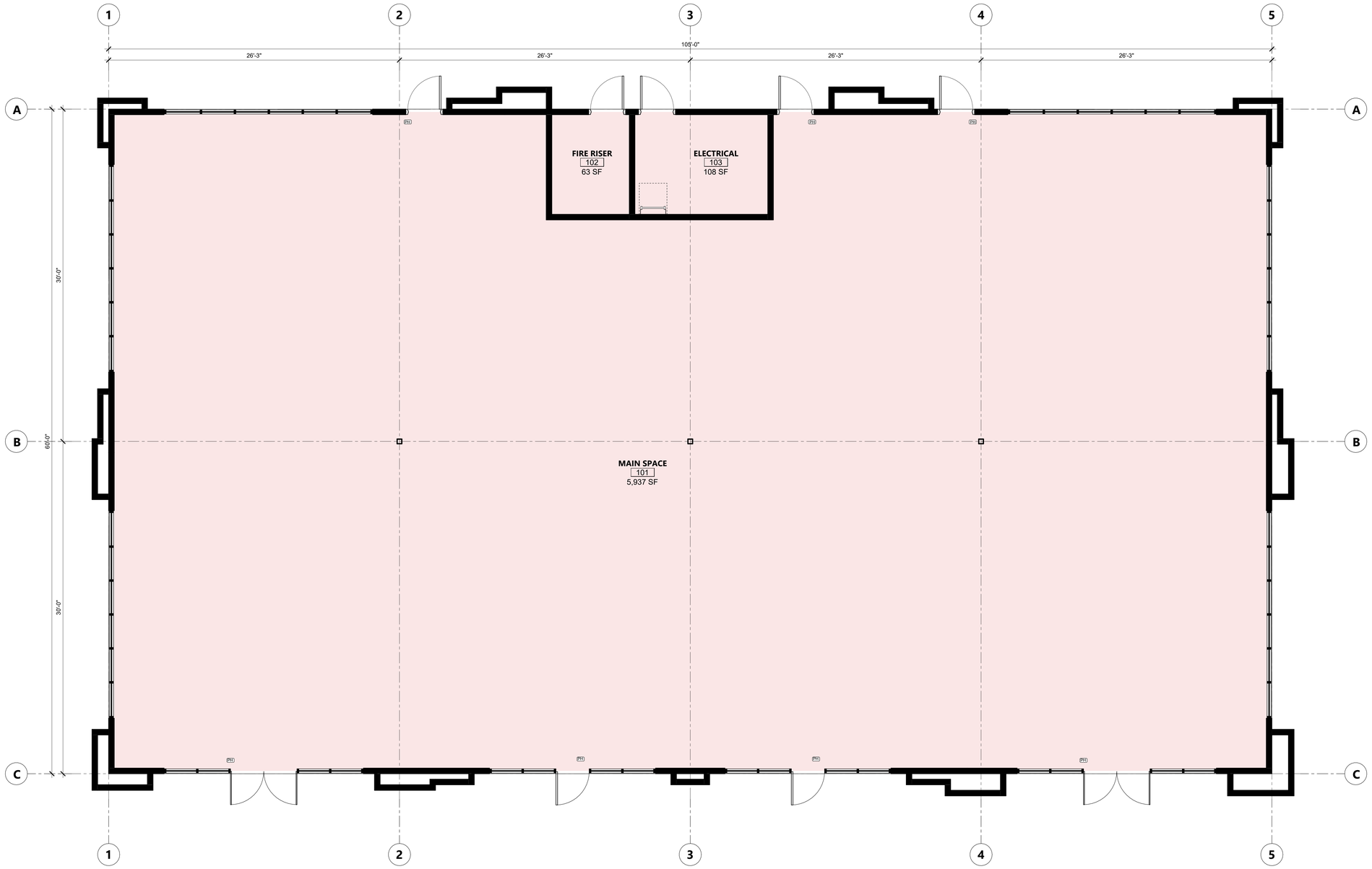
1715 R STREET, SUITE 200
SACRAMENTO, CA 95811
TEL (916) 786-8178

196



KEY MAP
N.T.S.

NORTH



TYPICAL FLOOR PLAN - RETAIL BUILDING A/ B (REVERSED)
SCALE: 1/4" = 1'-0"

TYPICAL FLOOR PLAN - RETAIL BUILDING A/ B (REVERSED) | A-201

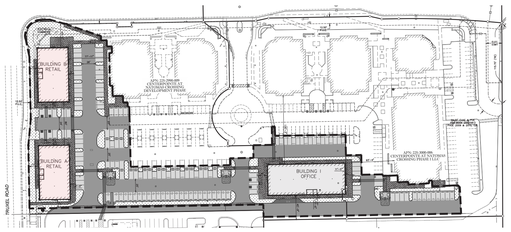
CENTERPOINTE AT NATOMAS CROSSING - ZONE CHANGE / DESIGN REVIEW
MEISSNER COMMERCIAL REAL ESTATE SERVICES

DATE: APRIL 01, 2026

0 4 8 16

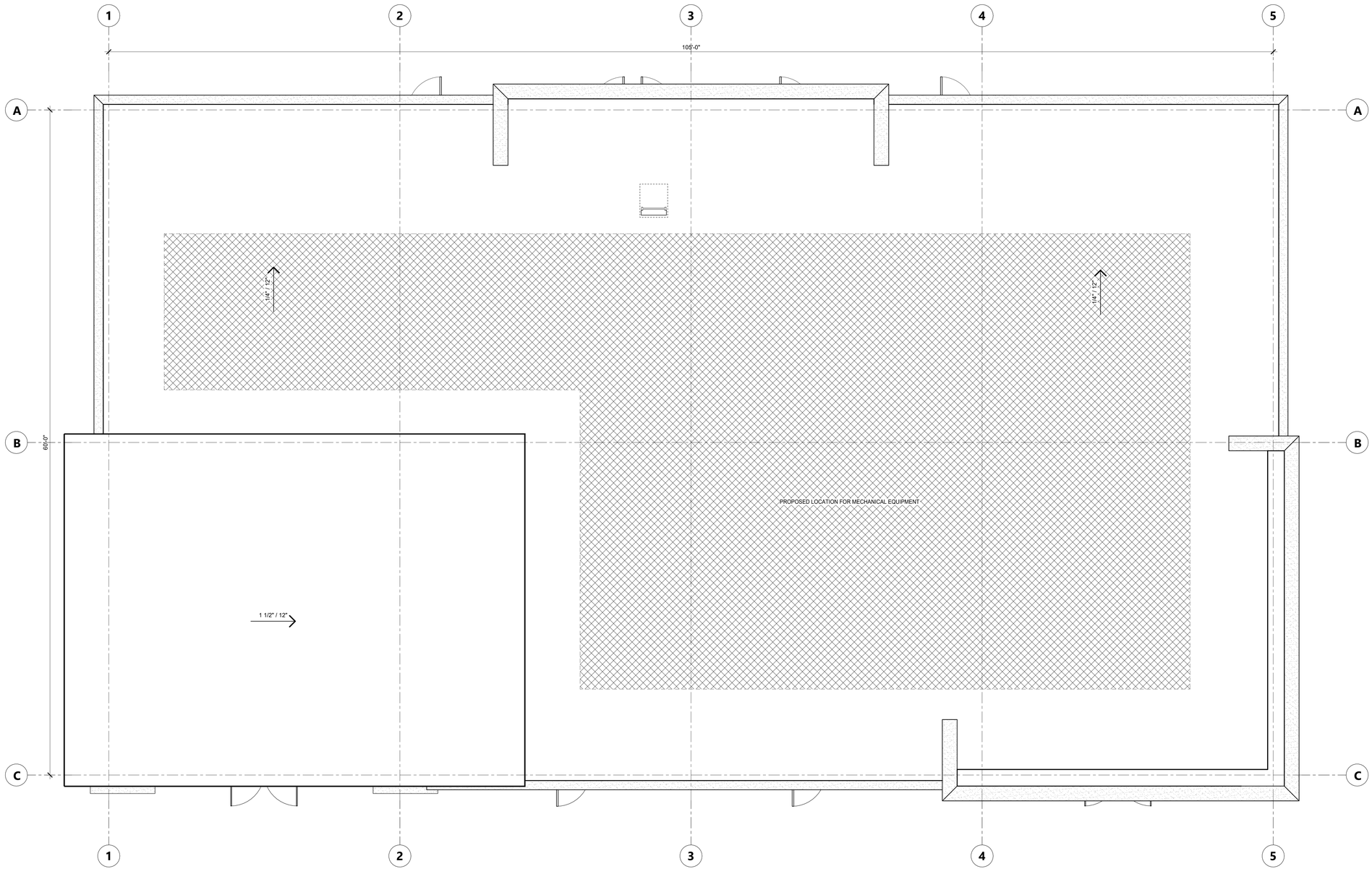
1715 R STREET, SUITE 200
SACRAMENTO, CA 95811
TEL (916) 786-8178

196



KEY MAP
N.T.S.

NORTH



TYPICAL ROOF PLAN - RETAIL BUILDING A/ B (REVERSED)
SCALE: 1/4" = 1'-0"

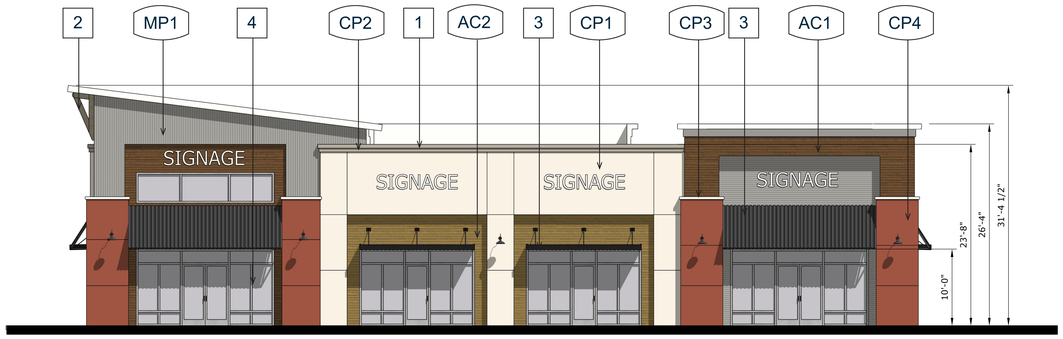
CENTERPOINTE AT NATOMAS CROSSING - ZONE CHANGE / DESIGN REVIEW
MEISSNER COMMERCIAL REAL ESTATE SERVICES

DATE: APRIL 01, 2026

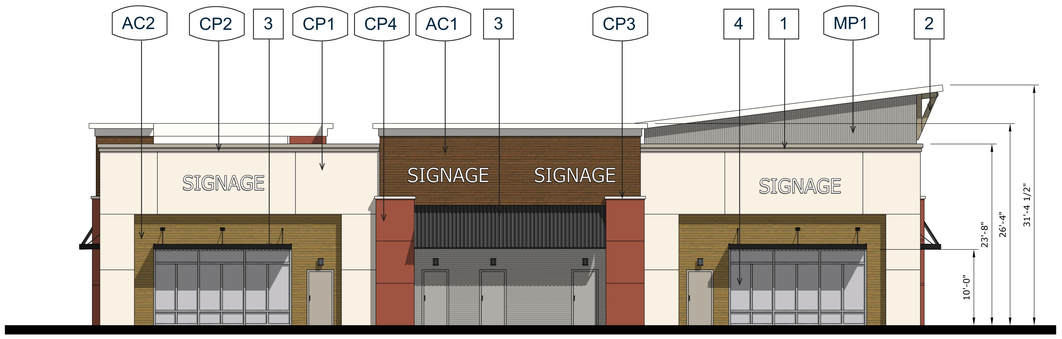
0 4 8 16

1715 R STREET, SUITE 200
SACRAMENTO, CA 95811
TEL (916) 786-8178

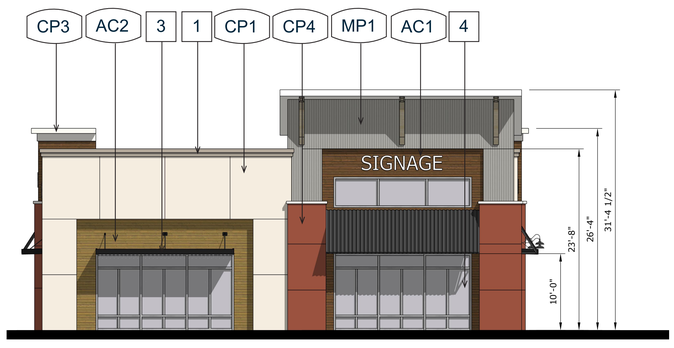
196



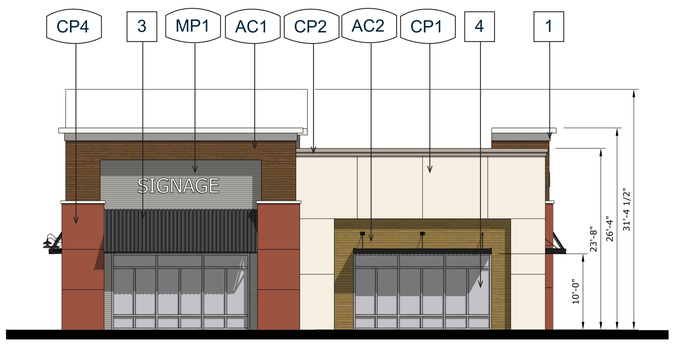
EAST ELEVATION
SCALE: 1/8" = 1'-0"



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



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



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

LEGEND - EXTERIOR FINISHES

AC - WOOD GRAIN ALUMINUM CLADDING

AC1 WOOD GRAIN ALUMINUM CLADDING, COLOR: SAVANNAH OAK (OR SIM.)

AC2 WOOD GRAIN ALUMINUM CLADDING, COLOR: ROYAL OAK (OR SIM.)

CP - CEMENT PLASTER

CP1 CEMENT PLASTER COLOR: SHOJI WHITE: SW 7042 (OR SIM.)

CP2 CEMENT PLASTER COLOR: INTELLECTUAL GRAY: SW 7045 (OR SIM.)

CP3 CEMENT PLASTER COLOR: PURE WHITE: SW 7005 (OR SIM.)

CP4 CEMENT PLASTER COLOR: SIERRA REDWOOD: SW 7598 (OR SIM.)

MP - METAL WALL PANEL

MP1 GALVANIZED STEEL METAL WALL PANEL

SHEET NOTES

1 CEMENT PLASTER OVER FOAM SHAPE
2 WOOD CORBEL
3 METAL CANOPY/ AWNING
4 ANODIZED ALUMINUM STOREFRONT SYSTEM (TYP.)

EXTERIOR LIGHTING

Sea Gull Lighting®

Life Illuminated | Since 1919

8837401-12: Extra Large One Light Outdoor Wall Lantern

Collection: Barn Light

UPC #:785652069444

Finish: Black (12)

Dimensions:

Diameter:	15"	**Extends:**	24"
Width:	16"	**Extends Max:**	30"
Height:	15"	**Wire:**	6 1/2" (color/Black/White)
Weight:	4.07 lbs.	**Mounting Proc.:**	Cap Nuts
		Connection:	Mounted To Box

Bulbs:

1 - Medium A19 75w Max. 120v - Not included

Features:

- Dark sky friendly. Designed to emit no light above the 90° horizontal plane. Photometry unavailable.
- Easily converts to LED with optional replacement lamps
- Meets Title 24 energy efficiency standards
- Title 24 compliant if used with Joint Appendix (JA8) approved light bulbs listed in the California Energy Commission Appliance database.

Material List:

1 Body - Aluminum - Black

Safety Listing:

Safety Listed for Wet Locations

EXTERIOR ELEVATIONS - RETAIL BUILDING A | A-203

CENTERPOINTE AT NATOMAS CROSSING - ZONE CHANGE / DESIGN REVIEW

MEISSNER COMMERCIAL REAL ESTATE SERVICES

DATE: APRIL 01, 2026

0 8 16 32

1715 R STREET, SUITE 200
SACRAMENTO, CA 95811
TEL (916) 786-8178

196

FRONT RIGHT PERSPECTIVE

FRONT LEFT PERSPECTIVE

CENTERPOINTE AT NATOMAS CROSSING - ZONE CHANGE / DESIGN REVIEW

MEISSNER COMMERCIAL REAL ESTATE SERVICES

DATE: APRIL 01, 2026

1715 R STREET, SUITE 200
SACRAMENTO, CA 95811
TEL (916) 786-8178

196

REAR RIGHT PERSPECTIVE

REAR LEFT PERSPECTIVE

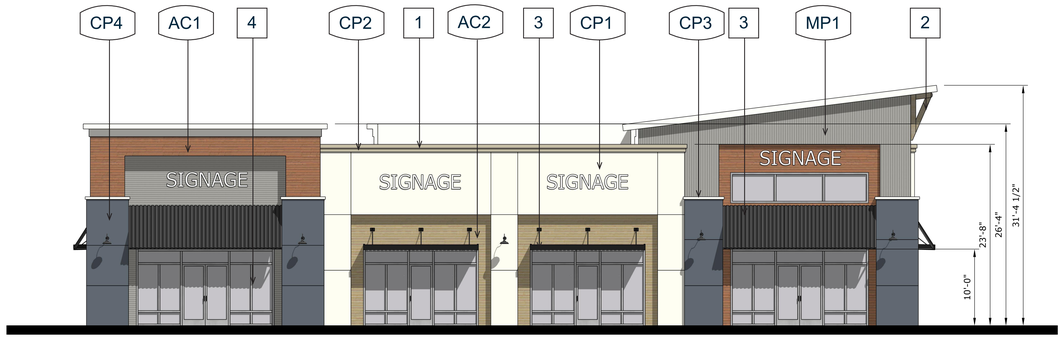
CENTERPOINTE AT NATOMAS CROSSING - ZONE CHANGE / DESIGN REVIEW

MEISSNER COMMERCIAL REAL ESTATE SERVICES

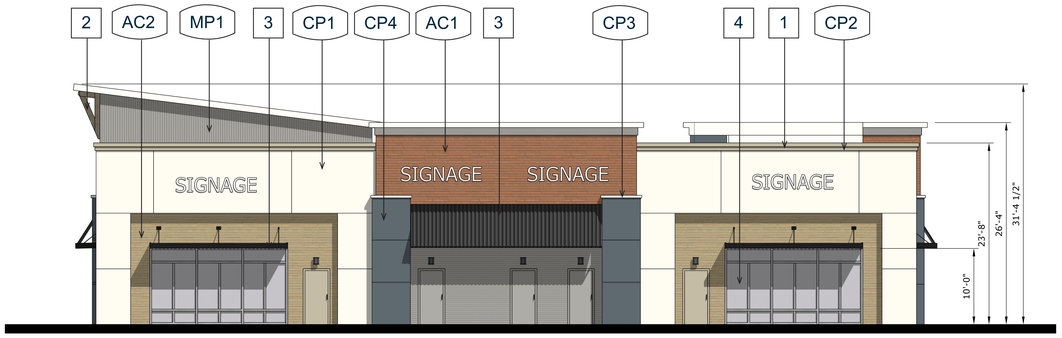
DATE: APRIL 01, 2026

1715 R STREET, SUITE 200
SACRAMENTO, CA 95811
TEL (916) 786-8178

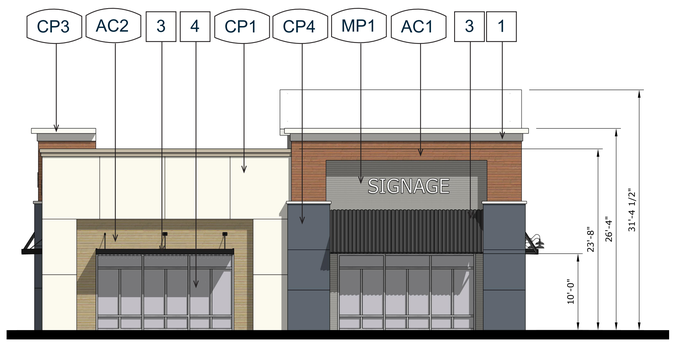
196



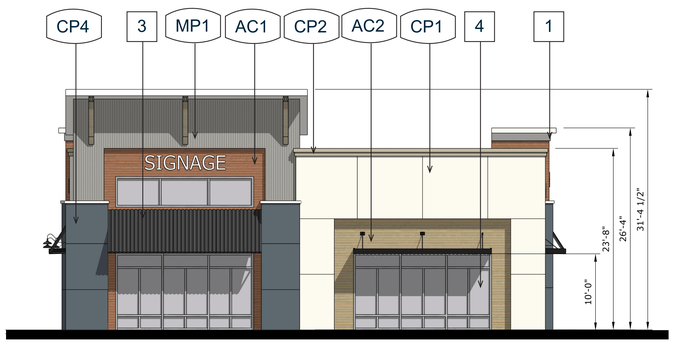
EAST ELEVATION
SCALE: 1/8" = 1'-0"



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



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



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

LEGEND - EXTERIOR FINISHES

AC - WOOD GRAIN ALUMINUM CLADDING

AC1	WOOD GRAIN ALUMINUM CLADDING, COLOR: CHESTNUT (OR SIM.)	
AC2	WOOD GRAIN ALUMINUM CLADDING, COLOR: WHITE ASH (OR SIM.)	

CP - CEMENT PLASTER

CP1	CEMENT PLASTER COLOR: ALABASTER: SW 7008 (OR SIM.)	
CP2	CEMENT PLASTER COLOR: MEANDER: SW 9522 (OR SIM.)	
CP3	CEMENT PLASTER COLOR: PURE WHITE: SW 7005 (OR SIM.)	
CP4	CEMENT PLASTER COLOR: OUTERSPACE: SW 6251 (OR SIM.)	

MP - METAL WALL PANEL

MP1	GALVANIZED STEEL METAL WALL PANEL	

SHEET NOTES

1	CEMENT PLASTER OVER FOAM SHAPE
2	WOOD CORBEL
3	METAL CANOPY/ AWNING
4	ANODIZED ALUMINUM STOREFRONT SYSTEM (TYP.)

EXTERIOR LIGHTING

SeaGull Lighting®
Life Illuminated | Since 1919

8837401-12: Extra Large One Light Outdoor Wall Lantern

Collection: Barn Light

UPC #:785652069444

Finish: Black (12)

Dimensions:

Diameter:	15"	**Extends:**	24"
Width:	16"	**Extends Max:**	30"
Height:	15"	**Wire:**	6 1/2" (color/Black/White)
Weight:	4.07 lbs.	**Mounting Proc.:**	Cap Nuts
		Connection:	Mounted To Box

Bulbs:
1 - Medium A19 75w Max. 120v - Not included

Features:
- Dark sky friendly. Designed to emit no light above the 90° horizontal plane. Photometry unavailable.
- Easily converts to LED with optional replacement lamps
- Meets Title 24 energy efficiency standards
- Title 24 compliant if used with Joint Appendix (JA8) approved light bulbs listed in the California Energy Commission Appliance database.

Material List:
1 Body - Aluminum - Black

Safety Listing:
Safety Listed for Wet Locations

EXTERIOR ELEVATIONS - RETAIL BUILDING B (REVERSED) | A-206

CENTERPOINTE AT NATOMAS CROSSING - ZONE CHANGE / DESIGN REVIEW
MEISSNER COMMERCIAL REAL ESTATE SERVICES

DATE: APRIL 01, 2026

0 8 16 32

1715 R STREET, SUITE 200
SACRAMENTO, CA 95811
TEL (916) 786-8178

196

FRONT RIGHT PERSPECTIVE

FRONT LEFT PERSPECTIVE

CENTERPOINTE AT NATOMAS CROSSING - ZONE CHANGE / DESIGN REVIEW

MEISSNER COMMERCIAL REAL ESTATE SERVICES

DATE: APRIL 01, 2026

1715 R STREET, SUITE 200
SACRAMENTO, CA 95811
TEL (916) 786-8178

196

REAR RIGHT PERSPECTIVE

REAR LEFT PERSPECTIVE

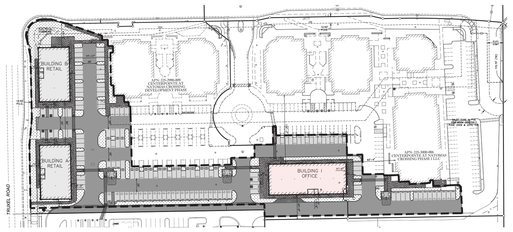
CENTERPOINTE AT NATOMAS CROSSING - ZONE CHANGE / DESIGN REVIEW

MEISSNER COMMERCIAL REAL ESTATE SERVICES

DATE: APRIL 01, 2026

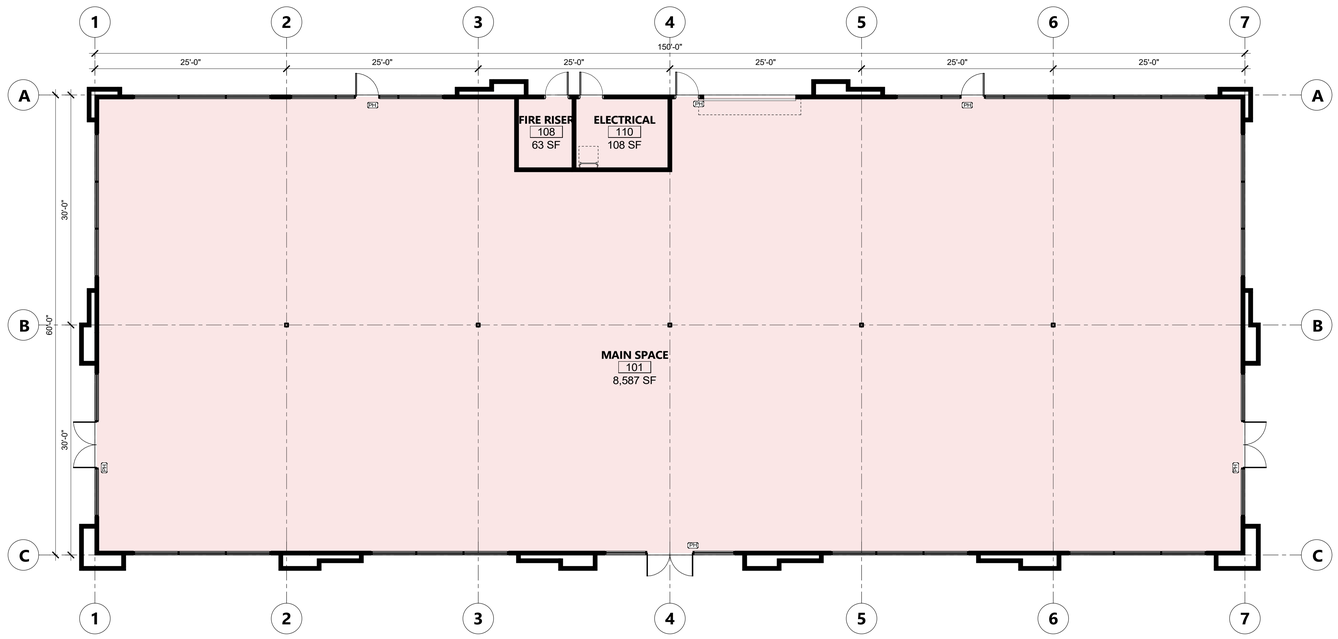
1715 R STREET, SUITE 200
SACRAMENTO, CA 95811
TEL (916) 786-8178

196



KEY MAP
N.T.S.

NORTH



TYPICAL FLOOR PLAN - OFFICE BUILDING I
SCALE: 1/8" = 1'-0"

TYPICAL FLOOR PLAN - OFFICE BUILDING I | A-301

CENTERPOINTE AT NATOMAS CROSSING - ZONE CHANGE / DESIGN REVIEW

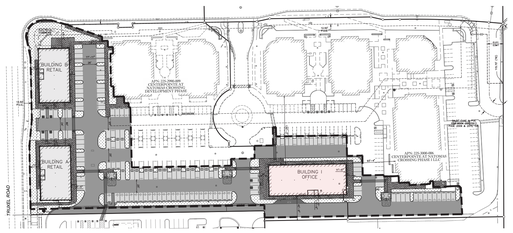
MEISSNER COMMERCIAL REAL ESTATE SERVICES

DATE: APRIL 01, 2026

0 8 16 32

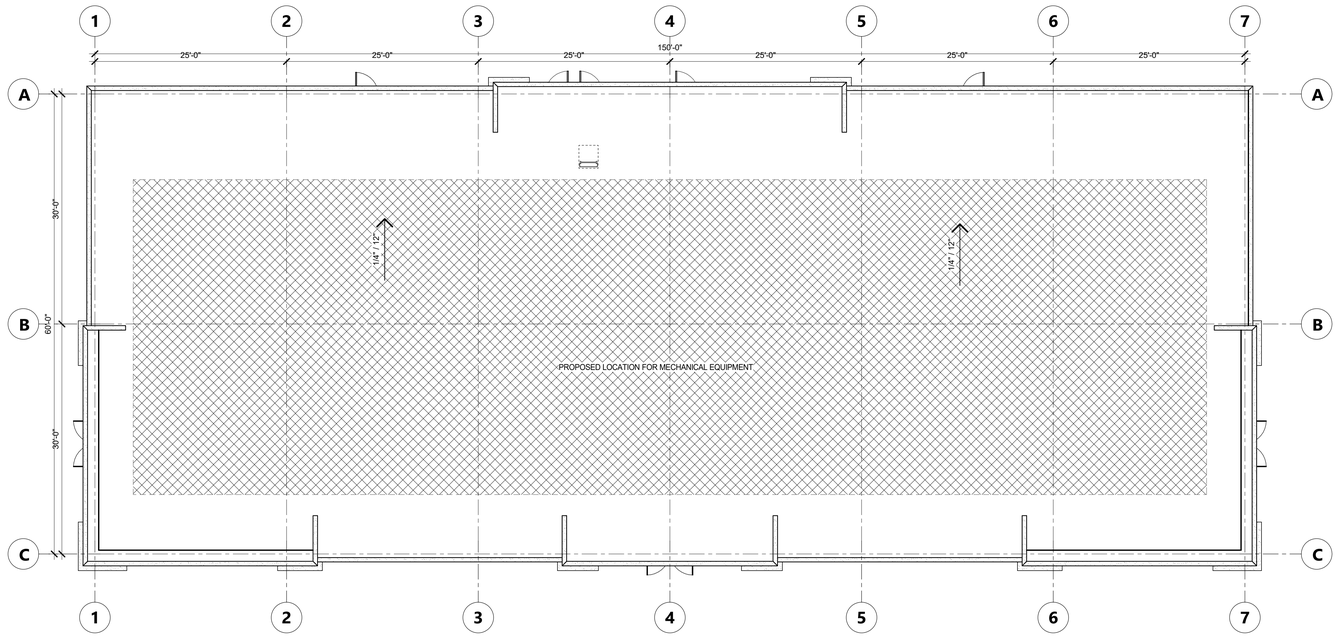
1715 R STREET, SUITE 200
SACRAMENTO, CA 95811
TEL (916) 786-8178

196



KEY MAP
N.T.S.

NORTH



TYPICAL ROOF PLAN - OFFICE BUILDING I
SCALE: 1/8" = 1'-0"

TYPICAL ROOF PLAN - OFFICE BUILDING I | A-302

CENTERPOINTE AT NATOMAS CROSSING - ZONE CHANGE / DESIGN REVIEW

MEISSNER COMMERCIAL REAL ESTATE SERVICES

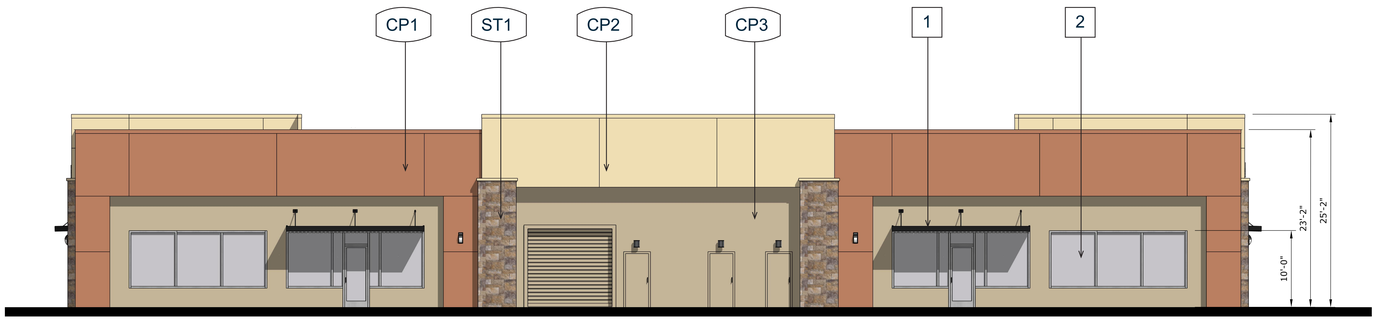
DATE: APRIL 01, 2026

0 8 16 32

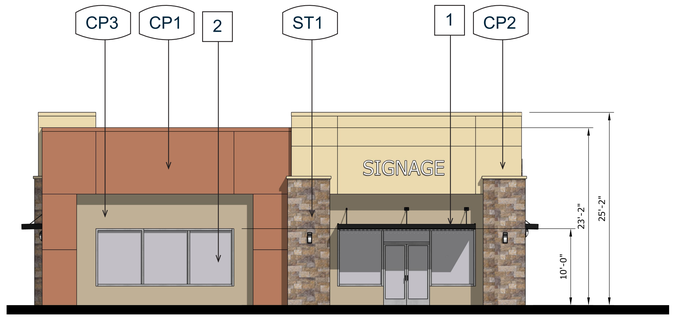
1715 R STREET, SUITE 200
SACRAMENTO, CA 95811
TEL (916) 786-8178

196

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



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



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

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

LEGEND - EXTERIOR FINISHES

CP - CEMENT PLASTER

CP1	CEMENT PLASTER COLOR: DECOROUS AMBER: SW 0007 (OR SIM.)
CP2	CEMENT PLASTER COLOR: ANCESTRAL GOLD: SW 6407 (OR SIM.)
CP3	CEMENT PLASTER COLOR: SLEEPY OWLET: SW 9513 (OR SIM.)

ST - MANUFACTURED STONE VENEER

ST1	EUROPEAN CASTLESTONE (OR SIM.)

SHEET NOTES

1	METAL CANOPY/ AWNING
2	ANODIZED ALUMINUM STOREFRONT SYSTEM (TYP.)

EXTERIOR LIGHTING

GENERATION LIGHTING

8720701EN3-71: Large One Light Outdoor Wall Lantern Dimensions:

Width: 8"
Height: 24 5/8"
Weight: 9.35 lbs.

Extends: 6 3/4"
Wire: 6 1/2" (color/Black/White)
Mounting Proc.: Screw(s)
Connection: Mounted To Box

Collection: Alban

UPC #:785652072956

Finish: Antique Bronze (71)

Bulbs:
1 - LED Medium A19 9.3w Max. 120v - included

Features:
- ENERGY STAR® Qualified
- LED Bulbs are an efficient, versatile and durable light source that deliver exceptional performance.
- Meets Title 24 energy efficiency standards
- Title 24 compliant when used with included Joint Appendix (JA8) approved lamp.

Material List:
1 Body - Aluminum - Antique Bronze

Safety Listing:
Safety Listed for Wet Locations

Instruction Sheets:
Trilingual (English, Spanish, and French)
(990W8518301-8718301-8520701-8720701_-ALB)

EXTERIOR ELEVATIONS - OFFICE BUILDING I | A-303

CENTERPOINTE AT NATOMAS CROSSING - ZONE CHANGE / DESIGN REVIEW

MEISSNER COMMERCIAL REAL ESTATE SERVICES

DATE: APRIL 01, 2026

0 8 16 32

1715 R STREET, SUITE 200
SACRAMENTO, CA 95811
TEL (916) 786-8178

196

FRONT RIGHT PERSPECTIVE

FRONT LEFT PERSPECTIVE

CENTERPOINTE AT NATOMAS CROSSING - ZONE CHANGE / DESIGN REVIEW

MEISSNER COMMERCIAL REAL ESTATE SERVICES

DATE: APRIL 01, 2026

1715 R STREET, SUITE 200
SACRAMENTO, CA 95811
TEL (916) 786-8178

196

REAR RIGHT PERSPECTIVE

REAR LEFT PERSPECTIVE

CENTERPOINTE AT NATOMAS CROSSING - ZONE CHANGE / DESIGN REVIEW

MEISSNER COMMERCIAL REAL ESTATE SERVICES

DATE: APRIL 01, 2026

1715 R STREET, SUITE 200
SACRAMENTO, CA 95811
TEL (916) 786-8178

STREETSCAPE

CENTERPOINTE AT NATOMAS CROSSING - ZONE CHANGE / DESIGN REVIEW

MEISSNER COMMERCIAL REAL ESTATE SERVICES

DATE: APRIL 01, 2026

1715 R STREET, SUITE 200
SACRAMENTO, CA 95811
TEL (916) 786-8178

196

March 20, 2025 VIA EMAIL

Deja N. Harris, Associate Planner
Community Development Department
300 Richards Boulevard, Third Floor
Sacramento, CA 95811

RE: Centerpointe at Natomas Crossing (P25-015)

Dear Deja N. Harris:

Civic Thread has reviewed the Centerpointe at Natomas Crossing (P25-015) located at 2290 Del Paso Road, Sacramento. The site is located at the corner of Truxel Road and Del Paso Road, housing four parcels. The project descriptions asks the City to consider a change of zoning to Parcels 1 and 2 with a Design Review. The zoning change would change Parcels 1 and 2 from Employment Center (EC-50) to General Commercial (C-2) for the future development of 2 new retail buildings and one new office building.

On behalf of Civic Thread, we would like to provide the following comments. The proposed project site is located on an 8.12-acre lot, which is proposed to be subdivided into seven parcels as part of the project. As noted previously, the project includes the development of three new buildings. The site is situated in an area surrounded by commercial, residential, hospitality, and workforce office uses.

Del Paso Road and Truxel Road are high traffic corridors. Del Paso Road is utilized as an east-west Sacramento corridor connector while Truxel Road serves as a north and south Sacramento connector. These conditions present challenges for safe and comfortable pedestrian, bicycle, and transit access.

The nearest bus stop is located on the west side of Truxel Road, just south of Del Paso Road; however, under the current proposal, site access appears to be limited to Del Paso Road. The absence of a direct access point from Truxel Road limits connectivity to existing transit infrastructure and may discourage walking, bicycling, and transit

use. This site design approach risks reinforcing auto-dependent travel patterns despite the project's proximity to a transit stop. Civic Thread recommends the project team to consider the following to encourage active and public transportation to the project site:

- Providing a direct pedestrian and bicycle access point from Truxel Road to the project site to improve connectivity to the existing bus stop
- Provide ADA compliant clear and protected access points for bicyclists and pedestrians, particularly at key locations such as the entrances along Del Paso Road and Truxel Road.
- Incorporate protected or clearly delineated bicycle and pedestrian pathways within the site, particularly connecting to the existing bus stop on Truxel Road
- Incorporate secure and conveniently located bicycle parking near all building entrances to support short- and long-term use

Civic Thread also recommends that the City evaluate necessary off-site improvements along Del Paso Road and Truxel Road, including pedestrian crossings, bicycle infrastructure, and transit access enhancements, and incorporate these as conditions of approval where appropriate.

North Sacramento has been identified as having one of the most impacted areas for urban heat island effect out of all areas in Sacramento as stated in Streets for People: Sacramento's Active Transportation Plan[1]. For these reasons, Civic Thread appreciates the project team for incorporating the number of trees and vegetation in the proposed site plan for the new retail and office building. Having shade reduces the heat island effect as well as making it more comfortable for community members to choose active and public transportation over individual vehicle usage.

[1] chrome-extension://efaidnbmnnnibpcajpcglclefindmkaj/https://www.cityofsacramento.gov/content/dam/portal/pw/mas/streets-for-people/Sacramento_ATP_Report_20251103.pdf

CIVIC THREAD

Civic Thread is working to support increased physical activity such as walking and bicycling in local neighborhoods as well as helping to create community environments that support walking and bicycling.

Please notify Civic Thread of future routings or notices for this project at projectreview@civicthread.org

Sincerely,

Xitlalitl Shafer

City of SACRAMENTO

Deja Harris, Associate Planner
Community Development Department
August 13, 2026

P25-015 Centerpointe at Natomas Crossing Commercial Development

SE Corner of Del Paso Road and Truxel Road
2290 Del Paso Road (District 1)

City of SACRAMENTO

Context Map

General Plan: Employment Mixed Use (EMU)

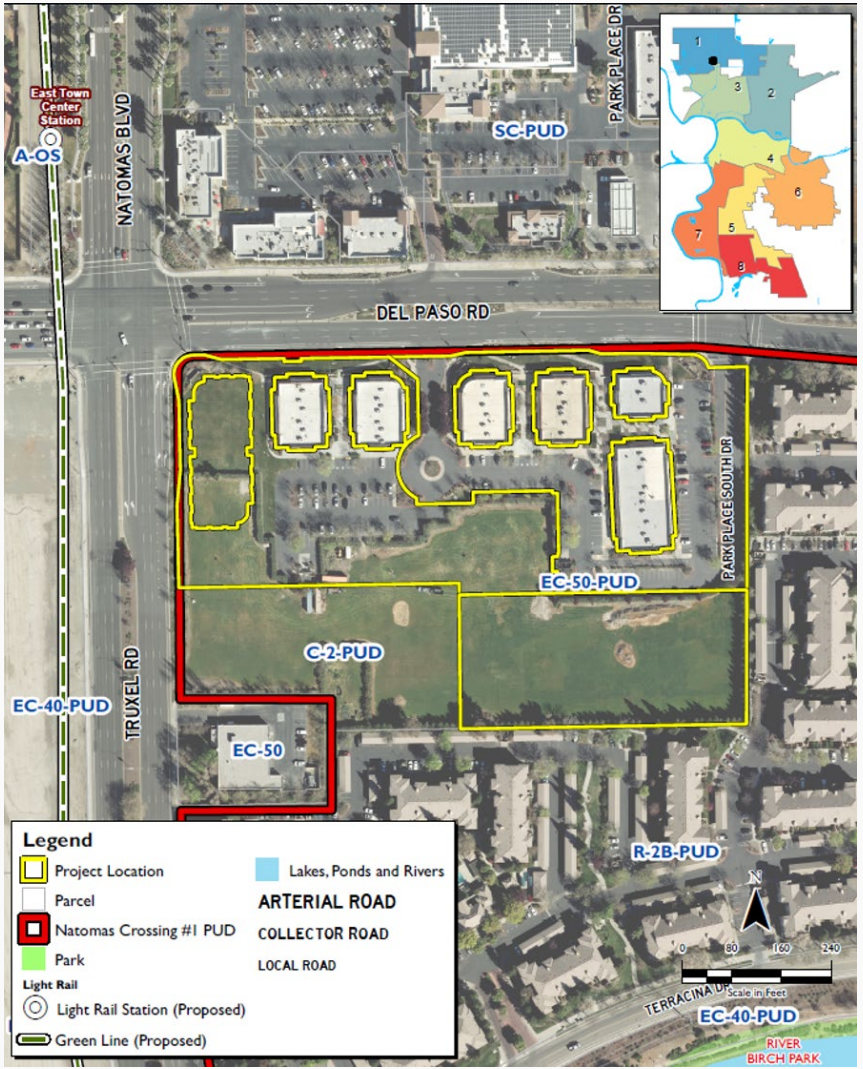
Existing Zoning: Employment Center 50 (EC-50-PUD)

Proposed Zoning: General Commercial (C-2-PUD)

Planned Unit Development: Natomas Crossing Area #1

Existing Use: Partially Developed Office Development

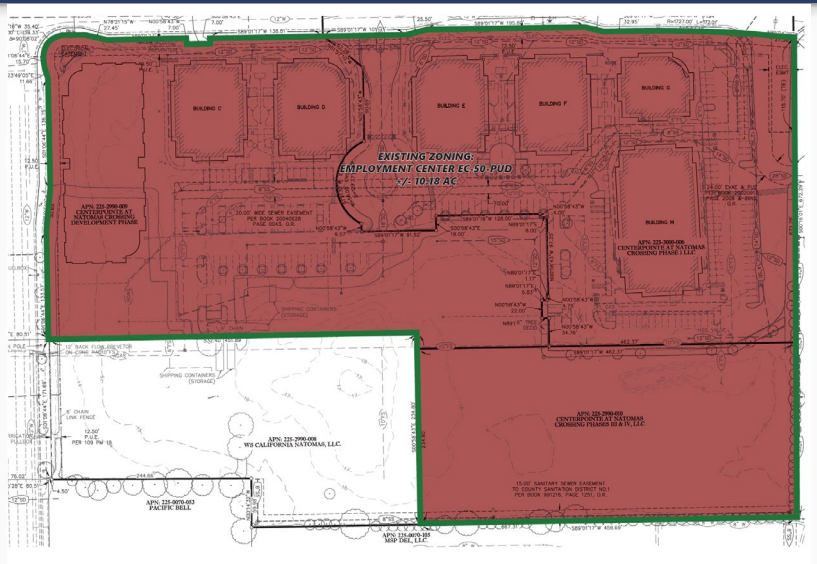
Environmental Determination: Exempt from review under California Environmental Quality Act (CEQA) Guidelines Section 15183



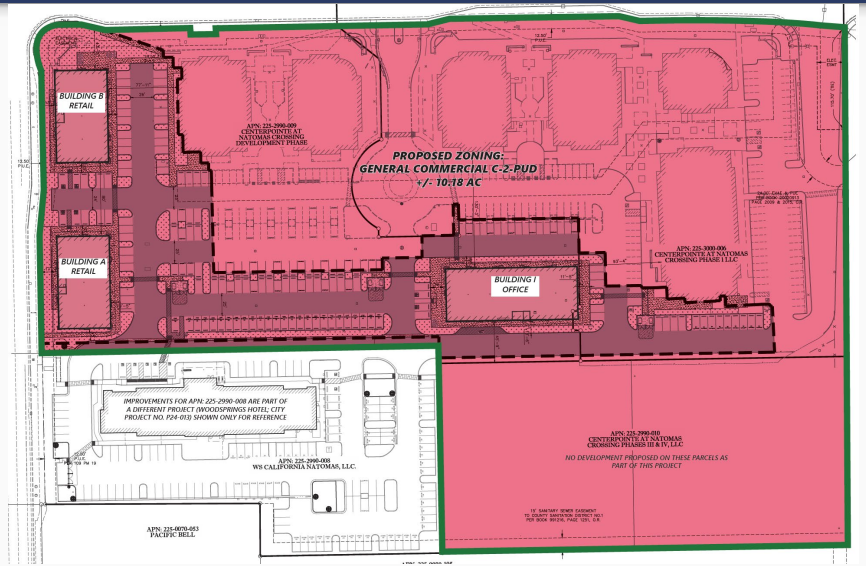
Requested Entitlements

- **Rezone** from Employment Center (EC-50-PUD) zone to the General Commercial (C-2-PUD) zone.
- **PUD Schematic Plan Amendment** to redesignate the subject site from “Office” to “Office, Commercial or Residential”.
- **Tentative Subdivision Map** to subdivide the site into 3 commercial lots, 2 common lots, and 2 lots for future development.
- **Site Plan and Design Review** for the construction of the commercial and office development.
- **Tree Permit** for the removal of one private protected tree.

Rezone and PUD Schematic Plan Amendment



- ***EXISTING ZONING: EMPLOYMENT CENTER (EC-50-PUD)***
- ***EXISTING PUD DESIGNATION: EMPLOYMENT CENTER (EC-50-PUD)***

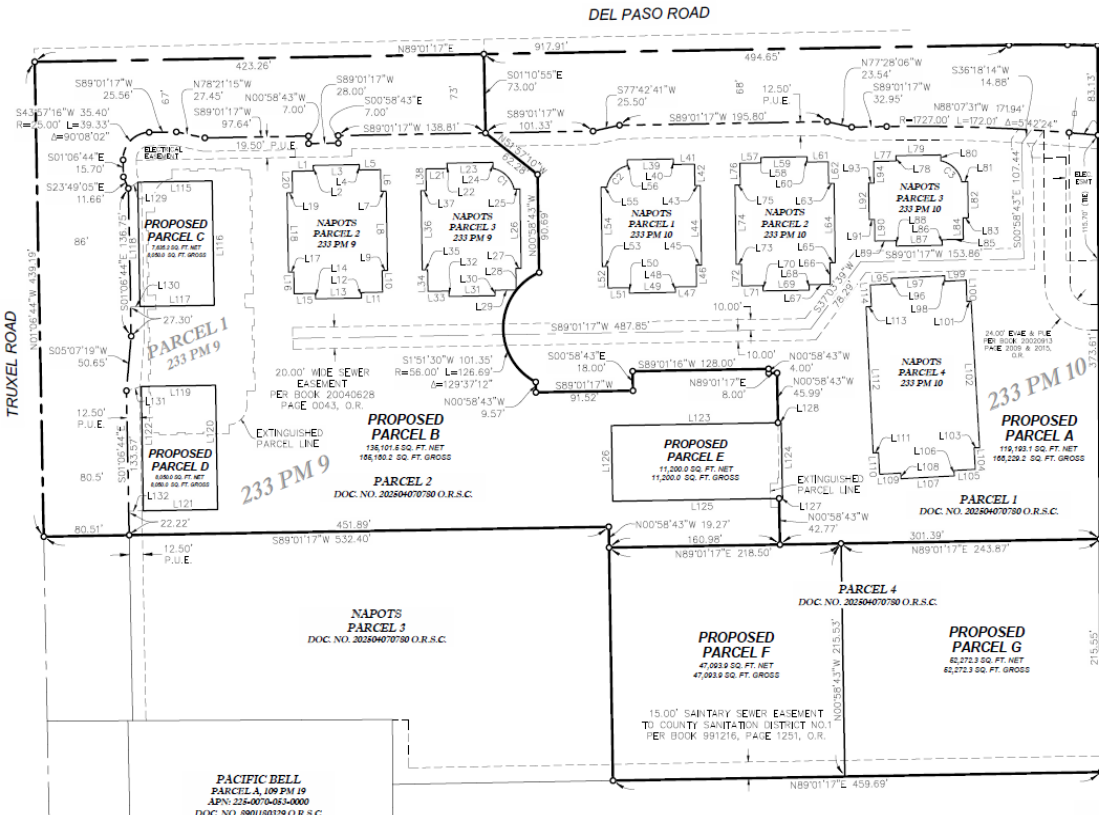


- ***PROPOSED ZONING :GENERAL COMMERCIAL (C-2-PUD)***
- ***PROPOSED PUD DESIGNATION: COMMERCIAL/ OFFICE/ AND RESIDENTIAL***

City of SACRAMENTO

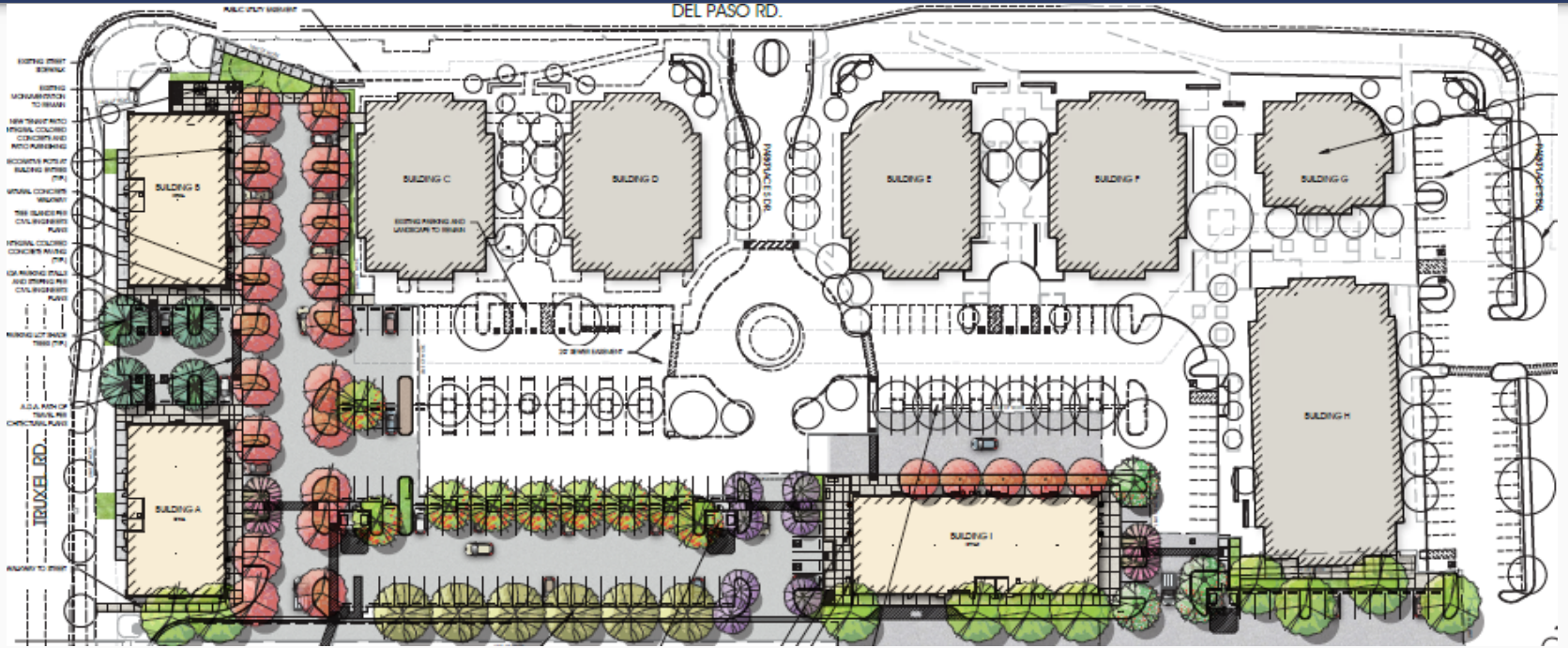
Tentative Subdivision Map

7 Total Lots: 3 commercial lots, 2 common lots, and 2 lots for future development



City of SACRAMENTO

Site Plan and Design Review



City of SACRAMENTO

Site Plan and Design Review

- Vehicle Parking: 115 Spaces
- Bicycle Parking: 6 long-term, 8 short-term
- Office Open Space: 1,126 square feet
- Building Area:
    - Building A: 6,300 square feet
    - Building B: 6,300 square feet
    - Building C: 9,000 square feet

Thanks!

Contact us:

Community Development Department
300 Richards Blvd., 3rd Floor
Sacramento, CA 95814

planning@cityofsacramento.org
cityofsacramento.org/Community-Development

City of SACRAMENTO

City of Sacramento
Planning and Design Commission Report
915 I Street Sacramento, CA 95814
www.cityofsacramento.org

File ID: 2026-01456 8/13/2026

Sam's Market - Type 21 CUP (P25-024) [Noticed on 07/31/2026; Published 08/05/2026]

File ID: 2026-01456

Location: 2685 Rio Linda Blvd., APN: 265-0241-009-0000, District 2

Recommendation: Conduct a public hearing and upon conclusion, pass a **Motion** to approve: 1) Environmental Exemption pursuant to CEQA Guidelines section 15301 (Existing Facilities) and section 15061(b)(3) (Common Sense) and; 2) Conditional Use Permit to authorize the sale of beer, wine, and distilled spirits under a Type-21 license (General) in a 2,200 square foot convenience store on approximately 0.2-acres in the General Commercial (C-2) zone.

Contact: Jose Quintanilla, Associate Planner, (916) 808-5879, jquintanilla@cityofsacramento.org; Zachary Dahla, Senior Planner, (916) 808-5584, zdahla@cityofsacramento.org; Community Development Department

Presenter: Jose Quintanilla, Associate Planner, (916) 808-5879, jquintanilla@cityofsacramento.org, Community Development Department

Applicant: Pete Tobin, Tobin Consulting, 7309 Marblethorpe Drive, Roseville, CA 95747

Property Owner: Preet Tranz Incorporated, 2685 Rio Linda Blvd., Sacramento, CA 95815

Attachments:
1-Description/Analysis
2-Background
3-Findings of Fact and Conditions of Approval
4-Exhibit A: Plans
5-Exhibit B: Map of nearby sensitive uses and active alcohol licenses within one-half mile
6-Exhibit C: Sacramento Police Department Protest Conditions
7-Staff Presentation

Description/Analysis
Issue Detail: The applicant is requesting a conditional use permit (CUP) to authorize the sale of beer, wine, and distilled spirits within an existing neighborhood market at the southwest corner of Rio Linda Boulevard and Eleanor Avenue. The market already sells beer and wine through a California

Department of Alcoholic Beverage Control (ABC) Type-20 license. In 2024, staff discovered that ABC erroneously issued the Type-20 license at this market without the necessary Conditional Use Permit (CUP) approval for alcohol sales. The applicant seeks to bring the existing alcohol sales into compliance with City land use requirements and is requesting permission to allow for the sale of distilled spirits (Type-21 ABC license), in addition to the sale of beer and wine. Authorizing the use allows the city to condition the use as appropriate, including hours of operation and security requirements. This request requires review and approval by the Planning and Design Commission.

Required Findings of Fact

To approve a CUP, the Planning and Design Commission must make **all** the following findings:

a. The proposed use and its operating characteristics are consistent with the general plan and any applicable specific plan or transit village plan;
b. The proposed use and its operating characteristics are consistent with the applicable standards, requirements, and regulations of the zoning district in which it is located, and of all other provisions of this title and this code;
c. The proposed use is situated on a parcel that is physically suitable in terms of location, size, topography, and access, and that is adequately served by public services and utilities;
d. The proposed use and its operating characteristics 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.

Because the applicant is requesting a CUP for alcoholic beverage sales for off-premises consumption, the Planning and Design Commission must make **all** the following alcohol-related findings in addition to the generally applicable CUP findings:

a. The proposed alcoholic beverage sales will not adversely affect the peace or general welfare of the surrounding neighborhood;
b. The proposed alcoholic beverage sales will not result in undue concentration of establishments dispensing alcoholic beverages;
c. The proposed alcoholic beverage sales will not enlarge or encourage the development of a skid row or blighted area; and
d. The proposed alcoholic beverage sales will not be contrary to or adversely affect any program of redevelopment or neighborhood conservation.

Staff's determination of the project's consistency with the above findings of fact, including the special findings for alcoholic beverage sales, are set forth in Attachment 3.

Public/Neighborhood Outreach and Comments: As part of the application review process, the proposed project was routed to Hagginwood Community Association, Rancho Del Paso

Neighborhood Association, North Sacramento Chamber of Commerce, Benito Juarez Neighborhood Association, Preservation Sacramento, Civic Thread, and Region Builders. Staff received no comments.

Staff mailed early notices to all property owners, residents, and neighborhood associations within 500 feet of the project site after submission of the application. Staff received no comments in response to the early notice.

Staff also mailed hearing notices to all property owners, residents, and neighborhood groups within 500 feet of the project site and posted the site 10 days prior to the public hearing. Staff has not received comments to date in response to the hearing notice.

Policy Considerations:

2040 General Plan

The 2040 General Plan designation for the project site is Residential Mixed Use (RMU). The General Plan recognizes that Residential Mixed Use designation areas are intended to foster vibrant walkable areas with a high-intensity mix of residential, commercial, office, and public uses, where daily errands can be accomplished on foot, by bicycle, or by transit. The project is consistent with the RMU designation as the sale of alcohol will occur in a neighborhood market located on a corridor surrounded by businesses and residential uses. Neighborhood markets offer residents convenient access to everyday necessities such as groceries and household goods. They are essential neighborhood serving assets that help create healthy, livable, and complete neighborhoods, further implementing the vision of the RMU designation.

In addition to the project's consistency with the RMU designation, staff find that the project is consistent with the following 2040 General Plan Land Use and Placemaking Element goals and policies:

Goal LUP-2 Balanced and connected community with thriving neighborhoods and centers and development intensities linked to transit.

> **Policy LUP-2.1 Overall Balance of Uses.** The City should encourage a balance and a mix of employment, residential, commercial, cultural, and tourism-related uses, as well as a full range of amenities and services necessary to support a thriving city.

Goal LUP-5. Attractive, thriving commercial centers that are well-located to serve the needs of Sacramento residents, workers, and visitors.

> **Policy LUP 5.5 Neighborhood Commerce.** The City shall support geographically well-distributed neighborhood-oriented commercial centers or "main streets" to improve local

access to stores, cafés and restaurants, and other neighborhood commercial uses and services.

Goal LUP-6. A city of healthy, livable, "complete neighborhoods" that provide for residents' daily needs within easy walking or biking distance from home.

LUP-6.1 Neighborhoods as a Basic Unit. Recognizing Sacramento's neighborhoods as foundational elements of the city's urban structure, the City shall work to enhance their livability through the development of plans and programs.

Staff Response: The use is consistent with the goals and policies above in that the project allows for the expansion of goods offered at an existing neighborhood-serving market. The General Commercial (C-2) zone allows for offices, retail stores, and commercial service establishments. This zone is intended to provide for the sale of goods; the performance of services, including repair facilities; office uses; dwellings; small wholesale stores or distributors; and limited processing and packaging. This use will play a supporting role in the provision of goods to nearby residents consistent with the purpose of the C-2 zone. Neighborhood markets that offer convenient access to everyday necessities such as groceries and household essentials while also offering alcohol and other beverages are essential neighborhood serving assets that help create healthy, livable, and complete neighborhoods. Through the implementation of the conditions of approval and the conditions from the Police, the convenience market can contribute positively to the fabric of the neighborhood by fostering economic development and a full range of amenities necessary to support a neighborhood. Additionally, the sale of alcohol at this location has been ongoing since 2024 and the police department provided protest conditions at that time to the Department of Alcoholic Beverage Control that have been placed on the market's alcohol license. No active or previous violations or issues are identified by ABC or the City's Code Enforcement Division related to the current alcohol sales.

Staff also find that the project complies with the following 2040 General Plan Environmental Justice Element goal and policies:

Goal EJ-2. Equitable access to fresh, healthy, and affordable food and wider access to healthy food resources in disadvantaged communities.

Policy EJ-2.16 Discourage Unhealthy Uses. The City should discourage the establishment of new drive-through restaurants, alcohol permits for off-site sales, and tobacco sales points near food deserts, schools, and pedestrian priority areas.

Policy EJ-2.20 Evaluating Health Impacts. The City may use best available data tools, including but not limited to Healthy Places Index, the Centers for Disease Control (CDC) Social Vulnerability Index, and CalEnviroScreen, when evaluating health impacts from

proposed projects in disadvantaged and historically underserved communities.

Staff Response: Per General Plan Map EJ-1, the project site is located within a disadvantaged community (DAC). A proposal for new alcohol sales within a DAC requires special attention to ensure a project will not exacerbate existing health inequities or result in a disproportionate concentration of alcohol outlets. Consistent with General Plan policy EJ-2.16, staff evaluated the location and characteristics of the proposed alcohol permit for off-site sales in relation to available food sales, the location of nearby sensitive uses, and whether the area would be considered a pedestrian priority area to determine the appropriateness of the proposal. Staff also evaluated the requested alcohol sales using the best data tools available relative to health impacts, including CalEnviroScreen and the California Healthy Places Index. A full analysis of these data tools is provided in the Background section of this report. Although the project site is located within a disadvantaged community, the proposal would not establish a new alcohol outlet or increase the concentration of alcohol retailers in the area. Rather, it would authorize an existing neighborhood market that has operated under a Type-20 ABC license since February 2024 to expand its existing authorization to include distilled spirits while maintaining its primary function as a neighborhood-serving market. The site is also not located within a food desert as identified by the General Plan, and approval of the Conditional Use Permit would subject the operation to conditions intended to address compatibility, security, and ongoing oversight. Accordingly, when considering all of the evidence and as conditioned, staff does not believe that issuance of a CUP for off-site alcohol sales at this existing market will limit access to healthy food resources within the community or conflict with the intent of General Plan Policies EJ-2.16 and EJ-2.20.

North Sacramento Community Plan

The project site is located within the North Sacramento Community Plan Area of the 2040 General Plan. The 2040 General Plan identifies the Community Plan Area as a welcoming community with working families and diverse neighborhoods, appealing housing options, and quick, convenient, accessible transportation connections to key destinations in the city. The North Sacramento Community Plan does not have any applicable goals or policies for the proposed use or subject site.

Economic Impacts: Not applicable.

Environmental Considerations: The Community Development Department, Environmental Planning Services has reviewed this project and determined that it is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Existing Facilities (Categorical Exemption - Class 1) and Section 15061(b)(3), Common Sense Exemption.

Class 1 includes projects involving the operation, permitting, and licensing of existing facilities and involves negligible or no expansion of use beyond that existing at the time of the lead agency's determination. The project qualifies for this exemption because no physical changes are proposed to

the existing structure as the sale of alcohol at this location is already occurring.

A Section 15061(b)(3) exemption applies if an activity is covered by the common sense exemption that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.

Sustainability: Not applicable.

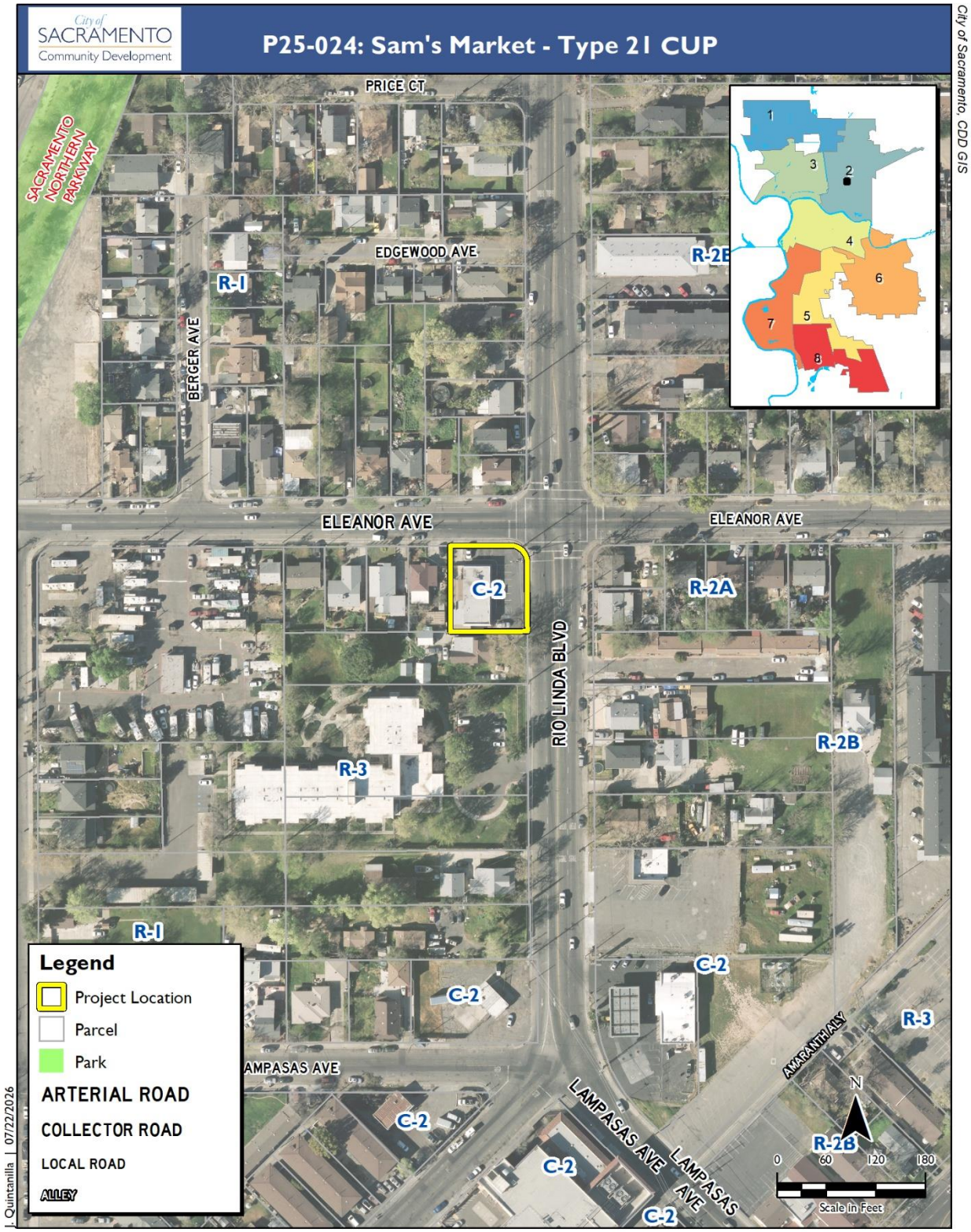
Commission/Committee Action: Not applicable.

Rationale for Recommendation: Staff recommends that the Planning and Design Commission make a motion to approve the requested entitlements based on the findings of fact and subject to the conditions listed within Attachment 3. The proposal complies with the goals and policies of the 2040 General Plan in that the project is appropriate for the site characteristics and is compatible with surrounding uses in the neighborhood. The request would not establish a new alcohol outlet within the neighborhood; rather, it would authorize an existing off-sale alcohol retailer that has operated under a Type-20 ABC license since February 2024 and expand the existing authorization to include distilled spirits. As part of the request, the operator proposes to modify the existing floor plan by reducing the number of coolers devoted to beer and wine sales from seven to five, adding additional coolers for fresh food, and installing approximately 30 square feet of shelving behind the register for the display of distilled spirits. The existing operating hours of 9:00 a.m. to 11:00 p.m., seven days per week, will remain unchanged. Accordingly, the proposal will not increase the number of alcohol retailers serving the area or materially change the site's long-established function as a neighborhood market.

The project has been conditioned to address potential impacts to the neighboring uses by requiring a Video Assessment and Surveillance System (VASS) covering points of sale, alcohol display areas, store entrances, and parking areas to deter theft and unauthorized consumption. In addition, a condition has been included to encourage ongoing communication between the operator and the surrounding community should any issues or concerns arise.

Financial Considerations: Not applicable.

Figure 1: Vicinity Map



Background Information

The ±0.2-acre project site is located at the southwest corner of the Rio Linda Boulevard and Eleanor Avenue within the General Commercial (C-2) zone. The project site is in the Old North Sacramento neighborhood of North Sacramento, an area characterized by a mix of residential and neighborhood-serving commercial uses. Development in the immediate vicinity is primarily single-family and multi-unit residential, with a greater concentration of commercial and assembly uses occurring closer to Del Paso Boulevard, including along the corridor and on adjacent side streets.

The site is developed with an existing 2,200-square-foot neighborhood market, Sam's Market (formerly Lo Market) and associated surface parking lot. The property has operated continuously as a neighborhood market for at least 20 years. Currently, there are 7 coolers devoted to the sale of beer and wine, and approximately 35 cubic feet on the sales floor for wine sales. The operator also holds a Tobacco Retailer License (22-049092) and operates under a deemed Conditional Use Permit (CUP) for tobacco retailing. Staff is not aware of any complaints from nearby residents or visitors, and there are no active or recent Code Enforcement cases associated with the establishment.

Sam's Market currently operates under a Type-20 (Off-Sale Beer and Wine) license issued by the California Department of Alcoholic Beverage Control (ABC) (License 648779). In 2024, City staff determined that the Type-20 license was issued by ABC without an approved City of Sacramento Conditional Use Permit. Because the City's Zoning Code requires a Conditional Use Permit for off-sale alcoholic beverage sales, issuance of the Type-20 license should have been accompanied by City approval of a CUP.

Upon identifying the discrepancy, City staff notified the operator that the establishment was operating without an approved CUP and a Planning Entitlement Application to authorize the use was required. On November 7, 2025, the Planning Division received the CUP application to allow for the sale of beer with a request to add the sale of distilled spirits.

Table 1: Surrounding Zoning and Uses

Direction:	Zoning:	Use:
North:	Single-Unit Dwelling (R-1)	Residential
South:	Single-Unit Dwelling (R-1) Muti-Unit Dwelling (R-3)	Residential
East:	Multi-Unit Dwelling (R-2A) Multi-Unit Dwelling (R-2B)	Residential
West:	Single-Unit Dwelling (R-1)	Residential

Table 2: Site and Project Information	
General Plan Designation:	Residential Mixed Use (RMU)
Community Plan Area:	North Sacramento
Zoning of Site:	General Commercial (C-2)
Building Size:	2,200 square-feet
Existing & Proposed Use:	Retail within a commercial building

Figure 2: Existing Site Condition – Rio Linda Boulevard Street Frontage

Entitlement Review

Pursuant to Sacramento City Code (SCC) section 17.108.020, the proposed sale of alcohol is classified as "alcoholic beverage sales, off-premises consumption;" a conditional land use subject to approval of a CUP by the Planning and Design Commission. The market has been selling beer and wine under a Type-20 license since February 2024 (ABC records) without an active CUP. The applicant seeks to bring the existing alcohol sales into compliance with City land use requirements and is requesting permission to allow for the sale of distilled spirits (Type-21 ABC license), in addition to the sale of beer and wine. The CUP process will allow the city to condition the use as appropriate, including hours of operation and security requirements.

Conditional Use Permit

The CUP process is designed to evaluate a use's potential impact on a site and the surrounding area. In order to approve the CUP, the proposal must make all of the standard findings of fact outlined in City Code, 17.808.200.C.1 and the special findings of fact for alcoholic beverage sales outlined in City Code, 17.228.108.A.1. The analysis outlined below considers whether the project is consistent with all necessary findings.

Business Operations

Currently, the premises has an active Type-20 license which allows the sale of beer and wine for consumption off the premises. The license is for retail use, and minors are allowed to enter and remain. In addition to bringing the existing alcohol sales into compliance with City land use requirements, this request proposes modifying the existing floor plan to reduce the number of coolers devoted to the sale of beer and wine from seven to five, and adding additional coolers devoted to fresh food. Per the provided plans, the operator intends to add approximately 30 square feet of shelving behind register devoted for the sale of distilled spirits. The operator will maintain the existing operating hours of 9:00 am to 11:00 pm every day.

Alcoholic Beverage Sale Considerations

SCC section 17.228.108.A.2 establishes review criteria for alcoholic beverage sale uses. These are listed below and are followed by staff's analysis of the project subject to the criteria.

1. The decision-maker shall consider whether the proposed alcoholic beverage sales will detrimentally affect nearby residentially zoned areas and shall give consideration to the distance of the proposed alcoholic beverage sales from residential buildings; churches and faith congregations; schools, K-12; hospitals; parks and playgrounds; childcare centers; social services; and other similar uses.

   The neighborhood market is located within the Old North Sacramento community of North Sacramento which contains a mix of residential and neighborhood serving uses. The site is in the heart of a residential neighborhood which primarily consists of single- and multi-unit dwellings, and an RV and Mobile Home Park in the Single-Unit or Duplex Dwelling (R-1), Multi-Unit Dwelling (R-2A), Multi-Unit Dwelling (R-2B) and Multi-Unit Dwelling (R-3) zones.

   Nearby sensitive uses include New Life Christian Fellowship (260 feet), Peace Lutheran Church (400 feet), First Baptist Church (700 feet), Calvary Christian Center (700 feet), Holy Trinity Ukrainian Orthodox Church (850 feet) and Calvary Preschool (1000 feet). There are multiple small grocery stores within a half-mile of the subject site including 880 feet south at 2537 Del Paso Blvd, 1,650 feet to the west at 2711 Fairfield Street, and 2,200 feet to the south 2308 Del Paso Blvd. The nearest active off-site consumption liquor licenses are at 2600 Rio Linda Boulevard (Type 21 –Valero Gas Station and Bonfare Market) 500 feet from the subject site and at 2800 Rio Linda Boulevard (Type 20 – Comfort Market) 730 feet from the subject site. Staff acknowledges that while the project site is adjacent to several

locations selling alcohol for off-site consumption, Bonfare Market is located within a gas station and attracts a different clientele, and Comfort Market does not currently sell distilled spirits and appears to be a neighborhood market similar in nature to Sam's Market. Both locations operate under "deemed" Conditional Use Permits, meaning that these locations have been selling alcohol since prior to the City requiring a Conditional Use Permit for the sale of alcohol for off-site consumption. Unlike an approved Conditional Use Permit, deemed conditional use permits have no conditions of approval addressing operations.

The proposed project would allow Sam's Market to authorize its operations consistent with the City's land use requirements, which does not substantially alter the existing use of the site and is not expected to be detrimental to the surrounding residential neighborhood and sensitive uses. Staff believes that alcohol sales at this site would not enlarge or encourage the development of a skid row nor be detrimental to the surrounding neighborhood as the project site has been selling beer and wine under a Type-20 license since February 2024 with no disciplinary history.

Neighborhood markets offer convenient access to everyday necessities such as snacks and household essentials while also offering alcohol and are essential neighborhood serving assets that help create livable, and complete neighborhoods. This leads staff to believe that the sale of beer and wine allows residents wanting food, drinks, or personal products to rely on Sam's Market in their neighborhood and would not be detrimental to adjacent sensitive uses. Furthermore, staff will be conditioning this project to provide additional healthy food in addition to any requirements imposed by the existing Tobacco License.

2. In addition to the considerations applicable to all conditional use permit applications, the decision-maker may consider the following under this section: hours of operation; quantity and size of containers sold; alcoholic content of wines; percentage of shelf space devoted to alcoholic beverages; a requirement that the establishment post, in compliance with the city code, signs prohibiting the possession of open alcoholic beverage containers or the consumption of alcoholic beverages on any property adjacent to the establishment under the control of the establishment's operator; and any other activities proposed for the premises.

   The store will operate from 9:00 am to 11:00 pm every day and will be required to comply with signage standards within the city code. In addition to conditions from Planning limiting shelf space for distilled spirits and the number of coolers devoted

to the sale of beer and wine, the Police Department has requested that ABC place conditions on the ABC license, including:

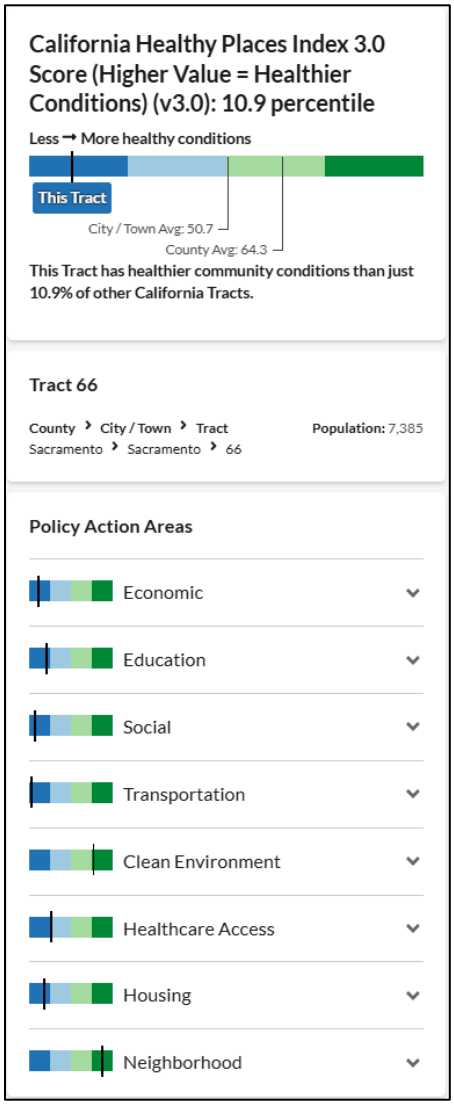
1. *No alcohol consumption shall be permitted at this location.*
2. *There shall be no exterior advertising or sign of any kind or type, including advertising directed to the exterior from within, promoting or indicating the availability of alcoholic beverages.*
3. *No alcoholic beverages shall be consumed on any property adjacent to the licensed premises under the control of the licensee(s) as depicted on the most recently certified ABC-257 and ABC-253.*
4. *Petitioner(s) shall actively monitor the area under their control in an effort to prevent the loitering of persons on any property adjacent to the licensed premises as depicted on the most recently certified ABC-253.*
5. *Any graffiti painted or marked upon the premises or on any adjacent area under the control of the licensee(s) shall be removed or painted over within 72 hours of being applied.*
6. *The parking lot of the premises shall be equipped with lighting of sufficient power to illuminate and make easily discernible the appearance and conduct of persons on or about the parking lot. Additionally, the position of such lighting shall not disturb the normal privacy and use of any neighboring residences.*
7. *No beer or malt beverage product(s) shall be sold, regardless of container size, in quantities of less than three per sale.*
8. *No distilled spirits shall be sold in bottles or containers of less than 750ml.*

The following conditions are currently imposed on the Type 20 license:

1. *No Wine shall be sold in bottles or containers of less than 750ml.*
2. *No individual containers of beer or malt beverage products shall be sold, regardless of container size, unless the containers are in manufactured pre-packaged multi-unit quantities. This restriction applies to any beer that is not sold or marketed by the manufacturer in a multi-unit package quantity.*

In addition to requesting that ABC place conditions on the ABC license, the Police Department has also recommended conditions of approval be placed on the Conditional Use Permit. The Police Department believes that adding these conditions should reduce the potential for nuisance activities or law enforcement related issues that could be associated with an alcohol-related establishment. For example, the Police Department has required the applicant to maintain clear and unobstructed view of the interior of the premises from the exterior public sidewalk and install a Video Assessment and Surveillance System as well as a holdup alarm system with comprehensive coverage.

Figure 3: HPI 3.0 (Tract 66)



Healthy Places Index

Staff uses the California Healthy Places Index Map Tool (HPI) (healthyplacesindex.org) as an additional information tool in the review of tobacco-related, alcohol-related, and other health related land use applications that may impact community conditions and life expectancy. HPI was developed by the Public Health Alliance of Southern California as a tool that allows for the comparison of potential overall health outcomes based on community conditions across multiple geographies.

The HPI provides information at the census tract level and analyzes multiple community characteristics with the goal of framing equity issues with quantifiable and evidence- based data. Twenty-five indicators are analyzed and are statistically scored and compiled into a single indexed overall score. The HPI score is provided as a percentile rank, with ranks closer to 100 indicating healthier conditions and ranks closer to 0 indicating less healthy conditions. Eight sub-scores are also calculated based on eight health related policy action areas: economic, social, education, transportation, neighborhood, housing, clean environment, and healthcare.

The project site is within Census Tract 66. Per the HPI, Tract 66 scores in the 10th percentile of healthy places. This tract has healthier conditions than 10.9% of other tracts within the State, or alternatively stated, 88.1% of other tracts within the State have healthier conditions than the subject census tract. All of the census tracts within the North Sacramento, South Natomas, and Arden-Arcade Community Plan Areas are below the 50th percentile of healthy community conditions.

CalEnviroScreen

The 2040 General Plan identifies the project census tract (66) as located within a State Designated Disadvantaged Communities (DACs) (SB 535). Senate Bill SB 535 mandates

that California use certain Cap-and-Trade auction proceeds to fund investments in DACs and tasks the California Environmental Protection Agency (CalEPA) with designating DACs based on geographic, socioeconomic, public health, and environmental hazard criteria (Final Designation of Disadvantaged communities). These criteria include 1) "Areas disproportionately affected by environmental pollution and other hazards that can lead to negative public health effects, exposure or environmental degradation" and 2) "Areas with concentrations of people that are of low income, high unemployment, low levels of home ownership, high rent burden, or low levels of educational attainment."

In response to SB 535, the CalEPA, developed the CalEnviroScreen (https://oehha.ca.gov/calenviroscreen) mapping tool to identify DACs. A DAC is defined as an area scoring in the top 25 percent of all California census tracts for pollution burden and socioeconomic factors as measured. The overall CalEnviroScreen score is calculated by multiplying the Pollution Burden and Population Characteristics scores with a minimum possible score of 0 and maximum possible score of 100, with a score of 100 representing the highest burden. Key indicators in CalEnvrioScreen's data include exposure to different types of pollution, environmental effects from nearby toxic chemicals, percentage of populations health and age sensitivity, and socioeconomic factors.

Consistent with General Plan policy EJ-2.20, staff has utilized the CalEnviroScreen mapping tool and understands that this tract has an overall CalEnviroScreen score of 80.98, meaning that it is in the top 25 percent of all California census tracts for pollution burden and socioeconomic factors as measured.

Table 3: Vulnerability Indicators & Nearby Sensitive Uses (Census Tract 66)	
Healthy Places Index (HPI)	10.9
CalEnviroScreen	80.98
Proximity to other ABC Type 20/21 Licenses (1/2-mile buffer)	8 Licenses (5-Type 20, 3-Type 21)
Nearby Sensitive Uses (1/2-mile buffer)	
• Residential	Single- and multi-unit dwellings
• Schools	5 (3 elementary schools; 1 middle school; 1 private school)
• Childcare Centers	1
• Parks	5
• Faith Congregations (e.g., church)	10
• Social Services/Hospital	N/A

Staff Analysis

Staff evaluated the proposal for consistency with applicable General Plan Environmental Justice (EJ) policies. The site is not located within a food desert or an area underserved

by healthy food resources, as identified in General Plan Map EJ-4, and multiple grocery stores are located within a one-mile radius. The site can also be considered to be within a pedestrian-oriented area because it is served by existing transit infrastructure, although the General Plan does not define the term "pedestrian priority area." The nearest Regional Transit (RT) bus stops are located approximately 150 feet south and approximately 150 feet northeast of the site on Rio Linda Boulevard and serve Route 15 (approximately 30-minute headways). The Royal Oaks light rail station is located approximately 0.7 miles south of the project site.

The draft Vision Zero Action Plan Update (presented to the Active Transportation Commission on June 18, 2026) identifies the intersection of Rio Linda Boulevard and Eleanor Avenue as one of the City's Top 20 priority intersections based on historic severe injury and fatal collision data. Because the Action Plan remains in draft form and is subject to change prior to adoption, staff considered it as contextual information rather than as an adopted policy document. Although the project is located near this intersection, the proposed Conditional Use Permit includes operational conditions intended to improve on-site safety and security, including measures addressing lighting, surveillance, site maintenance, nuisance activity, and coordination with the Sacramento Police Department. Staff finds these operational requirements will help ensure the business functions in a manner compatible with the surrounding neighborhood.

The project site is located approximately 0.6 miles walking distance from Las Palmas Elementary School and approximately 650 feet walking distance from the nearest business authorized to sell alcohol. While another alcohol retailer is located nearby, approval of this request would not establish a new alcohol outlet within the neighborhood. Instead, it would authorize an existing neighborhood market, which currently operates under a Type-20 license for beer and wine sales, to upgrade to a Type-21 license allowing the sale of distilled spirits. As a result, the proposal would not increase the overall number of alcohol retailers serving the area or contribute to a greater concentration of alcohol outlets. Based on these factors, staff does not find that the location of the proposed alcohol sales would be detrimental to the neighborhood or that there is a basis to discourage the use.

Although the site is located within a State-designated Disadvantaged Community and an area with a relatively low Healthy Places Index score, staff finds that the proposal would not materially intensify alcohol availability in the neighborhood. The market currently operates with a Type-20 license, and the request would expand the existing license to allow distilled spirits rather than establish a new alcohol retailer. The primary use of the site as a neighborhood-serving market would remain unchanged.

Staff recognizes that alcohol retailers located near schools, parks, and residential neighborhoods can present potential public safety concerns if not properly managed. In this case, however, the operator is seeking to legalize an existing alcohol use that currently operates without a Conditional Use Permit and therefore without imposed operational conditions. Approval of the CUP would place the operation under ongoing City land use oversight for the first time and would establish a comprehensive set of conditions governing alcohol sales, site operations, security, and ongoing compatibility with the surrounding neighborhood. Staff finds that these conditions, together with the recommendations of the Sacramento Police Department, provide appropriate safeguards and that expanding the existing Type-20 license to a Type-21 license is not expected to result in adverse neighborhood impacts.

FINDINGS OF FACT AND CONDITIONS OF APPROVAL
Sam's Market Type 21 CUP (P25-024)
2685 Rio Linda Boulevard; APN: 265-0241-009-0000

FINDINGS OF FACT

A. **Environmental Determination:** Based on the determination and recommendation of the City's Environmental Planning Services Manager and the oral and documentary evidence received at the hearing on the Project, the Planning and Design Commission finds that the Project is exempt from review under Section 15301 (Existing Facilities—Class 1) of the CEQA Guidelines. Class 1 consists of projects involving the operation, permitting, and licensing of existing facilities and involves negligible or no expansion of existing or former uses. The project qualifies for this exemption because it involves the continued operation of a business within an existing building and the project does not involve any physical changes to the site.

B. The **Conditional Use Permit** to authorize the sale of beer, wine, and distilled spirits under a Type-21 license (General – Beer, Wine, Distilled Spirits) in a 2,200 square foot convenience store on approximately 0.2-acres in the General Commercial (C-2) zone is **approved** based on the following Findings of Fact:

1. The proposed use and its operating characteristics are consistent with the general plan and any applicable specific plan or transit village plan in that the sale of alcohol for offsite consumption at this location is not in conflict with General Plan Goal EJ-2 or Policies EJ-2.16 and EJ-2.20, which discourage off-site sales of alcohol near food deserts, schools, and pedestrian priority areas in disadvantaged communities. The project site is not located in a food desert and is not near a school. The alcohol sales at the site currently have no conditions of approval addressing operations; with the addition of distilled spirits a comprehensive set of conditions are added to the site to address alcohol sales and ensure the business operates in a manner that is compatible with the surrounding neighborhood. The project is also consistent with the Residential Mixed Use General Plan designation in that it allows for the expansion of goods offered at an existing neighborhood market. Neighborhood markets offer residents convenient access to everyday necessities such as groceries and household essentials while also offering alcohol are essential neighborhood serving assets that help create healthy, livable, and complete neighborhoods further implementing the RMU designation.

2. The proposed use and its operating characteristics are consistent with the applicable standards, requirements, and regulations of the C-2 Zone, and the Planning and Development Code in that the purpose of the C-2 zone is to provide for the sale of goods; the performance of services, including repair facilities; office uses; dwellings; small wholesale stores or distributors; and limited processing and packaging. The existing neighborhood market supports

and implements this vision by providing residents with convenient access to everyday necessities such as groceries and household essentials while also offering alcohol. Further, the proposed use of off-site alcoholic beverage consumption is a permitted use within the General Commercial (C-2) zone with the approval of a Conditional Use Permit.

3. The proposed use is situated on a parcel that is physically suitable in terms of location, size, topography, and access, and that is adequately served by public and private services and utilities, in that the proposed use is in an existing tenant space with food, beverages, and goods sales; therefore, the addition of distilled spirits is suitable in terms of location and access and is adequality served by existing infrastructure.

4. The proposed use and its operating characteristics 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. The project will be required to incorporate several security and operational measures. These measures include restricted alcohol sales policies, including alcohol sales ending at 11:00 PM; a Video Assessment and Surveillance System (VASS) covering points of sale, alcohol display areas, store entrances, and parking areas to deter theft and unauthorized consumption; and a “Good Neighbor” condition requiring a 24-hour emergency contact number to promptly address community concerns. These conditions ensure that the project remains compatible with surrounding land uses and prevents negative impacts on nearby residential areas. Additionally, the Sacramento Police Department reviewed has submitted a list of protest conditions to ABC that they want imposed on the license.

5. The proposed alcoholic beverage sales will not adversely affect the peace or general welfare of the surrounding neighborhood. The use permit is conditioned with hours of operation to be compatible with adjacent residential uses in the surrounding neighborhood. Further, the Police Department have requested ABC impose conditions on the requested ABC Type-21 license to ensure that the business will not negatively impact the surrounding area, including requiring the business to ensure no persons possess an open container or consume alcoholic beverages in or around the business, requiring the business to actively monitor the area under their control in an effort to prevent loitering, and requiring the business to sell beer, malt liquor, wine, and distilled spirits in certain quantities.

6. The proposed alcoholic beverage sales will not result in undue concentration of establishments dispensing alcoholic beverages in that the Sacramento Police Department has determined that a finding of Public Convenience or Necessity (PCN) was not required by ABC to obtain the Type-21 license, as the project would not increase the concentration of establishments dispensing alcoholic beverages in this census tract. Further, this site is located along the Rio Linda Boulevard corridor and is appropriate for retail sales, including

alcohol, given the traffic volumes, availability of public transit, and the diversity of land uses in the area. Given these factors, the project is compatible with surrounding land uses and will not contribute to overconcentration or alcohol-related nuisance activity.

7. The proposed alcoholic beverage sales will not enlarge or encourage the development of a skid row or blighted area. The sale of alcohol will be supervised by ABC and is required to comply with conditions on the ABC license as well as the use permit. The license is conditioned with hours of operation to be compatible with adjacent uses. Acceptance and compliance with use permit operating conditions will assist in discouraging and preventing associated negative impacts which can contribute to the development of blighted areas.

8. The proposed alcoholic beverage sales will not be contrary to or adversely affect any program of redevelopment or neighborhood conservation. The granting of this permit will allow for conditions of approval to restrict operations that support both the business and the neighborhood. Additionally, the expansion to allow the sale of distilled spirits on-site does not alter the existing use of the site. The area is not part of a redevelopment program or neighborhood conservation plan.

CONDITIONS OF APPROVAL

B. The **Conditional Use Permit** to authorize the sale of beer, wine, and distilled spirits under a Type-21 license (General – Beer, Wine, Distilled Spirits) in a 2,200 square foot convenience store on approximately 0.2-acres in the General Commercial (C-2) zone is **approved** subject to the following conditions of approval:

PLANNING:

B1. This discretionary permit expires three (3) years from the effective date of approval if the use or development project has not been established as provided in Section 17.808.400.A.

B2. Time extensions to establish a use, construct a development project, or to demolish a structure may be granted as provided in Section 17.808.400.B. Time extensions are discretionary and not the automatic right of the applicant.

B3. Alcohol sales are limited to the hours between 9:00 a.m. and 11:00 p.m. each day of the week.

B4. Shelf space for distilled spirits shall be limited to 30 square feet. All shelf space devoted to spirits must be located behind the point of sale or cash register.

B5. Refrigerated beer and wine shall be limited to a maximum of five (5) cooler displays (doors) of no more than 38 cubic feet each, for a maximum of approximately 190

cubic feet of display area.

B6. No unrefrigerated beer shall be displayed.

B7. Shelf space for unrefrigerated wine on the sales floor shall be limited to approximately 35 cubic feet as shown on the project plans.

B8. The following “Good Neighbor” measures shall be implemented by the applicant and any operator:

a. Establish a process for neighbors to communicate directly with the management staff of the restaurant should there be any problems or issues.

b. Provide signage at the building storefront that includes a 24-hour emergency contact person and phone numbers on-site that is located in a clearly identified place and kept up to date.

B9. Any additional changes, additions, or modifications related to alcohol sales and/or these conditions of approval shall require Planning Division review and approval and may result in the need for additional planning entitlements.

B10. The operator shall devote at least one (1) shelf unit (approximately 90 cubic feet), as shown on the project plans, for the sale of fresh or healthy foods. Fresh and healthy foods, include, but are not limited to, fresh fruits and vegetables; juice and dairy products; meat, fish, or poultry (including eggs); and fresh baked goods, breads, and cereals. A portion of the total shelf space within the cooler may be substituted with non-healthy foods if an equivalent shelf space is devoted to unrefrigerated healthy foods.

Police

B11. Business shall be equipped with and maintain a security system with

- An alarm system with a valid UL Certificate in accordance with ANSI/UL 681-2025 (Standard for Installation and Classification of Burglar and Holdup Alarm).

- a Video Assessment and Surveillance System (VASS)

B12. Holdup alarm system shall be employed near the:

- all points of sale

- safe(s) – if applicable

B13. A Video Assessment and Surveillance System (VASS) shall be installed at the site and maintained by a property management company, security company, or designee.

B14. Manager with access to VASS storage shall be able to respond to any activation within two hours.

B15. Cameras shall be day/night capable with a resolution of no less than two (2) megapixels and a minimum frame rate of 15 frames per second.

B16. VASS shall be capable of exporting footage to common media in a standard viewing format and shall not require proprietary software for third party viewing.

B17. VASS shall be capable of storing no less than 30 days' worth of activity.

B18. VASS shall provide comprehensive coverage of:

- areas of ingress and egress
- parking lots (if applicable to the rear)
- coverage of all four (4) exterior sides of the property
- adjacent public rights of way
- main entrance to the business
- all points of sale
- managers office

B19. Height markers are required on the interior doorway.

B20. Electronic "point of sale" age verification system is required, including:

a. scans and authenticates ID

b. identifies fake IDs

c. records dates and times of entry

d. the ability to create a "banned patron" list

B21. Applicant must comply with all laws and regulations related to the distribution of alcoholic beverages, including not selling, furnishing, giving or causing to be sold, furnished of given away, any alcoholic beverages to any habitual drunkard, or to any obviously intoxicated person. All employees shall attend ABC LEAD Training within six (6) months of opening and at least once every 5 years.

B22. The name of the business shall be printed on all receipts.

B23. No more than 10 percent of the square footage of windows and clear doors for retail purposes shall be blocked by advertising, signs, shelves or anything else.

All advertising, signs, and shelving shall be placed and maintained in a manner that ensures that law enforcement personnel have a clear and unobstructed view of the interior of the premises from the exterior public sidewalk or entrance to the premises. All signs shall comply with the City Code.

B24. All dumpsters shall be kept locked or in locked enclosures. Gating for dumpster enclosures should be slatted to allow visual surveillance of the interior.

B25. Exterior trash receptacles shall be of a design to prevent unauthorized removal of articles from the trash bin.

B26. Any graffiti painted or marked upon the premises or on any adjacent area under the control of the applicant shall be removed or painted over with matching paint within 72 hours of being applied.

B27. Property management shall be responsible for the daily removal of all litter from the site.

B28. The sales register area shall be situated to face the main entrance to allow employees better visual surveillance of the entrance and fueling area.

Public Works

B29. Construct standard public improvements as noted in these conditions pursuant to Title 17 of the City Code. Improvements shall be designed to City Standards and assured as set forth in Section 17.502.130 of the City Code. All improvements shall be designed and constructed to the satisfaction of the Department of Public Works. Any public improvement not specifically noted in these conditions shall be designed and constructed to City Standards. This shall include the repair or replacement/reconstruction of any existing deteriorated curb, gutter and sidewalk adjacent to the subject property per City standards to the satisfaction of the Department of Public Works.

B30. The design of walls fences and signage near intersections and driveways shall allow stopping sight distance per Caltrans standards and comply with City Code Section 12.28.010 (25' sight triangle). Walls shall be set back 3' behind the sight line needed for stopping sight distance to allow sufficient room for pilasters. Landscaping in the area required for adequate stopping sight distance shall be limited 3.5' in height at maturity. The area of exclusion shall be determined by the Department of Public Works.

Advisory Notes

ADV1. Police. City of Sacramento permits must be obtained for private patrol, alarms, and camera systems.

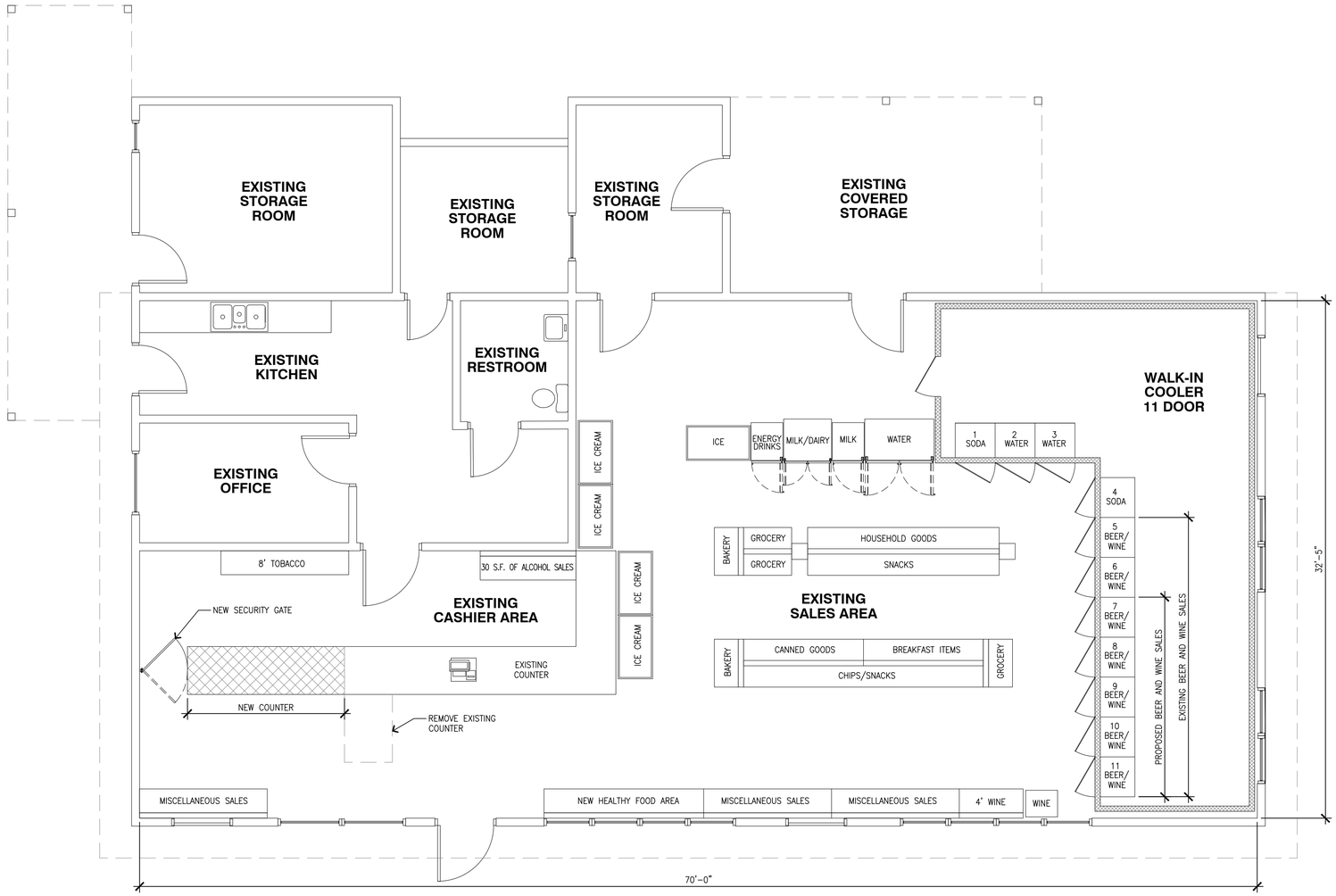
ADV2. Building. The application reviewed is limited to a Conditional Use Permit for alcohol sales within an existing market. No building construction or physical

modifications are proposed or reviewed as part of this request.

Should building work be proposed in the future, it shall be subject to separate review and approval by the Building Division and must comply with the applicable provisions of the California Building Standards Code (California Code of Regulations, Title 24, Volumes 1–12).

EXHIBITS:

Exhibit A: Project Plans
Exhibit B: Map of nearby sensitive uses and active alcohol licenses within one-half mile
Exhibit C: Sacramento Police Department Protest Conditions



01 – **FLOOR PLAN**
SCALE: 1/4"=1'-0"

EXISTING CUBIC SQUARE FOOTAGE OF COOLER SPACE DEVOTED TO THE SALES OF BEER AND WIND IS 262.5 C.F. (7 COOLER DOORS). 30 S.F.± SQUARE FEET OF WINE SALES ON SALES FLOOR

PROPOSED COOLER DOORS OF BEER AND WINE SALES IS 5.

TOBIN CONSULTING

PETE TOBIN
ROSEVILLE, CALIFORNIA
925-768-0306
ptobin2000@outlook.com

CONSULTANT SEAL:

PROJECT:

SAM MARKET
2685 RIO LINDA BLVD
SACRAMENTO, CA

CLIENT:

REVISIONS:

PROFESSIONAL SEAL:

PROJECT NUMBER: 25-002

PROJECT DATE: 10/01/2025

SHEET CONTENTS:

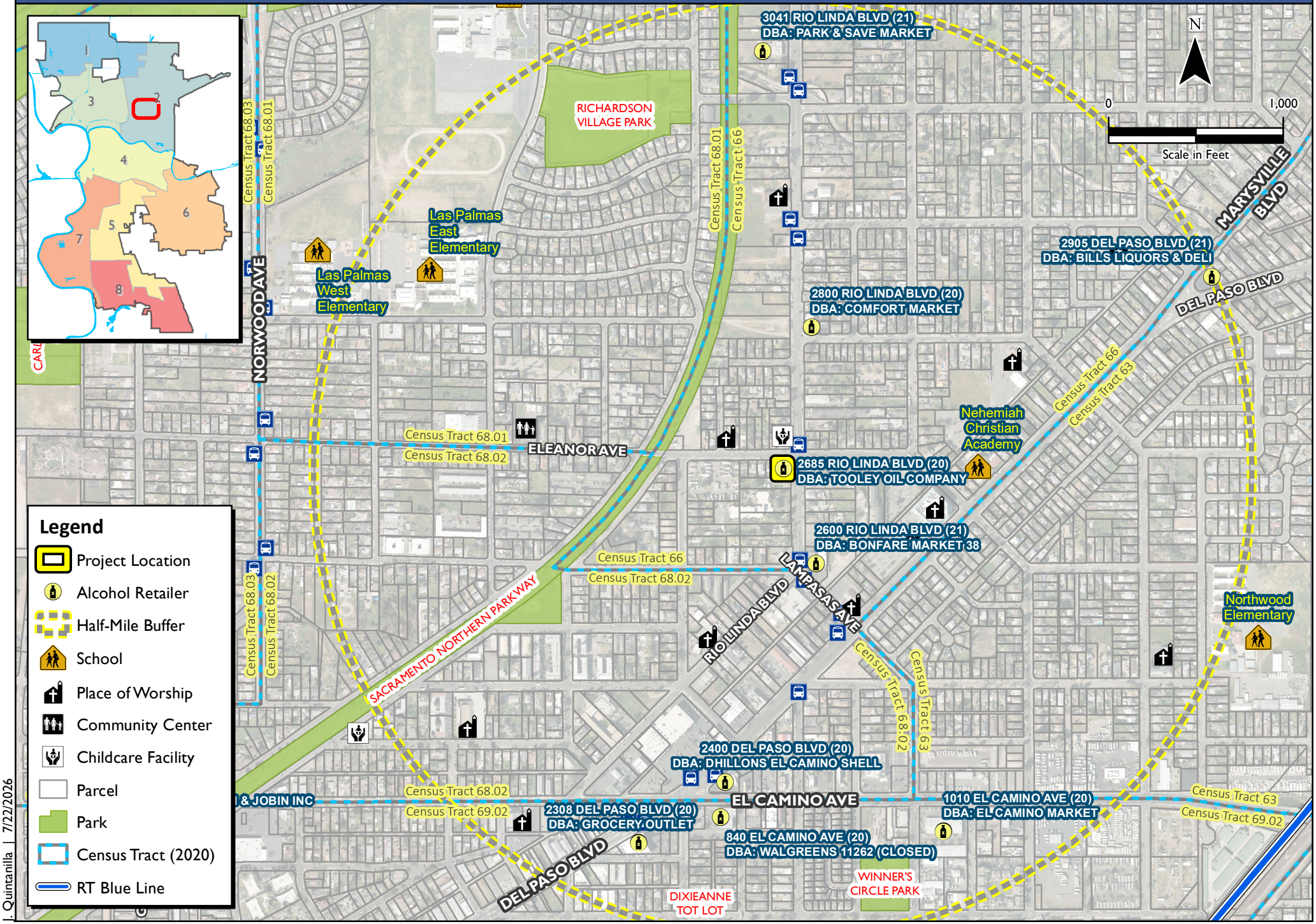
EXISTING FLOOR PLAN

SHEET NUMBER:

A-1

City of SACRAMENTO
Community Development

P25-024: Sam's Market Type 21 CUP



Legend

- Project Location
- Alcohol Retailer
- Half-Mile Buffer
- School
- Place of Worship
- Community Center
- Childcare Facility
- Parcel
- Park
- Census Tract (2020)
- RT Blue Line

J. Quintanilla | 7/22/2026

City of
SACRAMENTO
Police Department

KATHERINE LESTER
Chief of Police

5770 Freeport Blvd., Suite 100
Sacramento, CA 95822-3516

(916) 808-0800
Fax: (916) 808-0818
www.sacpd.org

May 13, 2026
Ref: Metro 05-14

Jervill Pacol
Department of Alcohol Beverage Control
2400 Del Paso Road, Suite 155
Sacramento, Ca 95834

SUBJECT: AMENDED PROTEST WITH CONDITIONS, PREET TRANZ INC (SAM'S MARKET), 2685 RIO LINDA BLVD; FILE 670997

Mr. Pacol,

The Sacramento Police Department would like to protest the issuance of ABC Type 21 – Off-Sale General for Preet Tranz Inc. (Sam's Market) located at 2685 Rio Linda Blvd. Upon further review, it is recommended by area Captain Neil Cybulski badge #5016 the following conditions are imposed:

1. No alcohol consumption shall be permitted at this location.
2. There shall be no exterior advertising or sign of any kind or type, including advertising directed to the exterior from within, promoting or indicating the availability of alcoholic beverages.
3. No alcoholic beverages shall be consumed on any property adjacent to the licensed premises under the control of the licensee(s) as depicted on the most recently certified ABC-257 and ABC-253.
4. Petitioner(s) shall actively monitor the area under their control in an effort to prevent the loitering of persons on any property adjacent to the licensed premises as depicted on the most recently certified ABC-253.
5. Any graffiti painted or marked upon the premises or on any adjacent area under the control of the licensee(s) shall be removed or painted over within 72 hours of being applied.
6. The parking lot of the premises shall be equipped with lighting of sufficient power to illuminate and make easily discernible the appearance and conduct of persons on or about the parking lot. Additionally, the position of such lighting shall not disturb the normal privacy and use of any neighboring residences.
7. No beer or malt beverage product(s) shall be sold, regardless of container size, in quantities of less than three per sale.
8. No Distilled Spirits shall be sold in bottles or containers of less than (750ml).

The Sacramento Police Department believes that imposing these conditions will mitigate potential problems in the area. If you have any questions, please contact me at (916) 808-2458 or at bperez@pd.cityofsacramento.org

Sincerely,

Brenda Perez

Administrative Analyst
Metro Division – Licensing & Permits

The Mission of the Sacramento Police Department is to work in partnership with the Community to protect life and property, solve neighborhood problems, and enhance the quality of life in our city.

City of SACRAMENTO

Jose R Quintanilla, Assoc. Planner
Community Development Dept.
08/13/2026

P25-024 Sam's Market Type 21 CUP

2685 Rio Linda Boulevard

APN: 265-0241-009-0000 (District 2)

City of SACRAMENTO

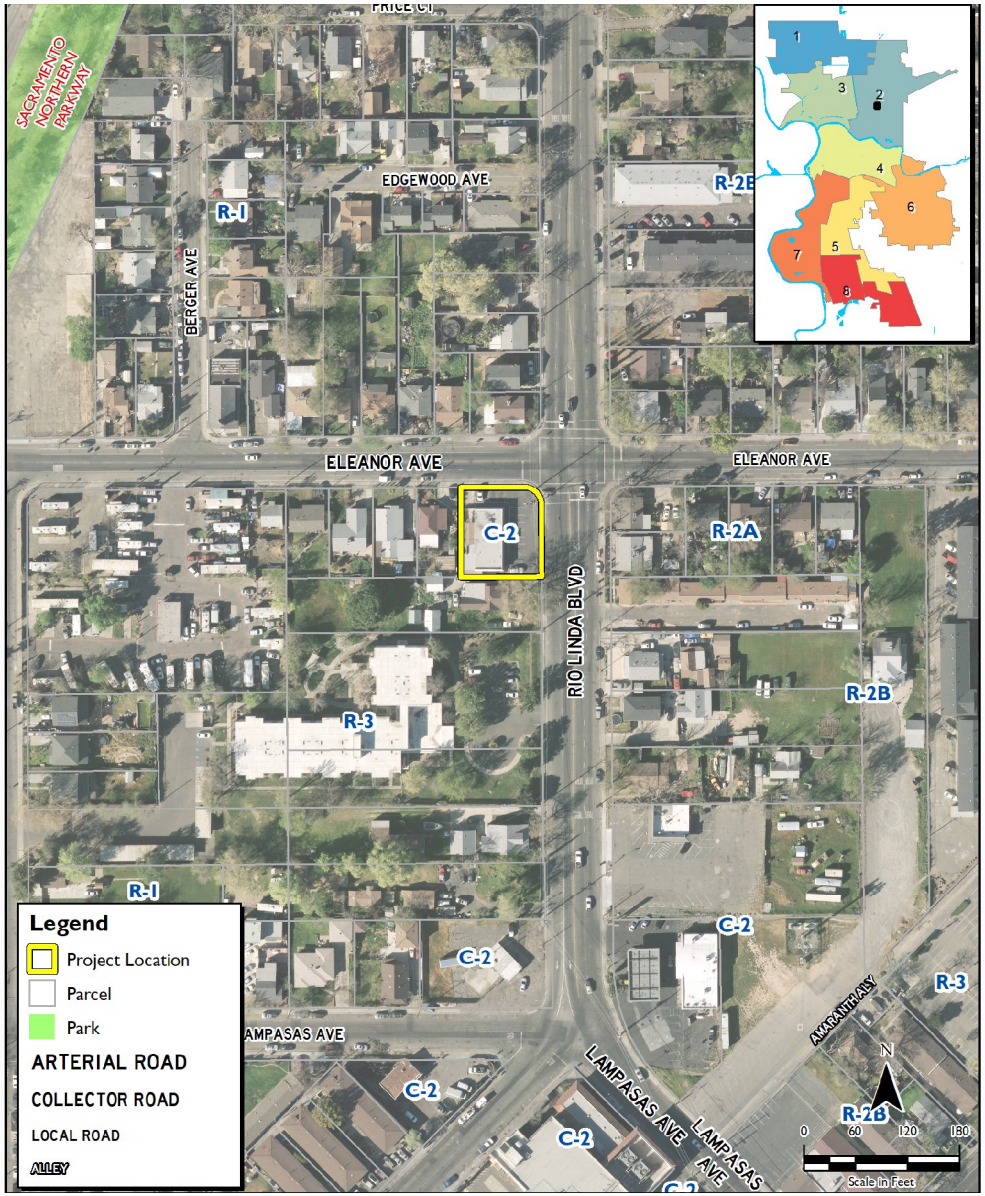
Context Map

General Plan: Residential Mixed Use (RMU)

Zoning: General Commercial (C-2)

Existing Use: Neighborhood Market

Environmental Determination: Exempt (Section 15301 – Existing Facilities; Section 15061(b)(3) – Common Sense Exemption)



Requested Entitlements

Conditional Use Permit to authorize the sale of beer, wine, and distilled spirits under a Type-21 license (General – Beer, Wine, Distilled Spirits) in a 2,200 square foot convenience store on approximately 0.2-acres in the General Commercial (C-2) zone.

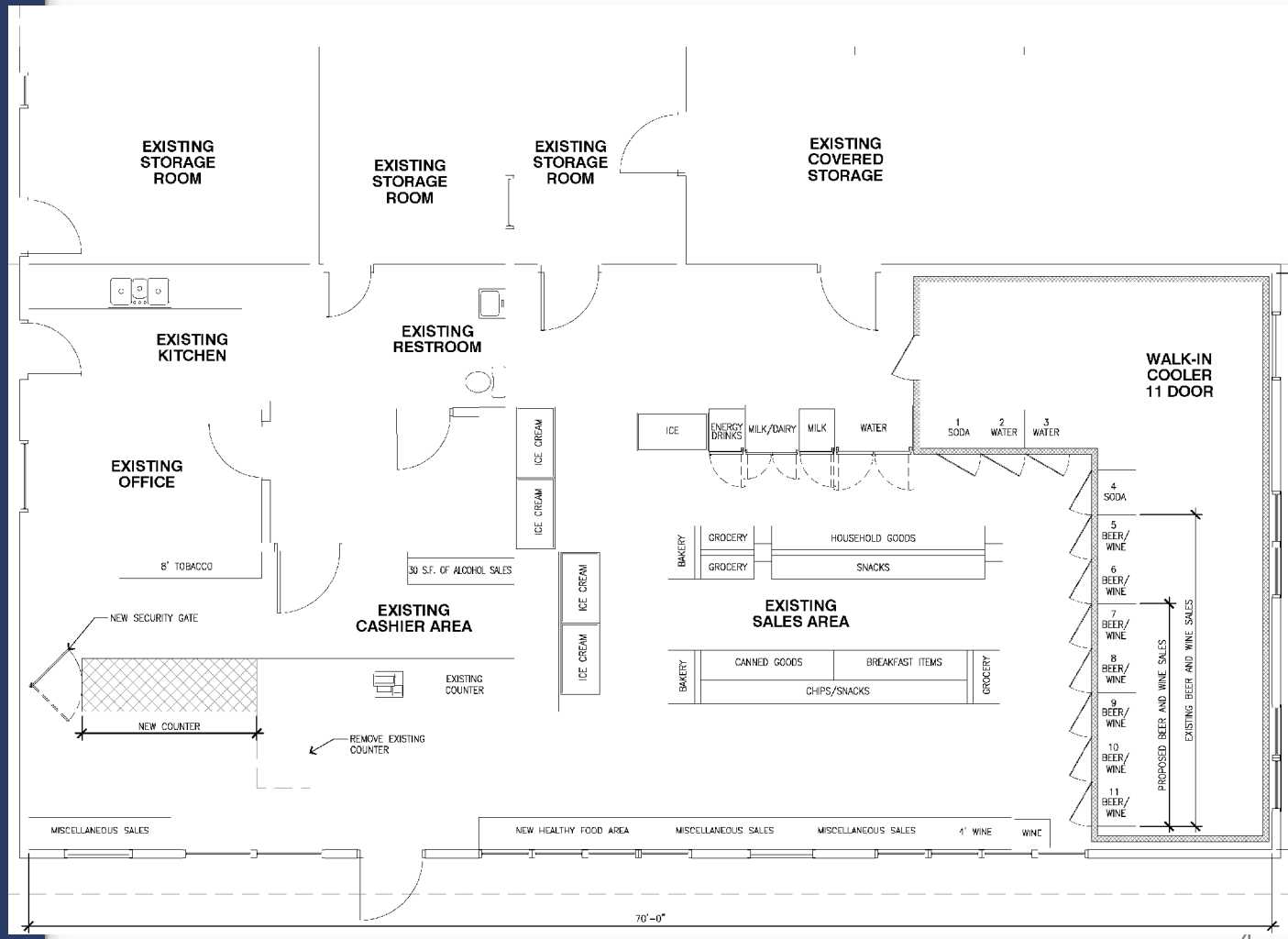
City of SACRAMENTO

Conditional Use Permit

Hours of Operation: 9am to 11pm

Proposed Use: Sale of beer, wine, and distilled spirits for off-site consumption (Type 21 ABC License)

- Beer/Wine: 5 Coolers (reduced from 7)
- Wine (unrefrigerated): ~35 cubic feet
- Distilled Spirits: 30 square feet (behind the register)
- Healthy Food: ~90 cubic feet (refrigerated or unrefrigerated)



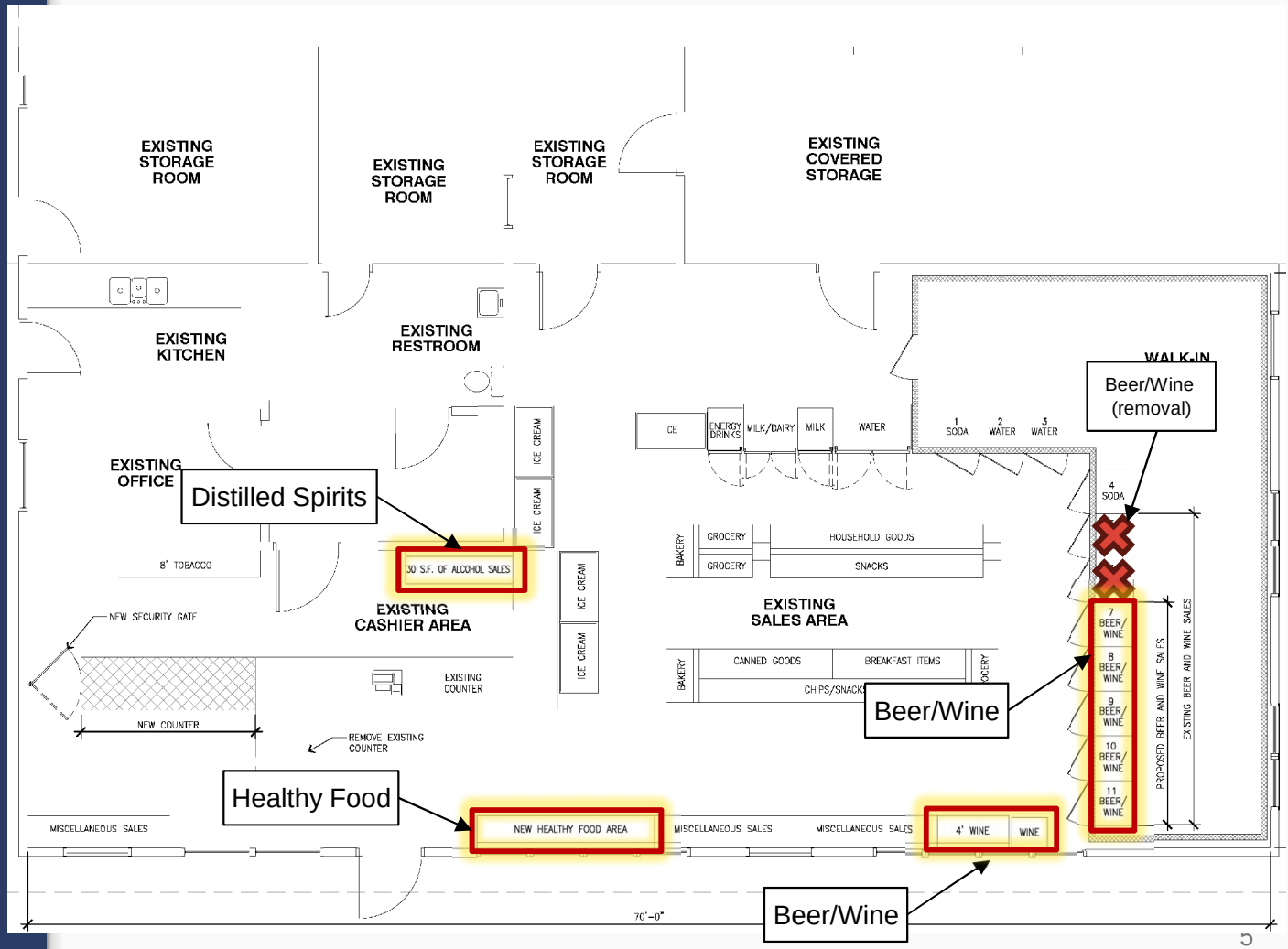
City of SACRAMENTO

Conditional Use Permit

Hours of Operation: 9am to 11pm

Proposed Use: Sale of beer, wine, and distilled spirits for off-site consumption (Type 21 ABC License)

- Beer/Wine: 5 Coolers (reduced from 7)
- Wine (unrefrigerated): ~35 cubic feet
- Distilled Spirits: 30 square feet (behind the register)
- Healthy Food: ~90 cubic feet (refrigerated or unrefrigerated)



Thanks!

Contact us:

Jose Quintanilla, Project Planner
jquintanilla@cityofsacramento.org

Community Development Department
300 Richards Blvd., 3rd Floor
Sacramento, CA 95814

planning@cityofsacramento.org

City of SACRAMENTO

City of Sacramento
Planning and Design Commission Report
915 I Street Sacramento, CA 95814
www.cityofsacramento.org

File ID: 2026-01386 8/13/2026

2040 General Plan and Zoning Consistency Project: Update and Initiation of Special Planning District and Planned Unit Development Amendments (LR25-003)

File ID: 2026-01386

Location: Citywide

Recommendation: 1) Review and comment; and 2) Pass a **Motion**: a) initiating amendments to the special planning districts identified in Attachment 6, to ensure consistency with the 2040 General Plan; and b) initiating recission of the planned unit developments identified in Attachment 7, to streamline the Planning and Development Code (Title 17 of the Sacramento City Code).

Contact: Jamie Mosler, Associate Planner, (916) 808-7875, jmosler@cityofsacramento.org; Amy Yang, Senior Planner, (916) 808-5023, asyang@cityofsacramento.org; Community Development Department

Presenter: Jamie Mosler, Associate Planner, (916) 808-7875, jmosler@cityofsacramento.org, Community Development Department

Attachments:
1-Description/Analysis
2-Background
3-Outreach Strategy
4-Frequently Asked Questions (FAQ's)
5-Neighborhood Commercial Survey Summary
6-Proposed SPD Amendment Summary
7-Proposed PUD Removal Summary
8-Presentation

Description/Analysis
Issue Detail: The 2040 General Plan, adopted by the City Council on February 27, 2024, establishes the City's long-term vision for growth and development. State law requires that zoning regulations and zoning maps remain consistent with an adopted general plan. To comply with this requirement, staff is updating the City's Planning and Development Code (Title 17 of Sacramento City Code, also known as the zoning code) through the 2040 General Plan and Zoning Consistency Update, or

"zoning code update."

Staff is currently in the community engagement phase of the zoning code update and is seeking Planning and Design Commission input on the proposed amendments before preparing the final ordinance for future consideration by the Planning and Design Commission and City Council.

The amendments proposed as part of the zoning code update represent a comprehensive update to the City's zoning regulations and aim to do the following:

- simplify the residential zoning framework,
- establish permanent development standards for Missing Middle Housing,
- expand opportunities for neighborhood-serving commercial uses,
- update standards for transit-oriented and auto-oriented development,
- streamline and modernize zoning regulations, and
- rezone properties where necessary to implement the 2040 General Plan land use designations.

A detailed summary of the proposed amendments is provided in **Attachment 2**.

The 2040 General Plan and Zoning Consistency project is being implemented in four phases:

- **Analysis** *(Fall 2024-Spring 2026)*
  - Staff reviewed the existing zoning code for inconsistencies with the 2040 General Plan, identified required updates, onboarded consultants, compared regulatory approaches, and evaluated legal requirements.
- **Community Engagement** *(Summer 2026)*
  - Staff is conducting outreach with the community on the proposed amendments and rezones. Efforts have included webinars, neighborhood meetings, tabling at community events, and this meeting with the Planning and Design Commission. Staff are also providing multiple methods for community members to provide feedback, including an interactive online platform, a missing middle housing survey, and an interactive rezone map.
- **Prepare Ordinance** *(Fall 2026)*
  - Staff will incorporate community input and finalize zoning code changes, including revised zoning districts, development standards, use regulations, and rezones.
- **Final Public Hearings and Adoption** (*Fall-Winter 2026*)
  - Staff will present the draft ordinance to the Planning and Design Commission and City Council for review and adoption.

Staff is currently in the community engagement phase and is conducting outreach to residents, property owners, neighborhood organizations, businesses, and other interested stakeholders. Public engagement includes community meetings, tabling at community events, hosting topical webinars, an online workshop platform, an interactive rezoning map, and multiple opportunities to provide

comments. Outreach will continue through August 31st, 2026.

After the outreach period has concluded, staff will consider public input received prior to preparing the final ordinance and rezoning map for future public hearings before the Planning and Design Commission and City Council. A detailed summary of outreach activities can be found in **Attachment 3**, frequently asked questions are included in **Attachment 4**, and a summary of the neighborhood commercial survey is provided in **Attachment 5**.

Additionally, during the Analysis Phase, staff identified potential amendments to several SPDs and PUDs to improve consistency with the 2040 General Plan and streamline the Zoning Code. These proposed amendments are summarized in **Attachment 6** and **Attachment 7**, respectively. Sacramento City Code section 17.400.030.B provides that either the Planning and Design Commission or City Council may initiate text amendments to a special planning district (SPD), and Sacramento City Code section 17.452.040.C provides that either the Planning and Design Commission, City Council, or property owner may initiate amendments to a planned unit development (PUD). Therefore, staff recommends that the Planning and Design Commission initiate these amendments so they may be considered alongside the complete ordinance during the Planning and Design Commission's review in Fall 2026. Initiation authorizes staff to continue refining the proposed amendments through the ongoing public outreach process before returning to the Planning and Design Commission and City Council for consideration of the final ordinance.

Policy Considerations: The 2040 General Plan includes the following implementation action and policies:

> **Action LUP-A.10 Planning and Development Code Update.** The City shall update the Planning and Development Code to implement the 2040 General Plan, including amendments to:
>
> - Rezone parcels for consistency with the 2040 General Plan land use, intensity, and density diagrams;
> - Remove maximum residential density standards from single-unit, duplex dwelling, multi-unit, commercial, and industrial zones and replace them with floor area ratio-based intensity standards and minimum residential density standards;
> - Broaden the range of housing types allowed by-right within single-unit and duplex dwelling residential zones;
> - Update development standards for missing-middle housing types, such as accessory dwelling units, duplexes, triplexes, fourplexes, and bungalow courts;
> - Require new residential development of a certain size to include a variety of housing types and sizes;
> - Establish requirements for electric vehicle (EV) charging infrastructure in new and expanded gas stations citywide;

- Establish incentives to promote efficient parcel utilization and consolidation, particularly in transit-oriented development (TOD) areas;
- Prohibit new drive-through restaurants in areas where a strong pedestrian and transit orientation is desired;
- Allow for flexibility of new commercial uses in neighborhood-oriented commercial centers; and
- Establish incentives to facilitate the retrofit of existing shopping centers with pedestrian amenities, EV charging, bike parking, traffic-calming features, plazas and public areas, shade trees, lighting, public art, farmers markets, retail and other services that provide for everyday needs, and community events.

Staff Note: The underlined items above will be addressed through this Title 17 Update. The Community Development Department will continue to assess the remaining items throughout the 2024-2029 implementation period.

Policy LUP-1.13 Airport Land Use Compatibility. The City shall work with the Sacramento County Airport System (SCAS) and the Airport Land Use Commission (ALUC) to ensure that new development near the area's airports is compatible with airport operations, adopted ALUC policies, and applicable Airport Land Use Compatibility Plans.

Policy LUP-2.2 Development Intensity Linked to Transit. The City shall plan for higher development intensities around current and planned transit to optimize public investments and support and accessible, convenient network.

Policy LUP-3.1 Maximum FAR. The City shall regulate maximum building intensity using floor area ratio (FAR) standards consistent with Map LUP-6 and Figure LUP-5, which applies to residential uses in the single-unit and duplex zones. Maximum FAR standards shown in Map LUP-6 apply to both residential and non-residential use.

Policy LUP-4.12 Drive-Through Restaurants. The City shall prohibit new drive-through restaurants within:

- ½-mile walking distance from the center of an existing light rail station platform or high-frequency transit stop; and
- ¼-mile walking distance from the center of a proposed light rail station.

Policy LUP-4.13 Future-Ready Gas Stations. The City shall prohibit the establishment of new gas stations or the expansion of new fossil fuel infrastructure at existing gas stations unless the project proponent provides 50kW or greater Direct Current Fast Charger (DCFC) electric vehicle charging stations on site at a ratio of at least 1 new charging station per 1 new gas fuel nozzle.

Policy LUP-6.2 Range of Residential Development Intensities. The City shall allow for a range of residential development intensities throughout the community to cultivate a mix of housing types at varying sales price points and rental rates, provide options for residents of all income levels, and protect existing residents from displacement.

Policy LUP-6.3 Variety of Housing Types. The City shall promote the development of a greater variety of housing types and sizes in all existing and new growth communities to meet the needs of future demographics and changing household sizes, including the following:

- Single-unit homes on small lots,
- Accessory dwelling units,
- Tiny homes,
- Alley-facing units,
- Townhomes,
- Lofts,
- Live-work spaces,
- Duplexes,
- Triplexes,
- Fourplexes,
- Cottage/bungalow courts,
- Neighborhood-scale multi-unit buildings, and
- Senior and student housing.

Economic Impacts: Not applicable.

Environmental Considerations: This report concerns the Planning and Design Commission's review of the 2040 General Plan and Title 17 Consistency Project, including the initiation of amendments to Special Planning Districts and Planned Unit Developments. The action is an administrative activity that would not result in direct or indirect physical changes in the environment and is not a project as defined pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15378(b)(5) and is not subject to environmental review pursuant to CEQA Guidelines section 15060(c)(3).

The effort associated with updating Title 17 to ensure consistency with the adopted 2040 General Plan is identified as a subsequent project in 2040 General Plan Master EIR. After a Master EIR has been prepared and certified, subsequent projects which the lead agency determines as being within the scope of the Master EIR will be subject to only limited environmental review. The final proposed updates to Title 17 and the amendments to Special Planning Districts and Planned Unit Developments will be reviewed in accordance with CEQA Guidelines Sections 15063 and 15177 and made available for review prior to any future public hearings consistent with CEQA Guidelines Section 15087.

Sustainability: Not applicable.

Commission/Committee Action: On August 14, 2025, the Planning and Design Commission passed a motion to initiate rezoning and text amendments to the Planning and Development Code (Zoning Code) to ensure consistency with the 2040 General Plan.

On March 26, 2026, the Planning and Design Commission provided comments on proposed modifications to the Missing Middle Housing (MMH) standards and the City's approach to implementation of Senate Bill (SB) 79.

Rationale for Recommendation: Staff recommends that the Planning and Design Commission initiate amendments to specified Special Planning Districts and recission of specified Planned Unit Developments as part of the 2040 General Plan and Zoning Consistency Update. These actions help ensure consistency with the 2040 General Plan and streamline the Planning and Development Code.

Financial Considerations: Not applicable.

Attachment 2: Background

This attachment provides an overview of the key components of the 2040 General Plan and Zoning Code (Title 17) Consistency Update ("Zoning Code Update"). The Zoning Code is also referred to as the Planning and Development Code or Title 17 of the Sacramento City Code.

The 2040 General Plan, adopted by City Council on February 27, 2024, establishes the City's long-term vision for growth and development. The 2040 General Plan includes updated land use polices and land use designations that guide future development and decision-making.

State law requires zoning regulations and zoning maps to remain consistent with an adopted general plan. To comply with this requirement, staff is updating the Zoning Code and rezoning properties to implement the 2040 General Plan.

The Zoning Code Update consists of the following key components to ensure consistency with the 2040 General Plan:

- Simplify Residential Zoning
- Expand Neighborhood Commercial Uses
- Update Missing Middle Housing Standards
- Focus Growth Near Transit
- Update Auto-Oriented Use Standards
- Streamline the Code
- Rezone Properties for Consistency

Simplify Residential Zoning

2040 General Plan Direction

- The 2040 General Plan simplified and consolidated land use designations.
- Nine residential land use designations, previously differentiated by neighborhood context (suburban, traditional, and urban) and density (low, medium, and high) were consolidated into a single Neighborhood designation.
- The 2040 General Plan directs the City to remove maximum residential density standards and replacing them with floor area ratio (FAR)-based standards (LUP-A.10).
- The 2040 General Plan directs the City to broaden the range of housing types allowed by right in single-unit and duplex dwelling zones (LUP-A.10).

Existing Zoning Code

- The Zoning Code currently includes 13 residential zoning districts that are primarily differentiated by maximum residential density.
- Because the 2040 General Plan transitions from density-based regulation to FAR-based development standards, maintaining separate residential zoning districts primarily based on density is no longer necessary.
- The RO zone currently allows limited commercial uses that do not fully implement the General Plan's Neighborhood or Residential Mixed Use designations.
- The Zoning Code currently includes multiple dwelling use categories and requires a conditional use permit for some housing types with shared bathroom or kitchen facilities, even though similar housing types are permitted by right.

Proposed Updates

- Remove the maximum residential density across all zones
- Consolidate several dwelling land uses and remove conditional use permit requirements for shared dwellings (i.e., dormitories, residential hotels, and fraternity house; sorority houses).
- Consolidate the 13 existing zoning districts into four, as follows:

Table 1: Proposed Neighborhood and Residential Mixed Use Zoning Districts		
Existing Zones	**Proposed Zone**	**Proposed Zone Description**
R-1, R-1A, R-1B, R-2	N-1	Development standards for missing middle housing and new allowances for neighborhood commercial
R-2A, R-2B, R-3, R-3A	N-2	Development standards to transition from missing middle housing to higher intensity development and new allowances for neighborhood commercial
R-4, R-4A, R-5	N-3	Development standards for higher intensity housing and broader neighborhood commercial
RMX, RO	RMX	Development standards for a mix of residential and commercial, encourages ground floor neighborhood commercial and services.

Expand Neighborhood Commercial Uses

2040 General Plan Direction

- The 2040 General Plan established a goal for a city of healthy, livable, "complete neighborhoods" that provide for residents' daily needs within easy walking or biking distance from home (LUP-6).
- The Neighborhood land use designation is described as primarily residential uses, with some complementary neighborhood-serving commercial uses such as corner markets, coffee shops, hair salons, shops, gyms, fitness centers, and offices.

Existing Zoning Code

- Historically, many Sacramento neighborhoods included small-scale commercial uses within walking distance of homes.
- Over time, zoning regulations limited opportunities for neighborhood-serving commercial uses in residential areas and primarily allowed single-unit dwellings.
- A comparison of existing zoning regulations within the Neighborhood designation shows that many uses identified in the General Plan are not currently permitted in the existing R-1, R-1A, R-1B, R-2 (proposed N-1), and R-2A, R-2B, R-3, and R-3A (proposed N-2) zones.

Proposed Updates

- Allow more neighborhood commercial uses in the proposed N-1 and N-2 zones with special use regulations to maintain compatibility with surrounding residential neighborhoods.
- The proposed recommendations were informed by community input and best practices, including:
    - Case study research conducted with planning staff from Pomona, California; Raleigh, North Carolina; and Charlottesville, Virginia;
    - A community survey conducted in Fall 2025 that received over 850 responses regarding neighborhood businesses

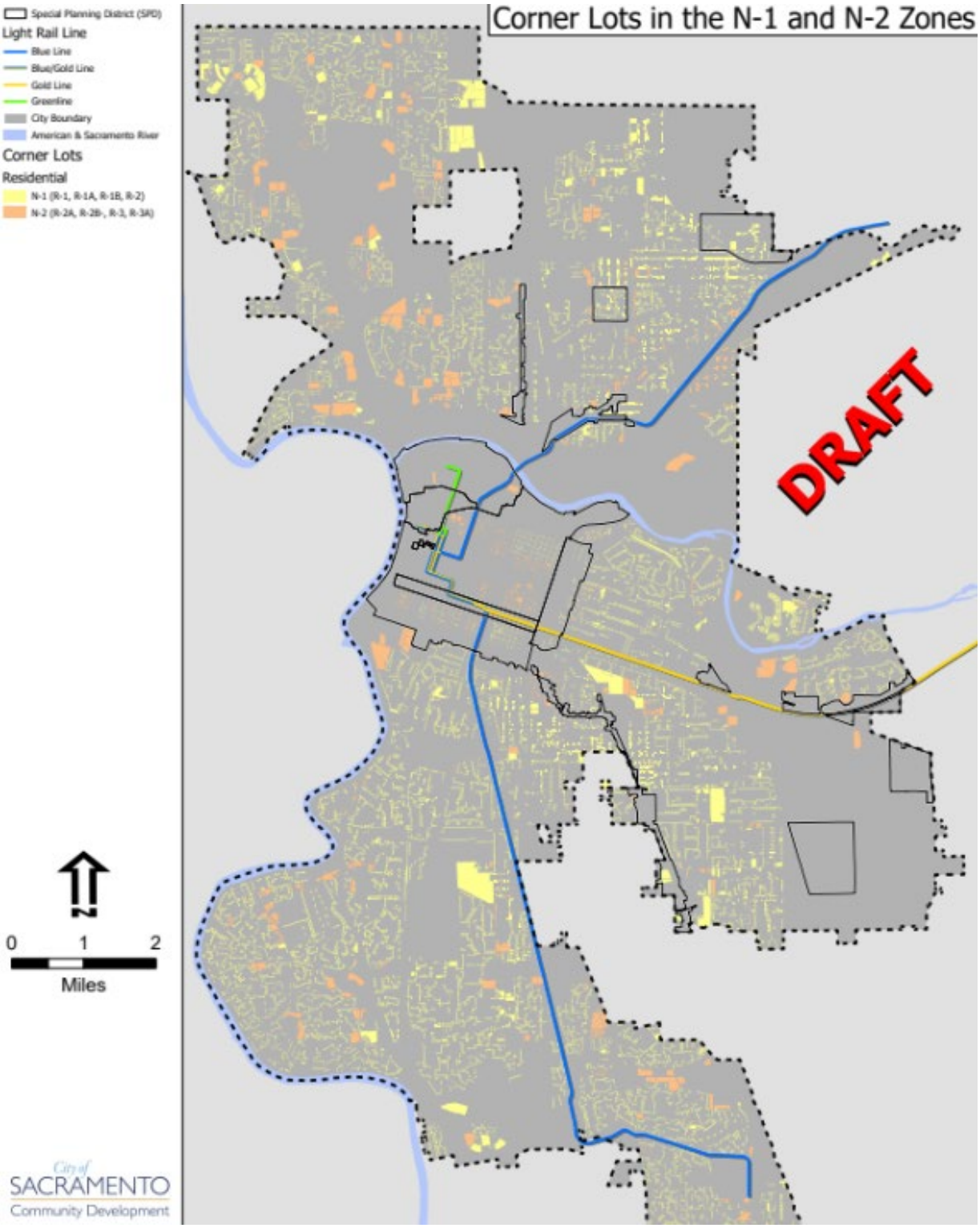
Table 3: Proposed Zoning Standards for Neighborhood Commercial

Zoning Code Land Use	**Proposed N-1 Zone** *(Consolidation of existing R-1, R-1A, R-1B, and R-2 zones)*		**Proposed N-2 Zone** *(Consolidation of existing R-2, R-2A, R-3, and R-3A zones)*	
	Existing	**Proposed**	**Existing**	**Proposed**
Athletic club; fitness studio	Not permitted	Permitted by right	Not permitted	Permitted by right
Commercial service	Not permitted	Permitted by right	Not permitted	Permitted by right

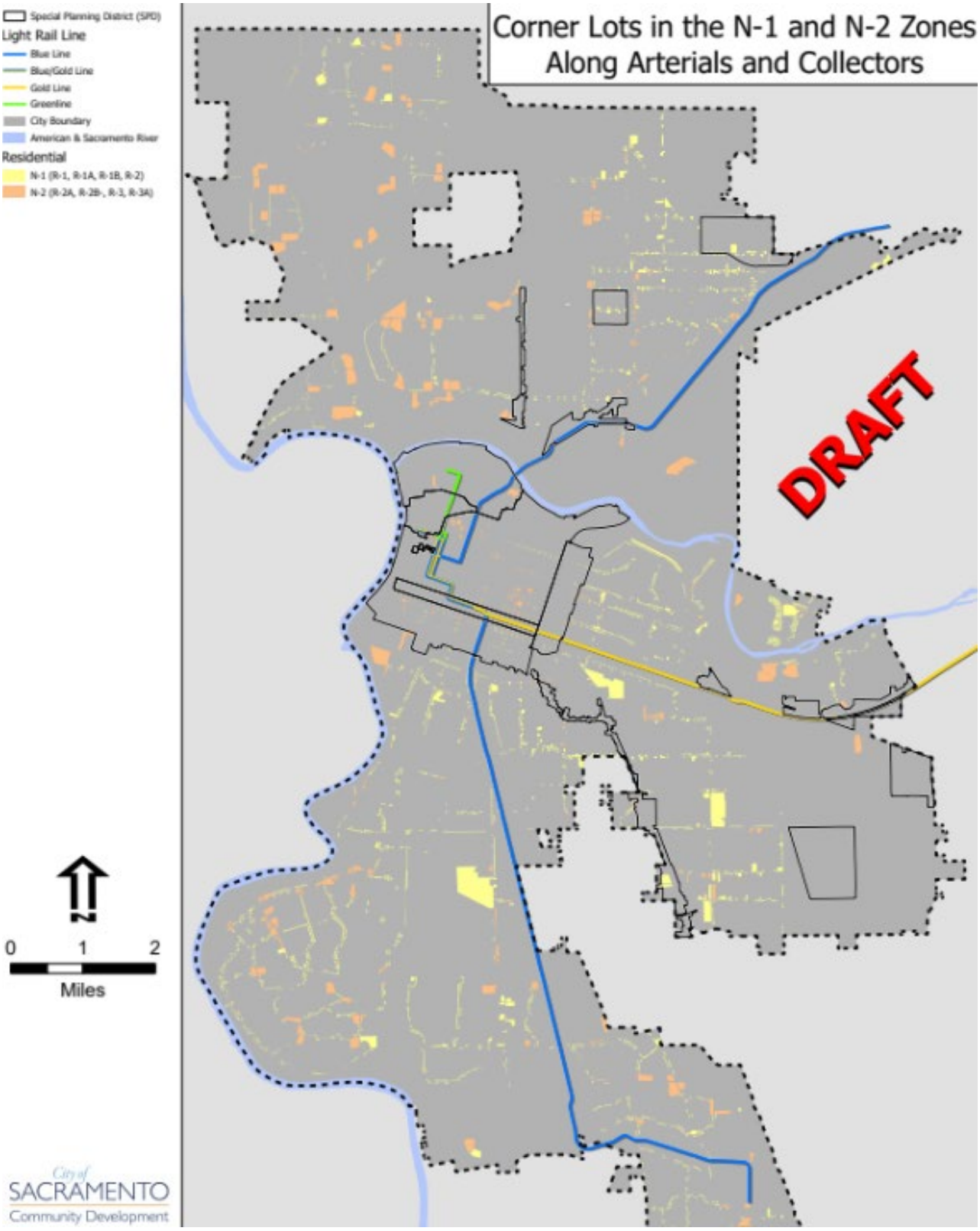
Table 3: Proposed Zoning Standards for Neighborhood Commercial				
Zoning Code Land Use	**Proposed N-1 Zone** *(Consolidation of existing R-1, R-1A, R-1B, and R-2 zones)*		**Proposed N-2 Zone** *(Consolidation of existing R-2, R-2A, R-3, and R-3A zones)*	
	Existing	**Proposed**	**Existing**	**Proposed**
Laundromat	Not permitted	Permitted by right	Not permitted	Permitted by right
Library; archive	Conditionally permitted	Permitted by right	Conditionally permitted	Permitted by right
Nonresidential care facility	Conditionally permitted	Permitted by right	Conditionally permitted	Permitted by right
Office	Not permitted	Permitted by right	Not permitted	Permitted by right
Restaurant	Not permitted	Permitted by right	Not permitted	Permitted by right
Retail store	Not permitted	Permitted by right	Not permitted	Permitted by right

Table 4: Proposed Neighborhood Commercial Use Regulations in the N-1 and N-2 Zones		
Standard	**Proposed Requirement**	**Rationale**
Maximum Size	2,000 square feet	Maintains neighborhood scale
Number of Businesses	One per lot	Maintains neighborhood scale
Location	Corner lots in the N-1 and N-2 zones (see Map 1) Restaurants and retail stores primarily dedicated to selling fresh food limited to corner lots on arterial and collector streets (see Map 2)	Responsive to survey feedback desiring commercial uses down the street, while still maintaining a citywide distribution. Fresh food requires frequent deliveries and are therefore limited to streets able to accommodate higher vehicle traffic.
Hours of operation	Indoor Uses: 6:00am-8:00pm Outdoor Uses: 7:00am-8:00pm	Minimizes potential noise and activity impacts on nearby residences
Outdoor uses	Fitness classes and dining allowed; no outdoor storage	Ensures compatibility with surrounding residential uses
Signage	1 attached sign per street frontage; 16 sf per street frontage; no detached signs	Prevents cluttered signage
Deviations	A conditional use permit by the zoning administrator can be requested to exceed these limitations	Allows flexibility for businesses that would benefit the neighborhood, but require modifications

Map 1: Corner Lots in the N-1 and N-2 Zones



Map 2: Corner Lots in the N-1 and N-2 Zones Along Arterials and Collectors



Update Missing Middle Housing Standards

2040 General Plan Direction

- The 2040 General Plan directs the City to remove maximum residential density standards and replace with FAR-based standards (LUP-A.10)
- The 2040 General Plan directs the City to broaden the range of housing types allowed by right in single-unit and duplex dwelling zones (LUP-A.10)
- The 2040 General Plan directs the City to update development standards for missing middle housing types (LUP-A.10).
- The 2040 General Plan promotes a variety of housing types including neighborhood-scale multi-unit buildings (LUP-6.3).
- The 2040 General Plan directs the City to plan for higher development intensities around current and planned transit to optimize public investments and support an accessible, convenient network (LUP-2.4).

Existing Zoning Code

- City Council adopted the Missing Middle Housing Interim Ordinance ("Interim Ordinance") on September 17, 2024 as a temporary step before the 2040 General Plan and Zoning Consistency update.
- The Interim Ordinance established temporary standards for missing middle housing types, such as duplexes, triplexes, fourplexes, and other neighborhood-scale multi-unit dwellings.

Proposed Updates

- Incorporate missing middle standards into the proposed N-1 Zone that reflect a transition to FAR-based standards and a focus on growth near transit.
- Update missing middle standards as summarized in Table 5.

Table 5: Proposed Missing Middle Housing Standards for the N-1 Zone

Standard	Interim Ordinance	Proposed Requirement	Rationale
Height	35 ft	FAR 1.0: 35 ft FAR 2.0: 45 ft	General Plan direction to focus growth near transit
Lot Coverage	No requirement	No change	Open space requirements will apply, along with lot coverage requirements for accessory sheds (i.e., patio covers, sheds)

Table 5: Proposed Missing Middle Housing Standards for the N-1 Zone			
Standard	**Interim Ordinance**	**Proposed Requirement**	**Rationale**
Setbacks			
Front-yard setback	FAR 1.0: Within range of neighbors, or 12.5 feet if no buildings	1-2 Units: Within range of neighbors, or 20 ft if no neighboring buildings	Front setbacks to support more dwelling units; revised building entry and projections
	FAR 2.0: Within range of neighbors,12.5 feet if no buildings, or 8 feet in the Central City	3+ Units: 15 feet	
Street side-yard setback	FAR 1.0: 12.5 feet	12.5 feet	Common utility easement
	FAR 2.0: 5 feet		
	Central City: 3 feet		
Interior side-yard setback	0 ft; or 3 ft if abutting a detached single- unit dwelling or lot < 52 ft wide	No change	Allows townhouse development
Rear-yard setback	Lots >2,900 sq ft: 15 ft	Lots > 60 ft deep: 15 ft	Lot depth is a better determinant for needing adjustments to rear setback requirements
	Lots < 2,900 sq ft: 4 ft	Lots < 60 ft deep: 4 feet	
Lot Sizes and Dimensions			
Lot Size	1,200 square feet	No change	Allows small lot development
Interior Lot Width	16 ft + 4 ft on each side abutting detached single-unit dwelling	No change	Supports townhouse development
Corner Lot Width	31 ft	No change	Larger lot widths for corner lots
Lot Depth	160 ft maximum	No change	Citywide standard
Architectural Design Standards			
Bulk Control	“Tent” that limits height of a building near property lines	-	Supports three-story development with FAR based standards

Table 5: Proposed Missing Middle Housing Standards for the N-1 Zone			
Standard	**Interim Ordinance**	**Proposed Requirement**	**Rationale**
Building Dimensions	-	<u>FAR 1.0:</u> 60 ft maximum width 60 ft maximum depth	Alternative tools to address neighborhood scale without the bulk control tent
		<u>FAR 2.0:</u> 80 ft maximum width 120 ft maximum depth	
Massing	-	<u>FAR 1.0:</u> Additional width and depth beyond the 60 ft allowed with smaller building wings. For buildings up to 16 units, all stairways must be located in the building envelope.	Alternative tools to address neighborhood scale absent bulk control and prevent large blank walls, while also providing flexibility of options
		<u>FAR 2.0:</u> Each elevation with 75 ft+ must provide one of the following: massing break, change in window proportion, recessed windows, change in exterior materials, or balconies	
Building entry	-	Each building shall have at least one entry (porch, dooryard, stoop, common entry) that faces a street or open space	Encourages connectivity with the street
Projections into Front Setback	Building and front porch may project 40% of the setback, or 5 ft, whichever is greater	Building entries may project 8 ft into the front-yard setback and 5 feet into the street side-yard setback	Encourages connectivity with the street
Vehicular access and parking	-	> 3 more units: parking not allowed between street and building	Prevents large parking lots
Multiple buildings on one lot	-	Buildings ≤ 50 feet shall be oriented to face street; Buildings > 50 ft from street shall face a shared open space	Standards absent in interim ordinance and support building placement

Table 5: Proposed Missing Middle Housing Standards for the N-1 Zone			
Standard	**Interim Ordinance**	**Proposed Requirement**	**Rationale**
		Parking located behind buildings or 50 ft from street Parking setback 10 feet from any shared open space	
Allowed encroachment for trees	Building encroachments to preserve an existing tree or to plant a large shade tree	No change	Supports tree preservation
Open Space			
Exception	-	No open space required within 1,000 feet walking distance of a park	Acknowledges the role of parks in an urban environment
Amount Required	FAR 1.0: 125 sf/unit or 400 sf, whichever is greater	No change	Appropriate measurements based on FAR
	FAR 2.0: 75 sf/unit or 400 sf, whichever is greater		
Dimensions	10 ft in width and length	At least one dimension as follows: Front yard: 15 ft Street side-yard: 10 ft Interior side-yard: 10 ft Rear-yard: 15 ft	Assessing potential flexibility for the open space requirements while coordinating with City staff on tree planting requirements
Balconies	Private open space on upper floors cannot be within 10 feet of interior side lot line	Cannot be within 10 feet of side rear lot lines For FAR 2.0 properties, cannot face a FAR 1.0	Additional standard for FAR 2.0 properties that directly abut FAR 1.0 properties
Roof Decks	-	10 ft setback from rear exterior walls For FAR 2.0 properties, cannot be within 25 feet of maximum FAR 1.0 property	New standards acknowledging flat roofs and taller buildings
Tree Planting Requirements			
Front-Yard	One 15 gallon tree	One 15 gallon tree every 50 linear feet	Revises standard to acknowledge larger lots

Table 5: Proposed Missing Middle Housing Standards for the N-1 Zone			
Standard	**Interim Ordinance**	**Proposed Requirement**	**Rationale**
Street Side-Yard	One 15 gallon tree	One 15 gallon tree every 40 feet	Revises standard to acknowledge larger lots
Rear-Yard	-	<u>One 15 gallon tree</u>	Supports tree planting goals
Exemptions	Existing trees may count Trees not required when development is only accessible from an alley	<u>No change</u>	Acknowledges existing trees and development constraints

Focus Growth Near Transit

2040 General Plan Direction

- The 2040 General Plan directs the City to remove maximum residential density standards and replace them with FAR-based standards (LUP-A.10).
- The 2040 General Plan directs the City to plan for higher development intensities around current and planned transit to optimize public investments and support an accessible, convenient network (LUP-2.4).

Existing Zoning Code

- Existing zoning districts regulate residential development primarily through maximum residential density standards rather than FAR-based development standards.
- Existing zoning districts include height standards that are not aligned with the development intensity allowed under FAR standards.
- The zoning code does not currently incorporate the State zoning standards for housing developments near transit established by Senate Bill (SB) 79 (2025, Wiener).

Proposed Updates

- Update development standards to align maximum building height with the maximum FAR in the 2040 General Plan (see Table 6).
- Incorporate SB 79, as written, into the N-1 Zone
- Incorporate the height standards of SB 79 into the higher intensity neighborhood, mixed-use, and commercial zones.

Table 6: Proposed Maximum Height Limits

Maximum FAR	Residential, Neighborhood, and Mixed-Use Zones	Commercial, Office, and Mixed-Use Zones	Industrial and Manufacturing Zones
1.0	35 ft	65 ft*	70 ft
2.0	45 ft		
4.0	85* ft		
5.0	115* ft		
6.0	140 ft		
8.0	185 ft		

Table 6: Proposed Maximum Height Limits			
Maximum FAR	**Residential, Neighborhood, and Mixed-Use Zones**	**Commercial, Office, and Mixed-Use Zones**	**Industrial and Manufacturing Zones**
10.0	240 ft		
15.0	No maximum height limit.		

***Proposed Transitional Heights.** Portions of buildings within certain distances of a parcel with a 35 ft height limit shall not exceed the following limits unless a deviation is granted:*	
0-19 ft	*45 ft*
20-39 ft	*55 ft*
40-59 ft	*65 ft*
60 ft +	*Maximum Height Limit*

Update Auto-Oriented Uses

2040 General Plan Direction

The 2040 General Plan includes the following two policies related to auto-oriented uses:

- **LUP-4.12 Drive-Through Restaurants.** The City shall prohibit new drive-through restaurants within:
  - ½ mile walking distance from the center of an existing light rail station platform or high-frequency transit stop; and
  - ¼ mile walking distance from the center of a proposed light rail station
- **LUP-4.13 Future-Ready Gas Stations.** The City shall prohibit the establishment of new gas stations or the expansion of new fossil fuel infrastructure at existing gas stations unless the project proponent provides 50kW or greater Direct Current Fast Charger (DCFC) electric vehicle charging stations on site at a ratio of at least 1 new charging station per 1 new gas fuel nozzle.

Existing Zoning Code

The existing Zoning Code is not consistent with 2040 General Plan policies LUP-4.12 and LUP-4.13 as it does not include standards that implement these policies.

Proposed Updates

- Establish special use regulations for gas stations requiring a minimum of one EV charging space for every new fossil fuel pump installed.
- Prohibit new drive-through restaurants within ½ mile of existing light rail stations, within ½ mile of high frequency transit stops, and within ¼ mile of proposed light rail stations.

Streamline the Code

The proposed updates to the Zoning Code include additional technical amendments intended to improve the organization, clarity, and administration of the Zoning Code.

These amendments include removing obsolete Planned Unit Developments (PUDs) that are fully built out or no longer active, updating airport compatibility regulations through a new overlay zone, removing outdated suffixes that no longer have code references, and making other revisions as necessary to improve consistency throughout the Zoning Code and implement the 2040 General Plan.

In addition, the permitted use tables will be consolidated and reorganized to create a more user-friendly format. These changes improve the overall organization of the code and make it easier for property owners, applicants, and staff to determine where uses are permitted and what standards or permit requirements apply. Collectively, these amendments modernize the Zoning Code while improving consistency, reducing complexity, and supporting efficient administration of the City's land use regulations.

The proposed updates also revise the Employment Center (EC) zone to streamline its regulations, improve usability, and expand allowances for commercial uses.

Finally, the proposed updates also include the establishment of the Rio Linda Airport Overlay to streamline implementation of airport land use compatibility requirements for affected areas identified in the Rio Linda Airport Land Use Compatibility Plan.

Rezone Properties for Consistency

To support the proposed updates to the Zoning Code, the City is also undertaking a citywide rezoning effort to ensure zoning designations are consistent with the 2040 General Plan land use map. Properties with residential zoning will generally be rezoned to the corresponding new neighborhood zoning districts, while properties whose existing zoning is inconsistent with the General Plan will be evaluated for a rezone to implement the adopted land use designation.

Rezoning Methodology

The proposed citywide rezoning was developed through a comprehensive analysis to ensure consistency between the City's zoning map and the 2040 General Plan. Staff evaluated parcels using several factors, including a property's 2040 General Plan land use designation, existing zoning district, allowable development intensity (including maximum FAR), existing development pattern, parcel size and configuration, and any applicable overlay zones or adopted planning documents.

Where existing zoning was already consistent with the 2040 General Plan, properties were generally converted to the corresponding new zoning district as part of the proposed residential zone simplification. For properties where the existing zoning was evaluated as inconsistent with the 2040 General Plan land use designation, staff identified the zoning district that best implements the 2040 General Plan.

Following preparation of the draft rezoning map, staff is conducting a public review period that includes an interactive online map. Property owners, residents, and other stakeholders can review proposed zoning changes and provide feedback. Staff is reviewing comments throughout the outreach period and will consider revisions to the proposed rezoning map, where appropriate, based on public input, additional site analysis, and consistency with the 2040 General Plan.

Attachment 3: Outreach Strategy

The 2040 General Plan and Zoning Consistency Update process includes a public outreach process that staff is conducting from June 26 through August 31, 2026. The purpose of the outreach strategy is to inform the community about the proposed zoning code amendments and citywide rezoning, as well as to gather feedback prior to formal public hearings.

Project information is available through a dedicated project webpage (www.cityofsacramento.gov/zoningcodeupdate), which includes interactive informational boards, a Missing Middle Housing Survey, an interactive rezone map application, webinar slides and recordings, as well as other project resources. Interactive online tools allow community members to review proposed code changes and rezoning and to submit comments throughout the outreach period.

Staff have also sent out email announcements and reminders, posted on the City Express blog posts, and social media to increase awareness of engagement opportunities. The project has also been featured in publications in the Sacramento Bee and Cap Radio.

Outreach will continue through August 31, 2026, Following the conclusion of the outreach period, staff will review and evaluate comments received during the outreach period. Feedback will be considered and revisions made, where appropriate, as staff develops the proposed zoning code amendments and rezoning map for consideration by the Planning and Design Commission and City Council in Fall 2026.

Community Engagement Activities

Topical virtual webinars

Staff hosted a series of virtual webinars covering an overview of the project, neighborhood commercial uses, Missing Middle Housing standards, and the proposed rezoning and residential zone consolidation. These webinars provided a more in-depth presentation of proposed changes and allowed for community dialogue around these topics. Recordings and slides are available on the project website following each webinar.

Webinar schedule:

- July 1: Project Overview
- July 15: Neighborhood Commercial
- August 3: Missing Middle Housing
- August 10: New Zones and Rezoning

Stakeholder presentations

City staff reached out and offered presentations to various stakeholder groups and local organizations throughout the city. The following list reflects all scheduled meetings (as of August 5, 2026) with stakeholder groups and local organizations:

- Housing Policy Working Group
- American Institute of Architects Central Valley
- Preservation Sacramento
- House Sacramento
- Downtown Partnership
- Sacramento Association of Realtors
- Strong SacTown
- North State Building Industry Association
- Build it Green
- Boulevard Park Neighborhood Association
- East Sacramento Community Association
- Tahoe Park Neighborhood Association
- Newton Booth Neighborhood Association
- Midtown Neighborhood Association
- Sierra Curtis Neighborhood Association
- Elmhurst Neighborhood Association
- Robla Neighborhood Association

Community events

Staff has also participated in several community events this summer. These informal settings provide additional opportunities for community members to stop by, learn about the project, provide comments, and ask questions of staff. The following list reflects all scheduled events (as of August 5, 2026):

- City Connect Mixer
- Natomas Farmer's Market
- Woodlake Concert in the Park
- Hagginwood Concert in the Park
- National Night Out
- Natomas Street Eats
- Celebrate Oak Park
- Tahoe Park Food Trucks
- Jazz in July
- Meadowview Farmer's Market
- South Sac Festival

Online Engagement

In addition to in-person outreach, staff has created an online engagement platform that not only provides information and resources about the project, but also multiple ways to

provide input. All online engagement resources and tools can be found on the project website: www.cityofsacramento.gov/zoningcodeupdate.

Online input opportunities include:

- Interactive informational boards
- Interactive rezoning map
- Missing Middle Housing survey in five languages
  (As of August 4, 2026, staff have received 371 English and 5 Spanish survey responses.)

Online resources include:

- Project scope and schedule
- Zoning 101 handout
- Webinar recordings and slides
- Frequently Asked Questions (see Attachment 4)
- Neighborhood Commercial Survey Summary (see Attachment 5)

Other methods of feedback

In addition to in-person and online engagement opportunities, staff has also provided a dedicated project email address and phone line. Community members can reach staff directly at zoningcodeupdate@cityofsacramento.org or 916-808-5091.

Summary of Feedback

As of August 5, 2026, staff estimates that over 700 community members have been engaged through the combination of community meetings, community events, webinars, and online engagement platforms.

Feedback has been summarized and categorized by topic as follows:

Missing Middle Housing	• General support for one, two, and three-story homes in FAR 1 areas (with a slightly greater preference for two stories). • General support for one, two, three, and four-story homes in FAR 2 areas (with a slightly greater preference for two stories) • Maximizing housing units on property is important • Maintaining enough space for trees on a property is important • Support for focusing new housing development near transit • Support for cottage courts

	• Need to simplify developer process • Need for more affordable housing • Concerns over increased density creating too much traffic and damaging roadways • Higher density must be paired with better amenities nearby • Need more ownership opportunities
Neighborhood Commercial	• General support for more commercial uses in neighborhoods • Need more grocery stores; support for addressing food deserts • Concerned about parking impacts • Support for libraries in communities • Support for improving walkability and accessing a library and places to eat • Support for infill development • Concerns about limiting cafes and markets to corner lots of arterials and collectors • Concerns about generally limiting neighborhood commercial to corner lots • Support for outdoor dining and small retail services
New Zones and Rezoning	• General support for simplifying residential zone • Support for neighborhood commercial uses in N-1 and N-2 zones • Concerns about historic preservation enforcement • Concerns about proper waste management standards
Other Zoning Code Changes	• General support for EV charging station requirements • General support for prohibiting drive-throughs near transit • Some comments provided recommendations to fine-tune details of these policies

Attachment 4: Frequently Asked Questions (FAQs)

Why is the City updating its zoning?

The proposed zoning code updates follow direction set by the Sacramento 2040 General Plan which was adopted on February 27, 2024. The 2040 General Plan established new land use standards to guide future decision making and development. One way the City implements the vision of the General Plan is through zoning. State law requires that the City's Zoning Code and Zoning Map are consistent with the General Plan. The proposed updates ensure that the Zoning Code and Map are consistent with the land use designations, standards, and policies established in the 2040 General Plan.

Will the proposed rezoning impact my property taxes?

No. Property taxes will not change as a result of rezoning. Property taxes are generally reassessed when a property is sold or when new habitable or conditioned living space is added to the property. In those cases, the property's assessed value may be updated by the County Assessor, which could affect property taxes.

If my property is rezoned, how does that affect me?

In most cases, rezoning will not affect how you use your property today. Existing homes, businesses, and other legally established uses can generally continue operating as they do now, even if the zoning designation changes.

The primary impact of rezoning is on future development opportunities. Zoning determines what types of new buildings or uses may be allowed if a property is expanded, substantially redeveloped, or a new project is proposed. Depending on the new zoning designation, future development opportunities may change.

What is Missing Middle Housing (MMH)?

Missing middle housing (MMH) refers to buildings that contain more than one home such as duplexes, triplexes, fourplexes, cottage courts, and other small multi-unit buildings, usually built in existing lower density residential neighborhoods.

These housing types were common and can be found in many pre-WWII towns and cities across the US. Historically, MMH types have provided more attainable housing options and a path toward homeownership. MMH types are "middle" in scale and form between typical single-unit homes and larger multi-unit buildings. With more modest-sized units, they also are more attainable to middle-income households.

For the past 50-60 years, zoning codes in many cities have restricted MMH. The housing market has prioritized building single-unit homes, creating financing and other hurdles to delivering MMH types. Codifying pathways for developers to build MMH types can be an effective strategy to help provide more attainable multi-unit housing citywide.

Over the past several decades, many zoning codes have limited Missing Middle Housing, making it more difficult to build a wider variety of housing types. Updating these regulations is one strategy to provide additional housing choices throughout the city.

In September 2024, the City adopted the Missing Middle Housing Interim Ordinance. If adopted, the proposed updates would replace the interim ordinance and be incorporated into the City's Zoning Code.

What standards are being updated with MMH? How do the changes affect what can be built?

The proposed changes to the MMH standards are intended to make it easier to develop a broader range of Missing Middle Housing types. The updates would also align requests for deviations from objective standards with the City's existing site plan and design review processes, providing greater flexibility than the interim ordinance.

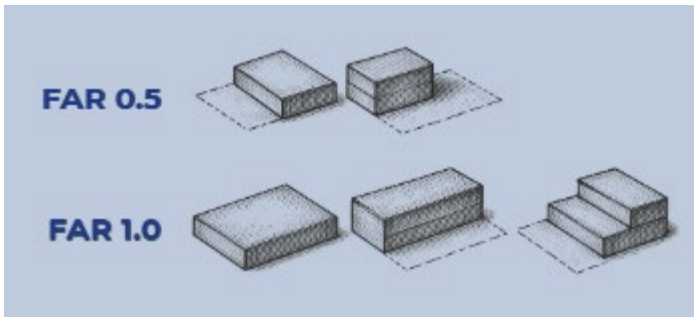
The proposed standards would apply to lower-intensity neighborhood zones with a floor-area-ratio (FAR) of 1.0 or 2.0. In FAR 1.0 areas, the proposal would allow multi-unit residential buildings up to three stories through a staff-level approval process. In FAR 2.0 areas (typically within one-half mile of transit), the proposal would allow multi-unit residential buildings up to four stories through a staff-level approval process. Additionally, proposed standards for multiple buildings on one property would require the buildings to face a public street or shared open space.

What is FAR?

Floor Area Ratio (FAR) is a measure of how much building floor area can be built on a property relative to the size of the lot. In general, a higher FAR allows a larger building or more total floor area on a site.

For example:

- A FAR of 1.0 allows building floor area equal to the size of the lot.
- A FAR of 2.0 allows building floor area up to twice the size of the lot.



The maximum FAR standard sets the ceiling for how much building square footage is allowed on a lot based on the size of the lot (think of it as a percentage of the lot's size). The FAR ceiling sets the maximum intensity that a lot can be developed so it is possible that a site could be developed under the maximum FAR to meet the development standards and respond to specific site conditions.

FAR is just one of several development standards. Building height, setbacks, lot coverage, landscaping, and other requirements also influence what can ultimately be built on a property. Accessory dwelling units (ADUs) and junior ADUs are generally not counted toward FAR.

How do proposed updates account for Senate Bill 79?

Senate Bill (SB) 79 establishes statewide development standards that allow qualifying residential projects to achieve higher FARs and building standards within certain distances of major transit stops. Projects using SB 79 must also comply with the law's affordability and prevailing wage requirements. A map of areas affected by SB 79 can be found on the City's Land Information Lookup Application (or LILA).

The proposed zoning code update would incorporate similar development standards into the City's zoning regulations for certain higher-intensity neighborhood, mixed-use, and commercial zones. In some cases, the City's standards allow for greater development intensity than SB 79.

Attachment 5: Neighborhood Commercial Survey Summary

Overview

The City distributed a community survey to gather input on strategies for allowing more small businesses in residential neighborhoods, including what types of shops and services residents would like to see near their homes. The survey was available online from October 15 – November 17, 2025. Responses were used to inform draft standards for neighborhood commercial uses in low-intensity neighborhood zones.

The survey received a total of **853 responses**. Outreach included posts on the Sacramento City Express, Community Engagement Sac Vibes Podcast, multiple social media promotions, and in-person engagement at five community events.

Survey Content

The survey was available in nine languages: English, Chinese, Dari, Pashto, Russian, Spanish, Tagalog, Urdu, and Vietnamese.

The survey asked eight questions with an additional write-in response for other comments or concerns. The questions are listed below.

1. Where do you live?
2. How old are you?
3. What small businesses can you currently walk to?
4. What kind of businesses/amenities would you like to be able to walk to?
5. What is your favorite thing about having small businesses in neighborhoods?
6. How close would you like to live to a small business?
7. Would you want to open a small business in your home?
8. What should small businesses consider when opening in a neighborhood? (e.g., hours of operation, noise)
9. Please share any other comments or concerns you have about allowing more small businesses into neighborhoods?

Respondent Demographics

Question 1 prompted respondents to select a neighborhood from a list of 26 neighborhoods with a write-in option. The top neighborhoods represented were the following:

- East Sacramento – 101 respondents
- Midtown – 93 respondents
- Oak Park – 71 respondents
- South Sacramento – 46 respondents
- South Natomas - 40 respondents
- Other – 115 respondents

Question 2 prompted respondents to identify their age group. The age distribution of respondents is as follows:

- Under 18 years - 2%
- 18 to 24 years - 2%
- 25 to 34 years - 25%
- 35 to 44 years - 21%
- 45-64 years - 29%
- 65-84 years - 20%
- 85 years and older - 0%

Neighborhood Commercial Questions

Question 3 asked respondents to identify current businesses within a walkable distance from their home. The most common businesses within walking distance were the following:

- Café/Restaurant - 73%
- Personal Services (e.g., salons) - 54%
- Corner Convenience Stores - 53%
- Clothing Shops & Bookstores - 33–35%
- 7.4% reported no walkable businesses at all

Question 4 asked respondents to select types of businesses they would like to be able to walk to from home. Multiple selections were allowed. Top preferences included the following:

- Café/Restaurant - 68%
- Corner Grocery Store - 58%
- Bookstore - 56%
- Clothing Shop - 45%
- Personal Services - 44%
- Other suggestions: hardware stores, bakeries, libraries, pharmacies, childcare, and community centers.

Question 5 asked respondents about their favorite things about having small businesses nearby. Multiple selections were allowed. Respondents primarily noted convenience and not needed to drive. The full summary of responses is below as follows:

- Convenience – 80%
- Not needing to drive – 77%
- Generating activity on the street – 61%
- Interaction with neighbors – 53%

Question 6 asked respondents to identify how close they would like to live near a small business. Multiple selections were allowed. Respondents primarily noted “down the street.” The full summary of responses is below as follows:

- Down the street - 85%
- Next door - 36%
- Same building/unit - 21%
- Far away - 10%

Question 7 asked respondents if they would like to open a small business in their home. Respondents primarily noted “no.” The full summary of responses is below as follows:

- Yes - 19%
- No - 56%
- Not sure - 25%

Question 8 invited respondents to write in what small businesses should consider when opening in a neighborhood. Recurring themes from open-ended responses included the following:

- Noise control (especially after 9–10 PM)
- Parking availability and traffic impact
- Hours of operation (8 AM–9 PM preferred)
- Neighborhood fit and aesthetics
- Safety, lighting, and cleanliness
- Avoiding disruptive uses (e.g., liquor stores, cannabis shops)
- Support for local needs and walkability
- Environmental impact (trash, odors, pollution)
- Equity and affordability for small business owners

Question 9 invited respondents to share other comments or concerns about allowing more small businesses into neighborhoods. Overall, write-in responses indicated support for walkable, mixed-use neighborhoods.

Responses expressing concerns included the following themes:

- Parking congestion
- Noise and late-night activity
- Gentrification and displacement
- Safety and loitering

Responses providing suggestions included the following:

- Encourage third spaces (e.g., cafés, community hubs)
- Prioritize local, BIPOC-owned, and family-friendly businesses
- Improve infrastructure (bike lanes, sidewalks, lighting)
- Provide clear planning guidelines, equity in enforcement, and streamlined permitting
- Encourage mixed-use development and adaptive reuse of vacant lots.
- Provide incentives for local ownership and discourage chains/franchises.
- Allow home-based businesses with reasonable oversight.

Attachment 6: Proposed SPD Amendment Summary

This attachment identifies the Special Planning Districts (SPDs) to be amended as part of the City's effort to ensure consistency with the 2040 General Plan.

Chapter 17.404 - Broadway-Stockton SPD

- Section 17.404.040.B. establishes a maximum height of 75 feet for properties located between 2nd Avenue and Broadway.
- The underlying C-2 zone has an existing height limit of 65 feet.
- Under the 2040 General Plan, these parcels have a maximum floor area ratio (FAR) of 4.0, which would allow building heights of up to 85 feet under the citywide FAR-based standards.
- Staff recommends removing the SPD height limit and deferring to the height standards established by the FAR.

Chapter 17.412 - McClellan Heights and Parker Homes SPD

- Section 17.412.030.C.1 describes when a special permit is required.
- City Code Title 17 no longer uses special permits and instead requires conditional use permits.
- Staff recommends replacing references to "special permit" with "conditional use permit."

Chapter 17.416 - Northgate SPD

- Section 17.416.030 identifies prohibited uses within the RMX and C-2 zones.
- As part of the proposed citywide rezoning, RMX properties within the SPD would be rezoned to C-1.
- Staff recommends removing references to the RMX zone to reflect the proposed rezoning.

Chapter 17.420 - Alhambra Corridor SPD

- Section 17.420.020.B establishes the residential preservation transition buffer zone which limits development within 300 feet of a residential zone (measured from the street centerline) to 35 feet in height. This section also establishes that the Planning and Design Commission may approve a conditional use permit allowing additional height, provided the height does not exceed the height of the underlying zone.

- Section 17.420.020 establishes a maximum height of 35 ft for property zoned C-1 and located between Granada Way and Folsom Boulevard on the east side of 32nd Street.
- The 2040 General Plan establishes a maximum FAR of 4.0 and higher minimum residential densities that support greater development intensity.
- Staff recommends removing these SPD height standards and relying on the citywide FAR-based height standards and transitional height requirements.

Chapter 17.428 – Del Paso Nuevo SPD

- The Del Paso Nuevo SPD was established to implement a master planned community that received federal funding in 1997 to construct affordable housing.
- Development occurred in six phases and was completed in 2023.
- Staff recommends repealing the SPD and utilizing the standards of the underlying zone.

Chapter 17.432 - Sacramento Army Depot SPD

- The Sacramento Army Depot SPD was established in 1993 to facilitate the transition the Army Depot from military to civilian use.
- The 2040 General Plan includes policy FB-LUP-4 Army Depot Special Planning District, which encourages updates to allow additional industrial and office development to align with the goals of the General Plan.
- Staff recommends amending the SPD to better implement Policy FB-LUP-4 by supporting economic development and increasing flexibility for office uses.
- Consistent with citywide code amendments, staff recommends technical amendments to renumber sections.

Chapter 17.436 - River District SPD

- Consistent with citywide efforts to simplify dwelling uses, staff recommends amending the River District SPD to remove conditional use permit requirements for residential care facilities and dormitories.
- Staff recommends amending the River District SPD to remove maximum residential density limits to align with citywide standards.
- Staff recommends technical amendments to update code references and replace references to the R-5 zone with the new N-3 zone.
- Staff recommends retaining the existing height limits at this time pending completion of the River District Specific Plan Update.

Chapter 17.440 - Railyards SPD

- Consistent with citywide code amendments, staff recommends removing maximum residential density limits.
- Consistent with Citywide FAR-based height limits, staff recommends removing maximum height limits, while retaining wall height limits.
- Staff also recommends technical amendments to update code references, renumber sections, and replace references to the R-5 zone with the new N-3 zone.

Chapter 17.442 - Entertainment and Sports Center SPD

- Consistent with citywide code amendments, staff recommends removing planning director approval requirements for residential care facilities, dormitories, and fraternity house; sorority houses.
- Consistent with citywide code amendments, staff also recommends technical amendments to update code references and renumber sections.

Chapter 17.444 – Central City SPD

- Consistent with citywide code amendments, staff recommends removing the adaptive reuse density incentive in Section 17.444.060 and eliminating references to maximum residential density.
- Staff recommends removing maximum building height limits and relying on FAR-based development standards.
- Staff recommends relocating Capitol View Protection requirements from the base zoning regulations into the SPD to improve usability while maintaining existing development protections.
- Consistent with citywide code amendments, staff recommends technical amendments to update code references and renumber sections.
- In Section 17.444.130, staff recommends incorporating office development standards currently located in the underlying RMX zone. These standards would permit office uses to occupy up to 50 percent of a building by right, or up to 100 percent with approval of a conditional use permit, to encourage residential development while allowing flexibility for office uses

Chapter 17.448 – Freeport SPD

- Consistent with citywide code amendments, staff recommends technical amendments to update code references and renumber sections.

Attachment 7: Proposed PUD Removal Summary

This attachment identifies the Planned Unit Developments (PUDs) to be rescinded as part of the City's effort to streamline the Planning and Development Code (Title 17 of the City Code).

North Area

Del Verde
Delta Point
Fulton Ave
Giannoni Property
Goldenland Property
Hansen Industrial Park
Hansen Lakes
Heritage Place
Main Avenue Business Park
Metropolitan Center
Natomas Central
Natomas Creek
Natomas East Side-Metro Center
Natomas Field
Natomas Gardens Shopping Center
Natomas Marketplace Retail Center
Natomas Place
Natomas Village
Natomas West
Northborough
Northborough/Parkside Plaza/JMA
Northgate Regency
Northpointe Park
Norwood I-80 Business Park
Norwood Tech Business Park
Norwood West
Park El Camino
Pheasant Creek
Point West
Point West Plaza
Promenade at Natomas
River Oaks
River Plaza
Riverbend
Riverbend Classics
Riverview Oaks
Riverview Ranch
Riverwalk
Shorebird
Sonora Springs
Stone Creek Center
Sunset Meadows
Sutter Business Park West
The Meadows
Town Center
Towne Center
Truxel 3
Unity Parkside at Willow Creek
Villa San Juan
Westborough
Willow Creek
Natomas

Central Area

College Town
Continental Plaza
Seven Lakes
Sutter Commons

South Area

Arlington Park-Creekside
Aspen 1-New Brighton
Centrum
Granite Regional Park
Greenhaven Landing
GTE
Klotz Ranch Commercial Center
Laguna Pointe Marketplace
Laguna Vega North
LPPT
Pocket Office Park
Strawberry Creek Centre

City of SACRAMENTO

Planning and Design Commission

August 13, 2026

2040 General Plan & Zoning Consistency

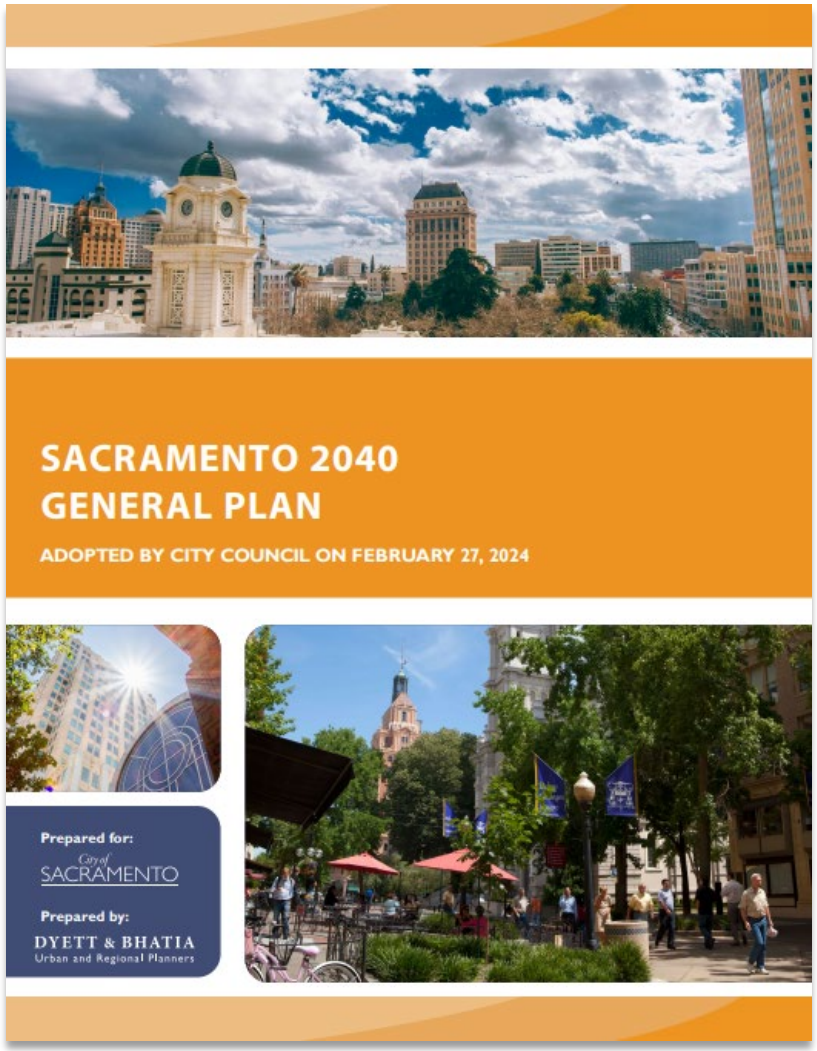
Update and Initiation of Special Planning District and Planned Unit Development Amendments

Presentation Overview

- Background
- Approach and Scope
- Overview of Proposed Updates
- Staff Recommendation
- Next Steps

Background

2040 General Plan

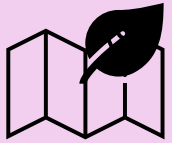


- Adopted by **City Council** on February 27, 2024
- Policies guide City **decision-making around development**
- **Sets the stage** to implement policies through more **detailed planning efforts**

Vision and Guiding Principles

In 2040, the City of Sacramento will be a national model of sustainable, equitable growth, and community development.

Sustainable and Responsible Growth



Regional Economic Hub

Resiliency and Climate Action

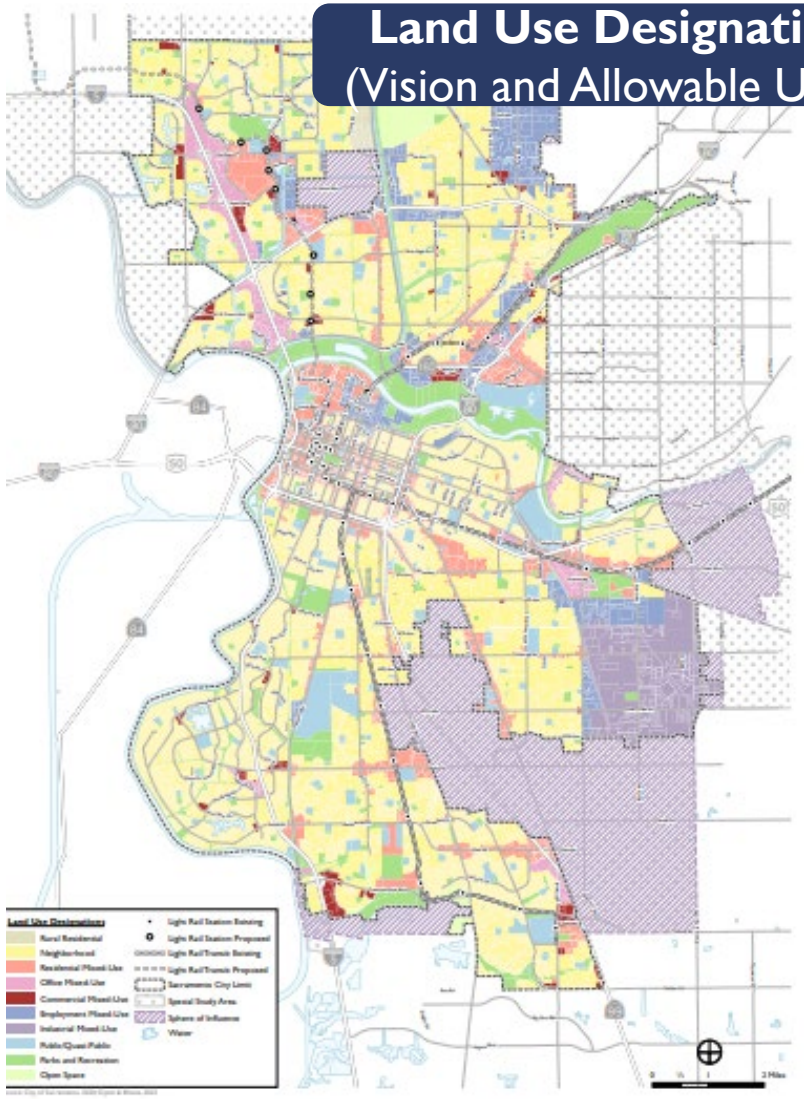
Livability and Sense of Place

Safe, Equitable, Inclusive, and Just City

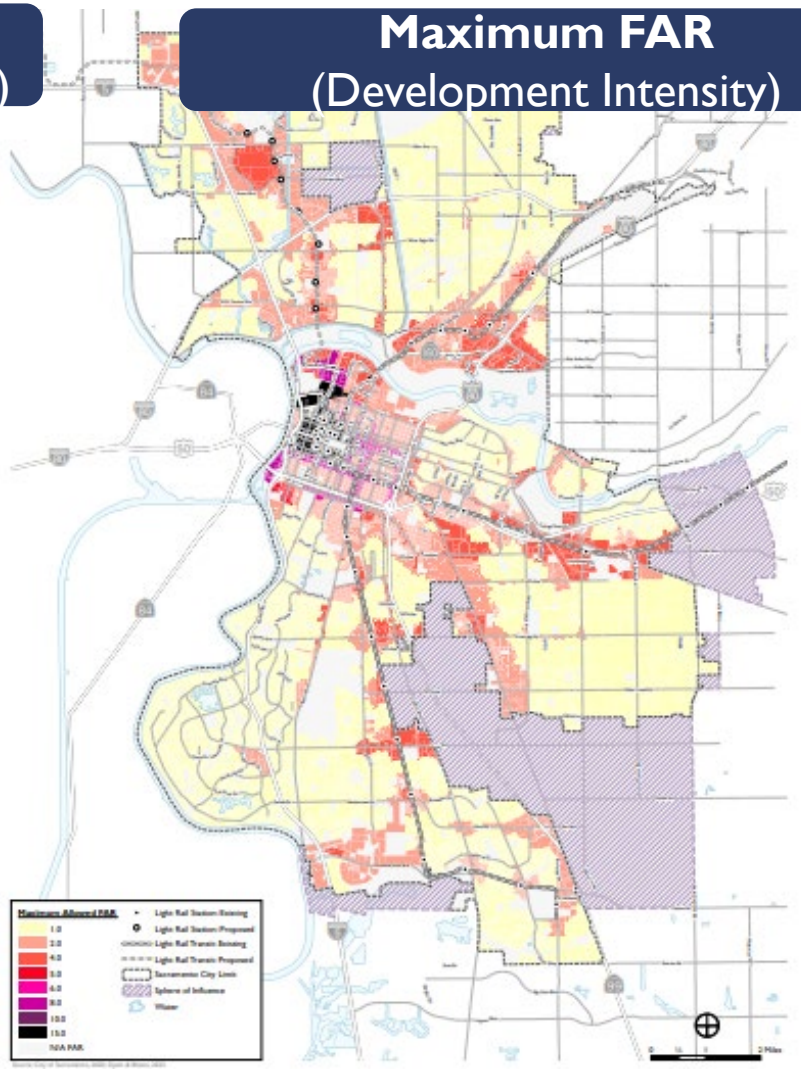
Interconnected, Accessible City

2040 General Plan Maps

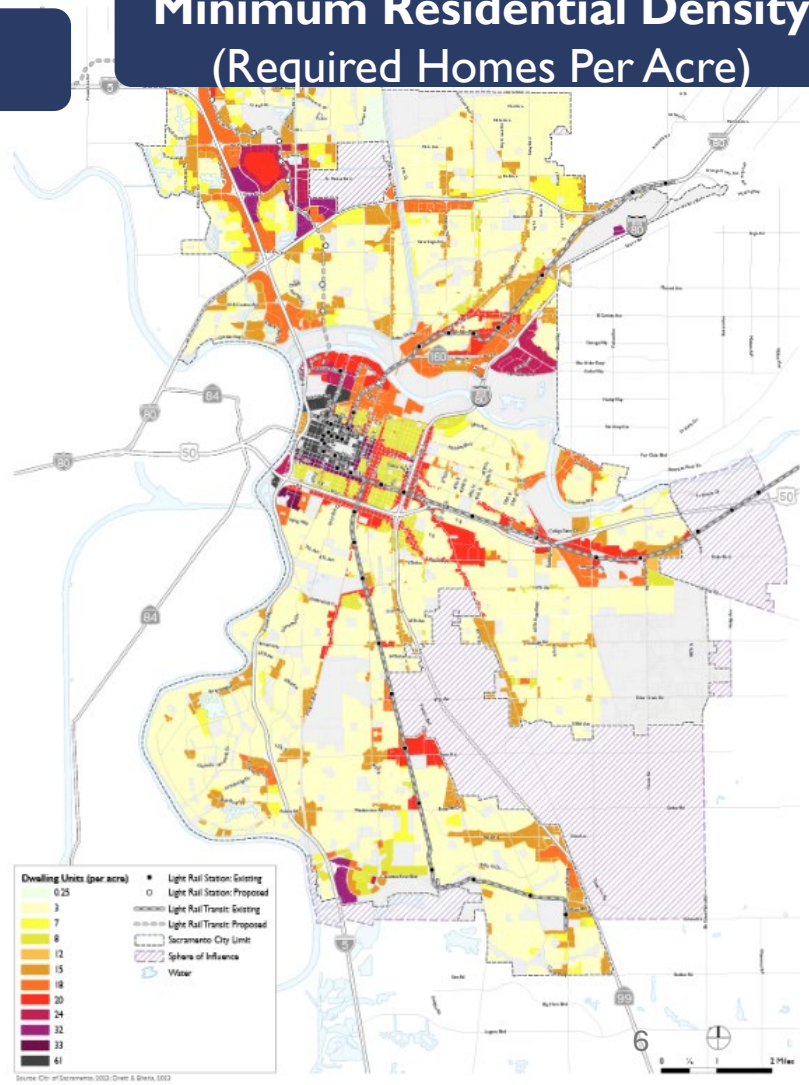
Land Use Designation
(Vision and Allowable Uses)

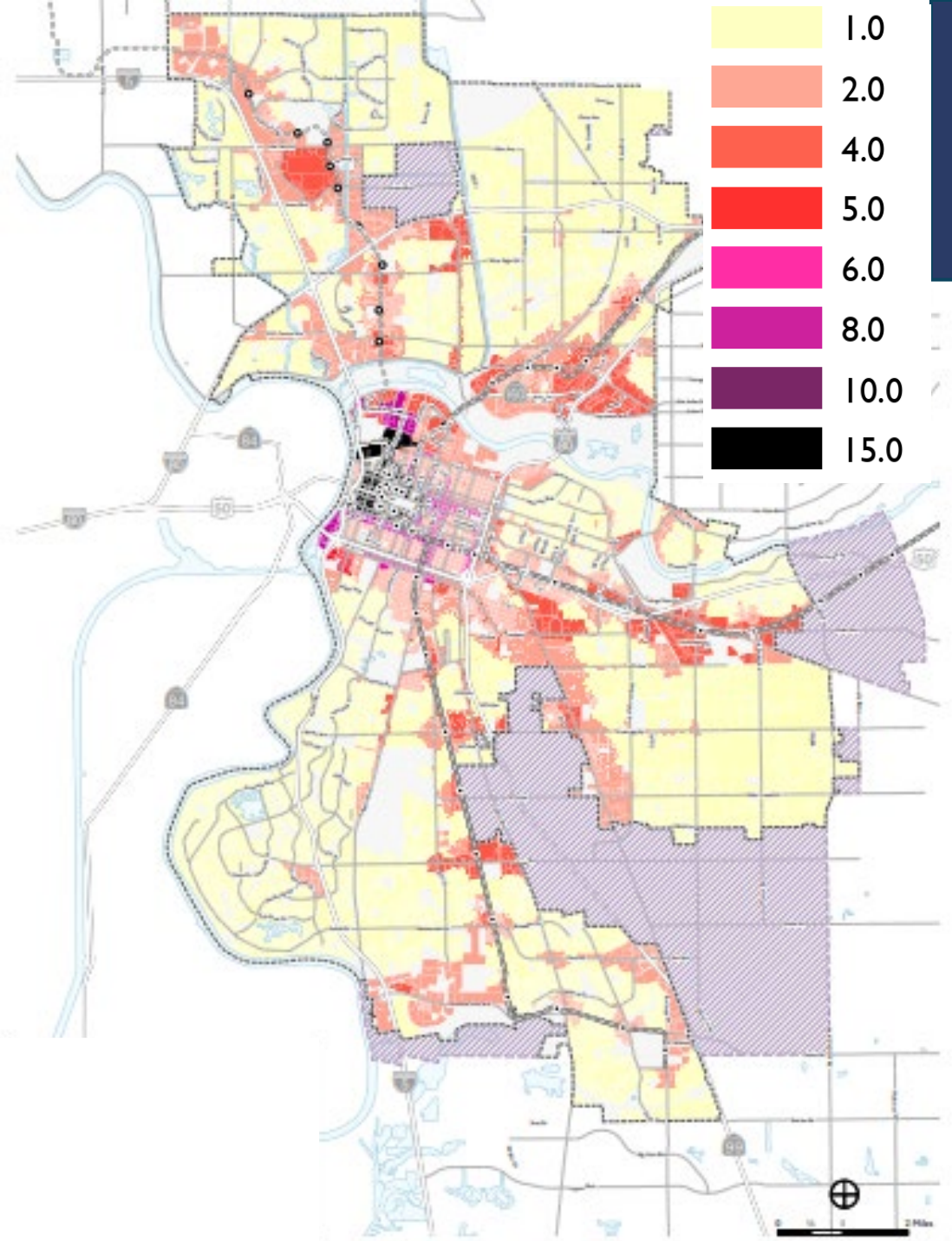


Maximum FAR
(Development Intensity)



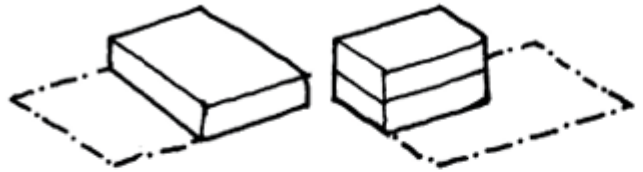
Minimum Residential Density
(Required Homes Per Acre)



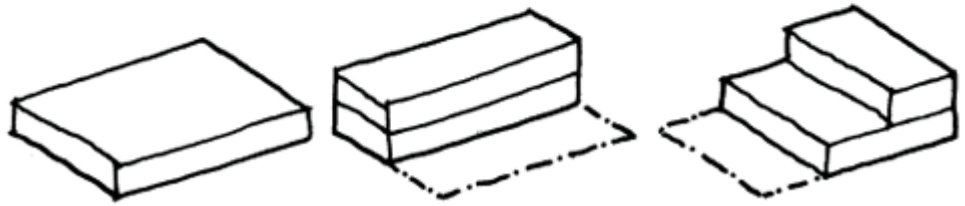


What is Floor Area Ratio (FAR)?

Building Area divided by **Lot Area**

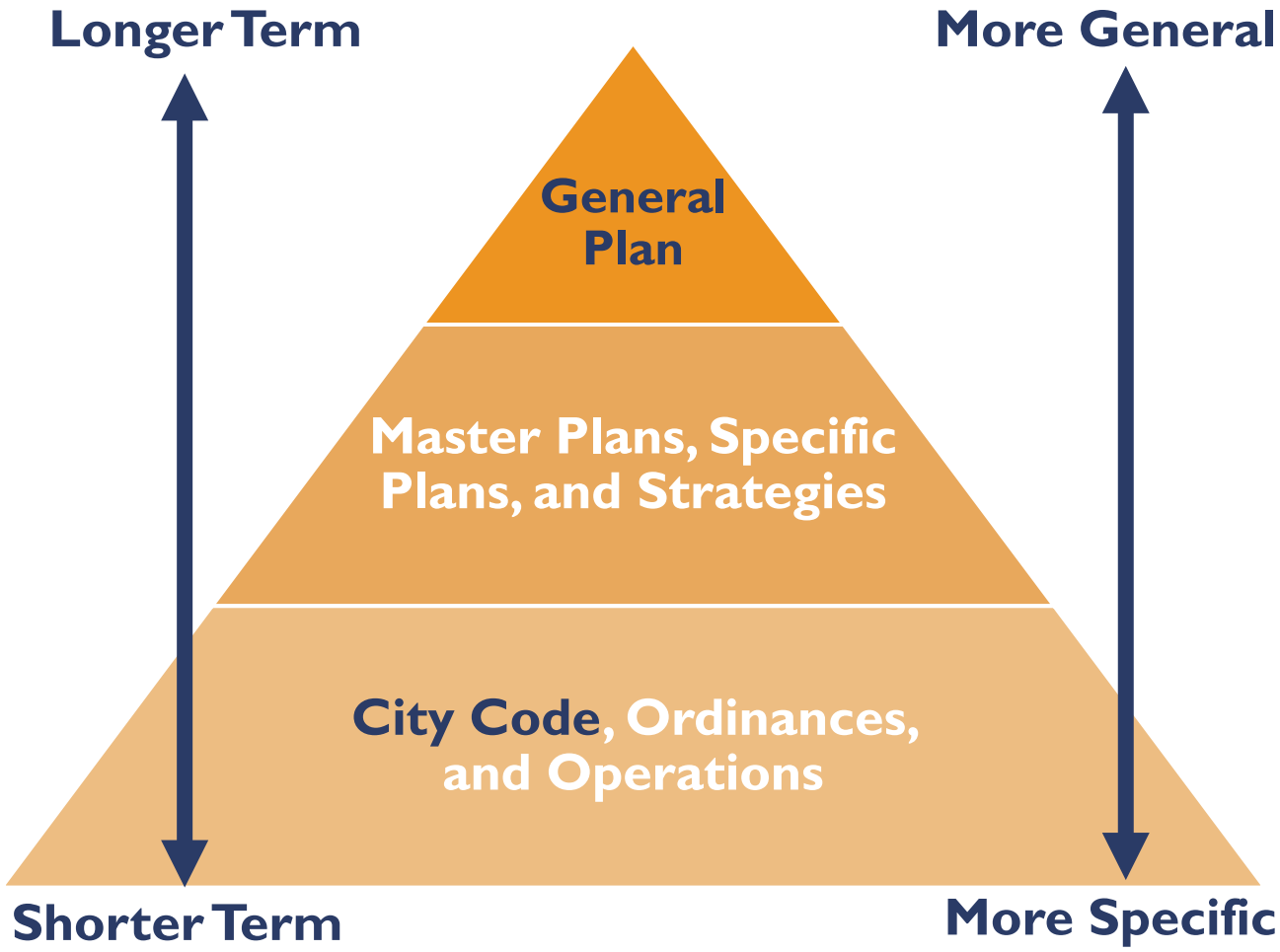


FAR = 0.5



FAR = 1.0

General Plan Implementation

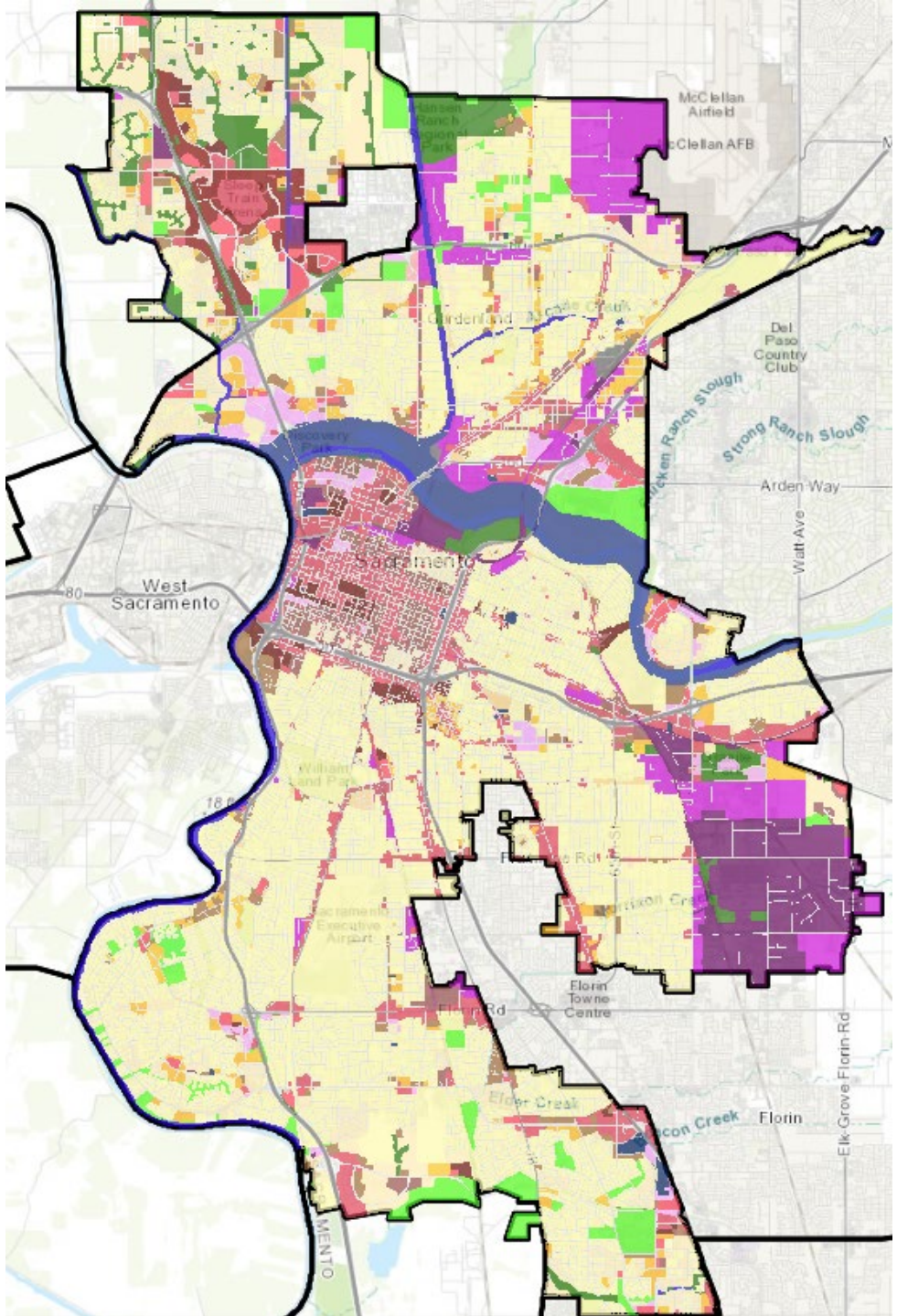


- The General Plan is implemented through City programs, including the **Zoning Code**.
- **State Law** requires the General Plan and the Zoning Code to be **consistent**.

What is Zoning?

- Zoning divides all land within the City into different areas or '**zones**.'
- Zones have rules for **how the land can be used** and **what can be built**.
  - **Types of Zones**: Agriculture/Open Space, Residential, Commercial, and Industrial
- These rules help make sure different land uses like homes, shops, and parks, **work well together.**

Zoning Map



- General Plan implemented through more **detailed zones**
- Zones define:
  - Allowed land **uses** and
  - Development **standards**

City of SACRAMENTO

Approach and Scope

Zoning Code Update Approach

Analysis
- *Fall 2024 – Spring 2026*

Community Engagement
- **Spring – Summer 2026**

Prepare Ordinance
- *Fall 2026*

Final Public Hearings and Adoption
- *Fall - Winter 2026*

City of SACRAMENTO

Community Engagement

Who?

- Developers
- Attorneys
- Architects
- PBIDs
- Neighborhood Associations
- Business Chambers
- Local organizations
- Council offices

Project website:
www.cityofsacramento.gov/zoningcodeupdate

zoningcodeupdate@cityofsacramento.org
(916) 808-5019

What?

- Share proposed updates
- Collect feedback

When?

- June 25 – August 31, 2026

How?

- Online platform
- MMH survey
- Community presentations
- Focus group meetings
- Pop-ups
- Eblasts
- Media outlets
- Social media

City of SACRAMENTO

Zoning Code Update Scope

- Simplify Residential Zoning
- Expand Neighborhood Commercial Uses
- Update Missing Middle Housing Standards
- Focus Growth Near Transit
- Update Auto-Oriented Use Standards
- Streamline the Code
- Rezone Properties for Consistency

Overview of Proposed Updates

- **Simplify Residential Zoning**
- Expand Neighborhood Commercial Uses
- Update Missing Middle Housing Standards
- Focus Growth Near Transit
- Update Auto-Oriented Use Standards
- Streamline the Code
- Rezone Properties for Consistency

Simplify Residential Zoning

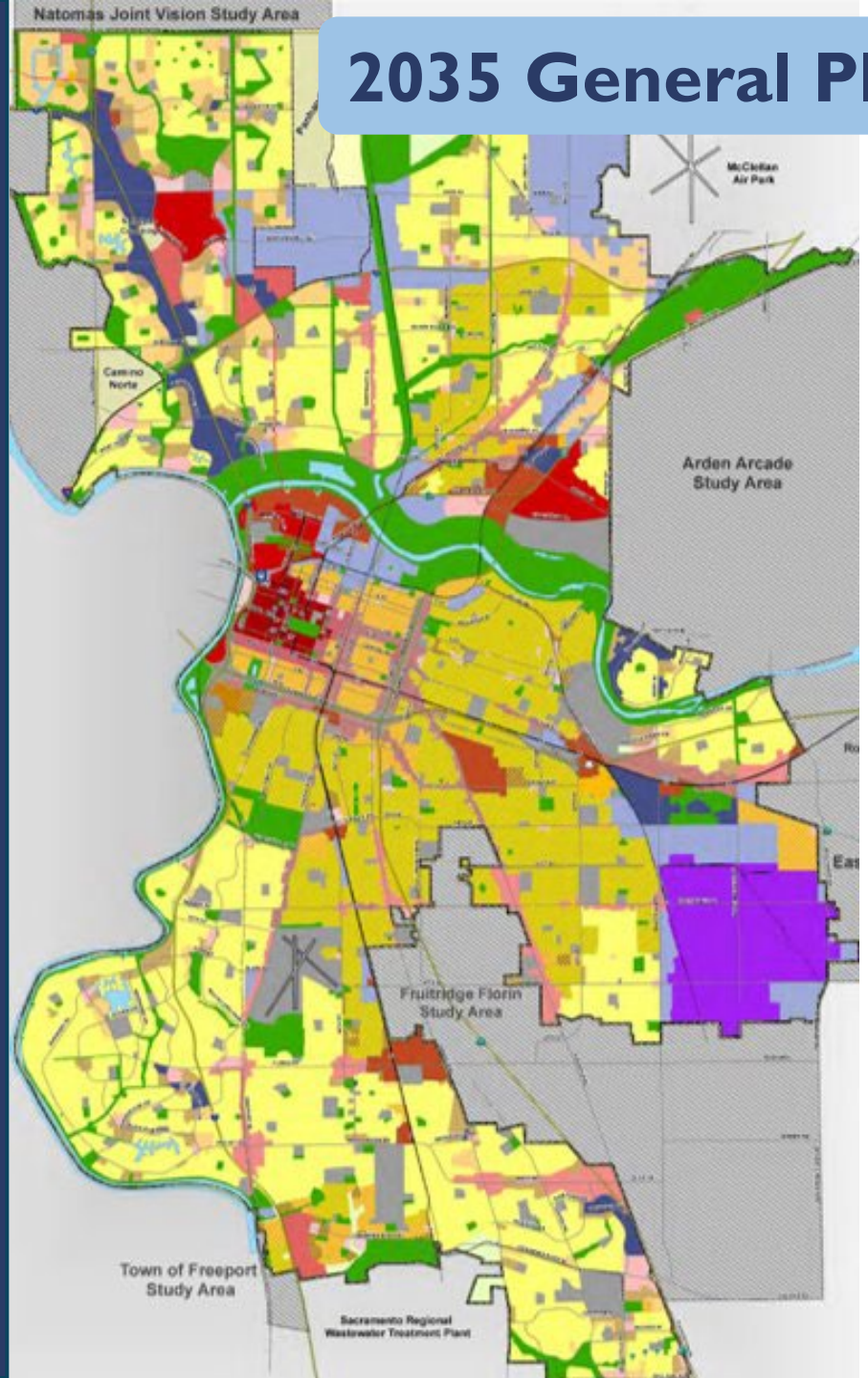
2040 General Plan

- Simplified residential land use designations
- Removed the limit on the number of housing units allowed on a lot (maximum density)

Zoning Code Update

- Simplifying and consolidating residential zones
- Removing maximum density from residential zones

Simplify Residential Zoning



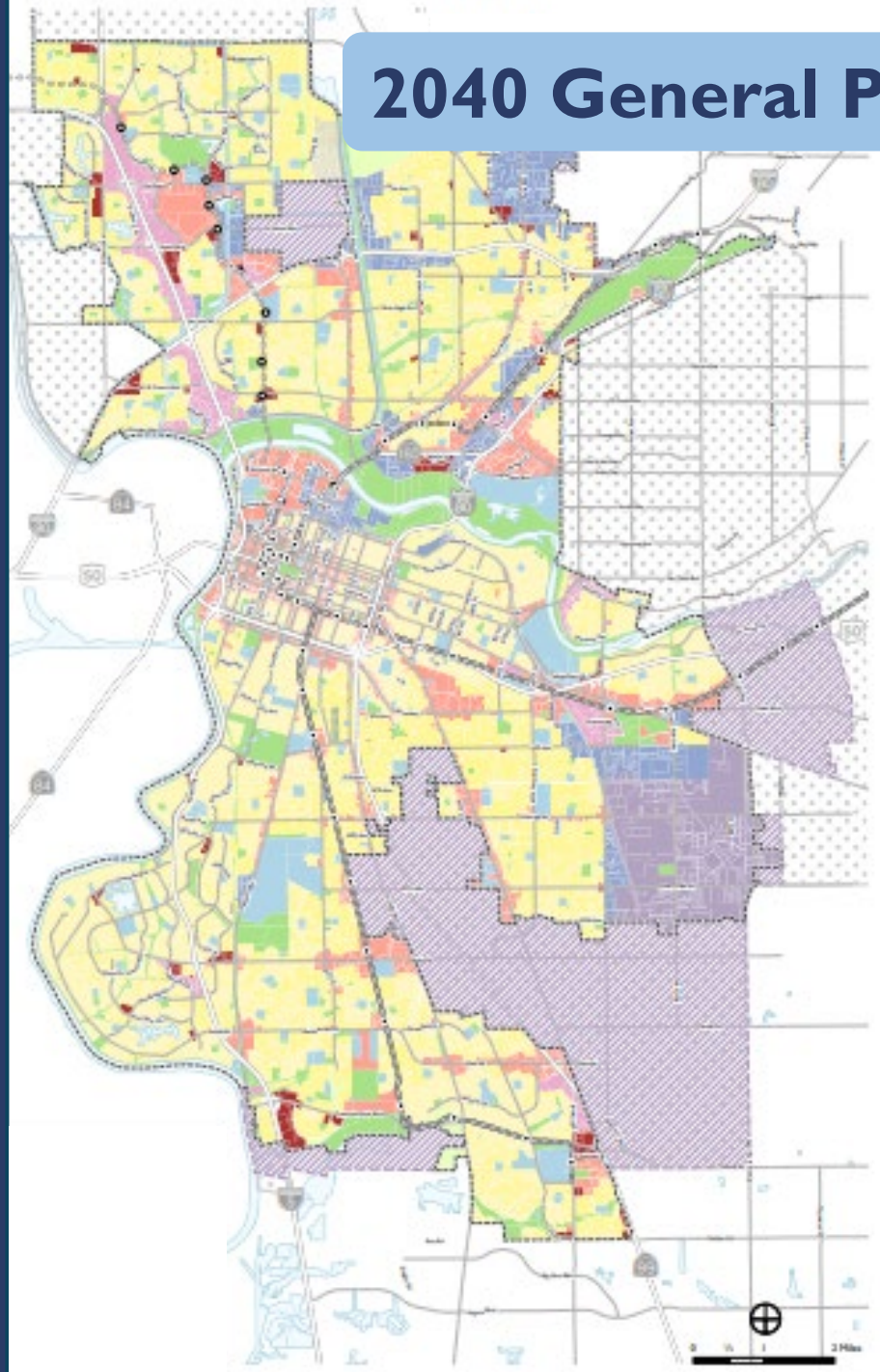
2035 General Plan Residential Designations

- Suburban Neighborhood Low Density *(3-8 du/ac)*
- Suburban Neighborhood Medium Density *(7-17 du/ac)*
- Suburban Neighborhood High Density *(15-30 du/ac)*
- Traditional Neighborhood Low Density *(3-8 du/ac)*
- Traditional Neighborhood Medium Density *(8-36 du/ac)*
- Traditional Neighborhood High Density *(18-36 du/ac)*
- Urban Neighborhood Low *(12-36 du/ac)*
- Urban Neighborhood Medium *(33-110 du/ac)*
- Urban Neighborhood High *(61-250 du/ac)*

City of SACRAMENTO

Simplify Residential Zoning

2040 General Plan Residential Designations



Neighborhood

(No maximum density)

Residential Mixed-Use

(No maximum density)

City of SACRAMENTO

Simplify Residential Zoning

2040 General Plan Residential Designations

Neighborhood	Residential Mixed Use
Primarily residential and allows **neighborhood-serving commercial uses**, such as: • Corner markets • Coffee shops • Hair salons • Shops • Fitness centers • Offices	Allows a **full range** of residential, retail, employment, entertainment, and cultural uses, such as: • Restaurants • Specialty shops • Theaters • Hotels and motels • Offices

Simplify Residential Zoning

Existing Zone(s)	Existing Maximum Density	Existing Commercial Uses Allowed
R-1, R-1A, R-1B, R-2	No maximum density (MMH) Sliding FAR Scale Maximum FAR	Most uses prohibited
R-2A	17 du/ac	
R-2B	21 du/ac	
R-3	30 du/ac	
R-3A	36 du/ac	
R-4	60 du/ac	Limited commercial allowed
R-4A	110 du/ac	
R-5	175 du/ac	
RMX	60 du/ac	Broader commercial allowed
RO	36 du/ac	Most uses prohibited

Simplify Residential Zoning

Existing Zone(s)	Existing Maximum Density	Existing Commercial Uses Allowed
R-1, R-1A, R-1B, R-2	No maximum density (MMH) Sliding FAR Scale Maximum FAR	~~Most uses prohibited~~
R-2A	~~17 du/ac~~	
R-2B	~~21 du/ac~~	
R-3	~~30 du/ac~~	
R-3A	~~36 du/ac~~	
R-4	~~60 du/ac~~	Limited commercial allowed
R-4A	~~110 du/ac~~	
R-5	~~175 du/ac~~	
RMX	~~60 du/ac~~	Broader commercial allowed
RO	~~36 du/ac~~	~~Most uses prohibited~~

Simplify Residential Zoning

Existing Zone(s)	Draft New Zone	Draft Allowed Commercial Uses
R-1, R-1A, R-1B, R-2	**N-1**	**New Neighborhood commercial uses**
R-2A	**N-2**	
R-2B		
R-3		
R-3A		
R-4	**N-3**	Limited commercial allowed
R-4A		
R-5		
RMX	**RMX**	Broader commercial allowed
RO		

City of SACRAMENTO

Overview of Proposed Updates

- Simplify Residential Zoning
- **Expand Neighborhood Commercial Uses**
- Update Missing Middle Housing Standards
- Focus Growth Near Transit
- Update Auto-Oriented Use Standards
- Streamline the Code
- Rezone Properties for Consistency

Expand Neighborhood Commercial Uses

- Historically, Sacramento's residential areas were designed as **complete neighborhoods**

- Prior to the widespread adoption of the automobile, duplexes, triplexes, and small apartments were built alongside detached single-family homes, with **neighborhood-serving "main streets"** a short walk away

City of SACRAMENTO

Expand Neighborhood Commercial Uses

- Starting in the 1920s, cities began using zoning to **regulate what kinds of housing** could be built
- By the 1960s, **single-family zoning** dominated most U.S. cities
- Communities with detached single-family homes **took more space**, pushed out City limits, and **increased car dependence**

City of SACRAMENTO

Expand Neighborhood Commercial Uses

2040 General Plan

- Goals for complete neighborhoods with daily needs in walking or biking distance from home
- Neighborhood designation that allows neighborhood commercial uses

Zoning Code Update

- Conducted a community survey in Fall 2025 about allowing small businesses in neighborhoods
- Allowing more neighborhood commercial uses by right in the new N-1 and N-2 zones

City of SACRAMENTO

Expand Neighborhood Commercial Uses

Community Survey Summary

- Open from October 16 – November 17, 2025
- 853 Responses
- Advertised on City social media and at community events

Expand Neighborhood Commercial Uses

Community Survey Summary

What kinds of businesses would you like to be able to walk to?

68%: restaurant
58%: grocery store
56%: bookstore
45%: clothing shop
44%: personal services

How close would you like to live to a small business?

85%: down the street
36%: next door
21%: same building/unit
10%: far away

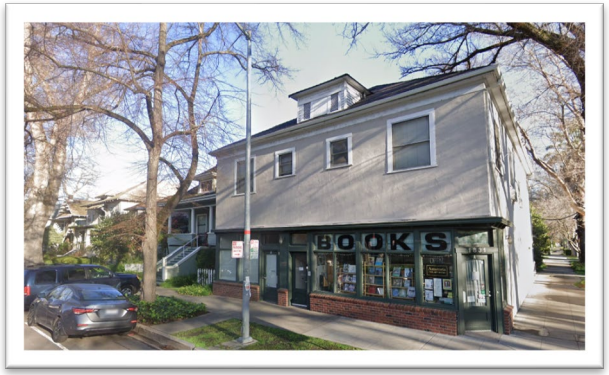
What should businesses consider when opening in a neighborhood?

Noise, parking, hours of operation, neighborhood fit, avoiding disruptive uses

City of SACRAMENTO

Expand Neighborhood Commercial Uses

What uses would be allowed?

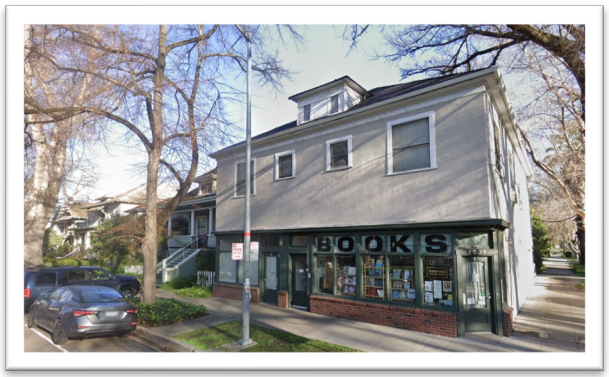


- Athletic club; fitness studio
- Commercial service
- Laundromat
- Library
- Nonresidential care facility
- Neighborhood café
- Neighborhood market
- Office
- Retail store
- School – dance, music, art, martial arts

City of SACRAMENTO

Expand Neighborhood Commercial Uses

What would the regulations be?

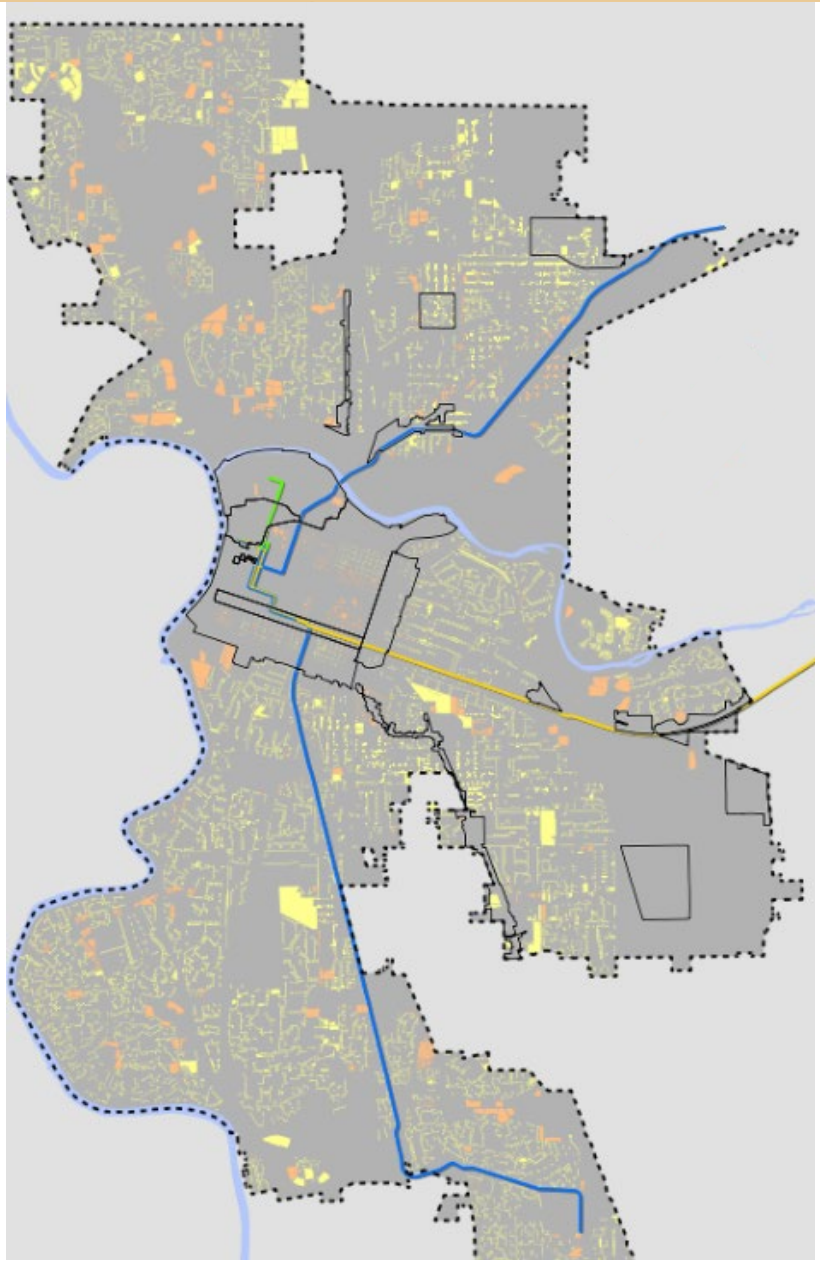


- **Maximum Size:** 2,000 sf
- **Maximum Business per Lot:** 1
- **Hours of Operation:**
  - Indoor Uses: 6 AM – 8 PM
  - Outdoor Uses: 7 AM – 8 PM
- **Outdoor Uses:**
  - Fitness classes and dining allowed
  - Storage not allowed

City of SACRAMENTO

Expand Neighborhood Commercial Uses

Where would they be allowed?



Corner Lot in N-1 Zone

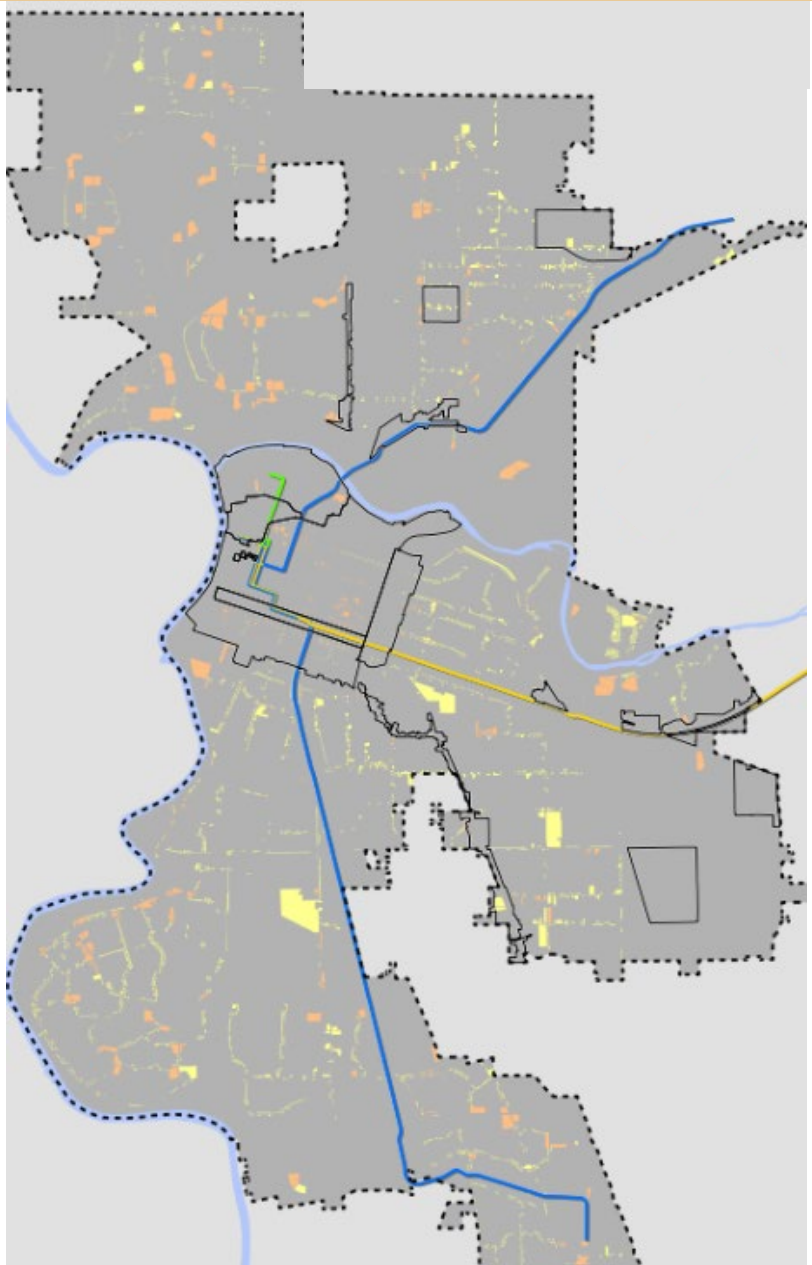
Corner Lot in N-2 Zone

- **Athletic club; fitness studio**
- **Commercial service**
- **Laundromat**
- **Library**
- **Nonresidential care facility**
- Neighborhood café
- Neighborhood market
- **Office**
- **Retail store**
- **School – dance, music, art, martial arts**

City of SACRAMENTO

Expand Neighborhood Commercial Uses

Where would they be allowed?



Corner Lot in N-1 Zone ***on an Arterial or Collector***

Corner Lot in N-2 Zone ***on an Arterial or Collector***

- Athletic club; fitness studio
- Commercial service
- Laundromat
- Library
- Nonresidential care facility
- **Neighborhood café**
- **Neighborhood market**
- Office
- Retail store
- School – dance, music, art, martial arts

City of SACRAMENTO

Expand Neighborhood Commercial Uses

What would the Planning permitting process be?

- **Administrative Permit**
  - Verify compliance with special use regulations
- **Site Plan and Design Review**
  - For new construction and exterior changes to existing buildings
- **Conditional Use Permit**
  - To deviate from special use regulations

City of SACRAMENTO

Overview of Proposed Updates

- Simplify Residential Zoning
- Expand Neighborhood Commercial Uses
- **Update Missing Middle Housing Standards**
- Focus Growth Near Transit
- Update Auto-Oriented Use Standards
- Streamline the Code
- Rezone Properties for Consistency

Update Missing Middle Housing Standards

What is missing middle housing?

Buildings with more than one home such as duplexes, triplexes, fourplexes, and cottage courts, **usually built in neighborhoods with single-family homes**

Update Missing Middle Housing Standards

2040 General Plan

- Broaden the range of housing types allowed by right in single-unit and duplex dwelling residential zones *(LUP-A.10)*
- Update standards for missing middle housing types *(LUP-A.10)*
- Promote a variety of housing types including neighborhood-scale multi-unit buildings *(LUP-6.3)*

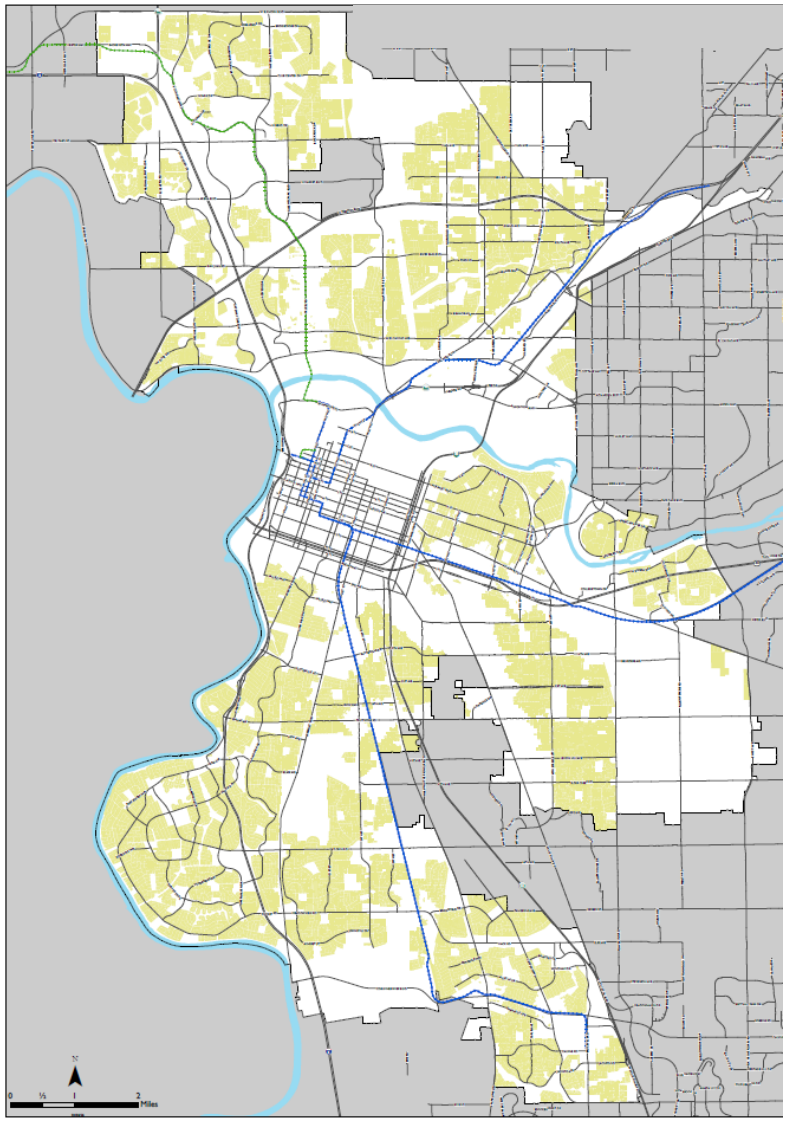
Zoning Code Update

- Interim ordinance adopted by City Council in September 2024
- Updating standards to balance neighborhood scale and encourage more housing near transit
- Determining what projects should be reviewed at staff-level

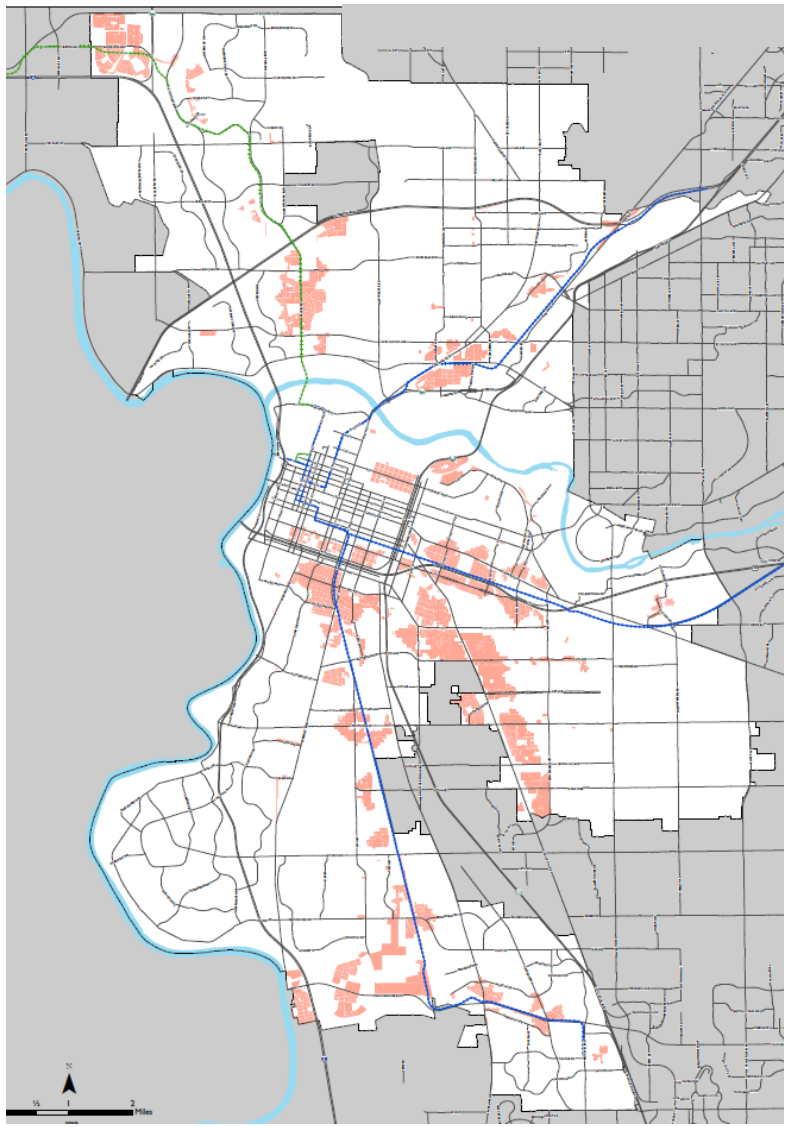
City of SACRAMENTO

Update Missing Middle Housing Standards

Updating standards for both FAR 1 and FAR 2 areas in the N-1 Zone



FAR 1.0 – 100,000+ parcels



FAR 2.0 – 20,000+ parcels near transit

City of SACRAMENTO

Update Missing Middle Housing Standards

What could missing middle housing look like in FAR 1.0 areas?

What could missing middle housing look like in FAR 2.0 areas?

City of SACRAMENTO

Update Missing Middle Housing Standards

Proposed Changes from the Interim Ordinance

- *Increase* height from 35 ft to **45 ft** in the **FAR 2.0** areas
- *New* maximum building **width and length** dimensions
- *New* **massing** requirements
- *New* requirement for **building entries**
- *Remove* **open space** requirements within 1,000 ft of a park
- *New* standards for **multiple buildings** on one lot

City of SACRAMENTO

Update Missing Middle Housing Standards

Proposed Building Heights

General Plan Maximum FAR	Interim Ordinance Maximum Height	Proposed Maximum Height
1.0	35 ft	35 ft
2.0	35 ft	*45 ft*

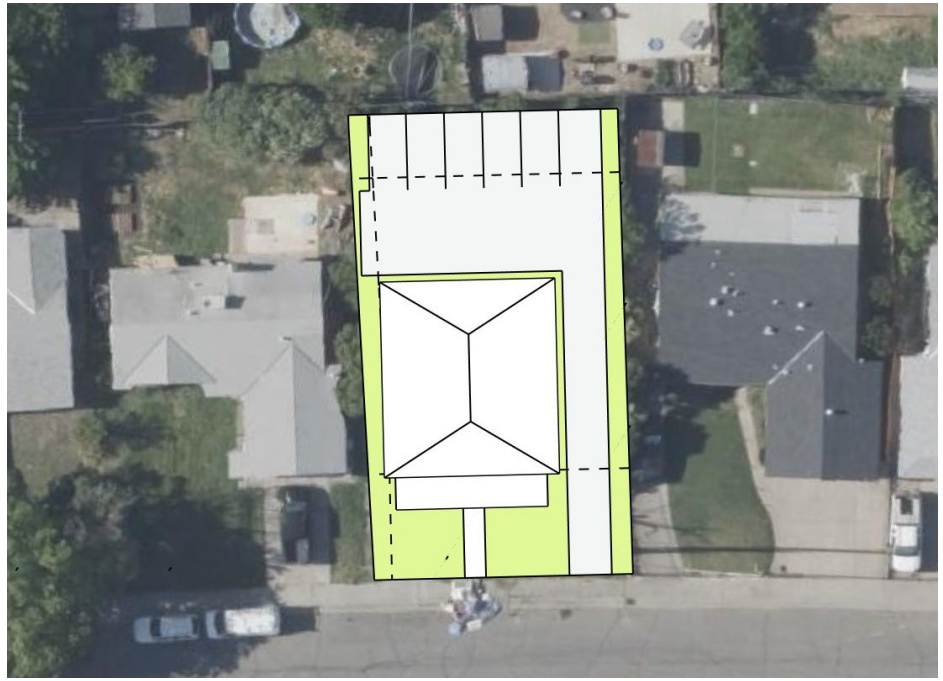
- Building **height** measured where the **roof meets the wall**
- **Pitched roof** may exceed the maximum height up to 20%
- **Bulk control tent** replaced with different tools for massing

City of SACRAMENTO

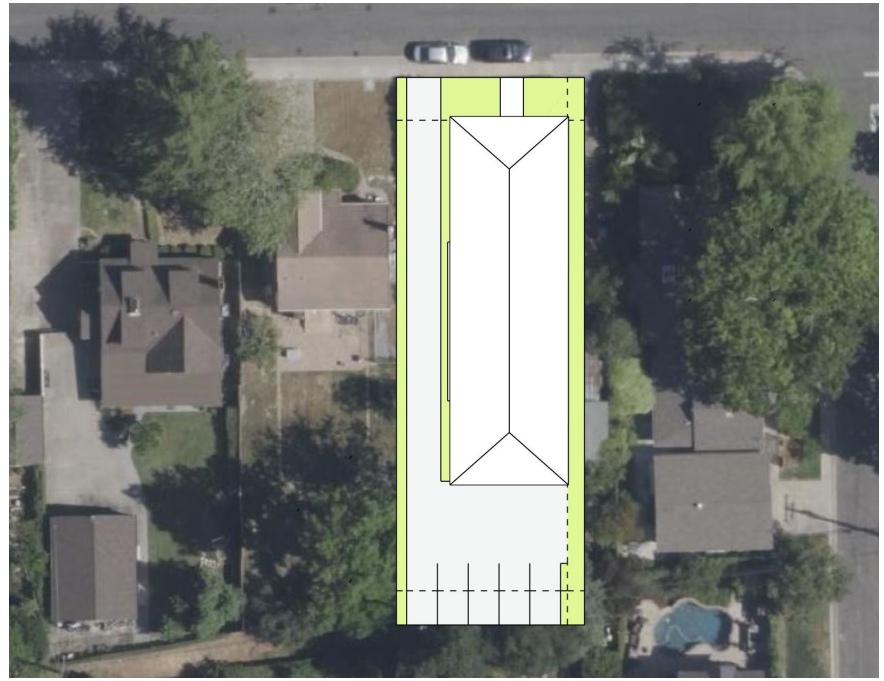
Update Missing Middle Housing Standards

Proposed Building Width and Length Dimensions

General Plan Maximum FAR	Proposed Maximum Building Width	Proposed Maximum Building Length
1.0	60 ft	60 ft
2.0	80 ft	120 ft



Example of 38 ft x 48 ft



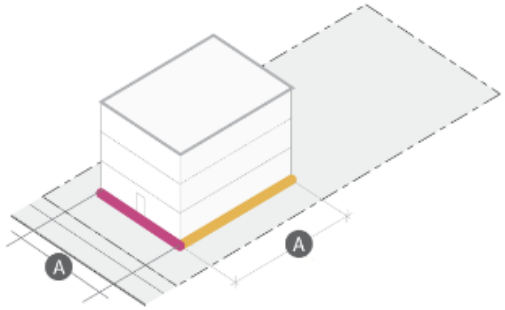
Example of 34 ft x 105 ft

City of SACRAMENTO

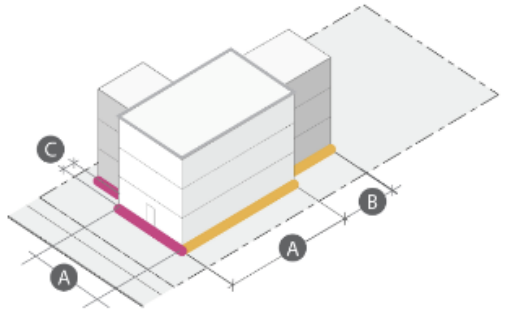
Update Missing Middle Housing Standards

Proposed Massing Requirements for FAR 1.0

Main Body Only



Main Body With Side and Rear Wings



- **Main body**
  - Maximum Width: **60 ft**
  - Maximum Length: **60 ft**
- **Wings** may be added to main body
  - Wing Maximum Width: **20** ft
  - Wing Maximum Length: **25** ft
- Wings must be offset from the building elevation by **3 feet**

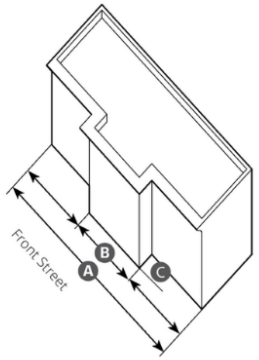
City of SACRAMENTO

Update Missing Middle Housing Standards

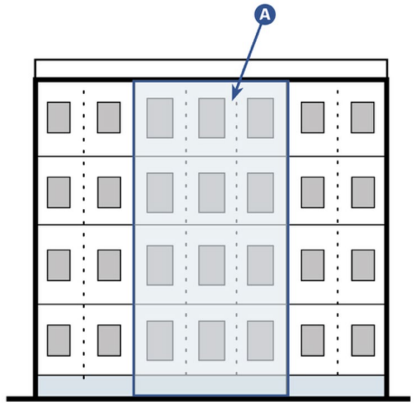
City of SACRAMENTO

Proposed Massing Requirements for FAR 2.0

Massing Break



Change in Window Proportion



Building elevation >**75 feet in length** must include at least one of the following:

- **Massing break (recess or projection)**
  - At least 30 feet in length and 1 foot in depth
- **Change in window proportion**
  - Window groupings at least 30 feet in horizontal length, window size shall she at least three inches wider or taller than adjacent grouping
- **Recessed windows**
  - Window groupings at least 30 feet in horizontal length, windows shall be recessed at least three inches from the front elevation
- **Change in exterior materials**
  - Where material changes occur, material on an elevation shall be incorporate consistently across horizontal distance
- **Balconies**
  - Non-occupiable balconies applied to a maximum of 50% of the elevation length per story
  - Occupiable balcony allowed when building setback is at least 10 feet

Update Missing Middle Housing Standards

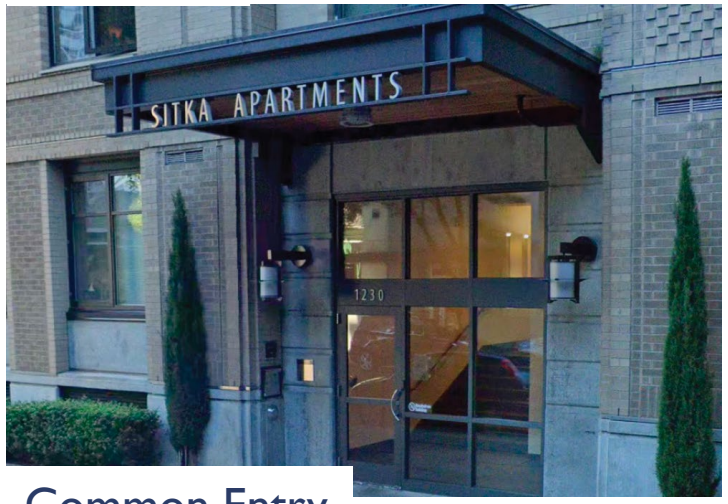
Proposed Building Entry Requirement

Each building required to have at least one entry that faces a street or required open space

Porch

Dooryard

Stoop



Common Entry

MMH | FAR 1.0

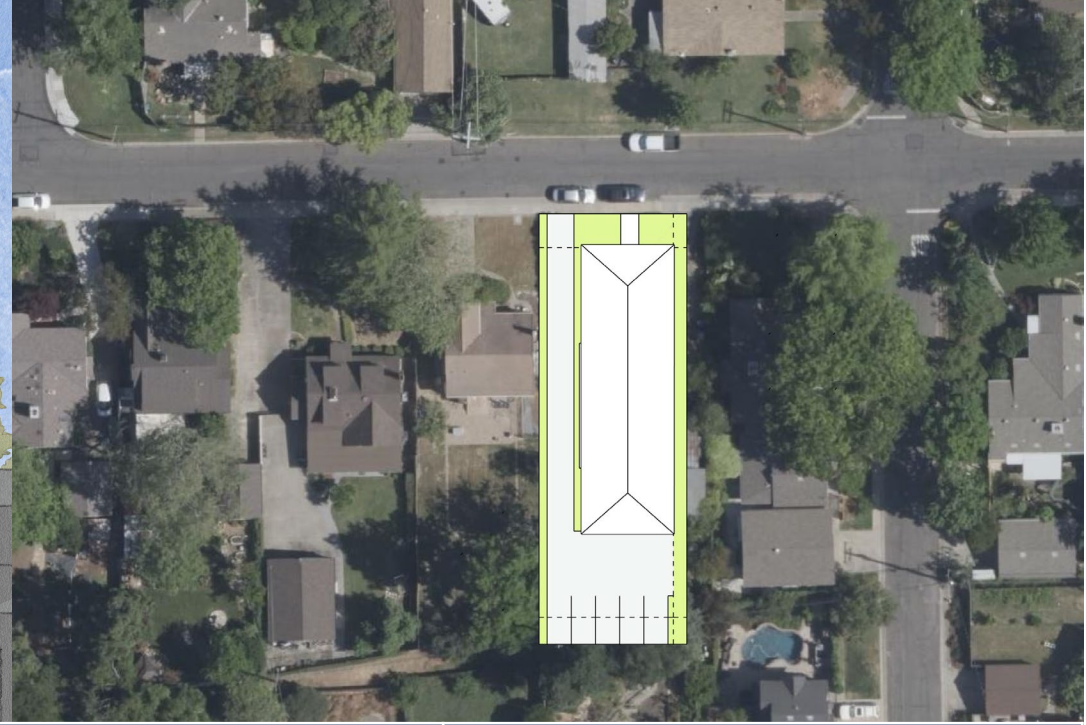
	Interim Ordinance	Proposed Standard	Shown
Height	35 ft (Bulk Control Tent)	35 ft (No Bulk Control Tent)	35 ft
FAR	1.0	1.0	0.75
Building Width	-	60 ft	38 ft
Building Depth	-	60 ft	45 ft
Open Space	750 sq ft	750 sq ft	750 sq ft
Building Entry	-	Porch, Dooryard, Stoop, or Common Entry Required	Porch

MMH | FAR 1.0

Multiple Buildings

	Interim Ordinance	Proposed Standard	Shown
Height	35 ft (Bulk Control Tent)	35 ft (No Bulk Control Tent)	27 ft
FAR	1.0	1.0	0.36
Front Setback	Within Neighbors	15 ft	17 ft
Building Width	-	60 ft	28 ft
Building Depth	-	60 ft	32 ft
Open Space	1,750 sf	1,750 sq ft Buildings face open space	2,500 sf
Building Entry	-	Porch, Dooryard, Stoop, or Common Entry	Porch

MMH | FAR 2.0



	Interim Ordinance	Proposed Standard	Shown
Height	35 ft (Bulk Control Tent)	45 ft (No Bulk Control Tent)	45 ft
FAR	2.0	2.0	1.62
Front Setback	Within Neighbors	15 ft	15 ft
Building Width	-	80 ft	34 ft
Building Depth	-	120 ft	105 ft
Open Space	900 sq ft	None - Within 1,000 ft of park	440 sq ft
Building Entry	-	Porch, Dooryard, Stoop, or Common Entry	Common Entry
Massing	-	Massing Break, Window Change, Material Change, or Balconies	Massing break

Update Missing Middle Housing Standards

Community Survey Summary

- Open: June 24 – August 31, 2026
- Responses as of August 4th: **375**

Support For Building Heights Next Door	
FAR 1.0 Areas	**Support**
1 Story	56%
2 Stories	68%
3 Stories	62%
FAR 2.0 Areas	**Support**
1 Story	53%
2 Stories	62%
3 Stories	55%
4 Stories	56%

City of SACRAMENTO

Overview of Proposed Updates

- Simplify Residential Zoning
- Expand Neighborhood Commercial Uses
- Update Missing Middle Housing Standards
- **Focus Growth Near Transit**
- Update Auto-Oriented Use Standards
- Streamline the Code
- Rezone Properties for Consistency

Focus Growth Near Transit

2040 General Plan

- Building intensity regulated by maximum FAR *(Map LUP-6)*
- Higher FARs located near transit *(LUP-2.4)*

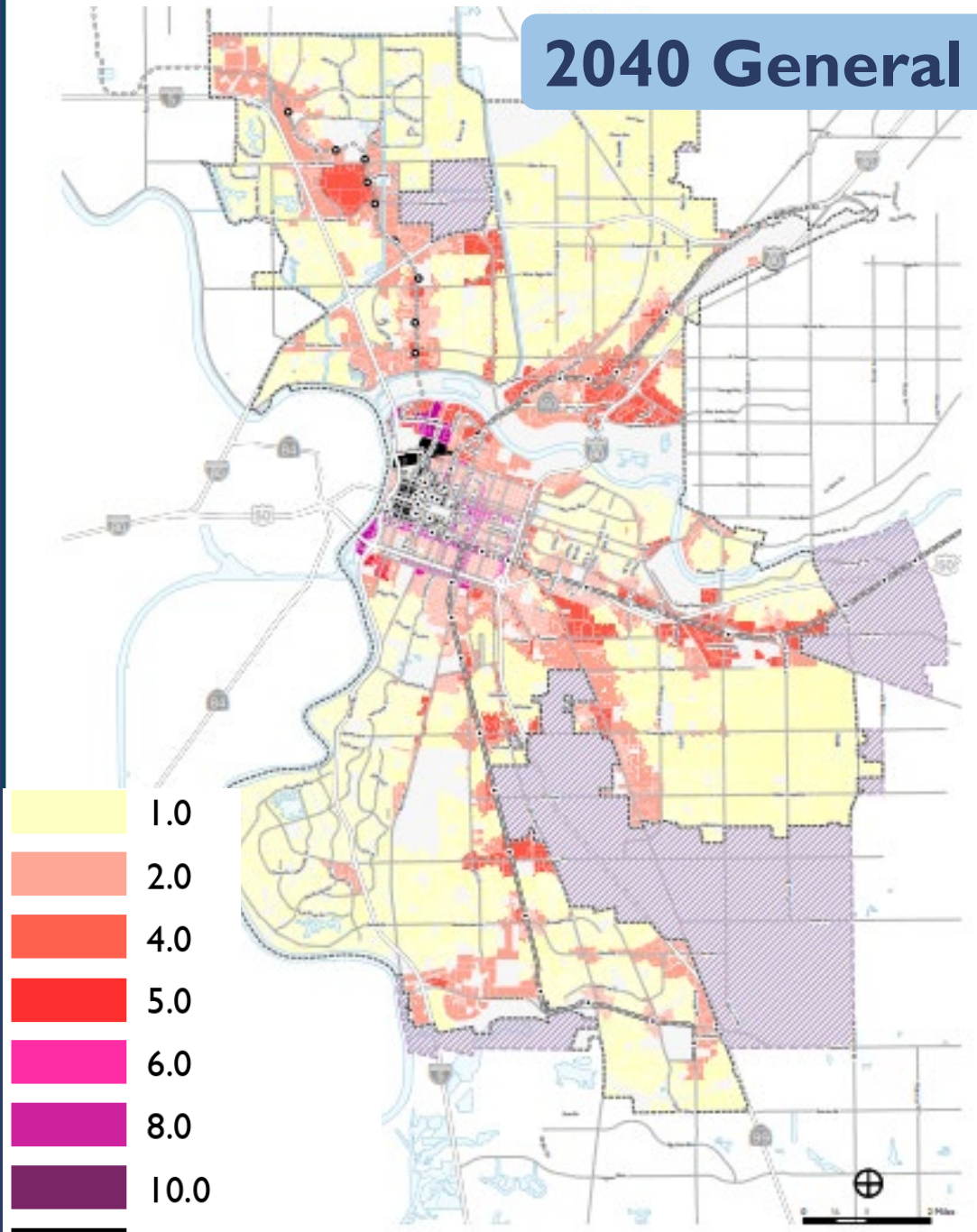
Zoning Code Update

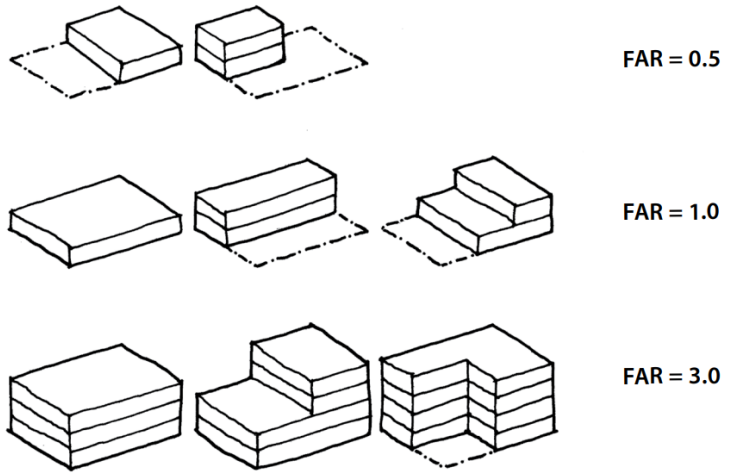
- Updating development standards to align with the maximum FARs in the 2040 General Plan
- Incorporating height limits from SB 79 into commercial and higher intensity residential zones near transit

City of SACRAMENTO

Focus Growth Near Transit

2040 General Plan Maximum FARs

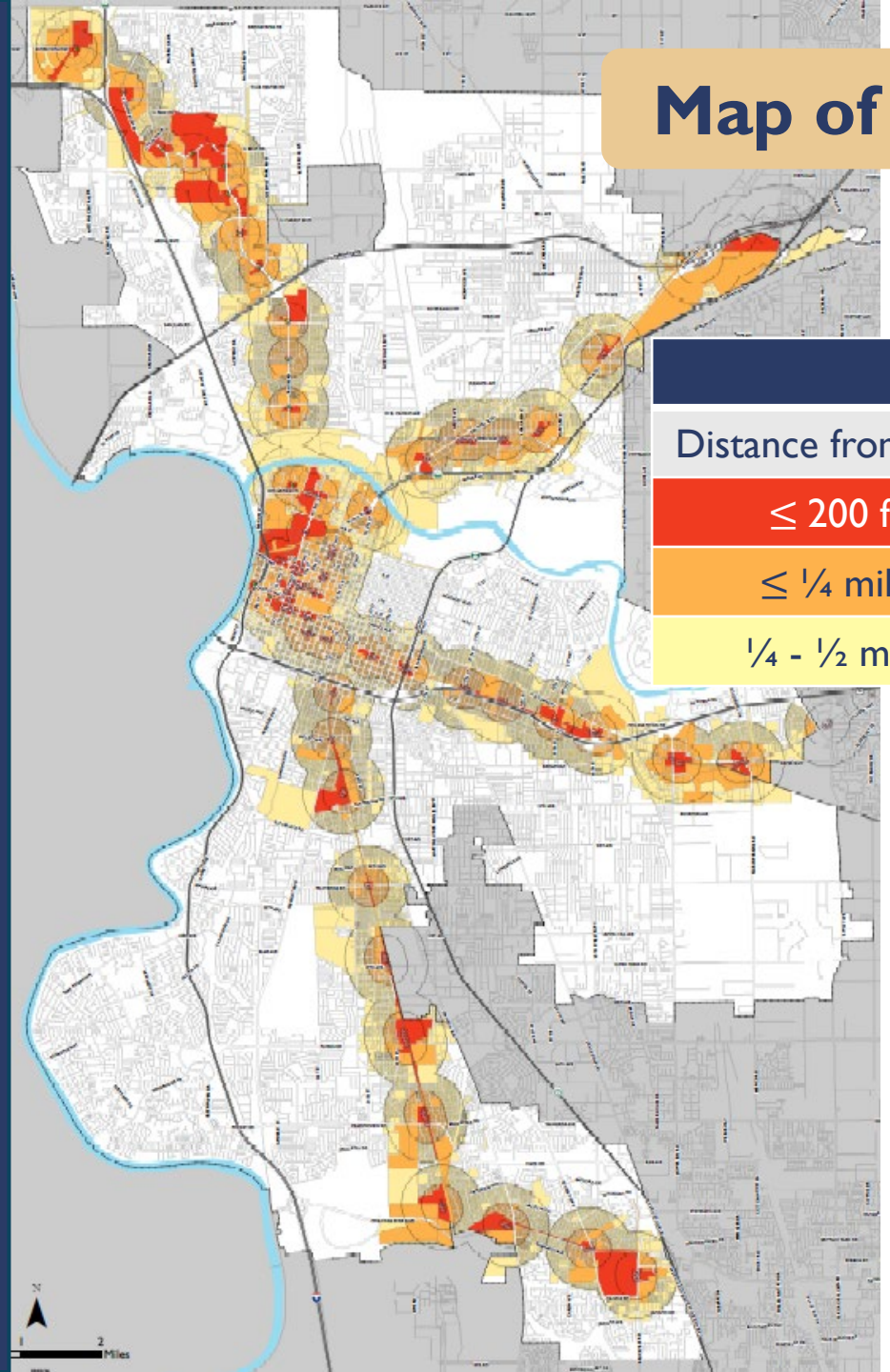




City of SACRAMENTO

Focus Growth Near Transit

Map of Parcels Affected by SB 79



SB 79 Development Standards			
Distance from Stop	Height	Density	FAR
≤ 200 ft	85 ft	140 du/ac	4
≤ ¼ mile	65 ft	100 du/ac	3
¼ - ½ mile	55 ft	80 du/ac	2.5

- Effective **July 1, 2026**
- Establishes **Statewide zoning standards**
- Applies to **eligible housing** near transit stops

City of SACRAMENTO

Focus Growth Near Transit

Proposed Maximum Height Limits			
Maximum FAR	**Residential, Neighborhood, and Mixed-Use Zones**	**Commercial, Office, and Mixed-Use Zones**	**Industrial and Manufacturing Zones**
1.0	35 ft	65 ft*	70 ft
2.0	45 ft		
4.0	85* ft		
5.0	115 ft		
6.0	140 ft		
8.0	185 ft		
10.0	240 ft		
15.0	No maximum height limit.		

Portions of buildings within certain distances of a parcel with a 35 ft height limit shall not exceed the following limits unless a deviation is granted:

0-19 ft	*45 ft*
20-39 ft	*55 ft*
40-59 ft	*65 ft*
60 ft +	*Maximum Height Limit*

City of SACRAMENTO

Overview of Proposed Updates

- Simplify Residential Zoning
- Expand Neighborhood Commercial Uses
- Update Missing Middle Housing Standards
- Focus Growth Near Transit
- **Update Auto-Oriented Use Standards**
- **Streamline the Code**
- Rezone Properties for Consistency

Update Auto-Oriented Use Standards

- Implement **Action LUP-A.10** and **Policy LUP-4.13** and codify requirements for new and expanded gas stations to provide at least 1 new EV charging station per 1 new gas fuel nozzle

- Implement **Policy LUP-4.12** and prohibit new drive-through restaurants within:
  - ½ mile of existing light rail stations and high frequency transit stops; and
  - ¼ mile of proposed light rail stations

Streamlining Amendments

Amendments to ensure consistency with the 2040 General Plan and enhance code usability for:

- Special Planning Districts,
- Planned Unit Developments,
- Rio Linda Airport Land Use Compatibility Area, and
- Employment Center (EC) Zone

Special Planning Districts (SPDs)

- Staff recommends **amending the SPDs** identified in Attachment 6
  - to **ensure consistency with the 2040 General Plan and other sections of the Planning and Development Code**
  - by updating **development standards** and correcting **technical references.**

- City Code section 17.400.030.B provides that City Council or the Planning and Design Commission may initiate text amendments to SPDs

Planned Unit Developments (PUDs)

- Staff recommends **rescinding the PUDs** identified in Attachment 7
  - to **streamline** the Planning and Development Code
  - by removing PUDs that have been entirely built out or have expired Development Agreements

- City Code section 17.452.040.C provides that the Planning and Design Commission, City Council, or property owner may initiate amendments to a planned unit development (PUD).

Overview of Proposed Updates

- Simplify Residential Zoning
- Expand Neighborhood Commercial Uses
- Update Missing Middle Housing Standards
- Focus Growth Near Transit
- Update Auto-Oriented Use Standards
- Streamline the Code
- **Rezone Properties for Consistency**

Rezone Properties for Consistency

2040 General Plan

- Assigns land use designations that define the vision and allowable uses for each area
- Consolidated many residential designations into a single neighborhood designation

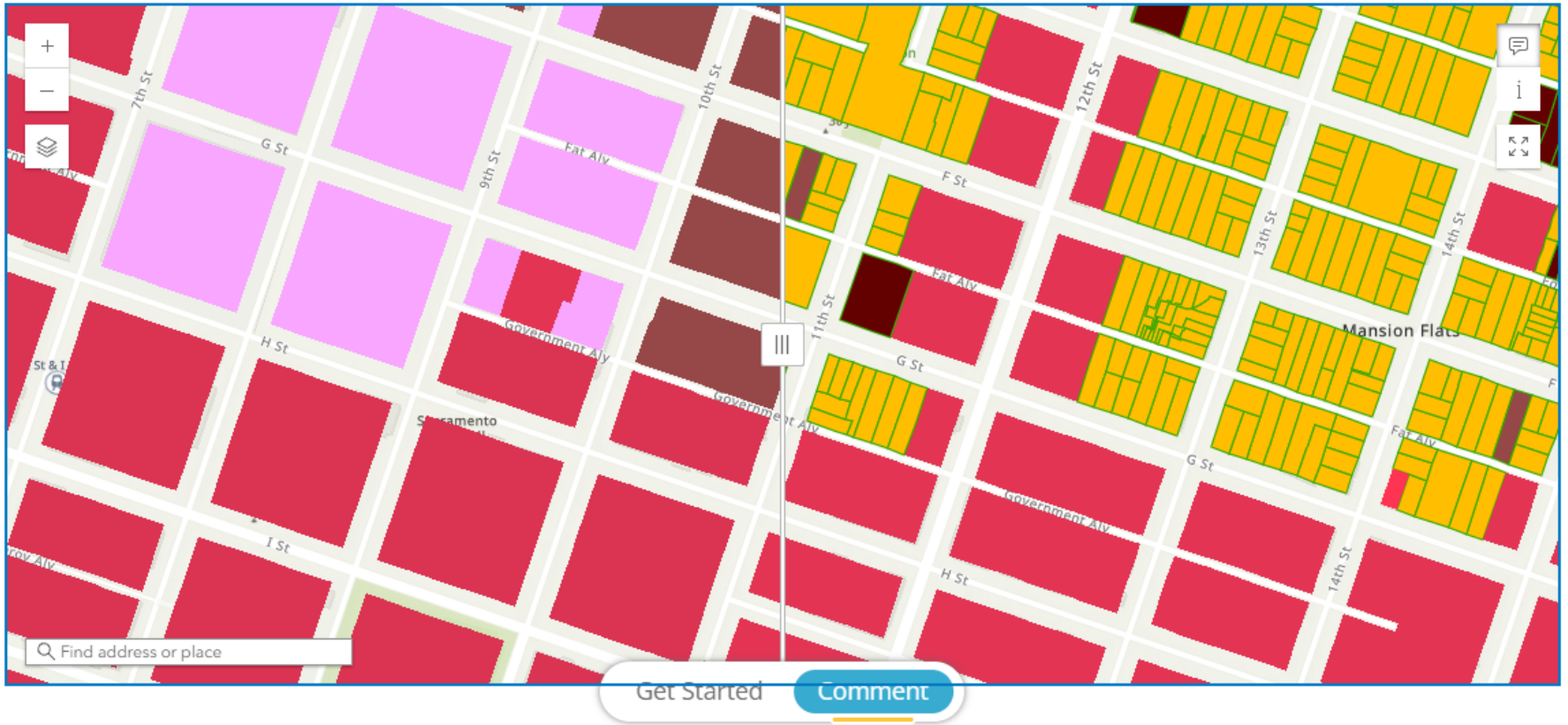
Zoning Code Update

- Properties with existing zones that are inconsistent with their General Plan designation will be evaluated for rezoning
- Properties with residential zoning (R- zoning) will be rezoned to their new neighborhood (N-) or residential mixed use (RMX) zone name
- Properties will be rezoned to remove outdated suffixes

City of SACRAMENTO

Rezone Properties for Consistency

Interactive Rezoning Map



Available at www.cityofsacramento.gov/zoningcodeupdate

City of SACRAMENTO

Staff Recommendation

Staff Recommendation

1) Review and comment; and

2) Pass a **motion**
   a) Initiating **amendments to the special planning districts** identified in **Attachment 6**, to ensure consistency with the 2040 General Plan; and
   b) Initiating **recission of the planned unit developments** identified in **Attachment 7**, to streamline the Planning and Development Code (Title 17 of the Sacramento City Code).

Next Steps

Outreach runs through August 31st

Contact us at
zoningcodeupdate@cityofsacramento.org
or (916)-808-5091

Visit our project webpage at
www.cityofsacramento.gov/zoningcodeupdate

City of SACRAMENTO

Zoning Code Update Next Steps

Prepare Ordinance

- *Fall 2026*

Final Public Hearings and Adoption

- *Fall - Winter 2026*
  - **10/8** – Planning and Design Commission
  - **10/20** – Law and Legislation Committee
  - **11/17** – City Council (Pass for Publication)
  - **12/1** – City Council (Adoption Hearing)

City of SACRAMENTO

Thank you

Jamie Mosler
Associate Planner
jmosler@cityofsacramento.org

Amy Yang
Senior Planner
asyang@cityofsacramento.org

City of SACRAMENTO