

Minutes

Director Hearing

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Community Development Department
(916) 264-5011

DIRECTOR(S)

Bruce Monighan, Design Director,
Sean de Courcy, Preservation Director
Kevin Colin, Zoning Administrator

CITY STAFF

Jordyn Tanaka, Administrative Technician

Thursday November 09, 2023
1:00 p.m.

Join this meeting via Zoom

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Attendance Assistance

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1. 4th Avenue Tentative Parcel Map (Z22-065) (Noticed 10/27/2023)

Location: Western Terminus of 4th Ave near 5th street, APN: 012-0151-049-0000 (Districts 4 & 7 Represented by Councilmembers Valenzuela and Jennings)

Entitlements: **Item A.** Environmental Exemption (Per CEQA 15315 – Minor Land Divisions); **Item B.** Tentative Parcel Map to subdivide a 0.41-acre lot into three (3) lots within the Single-Unit Dwelling (R-1) Zone; and **Item C.** Site Plan and Design Review of the Tentative Parcel Map with deviations for lot depth development standards and the creation of parcels without public street frontage. No building construction is proposed with this request.

Contact: Danny Abbes, Associate Planner, 916-808-5873,
DAbbes@cityofsacramento.org

Action of the Zoning Administrator and Design Director: project approved subject to conditions of approval based on findings of fact.

2. Bell Avenue Tentative Map (Z23-013) (Noticed 10/27/2023)

Location: 1440 Bell Ave, APN: 237-0161-033-0000 (District 2, Represented by Councilmember Loloee)

Entitlements: **Item A.** Environmental Exemption (Per CEQA 15332-Infill Development Projects); and **Item B.** Tentative Parcel Map to subdivide one approximately 0.33-acre parcel, developed with one (1) single-unit dwelling into three (3) parcels in the Single-Unit Dwelling (R-1) Zone with deviations to lot size, lot depth, and lot width requirements of the R-1 Zone; and **Item C.** Site Plan and Design Review of the tentative map layout and retention of an existing single-unit dwelling.

Contact: Deja Harris, Assistant Planner, 916-808-5553,
DNHarris@cityofsacramento.org

Action of the Zoning Administrator and Design Director: project approved subject to conditions of approval based on findings of fact.

3. Rivera Drive Tentative Map (Z23-031) (Noticed 10/27/2023)

Location: 921 Rivera Drive, APN: 251-0282-018-0000 (District 2, Represented by Councilmember Loloee)

Entitlements: **Item A.** Environmental Exemption (Per CEQA 15315-Minor Land Divisions); **Item B.** Tentative Parcel Map to subdivide an approximately 0.48-acre parcel, developed with four (4) dwelling units into two (2) lots in the Single-Unit Dwelling (R-1) Zone with a deviation to lot width requirements of the R-1 Zone; and **Item C.** Site Plan and Design Review of the tentative map layout and the construction of a new driveway and parking pad.

Contact: Deja Harris, Assistant Planner, 916-808-5553,
DNHarris@cityofsacramento.org

Action of the Zoning Administrator and Design Director: project approved subject to conditions of approval based on findings of fact.

4. 1716 T Street Tentative Map (Z23-061) (Noticed 10/20/2023)

Location: 1716 T St, APN: 009-0155-007-0000 (District 4, Represented by Councilmember Valenzuela)

Entitlements: **Item A.** Environmental Exemption (Per CEQA 15315-Minor Land Divisions); **Item B.** Tentative Map to divide one (1) 0.15-acre lot into three (3) lots within the Multi-Unit Dwelling (R-3A-SPD) Zone and Central City Special Planning District (SPD) and a deviation request for the rear yard setback; and **Item C.** Site Plan and Design Review of the tentative parcel map and a request for a deviation for the rear yard setback.

Contact: Sierra Peterson, Associate Planner, 916-808-7181,
SPeterson@cityofsacramento.org

Action of the Zoning Administrator and Acting Preservation Director: project approved subject to conditions of approval based on findings of fact.