

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 August 03, 2023
1:00 p.m.

Join this meeting via Zoom

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1. 22J Apartments (DR23-053) (Noticed 7/21/2023)

Location: 2130 J Street, APN: 007-0091-011-0000 (District 4, Represented by Councilmember Valenzuela)

Entitlements: **Item A.** Environmental Exemption (Per CEQA 15332-In-Fill Development); and **Item B.** Site Plan and Design Review to construct a seven-story, mixed-use development with a deviation to multi-unit open space standards and a request for significant community benefits for exceeding the floor area ratio and height limit on a 0.29-acre property within the General Commercial (C-2-SPD) zone and Central City Special Planning District (SPD).

Contact: Armando Lopez, Associate AIA, 916-808-8239,
ALopezjr@cityofsacramento.org

Item Continued to August 10, 2023.

2. 1230 45th Street Landmark Nomination (M23-004) (Noticed 7/21/2023)

Location: 1230 45th Street, APN: 008-0211-014-0000 (District 4, Represented by Mayor Steinberg)

Entitlements: **Item A.** Environmental Exemption (Per CEQA 15308-Actions by Regulatory Agencies for Protection of the Environment); and **Item B.** Review a Statement of Nomination for the Alden Anderson House and forward recommendation on property's historic eligibility to the Preservation Commission for their review.

Contact: Henry Feuss, Assistant planner, 916-808-5880,
HFeuss@cityofsacramento.org

Action of the Preservation Director: project approved and forwarded to Preservation Commission with recommendation of approval, subject to conditions of approval and based on findings of fact.

3. Realty Income Tentative Map (Z23-002) (Noticed 7/21/2023)

Location: 1896 Arden Way, APN: 277-0271-026-0000 (District 2, Represented by Mayor Steinberg)

Entitlements: **Item A.** Environmental Exemption (Per CEQA 15315-Minor Land Divisions); **Item B.** Tentative Map to subdivide one 7.22-acre parcel developed with an existing commercial building into two parcels in the Shopping Center (SC-R-PUD) zone within the Point West PUD; and **Item C.** Site Plan and Design Review of the tentative map.

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 and based on findings of fact.

4. Panhandle 108 (Beachfields) (Z22-054) (Noticed 7/21/2023)

Location: North of Del Paso Blvd and west of Sorento Road, APN: 225-0060-021-0000, 225-0050-022-0000 (District 1, Represented by Councilmember Kaplan)

Entitlements: Item A. Previously Certified EIR (Resolution 2018-0280; SCH#2016042074; **Item B.** Tentative Map to subdivide 2 parcels measuring 187.5-acres into 810 residential lots, 1 school site, 1 public park site, 6 open space lots, 3 “amenity” lots, 41 landscape lots, and 39 private driveway lots with deviations for intersection spacing, street elbows, non-standard residential street sections, driveway placement, intersection angle and tangent length, and lot design (flag lot); and **Item C.** Site Plan and Design Review of the map with deviations to exceed the maximum allowed lot size, width, and depth, to reduce the minimum allowed lot size, width, and depth and PUD lot orientation in the Agricultural, Open Space (A-OS-PUD), Single-Unit Dwelling (R-1-PUD), and Single-Unit or Duplex Dwelling (R-1A-PUD) zones within the Panhandle Planned Unit Development.

Contact: Jose Quintanilla, Associate planner, 916-808-5879,
JQuintanilla@cityofsacramento.org

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

5. 4th Avenue Tentative Parcel Map (Z22-065) (Noticed 7/21/2023)

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

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

Contact: Daniel Abbes, Associate planner, 916-808-5873,
DAbbes@cityofsacramento.org

Item withdrawn to be re-noticed.