

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 April 27, 2023
1:00 p.m.

Join this meeting via Zoom

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1. Delta Shores MDR 6 and MDR 7 (Z22-010) (Noticed 3/29/2023) [Continued from 4/20/23]

Location: South of Consumnes River Boulevard and North of Delta Shores Circle South, APN: 053-0180-042-0000, 053-0180-048(District 8)

Entitlements: **Item A.** Previous Approved Addendum to the Delta Shores Environmental Impact Report and Mitigation Monitoring Reporting Program; **Item B.** Mitigation Monitoring Plan ; **Item C.** Tentative Subdivision Map to subdivide two parcels into 197-parcels (MDR-6 01 lots; MDR-7 96 lots) on 20.5 acres; **Item D.** Site Plan and Design Review of the maps and 197 single-unit dwellings, Per the Delta Shore PUD Guidelines policy for additional housing designs, the applicant is requesting deviations to minimum lot size, minimum lot depth, maximum lot coverage, minimum front, rear, interior, and street-side yard setbacks, in the Single-unit Dwelling or Duplex Dwelling zone (R-1A-PUD) and Delta Shores Planned Unit Development; and **Item E.** Tentative Subdivision Map Design Deviation..

Contact: Angel Anguiano, Associate Planner, 916-808-5519,

AAnguiano@cityofsacramento.org

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

2. Rivers Reach Subdivision (Z22-059) (Noticed 4/14/2023)

Location: 6015 Riverside Blvd, APN: 029-0010-004-0000 (District 7, Represented by Councilmember Jennings)

Entitlements: **Item A.** Environmental Exemption (Per CEQA 15332-Infill Development Projects); **Item B.** Tentative Subdivision Map to subdivide a two-lot, 0.68-acre site into 12 lots within the Single-Unit Dwelling (R-1) Zone; **Item C.** Tree Permit to remove four private protected trees; and **Item D.** Site Plan and Design Review with deviations to lot size, lot width, lot depth, building height, setbacks, and lot coverage development standards.

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 and based on findings of fact.

3. 717 34th St. Fence height Deviation (DR22-190) (Noticed 4/14/2023)

Location: 717 34th Street, APN: 007-0272-017-0000 (District 4, Represented by Mayor Steinberg)

Entitlements: **Item A.** Environmental Exemption (Per CEQA 15301-Existing Facilities); and **Item B.** Site Plan and Design Review for two fence sections along the east and south property lines with deviations to height on an approximately 0.15-acre parcel in the Single Unit Dwelling (R-1) Zone.

Contact: Henry Feuss, Assistant Planner, 916-808-5880,

HFeuss@cityofsacramento.org

Item continued to May 11, 2023, Director Hearing.