

Minutes

Director Hearing

Published by the
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 May 11, 2023
1:00 p.m.

Join this meeting via Zoom

<https://cityofsacramento-org.zoom.us/j/98320277302?pwd=eEErODQ5WFIDR05seW9NM2NDbDQzdz09>

Call In: US: +1-669-900-6833

[International Numbers](#)

Webinar ID: 983 2027 7302

Access Code: 653024 (*653024# for call in attendees)

Public Participation Instructions: Click the link below

https://www.cityofsacramento.org/-/media/Director-Hearing-Participation-Instructions_FINAL.pdf?la=en

How to Submit Written Comments

Written comments may be emailed to the planner associated with the agenda item of interest. See agenda below for planner email address.

Staff Reports

Each agenda item includes a link to download a staff report.

Errata Items

Information received after publication of the agenda and staff reports, if any, is available for download at the link below (see 'Agenda for Upcoming Meetings'):

<https://www.cityofsacramento.org/Community-Development/Meetings/Director-Hearings>

Attendance Assistance

If you have general questions or require special assistant to participate in the meeting, call (916) 264-5011 or email commissionsubmit@cityofsacramento.org at least 48 hours prior to the meeting.

1. 3448 Y Street Subdivision (Z22-039) (Noticed 4/27/2023)

Location: 3448 Y Street, APN: 010-0314-006-0000 (District 5, Represented by Councilmember Maple)

Entitlements: **Item A.** Environmental Exemption (Per CEQA 15332-Infill Development Projects); **Item B.** Tentative Parcel Map to subdivide a 0.13-acre parcel into two lots in the Multi-Unit Dwelling (R-2B) zone; **Item C.** Site Plan and Design of the map with deviations to minimum lot depth.

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. S Street Townhomes Time Extension (Z23-022) (Noticed 4/27/2023)

Location: 3703 S Street, APN: 011-0021-029-0000 (District 6, Represented by Councilmember Guerra)

Entitlements: **Item A.** Previously approved Addendum to a Sustainable Communities Environmental Assessment and Mitigation Monitoring and Reporting Program; **Item B.** Tentative Subdivision Map Time Extension of a previously approved tentative map to subdivide a 2.08-acre parcel into 42 lots in the General Commercial (C-2) zone (P17-024) until March 27, 2025; **Item C.** Site plan and design review of the tentative map layout and the construction of a 41 townhome units and necessary site improvements (P17-024) until March 27, 2025; and **Item D.** Tree Permit Time Extension of a previously approved tree permit for the removal of 17 City trees (P17-024) until March 27, 2025.

Contact: Zach Dahla, Associate Planner, 916-808-5584,
ZDahla@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) [Continued from April 27, 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

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