

# 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 July 21, 2022**  
**1:00 p.m.**

### Join this meeting via Zoom

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### 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](mailto:commissionsubmit@cityofsacramento.org) at least 48 hours prior to the meeting.

**1. Capital Cat Cafe (Z22-016) (Noticed 7/8/2022)**

**Location:** 701 16<sup>th</sup> Street, APN: 002-0174-003-0000 (District 4)

**Entitlements:** **Item A.** Environmental Exemption per CEQA Section 15331, Existing Facilities; and **Item B.** Conditional Use Permit to establish a kennel use for indoor overnight boarding of cats within an existing building in the General Commercial (C-2-SPD) zone and Central City Special Planning District (SPD).

**Contact:** Sierra Peterson, Associate Planner, 916-808-7181,  
[SPeterson@cityofsacramento.org](mailto:SPeterson@cityofsacramento.org)

[Staff Report – Capital Cat Café \(Z22-016\)](#)

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

**2. Ice Box (Z21-118) (Noticed 7/8/2022)**

**Location:** 1701 R Street, APN: 006-0296-018-0000 (District 4)

**Entitlements:** **Item A.** Environmental Exemption per Public Resource Code Section 21155.4; **Item B.** Tentative Map to subdivide 0.89-acres into two lots in the Residential Mixed Use (RMX-SPD) zone and the Central City Special Planning District (SPD); and **Item C.** Site Plan and Design Review of the tentative map and for construction of six-story mixed use building with 65 dwelling units and 1,065 square feet of retail with deviations for front-yard and rear-yard setbacks.

**Contact:** Sierra Peterson, Associate Planner, 916-808-7181,  
[SPeterson@cityofsacramento.org](mailto:SPeterson@cityofsacramento.org)

[Staff Report – Ice Box \(Z21-118\)](#)

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

**3. 5276 I Street Addition (DR22-085) (Noticed 7/8/2022)**

**Location:** 5276 I Street, APN: 008-0071-029-0000 (District 4)

**Entitlements:** **Item A.** Environmental Determination: CEQA Categorical Exemption per CEQA Guidelines Section 15301 (addition to single-unit dwelling); **Item B.** Site Plan and Design Review for an extension and remodel to a one-story dwelling with a deviation for the rear yard setback on an approximately 0.13-acre parcel in the Single-Unit Dwelling Zone (R-1) within the Citywide Design Review District.

**Contact:** Cathryn Ng, Assigned Planner, 916-808-5924,  
[CNg@cityofsacramento.org](mailto:CNg@cityofsacramento.org)

[Staff Report – 5276 I Street Addition \(DR22-085\)](#)

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