

# 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 February 23, 2023**  
**1:00 p.m.**

### Join this meeting via Zoom

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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. Catalonia Palms Assisted Living Facility (P19-019) (Noticed 2/10/2023)**

**Location:** 245 Eleanor Avenue, APN: 263-0110-036-0000 (District 2, Represented by Councilmember Loloee)

**Entitlements:** **Item A.** Environmental exemption per CEQA Guidelines sections 15332 (In-Fill Development); **Item B.** Conditional Use Permit to establish a Residential Care Facility on a 2.3-acre site in the Single-Unit or Duplex Dwelling zone (R-1A) ; and **Item C.** Site Plan and Design Review to construct a new 20,349-square-foot building with deviations to exceed the maximum allowed wall height and to locate wall/fencing in the front-yard setback area.

**Contact:** Jose Quintanilla, Associate Planner, 916-808-5879,  
[JQuintanilla@cityofsacramento.org](mailto:JQuintanilla@cityofsacramento.org)

[Staff Report –Catalonia Palms Assisted Living Facility \(P19-019\)](#)

**Project continued to March 23, 2023.**

**2. Warren Estates Tentative Map (Z22-063) (Noticed 2/10/2023)**

**Location:** 4851 Warren Avenue, APN: 226-0240-002-0000 (District 2, Represented by Councilmember Loloee)

**Entitlements:** **Item A.** Environmental Exemption (Per CEQA 15332-Infill Development Projects); **Item B.** Tentative Subdivision Map to subdivide one 2.5-acre parcel, develop with three existing single-unit dwellings into 10 parcels in the Single-Unit Dwelling zone (R-1); and **Item C.** Site Plan and Design Review for the tentative map layout and applicable development standards for the three existing single-unit dwellings.

**Contact:** Deja Harris, Assistant Planner, 916-808-5553,  
[DNHarris@cityofsacramento.org](mailto:DNHarris@cityofsacramento.org)

[Staff Report – Warren Estates Tentative Map \(Z22-063\)](#)

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

**3. Solons Alley Dwellings (Z21-125) (Noticed 2/10/2023)**

**Location:** 1515 T Street, APN: 009-0092-018-0000 (District 4, Represented by Councilmember Valenzuela)

**Entitlements:** **Item A.** Environmental exemption per CEQA Guidelines sections 15332 (In-Fill Development); **Item B.** Tentative Map to subdivide a ±0.15-acre lot into three lots within the Multi-Unit Dwelling (R-3A-SPD) zone and Central City Special Planning District (SPD); **Item C.** Site Plan and Design Review of the tentative map layout and construction of a duplex dwelling with a common wall and two accessory dwelling unit (ADUs) with deviations to lot size, lot depth, and setback requirements; and **Item D.** Tree Permit for the removal of one private-protected tree.

**Contact:** Zach Dahla, Associate Planner, 916-808-5584,  
[ZDahla@cityofsacramento.org](mailto:ZDahla@cityofsacramento.org)

[Staff Report –Solons Alley Dwellings \(Z21-125\)](#)

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