

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 December 01, 2022
1:00 p.m.

Join this meeting via Zoom

<https://cityofsacramento-org.zoom.us/j/98320277302?pwd=eEErODQ5WFIDR05seW9NM2NDbDQzd09>

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. Plant Justice Nursery (Z22-034) (Noticed 11/18/2022)

Location: 1920 34th Avenue, APN: 035-0010-042-0000 (District 5)

Entitlements: **Item A.** Exempt per CEQA Guidelines Section 15304 – Minor Alteration; **Item B.** Conditional Use Permit to establish a Market Garden in the Single-Unit Dwelling (R-1-EA-4; -4) zone and Executive Airport Overlay; and **Item C.** Site Plan and Design Review for review of temporary accessory structures on approximately 5-acres.

Contact: Angel Anguiano, Associate Planner, 916-808-5519,
AAnguiano@cityofsacramento.org

[Staff Report – Plant Justice Nursery \(Z22-034\)](#)

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

2. 1122 42nd Street Detached ADU Deviation (DR22-194) (Noticed 11/18/2022)

Location: 1122 42nd Street, APN: 008-0203-001-0000 (District 4)

Entitlements: **Item A.** Exempt from the provisions of the California Environmental Quality Act (CEQA) under Class 3, Section Number 15303a and 15303e, New Construction or Conversion of Small Structures; and **Item B.** Site Plan and Design Review to demolish existing attached garage and construct a new garage with a second floor Accessory Dwelling Unit requiring a deviation for the ADU encroaching into the second-floor interior side and rear setback on a 0.18-acre parcel in the Single-Unit Dwelling Zone (R-1) within the Citywide Design Review Area.

Contact: Armando Lopez Jr, Urban Design Staff, 916-808-8239,
ALopezJr@cityofsacramento.org

[Staff Report – 1122 42nd Street Detached ADU Deviation \(DR22-194\)](#)

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

3. Trushal Residence (DR22-200) (Noticed 11/18/2022)

Location: 585 Causeway Drive, APN: 031-1360-068-0000 (District 7)

Entitlements: **Item A.** Exempt from the provisions of the California Environmental Quality Act (CEQA) under Class 3, Section Number 15303, New Construction or Conversion of Small Structures; and **Item B.** Site Plan and Design Review to construct a single-unit dwelling with a deviation to be within the front yard setback and for a forward garage design on a 0.2-acre lot in the Single-Unit Dwelling Zone (R-1) within the Citywide Design Review District.

Contact: Armando Lopez Jr, Urban Design Staff, 916-808-8239,
ALopezJr@cityofsacramento.org

[Staff Report – Trushal Residence \(DR22-200\)](#)

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