

# 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 08, 2022**  
**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](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 assistance 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. Taco Bell Remodel (Z22-057) (Noticed 11/23/2022)**

**Location:** 7590 La Riviera Drive, APN: 079-0010-034-0000 (District 6)

**Entitlements:** **Item A.** Environmental Exemption per Section 15301, Existing Facilities; **Item B.** Major Modification of a Conditional Use to remodel the existing restaurant and modify the drive-through lane and within Shopping Center (SC-R-PUD) zone and College Green Planned Unit Development (PUD); and **Item C.** Site Plan and Design Review to remodel the exterior of the restaurant, realign the drive-through lane, and site improvements.

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

[Staff Report – Taco Bell Remodel \(Z22-057\)](#)

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

**2. 4124 E Commerce Condo Map (Z22-076) (Noticed 11/23/2022)**

**Location:** 4124 Dry Creek Road, APN: 225-0210-005-0000 (District 1)

**Entitlements:** **Item A.** Exempt per CEQA 15301- Existing Facilities; and **Item B.** Tentative Map for Condominium Purposes on a 0.27-acre project site currently being developed with a 19,096 square foot office building within the Employment Center (EC-40) zone and Arena Corporate Center PUD.

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

[Staff Report –4124 E Commerce Condo Map \(Z22-076\)](#)

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

**3. Florin Road Electric Fence (DR22-127) (Noticed 11/23/2022)**

**Location:** 3801 & 3803 Florin Road, 7041 Luther Drive & 0 Luther Dr, APNs: 041-0112-016-0000, 041-0120-013-0000, 041-0112-021-0000, & 041-0112-024 (District 5)

**Entitlements:** **Item A.** The Community Development Department, Environmental Planning Services Division has reviewed this project and determined that CEQA does not apply to projects which a public agency rejects or disapproves; and **Item B.** Site Plan and Design Review for a 10' electric fence behind an existing 6' fence in the General Commercial (C-2) Zone. The electric fence will be placed along the perimeter of four parcels in the C-2 Zone (APN 041-0112-016, 041-0112-021, 041-0112-024, & 041-0120-013). Request includes a deviation to allow the use of prohibited fencing materials along the front and street-side property lines and within the front yard and street-side yard setback areas.

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

Staff Report – Florin Road Electric Fence (DR22-127)

**Item Continued to January 05, 2023.**