

**DIRECTOR(S)**

**Bruce Monighan**, Design Director,  
**Sean de Courcy**, Preservation Director  
**Kevin Colin**, Zoning Administrator

**CITY STAFF**

**Jordyn Tanaka**, Administrative Technician

**Minutes**  
**Director Hearing**

Published by the  
Community Development Department  
(916) 264-5011

**Thursday January 26, 2022**  
**1:00 p.m.**

Join this meeting via Zoom

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Errata Items

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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. 1309 40<sup>th</sup> Street Alteration (DR22-196) (Noticed 1/13/2023)**

**Location:** 1309 40<sup>th</sup> Street, APN: 008-0202-007-0000 (District 4, Represented by Mayor Steinberg)

**Entitlements:** **Item A.** Environmental Exemption (Per CEQA 15301-Existing Facilities); and **Item B.** Request for Site Plan and Design Review to remodel an existing single-family residence with a carport and construct a new accessory structure in the rear on a .17-acre parcel located in the Single-Unit Dwelling Zone (R-1) within the Citywide Design Review Area. Applicant is requesting a side yard setback deviation for an attached carport and front and side bulk control deviations

**Contact:** Kevin Valente, Assigned Planner, 916-372-6100, [KValente@RaneyManagement.com](mailto:KValente@RaneyManagement.com)

[Staff Report – 1309 40th Street Alteration \(DR22-196\), Exhibit A, Exhibit B](#)

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

**2. Iseman/King House (DR22-201) (Noticed 1/13/2023)**

**Location:** 1423 44<sup>th</sup> St, APN: 008-0331-009-0000 (District 4, Represented by Mayor Steinberg)

**Entitlements:** **Item A.** Environmental Exemption (Per CEQA 15332-Infill Development Projects); and **Item B.** Request for Site Plan and Design Review to construct a new SFR requiring a deviation for Bulk Control and a detached Accessory Structure on a 0.16-acre parcel in the Single-Unit Dwelling Zone (R-1) within the Citywide Design Review Area.

**Contact:** Kevin Valente, Assigned Planner, 916-372-6100, [KValente@RaneyManagement.com](mailto:KValente@RaneyManagement.com)

[Staff Report – Iseman/King House \(DR22-201\), Exhibit A](#)

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

**3. 509 T Street Duplexes (Z22-027) (Noticed 1/13/2023)**

**Location:** 509 T St, APN: 009-0056-020-0000 (District 4, Represented Councilmember Valenzuela)

**Entitlements:** **Item A.** Environmental exemption per CEQA Guidelines sections 15303 (New Construction or Conversion) and 15332 (In-Fill Development); **Item B.** Tentative Map to subdivide a ±0.15-acre parcel into two (2) lots within the Multi-Unit Dwelling (R-3A-SPD) zone, Central City Special Planning District (SPD), and the South Side Historic District; and **Item C.** Site Plan and Design Review for the review of the tentative map layout and construction of a duplex dwelling and two (2) accessory dwelling units (ADUs) on each lot with deviations to setback

requirements.

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

[Staff Report –509 T Street Duplexes \(Z22-027\)](#)

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