

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 October 12, 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 at least 48 hours prior to the meeting.

1. Pela Place Development (Z23-028) (Noticed 9/08/2023) [Continued from 10/05/23]

Location: 4428 Austin Street, APN: 237-0390-003-0000, -004 (District 1, Represented by Councilmember Kaplan)

Entitlements: **Item A.** Environmental Exemption (Per CEQA 15332-In-Fill Development); **Item B.** Tentative Subdivision Map to split 2 parcels measuring a total of 1.01-acre lot into seven (7) lots within the Single-Unit Dwelling (R-1) zone with a Tentative Map Design Deviation for minimum public street frontage; and **Item C.** Site Plan and Design Review for the construction of 7 2-story homes with deviations to exceed the maximum required front-yard setback.

Contact: Jose Quintanilla, Associate Planner, 916-808-5879, JQuintanilla@cityofsacramento.org

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

2. Grove Avenue Tentative Map (Z23-002) (Noticed 9/29/2023)

Location: 2780 Grove Ave, APN: 263-0122-036-0000 (District 2 Represented by Councilmember Loloee)

Entitlements: **Item A.** Environmental Exemption (15315 – Minor Land Division); **Item B.** Tentative Parcel Map to subdivide an approximately 0.5-acre parcel, developed with 4 existing detached single-unit dwellings into 4 lots in the Single Unit Dwelling (R-1) Zone, with a Tentative Map Design Deviation to create 3 parcels with no public street frontage; and **Item C.** Site Plan and Design Review of the map layout, the existing dwellings will be retained and no new construction is proposed. This proposal includes deviations to lot depth, lot width, lot size and setback requirements of the R-1 Zone.

Contact: Deja Harris, Assistant Planner, 916-808-5553, DNHarris@cityofsacramento.org

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